

# 12 – BOROUGH OF EATONTOWN

## PLANNING TEAM AND PARTICIPATION

Name	Title	Participation
William Mego	OEM Coordinator	Primary Point of Contact, Municipal Meeting #1, Municipal Meeting #2
Rudy Trask	Deputy Coordinator	Email-Phone conversation, Input and Review
Django Weigers	Construction Official	Email, Input and Review

## COMMUNITY PROFILE

### Overview

Eatontown is located in the central portion of eastern Monmouth County and encompasses 5.86 square miles. Eatontown recently filed its Recreation and Open Space Inventory with the New Jersey Department of Environmental Protection. The inventory includes nearly 180 acres of land that has been designated to be permanently preserved. The newly preserved open space includes Bliss Price Arboretum and Wildlife Sanctuary, Leon Smock 80 Acre Park, Wampum Park. In 2020, the borough adopted a Complete Streets Policy and committed to ensuring that safety and sustainability are safeguarded in all public and private transportation projects. The borough as a Safe Routes to School “Gold” rating.

### Land Use, Development, & Growth

Eatontown is a predominantly residential community and home to substantial publicly owned land. As a result, most of the Borough’s land is developed. From 2015 to 2020, the community underwent minimal change in its land use composition, with urban or developed land accounting for nearly 80 percent of its total area. Although since 2015, the area covered by forested land diminished by roughly 20 acres, as the town’s developed land grew by 19 acres, its overall land use composition remained roughly the same.

Land Use Type	Total Acres (2015)	Total Acres (2020)	Percent Change
Agriculture	9.9	6.7	-32%
Barren Land	19.9	24.7	24%
Forest	394.9	375.4	-5%
Urban	2953.1	2972.0	1%
Water	24.0	25.4	6%
Wetlands	368.5	366.0	-1%

Source: NJDEP Land Use/Land Cover data, 2015-2020

### Recent Major Development and Infrastructure from 2020 to Present

Recent redevelopment projects include a proposal to construct 60 luxury market-rate townhouses and 15 affordable townhouses at the Suneagles Golf Course in Eatontown, as well as a remodeling of the existing banquet facility. Howard Commons, on Pine Brook Road, is proposed to be demolished and replaced with 275 new dwelling units consisting of single-family residences and townhomes and a convenience store. Both developments fall within FEMA’s “Area of Undetermined Flood Risk” (NJFloodMapper).

In 2021, FMERA authorized a Request for Offer to Purchase for a 292-acre tract that spans nearly all the remaining land in the Eatontown and Oceanport sections of the former fort. The goal was to attract a large, cohesive project with integrated residential, commercial, amenity-based, and public uses. The current focus at the former fort is the nearly \$1B Netflix bid, which is undergoing due diligence. The redevelopment plan for the former fort is currently proposed to be amended to permit the proposal, which includes 12 production studios, back lots, and office space.

### Known or Anticipated Major Development and Infrastructure in the Next Five (5) Years

The Monmouth Mall Redevelopment Plan was adopted in May of 2023, and a resolution confirming its compliance with the borough's master plan was passed in February. The plan, known as Monmouth Square, also received conditional approval from the County in the same year. The project includes a mix of medical offices, retail, and entertainment uses, along with 1,000 for-rent, residential units. In addition, the project includes a large promenade with open green space for visitors, and a clubhouse for the site's residents. The changes are intended to create a village-like atmosphere by providing a center square within the site that would allow for a civic/public space serving residents and the community at large. Specifications include 915,437 square feet of both new and renovated space, spread across 26 buildings.

The project is expected to be constructed over twelve phases.

- Near Old Fort Monmouth on Pinebrook road about 500 units will be going in.
- The Old Orchard golf course is going to be 250 senior units with retail fronting Rt. 36

This is not in area of known flood risk.

### Demographics & Vulnerable Populations

This plan analyzed census-derived data on population trends and population age distributions to help illustrate potential vulnerability within the borough. A population increase or decrease can illustrate potential hazard vulnerability through development pressures on the built environment, or through physical and social impacts of marked population loss. A community with a large share of population under age five may indicate vulnerabilities in hazard response, resource allocation, and evacuation – FEMA identifies that the pediatric population is disproportionately affected during disasters, and requires special consideration in categories of anatomy and physiology, psychological, and education vulnerabilities (FEMA, 2022, NLM, 2022). Individuals over age 65 are a growing share of the country's population and often represent the greatest share of deaths from extreme weather events and other natural disasters. A larger share of population over 65 may indicate local vulnerabilities to hazard events both before and after a disaster occurs – these populations may have mobility needs, uneven access to resources, and limited social networks that makes pre-disaster engagement challenging (FEMA, 2023).

