

## *1. Executive Summary*

Superstorm Sandy was one of the largest storms to ever hit the northeastern United States. Causing an estimated \$70 billion in damage, Sandy was the most destructive hurricane of the 2012 Atlantic hurricane season and the second-costliest hurricane in U.S. history. In New Jersey, high winds and precipitation, as well as overflowing rivers and bays, caused direct damage to homes, businesses and town facilities, including fallen trees, blown off shingles, and flooded critical infrastructure. Tidal surges caused flooding and excessive damage to coastal protective barriers including dunes, bulk heads, and jetties.

The Department of Community Affairs initially allocated \$5 million in Community Development Block Grant- Disaster Recovery (CDBG-DR) funds towards the Post Sandy Planning Assistance Grant Program (PSPAG). The goal of the PSPAG is to support municipalities and counties affected by Superstorm Sandy to develop long range plans for community redevelopment and hazard mitigation. The PSPAG program offers grants to municipalities and counties to hire American Institute of Certified Planners/New Jersey Board of Professional Planners (AICP/PP) licensed planners to address the issues caused by the storm, draft plans to rebuild a more sustainable and resilient community that can withstand damage from future storms, and encourage sustainable economic growth.

On October 28, 2013, Housing and Urban Development (HUD) announced a second allocation of CDGB-DR funds to Sandy-impacted states. As a result, New Jersey published a Substantial Amendment to its Action Plan and allocated an additional \$10 million to the PSPAG and other planning-related programs.

In order for the City of Pleasantville to be eligible for grant activities under the PSPAG program, Pleasantville must have completed a comprehensive Strategic Recovery Planning Report. This Report will evaluate the impacts of Superstorm Sandy on the community's infrastructure and economic growth. The Strategic Recovery Planning Report for Pleasantville will focus on the goals, strategies, and actions that are urgently needed for the public safety of Pleasantville's citizens and the economic recovery of the City. Once the Strategic Recovery Planning Report is completed, the City of Pleasantville will be eligible for the following grant activities: re-examination reports for

master plans or resiliency plans, community development and neighborhood plans, design standards, capital improvement plans, suburban environmental design, and development of codes or ordinances.

The recommendations set forth in this Report, along with further funding, will allow the City to continue with its hazard mitigation efforts. These recommendations focus on improving the resiliency of infrastructure, updating Master Plan elements to improve consistency with hazard mitigation initiatives, economic development, housing, communication and education, capital improvement, and Community Rating System compliance. The goal of these recommendations is to prevent the loss life and property caused by future storm events.

## ***2. Introduction***

### **2.1 Purpose of Report**

Due to the damage caused by Superstorm Sandy, many New Jersey municipalities and counties face a myriad of recovery challenges. Among them is the need for planning support to develop community recovery plans that strategically address the issues that now confront them.

This Strategic Recovery Planning Report (SRPR) will serve as a blueprint to guide the recovery of the Pleasantville City from the effects of Superstorm Sandy and to reduce vulnerabilities to future storms. Accordingly, the Report will:

- Evaluate the impacts on affected community features in Pleasantville and address the conditions created or exacerbated by the storm;
- Articulate the planning goals, strategies, and priority projects and actions that are most urgently needed to improve public safety, increase resistance to damage from future storms, and stimulate economic recovery; and
- Contain detailed descriptions of each proposed action and project; a statement of need that demonstrates how each action or project relates to the impacts of Superstorm Sandy; why the action or project is important to the economic and environmental health of the community; and the major tasks associated with each action or project.

City input was consulted during the entire preparation of this Report. CME Associates worked closely with the Economic and Industrial Development Department, Building and Zoning Department and Emergency Management Officials in order to develop relevant and effective recommendations for the City. In accordance with the Municipal Land Use Law, the SRPR was publically advertised in local newspapers. Public input was given during the Planning Board Meeting before adoption of this Report.

## **2.2 Pleasantville City Profile**

Pleasantville is located in southeastern Atlantic County. The City is bordered by Absecon to the north, Atlantic City to the east, a portion of Egg Harbor Township and Northfield to the south and a portion of Egg Harbor Township to the west. The City has a total area of 7.298 square miles, of which, 5.694 square miles is land and 1.604 square miles is water.

The City of Pleasantville has a population of 20,249 according to the 2010 Census. The median age of Pleasantville is 33 years old. According to the master plan, Atlantic City's redevelopment which began in 1988 had a major impact on Pleasantville. Many of the residents displaced by this redevelopment relocated to Pleasantville. This increased Pleasantville's population, poverty percentage, and unemployment rate between 1970 and 2000. The median household income according to the 2010-2012 American Community Survey is \$38,343. 21% of all families in Pleasantville are below the poverty line in terms of income over the past year. 14.8%, or 2,311, citizens are unemployed.

The major roadways that traverse the City include U.S. Route 9 from north to south, U.S. Route 40 from east to west and the Atlantic City Expressway from east to west. New Jersey Transit offers several bus routes to Atlantic City and to points north, west and east of the City.

Pleasantville City lies within the Reeds Bay/Absecon Bay and Tributaries Watershed, the Patcong Creek/Great Egg Harbor Bay Watershed and the Absecon Creek Watershed, all of which are located in Watershed Management Area 15. The majority of the City drains to either Lakes Bay or Absecon Bay. The most significant small feeder stream in Pleasantville is Conovers Creek which drains into the Absecon Bay.

### ***3. Assessment of Existing Planning Documents***

The following section examines the adequacy of the existing municipal and county planning and emergency management documents. These documents describe the changes needed to support and achieve municipal planning goals, to address municipal needs related to post storm recovery and to mitigate future storm impacts. The following sections detail the existing policy documents relevant to the City.

#### **3.1 City Documents**

##### ***City of Pleasantville Master Plan Part I, 2008***

The City of Pleasantville Master Plan Update was originally prepared by Remington, Vernick & Walberg Engineers and was adopted November 13, 2008. The 2008 Pleasantville Master Plan provides updates to the previous 1979 Master Plan, the reviewed and revised Master Plan of 1993, and the Master Plan Reexamination of 1999. The intent of the Master Plan is to guide land use within Pleasantville in a way that protects public health and safety and promote the general welfare. The City of Pleasantville split its Master Plan update into two volumes. This review focuses on the first volume.

The City of Pleasantville's Master Plan includes the municipality's Goals and Objectives, a Land Use Plan element, a Housing element, and a statement of consistency with County and local master plans. The second volume of the Master Plan has not been completed; however it is proposed to include a Circulation Plan element, Utility Plan element, Community Facilities Plan element, and an Open Space & Recreation Plan element.

The Master Plan states the City of Pleasantville is in a transition period. Pleasantville was a thriving residential and commercial community. Over the past decades there has been considerable economic and social decline. The City of Pleasantville has been ranked as one of New Jersey's most distressed communities. Pleasantville suffers from high unemployment, low property values compared to the County and State, and a very high percentage of low income

and welfare recipients. Over this time businesses have left the city leaving physical blight across Pleasantville. The City of Pleasantville has taken action through State and Federal programs to strive towards revitalization. Signs of improvement have come from these actions including residential property values rising and developers beginning to show interest in the City of Pleasantville. The city's actions and programs are becoming successful.

The following Goals and Objectives of the Master Plan that relate to resiliency are as follows:

### **General Goals**

**Principle:** The *Municipal Land Use Law* grants municipalities the power to control the physical development of the lands within their corporate boundaries and provides fifteen (15) guiding purposes to be achieved by their land use / development regulations.

