

14 – FAIR HAVEN BOROUGH

PLANNING TEAM AND PARTICIPATION

Name	Title	Participation
Joseph P. McGovern	Chief of Police	Point of Contact, Individual meeting with Michael Baker
Nick Poruchynsky	DPW Superintendent	Reviewed appendix
Chris York	Borough Administrator	Reviewed appendix
Rich Gardella	DPW Engineer	Reviewed appendix

COMMUNITY PROFILE

The Borough of Fair Haven encompasses 1.55 square miles along the Navesink River and supports a small commercial area along CR10 (River Road). The primary land use in Fair Haven is residential. The borough is known for its large number of primary and middle school students who ride bicycles to school. It has a Safe Routes to School “Gold” rating.

Land Use, Development, & Growth

Fair Haven is a predominantly residential community and most of its 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 70 percent of its total area. Although since 2015, the town’s barren land diminished by roughly 2 acres, as its developed land grew by 2 acres, its overall land use composition remained roughly the same.

Land Use Type	Total Acres (2015)	Total Acres (2020)	Percent Change
Agriculture	-	-	-
Barren Land	4.2	2.3	-45%
Forest	31.0	31.0	>0%
Urban	925.9	928.1	>0%
Water	326.0	326.0	>0%
Wetlands	49.1	48.7	-1%

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

Recent Major Development and Infrastructure from 2020 to Present

New Jersey American Water invested \$4M in infrastructure (new water mains) throughout the Borough.

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

None. Borough is built out.

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 Fair Haven has a total population estimated at 6,221. Of these residents, an estimated 8.2% are under age 5, and 11.1% are over age 65. The borough experienced modest population growth over the ACS surveys between 2013-2017 and 2018-2022, with an estimated 3.4% increase in residents over this period.

No parts of the borough meet designation criteria for CDRZ, CEJST, or OBC identification.

Demographics Summary	
Total Population (2018-2022 ACS 5-year Estimates)	6,221
Population Change since 2017	3.4%
Percent of Population Age < 5	8.2%
Percent of Population > 65	11.1%

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 is located in Section 4.0.

Hazard Ranking

High	Medium	Low
Natural Hazards		
Hurricane/Tropical Storm	Extreme Temperatures	Lightning
Nor'easter	Extreme Wind	Landslide
Storm Surge	Tornado	Drought
	Winter Storm	Earthquake
	Coastal Erosion	
	Flood	
	Wave Action	
Human-made Hazards		
	Cyber Attack	Civil Unrest
	Economic Disruption	
	Terrorism	
	Pandemic	
	Power Failure	

Hazard Ranking Explanation

Most hazard rankings remained the same as in 2021. Flooding moved from high to medium, as the Borough does not experience much flooding and is elevated higher than the surrounding municipalities. Landslides also moved from medium to low, as there are no large hills in the Borough. Extreme temperatures remained the same; however, the Borough noted that the only time the warming or cooling centers are used is when there is a power failure. The only hazard that increased in ranking was power failure, moving from low to medium. The Borough stated that this is the hazard of most concern.

Significant Hazard Events Since Last Plan Update

The Borough has not experienced any significant hazard events within the last five years. The only area that experienced flash flooding was near Brown Lane. The Borough repaired the outfall pipes, and the area no longer floods.

Climate Change Impacts on Extent and Magnitude of Hazards

Climate change is not expected to significantly impact the risks and hazards faced by Fair Haven Borough. The municipality will experience increased intensity of extreme weather events such as hurricanes and heavy rainfall, which may result in

increased flood exposure. Additionally, more frequent and severe heatwaves may pose health risks and increased strain on power infrastructure could lead to more frequent power failures.