The Borough of Eatontown has a total population estimated at 13,522, of which 4.99% is under age 5 and 17.8% is over age 65. The Borough experienced an estimated 10.3% population growth between 2013-2017 and 2018-2022 ACS survey periods. This is notable population growth over a five-year survey period, and successful hazard mitigation planning within the borough will address vulnerabilities of a changing built environment, increased development density, and shifting population trends that come along with this growth.

There are three block groups in Eatontown's northwest which are identified by OBC as potentially vulnerable, overburdened by criteria of *Minority* population indicators (two block groups) and *Low Income and Minority* population indicators (one block group). There are no areas of Eatontown Borough meeting designation criteria for CDRZ or CEJST identification.

Demographics Summary	
Total Population (2018-2022 ACS 5-year Estimates)	13,552
Population Change since 2017	10.3%
Percent of Population Age < 5	5.0%
Percent of Population > 65	17.8%

Source: 2018-2022 ACS 5-Year Estimates, 2013-2017 ACS 5-Year Estimates

## HAZARD IDENTIFICATION

One of the first steps in developing a risk assessment is for participating municipalities to review and prioritize the hazards that can affect them. This was done based on how often a hazard has occurred, how significant effects have been in the past, the difficulty and cost of recovering from such events. Jurisdictions ranked the list of hazards as either high, medium, low, or no concern. The following include the Borough's hazard ranking. The full risk assessment for each hazard is located in Section 4.0.

### Hazard Ranking

High	Medium	Low
<b>Natural Hazards</b>		
Hurricane/ Tropical Storm	Extreme Temperature	Lightning
Nor'easter	Extreme Wind	Storm Surge
Flood	Tornado	Earthquake
	Winter Storm	Wildfire
	Dam Failure	
	Drought	
<b>Human-made Hazards</b>		
	Cyber Attack	Civil Unrest
	Economic Disruption	Power Failure
	Pandemic	
	Terrorism	

Note: Coastal Erosion, Landslide, and Wave Action are ranked N/A by the Borough.

### Hazard Ranking Explanation

A few hazards saw changes from the last HMP update. Dam failure moved up to a medium hazard from not applicable because the Wampum Dam is over sixty years old. Although it was recently inspected, some of the mechanics are old. Drought also increased to medium due to a significant drought and an increase in the number of fires, putting stress on the water reserves. Storm surge was lowered from the last plan update as Eatontown Borough is not currently on the coast, but significant storms still have negative impacts. Additionally, the pandemic hazard moved to medium from high after the peak of COVID-19. Coastal erosion, landslides, and wave action are all not applicable due to the general geography and topography.

### Significant Hazard Events Since Last Plan Update

While no major incidents have occurred since the last plan, some hazards were still experienced. There was a flooding incident on Meadow Brook Avenue after eight inches of rain fell at once in February 2024, causing building damage as a basement collapsed. Additionally, there have been some fires and nor'easters.

### Climate Change Impacts on Extent and Magnitude of Hazards

Climate change is expected to significantly impact the risks and hazards faced by Eatontown Borough. As global temperatures rise, the frequency and intensity of extreme weather events such as hurricanes, nor'easters, and heavy rainfall are likely to increase. This will exacerbate existing vulnerabilities, particularly in areas prone to flooding and coastal erosion. The current drainage system, which already struggles to handle severe storms, may become even more overwhelmed, leading to more frequent and severe flooding events. Rising sea levels will also contribute to coastal erosion, further threatening the Borough's coastline and infrastructure<sup>1</sup>.

Additionally, higher temperatures and prolonged heatwaves could increase the risk of wildfires, which may become more frequent and harder to manage. The aging infrastructure, already causing power failures, could be further strained by more severe storms, leading to prolonged outages.

## RISK ASSESSMENT

### National Flood Insurance Program (NFIP) statistics

Eatontown Borough	
Initial FIRM	9/16/1981
Effective FIRM	6/20/2018
Number of Policies In-Force:	23
Total Losses:	18
Total Payments:	\$19,192.04
Number of RL Properties:	1
Number of Mitigated RL Properties:	0
RL – Total Losses:	2
RL – Total Paid:	\$10,773.48
Number of SRL Properties:	0
Number of Mitigated SRL Properties:	0
SRL – Total Losses:	0
SRL – Total Paid:	\$0

Source: FEMA Policy and Loss Data, August 2024

### Vulnerability of the Built Environment

The Special Flood Hazard Area (SFHA) in the Borough of Eatontown is primarily located adjacent to the waterbodies of the borough: Turtle Mill, Wampum and Whale Pond Brooks, and Parkers Creek Branch. Approximately 3 percent of the total area of Eatontown lies within the 1% annual chance flood zone as defined by FEMA. An additional 3 percent of the area of the municipality is in the 0.2% annual chance flood zone.

