



11. TOWN OF SECAUCUS

This jurisdictional annex to the Hudson County Hazard Mitigation Plan (HMP) provides information to assist public and private sectors in the Town of Secaucus with reducing losses from future hazard events. This annex is not guidance of what to do when a disaster occurs; its focus is on actions that can be implemented prior to a disaster to reduce or eliminate damage to property and people. The annex presents a general overview of Secaucus, describes who participated in the planning process, assesses Secaucus's risk, vulnerability, and capabilities, and outlines a strategy for achieving a more resilient community.

11.1 Hazard Mitigation Planning Team

The Town of Secaucus identified primary and alternate HMP points of contact and developed this plan over the course of several months, with input from many Town departments. The Office of Emergency Management represented the community on the Hudson County HMP Planning Partnership and Steering Committee, and supported the local planning process 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.

Table 11-1 summarizes Town officials who participated in the development of the annex and in what capacity. Additional documentation of the Town's planning activities through Planning Partnership meetings is included in Volume I.

Table 11-1. Hazard Mitigation Planning Team

Primary Point of Contact	Alternate Point of Contact
Name/Title: Vincent Massaro, Jr, Fire Official/Office of Emergency Management Coordinator Address: 1203 Paterson Plan Rd, Secaucus, NJ 07094 Phone Number: 201-864-1061 Email: vmassaro@secaucus.net	Name/Title: Gary Jeffas, Administrator Address: 1203 Paterson Plan Rd, Secaucus, NJ 07094 Phone Number: 201-330-2008 Email: gjeffas@secaucus.net
National Flood Insurance Program Floodplain Administrator	
Name/Title: Kimberly McCleary, Floodplain Administrator Address: 1203 Paterson Plan Rd, Secaucus, NJ 07094 Phone Number: 201-864-7336 Email: kmmcleary@secaucus.net	
Additional Contributors	
Name/Title: Vince T. Massaro, Fire Official/Office of Emergency Management Coordinator Method of Participation: Participated in the planning process.	
Name/Title: Gary Jeffas, Administrator Method of Participation: Participated in the planning process.	
Name/Title: Kimberly McCleary, Floodplain Administrator Method of Participation: Participated in the planning process.	
Name/Title: Jennifer Modi, Engineer Method of Participation: Participated in the planning process.	





Name/Title: Kevin O'Connor, Superintendent of Public Works
Method of Participation: Participated in the planning process.

Name/Title: Carl Leppin III, Construction Code Official
Method of Participation: Participated in the planning process.

Name/Title: Michael Marra, Town Clerk
Method of Participation: Participated in the planning process.

11.2 Community Profile

11.2.1 Brief History

Secaucus was originally formed as a borough by an Act of the New Jersey Legislature on March 12, 1900, from portions of North Bergen. On June 7, 1900, Secaucus was incorporated as a town, replacing Secaucus borough, based on the results of a referendum held on June 5, 1917. The town has a history that dates back to its early days as Lenape Native American land. The area was purchased by Dutch colonial leader Peter Stuyvesant in 1658 and became part of Bergen Township, one of New Jersey's earliest municipalities. Today, Secaucus blends suburban living with commercial and industrial development while preserving parts of its natural wetlands.

11.2.2 Location

The Town of Secaucus, partially surrounded by the Hackensack Meadowlands, is located in the northwestern portion of Hudson County. The Town shares its borders with the Hackensack River to the north, south and west; and the Town of North Bergen and Jersey City to the east. The Hackensack River separates the Town from Bergen County, forming Hudson County's western border.

11.2.3 Governing Body Format

The Town of Secaucus is governed by a Mayor and Town Council made up of six members. This governing body will be responsible for the adoption and implementation of this plan.

11.2.4 Population and Social Vulnerability

According to the U.S. Census, the 2020 population for Secaucus was 22,181, a 30.8 percent increase from the 2010 Census.

Research has shown that some populations are at greater risk from hazard events because of decreased resources or physical abilities. These populations can be more susceptible to hazard events based on a number of factors including their physical and financial ability to react or respond during a hazard, and the location and construction quality of their housing. Data from the 2020 U.S. Census indicates that 4.8 percent of the population is 5 years of age or younger, 15.1 percent is 65 years of age or older, 9.7 percent is non-English speaking, 5.1 percent is below the poverty threshold, and 8.8 percent is considered disabled.



11.2.4.1 ALICE IN HUDSON COUNTY

ALICE is an acronym for Asset Limited, Income Constrained, Employed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the County. While conditions have improved for some households, many continue to struggle, especially as wages fail to keep pace with the rising cost of household essentials (housing, child care, food, transportation, health care, and a basic smartphone plan). Households below the ALICE Threshold – ALICE households plus those in poverty – can’t afford the essentials.

According to 2021 Point-in-Time-Data from ALICE, 24 percent of the 292,000 households in Hudson County are ALICE households (compared to the state average of 26 percent). The median household income in Hudson is \$80,329, and the County sees a labor force participation rate of 69 percent. Hudson County faces low household income compared to the state average of \$89,296 and while the County does carry a 3 percent higher labor participation rate compared to state numbers, 15 percent of Hudson households live in poverty.

11.3 Jurisdictional Capability Assessment and Integration

Secaucus performed an inventory and analysis of existing capabilities, plans, programs, and policies that enhance its ability to implement mitigation strategies. Volume I describes the components included in the capability assessment and their significance for hazard mitigation planning. The jurisdictional assessment for this annex includes analyses of the following:

- Planning and regulatory capabilities
- Development and permitting capabilities
- Administrative and technical capabilities
- Fiscal capabilities
- Education and outreach capabilities
- Classification under various community mitigation programs
- Adaptive capacity to withstand hazard events

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

11.3.1 Planning and Regulatory Capability and Integration

Table 11-2 summarizes the planning and regulatory tools that are available to Secaucus.



Table 11-2. Planning and Regulatory Capability and Integration

	Jurisdiction n has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
CODES, ORDINANCES, & REGULATIONS				
Building Code	Yes	State Uniform Construction Code Chapter 64 – Construction Codes, Uniform	State and Local	Construction Department
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>There is hereby established in the Town of Secaucus a State Uniform Construction Code enforcing agency, pursuant to Chapter 217, Laws of New Jersey 1975, and Title 5, Chapter 23, of the New Jersey Administrative Code, to be known as the "Building Department," consisting of a Construction Official, Building Subcode Official, Plumbing Subcode Official, Electrical Subcode Official, Fire Protection Subcode Official and such other subcode officials for such additional subcodes as the Commissioner of the Department of Community Affairs, State of New Jersey, shall hereafter adopt as part of the State Uniform Construction Code. The Construction Official shall be the chief administrator of the enforcing agency.</p> <p>The State Uniform Construction Code, known as the "Blue Book" adopts and modifies the adopted national codes, establishes administrative rules and authority as well as containing the Rehabilitation Sub-Code in Subchapter 6.</p>				
Zoning/Land Use Code	Yes	Chapter 135 – Zoning	Local	Zoning and NJ Meadowlands Commission
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>This chapter, to be known in its short form as the "Zoning Ordinance of the Town of Secaucus," is a chapter designed to limit and regulate buildings and uses as to their extent and impact upon the landscape. This chapter specifies districts in which particular uses are permitted or prohibited and details the regulations concerning the construction of structures permitted within these districts.</p> <p>The Town's code restricts residential building height if located in the flood zone (cannot exceed 35 feet or more than three stories and no basements are permitted). The code also prohibits plants with pervasive root systems in areas where they might cause damage to drainage pipes, underground utilities and stormwater management facilities and they should not be closer than 10 feet to these utilities. In 2015, the Town opted out of NJSEA zoning control, which allows the Town to have more control over planning and zoning although they still need to comply with NJSEA environmental regulations.</p>				
Subdivision Code	Yes	Chapter 119 – Subdivision Ordinance	Local	Planning Board
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>The purpose of this chapter shall be to provide rules, regulations, and standards to guide land subdivision in the Town of Secaucus, New Jersey, in order to promote the public health, safety, convenience and general welfare of the municipality. It shall be administered to ensure the orderly growth and development, the conservation, protection and proper use of land and adequate provision for circulation, utilities, and services.</p> <p>The Town's Planning Board is the approving agency for subdivision applications. If there is a question as to the suitability of a lot or lots for their intended use due to factors such as rock formations, flood conditions or similar, the Planning Board may withhold approval of such lots.</p>				



	Jurisdiction n has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
Site Plan Code	Yes	Chapter 119 – Subdivision Ordinance Article II Plant Approval Procedure	Local and County	Planning Board
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>Any owner of land within the Town of Secaucus shall prior to subdividing or resubdividing land, as defined in this chapter, submit to the Secretary of the Planning Board at least two weeks prior to the regular meeting of the Board a sketch plat of the proposed subdivision for purposes of classification and preliminary discussion.</p>				
Stormwater Management Code	Yes	Chapters 116A and 116B – Stormwater Management	Local	Construction Code Official
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>The purpose of this chapter is to establish minimum stormwater management requirements and controls for "major development." The general standards include stormwater management measures for major development will be developed to meet the erosion control, groundwater recharge, stormwater runoff quantity, and stormwater runoff quantity standards. Non-structural stormwater management strategies are encouraged; however, if they are not sufficient to meet the Town's standards, then structural stormwater management measures are necessary. If structural stormwater measures are needed, they must be designed to take into account the existing site conditions, including, for example, environmentally critical areas, wetlands; flood-prone areas; slopes; depth to seasonal high-water table; soil type, permeability and texture; drainage area and drainage patterns; and the presence of solution-prone carbonate rocks (limestone).</p>				
Post-Disaster Recovery/ Reconstruction Code	No	-	-	-
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p>				



	Jurisdiction has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
Real Estate Disclosure Requirements	Yes	Senate Bill 3110; P.L. 2023, c. 93, July 2, 2023	State	Sellers and Landlords of commercial or residential property





How has or will this be integrated with the HMP and how does this reduce risk?