RISK ASSESSMENT

National Flood Insurance Program (NFIP) statistics

Fair Haven Borough	
Initial FIRM	10/16/1979
Effective FIRM	6/15/2022
Number of Policies In-Force:	0
Total Losses:	0
Total Payments:	\$0
Number of RL Properties:	5
Number of Mitigated RL Properties:	0
RL – Total Losses:	0
RL – Total Paid:	\$0
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

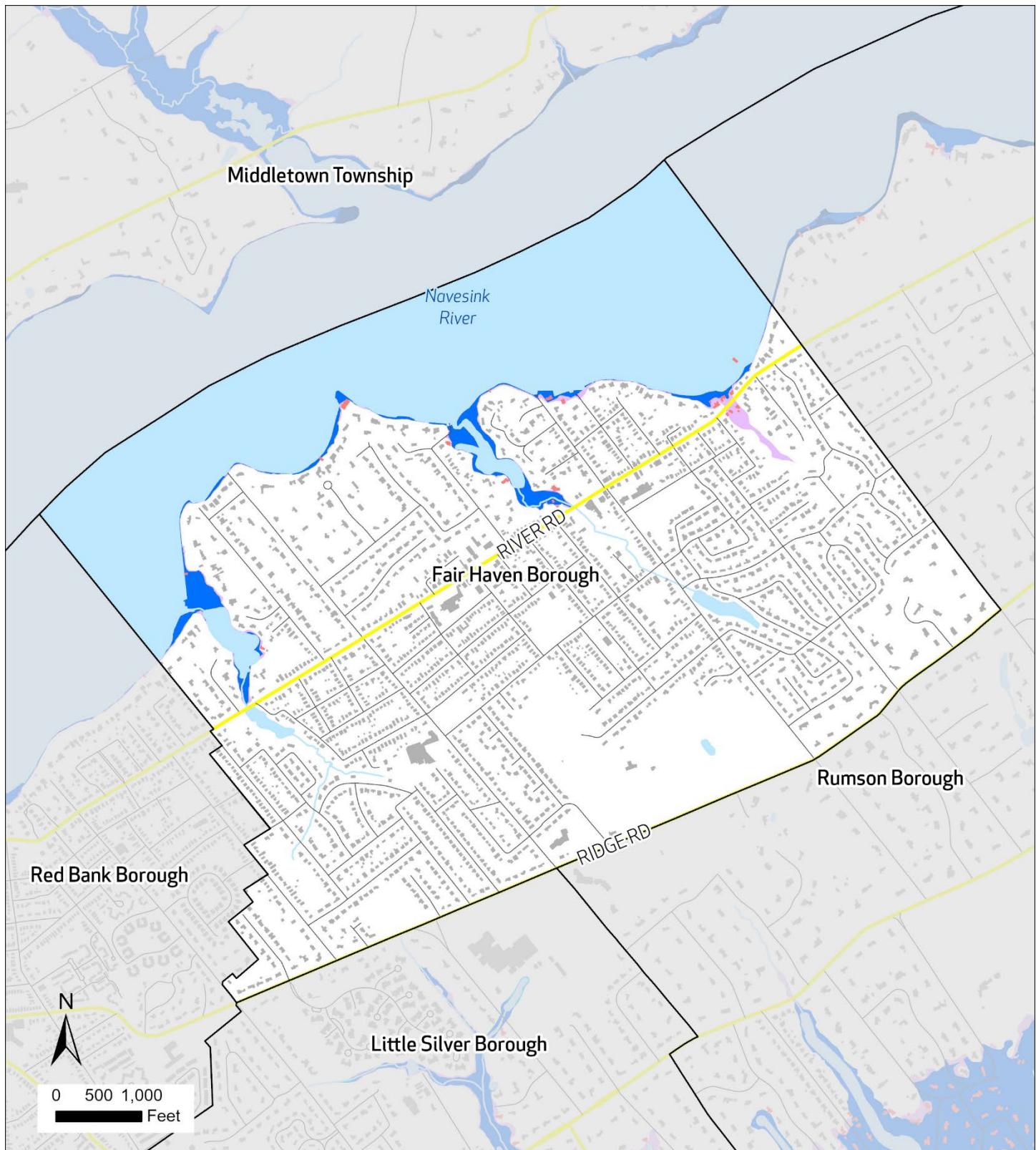
The Borough has a total area of nearly 1,024 acres of land area, of which roughly 30 acres lies within the 1% floodplain. An additional 0.6 percent of the borough (8 acres) is designated as a 0.2% floodplain. In total, nearly 3.5 percent of the borough sits within one of these two floodplain designations.