The City of Pleasantville affirms its commitment to these purposes and adopts same as general guidelines for the Comprehensive Master Plan Update, the Land Use Ordinance, policies and practices for all appropriate municipal agencies in the administration of their duties and responsibilities. Specifically:

1. Encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
2. Secure safety from fire, flood, panic and other natural and man-made disasters;
3. Provide adequate light, air and open space;
4. Ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;

5. Promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
6. Encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
7. Provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
8. Encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
9. Promote a desirable visual environment through creative development techniques and good civic design and arrangement;
10. Promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
11. Encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
12. Encourage senior citizen community housing construction;
13. Encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
14. Promote utilization of renewable energy resources;
15. Promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning

practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

**Principle:** Pleasantville recognizes the City's need to manage growth while protecting against the potential negative impacts of growth.

The State of New Jersey, through the State Plan, has designated nearly all of Pleasantville as a PA-1: Metropolitan Planning Area. Metropolitan Planning Areas are designed to provide for much of the state's future growth through revitalization of cities and towns; promotion of growth in compact forms; stabilization of older suburbs; redesign of areas of sprawl; and protection of the character of existing stable communities.

While growth in general, and commercial growth in particular, is welcomed in Pleasantville, the ability to manage growth so as not to overburden City services is anticipated to remain a concern in perpetuity.

A. *Objective:* City Planners affirm to use all of the tools and programs at their disposal to ensure that growth in Pleasantville is comprehensively planned and managed in as orderly a fashion as possible.

**Principle:** Pleasantville recognizes that the economic and development environment in the City has undergone a rapid transformation over the past several years, and that the City's planning and development-related policies have not always been able to keep pace.

In June 2003, the City commissioned the City Engineer to prepare new and updated Tax Maps utilizing current digital / electronic technology and reflecting the most recent lot geometry (subdivisions and consolidations). While such process was required as a prerequisite to the [then] pending Citywide tax assessment revaluation project, it is the City's intention to utilize such new mapping as the base map for all future City mapping projects, many of which, heretofore, utilized old, manually-drawn



maps. Such maps were completed and approved for use by the State's Division of Taxation, Department of Treasury, in October 2007.

A. *Objective:* Review and update municipal policies and regulations on an ongoing basis to ensure that Policymakers are working with the most up-to date information.

B. *Objective:* Utilize the updated Pleasantville tax maps as the basis for the new Zoning Map to be created as part of this Comprehensive Master Plan Update. Adjust Zoning District Boundary Lines adjusted to reflect current parcel geometry.

C. *Objective:* Continue to update the City's tax maps as necessary as the base map for all other pertinent City mapping. Continue to update the City's Zoning and other maps as necessary in order to maintain the most up-to-date reference documents.

**Principle:** Pleasantville recognizes that as an older, nearly built-out community, growth and improvement will generally be in the form of redevelopment and that the State of New Jersey and the Federal Government has several tools to assist the City in its efforts toward revitalization.

A. *Objective:* Maximize use of the tools available from the State and Federal governments in the revitalization of the City; principally, but not exclusively, the New Jersey *Local Redevelopment and Housing Law* and the New Jersey Urban Enterprise Zone program.

B. *Objective:* Reverse or remove conditions which has caused the City, in whole or in part, to be designated, variously, an Area In Need of Redevelopment or an Area In Need of Rehabilitation under the *Local Redevelopment and Housing Law*.

C. *Objective:* Eliminate blighting influences and prevent the spread of blight by the application of comprehensive Redevelopment Plan and other appropriate controls.

D. *Objective:* Provide for the activation of underutilized lands which represent a lost opportunity for valuable contribution to the welfare of the community.

E. *Objective:* Provide for the renovation, rehabilitation or replacement of substandard and/or underproductive buildings or improvements where such conditions, singularly or in combination, are detrimental to the safety, health and welfare of the community.

F. *Objective:* Provide for the removal and replacement of substandard buildings or improvements where renovation or rehabilitation is not practicable, including where such structures do not lend themselves to reuse in a manner consistent with these Principles and Objectives.

G. *Objective:* Protect and enhance lands and buildings which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which under the City's redevelopment efforts is necessary, with or without change in their condition, for the effective revitalization of a particular area.

### **Land Use Policy**

**Principle:** Pleasantville recognizes the need for the City to encourage a varied mix of land uses in order to ensure that the quality of life for City residents is maintained.

At publication, extensive efforts by the City to attract various types of growth, in various sections of the City, have been implemented, with others scheduled to commence in the near future. These efforts include residential growth in the Lakes Bay Waterfront, commercial redevelopment in the City Center Area and light industrial uses at the Cambria section of the City. These initiatives are not viewed as

ends in-and-of themselves, but as the beginning of Pleasantville's renaissance. As such, they are anticipated to serve as anchors for the continued redevelopment of the City.

A. *Objective:* Encourage a variety of land uses and building types in order to attract a diverse population of residents and businesses; thereby affording the best chance to comprehensively redevelop the City.

B. *Objective:* City Planners affirm to use all of the tools and programs at their disposal to encourage a mix of varied land uses to ensure that the quality of life for the residents of the City is maintained.

**Principle:** Pleasantville recognizes the need to maximize, to the extent practicable, Smart Growth Planning Principles in the revitalization of the community. Specifically:

A. *Objective:* Collaborate on Solutions: Community and stakeholder collaboration is critical in development decision-making.

B. *Objective:* Provide for an appropriate mixing of Land Uses.

C. *Objective:* Encourage infill development and redevelopment. Strengthen and direct future development to areas of existing infrastructure.

D. *Objective:* Plan and build master planned communities utilizing compact, clustered design, walkable neighborhoods and distinctive, attractive amenities offering a sense of place.

E. *Objective:* Conserve and preserve open space and scenic resources.

F. *Objective:* Provide transportation and housing choice and opportunities.

G. *Objective:* Lower barriers and provide opportunities for smart development.

H. *Objective:* Utilize High Quality Planning and design Techniques in order to create an environment for predictable, fair and cost-effective development decisions.

**Principle:** Pleasantville recognizes the need to maximize use of the State Plan's designation of Pleasantville as a 'PA-1 (Metropolitan) Planning Area' in order to support growth and (re)development.

A. *Objective:* Support economic development activity designed to make appropriate use of the City's resources.

B. *Objective:* Employ the Redevelopment Statute where applicable to achieve these and other municipal objectives.

C. *Objective:* Recognizing the urban, fully-developed nature of the City, the special nature of Pleasantville's location vis-à-vis the marine tidal marshes and the Atlantic City Skyline and the opportunities presented by these elements, explore modification in the City's development regulations in order to take advantage of Pleasantville's assets and designations while appropriately protecting the natural environment.

D. *Objective:* Within the context of Objective 5.2.3 C. herein, explore Vertical Development as a means to provide for the creation of housing units and service a segment of the housing market not currently represented in the City, increase homeownership opportunities and to support the economic and other Policies of this Comprehensive Master Plan Update, including Policies and Objectives designed to support the redevelopment of the City's commercial downtown.

E. *Objective:* Within the context of objectives A. through D, and as an objective in-and-of itself, discourage inappropriate and incompatible land uses where such uses would serve to negatively impact existing development patterns.

F. *Objective:* Within the context of objectives A. through E, and to the extent practical, modify existing Zone Boundary Lines to eliminate instances where a zone boundary line bisects a lot or block.