For leases, the law amends the New Jersey Truth-in-Renting Act, N.J.S.A. 46:8-43 et seq., to require every landlord to notify in writing each of the landlord's tenants, prior to lease signing or renewal, whether the property is located in the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area ("100-year floodplain") or Moderate Risk Flood Hazard Area ("500-year floodplain") and if the landlord has actual knowledge that the rental premises or any portion of the parking areas of the real property containing the rental premises has been subjected to flooding. The law does not apply to (1) landlords who lease commercial space or residential dwellings for less than one month, (2) residential dwellings in a premises containing not more than two units, (3) owner-occupied premises containing not more than three units, or (4) hotels, motels, or other guest houses serving transient or seasonal guests for a period of less than 120 days.

The model notice is to contain the heading "Flood Risk" and questions for the landlord to answer regarding the landlord's actual knowledge of past flooding of the property. The questions regarding the property being in a FEMA Special or Moderate Risk Flood Hazard Area shall not contain the option for "unknown." To determine how the questions are to be answered, FEMA's current flood insurance rate maps for the leased premises area must be consulted. The landlord will be required to answer whether the rental premises or any portions of the parking areas of the real property containing the rental premises ever experienced any flood damage, water seepage, or pooled water due to a natural flood event and, if so, the number of times that has occurred.

The notice to residential tenants must also indicate that flood insurance may be available to renters through FEMA's National Flood Insurance Program to cover their personal property and contents in the event of a flood and that standard renter's insurance does not typically cover flood damage.

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.

The disclosure statement must contain the heading "Flood Risk" and ask the seller the following questions:

- 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?

Not all provisions of this law have become effective at the time of the writing of this plan.

Growth Management	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Environmental Protection Ordinance(s)	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				



	Jurisdiction n has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
Flood Damage Prevention Ordinance	Yes	Chapter 76A – Flood Damage Protection	Federal, State, County and Local	Construction Code Official
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>The purposes and objectives of these regulations are to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific flood hazard areas through the establishment of comprehensive regulations for management of flood hazard areas, designed to:</p> <p>A. Protect human life and health.</p> <p>B. Prevent unnecessary disruption of commerce, access, and public service during times of flooding.</p> <p>C. Manage the alteration of natural floodplains, stream channels and shorelines.</p> <p>D. Manage filling, grading, dredging and other development which may increase flood damage or erosion potential.</p> <p>E. Prevent or regulate the construction of flood barriers which will divert floodwater or increase flood hazards.</p> <p>F. Contribute to improved construction techniques in the floodplain.</p> <p>G. Minimize damage to public and private facilities and utilities.</p> <p>H. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas.</p> <p>I. Minimize the need for rescue and relief efforts associated with flooding.</p> <p>J. Ensure that property owners, occupants, and potential owners are aware of property located in flood hazard areas.</p> <p>K. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events.</p> <p>L. Meet the requirements of the National Flood Insurance Program for community participation set forth in Title 44 Code of Federal Regulations, Section 59.22.</p> <p>The ordinance follows the model code coordinated ordinance from NJDEP.</p>				
Wellhead Protection	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Emergency Management Ordinance	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Climate Change Ordinance	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Other: Land Use Procedures	Yes	Chapter 19 – Land Use Procedures	Local	Planning and Zoning Boards
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>Outlines the duties of the Planning Board, including administering the provisions of the land subdivision and site plan review ordinances; and reviewing applications for issuance of a permit for a building or structure in a flood control basin. This chapter also outlines the duties of the Zoning Board of Adjustment, including issuing permits for construction in a flood control basin.</p>				
PLANNING DOCUMENTS				
General/Comprehensive Plan	Yes	Master Plan	Local	Planning Board
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>State mandated if the municipality has a planning board (40:55D-28) and must be re-examined every ten years (40:55D-89.1). The 2009 Reexamination Master Plan was the 5th reexamination report since the 1979 master plan. As discussed in the County's Master Plan, continuing concern in the Town's plan was adequate growth management for the Town in a regional and local context.</p>				





	Jurisdiction n has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
Capital Improvement Plan	Yes	Town of Secaucus Capital Improvement Plan	Local	DPW, Administration
The capital improvement plan limits spending on projects that would encourage development in areas and limit extension of existing facilities and services that would encourage development in areas vulnerable to natural hazards				
Disaster Debris Management Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Floodplain Management or Watershed Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Stormwater Management Plan	Yes	Town of Secaucus Stormwater Management Plan, August 2005	Local	Stormwater Program Coordinator
How has or will this be integrated with the HMP and how does this reduce risk? Per NJDEP Storm Water Management Rule (N.J.A.C. 7:8, et seq.). The Municipal Stormwater Regulation Program was developed in response to the U. S. Environmental Protection Agency's (USEPA) Phase II rules published in December 1999. The Department issued final stormwater rules on February 2, 2004 and four (4) NJPDES general permits authorizing stormwater discharges from Tier A and Tier B municipalities, as well as public complexes, and highway agencies that discharge stormwater from municipal separate storm sewers (MS4s). MERI maps - might not be accurate thought; submit stormwater plan through the state each year.				
Stormwater Pollution Prevention Plan	Yes	Stormwater Pollution Prevention Plan, March 2021	Local	Stormwater Program Coordinator
How has or will this be integrated with the HMP and how does this reduce risk? Per NJDEP Storm Water Management Rule (N.J.A.C. 7:8, et seq.). The Municipal Stormwater Regulation Program was developed in response to the U. S. Environmental Protection Agency's (USEPA) Phase II rules published in December 1999. The Department issued final stormwater rules on February 2, 2004 and four (4) NJPDES general permits authorizing stormwater discharges from Tier A and Tier B municipalities, as well as public complexes, and highway agencies that discharge stormwater from municipal separate storm sewers (MS4s)				
Open Space Plan	Yes	Open Space and Recreation Plan (February 18, 2014)	Local	Town Council and Planning Board
How has or will this be integrated with the HMP and how does this reduce risk? This plan is part of the Master Plan for development and redevelopment. Several goals of this plan is to work with NJSEA to restore important wetlands in the town. The plan discusses that the edges of the Town are flood prone and as climate change continues, the risk of flooding becomes greater. To reduce this risk, the plan states that preserving these areas from development is critical in mitigating climatic effects. The Town continue to work towards acquiring open space, at the local, county, and regional level, to support environmentally sensitive areas (floodplains, wetlands, and aquifer recharge areas).				
Urban Water Management Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Habitat Conservation Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				



	Jurisdiction n has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
Economic Development Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Community Wildfire Protection Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Community Forest Management Plan	Yes	Town of Secaucus Community Forestry Management Plan 2014-2018 (September 19, 2014)	Local	Shade Tree Committee, Department of Public Works, and Town Administration
How has or will this be integrated with the HMP and how does this reduce risk? The mission of the plan is to ensure the quality of life in the Town by providing for the care and management of the community tree resources through sustainable tree planning, tree maintenance, hazard tree removal, and public outreach. The plan includes goals regarding invasive species and their impact on the tree population (e.g. Emerald Ash Borer) and storm preparation (pre-storm assessment report and preparing for collection post-storm information). This plan is incorporated into the day-to-day operations of the Shade Tree Committee, Environmental Department, and Department of Public Works. Tree inventories are done to determine tree cover, identify maintenance needs, and generate benefit reports using i-Tree inventory software. This inventory also assists with hazard tree identification to determine any hazardous trees. The DPW continually maintains a tree crew that is dedicated to tree maintenance two days each month. Trees are pruned to help improve tree health and structural stability. Tree identification and maintenance helps reduce the potential of downed trees during storm events.				
Transportation Plan	Yes	Part of Town of Secaucus Emergency Operations Plan, 2023	Local	Emergency Management
The town's transportation plan limit access to hazard areas and provides functionality under disaster conditions such as evacuation routes.				
Agriculture Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Climate Action/ Resilience/Sustainability Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Tourism Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Business/ Downtown Development Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Other	Yes	Comprehensive Economic Development Strategy for Hudson County (August 22, 2016)	County, Local	Hudson County Planning Board
How has or will this be integrated with the HMP and how does this reduce risk? This is an update of the 2010-2014 CEDS Regional Plan for Hudson County. It identified several projects that would address flooding in the County, including a flood wall in the Town of Secaucus.				