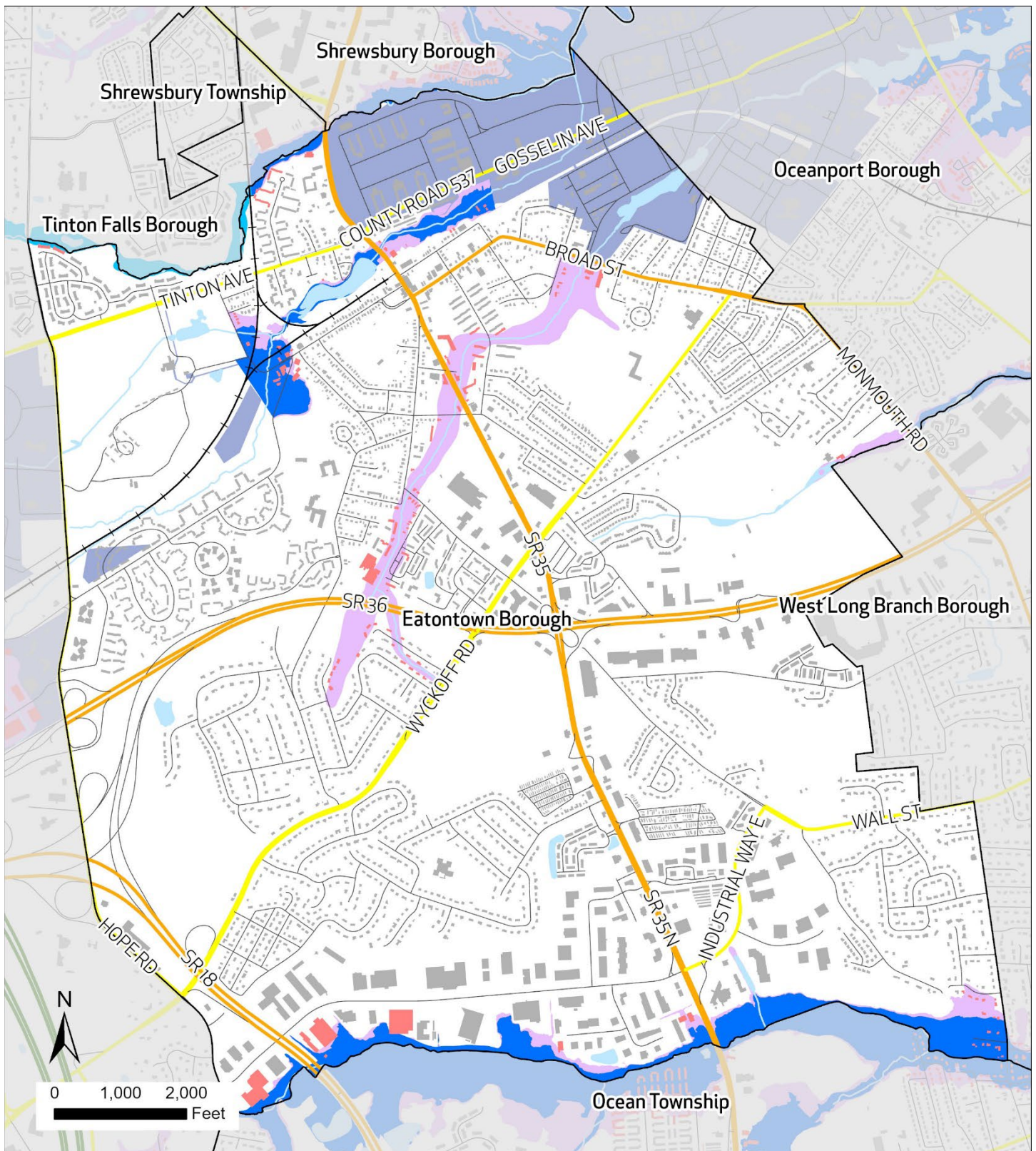
About 84.1 percent of Eatontown is considered developed. Of the developed parcels of the town, 2.4 percent fall within the 1% annual chance flood zone and 3.1 percent are within the 0.2% annual chance flood zone. This illustrates that the developed area of the municipality is generally in line with overall flood risk.