The borough's share of residential land is 62.5% of its total acreage – within residential acreage, 1.5% (12.6 acres) sits within a 1% floodplain, and 0.62% (5.2 acres) sits within a .2% floodplain. Within the 1,845 residential parcels in Fair Haven (97% of all parcels in the borough), 96 (5.2% of all residential parcels) sit within a 1% floodplain, and 104 (5.6% of all residential parcels) are located within a 0.2% floodplain.

	Percentage in the 1% Floodplain	Percentage in the 0.2% Floodplain	5 feet of Sea Level Rise
Developed Parcels	5.0 %	1.0%	4.7%
Exposed Land Area	2.8 %	0.6%	2.6%

During the planning process, Fair Haven 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 12 total facilities. Of these facilities, none are within the floodplain or areas projected to be inundated under sea level rise.

	Number in the 1% Floodplain	Number in the 0.2% Floodplain	Number within 5 feet of Sea Level Rise
Community Lifelines and Critical Facilities	-	-	-



Flood Risk

Fair Haven Borough

FEMA Flood Zone

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

County Routes

Local Roads

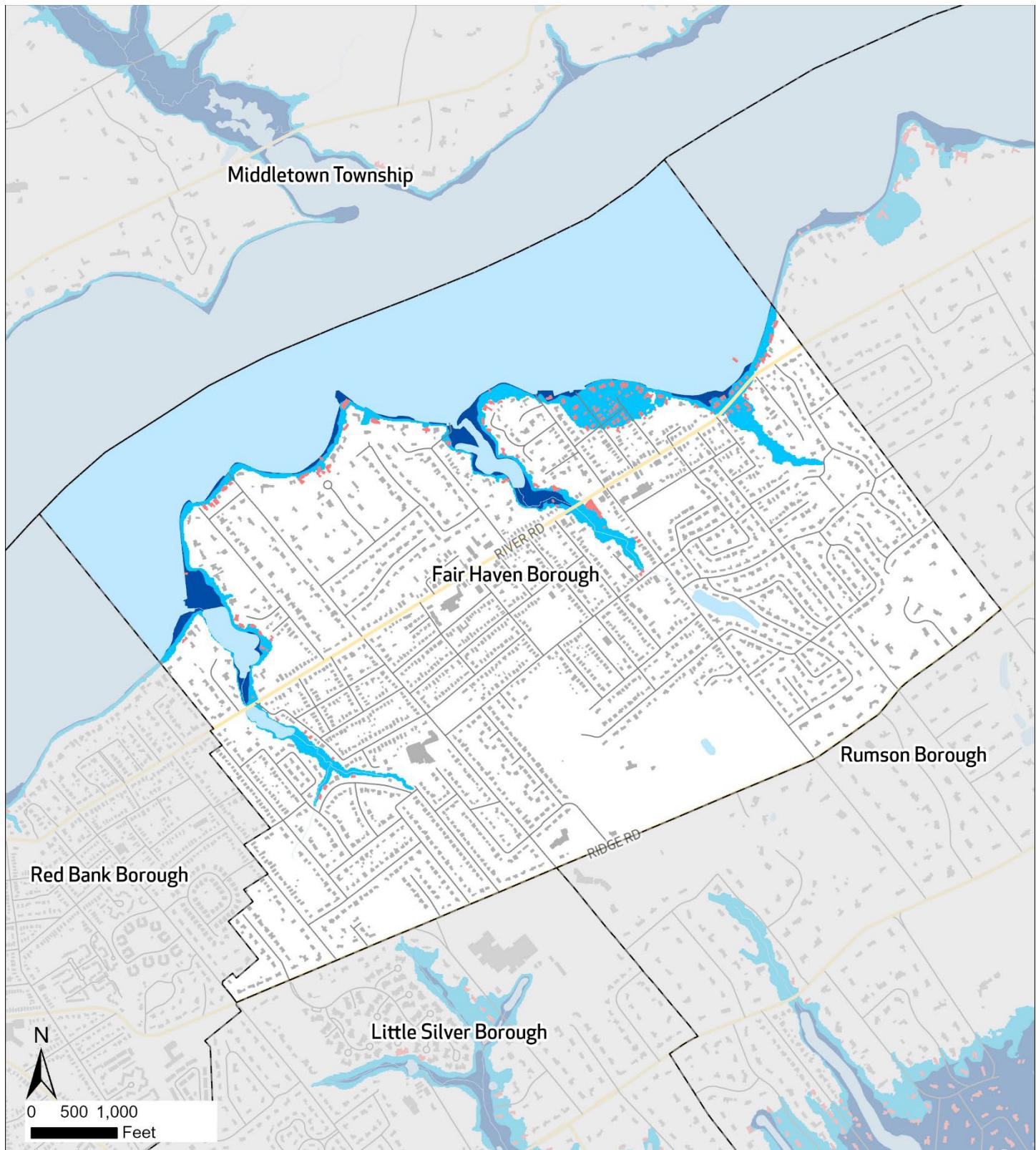
Municipal Boundaries

Building Footprints

Building Footprints within Floodplain

Water

Source: FEMA NJDEP, NJOIT, NJTransit



NJ Inland Design Flood Elevation

Fair Haven Borough

Flood Zone

- Current Base Flood Elevation (1%)