	Jurisdiction has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
RESPONSE/RECOVERY PLANNING				
Emergency Operations Plan The EOP cover short-term response and long-term recovery to address communications, evacuation, and housing necessary for identified hazards.	Yes	Town of Secaucus Emergency Operations Plan, 2023	Local	Emergency Management
Continuity of Operations Plan How has or will this be integrated with the HMP and how does this reduce risk? Continuity of operations is covered under the Town EOP.	Yes	Town of Secaucus Emergency Operations Plan, 2023	Local	Emergency Management
Substantial Damage Response Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Threat and Hazard Identification and Risk Assessment How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Post-Disaster Recovery Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Public Health Plan The goals and policies of the public health plan relate to those of the local hazard mitigation plan.	Yes	Town of Secaucus Emergency Operations Plan, 2023	Local	Emergency Management
Other How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-

11.3.2 Development and Permitting Capability

Table 11-3 summarizes the capabilities of Secaucus to oversee and track development.

Table 11-3. Development and Permitting Capability

	Yes/No	Comment
Do you issue development permits? <ul style="list-style-type: none"> If you issue development permits, what department is responsible? If you do not issue development permits, what is your process for tracking new development? 	Yes	The Construction Department issues the permits. However, any development is a two-step process. Applications go to the Zoning Department first then the Construction Department.



	Yes/No	Comment
Are permits tracked by hazard area? (For example, floodplain development permits.)	No	The Town can only track by block/lot and address
Do you have a buildable land inventory? • If you have a buildable land inventory, please describe	No	-
Describe the level of buildout in your jurisdiction.	N/A	88% of the land falls under NJSEA jurisdiction. Any development that falls under NJSEA, applications are filed with NJSEA. New development goes through zoning and then permitting is done through building/construction. For land outside of NJSEA, zoning remains in the Town and follows the Town's zoning ordinance.

11.3.3 Administrative and Technical Capability

Table 11-4 summarizes potential staff and personnel resources available to Secaucus and their current responsibilities that contribute to hazard mitigation.

Table 11-4. Administrative and Technical Capabilities

Resources	Available? (Yes/No)	Comment (available staff, responsibilities, support of hazard mitigation)
ADMINISTRATIVE CAPABILITY		
Planning Board	Yes	Planning Board
Zoning Board of Adjustment	Yes	Zoning Board of Adjustment
Planning Department	Yes	The Engineering and District Zoning Department handles all general engineering services and street opening applications for the Town of Secaucus. The department also reviews and issues Zoning Certificates and Certificates of Continued Occupancy for properties within the NJSEA District in the Town of Secaucus.
Mitigation Planning Committee	No	-
Environmental Board/Commission	Yes	Town of Secaucus Environmental Department, Environmental Advisory Committee, Shade Tree Committee
Open Space Board/Committee	No	-
Economic Development Commission/Committee	No	-
Public Works/Highway Department	Yes	The Department of Public Works (DPW) garage and offices are located at 370 Secaucus Road, where most of its vehicles are housed. The DPW employees handle the recycling programs and maintain streets, parks, and all public buildings and properties. The Department is responsible for planting at all municipal sites, for holiday decorating, for snow removal during storms, and for a number of aesthetic projects authorized by town officials.



Resources	Available? (Yes/No)	Comment (available staff, responsibilities, support of hazard mitigation)
Construction/Building/Code Enforcement Department	Yes	The Construction Department is the Department that enforces the Uniform Construction Code Act as per N.J.S.A. The Construction Department receives and processes applications related to construction, re-construction and development of all parcels within the town's boundary lines. The appointed officials will perform: Zoning review, plan review and after the necessary permits are issued, they will perform all appropriate inspections.
Emergency Management/Public Safety Department	Yes	<p>The Secaucus Office of Emergency Management (OEM), is the primary agency charged with planning and preparing for all types of natural or man-made disasters and coordinating and managing the response and recovery efforts when such disasters strike.</p> <p>Secaucus OEM is comprised of a staff of well-trained and experienced individuals from diverse backgrounds and disciplines. They have trained with such agencies as the Hudson County OEM, the New Jersey State Police, and FEMA.</p> <p>In addition, Secaucus OEM oversees the emergency response teams, which aids the town's First Responders for a variety of long term or other incidents and events. The Secaucus OEM members staff evacuation shelters and reception areas, staff the Emergency Operation Center (EOC) during emergencies, assist PD with traffic details and road closers during major storms, and assist with evacuation and transportation during floods and major fires.</p>
Maintenance programs to reduce risk (stormwater maintenance, tree trimming, etc.)	Yes	<p>Tree maintenance, culvert cleaning, street maintenance, etc.</p> <p>The Town performs property maintenance inspections of municipal and private properties to identify any drainage blockages, areas that need to be cleaned out to improve flow, and work with private property owners. In the event of a FEMA disaster declaration, the Town utilizes a consultant to assist with FEMA project worksheets, etc.</p>
Mutual aid agreements	Yes	police, fire (Bergen and Hudson), EM - thru the OEMS and county, Title 40 Statutes are the agreements with surrounding communities
Human Resources Manual - Do any job descriptions specifically include identifying or implementing mitigation projects or other efforts to reduce natural hazard risk?	Yes	Human Resource
Other: Environmental Department	Yes	The Environmental Department is instrumental in ensuring that Secaucus promotes initiatives and programs to help preserve our environment thereby making Secaucus a sustainable place to live for future generations. It serves as an advisor to the Mayor and Town Council on local environmental issues and to act as a resource for businesses and individuals in Secaucus who are interested in going green.
TECHNICAL/STAFFING CAPABILITY		
Planners or engineers with knowledge of land development and land management practices	Yes	Remington & Vernick Engineering, Boswell Engineering, and municipal staff engineers



Resources	Available? (Yes/No)	Comment (available staff, responsibilities, support of hazard mitigation)
Engineers or professionals trained in building or infrastructure construction practices	Yes	The Town is a Class 1 municipality and has licensed code officials on staff. The Town also has an environmental consultant through a professional services agreement. Engineers include Remington & Vernick Engineering, Boswell Engineering, and municipal staff engineers
Planners or engineers with an understanding of natural hazards	Yes	Engineers - Boswell Engineering, municipal staff engineers, Remington & Vernick Engineering; Planners - consulting planner is Clarke Caton Hintz
Staff with expertise or training in benefit/cost analysis	Yes	Chief Financial Officer and grant coordinator on staff
Professionals trained in conducting damage assessments	Yes	Engineers - contractual support
Personnel skilled or trained in GIS and/or Hazus applications	Yes	Technical Assistant
Staff that work with socially vulnerable populations or underserved communities	No	
Environmental scientists familiar with natural hazards	Yes	Environmental consultant - Ellas Environmental
Surveyors	Yes	Public Services Agreement with Boswell Engineering, Matrix Engineering, and the Feraldo Group
Emergency manager	Yes	OEM Director
Grant writers	Yes	Grant Coordinator and contracts Millennium Strategies
Resilience Officer	No	-
Other (this could include stormwater engineer, environmental specialist, etc.)	-	-

11.3.4 Fiscal Capability

Table 11-5 summarizes financial resources available to Secaucus.

Table 11-5. Fiscal Capabilities

Financial Resources	Accessible or Eligible to Use? (Yes/No)
Community Development Block Grants (CDBG, CDBG-DR)	Yes
Capital improvement project funding	Yes
Authority to levy taxes for specific purposes	Yes
User fees for water, sewer, gas, or electric service	No
Impact fees for homebuyers or developers of new development/homes	Yes
Stormwater utility fee	No



Financial Resources	Accessible or Eligible to Use? (Yes/No)
Incur debt through general obligation bonds	No
Incur debt through special tax bonds	No
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	Yes
Other federal or state funding programs	Yes
Open Space Acquisition funding programs	Yes
Other (for example, Clean Water Act 319 Grants [Nonpoint Source Pollution])	

11.3.5 Education and Outreach Capability

Table 11-6 summarizes the education and outreach resources available to Secaucus.