**Principle:** Pleasantville recognizes the need to maximize use of the *Local Redevelopment and Housing Law* as a tool for its revitalization.

A. *Objective:* Reorganize and replan lands within the City via a combination of infrastructure improvements, land consolidation and subdivision and other mechanisms in order to create marketable parcel(s) for redevelopment purposes.

B. *Objective:* Institute land use and building controls to promote the redevelopment while remaining sensitive to the surrounding environmental conditions and stakeholders.

C. *Objective:* Remove obstacles to land disposition and development; provide for land uses which are not detrimental to the safety, health, morals, or welfare of the community; and eliminate permitted land uses which have the potential to cause disruption to adjacent communities.

### **Housing Policy**

**Principle:** Pleasantville recognizes the need to stabilize and protect its residential neighborhoods and to undertake efforts to insure decent, safe and sanitary housing for all its residents.

A. *Objective:* Strengthen and support the City's code enforcement efforts to ensure that all buildings in the City conform to acceptable property maintenance and other appropriate standards.

B. *Objective:* Stabilize existing residential neighborhoods by eliminating negative influences and preventing the spread of such influences by the application of comprehensive controls.

C. *Objective:* Adopt a deconversion ordinance as part of the City's code enforcement efforts to insure that large single-family residential structures are not illegally converted into rooming houses or apartment buildings and to require deconversion where illegal conversions are found to exist.

D. *Objective:* Maintain the adopted Land Use Plan and Land Use Ordinance as a rational plan to regulate development patterns and reinforce the integrity of the City's residential neighborhoods and commercial districts.

E. *Objective:* Establish within the Land Use Plan and Land Development Use, as appropriate, specific standards to ensure the continued integrity of the residential sections of the City.

F. *Objective:* Maintain the City's efforts to reduce Residential Density in its single-family Zoning Districts to appropriate levels.

**Principle:** Pleasantville recognizes the need to provide for the creation of housing units to service a segment of the housing market not currently represented in the City as well as the need to provide for increased homeownership opportunities in the City.

A. *Objective:* Provide for the renovation, rehabilitation or replacement of substandard dwelling units within the City with decent, safe and sanitary residential units, including both rental and ownership housing and housing for a variety of age groups and affordability ranges.

**Principle:** Pleasantville recognizes the need for affordable housing in the City, including workforce housing targeted toward the needs of the employee base in Atlantic City.

### **Utilities & Infrastructure Policy**

**Principle:** Pleasantville recognizes that its aging utility infrastructure is in general need of repair and may not be adequate to service the scope of development envisioned for the revitalized City. A Storm Sewer Ordinance, regulating on-site and off-site storm water discharge for new development, in conjunction with NJDEP's Storm Water Management (MS-4) Rules, 43 was adopted in July 2006.

A. *Objective:* Prepare a 6-year capital improvement plan consistent with N.J.S.A. 40:55D-29&30 to include subsurface utilities under City control.

B. *Objective:* In addition to any municipal program of capital improvements, continue the policy of utilizing Urban Enterprise Zone funds to underwrite infrastructure improvements required for economic development projects when eligible.

C. *Objective:* Review and, if necessary, revise City Code Chapter 255 (Streets and Sidewalks) regarding regulations requiring developers to construct / reconstruct curbs and sidewalks surrounding their facilities and to resurface all adjacent roadways to the centerline of the street as part of the project.

D. *Objective:* Evaluate upgrades to the storm drainage system(s) in the City as appropriate. Evaluate tidal flooding problems and maintain, repair and replace stormwater facilities upon deterioration.

E. *Objective:* Work with private utility providers to insure adequate and appropriate upgrades to the City's infrastructure systems, including, but not limited to, finalizing planned improvements to the water distribution system as relates to fire protection throughout the City.

### **Community Facilities, Open Space & Recreation Policy**

**Principle:** Pleasantville recognizes that active and passive recreation is a critical component of a healthy residential community and that adequate recreation facilities and supporting amenities should be provided for City residents.

While the City can boast of a network of parks and playgrounds throughout the community, connecting bicycle paths and an active Recreation Department which sponsors programs for residents of all ages, the provision of adequate recreation for all City residents is anticipated to remain a concern in perpetuity.

A. *Objective:* Continue to maintain the City's passive parks and active playgrounds with equipment designed for a use by a variety of age and ability levels.

B. *Objective:* Provide for the appropriate illumination of all parks, playgrounds and bicycle paths to insure the safety of users.

C. *Objective:* Create outdoor recreation opportunities based around the redeveloped municipal Marina. Provide for commercial, recreational, educational and other supporting uses to serve as amenities to the (new and existing) waterfront residential community and which are normal and customary to a full-service recreational marina.

D. *Objective:* Prior to this Comprehensive Master Plan Update, the City leased the privately-owned land across Mulberry Avenue from the Pleasantville Recreation Center for Recreation Center parking. In or about



July, 2007, the owner of this land made application to the City's Zoning Board for the construction of single-family homes on this lot. Accordingly, the City is required to find an alternate parking lot prior to commencement of construction.

**Principle:** Pleasantville recognizes the need for the City to protect its natural resources while maximizing use of the State Plan's designation of Pleasantville as a PA-1 (Metropolitan) Planning Area' in order to support growth and (re)development.

Located in New Jersey's Coastal Zone, development in Pleasantville is regulated by CAFRA and the Coastal Zone Management Rules. Within the context of these and other environmental regulations, City Planners have expressed the desire to respect and protect the City's natural environment where appropriate and to foster resource-friendly development where possible.

A. *Objective:* Support economic development activity designed to make appropriate use of the City's resources.

B. *Objective:* Employ the Redevelopment Statute where applicable to achieve these and other municipal objectives.

C. *Objective:* Recognizing the urban, fully-developed nature of the City, the special nature of Pleasantville's location vis-à-vis the marine tidal marshes and the Atlantic City Skyline and the opportunities presented by these elements, explore modification in the City's development regulations in order to take advantage of Pleasantville's assets and designations while appropriately protecting the natural environment.

D. *Objective:* Within the context of Objective 5.6.2 C herein, explore Vertical Development as a means to provide for the creation of housing units and service a segment of the housing market not currently represented in the City, increase homeownership opportunities and to support the economic and

other Policies of this Comprehensive Master Plan Update, including Policies and Objectives designed to support the redevelopment of the City's commercial downtown.

E. Objective: Create a Conservation Zone along the City's eastern boundary where the bay and marine tidal marshlands make development unpermissible under NJDEP regulations.

**Principle:** Undertake a Green Buildings and Environmental Sustainability Plan Element to the Master Plan as funding becomes available. Until such time, address 'green' technologies within the context of Chapter 290.

A. Objective: Encourage 'green' technologies (windmills, solar, geothermal, etc.) as accessory uses in new construction and building rehabilitation and as principal uses *at appropriate locations* within the City (i.e., where such uses do not conflict with neighboring land uses).

B. Objective: Encourage LEED ("Leadership in Energy & Environmental Design") building systems and technologies in all Projects as appropriate.

**Principle:** Pleasantville recognizes that the City has undergone a rapid transformation over the past decade, and that certain of the City's policies and procedures have not been able to keep pace.

