

15 – FARMINGDALE BOROUGH

PLANNING TEAM AND PARTICIPATION

Name	Title	Participation
Nicholas Borrillo	OEM Coordinator	Primary Point of Contact, Municipal Workshop #1, Municipal Workshop #2
James A. Daly	Mayor & Manager	Primary Point of Contact, Municipal Workshop #1, Municipal Workshop #2
Robert Lewis	Fire Company Chief	Reviewer – First Responder - OEM
Matt Shafai	Borough Engineer	Reviewer

COMMUNITY PROFILE

Overview

The Borough of Farmingdale's motto is "Today's Town...with Yesterday's Touch," symbolizing a historical and well-maintained community that has modernized its development and planning issues by zoning for affordable housing, developing mixed-use buildings, and planning for stormwater management. In 2023, The Delaware & Raritan River Railroad completed the "F&S Connection," a 5-mile track between Freehold Borough and Farmingdale, which now carries cargo trains for the first time since 1985.

Land Use, Development, & Growth

Farmingdale 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 72 percent of its total area, and wetlands making up 27 percent. Although since 2015, the Borough's barren land disappeared completely, while its developed land grew by roughly 8.4 acres, its overall land use composition remained largely the same.

Land Use Type	Total Acres (2015)	Total Acres (2020)	Percent Change
Agriculture	4.3	2.5	-42%
Barren Land	5.7	0.0	-100%
Forest	3.1	3.1	>0%
Urban	233.4	241.8	4%
Water	-	-	-
Wetlands	90.5	89.5	-1%

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

Recent Major Development and Infrastructure from 2020 to Present

Farmingdale received a 2020 NJDOT grant along with guidance from Monmouth County Engineering to construct lighted pedestrian crosswalks and a stamped paver crosswalk section in the center of town on Main Street (County Route 524) to improve pedestrian safety and vehicular/pedestrian awareness.

Four County roads go through Farmingdale Borough. Development in the surrounding community is increasing traffic and stress on the Borough's infrastructure. Within the Borough, only a small level of development is being seen with about 22 new units having been constructed, not within floodprone areas.

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

There is one development project coming through the pipeline that proposes 34 total units. This is still under developer review as the location proposed and increased vehicular movement would create traffic difficulties that need to be

addressed. Planning Board & Council discussing the potential of future redevelopment of Main Street Business District. Neither of these areas has known hazard risks.

Demographics & Vulnerable Populations

This plan analyzed census-derived data on population trends and population age distributions to help illustrate potential vulnerability within the township. 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).

Farmingdale Borough’s population, estimated at 1,326 residents, is estimated to be 2.19% under 5 years old, and 15.31% over age 65. The borough lost residents in the survey periods between 2013-2017 and 2018-2022, with an estimated -9.8% population shift. This notable population loss may pose challenges for mitigation planning in the face of changing residential density, but may change with recent and proposed development of new residential units described above.

The borough has one block group making up its southern half, which is identified through New Jersey’s OBC program as potentially overburdened based on criteria of Low-Income populations. There are no parts of the Borough meeting criteria for identification under CDRZ or CEJST programs.

Demographics Summary	
Total Population (2018-2022 ACS 5-year Estimates)	1,326
Population Change since 2017	-9.8%
Percent of Population Age < 5	2.2%
Percent of Population > 65	15.3%

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
Natural Hazards		
Nor’easter	Extreme Temperature	Lightning
Flood	Extreme Wind	Landslide
	Hurricane/Tropical Storm	Drought
	Tornado	Earthquake
	Winter Storm	Wildfire
Human-made Hazards		
Power Failure	Cyber Attack	Civil Unrest
	Economic Disruption	

High	Medium	Low
Natural Hazards		
	Pandemic	
	Terrorism	

The Borough ranked Coastal Erosion, Dam Failure, Storm Surge, and Wave Action as N/A.

Hazard Ranking Explanation

Landslide has moved from not applicable in the last HMP update to low, as there are a couple of steep slopes within the Borough. Power failure also saw an increase from low in the last plan update to high due to the infrastructure. Storm surge, coastal erosion, and wave action remain not applicable because Farmingdale is not a coastal municipality. Dam failure is also not applicable due to the lack of dams. Nor'easter continues to be a high hazard. Nor'easter remains higher than hurricanes, as hurricane damage isn't severe due to the location, but large snowfalls cover cars and infrastructure. Cyber-attack, economic disruption, and terrorism remain medium hazards, as the threat of demonstration and action is always present and would be detrimental to municipal operations.

Significant Hazard Events Since Last Plan Update

The most significant hazard in the past five years has been the persistent flooding associated with rainwater runoff. However, many projects are in place to protect Farmingdale from any serious flooding.

Climate Change Impacts on Extent and Magnitude of Hazards

Climate change is expected to significantly impact the risks and hazards faced by Farmingdale Borough. Rising temperatures and shifting precipitation patterns will likely increase the frequency and intensity of extreme weather events such as heavy rainfall, hurricanes, and Nor'easters. This will exacerbate existing flooding issues, particularly in areas adjacent to Marsh and Mingamahone Brooks, which already experience occasional flooding. The increased flooding risk will necessitate more robust flood management and mitigation strategies to protect residential properties, critical infrastructure, and community lifelines.