Table 11-6. Education and Outreach Capabilities

Outreach Resources	Available? (Yes/No)	Comment
Public information officer or communications office	Yes	PIO identified in the EOP by title - the town administrator is the PIO
Personnel skilled or trained in website development	Yes	independent contract with a web developer - Flannegan Productions
Hazard mitigation information available on your website	Yes	The Town's website provides a 'News & Announcements' on the main page of the website. Hazard-related information includes notifying residents to relocate their cars to higher ground and where to find emergency shelters. The website also has a link to register for the Swift Reach 911 notification system. The Town uses this system to issue emergency notifications to residents who are registered.
Social media for hazard mitigation education and outreach	Yes	The Town has a Facebook page where they post municipal news, events, and emergency notifications.
Citizen boards or commissions that address issues related to hazard mitigation	Yes	Shade Tree Commission and Environmental Committee
Warning systems for hazard events	Yes	Swift Reach (reverse 911) - email, voice and text, variable message boards, fire house whistles, social media (Facebook, municipal website)
Natural disaster/safety programs in place for schools	No	-



Outreach Resources	Available? (Yes/No)	Comment
Organizations that conduct outreach to socially vulnerable populations and underserved populations	Yes	<p>The Secaucus Housing Authority (SHA) is an autonomous authority established by the Town of Secaucus in accordance with the requirements of the Local Authorities Fiscal Control Act. The programs are primarily funded by the U.S. Department of Housing & Urban Development (HUD). Its principal mission is to provide decent, safe and sanitary housing to lower income residents who meet the program's guidelines.</p> <p>The Social Service Department is an office that serves people in need throughout the community. The Department provides community information, helps filling out forms, refers people to other departments in the town or county as well as gives food to people in need.</p> <p>The Secaucus Senior Center provides social interaction for seniors, recreation, educational programs, speakers, games, movies, billiards, cards, bingo and arts & crafts for seniors 55 and older. The Meals on Wheels Program is also run at the Senior Center.</p>
Public outreach mechanisms / programs to inform citizens on natural hazards, risk, and ways to protect themselves during such events	Yes	Department of Community Services Information

11.3.6 Community Classifications

Table 11-7 summarizes classifications for community programs available to Secaucus.

Table 11-7. Community Classifications

Program	Participating? (Yes/No)	Classification	Date Classified
Community Rating System (CRS)	No; however, NJSEA participates	7	5/1/2009
Building Code Effectiveness Grading Schedule (BCEGS)	No	-	-
Public Protection (ISO Fire Protection Classes 1 to 10)	Yes	3	2019
National Weather Service StormReady Certification	No	-	-
Firewise Communities classification	No	-	-
Sustainable Jersey	Yes	Silver	12/10/2021
Other: Organizations with mitigation focus (advocacy group, non-government)	N/A	-	-

N/A = Not applicable





— = Unavailable

11.3.7 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 2022). Each jurisdiction has a unique combination of capabilities to adjust to, protect from, and withstand a future hazard event, future conditions, and changing risk. Table 11-8 summarizes the adaptive capacity for each identified hazard of concern and the Town’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 11-8. Adaptive Capacity

Hazard	Adaptive Capacity - Strong/Moderate/Weak
Dam and Levee Failure	Moderate
Drought	Moderate
Extreme Temperatures	Moderate
Flood	Strong
Geological Hazards	Moderate
Severe Weather	Moderate
Severe Winter Weather	Moderate
Wildfire	Moderate

11.4 National Flood Insurance Program Compliance

This section provides specific information on the management and regulation of the regulatory floodplain, including current and future compliance with the National Flood Insurance Program (NFIP). The floodplain administrator listed in Table 11-1 is responsible for maintaining this information.

11.4.1 NFIP Statistics

Table 11-9 summarizes the NFIP policy and claim statistics for Secaucus.

Table 11-9. Secaucus NFIP Summary of Policy and Claim Statistics

# Policies	15
# Claims (Losses)	85
Total Loss Payments	\$888,793.45
# Repetitive Loss Properties (NFIP definition)	7



# Policies	15
# Repetitive Loss Properties (FMA definition)	0
# Severe Repetitive Loss Properties (NFIP definition)	0
# Severe Repetitive Loss Properties (FMA definition)	0

NFIP Definition of Repetitive Loss: The NFIP defines a repetitive loss property as any insurable building for which two or more claims of more than \$1,000 were paid by the NFIP within any rolling 10-year period since 1978.

FMA Definition of Repetitive Loss: FEMA's Flood Mitigation Assistance (FMA) program defines a repetitive loss property as any insurable building that has incurred flood-related damage on two occasions, in which the cost of the repair, on average, equaled or exceeded 25 percent of the market value of the structure at the time of each such flood event.

Definition of Severe Repetitive Loss: A residential property covered under an NFIP flood insurance policy and: (a) That has at least four NFIP claim payments over \$5,000 each, and the cumulative amount of such claims payments exceeds \$20,000; or (b) For which at least two separate claims payments have been made with the cumulative amount of the building portion of such claims exceeding the market value of the building. At least two of the claims must have occurred within any 10-year period, more than 10 days apart.

Source: FEMA 2024

11.4.2 Flood Vulnerability Summary

Table 11-10 provides a summary of the NFIP program in Secaucus.

Table 11-10. NFIP Summary

NFIP Topic	Comments
Flood Vulnerability Summary	
Describe areas prone to flooding in your jurisdiction.	See Flood-damage prevention ordinance 76A; Valley Court, Plaza Center, Golden Ave, Hunbolt St., Gail Place, Ports of Paulamme, Juliemme, Meadowlands Pkwy
Do you maintain a list of properties that have been damaged by flooding?	No
Do you maintain a list of property owners interested in flood mitigation?	No
How many homeowners and/or business owners are interested in mitigation (elevation or acquisition)?	One person has inquired
Are any RiskMAP projects currently underway in your jurisdiction? If so, state what projects are underway.	Born Street pump station improvements
How do you make Substantial Damage determinations?	FEMA Guidelines
How many Substantial Damage determinations were declared for recent flood events in your jurisdiction?	0
How many properties have been mitigated (elevation or acquisition) in your jurisdiction? If there are mitigation properties, how were the projects funded?	13 due to renovations
Do your flood hazard maps adequately address the flood risk within your jurisdiction? If not, state why.	No
NFIP Compliance	



NFIP Topic	Comments
What local department is responsible for floodplain management?	OEM, Engineering and construction departments
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? If so, what type of assistance/training is needed?	Could use extra training
Provide an explanation of NFIP administration services you provide (e.g., permit review, GIS, education/outreach, inspections, engineering capability)	Yes- permit, review, evaluation, pre-con meetings
How do you determine if proposed development on an existing structure would qualify as a substantial improvement?	DPW, Engineering and construction departments
What are the barriers to running an effective NFIP program in the community, if any?	Limited capacity and capability; explaining to applicants
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed? If so, state the violations.	No
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	Unknown
What is the local law number or municipal code of your flood damage prevention ordinance?	Ordinance 76A
What is the date that your flood damage prevention ordinance was last amended?	July 6, 2022
Does your floodplain management program meet or exceed minimum requirements? If exceeds, in what ways?	Meets
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?	This is discussed in pre-app meetings for new applications
Does your community plan to join the CRS program or is your community interested in improving your CRS classification?	Interested

11.5 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. Recent and expected future development trends, including major residential/commercial development and major infrastructure development, are summarized in Table 11-11 through Table 11-13.



Table 11-11. Number of Building Permits for New Construction Issued Since the Previous HMP

	New Construction Permits Issued			Total
	Single Family	Multi-Family	Other (commercial, mixed-use, etc.)	
2019				
Total Permits	2	0	1	806
Permits within SFHA	0	0	0	0
2020				
Total Permits	13	2	4	760
Permits within SFHA	0	2	1	3
2021				
Total Permits	12	1	2	911
Permits within SFHA	1	1	0	2
2022				
Total Permits	8	1	3	808
Permits within SFHA	1	1	0	2
2023				
Total Permits	8	2	3	857
Permits within SFHA	1	2	3	6

SFHA = Special Flood Hazard Area (1% flood event)

Commented [SU1]: TOWN: Please verify these numbers. The total is way higher than what is represented by the individual breakdowns.

Table 11-12. Recent Major Development and Infrastructure from 2017 to Present

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones*	Description / Status of Development
RVR	Residential	403	1 Brianna Way	AE8	25 story high rise
Equinix	Commercial	1	650 Jefferson Ave	AE8	2 story data center
Colesite	Commercial	1	2 Emerson	AE8	4 story data center

* Only location-specific hazard zones or vulnerabilities identified.



Table 11-13. Known or Anticipated Major Development and Infrastructure in the Next Five Years

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones*	Description / Status of Development
Hartz	Commercial	1	Block 227 Lot 9	AE8	Proposed 1 story warehouse

11.6 Jurisdictional Risk Assessment

The hazard profiles in Volume I provide detailed information regarding each planning partner's vulnerability to the identified hazards, including summaries of Secaucus's risk assessment results and data used to determine the hazard ranking. Key local risk assessment information is presented below.

11.6.1 Hazard Area

Hazard area maps provided below illustrate the probable hazard areas impacted within the Town are shown in Figure 11-1 through Figure 11-3. These maps are based on the best available data at the time of the preparation of this plan and are adequate for planning purposes. Maps are provided only for hazards that can be identified clearly using mapping techniques and technologies and for which Secaucus has significant exposure. The maps show the location of potential new development, where available.