A. *Objective:* Update the City's Open Space and Recreation Inventory ("ROSI") to reflect current conditions.

#### Floodplain Management Ordinance

It is the purpose of the Floodplain Management Ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

A. Protect human life and health;

- B. Minimize expenditure of public money for costly flood control projects;
- C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. Minimize prolonged business interruptions;
- E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
- F. Help maintain a stable tax base by providing for the second use and development of areas of special flood hazard so as to minimize future flood blight areas;
- G. Ensure that potential buyers are notified that property is in an area of special flood hazard; and
- H. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

Additionally, this chapter includes methods and provisions for:

- A. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
- D. Controlling, filling, grading, dredging, and other development which may increase flood damage; and
- E. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

### **3.2 County Documents**

#### **Atlantic County Master Plan, 2000**

The Atlantic County's Master Plan is the County's primary planning tool. The Master Plan is intended to provide a framework for planning and decision making at the

county and municipal levels and provides a “jumping off point” for the ongoing dialogue between the County and its municipalities.

Goals in this plan that are relevant to the SRPR include:

### **Planning Goals**

- Enhance the quality of life for County residents by expanding active recreation opportunities through the acquisition and development of an extensive County Park System.
- Ensure quality growth and development by planning and developing County infrastructure to complement land use goals established by State and local plans.
- Encourage a diversity of economic opportunities for job creation to compliment the new convention facilities and expected casino growth.
- Promote the location of research and development businesses for mutual benefit of industry; job searchers and the colleges in Atlantic County.
- Coordinate the planning and development of adequate potable water supply and wastewater treatment capacity to accommodate future growth.
- Preserve and enhance the quality of the natural resources of the County.
- Preserve selected critical natural areas supporting endangered species and wildlife habitat

### **Open Space and Recreation**

- Provide to municipalities a portion of the County Open Space Tax Trust Fund in order to assist them in the acquisition of parkland commensurate with the Plan.
- Provide a program for Municipal-County joint projects in all areas of the County to provide land acquisition and/or development of parks.
- Purchase lands first that are experiencing developmental pressures.
- Develop active recreation facilities in County parks.
- Purchase lands that provide a link between existing parks to preserve environmentally sensitive lands, increase both active and passive recreation opportunities and create important linkage between these resources.

**Wastewater Management**

- Provide for the improvement to water quality in all surface and ground water systems.
- Provide sufficient wastewater collection and treatment capacity to meet future population growth.
- Research the viability of wastewater reuse systems to reduce reliance on potable water for non-consumptive uses.

**Natural Resources**

- Protect and preserve the significant natural resource assets of the County.
- Promote education of the citizens of the County as to the need to protect and preserve natural resources.
- Encourage State and Federal agencies to clean up hazardous waste sites in the County.

**Atlantic County Multi-Jurisdictional Natural Hazard Mitigation Plan, 2010**

Atlantic County was developed with the help and support of all 23 municipalities within the County. The Plan represents the collective efforts of citizens, elected and appointed government officials, business leaders, volunteers of non-profit organizations, and other stakeholders.

The following goals were outlined by the Plan.

- Promote disaster-resistant development.
- Build and support local capacity to enable the public to prepare for, respond to, and recover from disasters.
- Reduce the possibility of damage and losses due to flooding caused by floods, hurricanes and nor'easters (including storm surges).
- Reduce the possibility of damage and losses due to earthquakes.
- Reduce the possibility of damage and losses due to lightning strikes.
- Reduce the possibility of damage and losses due to droughts.
- Reduce the possibility of damage and losses due to coastal erosion and wave action.
- Reduce the possibility of damage and losses due to dam failure.
- Reduce the possibility of damage and losses due to wildfires.

- Reduce the possibility of damage and losses due to winter storms.
- Reduce the possibility of damage and losses due to extreme temperatures.
- Reduce the possibility of damage and losses due to tornadoes and high winds caused by windstorms, hurricanes and nor'easters.
- Reduce the possibility of damages to emergency and critical facilities from damage due to flooding, storm surge, wildfires, and extreme winds.

The Plan identified that Pleasantville is at risk for: extreme temperatures, extreme wind, hurricanes/ tropical storm, lightening, nor'easter, winter storms, drought, flood, storm surge, earthquake and wildfire. The Plan discusses actions that should be considered to achieve mitigation goals for these potential natural disasters.

## 4. Evaluation of Superstorm Sandy's Impact

### 4.1 Damage to Infrastructure

Roadways within the City did not receive substantial damage; however many were flooded over during the storm. About \$20,000 worth of damages were incurred by the pumping stations that are typically used to control water pollution.

Lakes Bay Marina was hit particularly hard. At the production of this report, marina damages totaled in excess of \$875,000. Portions of the docks and ramps were lifted out of the water and displaced onto land. The chain link and vinyl fencing were either severely damaged or completely torn down. **Figures 1 and 2** show damages done to the marina. Also affected were the electrical service, water service, bulkhead, pump-out facility, video system and parking areas. The City is currently working to reconstruct and improve the marina. Alternative funding should continue to be pursued.

Figure 1



Figure 2



### 4.2 Property Damage

Approximately 20 homes were considered to be substantially damaged after Superstorm Sandy. Loss of public property totaled in excess of \$1 million with the most damages occurring in the Lakes Bay neighborhood. **Figures 3 and 4**, below depict property damage near Lakes Bay. In addition, the surge carried a significant amount of debris into Lakes Bay. The debris migration caused physical damage to structures.

Figure 3



Figure 4



#### **4.3 Economic Impact**

The Atlantic City gaming industry lost an estimated \$5 million per day in revenue because of closures from Sandy. According to the 2012 American Community Survey, the biggest employment sector for residents of Pleasantville was the service industry which includes food preparation and maintenance occupations. Out of the 9,290 residents, who are over the age of sixteen and employed, 4,616 people were employed in the service industry. Many of these service occupations are furnished by Atlantic City casinos and hotels, and many people were out of work for several days.

Fortunately, many businesses within Pleasantville did not receive any serious damage due to flooding; however, power outages forced businesses to close for several days.

#### **4.4 Community Impact**

Residents of Pleasantville were asked to evacuate their homes prior to the storm. Some residents; however, waited to evacuate and found that roadways in floodprone areas were rendered impassible. The City was able to assist some of these residents with evacuation; however, several chose to remain in their homes.

Approximately 350-400 people utilized the shelters within the City. The shelters housed both Pleasantville and Atlantic City residents, and they were close to being maxed out. Typically, residents were in the shelters for up to five days following Superstorm Sandy.



The U.S. Department of Housing and Urban Development (HUD) requests that jurisdictions across the nation conduct a bi-annual, statistically reliable and unduplicated count of the homeless over the course of one day in the last ten days in January. The jurisdictions in NJ conduct an annual count of the homeless on a voluntary basis and report findings in the *Point in Time Count*.

In January of 2012, before Superstorm Sandy hit, the *Point in Time Count* reported that 557 men, women, and children in Atlantic County were homeless. The largest contributing factor to homelessness in 2012 was “Loss of Job or Inability to Find Work,” which affected 38.1 percent of the people surveyed. In January of 2013, however, Atlantic County saw an increase in its homeless population, reporting 746 homeless men, women and children, an increase of 34 percent compared to 2012. The major contributing factor to homelessness in 2013 was “Natural Disaster”, affecting 26.1 percent of the people surveyed. This was a drastic increase from the prior year, with only 1.2 percent of the homeless population contributing natural disaster to homelessness.

The 2013 Point in Time Count was conducted nearly three months after Superstorm Sandy impacted the area and, as evidenced by these findings, still an overwhelming number of people remained displaced from their homes. Due to the slow implementation of State and Federal funding, the displacement of families, homelessness and other similar issues are still in the process of being addressed.

