



5. TOWN OF GUTTENBERG

This jurisdictional annex to the Hudson County Hazard Mitigation Plan (HMP) provides information to assist public and private sectors in the Town of Guttenberg 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 Guttenberg, describes who participated in the planning process, assesses Guttenberg's risk, vulnerability, and capabilities, and outlines a strategy for achieving a more resilient community.

5.1 Hazard Mitigation Planning Team

The Town of Guttenberg 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 5-1 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 5-1. Hazard Mitigation Planning Team

Primary Point of Contact	Alternate Point of Contact
Name/Title: Richard Delafuente, OEM Coordinator Address: 6808 Park Avenue, Guttenberg, NJ 07093 Phone Number: 201-295-1147 Email: rdelafuente@myguttenberg.com	Name/Title: Dr. Cosmo A Cirillo, RMC, Deputy OEM Coordinator Address: 6808 Park Avenue, Guttenberg, NJ 07093 Phone Number: Email: ccirillo@myguttenberg.com
National Flood Insurance Program Floodplain Administrator	
Name/Title: Frank Pelaez Address: 6808 Park Avenue, Guttenberg, NJ 07093 Phone Number: 201-914-8545 Email: fpelaez@myguttenberg.com	
Additional Contributors	
Name/Title: Vahane Costanian, Town Engineer and Lead Planner Method of Participation: Participated in the plan	
Name/Title: Hector Hernandez, Superintendent Method of Participation: Participated in the plan	
Name/Title: Nick Lordo, Construction Official/ Zoning Official Method of Participation: Participated in the plan	
Name/Title: Method of Participation:	



Name/Title:

Method of Participation:

Name/Title:

Method of Participation:

5.2 Community Profile

5.2.1 Brief History

Founded in 1859, the town was originally known for its many brewers and is named after the inventor of the printing press. Post WW II, the town was the site of many embroidery factories, which contributed to making Hudson County the Embroidery Capital of the World. Today the town is predominantly residential.

5.2.2 Location

The Town of Guttenberg is located in northern Hudson County; it was officially formed as a town on March 9, 1859, from parts of North Bergen Township. Initially not fully independent, it became part of Union Township in 1861 and finally gained full independence on April 1, 1878. The Town is approximately 0.2 square miles, with four blocks north and south and 12 blocks east and west. The most eastern portion of the Town is located on the banks of the Hudson River. The Town is one mile west of New York City across the Hudson River.

Named after Johannes Gutenberg, the inventor of the printing press, the town began as a modest settlement, largely influenced by German immigrants. Over time, it transformed from a community of row houses and light industry into one of the most densely populated municipalities in the United States. Despite being only four blocks wide, Guttenberg is known for its vibrant urban character and iconic residential high-rises like the Galaxy Towers.

5.2.3 Governing Body Format

The governing body of the town consists of the mayor, and five council members. This governing body will be responsible for the adoption and implementation of this plan.

5.2.4 Population and Social Vulnerability

According to the U.S. Census, the 2020 population for Guttenberg was 12,017, a 2.4 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 6.7 percent of the population is 5 years of age or younger, 13.5 percent is 65 years of age or older, 16.8 percent is non-English speaking, 11.1 percent is below the poverty threshold, and 15.6 percent is considered disabled.



5.2.4.1 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 3percent higher labor participation rate compared to state numbers, 15 percent of Hudson households live in poverty.

5.3 Jurisdictional Capability Assessment and Integration

Guttenberg 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 Guttenberg to identify opportunities for integrating mitigation concepts into ongoing Town procedures.

5.3.1 Planning and Regulatory Capability and Integration

Table 5-2 summarizes the planning and regulatory tools that are available to Guttenberg.



Table 5-2. Planning and Regulatory Capability and Integration

	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
CODES, ORDINANCES, & REGULATIONS				
Building Code	Yes	Chapter 11 Building and Housing	State and Local	Code Enforcement
How has or will this be integrated with the HMP and how does this reduce risk? State mandated on a local level under NJAC 5:23-3.14. International Building Code – New Jersey Edition, 2018, NJAC 5:24-3.14. There is hereby established in the Town, a State Uniform Construction Code enforcing agency to be known as 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 thereafter adopt as part of the State Uniform Construction Code. The Construction Official shall be the chief administrator of the enforcing agency, and the Mayor and Board of Council shall make such appointments, and issue such supervisory or jurisdictional regulations as required to implement appropriate State laws, codes and regulations.				
Zoning/Land Use Code	Yes	Chapter 28 Zoning	Local	Code Enforcement
How has or will this be integrated with the HMP and how does this reduce risk? Per State of NJ Municipal Land Use Law (MLUL) L. 1975, s. 2, eff Aug 1, 1976, 40-55D-62: 49. Power to zone, requires all jurisdictions to have current zoning and other land development ordinances after the planning board has adopted the land use element and master plan.				
This chapter is designed to accomplish the following objectives related to hazard mitigation:				
<ul style="list-style-type: none"> a. To promote, protect and facilitate the public health, safety and general welfare, and to make provisions for adequate community facilities and utilities; b. To promote orderly development; c. To prevent loss of life, health or property from fire, panic, floods and other dangers; d. To provide adequate light and air; e. To prevent the overcrowding of land; f. To avoid undue concentration of population; g. To lessen congestion in the streets and to determine the proper location and function streets; h. To facilitate the adequate provision of vehicle parking and loadings, transportation systems, water, sewerage, schools, parks and other public requirements; i. To regulate the intensity of the use of land; j. To prohibit the incompatible use of land; k. To attain the Municipality's developments as outlined in the Municipality's Master Plan; l. To conserve, maintain and strengthen the Municipality's tax base. 				
Subdivision Code	Yes	Chapter 27 Land Subdivision and Site Review	Local	Planning Board
How has or will this be integrated with the HMP and how does this reduce risk? The purpose of this chapter shall be to provide rules, regulations, and standards to guide land subdivision and site plan development in the Town in order to promote the public health, safety, convenience and general welfare of the municipality.				
Site Plan Code	Yes	Chapter 27 Land Subdivision and Site Review	Local and County	Planning Board
How has or will this be integrated with the HMP and how does this reduce risk? The purpose of this chapter shall be to provide rules, regulations, and standards to guide land subdivision and site plan development in the Town in order to promote the public health, safety, convenience and general welfare of the municipality.				
Stormwater Management Code	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Post-Disaster Recovery/ Reconstruction Code	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				