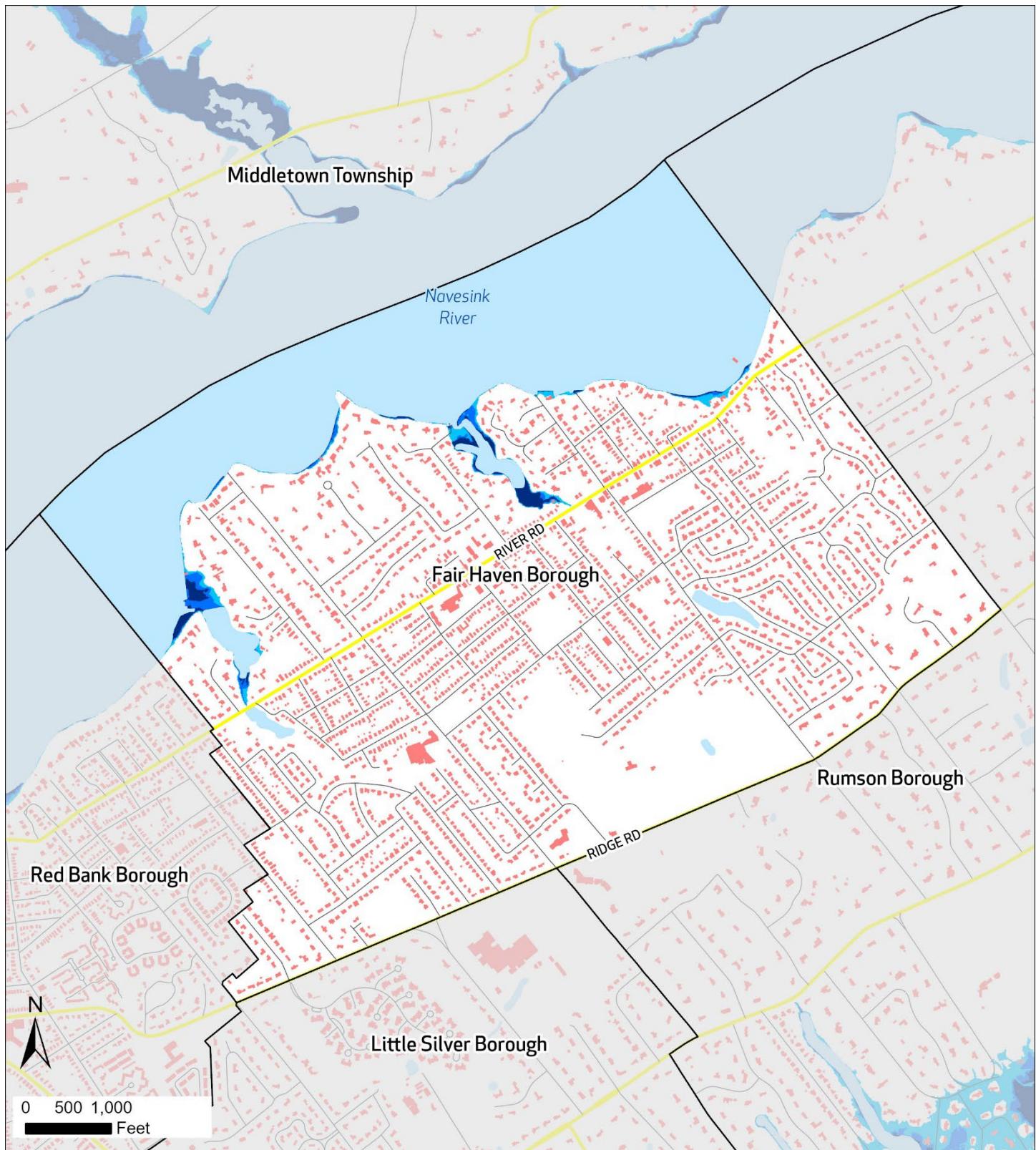
NJ Inland Design Flood Elevation

FEMA BFE (1%) plus 3 Feet

County Routes
Local Roads

Municipal Boundaries
Water
Building Footprints
Building Footprints within IDFE

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



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

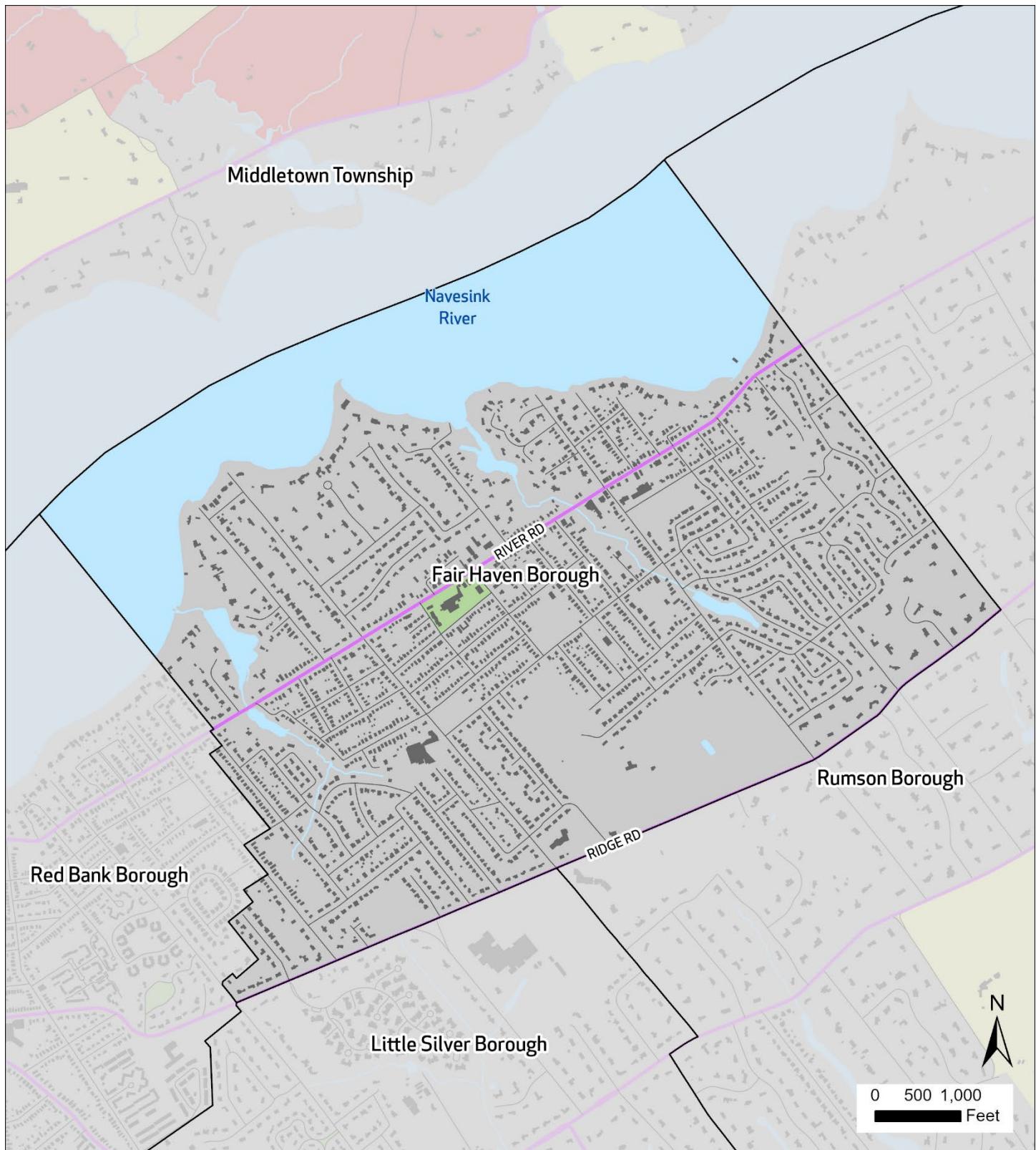
Fair Haven Borough

- Area Inundated Under 2 Feet SLR
- Area Inundated Under 3 Feet SLR
- Area Inundated Under 5 Feet SLR

- Interstate Highways
- State Routes
- County Routes
- Local Roads

- Municipal Boundaries
- Building Footprint
- Water

Source: NOAA, NJDEP, NJOIT, NJTransit



Wildland Urban Interface (WUI) Classification

Fair Haven Borough

- Intermix
- High or Medium Density Housing
- Low or Very Low Density Housing
- No Housing

- County Routes
- Local Roads

- Municipal Boundaries
- Building Footprint
- Water

Source: USFS, NJDEP, NJOIT, NJTransit

Capability Assessment

Planning & Regulatory Capabilities

Fair Haven 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			The 2005 Master Plan Reexamination called for the development of specific programs for the stewardship of the public parks, active recreation areas, cultural and historic sites that would include dedicated funding. This remains valid.