	Percentage in the 1% Floodplain	Percentage in the 0.2% Floodplain	5 feet of Sea Level Rise
<b>Developed Parcels</b>	2.4%	3.1%	NA
<b>Exposed Land Area</b>	3.0%	3.0%	NA

During the planning process, Eatontown identified critical facilities which function as community lifelines. These facilities provide the most fundamental services in the community that, when stabilized, enable all other aspects of society to function. The municipality identified 26 total facilities. Of these facilities, three are located within the floodplain. These facilities fall under the Energy, Safety and Security, and Water Systems community lifeline types.

	Number in the 1% Floodplain	Number in the 0.2% Floodplain	5 feet of Sea Level Rise
<b>Energy</b>	1	-	NA
<b>Safety and Security</b>	1	-	NA
<b>Water Systems</b>	-	1	NA





## Flood Risk Eatontown Borough

### FEMA Flood Zone

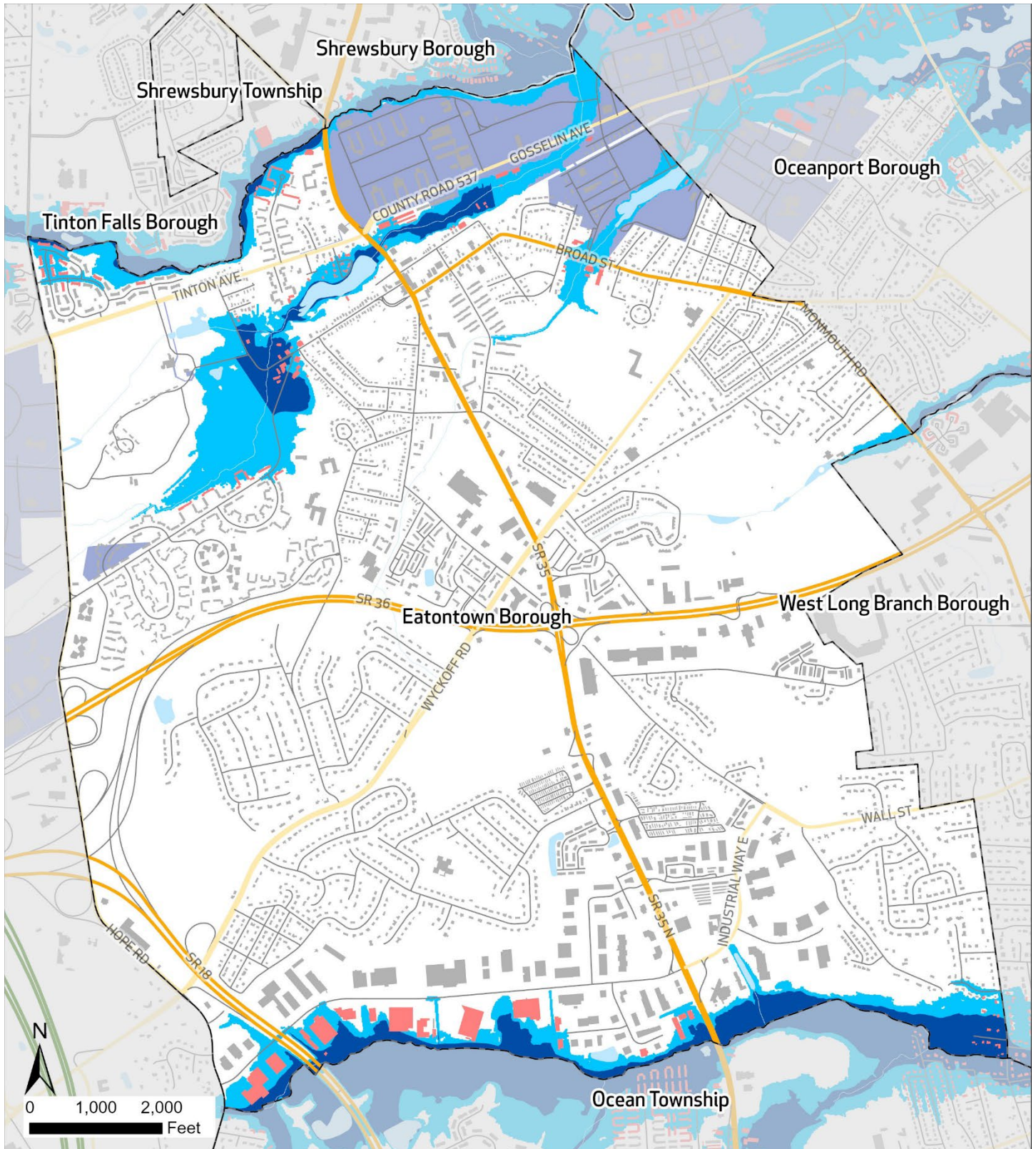
- 0.2% Annual Chance
- A (1%)
- AE (1%)

