



HAMILTON  
TOWNSHIP,  
Atlantic County

# Strategic Recovery Planning Report



This report was prepared with a grant from the  
New Jersey Department of Community Affairs  
Post-Sandy Recovery Planning Assistance  
Program.



# HAMILTON TOWNSHIP

## Strategic Recovery Planning Report

Project  
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March 27, 2014

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# HAMILTON TOWNSHIP

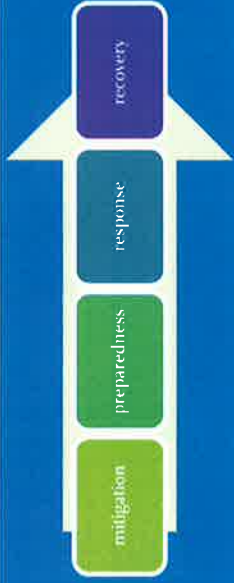
## Strategic Recovery Planning Report



### Table of Contents

<b>INTRODUCTION</b> .....	1
Superstorm Sandy's Impact.....	1
What is Post-Disaster Recovery Planning?.....	2
Community Participation.....	3
<b>COMMUNITY ASSESSMENT</b> .....	4
<b>COMMUNITY PROFILE</b> .....	5
Population Characteristics.....	6
Housing Characteristics.....	8
Economic Characteristics.....	10
<b>EXISTING CONDITIONS/VULNERABLE RESOURCES</b> .....	13
Current and Future Risk of Flooding.....	13
Current and Future Risk of Dam Failure.....	15
Vulnerable Resources.....	17
<b>IMPACT ASSESSMENT</b> .....	18
Hurricane Sandy Impact.....	18
Comparison to Vulnerability Assessment.....	19
<b>ISSUE IDENTIFICATION</b> .....	20
Issue Identification Exercise/Population.....	20
Issue Identification Exercise/Housing & Land Development.....	21
Issue Identification Exercise/Economic Development.....	22
Main Impact Issues.....	23
<b>RECOVERY STRATEGIES</b> .....	24
High Priority Recovery Strategies.....	24
Medium Priority Recovery Strategies.....	25
<b>RECOVERY STRATEGY WORKPLAN</b> .....	26
<b>APPENDIX</b> .....	27

# HAMILTON TOWNSHIP Strategic Recovery Planning Report



## Superstorm Sandy's Impact

The natural disaster that hit New Jersey on October 2012 known as Superstorm Sandy was the second-costliest hurricane in United States history. Sandy moved ashore just northeast of Atlantic City as a post-tropical cyclone with hurricane-force winds. Over 2 million New Jersey customers were without power, 346,000 homes were damaged or destroyed and 37 people were killed. In the aftermath of the storm, 60% of the gas stations in New Jersey were closed and people lined up for hours to get gasoline. 300 marines from the 26<sup>th</sup> Marine Expeditionary Unit based out of Camp Lejeune, North Carolina landed in New Jersey and joined a massive rescue, relief and cleanup efforts that lasted many months.

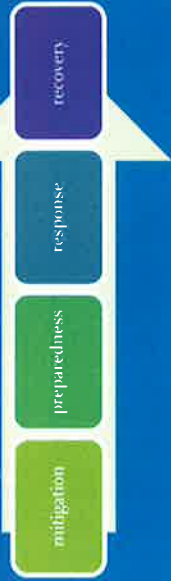


Planning for the State's recovery began almost immediately. The short-term response, including removal of debris, infrastructure repair and restoration of vital services, gave way to the long-term recovery planning efforts including the Disaster Recovery Action Plan prepared by the New Jersey Department of Community Affairs (NJDCA) and the work prepared by the Hurricane Sandy Rebuilding Task Force which includes the Rebuild by Design competition. In June 2013, NJDCA announced the "Post Sandy Planning Assistance Grant" program provided through Community Development Block Grant-Disaster Recovery (CDBG-DR) funds to help communities engage in long-term recovery planning. The Township received a Post Sandy Planning Assistance Grant to develop this report with the goal of evaluating impacts from Superstorm Sandy and identifying goals, strategies and priorities for long-term recovery.



# HAMILTON TOWNSHIP

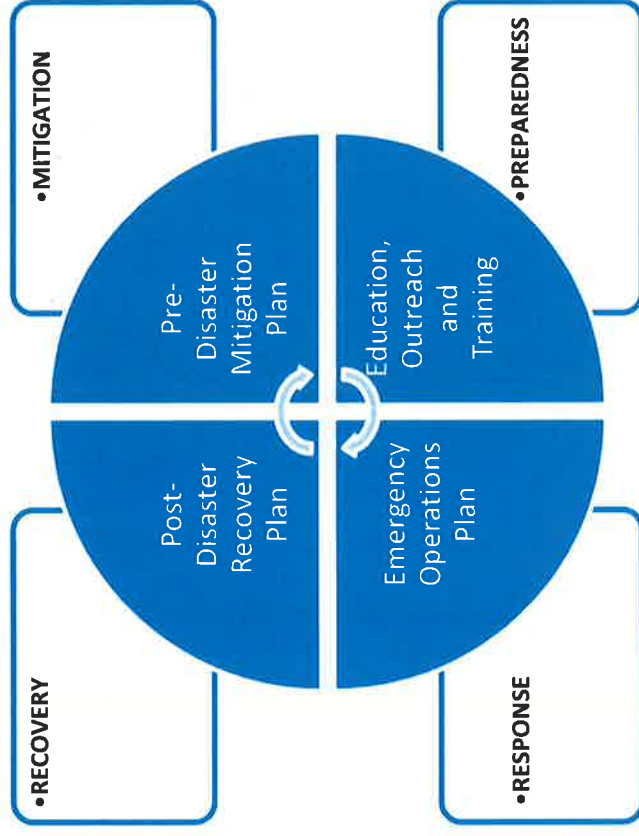
## Strategic Recovery Planning Report



### What is Post-Disaster Recovery Planning?

Post-disaster recovery planning provides a long-term vision to redevelop a community after a disaster. Although hazard mitigation is intertwined within the planning document, addressing immediate life safety issues is not the focus of this type of planning. Recovery planning does not cover search and rescue, provision of food and water, warning and evacuation, damage assessment or debris management.

Recovery planning involves community visioning, economic development, reconstruction, land use regulations and historic preservation within the realm of response to a natural disaster. The Strategic Recovery Planning Report (SRPR) will provide sustainable strategies in response to identified impact issues. The goal of the SRPR is to present prioritized strategies to ensure sustainable rebuilding after a disaster.



# HAMILTON TOWNSHIP

## Strategic Recovery Planning Report

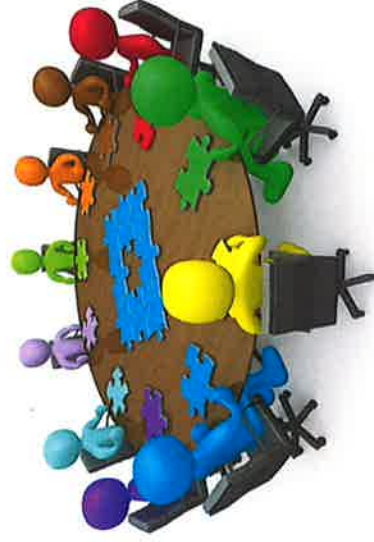


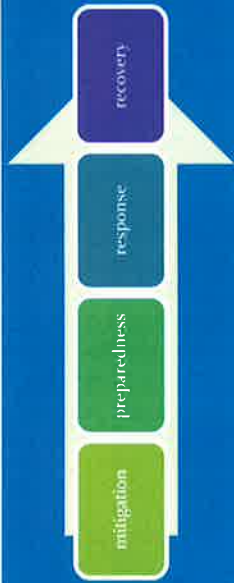
### Community Participation

The SRPR is the result of issues and strategies identified by the community with the help of the Township SRPR Steering Committee. Several mechanisms were used to notify the community of the project and future meetings including a link on the Township website, personalized letters sent to Township households and posted public notices. The Township held two Community Forum meetings. The goal of the first Community Forum meeting was to gather community insights and input regarding the impacts experienced from Sandy as well as other natural disasters. The objective of the forum was to come away from the meeting with main impact issues identified.



The issues were divided into three categories: Population, Economic Development and Housing/Land Development. The community participated in an issue identification exercise that helped to engage participation and develop the main issues within each category. The main issues were then presented to the Township SRPR Steering Committee with the objective of creating strategies to address the identified issues. Draft recovery strategies were created by the SRPR Steering Committee in response to the community identified issues for presentation at the second Community Forum meeting. The goal of the second Community Forum meeting was to receive responses to the draft strategies and request help in the prioritization of the strategies.





# HAMILTON TOWNSHIP

## Strategic Recovery Planning Report

### Community Profile

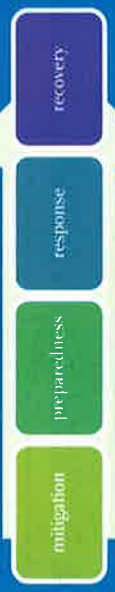
The Community Profile briefly describes the overall characteristics of the Township based upon three themes: (1) population, (2) housing, and (3) economy. This basic thematic data was utilized to provide community participants with background information to help in the identification of loss and recovery issues. The highlights of the community profile were presented during the first Community Forum. The Community Profile is included in this report in the next several pages.

### Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis

In June 2010, with much public involvement, the Township developed SWOT priorities for inclusion in the Township Strategic Plan. The following graphic represents the major themes identified for each category of the SWOT Analysis.



# HAMILTON TOWNSHIP Strategic Recovery Planning Report



The Community Profile provides demographic information from the 2010 Census and the 2007-2011 American Community Survey.