Figure 11-1. Secaucus Hazard Area Extent and Location Map 1

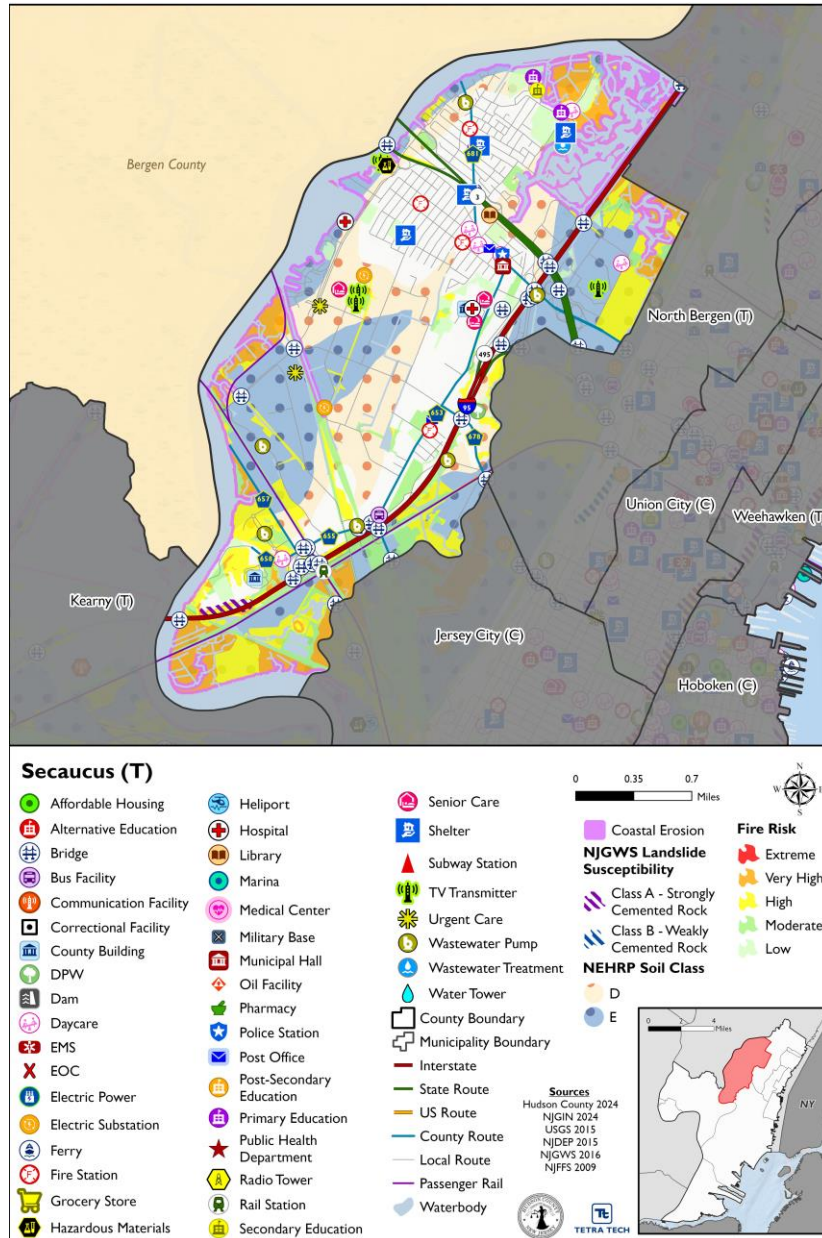




Figure 11-2. Secaucus Hazard Area Extent and Location Map 2

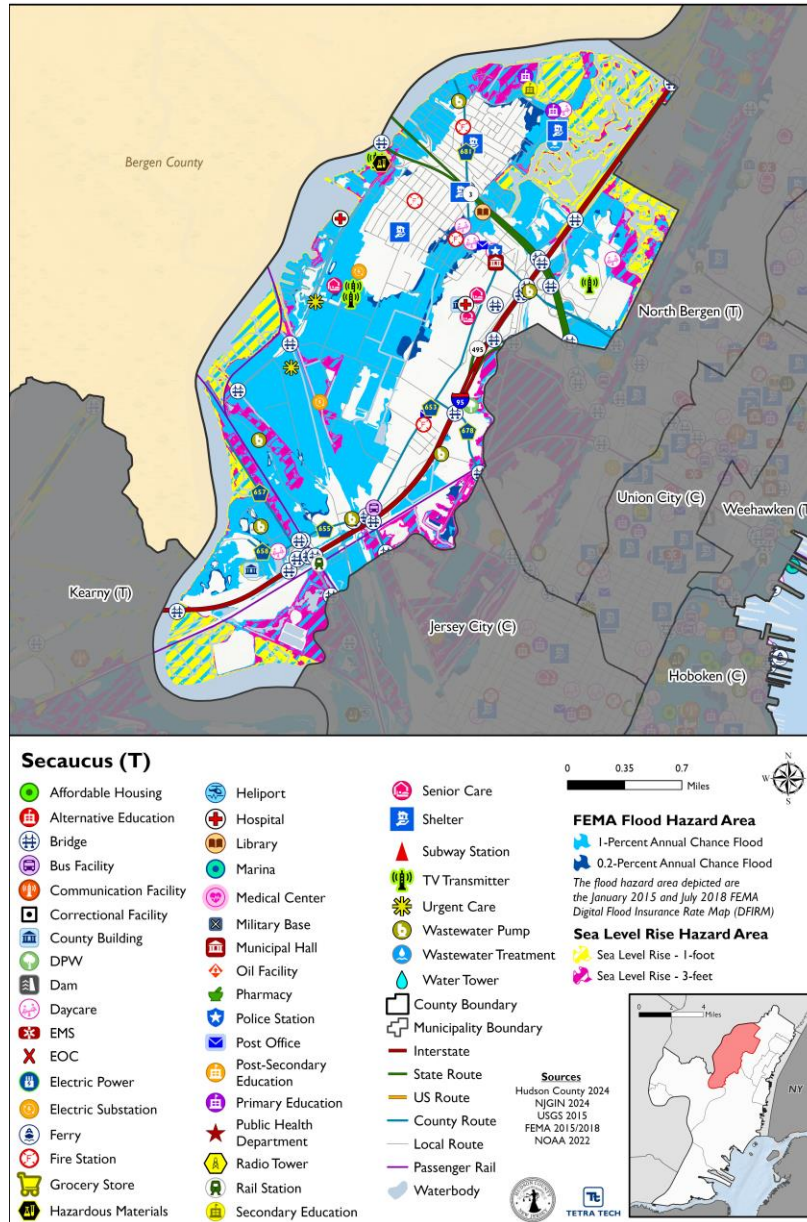
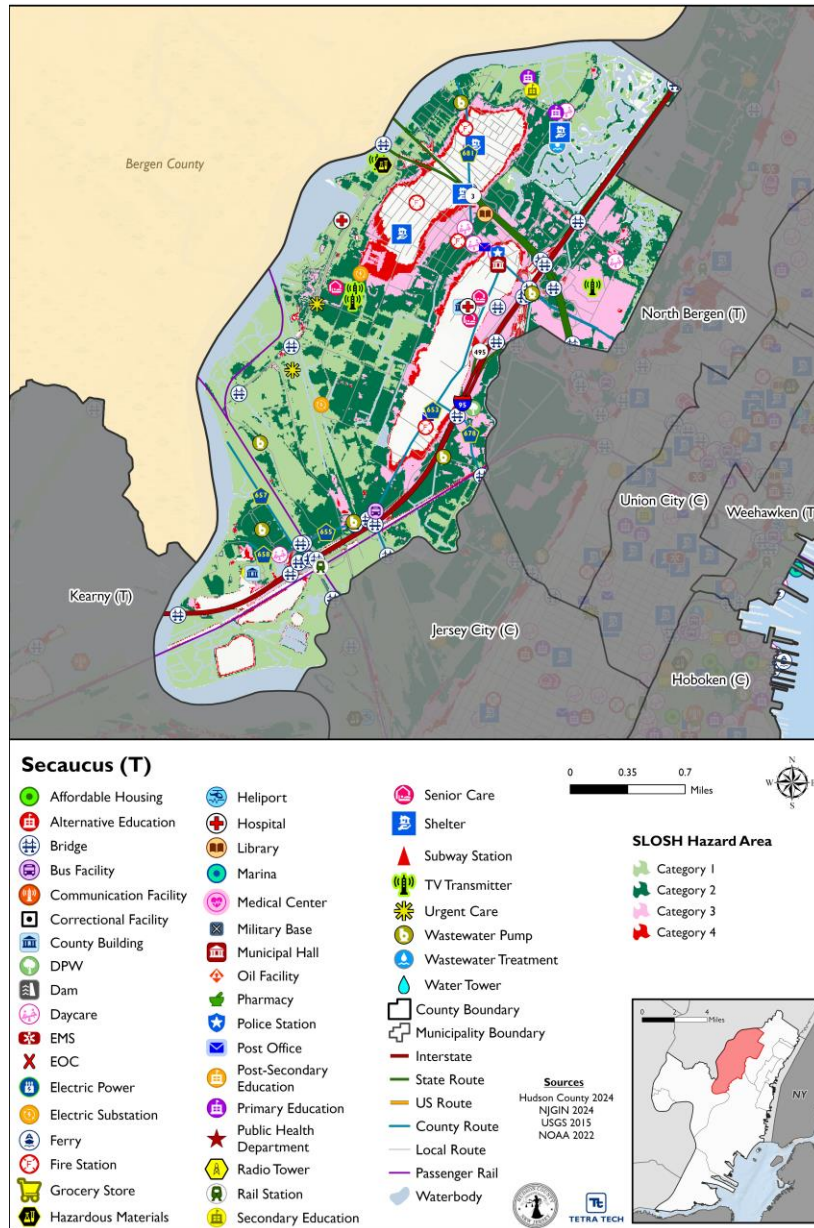




Figure 11-3. Secaucus Hazard Area Extent and Location Map 3





11.6.2 Hazard Event History

The history of natural and non-natural hazard events in Secaucus is detailed in Volume I, where each hazard profile includes a chronology of historical events that have affected the County and its municipalities. Table 11-14 provides details on loss and damage in Secaucus during hazard events since the last hazard mitigation plan update.