- Garden State Parkway
- State Hwy
- Interstate Highways
- State Routes
- County Routes
- Local Roads
- Rail Lines

- Municipal Boundaries
- Building Footprints
- Building Footprints within Floodplain
- Water

Source: FEMA NJDEP, NJOIT, NJTransit





# **NJ Inland Design Flood Elevation Eatontown Borough**

## **FEMA Flood Zone**

Current Base Flood  
Elevation (1%)

## **NJ Inland Design Flood Elevation**

FEMA BFE (1%) plus 3  
Feet

Interstate Highways

State Routes

County Routes

Local Roads

State Hwy

Garden State Parkway

Municipal Boundaries

Water

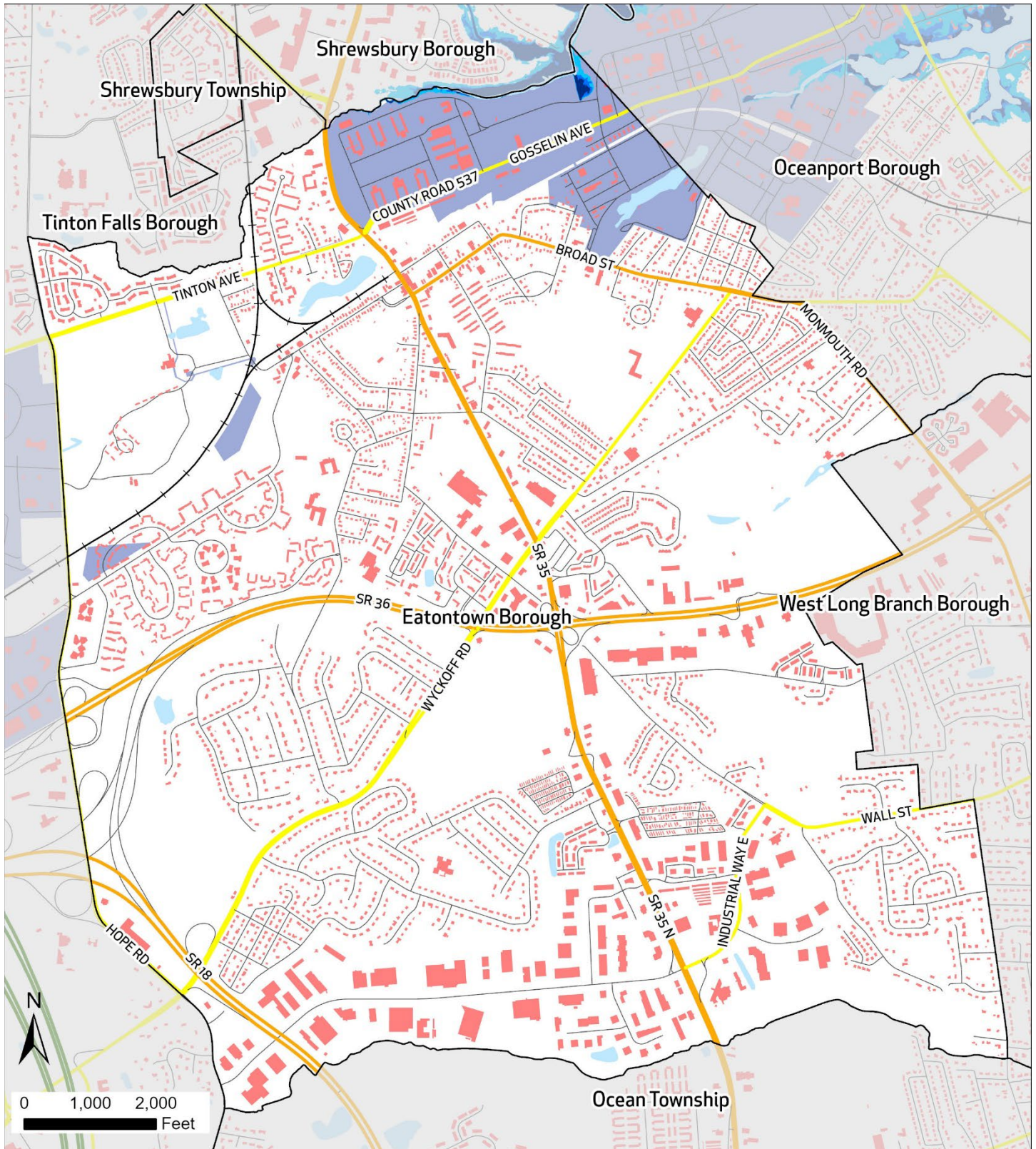
Department of Defense  
Land

Building Footprints

Building Footprints within  
IDFE

Source: FEMA, Rutgers University, NJDEP, NJOIT, NJTransit



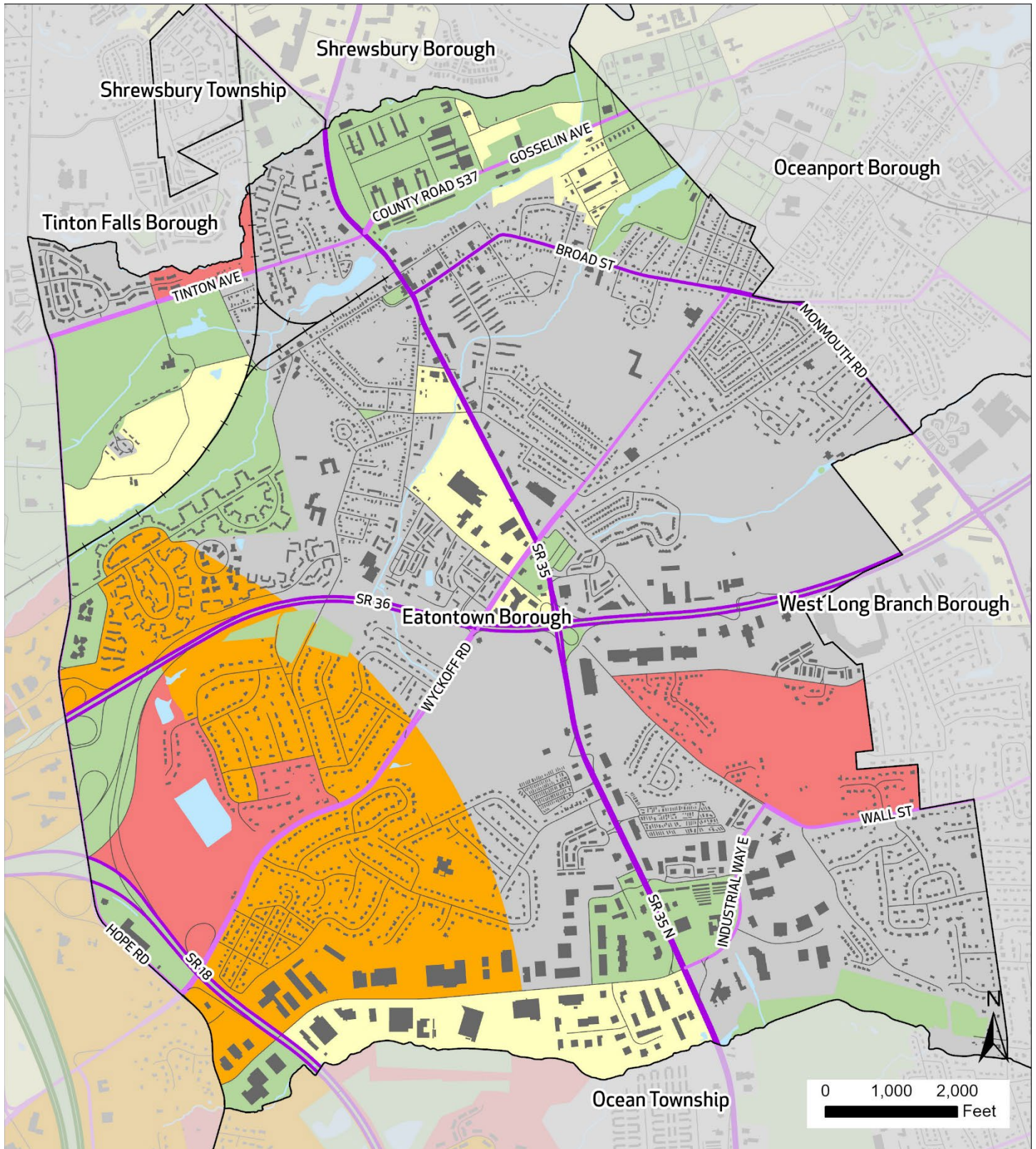


**Permanent Inundation  
Under Sea Level Rise  
(SLR) Scenarios**  
Eatontown Borough

- |   |  |   |
|---|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: darkblue; border: 1px solid black;"></span> Area Inundated Under 2 Feet SLR  | <span style="display: inline-block; width: 15px; border-bottom: 2px solid green;"></span> Garden State Parkway | <span style="display: inline-block; width: 15px; border: 1px solid black;"></span> Municipal Boundaries   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Area Inundated Under 3 Feet SLR      | <span style="display: inline-block; width: 15px; border-bottom: 2px solid orange;"></span> Interstate Highways | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Building Footprint            |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Area Inundated Under 5 Feet SLR | <span style="display: inline-block; width: 15px; border-bottom: 2px solid yellow;"></span> State Routes        | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Water                   |
|   | <span style="display: inline-block; width: 15px; border-bottom: 1px solid gray;"></span> Local Roads           | <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> Department of Defense Land |
|   | <span style="display: inline-block; width: 15px; border-bottom: 1px dashed black;"></span> Rail Lines          |   |