Population

- 2012 Population: 26,728\*
- Population Density: 238 people/sq. mile
- Median Age: 37

Housing

- 9,490 Housing Units
- 22% Housing Units Renting
- 57% Single Family Detached Housing Units

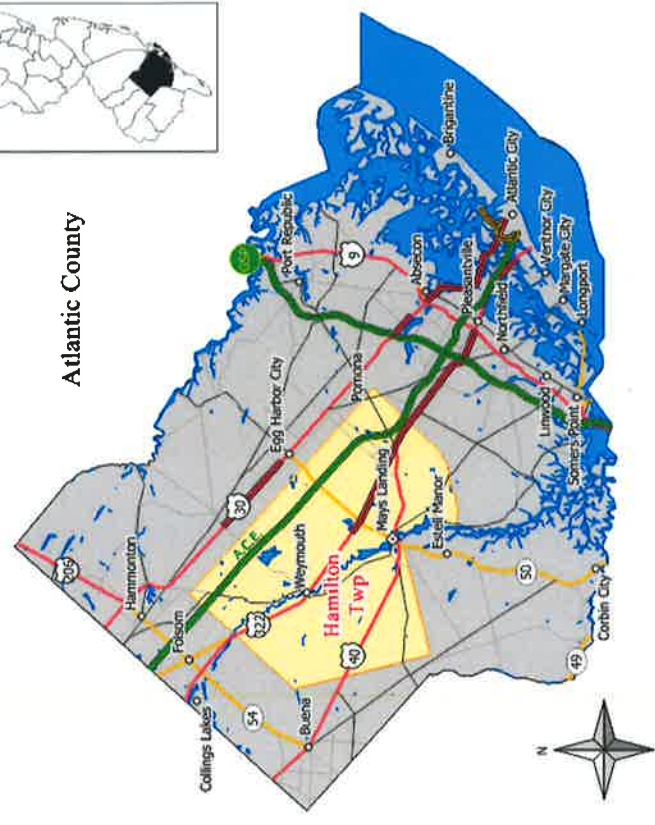
Economy

- Median Household Income: \$57,949
- 61 % Housing Units with a Mortgage
- Median Monthly Rent: \$1,315

At 113 square miles, Hamilton Township is the largest municipality in the State.



Atlantic County

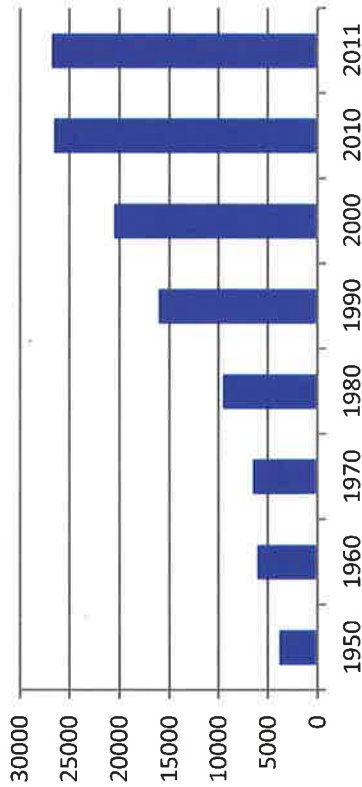


\* NJ Department of Education



### Population Characteristics

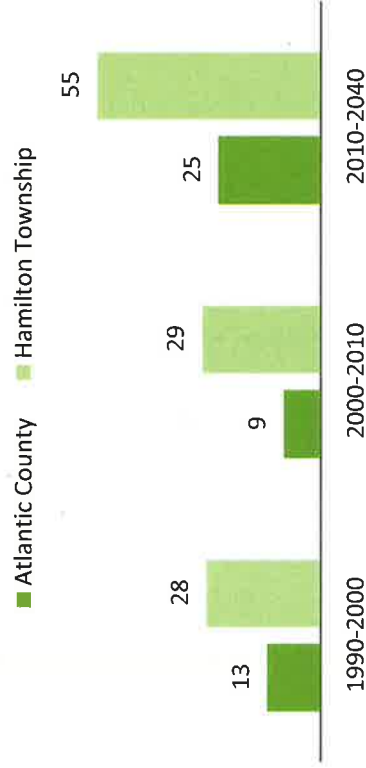
#### Total Population: 1950-2011



Since 1970, Hamilton Township's population increased by 20,283 to reach 26,728 in 2011. The Township gained residents (300%) at a faster rate than the county (57%) during the 1970-2011 period. In the most recent decade (2001-2011) the township's population was up by 6,229 residents or 30% which was faster than the 7% gain experienced countywide.

The Township of Hamilton's population is projected to increase by 55 percent from 2010 to 2040. The Township's rate of growth is expected to be more than double the county's rate (25%) and rank first among Atlantic County's 23 municipalities.

#### Population Growth, by Percent



Source: South Jersey Transportation Planning Organization, July 2012 Regional Demographic Forecast

# HAMILTON TOWNSHIP

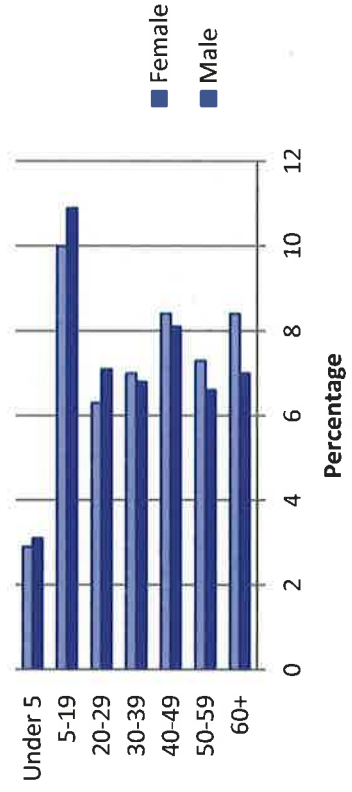
## Strategic Recovery Planning Report



### Population Characteristics

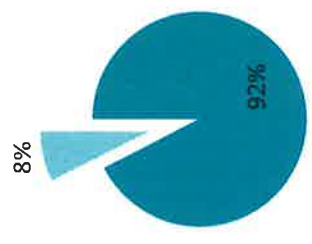
The age structure of Hamilton Township provides key insights into the level of demand for age based services and facilities. Overall, 27% of the population was aged between 0 and 19, and 10.6% were aged 65 and older. The largest cohorts are between the ages of 5 and 19, indicating the presence of a younger population of school age children. Over the next 20 years, the supply of a younger workforce may be realized.

### Age Composition



### Limited English Proficiency

English Proficiency Limited English Proficiency



1,796 people in Hamilton Township who speak another language report difficulty with speaking English. Proficiency in English measures the self-assessed proficiency in spoken English of people who speak a language other than English at home. This helps service providers and local officials determine whether they need to communicate with the local population in languages other than English.

## Housing Characteristics

### Housing Occupancy

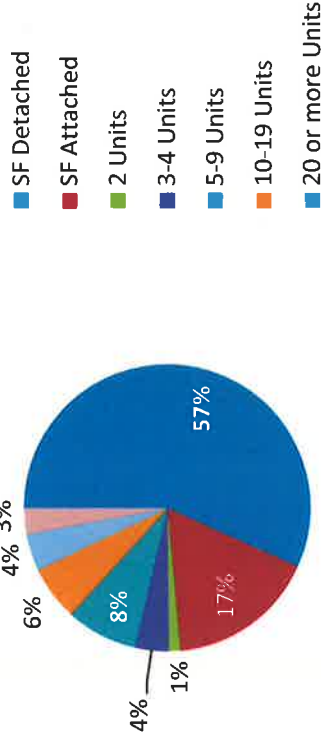
■ Owner-Occupied   
 ■ Renter-Occupied   
 ■ Vacant

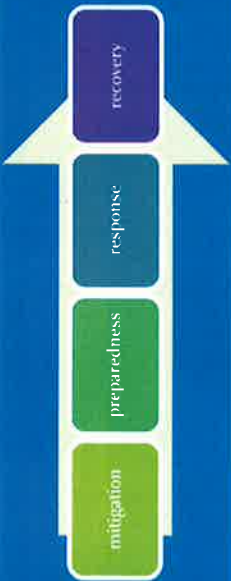


Hamilton Township's housing occupancy or tenure provides insights into its socio-economic status as well as the role it plays in the housing market. The Township has a moderately high concentration of home-owners which indicates a more settled area with mature families and empty-nesters.

Dwelling type, which is demonstrated by the number of units in a structure as seen below, is an important determinant of Hamilton Township's residential role and function. The majority of the housing units in the Township are detached and attached single-family dwellings which are more likely to attract families.

### Units in Structure





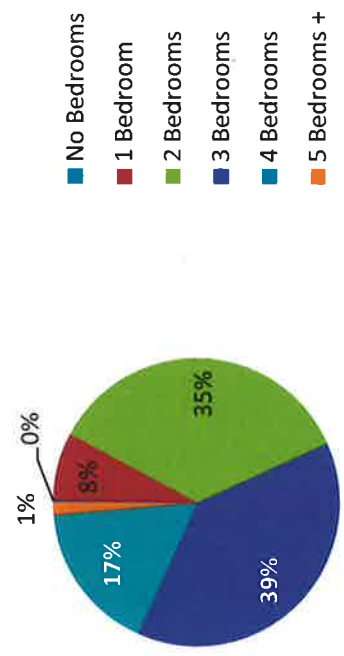
# HAMILTON TOWNSHIP

## Strategic Recovery Planning Report

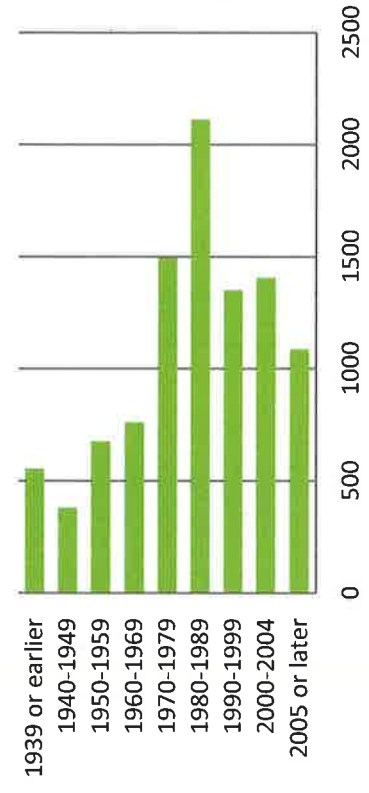
### Housing Characteristics

The number of bedrooms in a dwelling is an indicator of the size of dwellings, and when combined with dwelling type, provides insight into the role Hamilton Township plays in the housing market. The residential units are predominantly 2 and 3 bedroom units indicating housing that would attract more families and empty nesters.

### Bedrooms in Unit



### Year Structure Built



The age of the Township's housing stock is represented above. Over 60% of the housing stock was constructed after 1980 with the largest surge of residential development occurring between 1980 and 1989.