Table 11-14. Hazard Event History in Secaucus

Dates of Event	Event Type (Disaster Declaration)	County Designated?	Summary of Event	Summary of Damage and Losses in Secaucus
February 25, 2019	Strong Wind, High Wind	No	Widespread damaging wind gusts occurred as storms moved through Hudson County. Wind gusts reached an estimated 58 miles per hour. Damages from these strong, damaging winds totaled over \$50,000 across the County.	Damaged power lines and tree branches, minor damages at municipal level.
January 20, 2020 – May 11, 2023	Covid-19 Pandemic (EM3451-NJ, DR4488-NJ)	Yes	As of March 4, 2023, Hudson County accounts for 219,191 positive cases of COVID-19 in the State of New Jersey, and 2,671 of the reported deaths. A total of 1,565,233 vaccinations have been delivered in the County to both residents and non-residents.	No physical damages reported at municipal level.
February 7, 2020	Strong Wind, High Wind	No	Widespread damaging wind gusts occurred as storms moved through Hudson County. Wind gusts reached an estimated 53 miles per hour. Damages from these strong, damaging winds totaled over \$50,000 across the County.	Damaged power lines and tree branches, minor damages at municipal level.
April 13, 2020	Strong Wind, High Wind	No	Widespread damaging wind gusts occurred as storms moved through Hudson County. Wind gusts reached an estimated 58 miles per hour. Damages from these strong, damaging winds totaled over \$50,000 across the County.	Damaged power lines and tree branches, minor damages at municipal level.
August 4, 2020	Tropical Storm Isais (DR-4574-NJ)	Yes	The remnants of Hurricane Ida produced heavy rainfall, flash floods, widespread wind damage, and power outages. There were multiple disruptions to mass transit and road closures due to downed power lines and trees were noted, with numerous water systems having to move to alternate power. One person was injured in Hudson County because of this event.	Localized flooding reported at several streets within Jersey City; flooded roadways and homes, fallen tree branches, power lines.



Dates of Event	Event Type (Disaster Declaration)	County Designated?	Summary of Event	Summary of Damage and Losses in Secaucus
September 1-3, 2021	Remnants of Hurricane Ida (EM-3573-NJ, DR-4614-NJ)	Yes	Extremely heavy rainfall associated with the remnants of Hurricane Ida overspread northeast New Jersey during the evening of September 1 and continued through the early morning hours of September 2. Rainfall totals ranged from 5-8+ inches across much of the region, with much of that rain falling in just a few hours. This resulted in widespread flash flooding leading to numerous road closures and water rescues in addition to extensive river flooding. One fatality and seven injuries occurred in Hudson County as a result of this storm.	Widespread flooding reported at several streets within Jersey City; flooded roadways and homes, fallen tree branches, power lines.
January 28-29, 2022	Winter Storm	No	A Nor'easter brought snow and gusty winds. Wind gusts of 40 mph were reported. Snow and blowing snow impacted Hudson County, with snow totals amounting to 8.5 inches in Hudson County.	Power outages reported

EM = Emergency Declaration (FEMA)
FEMA = Federal Emergency Management Agency
DR = Major Disaster Declaration (FEMA)
N/A = Not applicable

11.6.3 Hazard Ranking and Vulnerabilities

The hazard profiles in Volume I have detailed information regarding each planning partner's vulnerability to the identified hazards. The following presents key risk assessment results for Secaucus .

11.6.3.1 HAZARD RANKING

The participating jurisdictions have differing degrees of vulnerability to the hazards of concern, so each jurisdiction ranked its own degree of risk to each hazard. The community-specific hazard ranking is based on problems and impacts identified by the risk assessment presented in Volume I. 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; community capabilities to address the hazard; and changing future climate conditions. Secaucus reviewed the County hazard ranking and individual results to assess the relative risk of the hazards of concern to the community. During the review of the hazard ranking, the Town indicated the following:

- None Identified





Table 11-15 shows Secaucus's final hazard rankings for identified hazards of concern. Mitigation action development uses the ranking to target hazards with the highest risk.

Table 11-15. Hazard Ranking

Hazard	Rank
Dam and Levee Failure	Low
Drought	Medium
Extreme Temperatures	Low
Flood	High
Geological Hazards	Low
Severe Weather	High
Severe Winter Weather	Medium
Wildfire	Low

Note: The scale is based on the hazard rankings established in Volume I, modified as appropriate based on review by the jurisdiction

11.6.3.2 CRITICAL FACILITIES

Table 11-16 identifies critical facilities in the community located in the 1 percent and 0.2 percent annual chance floodplains.

Table 11-16. Critical Facilities Flood Vulnerability

Name	Type	Vulnerability	
		1% Annual Chance Event	0.2% Annual Chance Event
Amerada Hess Corp. Secaucus Terminal	Hazardous Materials	X	X
CARE STATION IV - SECAUCUS	Urgent Care	X	X
Castle Road Pump Station	Wastewater Pump	X	X
CONCENTRA URGENT CARE - SECAUCUS	Urgent Care	X	X
ELRR VIA & COUNTY ROAD	Bridge	X	X
Equinex	Electric Substation	X	X
Exchange Place Pump Station	Wastewater Pump	X	X
FOX TELEVISION STATIONS, LLC	TV Transmitter	X	X
HACKENSACK RV & ERIE RR	Bridge	X	X
Harmony Early Learning Center	Daycare	X	X
HCKNSCK R & MEADWLND PKW	Bridge	X	X
Heavenly Start Academy	Daycare	-	X
JERSEY CITY WATER MAIN	Bridge	X	X



Name	Type	Vulnerability	
		1% Annual Chance Event	0.2% Annual Chance Event
Kiddie Academy	Daycare	X	X
Kiddie Castle	Daycare	X	X
Koelle Boulevard Sewerage Treatment	Wastewater Treatment	X	X
Meadowlands Hospital Medical Center	Hospital	X	X
Meadowlands Transitional Care	Senior Care	-	X
Millridge School	Daycare	X	X
MLB/NHL	TV Transmitter	X	X
NJ TPK (NSE & SNE RDWYS)	Bridge	X	X
Penhorn Creek	Bridge	X	X
SECAUCUS FIRE DEPARTMENT ENGINE COMPANY 3	Fire Station	X	X
Secaucus High School	Secondary Education	X	X
Secaucus Junction Lower Level Station	Rail Station	X	X
Secaucus Junction Upper Level Station	Rail Station	X	X
Secaucus Middle School	Primary Education	X	X
Secaucus Pre_K	Primary Education	X	X
SECAUCUS PUBLIC LIBRARY & BUSINESS RESOURCE CENTER	Library	X	X
SECAUCUS RECREATION CENTER	Shelter	X	X
Village Place Pump Station	Wastewater Pump	X	X

Source: Hudson County 2024; HIFLD 2024; NJGIN 2024

In addition to critical facilities that are exposed to flooding, the following high hazard dams are located in Secaucus:

- None Identified

11.6.4 Identified Issues

After review of Secaucus's hazard event history, hazard rankings, hazard location, and current capabilities, Secaucus identified the following vulnerabilities within the community:

- The Town's public warning system is a key strength in managing extreme temperatures. However, there is a need for more backup generator power to ensure cooling centers remain operational during power outages. Financial constraints pose significant obstacles to addressing this need. To overcome these challenges, there is an opportunity to seek grants that can fund the necessary improvements, enhancing the community's resilience to extreme heat. *
- The Town's strengths in flood management include an effective warning system, a robust berm system, and well-equipped flood rescue vehicles. However, there is a need to upgrade pump stations and install additional





tide gates to enhance flood resilience. Financial constraints pose significant obstacles to these improvements. To address these challenges, there is an opportunity to seek grants that can fund the necessary upgrades, thereby strengthening the community's flood mitigation capabilities. *

- 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:
 - 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.

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.

- There are 11 repetitive loss properties in the Town of Secaucus. These 11 properties have been repetitively flooded as documented by paid NFIP claims.
- There are several areas in the Town that are subject to tidal flooding and can become inundated with water. This results in road closures, limits access for emergency vehicles, and creates a hazard for residents.
- There are 10 critical facilities located in the Town that are found within the 1% flood area. The Town does not own these facilities and cannot enforce mitigation of the structures.

* This issue was identified as a specific area of concern based on resident response to the Hudson County SWOO worksheet.