## ***5. Post-Sandy Recovery Efforts***

Since Superstorm Sandy hit the area, The City of Pleasantville has been proactive in its recovery efforts including ordinance amendments, public outreach, and infrastructure improvement. The following subsections describe the City's recovery efforts.

### **5.1 Ordinance Amendments**

Following Superstorm Sandy, the City developed a Floodplain Management ordinance for all new construction located in areas of special flood hazard concern. It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- A. Protect human life and health;
- B. Minimize expenditure of public money for costly flood control projects;
- C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. Minimize prolonged business interruptions;
- E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
- F. Help maintain a stable tax base by providing for the second use and development of areas of special flood hazard so as to minimize future flood blight areas;
- G. Ensure that potential buyers are notified that property is in an area of special flood hazard; and
- H. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

### **5.2 Public Outreach, Community Resiliency and Preparedness**

The City of Pleasantville has added resources to their website to help families prepare for future natural disasters. Links are included to the American Red Cross and the New Jersey Family Preparedness Guide. The City encourages its residents to create a disaster plan and disaster supply kits and provides a guide on how to prepare the plans and kits.

Additionally, FEMA presented information about the new flood insurance and how the new Flood Insurance Rate Maps will affect residents. Information about the Community Rating System which will help the City receive a discount of flood insurance was also discussed.

### **5.3 Hazard Mitigation and Preparedness Grants**

In 2012 the City applied to FEMA for funds to install emergency generators at four sanitary sewer pump stations located at Greenfield Avenue, Plaza Avenue, Cedar Crest Avenue and Doughty Road. In addition, a generator was included for the Police Department.

The State of New Jersey has allocated \$25 million of federal Hazard Mitigation Grant Program (HMGP) funds for municipalities to pursue creative and cost-effective alternatives to enhance statewide energy resilience. The Energy Allocation Initiative is targeted at critical facilities including police and fires stations, shelters, emergency operations centers and wastewater treatment plants. \$100,000 of this funding has been allocated to the City of Pleasantville. Currently, the City is determining where these funds will be best spent.

The City has also pursued funding from the New Jersey Environmental Infrastructure Trust for improvements to Edgewater Avenue, located within the Lakes Bay neighborhood. The Edgewater Avenue project will include the construction of stormwater run-off ditches that will divert water to Lakes Bay. The improvements will also include the reconstruction of a portion of Edgewater Avenue with curbing on both sides to channel the runoff into the drainage ditches.

### **5.4 Participation in FEMA's Community Rating System**

Under the Community Rating System (CRS), a municipality receives discounts on flood insurance premium based on its class rating and its implementation of local mitigation, outreach, and educational activities that go well beyond the minimum NFIP requirements. Premium benefits are just one of the benefits of participation in CRS, but it is more important that these communities are carrying out activities to save lives and reduce property damage. Other benefits include enhanced public safety, reduced property damage and public infrastructure, avoidance of economic

disruption and losses, reduction of human suffering, and protection of the environment.

The City of Pleasantville is scheduled for CRS enrollment for October 2014 and will enter as a Class 7 municipality. Class 7 Communities receive a 15% premium reduction on flood insurance in Special Flood Hazard Areas (SFHA) and a 5% reduction in non-SFHA's.

## **5.5 Economic Recovery**

### **Small Business Administration**

In the months following Hurricane Sandy, the Small Business Administration (SBA) has been issuing loans to homes and businesses in New Jersey to aid in their recovery and reconstruction efforts. NJ.com has compiled data from the SBA and made it available online.

In August, 2013 the SBA held a Recovery and Matchmaking Summit to educate and connect small businesses to commercial buyers from the private sector and federal, state and local governments. The goal of this program is to help small businesses in the region to get back on their feet and compete for opportunities.

### **Strong NJ Business Grant Program**

With a focus on the most impacted communities throughout the state, New Jersey is offering aid through grants and forgivable loans to New Jersey small business or non-profit organization which sustained a minimum of \$5,000 in physical damage from Superstorm Sandy. Eligible small businesses and non-profits may apply for grants and forgivable loans of up to \$50,000 per impacted location. If an entity has multiple locations in New Jersey incorporated under a single federal tax identification or employer identification (EIN) number, it may receive up to \$250,000 per entity and it may use one application to seek funds for all incorporated, impacted locations.

## **5.6 State and Federal Homeowner Recovery Programs**

FEMA runs a Hazard Mitigation Grant Program (HMGP) which is a \$100 million reimbursement grant program set up to assist homeowners elevate their homes after Hurricane Sandy. The HMGP elevation program provides up to \$30,000 of

reimbursement for eligible homeowners to elevate their primary single-family residences. The program is being paid for by FEMA funds. The application period for homeowners closed on September 15, 2013.

At the State level, the Reconstruction, Rehabilitation, Elevation and Mitigation (RREM) Program and Homeowner Resettlement Program are the primary CDGB-DR funded recovery programs for homeowners. These programs are intended to “fill the gap” between the cost of Sandy-related repairs and other funds received by the owner. The State has allocated \$710 million and \$215 million of the first wave of CDGB-DR funds to support these programs, respectively. However, **Figures 5 and 6** below show that the unmet needs for the RREM Program remain substantial.

**Table 2-2: Summary of Homeowner Program Allocations and Existing Unserved Needs**

Program	Total Allocation <sup>a</sup>	Total Number of Eligible Households	Number of Households Receiving Grant Award	Average Allocation per Unit	Estimated Program Need for Eligible Households (\$) <sup>b</sup>	Excess / (Shortfall)
RREM	\$710,000,000	12,389	5,124	\$106,000 <sup>c</sup>	\$1,313,234,000	\$(603,234,000)
Homeowner Resettlement	\$215,000,000	18,335	16,791	\$10,000	\$183,350,000	\$0

<sup>a</sup> This Total Allocation amount reflects the shift of funds approved in Action Plan Amendment 4.  
<sup>b</sup> These figures exclude program delivery costs.  
<sup>c</sup> This figure is based on the average RREM grant awards that were signed as of January 13, 2014, and reflects the impact of private insurance, U.S. Small Business Administration (SBA) loans and other funding sources that are accounted for in the State’s duplication of benefits analyses performed to ensure that CDBG-DR funds only are provided to address unmet needs. Notably, as of September 12, 2013, SBA disbursed more than \$122 million in loans across 5,100 homeowners and renters.

Figure 5

**Table 2-3: Summary of Unmet Need Based on Elevation Program**

Program	Total Allocation	Projected Number of Households Assisted	Number of Households Requesting Assistance	Average Cost of Elevation	Need of Households Requesting Assistance (\$)	Excess / (Shortfall)
HMGP Elevation Program	\$100,000,000	2,700	6,510	\$65,000 <sup>a</sup>	\$423,150,000	(\$323,150,000) <sup>b</sup>

<sup>a</sup> Costs of elevation vary significantly by property, depending on such factors as the size of the home to be elevated and the footprint of the home. A \$65,000 elevation cost estimate is used because it is an approximate average of what an elevation in New Jersey might be expected to cost.  
<sup>b</sup> This figure excludes program delivery costs.

Figure 6

The New Jersey standard is to elevate residential structures a minimum of one foot higher than the Advisory Base Flood Elevation (ABFE). This reduces the risk of damage to the property and its contents in the event of major flooding. It may also

provide a significant reduction in flood insurance premiums compared to a structure that is not elevated.

In order to alleviate some of the unmet need, **Figure 7** shows the second tranche of CDBG-DR funding has allocated the following for these programs.