	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 3, 2023	State	Sellers and Landlords of commercial or residential property
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>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.</p> <p>The model notice is to contain the heading "Flood Risk" and questions for the landlord to answer regarding the landlord's actual knowledge of past flooding of the property. The questions regarding the property being in a FEMA Special or Moderate Risk Flood Hazard Area shall not contain the option for "unknown." To determine how the questions are to be answered, FEMA's current flood insurance rate maps for the leased premises area must be consulted. The landlord will be required to answer whether the rental premises or any portions of the parking areas of the real property containing the rental premises ever experienced any flood damage, water seepage, or pooled water due to a natural flood event and, if so, the number of times that has occurred.</p> <p>The notice to residential tenants must also indicate that flood insurance may be available to renters through FEMA's National Flood Insurance Program to cover their personal property and contents in the event of a flood and that standard renter's insurance does not typically cover flood damage.</p> <p>For sales, the law also amends the New Jersey Consumer Fraud Act, N.J.S.A. 56:8-1 et seq., to require sellers of real property to disclose, on the property condition disclosure statement, whether the property is located in the FEMA Special or Moderate Risk Flood Hazard Area and any actual knowledge of the seller concerning flood risks of the property to the purchaser before the purchaser becomes obligated under any contract for the purchase of the property.</p> <p>The disclosure statement must contain the heading "Flood Risk" and ask the seller the following questions:</p> <ul style="list-style-type: none">• Is any or all of the property in the Special Flood Hazard Area ("100-year floodplain") or a Moderate Risk Flood Hazard Area ("500-year floodplain") according to FEMA's current flood insurance rate maps?• Is the property subject to any requirement under federal law to obtain and maintain flood insurance on the property? Properties in the Special Flood Hazard Area with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance.• Have you ever received assistance from, or are you aware of any previous owners receiving assistance from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage on the property? For properties that have received flood disaster assistance, the requirement to obtain flood insurance passes down to all future owners.• Is there flood insurance on the property? A standard homeowner's insurance policy typically does not cover flood damage.• Is there a FEMA elevation certificate available for the property? If so, it must be shared with the buyer. An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer, that provides critical information about the flood risk of the property and is used by flood insurance providers to determine the appropriate insurance rating for the property.• Have you ever filed a claim for flood damage to the property with any insurance provider? If the claim was approved, what was the amount received?• Has the property experienced any flood damage, water seepage, or pooled water due to a natural flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow? If so, how many times? <p>Not all provisions of this law have become effective at the time of the writing of this plan.</p>				
Growth Management	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				



	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
Environmental Protection Ordinance(s)	Yes	Chapter 22, Waterfront Regulations	Local	Department of Public Works
How has or will this be integrated with the HMP and how does this reduce risk? The rules that are utilized by the NJDEP and other environmental agencies are codified at Title 7 of the NJ Municipal Administrative Code. Chapter 22 Waterfront Regulations of the municipal code establishes methods for waterfront cleanup and prevention of floating drift or debris.				
Flood Damage Prevention Ordinance	Yes	Chapter 21 Flood Damage Prevention	Federal, State, County and Local	Construction Code Official
How has or will this be integrated with the HMP and how does this reduce risk? 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:				
<ol style="list-style-type: none"> 1. Protect human life and health. 2. Prevent unnecessary disruption of commerce, access, and public service during times of flooding. 3. Manage the alteration of natural floodplains, stream channels and shorelines; 4. Manage filling, grading, dredging and other development which may increase flood damage or erosion potential. 5. Prevent or regulate the construction of flood barriers which will divert floodwater or increase flood hazards. 6. Contribute to improved construction techniques in the floodplain. 7. Minimize damage to public and private facilities and utilities. 8. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas. 9. Minimize the need for rescue and relief efforts associated with flooding. 10. Ensure that property owners, occupants, and potential owners are aware of property located in flood hazard areas. 11. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events. 12. Meet the requirements of the National Flood Insurance Program for community participation set forth in Title 44 Code of Federal Regulations, Section 59.22. 				
The ordinance follows the model Code Coordinated Ordinance.				
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	-	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
PLANNING DOCUMENTS				
General/Comprehensive Plan	Yes	Reexamination Report and Land Use Plan Element Amendment (6/15/2009)	Local	Planning Board
How has or will this be integrated with the HMP and how does this reduce risk? Chapter 2-54 of the municipal code, Reexamination Report and Land Use Plan Element Amendment, June 15, 2009. Administered by the Planning Board.				
Capital Improvement Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Disaster Debris Management Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				