11.7 Mitigation Strategy and Prioritization

This section discusses the status of mitigation actions from the previous HMP, describes proposed hazard mitigation actions, and prioritizes actions to address over the next five years.

11.7.1 Past Mitigation Action Status

Table 11-17 indicates progress on the Town's mitigation strategy identified in the 2020 HMP. Actions that are still recommended but not completed or that are in progress are carried forward and combined with new actions as part of the mitigation strategy for this plan update. Previous actions that are now ongoing programs and capabilities are indicated as such and are presented in the capability assessment earlier in this annex.



11.7.2 Additional Mitigation Efforts

In addition to the mitigation actions completed in Table 11-17, Secaucus identified the following mitigation efforts completed since the last HMP:

- None Identified

Since the adoption of the County's first HMP, Secaucus has made significant mitigation progress in the following areas:

- None Identified



Table 11-17. Status of Previous Mitigation Actions

Project Number	Project Name	Hazard(s) Addressed	Responsible Party	Brief Summary of the Original Problem and the Solution (Project)	Action Review 1. Status (In Progress, Ongoing Capability, No Progress, Complete) 2. Provide a narrative to describe progress or obstacles that have prevented implementation	Next Steps 1. Project to be included in the 2025 HMP or Discontinue 2. If including action in the 2025 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
2020-SECAUCUS-001	Repetitive Loss Properties	Coastal Storm, Flood, Severe Weather	Town Floodplain Administrator	<p>Problem: There are 11 repetitive loss properties in the Town of Secaucus. These 11 properties have been repetitively flooded as documented by paid NFIP claims.</p> <p>Solution: Conduct outreach to 11 floodprone property owners and provide information on mitigation alternatives. After preferred mitigation measures are identified, collect required property owner information and develop a FEMA grant application and BCA to obtain funding to implement mitigation measures.</p>	1. In progress 2. Town continues to do outreach with these homeowners	1. Include 2. No Change 3. N/A



Project Number	Project Name	Hazard(s) Addressed	Responsible Party	Brief Summary of the Original Problem and the Solution (Project)	Action Review 1. Status (In Progress, Ongoing Capability, No Progress, Complete) 2. Provide a narrative to describe progress or obstacles that have prevented implementation	Next Steps 1. Project to be included in the 2025 HMP or Discontinue 2. If including action in the 2025 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
2020-SECAUCUS-002	Hackensack Waterfront Flood Wall	Coastal Storm, Flood, Severe Weather	Town Engineer	<p>Problem: The waterfront area of the Town is prone to tidal flooding. Some work has been done but additional work needs to be completed.</p> <p>Solution: In the fall of 2015, the first 400 feet of wall was constructed (\$191,000). The final wall is expected to be 2,000+ feet. It will protect the waterfront area in the second ward from flooding.</p>	1.Complete 2. Project has been completed	1.Discontinue 2.N/A 3. Project has been completed.



Project Number	Project Name	Hazard(s) Addressed	Responsible Party	Brief Summary of the Original Problem and the Solution (Project)	Action Review 1. Status (In Progress, Ongoing Capability, No Progress, Complete) 2. Provide a narrative to describe progress or obstacles that have prevented implementation	Next Steps 1. Project to be included in the 2025 HMP or Discontinue 2. If including action in the 2025 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
2020-SECAUCUS-003	Check Valves on Collection System Discharges	Coastal Storm, Flood, Severe Weather, Severe Winter Weather	Town DPW, Town Engineer	<p>Problem: There are several areas in the Town that are subject to tidal flooding and can become inundated with water. This results in road closures, limits access for emergency vehicles, and creates a hazard for residents.</p> <p>Solution: Install check valves on collection system discharges subject to tidal influence at terminus of Paterson Plan Road, Meadowlands Parkway and Route 3 East exit ramp, Plaza Center Drive and Route 3 East.</p>	1. In Progress 2. Trying to get rectified; work has started in the area but there's still pending design work to implement in the area and to discuss between all project stakeholders.	1. Include 2. No change 3. N/A



2020-SECAUCUS-004	Critical Facility Outreach	Flood	Town Floodplain Administrator	<p>Problem: There are 10 critical facilities located in the Town that are found within the 1% flood area. The Town does not own these facilities and cannot enforce mitigation of the structures.</p> <p>Solution: The Town will implement an outreach program to inform facility owners and operators that their structure is located in the floodplain and may experience flood damage. The Town will provide information on mitigation which will include options to protect the structures. If the facility chooses to elevate, acquire or relocate, the Town will work with them to develop a grant application.</p>	<p>1. In Progress 2. Town did create outreach program but continues engaging with homeowners to assist with them on flood mitigation.</p>	<p>1. Include 2. No change 3. N/A</p>
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11.7.3 Proposed Hazard Mitigation Actions for the HMP Update

Secaucus participated in the mitigation strategy workshop for this HMP to identify appropriate actions to include in a local hazard mitigation strategy. Its comprehensive consideration of all possible activities to address hazards of concern included review of the following FEMA documents:

- FEMA 551 “Selecting Appropriate Mitigation Measures for Floodprone Structures” (March 2007)
- FEMA “Mitigation Ideas—A Resource for Reducing Risk to Natural Hazards” (January 2013).

The action worksheets included at the end of this annex list the mitigation actions that Secaucus would like to pursue in the future to reduce the effects of hazards. The actions 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 Town priorities.

Table 11-18 indicates the range of proposed mitigation action categories. 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.

Volume I identifies 14 evaluation criteria for prioritizing the mitigation actions. To assist with rating each mitigation action as high, medium, or low priority, a numeric rank is assigned (-1, 0, or 1) for each of the evaluation criteria. Table 11-19 provides a summary of the prioritization of all proposed mitigation actions for the HMP update.



Table 11-18. Analysis of Mitigation Actions by Hazard and Category

Hazard	Actions That Address the Hazard, by Action Category									
	FEMA				CRS					
	LPR	SIP	NSP	EAP	PR	PP	PI	NR	SP	ES
Dam and Levee Failure	X				X					X
Drought	X				X					X
Extreme Temperatures	X	X			X					X
Flood	X	X			X				X	X
Geological Hazards	X				X					X
Severe Weather	X	X			X				X	X
Severe Winter Weather	X				X					X
Wildfire	X				X					X

Local Plans and Regulations (LPR)—These actions include government authorities, policies or codes that influence the way land and buildings are being developed and built.

Structure and Infrastructure Project (SIP)—These actions involve modifying existing structures and infrastructure to protect them from a hazard or remove them from a hazard area. This could apply to public or private structures as well as critical facilities and infrastructure. This type of action also involves projects to construct structures to reduce the impact of hazards.

Natural Systems Protection (NSP)—These are actions that minimize damage and losses and preserve or restore the functions of natural systems.

Education and Awareness Programs (EAP)—These are actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. These actions may also include participation in national programs, such as StormReady and Firewise Communities

Preventative Measures (PR)—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.

Property Protection (PP)—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.

Public Information (PI)—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.

Natural Resource Protection (NR)—Actions that minimize hazard loss and 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.

Structural Flood Control Projects (SP)—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.

Emergency Services (ES)—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



Table 11-19. Summary of Prioritization of Actions

Project Number	Project Name	Scores for Evaluation Criteria															High / Medium / Low
		Life Safety	Property	Cost-	Political	Legal	Fiscal	Environmen	Social	Administrati	Hazards of	Climate	Timeline	Community	Other Local	Total	
Action 2025-Secaucus-001	Cooling Center Generators	1	1	1	1	1	0	0	1	1	0	1	1	1	1	11	High
Action 2025-Secaucus-002	Infrastructure Upgrades	0	1	1	1	1	0	1	1	1	1	1	1	1	1	12	High
Action 2025-Secaucus-003	Substantial Damage Management Plan	0	1	1	1	1	1	0	1	1	1	1	1	1	1	13	High
Action 2025-Secaucus-004	Repetitive Loss Properties	1	1	1	1	1	1	0	0	1	1	1	1	1	1	12	High
Action 2025-Secaucus-005	Valves on Collection System Discharges	1	1	1	0	1	0	0	0	1	1	1	1	1	0	9	Medium
Action 2025-Secaucus-006	Critical Facility Outreach	1	1	1	1	1	1	0	1	1	0	1	1	1	1	12	High

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



Action 2025-Secaucus-001. Cooling Center Generators

Lead Agency:	Office of Emergency Management	
Supporting Agencies:	Department of Public Works	
Hazards of Concern:	Extreme Temperatures	
Description of the Problem:	The Town's public warning system is a key strength in managing extreme temperatures. However, there is a need for more backup generator power to ensure cooling centers remain operational during power outages. Financial constraints pose significant obstacles to addressing this need.	
Description of the Solution:	To overcome these challenges, the Town will seek grants to fund the installation of additional backup generators at cooling centers. This will ensure these centers remain operational during power outages, enhancing the community's resilience to extreme heat.	
Estimated Cost:	High	
Potential Funding Sources:	HMGP, Municipal Budget	
Implementation Timeline:	1-5 years	
Goals Met:	1,6,7	
Benefits:	This action protects public health and safety and ensures continued operation of a critical facility and its essential functions during a power outage.	
Impact on Socially Vulnerable Populations:	Protection of critical facilities provides an opportunity for first responders, utility workers, and emergency managers to stage and deploy resources to vulnerable and hazard prone areas.	
Impact on Future Development:	Encourages the integration of resilient infrastructure in future community planning.	
Impact on Critical Facilities/Lifelines:	Ensures critical cooling centers remain operational during power outages, maintaining essential services.	
Impact on Capabilities:	Enhances the Town's ability to manage extreme temperature events and improve overall emergency preparedness.	
Climate Change Considerations:	Addresses the increasing frequency and intensity of extreme temperature events due to climate change.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Emergency Services	
Priority	High	
Alternatives	Action	Evaluation
	No Action	-
	Microgrid	Costly and difficult to implement.
	Solar panels and battery backup	Solar power is unlikely to be able to provide battery power for extended power failure events.