**Figure 7**

Category	Allocation Level		Program	Allocation Level	LMI Estimate
	Total Amount	Total Estimated LMI Amount			
Homeowner Assistance Programs	\$490,000,000	\$220,000,000	Reconstruction, Rehabilitation, Elevation & Mitigation	\$390,000,000	50%
			Blue Acres Buyout Program	\$100,000,000	25%
Rental Housing and Renter Programs	\$245,000,000	\$230,000,000	Fund for Restoration of Multi-Family Housing	\$200,000,000	95%
			Neighborhood Enhancement Program	\$20,000,000	75%
			Sandy Special Needs Housing Fund	\$25,000,000	100%

**5.7 Recovery for Displaced Families**

The New Jersey Department of Human Services provides the Sandy Homeowner/Renter Assistance Program (SHRAP) as a temporary relief program to assist individuals and families experiencing a housing crisis resulting from Superstorm Sandy. The goals of the SHRAP program was to provide housing stability by: Maintaining temporary housing while primary residence is repaired/rebuilt; maintaining a primary residence to return to when repair/reconstruction is completed; and ensuring affected households have items deemed essential for health and safety upon returning to primary residence. As of June 30, 2014 the Atlantic County SHRAP Office no longer accepts applications for this program.

Additionally, the Atlantic County Division of Social Services provides a number of services for people suffering from homelessness including: intake/screening, placement services, liaison services to transitional housing sites/shelters and rooming/boarder homes, housing search assistance and Temporary Rental Assistance. The County Division of Social Services also operates a 24-Hour Homeless Emergency Phone Line to provide an after-hours number for homeless housing-related emergencies.

**5.8 Affordable Housing**

As a shore town with an abundant number of low/moderate income housing needs, Pleasantville faces unique challenges. The City continues to implement the policies and goals outlined within the Housing and Fair Share Element of the Master Plan in order to ensure a diverse housing stock for all residents affected by the Storm. The programs and initiatives listed within Section 5.7 of this Report are available to families of low- and moderate- income as well.

**5.9 Resiliency and Sustainability**

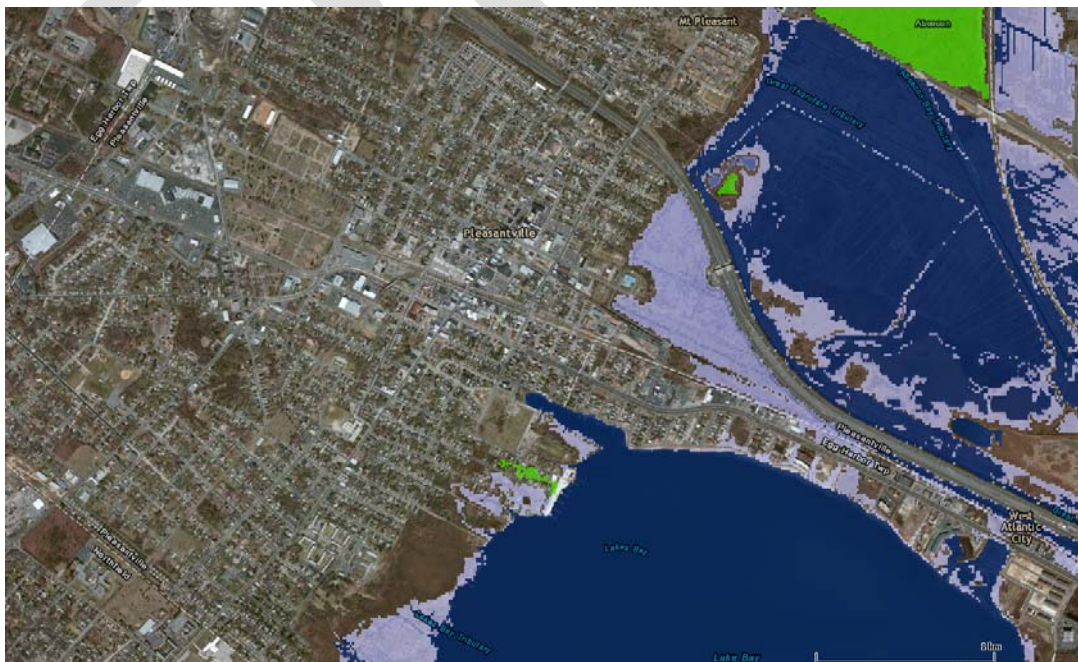
Sustainability should provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site; and optimize climatic conditions through site orientation and design.

## 6. Vulnerability Assessment

By overlaying social and economic data on the same map with sea level rise, a community can perceive the impending impact that sea level rise can have on vulnerable people and businesses. Many parts of New Jersey can be found in hazard-prone areas known as ‘vulnerable communities.’ The effect of sea level rise on the City was determined by the New Jersey Flood Mapper program, which was developed by the Center for Remote Sensing and Spatial Analysis at Rutgers University in partnership with the Jacques Cousteau National Estuarine Research Reserve. Based on the Flood Mapper diagrams, Pleasantville is within this vulnerable category as many of its neighborhoods are proximate to waterways.

A significant problem associated with sea level rise is that many developed areas may be compromised. Any sea level rise starting from one foot could impact the City of Pleasantville. The most vulnerable areas to sea level rise are the neighborhoods adjacent to Lakes Bay and Absecon Bay. At one foot sea level rise, not only will low-lying tidal wetlands be under water but many residences as well. Even the relatively low end scenario of one foot of sea level rise will require adaptation as numerous streets, and low lying bayside communities will see fairly regular tidal inundation. **Figure 8**, below, depicts a one foot sea level rise.

Figure 8





Jacques Cousteau National Estuarine Research Reserve (JCNRR) best estimates that the arrival of one foot of sea level rise will happen before 2050. As sea level rise is expected to accelerate this century, three feet of sea level rise is likely before 2100 (see table below).

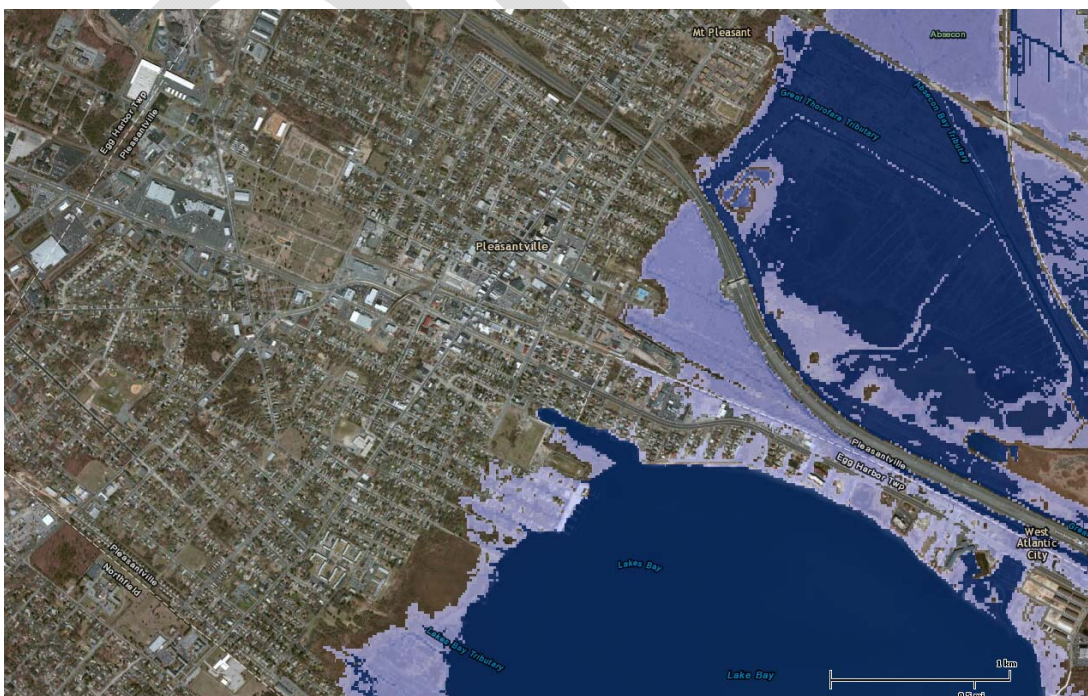
Total sea level rise projections for New Jersey.			
	Total cm	Total inches	Total feet
<b>2050 best</b>	<b>40</b>	<b>16</b>	<b>1.3</b>
2050 low	23	9	0.7
2050 high	60	24	2.0
<b>2100 best</b>	<b>96</b>	<b>38</b>	<b>3.1</b>
2100 low	50	20	1.6
2100 high	147	58	4.8