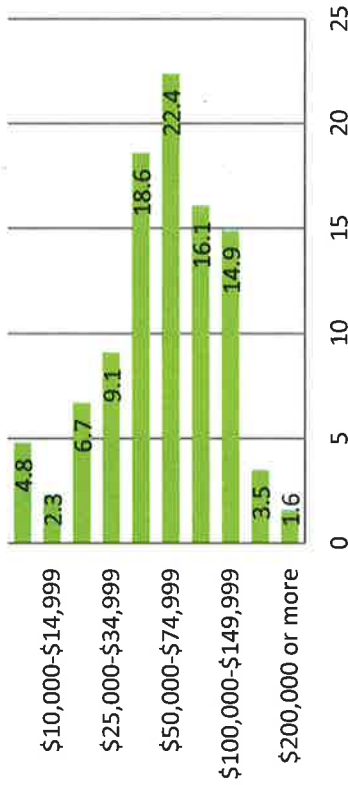
# HAMILTON TOWNSHIP

## Strategic Recovery Planning Report



### Economic Characteristics

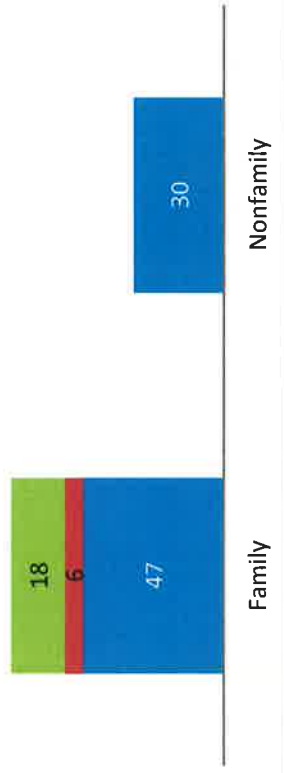
#### Household Income by Percent

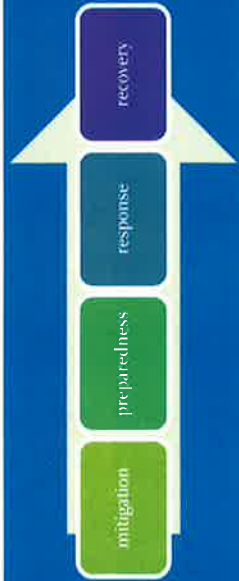


The median household income in Hamilton Township is \$57,949 as compared to \$54,553 for Atlantic County. Households form the common “economic unit” in our society. Household income is one of the most important indicators of socio-economic status. With other data sources, such as Occupation, it helps to reveal the economic opportunities and socio-economic status of Hamilton Township. Household income, however, is not necessarily a measure of wealth.

For this reason, household income should be viewed in conjunction with Age and Household Composition. 70% of the households in Hamilton Township are considered family households where approximately 47 percent of the all households are married-couple families, 6 percent with a male householder with no wife present and 18 percent with a female householder with no husband present. The average household size is 2.68 and 31 percent of family households have children under 18 years of age.

#### Household Composition by Percent

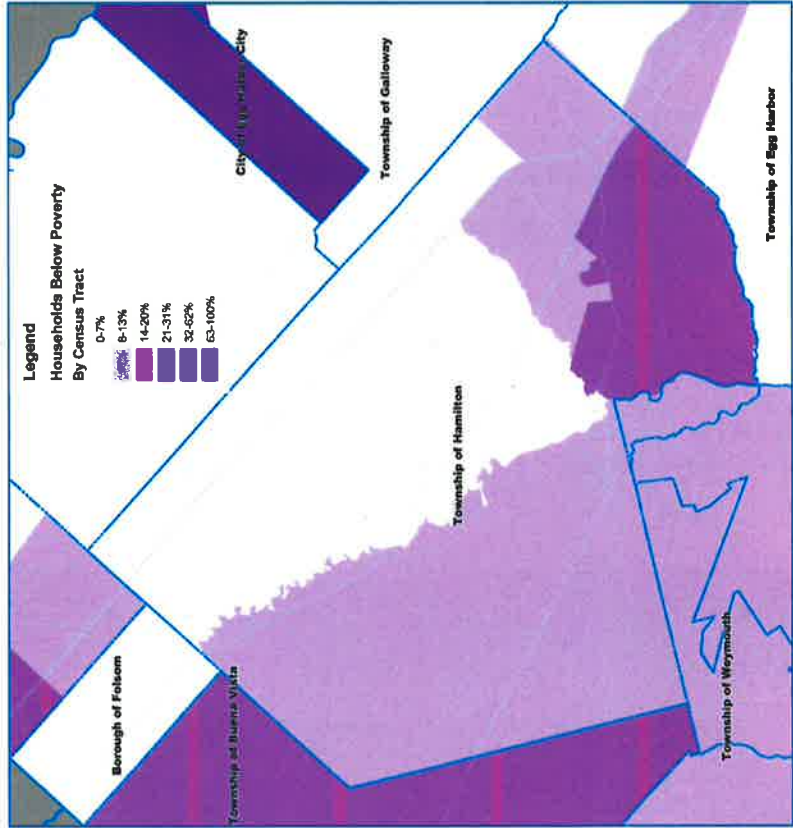




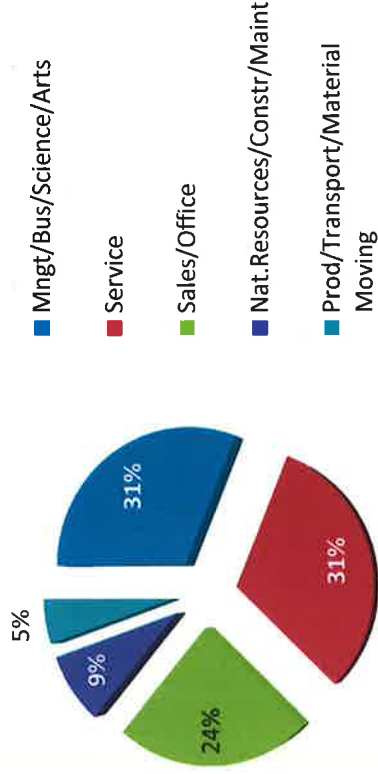
# HAMILTON TOWNSHIP Strategic Recovery Planning Report

## Economic Characteristics

The 2010 Census reports that 10% of Hamilton Township's residents were living below the poverty level.

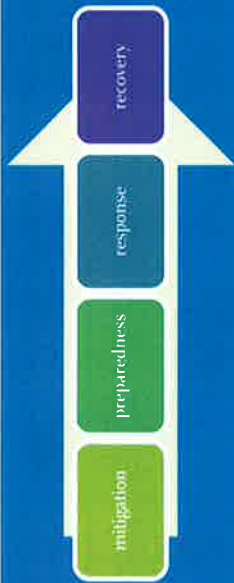


## Occupations



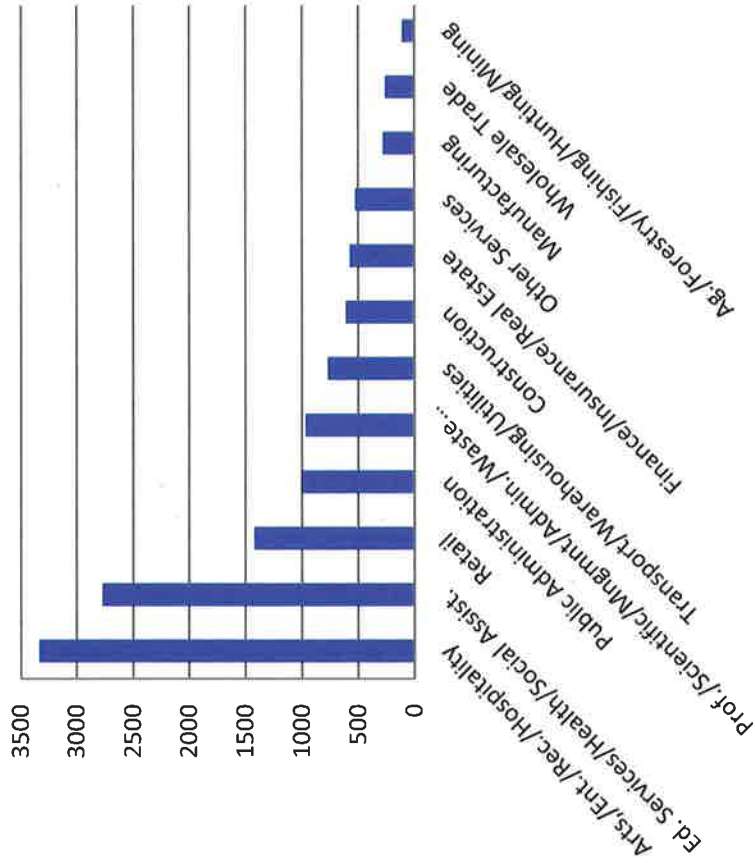
Employment by occupation identifies the occupations of employed persons in Hamilton Township. While Township residents work in a variety of industries, over 60 percent of employed residents work in management, business, science, arts and service related occupations.

# HAMILTON TOWNSHIP Strategic Recovery Planning Report



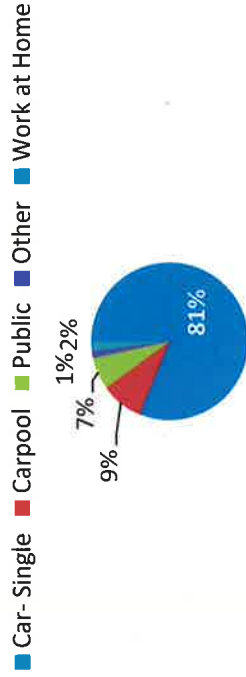
## Economic Characteristics

### Industry



Hamilton Township is characterized by the dominance of tourism related services with the largest sector being accommodation and food services. A demographic forecast report commissioned by South Jersey Transportation Planning Organization anticipates that these sectors will continue to be the major source of jobs into 2040 within Atlantic County.

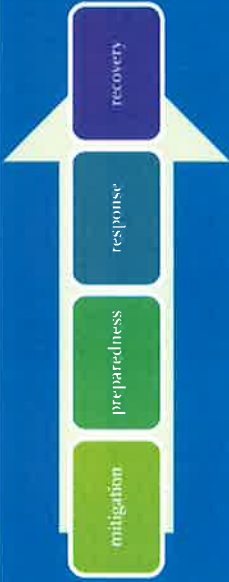
### Commute



Hamilton's commuting statistics reveal the main modes of transport by which residents get to work. Commuting data is useful in transport planning as it informs decision-makers about the availability, effectiveness and utilization of local transport options.