Commented [SU2]: TOWN: Please review and ensure everything is correct. Make changes as necessary. Actions 1 and 2 were generated based of the SWOO responses.



Action 2025-Secaucus-002. Infrastructure Upgrades

Lead Agency:	Department of Public Works	
Supporting Agencies:	-	
Hazards of Concern:	Flood, Severe Weather	
Description of the Problem:	The Town's strengths in flood management include an effective warning system, a robust berm system, and well-equipped flood rescue vehicles. However, there is a need to upgrade pump stations and install additional tide gates to enhance flood resilience. Financial constraints pose significant obstacles to these improvements.	
Description of the Solution:	To address these challenges, the Town's Department of Public Work's will seek grants to fund the necessary upgrades to pump stations and the installation of additional tide gates. These improvements will enhance the community's flood resilience and ensure better management of flood events.	
Estimated Cost:	High	
Potential Funding Sources:	HMGP, Municipal Budget	
Implementation Timeline:	1-5 years	
Goals Met:	1,2,6,7	
Benefits:	<ul style="list-style-type: none"> Reduced risk of flooding and resulting damage to facilities. Less risk of interruption to potable water services. 	
Impact on Socially Vulnerable Populations:	Vulnerable areas that may otherwise experience a loss of water during heavy rain or flooding will be more likely to retain services.	
Impact on Future Development:	Communities with sound and resilient infrastructure encourage commercial and residential development.	
Impact on Critical Facilities/Lifelines:	Hydration lifeline is more likely to remain intact.	
Impact on Capabilities:	Maintaining operational water services reduces recovery time and costs.	
Climate Change Considerations:	Consideration should be taken regarding the increase in heavy rain and flood events as a result of climate change.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Structural Flood Control Projects	
Priority	High	
Alternatives	Action	Evaluation
	No Action	-
	Temporary flood barriers	Labor-intensive
	Community based flood monitoring	Does not address underlying infrastructure issues



Action 2025-Secaucus-003. Substantial Damage Management Plan

Lead Agency:	Floodplain Administrator
Supporting Agencies:	OEM, DPW
Hazards of Concern:	Dam and Levee Failure, Drought, Extreme Temperatures, Flood, Geological Hazards, 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:	3, 6
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 Measure



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 2025-Secaucus-004. Repetitive Loss Properties

Lead Agency:	Floodplain Administrator	
Supporting Agencies:	-	
Hazards of Concern:	Flood, Severe Weather	
Description of the Problem:	There are 11 repetitive loss properties in the Town of Secaucus. These 11 properties have been repetitively flooded as documented by paid NFIP claims.	
Description of the Solution:	Conduct outreach to 11 flood prone property owners and provide information on mitigation alternatives. After preferred mitigation measures are identified, collect required property owner information and develop a FEMA grant application and BCA to obtain funding to implement mitigation measures.	
Estimated Cost:	Low	
Potential Funding Sources:	Municipal Budget, FMA, HMGP	
Implementation Timeline:	1-5 years	
Goals Met:	1,2,5	
Benefits:	Eliminates flood damage to homes and residents, creates open space for the municipality increasing flood storage (if acquiring properties)	
Impact on Socially Vulnerable Populations:	Removing homes from the floodplain immediately removes the risk to life and property. Socially vulnerable populations may be able to have houses elevated or acquired when it would otherwise be unaffordable.	
Impact on Future Development:	Increased outreach to homeowners within a flood prone area will limit construction in areas that are prone to hazard events. Homes may be acquired, which will remove those structures from the floodplain and prevent future development on those sites.	
Impact on Critical Facilities/Lifelines:	Removing structures from the floodplain decreases the demand on utilities and emergency services including health and medical, law enforcement, and search and rescue.	
Impact on Capabilities:	Removing the risk from the immediate floodplain via acquisition of properties will free up resources for search and rescue and other emergency operations as needed.	
Climate Change Considerations:	Climate change is likely to increase the frequency and severity of severe rainfall, flash flooding, riverine flooding, and coastal flooding from sea level rise and storm surge events. Removing structures from the floodplain will reduce the response and recovery costs as a result of these events and decrease the loss of human life as a result of these events. Elevating structures will reduce the recovery costs as a result of these events.	
Mitigation Category	Education and Awareness Program, Structure and Infrastructure Project	
CRS Category	Preventative Measure, Property Protection, Public Information	
Priority	High	
Alternatives	Action	Evaluation
	No Action	-
	Levee around floodplain	Costly, not enough room
	Deployable flood barriers	Requires deployment. Residents may not have adequate time to deploy, especially those who are elderly or disabled.



Action 2025-Secaucus-005. Valves on Collection System Discharges

Lead Agency:	Town DPW	
Supporting Agencies:	Town Engineer	
Hazards of Concern:	Flood, Severe Weather, Severe Winter Weather	
Description of the Problem:	There are several areas in the Town that are subject to tidal flooding and can become inundated with water. This results in road closures, limits access for emergency vehicles, and creates a hazard for residents.	
Description of the Solution:	Install check valves on collection system discharges subject to tidal influence at terminus of Paterson Plan Road, Meadowlands Parkway and Route 3 East exit ramp, Plaza Center Drive and Route 3 East.	
Estimated Cost:	Medium	
Potential Funding Sources:	HMGP, Municipal Budget	
Implementation Timeline:	1-5 years	
Goals Met:	1,2,6,7	
Benefits:	Reduce or eliminate tidal flooding along roadways in Town.	
Impact on Socially Vulnerable Populations:	Installing check valves reduces flooding in vulnerable areas, improving emergency access, health outcomes, and community resilience for socially at-risk populations.	
Impact on Future Development:	Not applicable	
Impact on Critical Facilities/Lifelines:	Ensures emergency response routes remain accessible during tidal events.	
Impact on Capabilities:	Enhances the Town's ability to manage stormwater and tidal surges more effectively	
Climate Change Considerations:	As sea level rise and more intense storms driven by climate change increase the risk of tidal flooding, installing check valves offers a cost-effective and adaptive solution to help the town better prepare for these future conditions.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Property Protection, Structural Flood Control Project	
Priority	Medium	
Alternatives	Action	Evaluation
	No Action	-
	Elevating roads and infrastructure	Costly and complex
	Constructing tide gates and flood barriers	Expensive, requires ongoing maintenance



Action 2025-Secaucus-006. Critical Facility Outreach

Lead Agency:	Floodplain Administrator	
Supporting Agencies:	-	
Hazards of Concern:	Flood	
Description of the Problem:	There are 10 critical facilities located in the Town that are found within the 1% flood area. The Town does not own these facilities and cannot enforce mitigation of the structures.	
Description of the Solution:	The Town has developed and implemented an outreach program to inform facility owners and operators that their structures are located within the floodplain and may be at risk of flood damage. As part of this initiative, the Town provides information on various mitigation options, including elevation, acquisition, and relocation, and offers support in developing grant applications for those pursuing these measures. While the outreach program is in place, the Town continues to actively engage with homeowners to assist them in identifying and implementing appropriate flood mitigation strategies.	
Estimated Cost:	Low	
Potential Funding Sources:	Municipal Budget, FMA, HMGP	
Implementation Timeline:	1-5 years	
Goals Met:	1,2,5,7	
Benefits:	Increase awareness of hazards, provides solutions to protect from flooding.	
Impact on Socially Vulnerable Populations:	Helps at-risk residents access flood risk information and resources, improving equity and resilience.	
Impact on Future Development:	Encourages flood-aware building and planning, supporting safer, more resilient growth.	
Impact on Critical Facilities/Lifelines:	Reduces strain on emergency services by lowering flood impacts on nearby homes and infrastructure.	
Impact on Capabilities:	Builds local capacity through stronger community engagement and grant support.	
Climate Change Considerations:	Promotes adaptive actions to address increasing flood risks from climate change.	
Mitigation Category	Education and Awareness Program	
CRS Category	Public Information	
Priority	High	
Alternatives	Action	Evaluation
	No Action	-
	Rely on state or federal resources	Resources may be generalized and not specific to the risks in the Town
	Use only a few methods for distribution	Using only a few methods of distribution may hinder socially vulnerable populations from receiving guidance



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