All values with respect to a year 2000 baseline.

NJ sea level rise projection ranges and best estimates. Miller AK, Kopp RE, Horton BP, Browning JV and Kemp AC. 2013. A geological perspective on sea-level rise and its impacts along the U.S. mid-Atlantic coast. Earth's Future 1(1):3-18.

Two feet of sea level rise sees regular tidal flooding slowly impacting more and more of the bayside communities. Three feet of sea level rise will result in regular tidal inundation in almost all waterfront communities. **Figure 9**, below, shows a two-foot sea level rise.

Figure 9



By the three foot rise, nearly half of the Lakes Bay neighborhood may be underwater. Sea level rise will also result in greater impact of storm events as a surge atop a higher sea level will be more dramatic than the same surge atop a lower sea level. Necessary adaptation to sea level rise and the heightening of other hazards such as surge must be taken into account when planning for the future. **Figure 10** depicts a three foot sea level rise.

**Figure 10**



#### *Land Use Vulnerabilities Exacerbated by the Storm*

Hurricane Sandy exacerbated the vulnerability of homeowners and business owners located in low-lying areas to the flooded waterways that border and run through the City. The Lakes Bay neighborhood is particularly at risk. A neighborhood plan should be prepared to improve resiliency against future flooding and sea level rise. A flooding vulnerability map for the Lakes Bay neighborhood is appended herein.

#### *Opportunities Created*

The impacts of Hurricane Sandy have emphasized the areas in which the City of Pleasantville may improve its resiliency in future storm events which include but are not limited to:

- Promoting public awareness of hazard mitigation and resiliency issues;
- Focusing public agencies on community vulnerabilities to hazards such as flooding;
- Encouraging regional solutions to flood- and storm-related impacts;
- Ensuring that future capital projects are designed and constructed to incorporate features that are resilient to storm- and flood-related impacts; and
- Focusing on resiliency when rebuilding damaged facilities.
- Integrating hazard mitigation into Master Plan elements.
- Developing ordinances that are targeted at protecting public and private property from flood hazards.

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## 7. RECOMMENDATIONS

Based on the analysis of relevant planning documents, reports and ordinances in addition to recovery work currently underway throughout the City, the following actions are recommended.

### 7.1 General

- a. Pursue State and Federal grants and grants from other organizations to fund recovery and resiliency projects and initiatives.
- b. Leverage Long Term Recovery Groups and other organizations to assist in the recovery effort. Maintain open communications with these entities in order to facilitate the recovery process.
- c. Continue to enforce that all new development projects be consistent with the Floodplain Ordinance.
- d. Pursue funding for dredging projects and continue collaboration with surrounding municipalities for potential projects.
- e. Determine the feasibility of undertaking bulkheading and sea wall projects, and pursue additional funding for these projects.
- f. Pursue Post-Sandy Planning Recovery Assistance Grant from the NJDCA. For design standards, ordinances, master plan amendments and related items as described in more detail in the subsections below.

### 7.2 Zoning Ordinance, Codes and Permitting Changes

*Develop ordinances requiring securing of floating docks, gangways, etc.*

- a. Develop a Flood Prevention Ordinance including regulations to City Code requiring removal or securing of boats, floating docks, gangways, etc. from nearby waterways within a specified period from the issuance of an order from Emergency Management personnel. Establish penalties for owners of floating objects removed by the City due to compliance issues in order to prevent property damage during storm events.
- b. Add regulations to City Code prohibiting the construction of occupied structures seaward of the mean high water line or on piers or platforms except for essential structures for “functionally dependent uses” such as marinas or boatyards.

### **7.3 Community Development**

#### *Expand the Comprehensive Master Plan*

- a. It is recommended that the City look to update Part I of the Master Plan to review the Land Use Plan Element and development standards for the vulnerability issues outlined in this SRPR.
- b. Prepare “Part II” Elements of the Comprehensive Master Plan which shall include a Circulation Plan Element, Utility Plan Element, Community Facilities Plan Element, Open Space and Recreation Plan Element, Stormwater Management Element, and Green Buildings and Sustainability Plan Element.
- c. Pursue Post-Sandy Planning Recovery Assistance Grant from the NJDCA for these projects.

#### *Redevelopment Plans*

- a. Revise the Lakes Bay Redevelopment Plan to include resiliency and sustainability measures. Pursue Post-Sandy Planning Recovery Assistance Grant from the NJDCA for this project.

#### *Affordable Housing*

- a. Continue to implement the Housing Element/Fair Share Plan and maintain compliance with current and future Affordable Housing regulations.

#### *Housing Displacement*

- a. Encourage residents to take advantage of State, County and Local programs that aid in home rebuilding and supporting distressed households. Make this information readily available to residents.
- b. Work with Federal, State and County to improve and streamline the process of returning residents to their homes following major natural disasters.

### **7.4 Economic Development**

#### *Create a small business incubator and assistance program*

- a. Continue to monitor recovery and resiliency opportunities for City businesses.
- b. Provide extensive information and administrative support relative to existing small business assistance programs.

- c. Study the need for supplemental, locally administered programs of direct assistance to support the unique needs of emerging small businesses.
- d. Pursue Post-Sandy Planning Recovery Assistance Grant from the NJDCA for these projects.

## **7.5 Preparedness**

### *Outreach and Education*

- a. Continue to monitor recovery and resiliency education and training opportunities for City residents, business owners and municipal staff.
- b. Remain up to date on disaster preparedness protocol and policies.
- c. Maintain open communication with residents and business owners regarding aforementioned information via City website, periodic emailings, social media, hand outs, etc.

## **7.6 Resiliency and Sustainability**

### *Seek alternate "green" methods of infrastructure*

- a. Encourage the implementation of Best Management Practices (BMP) such as grassed swales, riparian buffers and infiltration trenches where appropriate to reduce stormwater run-off during large flooding events.

### *Improve Resiliency*

- a. Encourage critical businesses such as supermarkets, gas stations and medical centers, to obtain emergency power building systems that can continue to operate should the power grid fail. This may include alternative energy such as solar, micro-grid and geothermal.
- b. Prepare a Municipal Public Access Plan to enhance public access to tidal waters in a comprehensive manner.