# HAMILTON TOWNSHIP

## Strategic Recovery Planning Report



existing conditions  
vulnerable  
resources

page 13

### Current and Future Risk of Flooding

Hurricanes, tropical storms, nor'easters, heavy rainfall events and even the thawing of winter snowpack can produce flooding in Hamilton Township. Almost one third of the Township's land area is located within Special Flood Hazard Area (SFHA): areas with a 1% probability of flooding in any given year). The improved property values within the flood hazard zone account are worth over 45 million dollars with over 3,600 parcels potentially impacted. Only 13% of the flood hazard area is vacant.

The Township primarily experiences riverine type flooding and shallow flooding with a potential for coastal flooding due to storm surge. Riverine flooding occurs along rivers, streams or man-made channels such as drainage ditches and can be categorized as overbank flooding or flash flooding. Overbank flooding occurs when downstream channels receive more than the normal amount of rain or snowmelt from the watershed. Flash flooding is associated with a significant rain event that occurs within a very short duration and creates a rapid rise in the water level and high velocity flows.

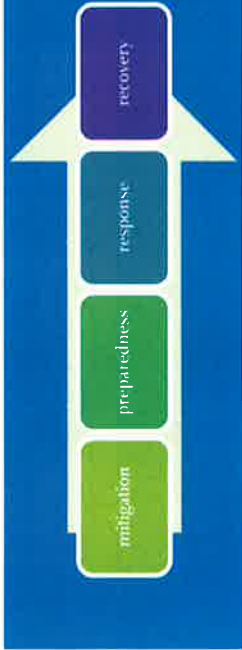
Shallow flooding occurs in flat areas where either the stormwater management system is exceeded or the floodwaters spread out over a large area due to inadequate or undefined channels and the soils are unable to infiltrate the rainwater. Although Hamilton Township is more than 20 miles from the shoreline of the Atlantic Ocean, tidal flooding associated with storm surge from a Category 1 to Category 4 hurricane is a real risk. Approximately 3,900 parcels with an improved value over 239 million dollars are situated in the areas of potential tidal flooding.



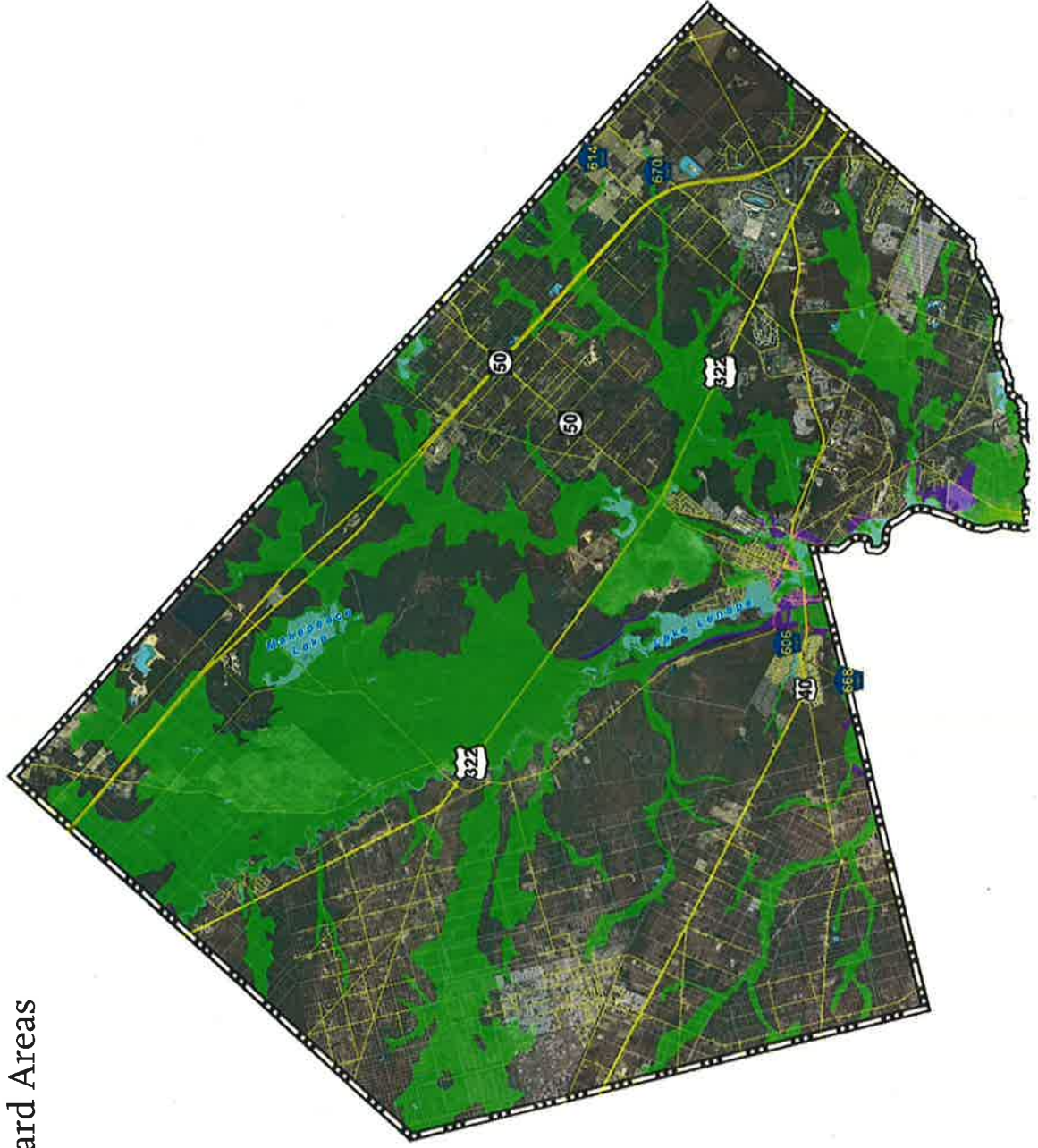


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## Strategic Recovery Planning Report



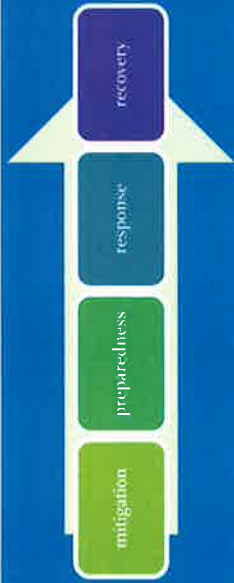
### Hamilton Township Flood Hazard Areas



#### Legend

#### FEMA Flood Designation

- 100 Year Flood
- 500 yr
- 500 yr Undocumented
- Water



# HAMILTON TOWNSHIP Strategic Recovery Planning Report

existing conditions  
vulnerable  
resources

## Current and Future Risk of Dam Failure

The dam at Lake Lenape is categorized as a high hazard potential dam in accordance with federal guidelines with a normal storage capacity of over 6,600 acre-feet. Dams with the high hazard potential classification are those dams where failure will probably cause loss of human life and extensive property damage.

Dam failure may result from natural event occurrences including hurricanes and floods and/or human related actions related to lack of maintenance or overall poor structural capacity. It has been estimated by Township officials that the effects of a failure would be felt up to five miles downstream of the dam and could impact 75 residential structures and 12 commercial properties. Although the Township has not experienced any major dam failure, the future risk can be attributed to the structure nearing the end of its design life.



The Township and the County have jointly owned the 1879 dam and lake since the 1980's.



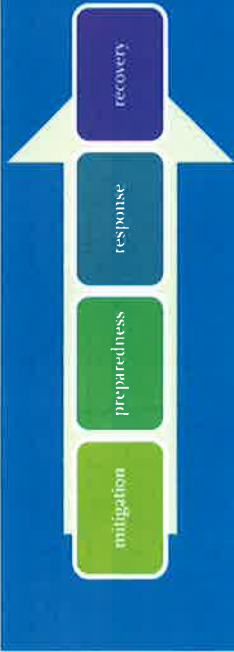
# HAMILTON TOWNSHIP

## Strategic Recovery Planning Report



### Lake Lenape Dam





# HAMILTON TOWNSHIP Strategic Recovery Planning Report

existing conditions  
vulnerable  
resources

## Vulnerable Resources

There are several vulnerable resources (Samuel Richards Hotel, Duberson School, St. Vincent de Paul, Hamilton Township #1 Fire Station and the Historic Society Museum at the Mill Road School) located in the 500 year floodplain and approximately 35% (49 acres) of the May's Landing historic district lies in the 100 year floodplain.



## Vulnerable Residential and Non-Residential Uses

There are 496 residential properties with an improved property value of over 37 million dollars within the 100 year floodplain. There are 38 non-residential (commercial/industrial) with an improved property value of over 7 million dollars within the 100 year floodplain.

# HAMILTON TOWNSHIP Strategic Recovery Planning Report



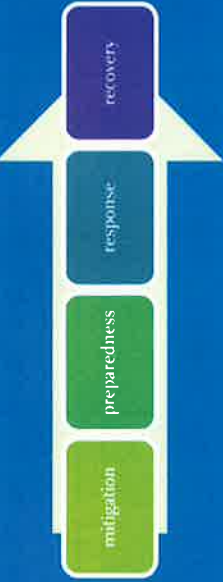
## Hurricane Sandy Impact

Based on reported damages, the majority of damage experienced from Superstorm Sandy related to significant first floor flooding in 18 structures. One structure experienced roof and water damage and a warehouse had 27 inches of water.

The areas impacted by flooding include Danenhauer Lane where 7 residential structures were damaged, Mill Street with 1 residential structure and 1 commercial structure damaged, Main Street with 1 commercial structure damaged, Second Street with 3 residential structures damaged, Spruce Street with 1 residential structure damaged, Old River Road with 5 residential structures and 1 commercial structure damaged.

There were 17 residential structures and 3 commercial structures damaged. As the mapping in the Appendix indicates all but two of the structures that were impacted are located in the 100 year floodplain. The associated loss of the improved value of the properties damaged was just over one million dollars.





# HAMILTON TOWNSHIP

## Strategic Recovery Planning Report

### Comparison to Vulnerability Assessment

#### 2010 Multi-Jurisdictional Natural Hazard Mitigation Plan

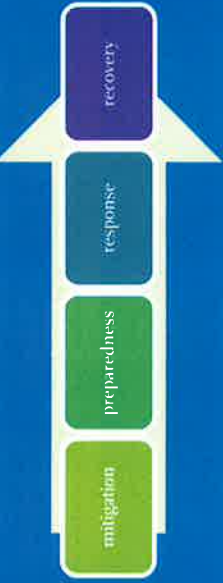
Hamilton Township participated with the Atlantic County Office of Emergency Management in the 2010 Multi-jurisdictional Natural Hazard Mitigation Plan (HMP). The HMP contains a comprehensive analysis of vulnerability profiles for several types of hazards for each participating municipality. One measure of vulnerability used in the 2010 HMP is the at-risk assessed value of property. The HMP estimated for Hamilton Township the assessed value of property at risk to flooding at just over 85 million dollars and from storm surge at 239 million dollars. The total assessed value of improvement in the Township is \$1,728,805,249 and the combined estimated risk for flood and storm surge (\$324 million) represents 18.7% of the assessed property value in the Township.