	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
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	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Open Space Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
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?				
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	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Transportation Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
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	-	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
RESPONSE/RECOVERY PLANNING				
Emergency Operations Plan	Yes	Emergency Operations Plan	Local	Department of Public Safety
How has or will this be integrated with the HMP and how does this reduce risk? Per the NJ Civilian Defense and Disaster Control Act (App.A:9_43.2) Counties and municipalities must have written Emergency Operations Plans to be reviewed every 2 years.				



	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
Continuity of Operations Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
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 How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Other How has or will this be integrated with the HMP and how does this reduce risk?	-	-	-	-

5.3.2 Development and Permitting Capability

Table 5-3 summarizes the capabilities of Guttenberg to oversee and track development.

Table 5-3. 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	Building Department
Are permits tracked by hazard area? (For example, floodplain development permits.)	-	-
Do you have a buildable land inventory? <ul style="list-style-type: none"> If you have a buildable land inventory, please describe 	No	-
Describe the level of buildout in your jurisdiction.	N/A	The Town is fully built out.

5.3.3 Administrative and Technical Capability

Table 5-4 summarizes potential staff and personnel resources available to Guttenberg and their current responsibilities that contribute to hazard mitigation.



Table 5-4. Administrative and Technical Capabilities

Resources	Available? (Yes/No)	Comment (available staff, responsibilities, support of hazard mitigation)
ADMINISTRATIVE CAPABILITY		
Planning Board	Yes	The Town of Guttenburg has a Joint Planning/Zoning Board.
Zoning Board of Adjustment	Yes	The Town of Guttenburg has a Joint Planning/Zoning Board.
Planning Department	No	-
Mitigation Planning Committee	No	-
Environmental Board/Commission	No	-
Open Space Board/Committee	No	-
Economic Development Commission/Committee	No	-
Public Works/Highway Department	Yes	The Department of Public Works is responsible for maintenance and improvements of the Town and the Town's parks. DPW's primary functions include <ul style="list-style-type: none"> • Street cleaning • Snow removal & salting of roadways • Maintenance of all municipal properties • Street sign repair, removal or replacement • Maintenance of parks
Construction/Building/Code Enforcement Department	Yes	Building Department
Emergency Management/Public Safety Department	Yes	Office of Emergency Management
Maintenance programs to reduce risk (stormwater maintenance, tree trimming, etc.)	Yes	See Public Works
Mutual aid agreements	Yes	County and neighboring municipalities
Human Resources Manual - Do any job descriptions specifically include identifying or implementing mitigation projects or other efforts to reduce natural hazard risk?	No	-
Other	-	-
TECHNICAL/STAFFING CAPABILITY		
Planners or engineers with knowledge of land development and land management practices	Yes	Outside Contractor, Boswell Engineering
Engineers or professionals trained in building or infrastructure construction practices	Yes	Outside Contractor, Boswell Engineering
Planners or engineers with an understanding of natural hazards	Yes	Outside Contractor, Boswell Engineering
Staff with expertise or training in benefit/cost analysis	Yes	Outside Contractor, Bruno Associates
Professionals trained in conducting damage assessments	No	-



Resources	Available? (Yes/No)	Comment (available staff, responsibilities, support of hazard mitigation)
Personnel skilled or trained in GIS and/or Hazus applications	Yes	Outside Contractor, Boswell Engineering
Staff that work with socially vulnerable populations or underserved communities	No	-
Environmental scientists familiar with natural hazards	No	-
Surveyors	Yes	Zoning Official
Emergency manager	No	-
Grant writers	Yes	Public Safety Director
Resilience Officer	No	-
Other (this could include stormwater engineer, environmental specialist, etc.)	-	-

5.3.4 Fiscal Capability

Table 5-5 summarizes financial resources available to Guttenberg.

Table 5-5. 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	Yes
Impact fees for homebuyers or developers of new development/homes	No
Stormwater utility fee	No
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	No
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
Other federal or state funding programs	Yes
Open Space Acquisition funding programs	No
Other (for example, Clean Water Act 319 Grants [Nonpoint Source Pollution])	-

5.3.5 Education and Outreach Capability

Table 5-6 summarizes the education and outreach resources available to Guttenberg.



Table 5-6. Education and Outreach Capabilities

Outreach Resources	Available? (Yes/No)	Comment
Public information officer or communications office	Yes	Police Officer
Personnel skilled or trained in website development	Yes	Work for Town
Hazard mitigation information available on your website	Yes	Fire prevention education
Social media for hazard mitigation education and outreach	No	-
Citizen boards or commissions that address issues related to hazard mitigation	No	-
Warning systems for hazard events	Yes	Reverse 911
Natural disaster/safety programs in place for schools	Yes	Evacuation drills and fire drills
Organizations that conduct outreach to socially vulnerable populations and underserved populations	Yes	Senior Department that takes care of those that need assistance
Public outreach mechanisms / programs to inform citizens on natural hazards, risk, and ways to protect themselves during such events	Yes	CERT Team

5.3.6 Community Classifications

Table 5-7 summarizes classifications for community programs available to Guttenberg.