Additionally, the increased frequency of extreme weather events, such as hurricanes and Nor'easters, will likely lead to more power failures, which have already been identified as a high hazard due to their ability to worsen the effects of other hazards. The Borough's infrastructure, including critical facilities and developed parcels, is at risk, with approximately 22.4% of the total area lying within the 1% annual chance flood zone.

RISK ASSESSMENT

National Flood Insurance Program (NFIP) statistics

Farmingdale Borough	
Initial FIRM	11/26/1982
Effective FIRM	9/25/2009
Number of Policies In-Force:	3
Total Losses:	28
Total Payments:	\$1,068,444.43
Number of RL Properties:	7
Number of Mitigated RL Properties:	0
RL – Total Losses:	15
RL – Total Paid:	\$922,182.89
Number of SRL Properties:	0
Number of Mitigated SRL Properties:	0
SRL – Total Losses:	0

Farmingdale Borough	
SRL – Total Paid:	\$0

Source: FEMA Policy and Loss Data, August 2024

Vulnerability of the Built Environment

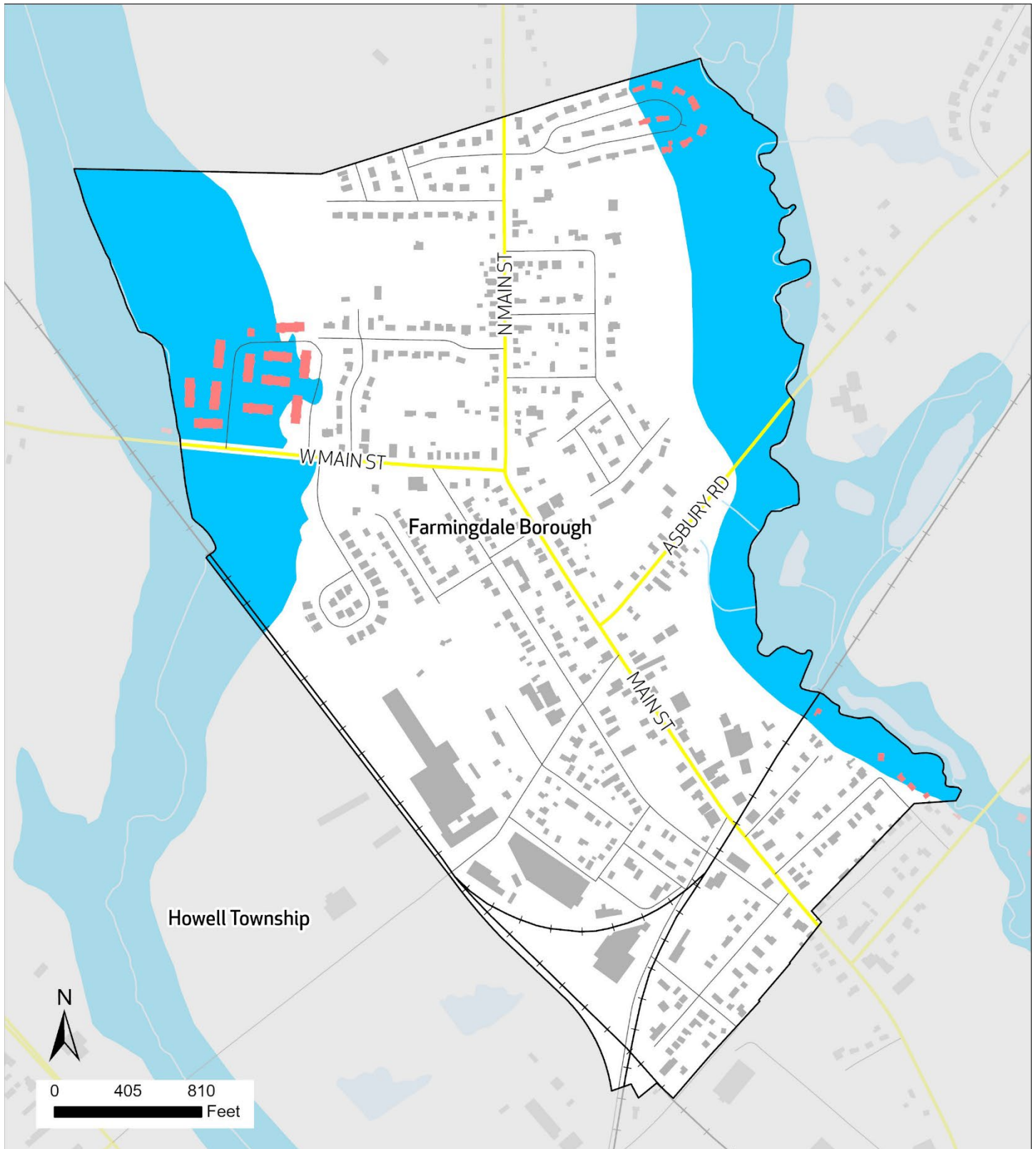
The Special Flood Hazard Area (SFHA) in the Borough of Farmingdale is primarily located adjacent to the waterbodies of the borough: Marsh and Mingamahone Brooks. Approximately 22.4 percent of the total area of Farmingdale lies within the 1% annual chance flood zone as defined by FEMA. An additional 0 percent of the area of the municipality is in the 0.2% annual chance flood zone.