The actual loss of property value due to Superstorm Sandy was just over \$1 million for 20 properties which represents 0.3% of the \$324 million in assessed value of property considered in the 2010 HMP to be at risk from flooding and storm surge and 1.1% of the \$85 million in assessed value of property considered in the 2010 HMP to be at risk from just flooding.

**Table 1: Hurricane Sandy Property Damage**

Block	Lot	Property Type	Location	Damage
753	9	R	6033 Danenhauer Lane	1 <sup>st</sup> Floor Flooding
753	14	R	6000 Danenhauer Lane	1 <sup>st</sup> Floor Flooding
735	15	R	6004 Danenhauer Lane	1 <sup>st</sup> Floor Flooding
735	16	R	6010 Danenhauer Lane	1 <sup>st</sup> Floor Flooding
735	19	R	6028 Danenhauer Lane	1 <sup>st</sup> Floor Flooding
735	21	R	6034 Danenhauer Lane	1 <sup>st</sup> Floor Flooding
735	22	R	6038 Danenhauer Lane	1 <sup>st</sup> Floor Flooding
741	2	C	80 Mill Street	1 <sup>st</sup> Floor Flooding
741	6	R	72 Mill Street	1 <sup>st</sup> Floor Flooding
749	8	C	5720 Main Street	1 <sup>st</sup> Floor Flooding
809	7	R	5721 Second Street	1 <sup>st</sup> Floor Flooding
809	8	R	5725 Second Street	1 <sup>st</sup> Floor Flooding
809	9	R	5735 Second Street	1 <sup>st</sup> Floor Flooding
877	18	R	6003 Spruce Street	Roof & Water Damage
979	22.01	R	256 Old River Road	1 <sup>st</sup> Floor Flooding
980	2	R	209 Old River Road	1 <sup>st</sup> Floor Flooding
980	3	R	207 Old River Road	1 <sup>st</sup> Floor Flooding
980	6	R	213 Old River Road	1 <sup>st</sup> Floor Flooding
980	7	R	215 Old River Road	1 <sup>st</sup> Floor Flooding
980	18	C	293 Old River Road	27" water in Warehouse

# HAMILTON TOWNSHIP Strategic Recovery Planning Report



issue  
identification

page 20

## Issue Identification Exercise

The Township held two community forum meetings in an effort to engage the citizens of Hamilton to identify specific issues related to the impacts from Hurricane Sandy and other major storm events. The first community forum was held on January 30, 2014. The forum focused on describing what long-term recovery planning is and the facilitation of an “Issue Identification” exercise.

The primary goal of the exercise was to give participants an opportunity to discuss issues the Township faced following Hurricane Sandy and other major storm events. Specific recovery issues were identified and prioritized within three general themes: population, economic development and housing/land development. Each participant was asked to identify and list specific issues for each category and then circle the top three (3) issues for each theme. The major issues were then discussed as a group to highlight and identify common themes.

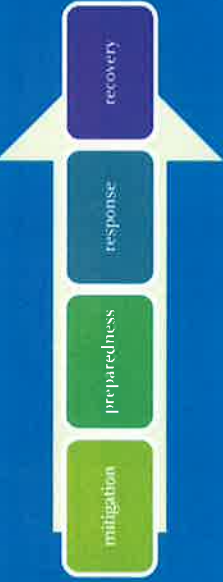


## Population

This theme looked at how the Township’s population and demographics might influence the recovery process. While natural hazards do not discriminate, the impacts vary greatly, depending on certain demographic characteristics. According to FEMA, 80% of the disaster burden falls on the public. Women, children, minorities and the poor bear a disproportionate amount of the burden. The 2010 Census reported that 10% of the Township’s residents were below the poverty line. Additionally, the largest cohort of the population is between 5-19 years old with approximately 10.6% of the population is 65 and older.

# HAMILTON TOWNSHIP

## Strategic Recovery Planning Report



### Issue Identification Exercise

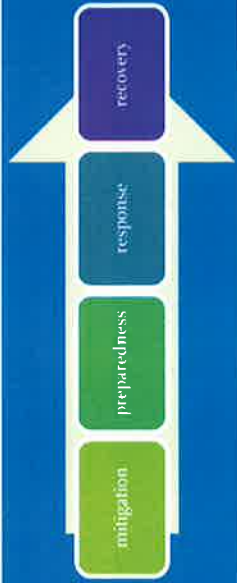
#### Housing/Land Development

The severity of damage from a natural disaster depends upon the types of land use and patterns of development in a community. There are areas of residential and commercial development within the identified hazard areas. Some of which is densely developed. The issue of housing is especially important in planning for long-term post-disaster recovery.

The re-establishment of housing in a community is directly dependent on the re-establishment of infrastructure including, but not limited to: water, sewer, electricity and roads. Communities may choose to relocate certain infrastructure to reduce the risk of impact from future disasters, thus creating the need to develop new housing strategies that take revised infrastructure plans into account. In addition, through this recovery planning process, the community should think critically about where to place temporary housing during redevelopment because temporary housing locations often end up becoming permanent housing.







# HAMILTON TOWNSHIP Strategic Recovery Planning Report

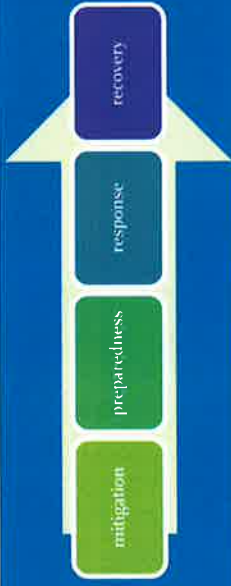
## Issue Identification Exercise

### Economic Development

Research has shown that no business, small or large, is immune to the impacts of a natural hazard event. Business closures effect residents and visitors. Economic development is a key component of both pre-and post-disaster planning. Routine economic development activities taking place before the disaster should take post-disaster recovery concepts into consideration to make sure that new investments are disaster resilient.

Recovery concepts related to economic development include locating new businesses outside of hazardous areas and encouraging the development of business continuity plans. In the post-disaster phase, economic development is vital to a community's recovery. Getting business back up and running is dependent on the re-establishment of infrastructure and housing. Re-establishing businesses after the disaster should also focus on developing outside of known hazard areas to reduce the impact of future events.





# HAMILTON TOWNSHIP

## Strategic Recovery Planning Report

### Main Impact Issues

The following main issues were identified by the participants at the first community forum meeting:

#### Lake Lenape Dam Condition

- Structural capacity & reliability
- Concern for downstream safety of residents/businesses
- Perception of dam condition reduces potential for economic revitalization in Mays Landing

#### Stormwater flooding impacts:

- Lake Lenape (water levels)
- Hudson Street
- Dry Run
- Weymouth Furnace Area
- Mill Street and Old Harding Highway
- Intersection of Lenape Avenue/Ken Scull Avenue/Park Road/Hudson Street and Third Street (aka Five Points)
- Cologne Avenue and Route 322

#### Electric Outages near mall/festival area

- Impact on economic development
- Impact on traffic safety

#### Housing Relocation Opportunities

- Mid-term and Long-term

The issues identified in the first community forum meeting were discussed by the Steering Committee on February 5, 2014 with the goal of creating draft strategies that would be tied to the community-specific issues. The strategies provided detailed recommendations for activities that the Township departments could engage in to plan for long-term recovery. The draft strategies were presented at the second community forum meeting on February 27, 2014 to gain feedback from the participants and help to prioritize the strategies. The following strategies were identified as ways to effectively plan for recovery from Hurricane Sandy and future natural disasters with the goal of building local resilience and promote growth economic development and growth that is sustainable.



# HAMILTON TOWNSHIP Strategic Recovery Planning Report

## High Priority Recovery Strategies

### *Environmental Design Plan: Lake Lenape Dam Capacity Analysis and Re-design*

The existing dam for Lake Lenape is a concern due to its age and importance. For decades the dam has received periodic repairs for evident deterioration without a comprehensive review of the dam's structural capacity. The perception is that the dam is on the brink of failure which deters significant investment in the downtown Mays Landing. The dam also plays a critical role in retaining the Lake Lenape water and if it is compromised or reaches failure many properties downstream of the Lake would be impacted. The capacity analysis would provide peace of mind to the residents and future downtown investors and important information regarding the need for a comprehensive re-design of the dam.

### *Environmental Design Plan: Watershed Stormwater Management Study*

The Township has experienced an increase in stormwater entering Lake Lenape, which is the largest impoundment in the Great Egg Harbor watershed. Flooding along the lake is a major concern especially as incidents of flash flooding have occurred and impacted residential properties. The quantity of stormwater has a direct impact on the existing dam. There are major

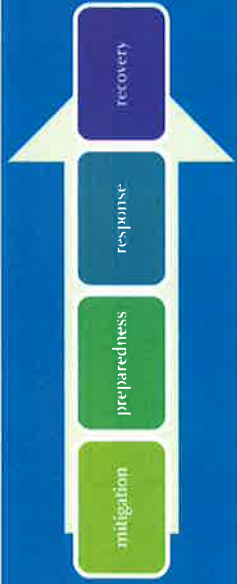
concerns regarding the reliability of the dam to contain the current and future flow of stormwater. The goal of the study would be to model the existing and future stormwater flowing into the lake and determining alternate pre-lake flooding mitigation in an effort to be more resistant to damage from future storm events.

### *Area in Need of Rehabilitation / Economic Development Plan for Historic Mays Landing*

The economic revitalization of Mays Landing relies on the successful mitigation of the potential for flooding. Significant public and private investment is needed to create a vibrant downtown. A clear and comprehensive plan will review the strengths, weaknesses, opportunities and threats in the downtown and provide a plan of action to realize the needed economic development.

### *Utility Services Plan*

The need to review infrastructure that may be at risk during storm events was raised by the Steering Committee. A Utility Services Plan would identify existing infrastructure as it relates to known hazard areas and provide a plan for relocation or appropriate protection. Health and safety issues arise if public utilities are not protected.