Table 5-7. Community Classifications

Program	Participating? (Yes/No)	Classification	Date Classified
Community Rating System (CRS)	No	-	-
Building Code Effectiveness Grading Schedule (BCEGS)	No	-	-
Public Protection (ISO Fire Protection Classes 1 to 10)	No	-	-
National Weather Service StormReady Certification	No	-	-
Firewise Communities classification	No	-	-
Sustainable Jersey	No	-	-
Other: Organizations with mitigation focus (advocacy group, non-government)	-	-	-

N/A = Not applicable

— = Unavailable

5.3.7 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 5-8 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 5-8. Adaptive Capacity

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

5.4 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 5-1 is responsible for maintaining this information.

5.4.1 NFIP Statistics

Table 5-9 summarizes the NFIP policy and claim statistics for Guttenberg.

Table 5-9. Guttenberg NFIP Summary of Policy and Claim Statistics

# Policies	140
# Claims (Losses)	4
Total Loss Payments	\$68,572.50
# Repetitive Loss Properties (NFIP definition)	0
# 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

5.4.2 Flood Vulnerability Summary

Table 5-10 provides a summary of the NFIP program in Guttenberg.

Table 5-10. NFIP Summary

NFIP Topic	Comments
Flood Vulnerability Summary	
Describe areas prone to flooding in your jurisdiction.	Main Street and JFK Boulevard in relation to storm drainage (this was repaired) so no flood issues since
Do you maintain a list of properties that have been damaged by flooding?	Yes, FEMA is notified upon documentation
Do you maintain a list of property owners interested in flood mitigation?	None are interested.
How many homeowners and/or business owners are interested in mitigation (elevation or acquisition)?	None
Are any RiskMAP projects currently underway in your jurisdiction? If so, state what projects are underway.	No
How do you make Substantial Damage determinations?	Yes, Based upon damage amount; visual inspection
How many Substantial Damage determinations were declared for recent flood events in your jurisdiction?	Zero
How many properties have been mitigated (elevation or acquisition) in your jurisdiction? If there are mitigation properties, how were the projects funded?	No
Do your flood hazard maps adequately address the flood risk within your jurisdiction? If not, state why.	Yes
NFIP Compliance	
What local department is responsible for floodplain management?	DPW
Are any certified floodplain managers on staff in your jurisdiction?	Yes
Do you have access to resources to determine possible future flooding conditions from climate change?	Yes
Does your floodplain management staff need any assistance or training to support its floodplain management program? If so, what type of assistance/training is needed?	No
Provide an explanation of NFIP administration services you provide (e.g., permit review, GIS, education/outreach, inspections, engineering capability)	Yes, Education and outreach
How do you determine if proposed development on an existing structure would qualify as a substantial improvement?	Depends on how large it is; limit on heights.
What are the barriers to running an effective NFIP program in the community, if any?	No



NFIP Topic	Comments
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?	Chapter 21 Flood Damage Prevention
What is the date that your flood damage prevention ordinance was last amended?	2017
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?	No
Does your community plan to join the CRS program or is your community interested in improving your CRS classification?	No

5.5 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 5-11 through Table 5-13.

Table 5-11. Number of Building Permits for New Construction Issued Since the Previous HMP

	New Construction Permits Issued			
	Single Family	Multi-Family	Other (commercial, mixed-use, etc.)	Total
2019				
Total Permits	1	5	0	6
Permits within SFHA	0	-	0	0
2020				
Total Permits	0	2	0	2
Permits within SFHA	0	-	0	0
2021				
Total Permits	0	2	0	2
Permits within SFHA	0	0	0	0
2022				
Total Permits	0	2	0	2



	New Construction Permits Issued			
	Single Family	Multi-Family	Other (commercial, mixed-use, etc.)	Total
Permits within SFHA	0	0	0	0
2023				
Total Permits	1	1	0	2
Permits within SFHA	0	0	0	0

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

Table 5-12. Recent Major Development and Infrastructure from 2019 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
Ammar Artani	Multi-Family	12 Units	400-02 69 th St		
El Tolo Realty LLC/Mario Barquin	Multi-Family	2 Units	207 71 st St		
7000 Polk LLC/Carlis Crespo	Multi-Family	20 Units	7000-04 Polk St		
Guttenberg Investors, LLC/Joe Felice	Multi-Family	30 Units	80-84 70 th St		
Jonathan Levy	Multi-Family	19 Units	6710-12 Park Ave		
Meadowview Lofts LLC/ Mario Echevarria	Multi-Family	32 Units	6901-05 Madison St		
Monterrosa, Louis & Natalia	Multi-Family	2 Units	149 69 th St		
Guttenberg 70 th St, LLC/Rene Jinorio	Multi-Family	15 Units	210-12 70 th St		
6800-02 Polk St, LLC/Mario Echevarria	Multi-Family	16 Units	6800-02 Polk St		
327 69 th St, LLC/Hakan USAL	Multi-Family	2 Units	327 69 th St		
Keze Lin - Condo	Single-Family	1 Unit	211 70 th St		
68 th Street Investments LLC/Hava Alter Footings and Foundation	Unknown	Unknown	60-64 68 th St		

* Only location-specific hazard zones or vulnerabilities identified.