Capital Improvement Plan	x			
Local Emergency Operations Plan/Continuity of Operations Plan	x			In process of waiting for State approval
Floodplain Development Ordinance	x			Adopted 2022 2022-06
Floodplain Management Plan	x			
Stormwater Management Ordinance	x			Adopted 2024 2024-07
Stormwater Management Plan	x			
Watershed Management Plan		x		Pending
Sheltering Plan	x			In EOP
Evacuation Plan	x			In EOP
Substantial Damage/Improved Structures Response		x		
Repetitive Loss Plan		x		
Disaster Debris Management Plan	x			DEP Approved 2020
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		2022	Monmouth County Fair Haven Borough Healthy Community Planning Report
Other ordinance and regulation that mitigate the impacts of natural hazards	x			

Administrative and Technical Capabilities

Fair Haven Borough has the following Administrative and Technical capabilities:

Position	Yes	No	Explanation
Floodplain Administrator	x		Nick Poruchynsky
Grant Writer	x		
Staff trained to support mitigation	x		Nick Poruchynsky
Existing mutual aid or technical assistance agreements to support hazard mitigation projects	x		With Monmouth County OEM
Non-governmental organizations/other partners that work with the municipality on mitigation projects		x	
Organizations that work with socially vulnerable or underserved populations		x	

Education and Outreach Capabilities

Fair Haven Borough has the following Education and Outreach capabilities:

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

Financial Capabilities

Within the last five years, Fair Haven 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		x	
Non-FEMA Federal Funding Programs	x		NJ DEP Stormwater Management Grant
Other FEMA resources		x	
NJ Infrastructure Bank		x	
Other state municipal assistance or grant programs	x		The Borough acquired the Fair Haven Rd. property through DEP Open Space funds.
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:

MITIGATION STRATEGY

Overview and Progress Since Last Update

Since the 2020 plan update The Borough of Fair Haven has focused on rebuilding the Department of Public Works Building, installing a generator for all borough buildings and acquired a flood prone house at the end of Fair Haven Road. We will continue to improve our storm sewer infrastructure to reduce flooding and will work with utility companies for better maintenance of trees prone to damaging wires during a storm. These efforts underscore The Borough of Fair Haven's commitment to safeguarding residents and promoting sustainable growth in the face of evolving hazards.