## **7.7 Infrastructure**

### *Develop a Capital Improvement Plan focused on Recovery and Mitigation*

- a. Develop a five year plan for capital projects that will focus municipal capital investment on public facilities, fleets and equipment to build community recovery and resiliency.
- b. Prepare a maintenance plan for the City's stormwater infrastructure.

- c. Pursue Post-Sandy Planning Recovery Assistance Grant from the NJDCA for this project.

**7.8 Recommendation Action Plan**

**Figure 11**, below describes the tasks, costs and timelines associated with each recommendation set forward within this section.

<b>Figure 11</b>					
<b>Project</b>	<b>Major Tasks</b>	<b>Estimated Cost</b>	<b>Potential Funding Sources</b>	<b>Estimated Implementation Dates</b>	<b>Estimated Completion Dates *</b>
<b>Zoning Ordinance, Codes and Permitting Changes</b>					
Develop Ordinances	Prepare and adopt ordinances	\$20,000.00	PSPAG	December 2014	March 2015
Develop Design Standards	Prepare and adopt standards	\$50,000.00	PSPAG	December 2014	March 2015
<b>Community Development</b>					
Develop Part II Master Plan Elements (6 total)	Public input, plan preparation, plan adoption	\$40,000.00 per Element	PSPAG	October 2014	June 2015
Stormwater Infrastructure Maintenance Plan	Plan preparation, plan adoption	\$45,000.00	PSPAG	December 2014	April 2015
Lakes Bay Redevelopment Plan	Public input, plan preparation, plan adoption	\$50,000.00	PSPAG	October 2014	April 2015
Affordable Housing	Monitor and comply with regulations	-	Affordable Housing Trust Fund	Ongoing	Ongoing
Housing Displacement	Continue to assist residents rebuild	-	-	Ongoing	Ongoing
<b>Economic Development</b>					
Develop Small Business Assistance Programs	Determine needs of small business and develop program	\$15,000.00	NJEDA	Ongoing	Ongoing
<b>Preparedness</b>					
Education and Outreach	Maintain and update City website with latest preparedness information.	\$10,000.00	Sustainable Jersey	Ongoing	Ongoing
<b>Resiliency and Sustainability</b>					
Municipal Public Access Plan	Public input, plan preparation, plan adoption.	\$15,000.00	PSPAG	March 2015	July 2015
<b>Infrastructure</b>					
Capital Improvement	Determine priority	\$30,000.00	PSPAG	January 2015	May 2015

**Figure 11**

Project	Major Tasks	Estimated Cost	Potential Funding Sources	Estimated Implementation Dates	Estimated Completion Dates *
Plan	of projects, plan preparation, plan adoption.				

\* Timeframe dependent on funding through PSPAG program from either first of second tranche of funding.

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## ***8. CONCLUSION***

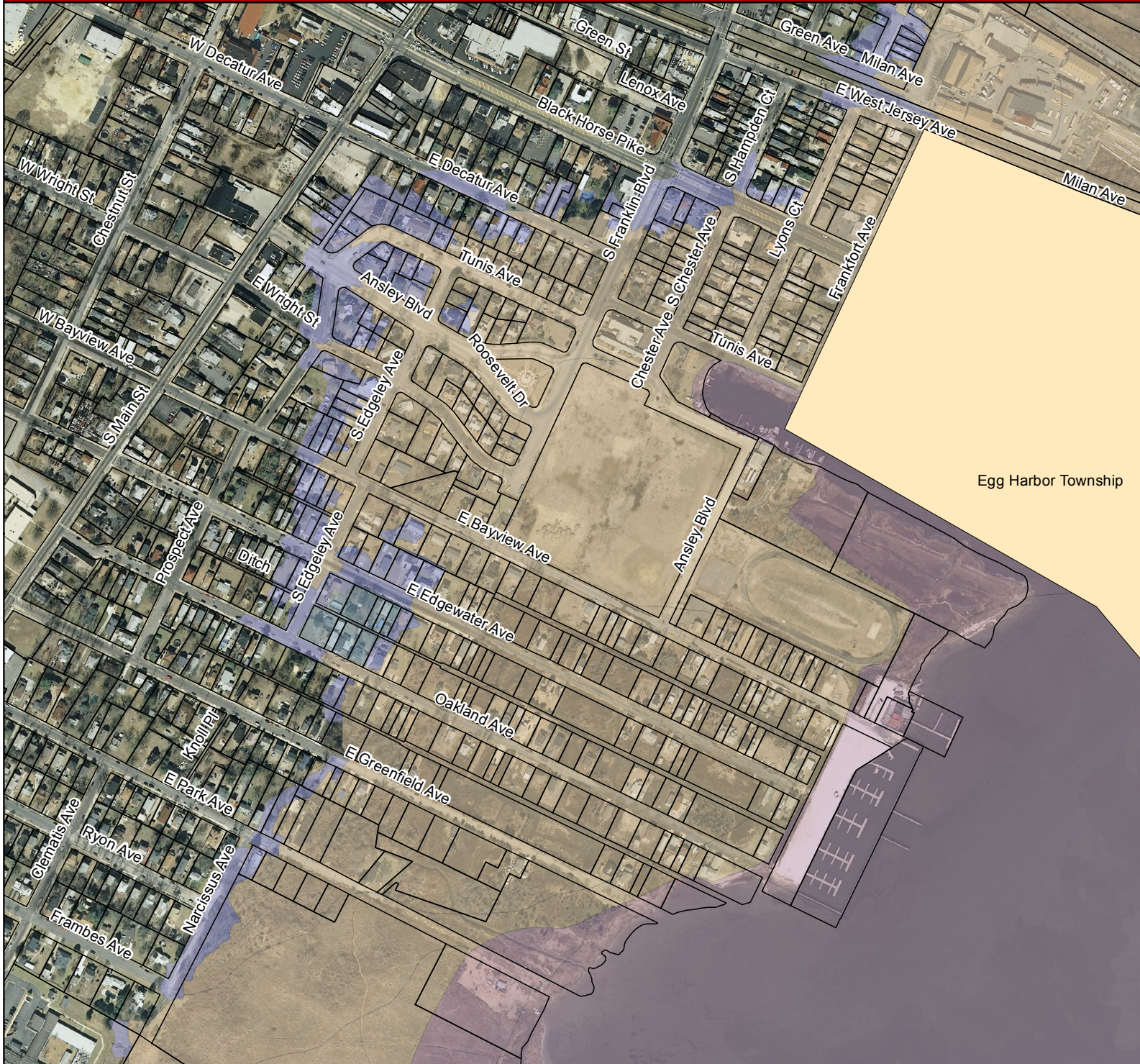
As Pleasantville City recovers and rebuilds after Superstorm Sandy, steps must be taken to ensure that impacts of future disasters will be alleviated. Through the help of available Federal, State and County programs, Pleasantville City has many viable resources to continue moving forward. The recommendations outlined in this Strategic Recovery Planning Report will aid the City in becoming more resilient to future natural disasters and to expedite recovery.

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*APPENDIX A: LAKES BAY FLOODING VULNERABILITY MAP*

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# Lakes Bay Flooding Vulnerability



CITY OF PLEASANTVILLE  
ATLANTIC COUNTY  
NEW JERSEY



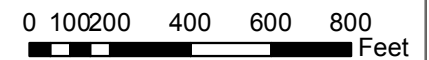
## Legend

- Parcels
- Municipal Boundaries

## Flood Zone

- AE
- Shaded X
- Unshaded X
- VE

Egg Harbor Township



Sources: ESRI, NJDEP, FEMA