Table 5-13. 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
None Identified					

5.6 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 Guttenberg's risk assessment results and data used to determine the hazard ranking. Key local risk assessment information is presented below.

5.6.1 Hazard Area

Hazard area maps provided below illustrate the probable hazard areas impacted within the Town are shown in Figure 5-1 through Figure 5-3. 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 Guttenberg has significant exposure. The maps show the location of potential new development, where available.



Figure 5-1. Guttenberg Hazard Area Extent and Location Map 1

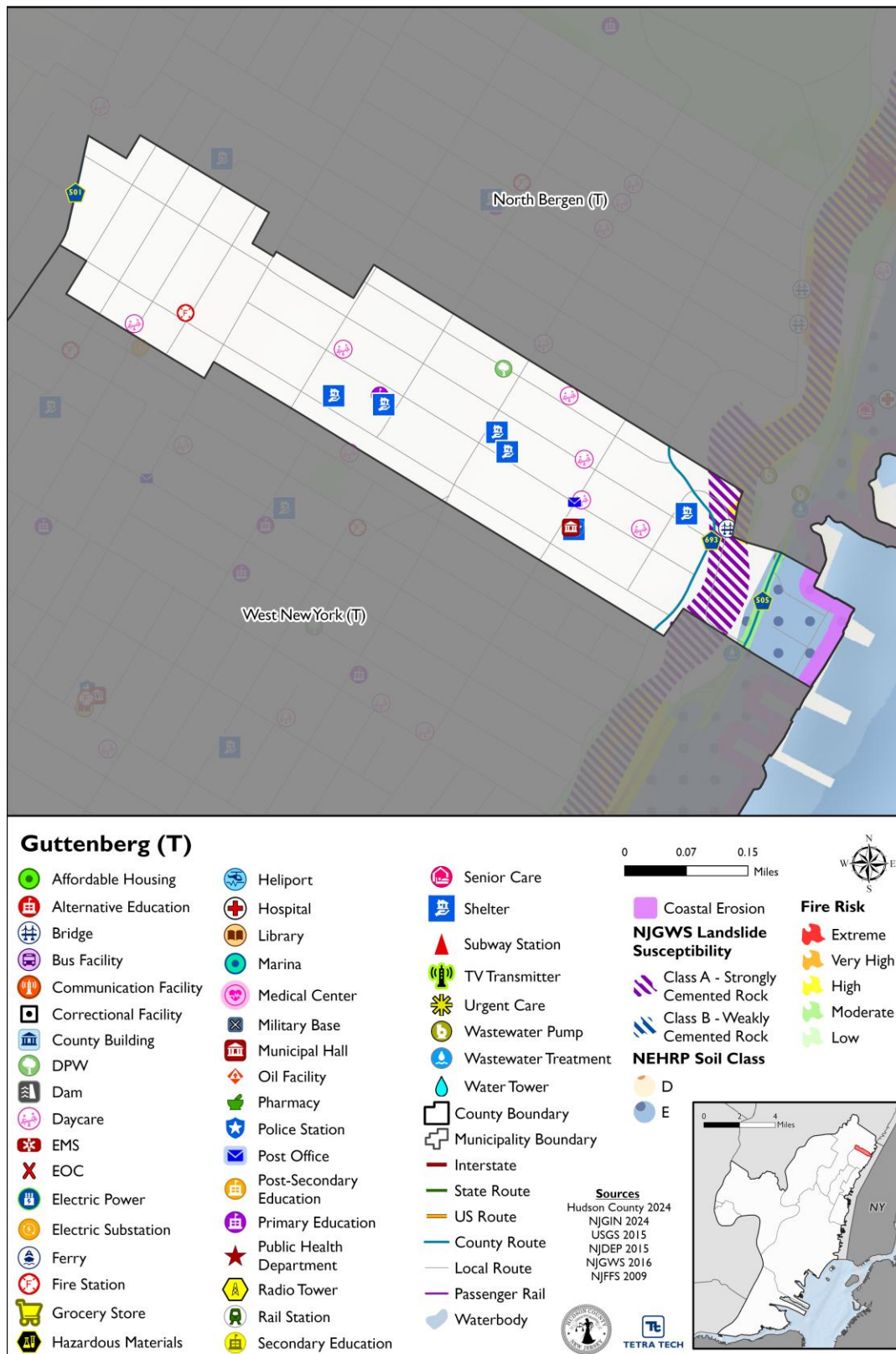




Figure 5-2. Guttenberg Hazard Area Extent and Location Map 2





Figure 5-3. Guttenberg Hazard Area Extent and Location Map 3





5.6.2 Hazard Event History

The history of natural and non-natural hazard events in Guttenberg is detailed in Volume I, where each hazard profile includes a chronology of historical events that have affected the County and its municipalities. Table 5-14 provides details on loss and damage in Guttenberg during hazard events since the last hazard mitigation plan update.

Table 5-14. Hazard Event History in Guttenberg

Dates of Event	Event Type (Disaster Declaration)	County Designated?	Summary of Event	Summary of Damage and Losses in Kearny
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.	The Town did not experience any noted or documented damages or losses.
January 20, 2020 – May 11, 2023	Covid-19 Pandemic (EM-3451-NJ, DR-4488-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.	The Town did not experience any noted or documented damages or losses.
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.	The Town did not experience any noted or documented damages or losses.
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.	The Town did not experience any noted or documented damages or losses.
August 4, 2020	Tropical Storm Isaias (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.	The Town did not experience any noted or documented damages or losses.