# HAMILTON TOWNSHIP

## Strategic Recovery Planning Report

### Medium Priority Recovery Strategies

#### **Stormwater Management Sub-Plan: Mill Street and Old Harding Highway & Lenape Ave/Mill Street/Main Street**

These main intersections in the Township are heavily traveled and require attention during storm events to ensure adequate mobility especially because many of the roads are evacuation routes. Each intersection experiences significant flooding during mild and heavy storm events. Analysis and re-design of the stormwater management systems are needed to reduce the number of flooding events.

#### **Open Space/Recreation Sub-Plan: Mays Landing Waterfront Development and Connectivity Plan**

As the Township tackles ways to become more resistant to future flood damage in the Lake Lenape area, creating sustainable ways to grow economically is equally important. The Township water bodies provide opportunities for economic growth and structural flood mitigation strategies. The proposed sub-plan of the Master Plan will identify opportunities and strengths along the waterfront and create a plan for connecting the recreational/open space resources with the downtown area.

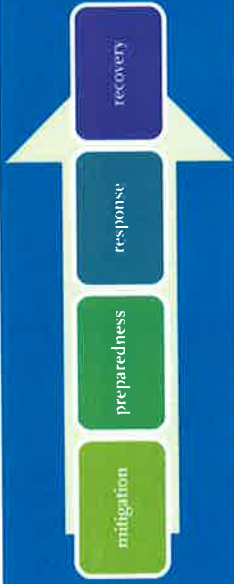
#### **Development of Ordinances:**

##### **Permit and Application Process Quality Improvement Floodplain Ordinance Long Term Emergency Housing opportunities**

Updated ordinances are needed to implement community plans for resiliency and flood mitigation. There is a need for long term emergency housing opportunities in the event that the storm damage to residential housing. The existing zoning districts would be evaluated to determine the best locations to permit long-term emergency housing.

##### **Capital Improvement Plan**

Preparation of a 5 year Capital Improvement Plan will focus municipal capital investment on public facilities, fleets and equipment to build community resiliency in plants and development plans will ultimately propose the need for infrastructure and facility improvements. The Capital Improvement Plan will provide the needed guidance to prioritize the budget process.

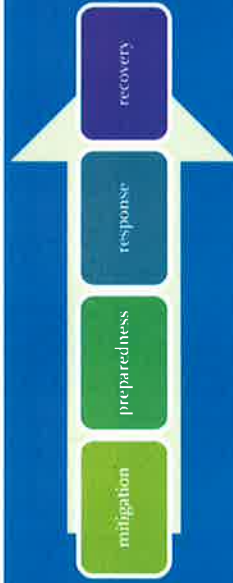


# HAMILTON TOWNSHIP

## Strategic Recovery Planning Report

### Recovery Strategy Workplan

Recovery Strategy	Priority	Lead Department	Timeline for Completion	Estimated Cost	Funding Sources
Environmental Design Plan: Lake Lenape Dam	HIGH	Public Works	Short Term	\$50,000	Township NJDCA Grant
Environmental Design Plan: Watershed Study	High	Community Development	Short Term	\$50,000	Township NJDCA Grant
Economic Development Plan Mays Landing	High	Community Development	Short Term	\$50,000	Township NJDCA Grant
Utility Services Plan	High	Municipal Utilities Authority	Moderate Term	\$25,000	Township NJDCA Grant
Stormwater Management Plan	Medium	Public Works	Moderate Term	\$50,000	Township NJDCA Grant
Open Space/Recreation Plan Mays Landing/Waterfront Development Plan	Medium	Community Development	Moderate Term	\$50,000	Township NJDCA Grant
Development of Ordinances	Medium	Community Development	Moderate Term	\$20,000	Township NJDCA Grant
Capital Improvement Plan	Medium	Administration	Moderate Term	\$30,000	Township NJDCA Grant



# HAMILTON TOWNSHIP

## Strategic Recovery Planning Report

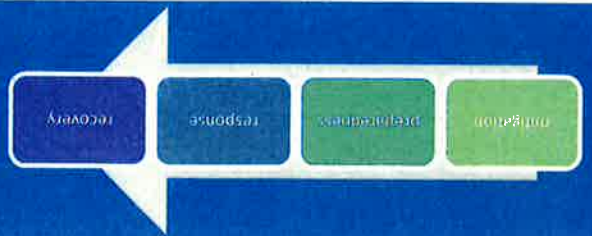
### Appendix Items

- Appendix A: Community Forum and Steering Committee Agendas
- Appendix B: Community Forum and Steering Committee Sign-In Sheets
- Appendix C: Issue Identification Worksheets
- Appendix D: Draft Recovery Strategy Sheets
- Appendix E: Mapping



## Appendix Items

Appendix A: Community Forum and Steering Committee Agendas



Community Forum  
Agenda  
January 30, 2014

1. Introduction

Kendra Lelie, PP, AICP of Clarke Caton Hintz  
Community Forum Facilitator

2. Review of Sandy Impacts

Philip Sartorio, PP, AICP: Community Development Director  
Mike Petusky: Office of Emergency Management and Police Department  
Mike Brandenberger: Office of Emergency Management and Police  
Department

3. What is Recovery Planning?

Kendra Lelie, PP, AICP of Clarke Caton Hintz  
Community Forum Facilitator

4. Issue Identification Exercise: Population, Economic, Land Development

Community Forum Facilitator and Forum Participants

5. Closing Remarks





Steering Committee  
Agenda  
February 5, 2014

1. Issue Identification Summary from Community Forum

- a. Dam/Main Street Investment/Revitalization
- b. Hudson Street Area/Dry Run breach of Lake – Stormwater
- c. Lake Lenape water levels
- d. Upstream floodgates – blueberry fields
- e. Route 322 and Cologne/Evacuation route flooding
- f. Excessive impervious coverage upstream in other municipalities
- g. Weymouth Furnace Area
- h. Electric outages in mall/festival area
- i. Limited relocation opportunities

2. Issue Identification from Steering Committee

3. Strategy Worksheet

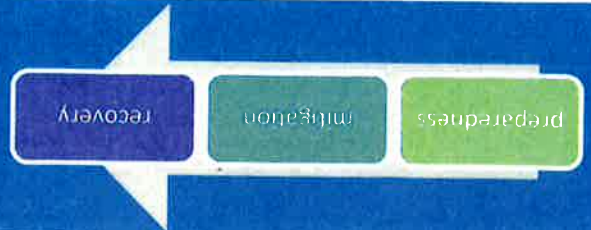
a. Development of Draft Strategies

- i. Tangible
- ii. Attached to entity/organization
- iii. Defined Outcome

b. Components of the Worksheet

- i. Proposed Recovery Strategy: States the strategy
- ii. Theme Addressed: Indicates which theme (population, economy, or land and development) the strategy addresses.
- iii. Ideas for Implementation: Describes how the strategy will be implemented locally.
- iv. Coordinating Organization: Identifies the group that is willing and able to organize resources, find appropriate funding, and oversee activity implementation, monitoring, and evaluation.
- v. Partners: Identifies groups that may be able to assist in the implementation of strategies by providing relevant resources to the coordinating organization.
- vi. Timeline: Identifies when the strategies should be implemented, with pre- or post- disaster.

4. Community Forum #2-Response to Draft Strategies



Steering Committee  
Agenda  
December 18, 2013

1. What is a Strategic Recovery Planning Report (SRPR)?

2. Outline of Tasks and Schedule- Handout

a. Existing Plans and Policies

b. Hazard Information and Mapping

i. Mitigation Plan

ii. Individual Information

c. Community Profile - Handout

3. Community Forum 1 & 2

a. Invitation List

b. Invitation Letter- Handout

c. Agenda and Issue Identification Exercise

d. Analysis and Summary of Issues- Development of Draft Strategies

e. Community Forum #2-Prioritize Strategies



## Appendix Items

Appendix B: Community Forum and Steering Committee Sign-In Sheets

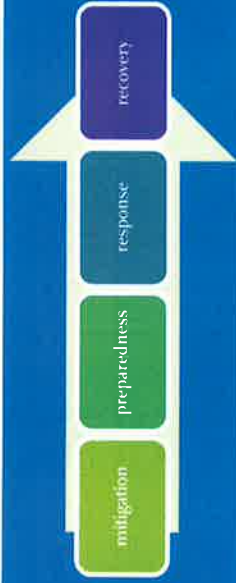


Community Forum #1 SIGN-IN SHEET	
NAME	EMAIL PHONE NUMBER
Corney Rickle (Paramount Realty)	732-961-8144 gricke@paramountreality.com
STAN WEINER	609-214-8652 stanweiner@hotmail.com
Mary Lisitski	609-625-1511 x471 mlisitski@townshipofhamiltonnj.com
JAY MCKENZIE / CHARLIE KALISZKA	609-703-4469 jackson@concrete.com charlylrick@concrete.com
Michael Branderborg	(609) 703-6866
Phil SARTORIO	psartorio@townshipofhamilton.com
112 Hudson St Robert & June Luciano MAY LAMONG, NJ	609-214-4232 hamilton.com
Cari Pitale	cpitale8@gmail.com 856 373 0149

Community Forum #3 Stream Committee		SIGN-IN SHEET	
NAME	EMAIL	PHONE NUMBER	
Kayona Leue, CCH		609.888.8383	
Mike Jentuszy		609-839-6488	
Mrs Brudenberger		609457-2084	
Steve Blankenship, ITMVA		609-625-1872	
Aime D'U		609-625-9191	
<del>SKRITT</del> Nor DPW		(609) 517-1139	
Warren Degrosa Construction		609-625-1591	
Phil Sauerbrio, Com. Dev		609 625-1511x490	
Michael Collazo		625-1999	

**Community Forum #2  
SIGN-IN SHEET**

NAME	EMAIL	PHONE NUMBER
Ed Gouven	edgouven@mta.com	
Michael Collazo	mays/and@mta.com	
George Pih	george.pih@mta.com	
Mike Brandenberger		
Alfred Blasen	alfr22@mta.com	
Kevin Strickland	kevin.strickland@mta.com	609-625-1591
Warren Dargosa		
STEPHEN BLANKENSHIP	sbs@mta.com	



# HAMILTON TOWNSHIP Strategic Recovery Planning Report

appendix

## Appendix Items

Appendix C: Issue Identification Worksheets



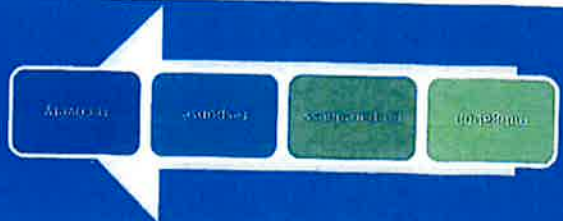




Instructions: Identify specific response and recovery issues your community could face in the event of a disaster in the left hand column below. For each issue, use the columns on the right hand side to check the potential period of time each issue could affect the community. Check all that apply.