Source: NOAA, NJDEP, NJOIT, NJTransit





**Wildland Urban  
Interface (WUI)  
Classification**  
Eatontown Borough

- |  |   |   |
|--|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Interface                       | <span style="display: inline-block; width: 15px; height: 1px; background-color: green; border: none;"></span> Garden State Parkway  | <span style="display: inline-block; width: 15px; height: 1px; border: 1px solid black;"></span> Municipal Boundaries                        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Intermix                           | <span style="display: inline-block; width: 15px; height: 1px; background-color: purple; border: none;"></span> State Hwy            | <span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> Building Footprint |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> High or Medium Density Housing    | <span style="display: inline-block; width: 15px; height: 1px; background-color: magenta; border: none;"></span> Interstate Highways | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Water         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Low or Very Low Density Housing | <span style="display: inline-block; width: 15px; height: 1px; background-color: purple; border: none;"></span> State Routes         |   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> No Housing                       | <span style="display: inline-block; width: 15px; height: 1px; background-color: purple; border: none;"></span> County Routes        |   |
|  | <span style="display: inline-block; width: 15px; height: 1px; background-color: grey; border: none;"></span> Local Roads            |   |
|  | <span style="display: inline-block; width: 15px; height: 1px; border-top: 1px dashed black;"></span> Rail Lines                     |   |

Source: USFS, NJDEP, NJOIT, NJTransit



## CAPABILITY ASSESSMENT

### Planning & Regulatory Capabilities

Eatontown Borough has the following additional Planning & Regulatory capabilities:

Plan and Regulation	Yes	No	Date of last update	How does this capability support hazard mitigation?
Master Plan	X		2023	Eatontown's July 2023 Reexamination Report has a section on the 2021 Monmouth County HMP and list the borough's six mitigation actions and mitigation goals specific to Eatontown.
Capital Improvement Plan	X			Establishes what structures and/or equipment is replaced first in to keep the COOP operating
Local Emergency Operations Plan/Continuity of Operations Plan	X		7/2025	Emergency Operations Plan for the town
Floodplain Development Ordinance	X		11/2022	Adopts Federal and State Requirements
Floodplain Management Plan	X			
Stormwater Management Ordinance	X		01/2021	Manage storm water runoff
Stormwater Management Plan	X		01/2021	Manage storm water runoff
Watershed Management Plan		X		
Sheltering Plan	X		7/2024	Borough EOP
Evacuation Plan	X		7/2024	Borough EOP
Substantial Damage/Improved Structures Response		X		
Repetitive Loss Plan		X		
Disaster Debris Management Plan	X		1/2025	Borough EOP
Tracking elevation certificates and/or Letter of Map Change		X		
Post-Disaster Recovery Plan	X			
Current/recent redevelopment plans or studies	X			
Community Wildfire Protection Plan		X		
Climate Adaptation Plan		X		
Other Plans that discusses hazard mitigation	X			Borough EOP
Other ordinance and regulation that mitigate the impacts of natural hazards		X		

### Administrative and Technical Capabilities

Eatontown Borough has the following Administrative and Technical capabilities:

Position	Yes	No	Explanation
Floodplain Administrator	X		
Grant Writer	X		
Staff trained to support mitigation	X		
Existing mutual aid or technical assistance agreements to support hazard mitigation projects	X		
Non-governmental organizations/other partners that work with the municipality on mitigation projects	X		

Position	Yes	No	Explanation
Organizations that work with socially vulnerable or underserved populations		X	

## Education and Outreach Capabilities

Eatontown Borough has the following Education and Outreach capabilities:

Education & Outreach Capability	Yes	No	Explanation
Communicate natural and human-based hazards to the public	X		Boro Webpage
StormReady	X		
Firewise USA		X	
Severe Weather Awareness Week		X	
Community Rating System (CRS)	X		

## Financial Capabilities

Within the last five years, Eatontown Borough has used the following financial capabilities to implement hazard mitigation activities:

Financial Capability	Yes	No	Explanation
FEMA BRIC	X		
FEMA FMA	X		
FEMA Public Assistance	X		
FEMA HMGP			
Non-FEMA Federal Funding Programs	X		
Other FEMA resources		X	
NJ Infrastructure Bank			
Other state municipal assistance or grant programs	X		
Evaluation process on the prioritization of risk reduction projects against other local activities		X	
Other ongoing efforts to build additional financial capabilities	X		