Dates of Event	Event Type (Disaster Declaration)	County Designated?	Summary of Event	Summary of Damage and Losses in Kearny
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.	Sewer Damage 68 th and Blvd East; G.T.C.A sustained damage several units in Tower (1); Mall flooded and damaged all garage elevators (3)
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.	The Town did not experience any noted or documented damages or losses.

EM = Emergency Declaration (FEMA)

FEMA = Federal Emergency Management Agency

DR = Major Disaster Declaration (FEMA)

N/A = Not applicable

5.6.3 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 Guttenberg.

5.6.3.1 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. Guttenberg 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:

- Drought was ranked medium; Town has updated to Low.
- Flood was ranked medium; Town has updated to Low based on damage repairs at 68 St and Blvd East.
- Geological Hazards were ranked medium; Town has updated to low.
- Severe Winter Weather was ranked medium; Town has updated to low.



Table 5-15 shows Guttenberg’s final hazard rankings for identified hazards of concern. Mitigation action development uses the ranking to target hazards with the highest risk.

Table 5-15. Hazard Ranking

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

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

5.6.3.2 CRITICAL FACILITIES

Table 5-16 identifies critical facilities in the community located in the 1 percent and 0.2 percent annual chance floodplains.

Table 5-16. Critical Facilities Flood Vulnerability

Name	Type	Vulnerability	
		1% Annual Chance Event	0.2% Annual Chance Event
None Identified			

Source: Hudson County; HIFLD; NJGIN

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

- None Identified

5.6.4 Identified Issues

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

- The Town will conduct a feasibility assessment to determine how to best rectify the flooding issues on Ferry Road and allow sewers to handle the high volume of water. The Town will adjust the curbing to ensure the curbs are not damaged by the speed of water flowing downhill. Ferry Road experiences stormwater flooding.





Ferry Road is the only drainage point of Guttenberg to River Road. In the past, flooding has flooded the Galaxy Garage and caused damage to curbing and adjacent properties.

- The Town of Guttenberg is facing significant stormwater flooding issues near River Road, exacerbated by the Combined Sewer Overflow (CSO) outfall. The current infrastructure is insufficient to handle the high volume of stormwater, leading to frequent flooding and damage to adjacent properties.
- 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.

- A recent audit of New Jersey’s model ordinances by FEMA for conformance with NFIP, resulted in a review of existing local flood damage prevention ordinances. Based upon FEMA’s review, specific language related to NFIP regulations was not consistent. Additionally, it was determined that better coordination was needed between the three sets of regulations that regulate development and construction in the floodplain. These regulations are: the NFIP implemented by local floodplain administrators, the New Jersey Flood Hazard Area Control Act (FHACA) implemented at the State level by the NJDEP, and the Uniform Construction Code (UCC) implemented by the local Construction Official. NJDEP used this feedback to develop a model Code Coordinated Ordinance and continues to work with municipalities to update flood damage prevention ordinances to the Code Coordinated Ordinance.

* This issue was identified as a specific area of concern based on resident response to the Hudson County Hazard Mitigation Citizen survey.

5.7 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.

5.7.1 Past Mitigation Action Status

Table 5-17 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.

5.7.2 Additional Mitigation Efforts

In addition to the mitigation actions completed in Table 5-17, Guttenberg identified the following mitigation efforts completed since the last HMP:

- None Identified

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

- None Identified



Table 5-17. 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-Guttenberg-001	TRANSCO Pipeline protection	Extreme Temperature, Flood, Geological Hazard, Severe Weather, Severe Winter Weather, Wildfire	TRANSCO, Town of Guttenberg Administration	The Town will work with TRANSCO to conduct a feasibility assessment to determine the best methods to secure the TRANSCO Pipeline where it is exposed in the Town. The Town will partner with TRANSCO to implement any identified mitigation actions. The TRANSCO gas pipeline is a 36" pipeline that runs from Texas to New York City. The pipeline passes through Guttenberg. The pipeline is exposed in certain areas in the Town. Natural hazards and non-natural hazards could damage the pipeline and cause a major leak.	1. Complete 2. Exposed in North Bergen-but project is complete for the Town.	1. Discontinue 2. N/A 3. Project Complete



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-Guttenberg-002	Ferry Road Drainage	Flood, Severe Weather	Public Works	The Town will conduct a feasibility assessment to determine how to best rectify the flooding issues on Ferry Road and allow sewers to handle the high volume of water. The Town will adjust the curbing to ensure the curbs are not damaged by the speed of water flowing downhill. Ferry Road experiences stormwater flooding. Ferry Road is the only drainage point of Guttenberg to River Road. In the past, flooding has flooded the Galaxy Garage and caused damage to curbing and adjacent properties.	1. In Progress 2. Working on JFK Boulevard East Project with NJ Department of Community Affairs Resilient Communities Program (DCA RCP). Please see below 2025-Guttenberg-001.	1. Discontinue 2. N/A 3. New action generated and will merge with this one. See action 2025-Guttenberg-001.
2020-Guttenberg-003	CSO Separation	Flood	MUA, Engineer	The Town will support the MUA efforts to separate the CSO system. The Town has a CSO system which can be overwhelmed by heavy rainfall.	1. N/A 2. Responsible party is MUA	1. Discontinue 2. N/A 3. Will not move forward with the Town. Will add to MUA annex.