Community Impacts Felt (Check all that apply)		<b>Issue Identification Worksheet - POPULATION</b>			
		Framing Questions: ■ Where are the high population densities for residents? Are any in the hazard area? ■ Are there special-needs populations in the hazard area? (Examples - Elderly, disabled, children, infants) ■ Where are there significant non-residential populations? (Examples - Employees, Tourists)			
1 month - on-going- Recovery	72 hours - 1 month- Response/Recovery	0-72 hours- Response	There aren't any high density populations Along waterfront area		
			FIX DAM #1		





Instructions: Identify specific response and recovery issues your community could face in the event of a disaster in the left hand column below. For each issue, use the columns on the right hand side to check the potential period of time each issue could affect the community. Check all that apply.

**Issue Identification Worksheet**  
**LAND USE AND DEVELOPMENT**  
 Community Impacts Felt (Check all that apply)

Framing Questions: <ul style="list-style-type: none"> <li>Do current development patterns or land use plans minimize development in the hazard areas?</li> <li>Is your community growing or projected to grow denser in the hazard areas?</li> <li>Are there policies in place to address post-disaster redevelopment?</li> <li>Is the community capable of providing temporary shelter and housing outside of the hazard zone?</li> </ul>	0-72 hours- Response	72 hours - 1 month- Response/Recovery	1 month - on-going- Recovery

HISTORIC DISTRICT IN HAZARD AREA

FLOODING OF FARMERGENCY EVACUATION ROUTES.

LIMITED ~~RECOVERY~~ TEAM RELOCATION @ PORTVINTAGE

FLOODING FROM BLUEBERRY FIELDS INTO DRY RUN




Instructions: Identify specific response and recovery issues your community could face in the event of a disaster in the left hand column below. For each issue, use the columns on the right hand side to check the potential period of time each issue could affect the community. Check all that apply.

Community Impacts Felt (Check all that apply)		Issue Identification Worksheet - POPULATION	
0-72 hours - Response	72 hours - 1 month - Response/Recovery	1 month - on-going - Recovery	<p>Framing Questions:</p> <ul style="list-style-type: none"> <li>Where are the high population densities for residents? Are any in the hazard area?</li> <li>Are there special-needs populations in the hazard area? (Examples - Elderly, disabled, children, infants)</li> <li>Where are there significant non-residential populations? (Examples - Employees, Tourists)</li> </ul>

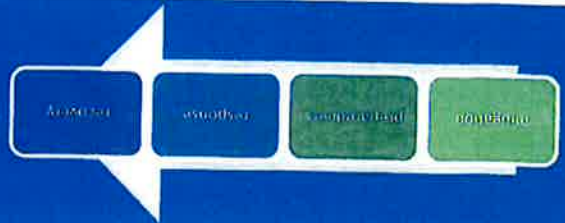
✓			<p>FIX THE DAM GATES</p> <p>Hudson + Lowville Foodline</p>	①
✓			<p>REPAIR THE DAMAGED PIPES WOOD HUBBARD TO REPAIR DRY AND BRICKWORK OF THE LAKE</p>	②
✓			<p>FIX DAMAGED @ LR 312 + LOWVILLE</p>	③
✓			<p>THE INCREASE OF CONSUMED THE WEST OF THE LAKE INCREASES FROM TO LAKE</p>	④
✓			<p>REPAIRS HAZARDOUS DECISION-MAKING IN MULTIPLE LOCATIONS</p>	
			300 / 000000	



Instructions: Identify specific response and recovery issues your community could face in the event of a disaster in the left hand column below. For each issue, use the columns on the right hand side to check the potential period of time each issue could affect the community. Check all that apply.

Issue Identification Worksheet - ECONOMY		Community Impacts Felt (Check all that apply)	
Framing Questions: Are businesses in the hazard area? What types of businesses? Which ones are location-dependent and which can be relocated? What businesses represent significant components of your community's economy, in terms of employees, sales volume, or tax base? Are alternate commercial spaces available if current stock is damaged?			
0-72 hours- Response	72 hours - 1 month- Response/Recovery	1 month - on-going- Recovery	
✓			Fix the Dam Road
✓			Repair the Damage Pipe UNDR Hybrid that was Assembly Demolish used the Road was raised
			Fix Drainage @ R 322 + course

①  
②  
③



Instructions: Identify specific response and recovery issues your community could face in the event of a disaster in the left hand column below. For each issue, use the columns on the right hand side to check the potential period of time each issue could affect the community. Check all that apply.

**Issue Identification Worksheet**  
**LAND USE AND DEVELOPMENT**  
 Community Impacts Felt (Check all that apply)

Framing Questions:

- Do current development patterns or land use plans minimize development in the hazard areas?
- Is your community growing or projected to grow denser in the hazard areas?
- Are there policies in place to address post-disaster redevelopment?
- Is the community capable of providing temporary shelter and housing outside of the hazard zone?

0-72 hours- Response	72 hours - 1 month- Response/Recovery	1 month - on-going- Recovery
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- ①
- ②
- ③
- ④

FIX THE DAM CASES +  
 HAZARD ST  
 DAMAGE  
 REPAIR THE PIPES  
 HAZARD THAT RELIEVES THE DAM RISK  
 FIX DAMAGE @ R5322 + CONDUIT  
 SET #4 @ POPPARD STREET  
 PROBLEM BECAUSE ROAD HIT

PS - DISCUSSION NOTE

Instructions: Identify specific response and recovery issues your community could face in the event of a disaster in the left hand column below. For each issue, use the columns on the right hand side to check the potential period of time each issue could affect the community. Check all that apply.

**Issue Identification Worksheet - POPULATION**

Framing Questions:

- Where are the high population densities for residents? Are any in the hazard area?
- Are there special-needs populations in the hazard area? (Examples - Elderly, disabled, children, infants)
- Where are there significant non-residential populations? (Examples - Employees, Tourists)

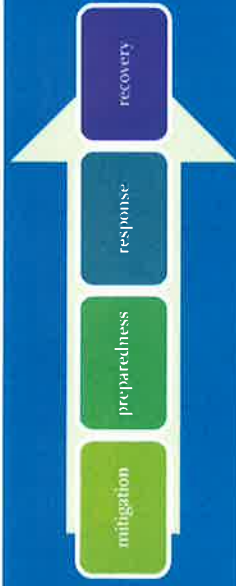
0-72 hours- Response

72 hours - 1 month- Response/Recovery

1 month - on-going- Recovery

Weymouth Furnace Area			
Hudson Street			
Lake Lenore Dam / Floodgates			
Flooding @ Cologne + 322			
Elec Outages in the Mall / Festival Area			





# HAMILTON TOWNSHIP

## Strategic Recovery Planning Report

appendix

### Appendix Items

Appendix D: Draft Recovery Strategy Sheets

# HAMILTON TOWNSHIP

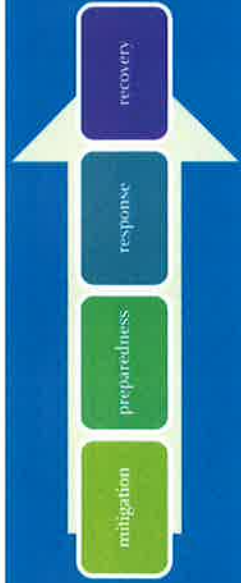
## Strategic Recovery Planning Report



Proposed Recovery Strategy:	Theme Addressed:
Environmental Design Plan: Dam Capacity Analysis and Re-design	x Population x Land Use & Development x Economy
<b>Rationale for Proposed Recovery Strategy:</b>	
<p>The existing dam for Lake Lenape is a concern due to its age and importance. For decades the dam has received periodic repairs for evident deterioration without a comprehensive review of the dam's structural capacity. The perception is that the dam is on the brink of failure which deters significant investment in the downtown Mays Landing. The dam also plays a critical role in retaining the Lake Lenape water and if it is compromised or reaches failure many properties downstream of the Lake would be impacted. The capacity analysis would provide peace of mind to the residents and future downtown investors and comprehensive information for the need of a comprehensive re-design.</p> <p>The following specific issues were identified as it relates to a dam failure:</p> <ul style="list-style-type: none"> <li>Damaged roads and bridges</li> <li>Flooding of the downtown</li> <li>Residential building damage</li> </ul>	
<b>Ideas for Implementation:</b>	
Application to Post Sandy Grant Program for funding Collaboration with County Engineer Review of any existing studies Request for Proposals for Plan	
<b>Coordinating Organization:</b>	Department of Public Works
<b>Internal Partners:</b>	
Department of Community Development Office of Emergency Management Township Engineer/Dam Committee	<b>External Partners:</b> Atlantic County NJDEP Mill Associates

# HAMILTON TOWNSHIP

## Strategic Recovery Planning Report



<p><b>Proposed Recovery Strategy:</b> Environmental Design Plan: Hydrological Watershed Based Stormwater Management Study (upstream of Lake Lenape)</p>	<p><b>Theme Addressed:</b></p> <p>X Population X Land Use &amp; Development x Economy</p>
<p><b>Rationale for Proposed Recovery Strategy:</b></p> <p>The Township has experienced an increase in stormwater entering Lake Lenape, which largest impoundment in Great Egg Harbor watershed. Flooding along the lake is a major concern especially as incidents of flash flooding have occurred and impacted residential properties. The quantity of stormwater has a direct impact on the existing dam. There are major concerns regarding the reliability of the dam to contain the current and future flow of stormwater. The goal of the study would be to model the existing and future stormwater flowing into the lake and determining alternate pre-lake flooding mitigation in an effort to be more resistant to damage from future storm events.</p> <p>The following specific issues were identified as it relates to flooding of the Lake:</p> <p><b>Damaged roads and infrastructure (dam and bridges)</b>          Flooding of the downtown          Backup of stormwater system          Residential building damage</p>	
<p><b>Ideas for Implementation:</b></p> <p>Application to Post Sandy Grant Program for funding          Collaboration with County Engineer/Review of any existing studies          Request for Proposals for Plan</p>	
<p><b>Coordinating Organization:</b></p>	<p>Department of Community Development</p>
<p><b>Internal Partners:</b></p> <p>Department of Public Works          Office of Emergency Management          Township Engineer</p> <p><b>External Partners:</b></p> <p>Atlantic County          NJDEP          Great Egg Harbor River Watershed Association</p>	