### Additional Capability Assessment Information:

- **Sustainable Jersey Participation Status:** Silver



## MITIGATION STRATEGY

### Overview and Progress Since the Last Plan Update

Since the last plan, the Borough is prioritizing getting the Wampum Lake gates replaced and dredging of the books. During heavy rainstorms we are having our brooks over run their banks, which creates flooding. When this happens, the Borough must shut down roads thus impeding our emergency response. Also, we have purchased three schools (shelters) and we are waiting for the board of education to complete the study to have generators installed. Finally, we have been working with the various departments to write SOPs to deal with storm events and how they impact their departments.

### Completed or Removed Actions

Action	Name	Description	Hazards Addressed	Priority	Responsible Party	Potential Funding	Cost Estimate	Timeline	Action Status	Notes
Action 12-1	Develop a Power Failure Plan	Update Winter Storm Response Plan to incorporate all current aspects of recent changes throughout the borough. Inclusive of but not limited to adding new facilities and/or structures erected since the last update, and identify personnel changes which may	Winter Storm, Power Failure	High	Borough Administration	Borough funding	\$200,000	1 year	Completed	Complete. The Borough have an EOP now. It just got passed and approved. It discusses a power failure plan. Every department has a plan for how they respond in the face of a major power outage.

### New and Ongoing Actions

Action	Name	Description	Hazards Addressed	Priority	Responsible Party	Potential Funding	Cost Estimate	Time-line	Action Status	Notes
12-2	Dredge and Clean Husky Brook	Dredge Husky Brook and clean the stream to improve the natural drainage system.	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	High	Mayor/Council, Borough Engineer	Local budget	\$150,000	2 years	Ongoing	The brook has seen a good level of dredging; however, this is ongoing as the buildup is a consistent issue. This will help mitigate floods, nor'easters, hurricanes, tropical storms, and storm surges. As climate change is expected to increase the frequency and intensity of extreme weather events, associated heavy rainfalls can lead to higher sediment loads in rivers. This means climate change may make this action continuous.

Action	Name	Description	Hazards Addressed	Priority	Responsible Party	Potential Funding	Cost Estimate	Time-line	Action Status	Notes
12-3	Purchase and Install Backup Generators for Emergency Shelters	Install backup generators to run and operate emergency evacuation shelters. This will involve monitoring the state site on a daily basis and when we see an available generator we will start the process to acquire the generator.	All Hazards	Low	Eatontown Office of Emergency Management	Local budget and FEMA HMA	\$600,000	1 year	Ongoing	The generators have been purchased. The Borough is waiting for the engineers to install and hook them up. They have been getting the generators through LEASO because it is surplus government equipment. All the senior facilities and EOC backup have their own generators.
12-4	Acquire, elevate, or relocate buildings and infrastructure in flood prone areas, with a focus on Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties	Particular focus on those in our community that are on FEMA's RL and SRL List. New Jersey is committed to continuing the reduction of RL and SRL properties in the State.	Flood, Wave Action, Nor'easter, Hurricane and Tropical Storm, Storm Surge, Winter Storm	High	Administrator	FEMA HMA	TBD on property	1 year	Ongoing	Continuous.
12-5	Clean and De-snag the Wampum Brook	Clean out the Wampun Brook to allow for better infiltration and establish an ongoing maintenance program to keep the brook clean of trash and debris.	Flood, Nor'easter, Hurricane and Tropical Storm	Medium	Mayor/Council, Borough Engineer	Municipal budget	\$200,000	3 years	Ongoing	The County has started to come and clean the brook every other year or two. If the County does not clean and desnag, the Borough will have to hire a contractor.
12-6	Relocate or Floodproof (with Floodgate) DPW Building	Relocate or floodproof the DPW building to ensure the Borough can properly operate during a flood event.	Flood	Medium	Mayor/Council, Borough Engineer	Municipal budget, FEMA HMA	\$8M	3 years	Ongoing	This is currently held up due to the anticipated Netflix development. Whenever serious flooding occurs, equipment is moved to the DPW building on Pinebrook Road.
12-7	Upgrade the gates at Wampum Dam.	Upgrade the gates at Wampum dam to avoid breakage. If the gates fail it will affect Fort Monmouth down to Oceanport.	Dam Failure	High	Borough Engineer	Municipal budget	\$500,000	1 year	New	The dam is over sixty years old meaning the mechanics are aging. While the dam passed its recent inspection, the gates are broken. If a severe weather event occurs resulting in significant rainfall, dam operators will be unable to take the pressure off.