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-Guttenberg-004	Explore converting GTCA Movie Theater into shelter	All Hazards	OEM	The Office of Emergency Management will explore the possibility of converting the GTCA Movie Theater into a large shelter. If feasible, the OEM will conduct an assessment of the space and the costs for conversion. If appropriate, the OEM will begin the process of converting the space to a shelter including purchasing and installing a generator and other necessary supplies. The GTCA Movie Theater is a large abandoned space (roughly 25,000 to 30,000 square feet). The space is mainly located underground. With the Town's proximity to NYC and being a densely populated municipality, there is a need for large sheltering space.	1. No Progress 2. N/A	1. Discontinue 2. N/A 3. Theater has been in litigation for the last 12 years; the Town does not own the facility. School could be used in an emergency.
2020-Guttenberg-005	Outreach regarding severe storms and winter storms	Severe Weather, Severe Winter Weather	OEM	The Town will conduct outreach to facilities with generators to encourage larger backup fuel supplies for generators. Some generators for large residential structures may not have appropriate fuel supply for long term outages caused by severe storms and winter storms.	1. Complete 2. N/A	1. Discontinue 2. N/A 3. This action 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-Guttenberg-006	Replace air conditioning units at Guttenberg Care Center	Extreme Temperature	Guttenberg Care Center, Administration	Work with the Guttenberg Care Center to find grant funding support to replace outdated air conditioning units. The Guttenberg Care Center houses a large number of seniors. The air conditioning units are outdated.	1. Complete 2. N/A	1. Discontinue 2. N/A 3. This action has been completed.
2020-Guttenberg-007	Update water infrastructure during sewer work	Extreme Temperature	Public Works	The town will evaluate water mains during sewer work and make necessary upgrades and improvements as necessary. The town's water mains are nearly 100 years old and prone to breaking.	1. Complete 2. N/A	1. Discontinue 2. N/A 3. This action has been completed.
2020-Guttenberg-008	Update Flood Damage Prevention Ordinance	Flood	Administration, FPA	Update the Flood Damage Prevention Ordinance to include the state mandated 1-foot freeboard requirement The town's Flood Damage Prevention Ordinance does not include the state's freeboard requirement.	1. No Progress 2. N/A	1. Include 2. No Change 3. N/A



5.7.3 Proposed Hazard Mitigation Actions for the HMP Update

Guttenberg 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 Guttenberg 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 5-18 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 5-19 provides a summary of the prioritization of all proposed mitigation actions for the HMP update.



Table 5-18. 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
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 5-19. Summary of Prioritization of Actions

Project Number	Project Name	Scores for Evaluation Criteria															High / Medium / Low
		Life Safety	Property Protection	Cost-Effectiveness	Political	Legal	Fiscal	Environmental	Social Vulnerability	Administrative	Hazards of Concern	Climate Change	Timeline	Community Lifelines	Other Local Objectives	Total	
2025-Guttenberg-001	JFK Boulevard East Flood Mitigation Project	0	1	1	1	1	0	1	0	1	1	1	1	1	0	10	Medium
2025-Guttenberg-002	CSO Outfall System Improvements	0	1	1	1	1	0	1	0	1	1	1	1	1	0	10	Medium
2025-Guttenberg-003	Substantial Damage Management Plan	0	1	1	1	1	1	0	1	1	1	1	1	1	1	13	High
2025-Guttenberg-004	Update Flood Damage Prevention Ordinance	0	1	1	1	1	1	1	0	1	0	1	1	1	1	11	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-Guttenberg-001. JFK Boulevard East Flood Mitigation Project

Lead Agency:	Public Works	
Supporting Agencies:	-	
Hazards of Concern:	Flood, Severe Weather	
Description of the Problem:	The Town will conduct a feasibility assessment to determine how to best rectify the flooding issues on Ferry Road and allow sewers to handle the high volume of water. The Town will adjust the curbing to ensure the curbs are not damaged by the speed of water flowing downhill. Ferry Road experiences stormwater flooding. Ferry Road is the only drainage point of Guttenberg to River Road. In the past, flooding has flooded the Galaxy Garage and caused damage to curbing and adjacent properties.	
Description of the Solution:	Public Works will upgrade the drainage system on River Road to reduce flooding in the area, particularly around the Galaxy Building complex. The Town is currently working with DCA RCP to receive funding. This includes going out to bid for designers to bring this project from 30 percent to 100 percent.	
Estimated Cost:	High	
Potential Funding Sources:	Municipal Budget, DCA RCP (Department of Community Affairs Resilient Communities Program)	
Implementation Timeline:	1-5 years	
Goals Met:	2,6	
Benefits:	The reduction of stormwater flooding, which will prevent damage to properties, infrastructure, and the Galaxy Garage.	
Impact on Socially Vulnerable Populations:	Reducing flooding will improve safety and health conditions for residents, particularly those in socially vulnerable populations who may be disproportionately affected by flooding.	
Impact on Future Development:	Improved infrastructure and reduced flooding will make the area more attractive for future development, potentially increasing property values and encouraging investment.	
Impact on Critical Facilities/Lifelines:	Protecting the Galaxy Building complex from flooding ensures the continuity of services and operations, which is crucial for the community.	
Impact on Capabilities:	Improved infrastructure increases the Town's preparedness for extreme weather events, enhancing resilience and response capabilities.	
Climate Change Considerations:	Enhancing drainage systems and protecting curbs contribute to the Town's overall resilience against climate change impacts, ensuring long-term sustainability.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Structural Flood Control Projects	
Priority	Medium	
Alternatives	Action	Evaluation
	No Action	-
	Retention Pond	Space constraints, High costs
	Green Infrastructure	Requires maintenance