Completed or Removed Actions

Action	Name	Description	Hazards Addressed	Priority	Responsible Party	Potential Funding	Cost Estimate	Time-line	Action Status	Notes
Action 14-1	Purchase and Install a Natural Gas Generator Borough Hall/DPW Building	Purchase and install a natural gas generator Borough Hall/DPW building for loss of power in buildings.	All Hazards	N/A	Borough	Borough budget	\$72,000	N/A	Completed	The Borough completed this action. Cost was \$72,000.
Action 14-2	Acquire Two Flood-prone Properties and Convert to Open Space	Purchase property the end of Fair Haven Rd and two properties along the Navesink Rd. Demolish each house (two are vacant since Superstorm Sandy) and convert to open space.	Nor'easter, Hurricane and Tropical Storm, Storm Surge	N/A	Borough	DEP	\$1.5 million	N/A	Completed	The Borough acquired the Fair Haven Rd. property through DEP Open Space funds. The other two properties are not vacant. One property no longer flooded since the outfall pipe was repaired (Action 14-3).
Action 14-3	Repair or Enlarge Outfall Pipes along the Navesink River	The outfall pipes at the end of Haddon Park, Lewis Ln, Gillespie Ave, and River Road (county-owned) are failing and need repaired.	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	N/A	Borough	Borough budget	\$50,000	N/A	Completed	The Borough repaired the outfall pipes near Brown Lane, where flash flooding occurred. Cost \$50,000 and funded through municipal funds.
Action 14-4	Rebuild the DPW Building and Upgrade Fuel Pumps for Continuity of Operations	The DPW building needs to be rebuilt with upgraded fuel pumps. During Superstorm Sandy, the DPW building supplied fuel to Sandy Hook	All Hazards	N/A	Borough	Borough budget	\$4M	N/A	Completed	This action is almost complete (expected to be complete in December 2024). The cost was \$4.4M and was paid for by the Borough.

New and Ongoing Actions

Action	Name	Description	Hazards Addressed	Pri-ority	Responsible Party	Potential Funding	Cost Estimate	Time-line	Action Status	Notes
Action 14-5	Remove Overhead Transmission Lines and Place Underground	Remove poles and bury overhead power transmission lines underground in the area of town that has the most potential for power line failure.	Extreme Wind, Nor'easter, Hurricane and Tropical Storm, Winter Storm	Low	Chief Joseph McGovern, Fair Haven	Municipal budget	\$2M	5+ years	Ongoing	No progress but would like to keep this action in case the Borough pursues funding to complete.
Action 14-6	Remove or Trim Trees Near Power Transmission Lines	Remove or trim large borough trees near power transmission lines.	Extreme Wind, Nor'easter, Hurricane and Tropical Storm, Winter Storm	Medium	JCP&L and the Borough	Municipal Budget, JCP&L	\$20,000 per year	5+ years	Ongoing	This action is in progress and ongoing.
Action 14-7	Acquire, elevate, or relocate buildings and infrastructure in flood prone areas, with a focus on Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties	There are currently no RL or SRL properties in the Borough; however, the Borough realizes the floodplain changes over time and the risk is always present. If in the next five years properties become RL/SRL, the Borough will coordinate with residents to mitigate properties through structure elevation, demolition to open space, or another type of mitigation.	Flood, Nor'easter, Hurricane and Tropical Storm	Low	Borough and Property Owners	FEMA HMA	TBD	5+ years	Ongoing	No progress but would like to keep this action because Borough realizes the floodplain changes over time and the risk is always present.
Action 14-8	Construct Flood Measure (e.g. floodwalls or berms) along Fourth Creek	Use minor structural projects that are smaller and more localized (e.g., floodwalls or small berms) along Fourth Creek, which causes flooding in the Borough.	Flood, Wave Action, Nor'easter, Hurricane and Tropical Storm, Storm Surge	Low	Borough	FEMA HMA	\$100,000	5 years	Ongoing	The Borough does not flood often. Keeping this action in case the project is needed but low priority. Cost estimated updated to \$100,000.
Action 14-9	Create a Plan to Manage Development in Landslide Hazard Areas	Create a plan to implement reinforcement measures in high-risk areas.	Landslide	Low	Borough	Borough budget	TBD	5 years	Ongoing	There is a low risk of landslides in the Borough.