# HAMILTON TOWNSHIP

## Strategic Recovery Planning Report



Proposed Recovery Strategy:	Theme Addressed:
<p>Area in Need of Rehabilitation Study/Economic Development Plan for Historic Mays Landing: Needs Analysis and Revitalization Plan</p>	<p>x Population                      x Land Use &amp; Development                      x Economy</p>
<p><b>Rationale for Proposed Recovery Strategy:</b></p>	
<p>The economic revitalization of Mays Landing relies on the successful mitigation of the potential for flooding. Significant public and private investment is needed to create a vibrant downtown. A clear and comprehensive plan will review the strengths, weaknesses, opportunities and strengths of the downtown and provide a plan of action to realize the needed economic development.</p> <p>The following specific issues were identified as it relates to the economic growth in the downtown:</p> <ul style="list-style-type: none"> <li>Create incentives for investment</li> <li>Remove obstacles in the approval process</li> <li>Promote tourist economy with destination amenities</li> <li>Provide a clear marketing plan and branding for Mays Landing</li> </ul>	
<p><b>Ideas for Implementation:</b></p>	
<p>Application to Post Sandy Grant Program for funding                      Retain consultant                      Coordination with Mays Landing Merchant Association                      Research other grant opportunities and Main Street participation</p>	
<p><b>Coordinating Organization:</b></p>	<p>Department of Community Development</p>
<p><b>Internal Partners:</b></p>	
<p>Department of Public Works</p>	<p><b>External Partners:</b>                      Mays Landing Merchant Association                      Chamber of Commerce                      Atlantic County                      Pine Barrens By-Way Association</p>

# HAMILTON TOWNSHIP

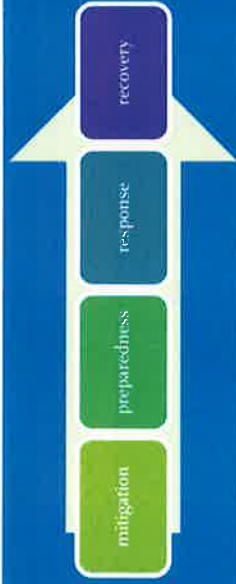
## Strategic Recovery Planning Report



<p><b>Proposed Recovery Strategy:</b></p> <p>Utility Services Plan</p>	<p><b>Theme Addressed:</b></p> <p> <input checked="" type="checkbox"/> Population  <input checked="" type="checkbox"/> Land Use &amp; Development  <input checked="" type="checkbox"/> Economy                 </p>
<p><b>Rationale for Proposed Recovery Strategy:</b></p> <p>The need to review infrastructure that may be at risk during storm events was raised by the Steering Committee. A Utility Services Plan would identify existing infrastructure as it relates to known hazard areas and provide a plan for relocation or appropriate protection. Health and safety issues arise if public utilities are not protected.</p> <p>The following specific issues were identified as it relates to the Utility Services Plan:  <b>Water and Sewer Mains at risk</b>  <b>Sewer Pump Station locations</b></p>	
<p><b>Ideas for Implementation:</b></p> <p>Application to Post Sandy Grant Program for funding                  Retain consultant</p>	
<p><b>Coordinating Organization:</b></p>	<p>Municipal Utilities Authority</p>
<p><b>Internal Partners:</b></p> <p>Department of Public Works                  Department of Community Development                  Township Engineer</p>	<p><b>External Partners:</b></p> <p>NJDEP</p>

# HAMILTON TOWNSHIP

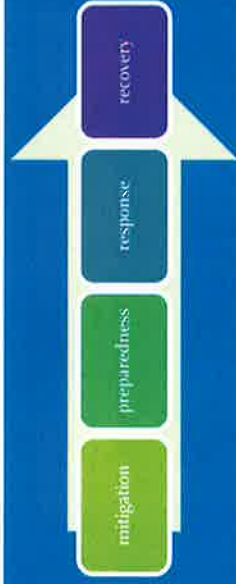
## Strategic Recovery Planning Report



Proposed Recovery Strategy:	Theme Addressed:
Open Space/Recreation Sub-Plan: Mays Landing Waterfront Development and Connectivity Plan	x Population x Land Use & Development x Economy
<b>Rationale for Proposed Recovery Strategy:</b>	
<p>As the Township tackles ways to become more resistant to future flood damage in the Lake Lenape area, creating sustainable ways to grow economically are equally important. The Township water bodies provide opportunities for economic growth and structural flood mitigation strategies. The proposed sub-plan of the Master Plan will identify opportunities and strengths along the waterfront and create a plan for connecting the recreational/open space resources with the downtown area.</p> <p>The following specific issues were identified as it relates to the economic growth:</p> <ul style="list-style-type: none"> <li>Better utilization of waterfront assets</li> <li>Connection of waterfront to downtown</li> <li>Promote tourist economy with destination amenities</li> </ul>	
<b>Ideas for Implementation:</b>	
Application to Post Sandy Grant Program for funding Retain Consultant Review of any existing studies Coordination with Mays Landing Merchant Association	
<b>Coordinating Organization:</b>	Department of Community Development
<b>Internal Partners:</b>	
Department of Public Works	<b>External Partners:</b> Mays Landing Merchant Association Atlantic County

# HAMILTON TOWNSHIP

## Strategic Recovery Planning Report



<p><b>Proposed Recovery Strategy:</b></p>	<p>Stormwater Management Sub-Plans:                  Mill Street and Old Harding Highway                  Lenape Avenue/Mill Street/Main Street Intersection                  Cologne Avenue and Rt 322</p>	<p><b>Theme Addressed:</b></p>
<p><b>Rationale for Proposed Recovery Strategy:</b></p> <p>These main intersections in the Township are heavily traveled and require attention during storm events to ensure adequate mobility especially because these many of the roads are included as evacuation routes. Each intersection experiences significant flooding during mild and heavy storm events. Analysis and re-design of the stormwater management systems are needed to reduce the number of flooding events.</p> <p>The following specific issues were identified as it relates to the flooding of these major intersections:</p> <ul style="list-style-type: none"> <li>Damage to roads</li> <li>Impediment to evacuation</li> </ul> <p>Potential for damage to surrounding commercial/residential buildings</p> <p>Deterrent for emergency vehicle access</p>	<p>x Population                  x Land Use &amp; Development                  x Economy</p>	
<p><b>Ideas for Implementation:</b></p>	<p>Application to Post Sandy Grant Program for funding                  Collaboration with County and State on joint grant application                  Request for Proposal for sub-plans</p>	
<p><b>Coordinating Organization:</b></p>	<p>Department of Public Works</p>	
<p><b>Internal Partners:</b></p> <p>Office of Emergency Management                  Township Engineer</p>	<p><b>External Partners:</b></p> <p>Atlantic County                  NJ DOT</p>	

# HAMILTON TOWNSHIP

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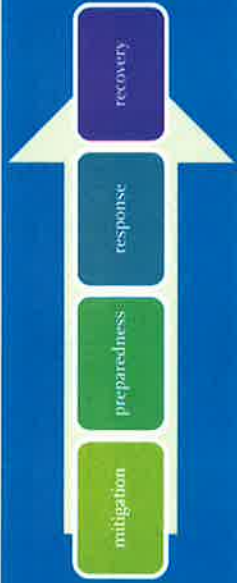


Proposed Recovery Strategy:	Theme Addressed:
<p>Development of Ordinances:                      Permit and Application Process Quality Improvement                      Floodplain Ordinance                      Long Term Emergency Housing opportunities</p>	<p>x Population                      x Land Use &amp; Development                      x Economy</p>
<p><b>Rationale for Proposed Recovery Strategy:</b></p>	
<p>Updated ordinances are needed to implement community plans for resiliency and flood mitigation. The need for long term emergency housing opportunities in the event that the storm damage to residential housing is evident. The existing zoning districts would be evaluated to determine the best locations to permit long-term emergency housing.                      The following specific issues were identified as it relates to ordinances that help to make the Township more resilient during and after a natural disaster:</p>	<p>Length of permit approval process                      Evaluate when and how to rebuild in a hazard area                      Need for long-term emergency housing alternatives</p>
<p><b>Ideas for Implementation:</b></p>	
<p>Application to Post Sandy Grant Program for funding                      Retain consultant</p>	
<p><b>Coordinating Organization:</b></p>	<p>Department of Community Development</p>
<p><b>Internal Partners:</b></p>	<p><b>External Partners:</b></p>
<p>Construction Department</p>	<p>Mays Landing Merchant Association</p>

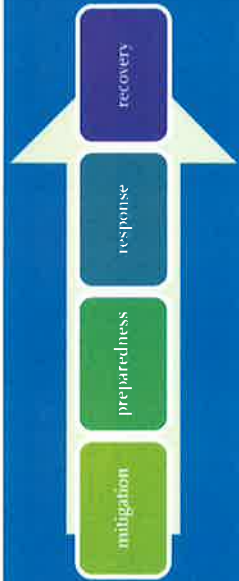


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<p><b>Proposed Recovery Strategy:</b></p>	<p>Capital Improvement Plan</p>	<p><b>Theme Addressed:</b></p> <p> <input checked="" type="checkbox"/> Population  <input checked="" type="checkbox"/> Land Use &amp; Development  <input checked="" type="checkbox"/> Economy                 </p>
<p><b>Rationale for Proposed Recovery Strategy:</b></p>		
<p>Preparation of a 5 year Capital Improvement Plan will focus municipal capital investment on public facilities, fleets and equipment to build community resiliency in plants and equipment. The community mitigation, resiliency and economic development plans will ultimately propose the need for infrastructure and facility improvements. The Capital Improvement Plan will provide the needed guidance to prioritize the budget process.</p> <p style="text-align: center;">                 The following specific issues were identified as it relates to the Capital Improvement Plan:  <b>Stormwater management facility upgrades</b>  <b>Comprehensive repair of the dam</b>  <b>Streetscape improvements</b> </p>		
<p><b>Ideas for Implementation:</b></p>		
<p>Application to Post Sandy Grant Program for funding Retain Consultant</p>		
<p><b>Coordinating Organization:</b></p>		<p>Township Administration</p>
<p><b>Internal Partners:</b></p> <p>Department of Community Development Department of Public Works Office of Emergency Management</p>		<p><b>External Partners:</b></p>



**HAMILTON TOWNSHIP**  
Strategic Recovery Planning Report

appendix

**Appendix Items**

Appendix E: Mapping