Action 2025-Guttenberg-002. CSO Outfall System Improvements

Lead Agency:	Administration	
Supporting Agencies:	Town Public Works	
Hazards of Concern:	Flood, Severe Weather	
Description of the Problem:	The Town of Guttenberg is facing significant stormwater flooding issues near River Road, exacerbated by the Combined Sewer Overflow (CSO) outfall. The current infrastructure is insufficient to handle the high volume of stormwater, leading to frequent flooding and damage to adjacent properties.	
Description of the Solution:	The Town plans to utilize I-bank funding to upgrade the CSO outfall near River Road. However, there are design constraints that need to be understood through test pitting the area before construction can commence in spring/summer 2025.	
Estimated Cost:	High	
Potential Funding Sources:	I-Bank Funding	
Implementation Timeline:	1-5 years	
Goals Met:	2,6	
Benefits:	Enhanced stormwater management improves the capacity to manage stormwater and reduce flooding, protects properties from flood-related damage, and strengthens the Town's resilience against future storm events.	
Impact on Socially Vulnerable Populations:	Reducing flooding will protect homes and businesses, particularly benefiting socially vulnerable populations who may be disproportionately affected by flood damage.	
Impact on Future Development:	Improved infrastructure can support future development projects by providing reliable stormwater management.	
Impact on Critical Facilities/Lifelines:	Ensures that essential services and lifelines remain operational during storm events.	
Impact on Capabilities:	Upgraded infrastructure will increase the Town's capacity to manage stormwater effectively.	
Climate Change Considerations:	These systems will enable continuous assessment and adaptation to ensure long-term resilience and functionality. By proactively addressing these challenges, the town aims to safeguard its community and infrastructure against evolving climate conditions.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Structural Flood Control Projects	
Priority	Medium	
Alternatives	Action	Evaluation
	No Action	-
	Constructing a detention basin	High costs
	Underground storage tanks	Complex, regular maintenance



Action 2025-Guttenberg-003. Substantial Damage Management Plan

Lead Agency:	Floodplain Administrator
Supporting Agencies:	Town OEM, Town Public Works
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-Guttenberg-004.Update Flood Damage Prevention Ordinance

Lead Agency:	Floodplain Administrator	
Supporting Agencies:	Construction Official, Administration, NFIP State Coordinator, FEMA Regional Office	
Hazards of Concern:	Flood	
Description of the Problem:	A recent audit of New Jersey's model ordinances by FEMA for conformance with NFIP, resulted in a review of existing local flood damage prevention ordinances. Based upon FEMA's review, specific language related to NFIP regulations was not consistent. Additionally, it was determined that better coordination was needed between the three sets of regulations that regulate development and construction in the floodplain. These regulations are: the NFIP implemented by local floodplain administrators, the New Jersey Flood Hazard Area Control Act (FHACA) implemented at the State level by the NJDEP, and the Uniform Construction Code (UCC) implemented by the local Construction Official. NJDEP used this feedback to develop a model Code Coordinated Ordinance and continues to work with municipalities to update flood damage prevention ordinances to the Code Coordinated Ordinance.	
Description of the Solution:	After obtaining the appropriate review and concurrence by the NFIP State Coordinator and the FEMA Regional Office, the municipality will update and adopt the Code Coordinated Ordinance.	
Estimated Cost:	Staff time	
Potential Funding Sources:	Municipal budget	
Implementation Timeline:	Within 5 years	
Goals Met:	1, 2, 6,7	
Benefits:	The updated ordinance will improve floodplain management, meet NFIP requirements, and increase resilience of new and substantially improved structures in the floodplain.	
Impact on Socially Vulnerable Populations:	The action will result in better regulation of construction standards within the Special Flood Hazard Area where significant risk to socially vulnerable populations exists.	
Impact on Future Development:	The action will result in stronger regulation of construction standards for future development in the Special Flood Hazard Area.	
Impact on Critical Facilities/Lifelines:	Critical facilities and lifelines located in the Special Flood Hazard Area will be required to meet the same requirements as general building construction that are set forth in the ordinance.	
Impact on Capabilities:	This action will improve floodplain management capabilities through better outlining of responsibilities and administrative procedures.	
Climate Change Considerations:	The updated ordinance includes the State's higher standards that are in place to address heightened flood risk due to climate change such as those for floodway rise and mandatory freeboard have been incorporated in these new model ordinances.	
Mitigation Category	Local Plans and Regulations	
CRS Category	Preventative Measure	
Priority	High	
Alternatives	Action	Evaluation
	No Action	Current problem exists



	Modify existing flood damage prevention ordinance	Time intensive
	Leave NFIP	Residents lose flood insurance coverage