About 91.4 percent of Farmingdale is considered developed. Of the developed parcels of the town, 6.9 percent fall within the 1% annual chance flood zone and none are within the 0.2% annual chance flood zone. This illustrates that development in the municipality has generally occurred in areas that are less prone to flooding.

	Percentage in the 1% Floodplain	Percentage in the 0.2% Floodplain	5 feet of Sea Level Rise
Developed Parcels	6.9%	NA	NA
Exposed Land Area	22.4%	NA	NA

During the planning process, Farmingdale 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 five 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	-	NA	NA



Flood Risk Farmingdale Borough

FEMA Flood Zone

A (1%)

County Routes

Local Roads

Rail Lines

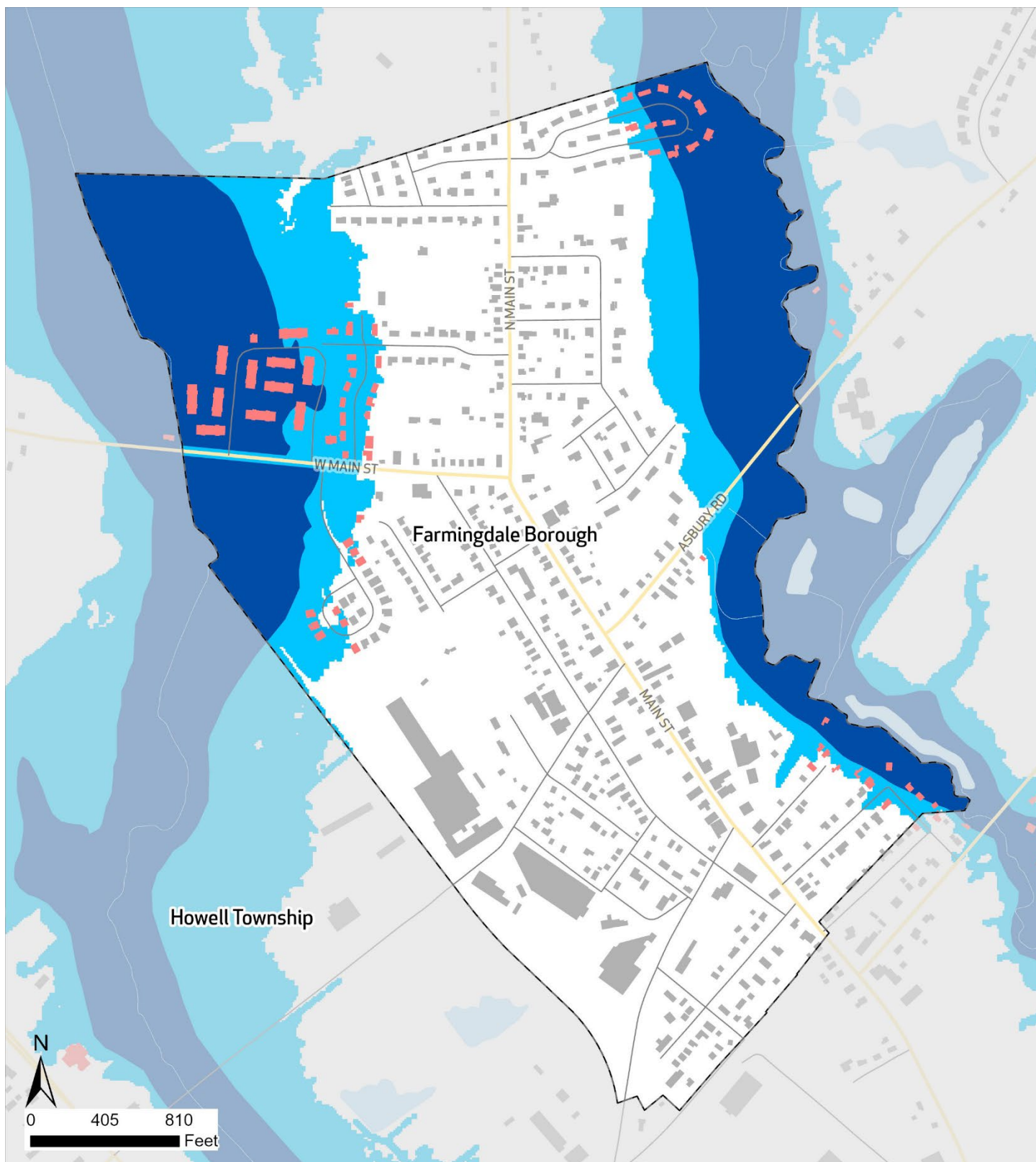
Municipal Boundaries

Building Footprints

Building Footprints within Floodplain

Water

Source: FEMA NJDEP, NJOIT, NJTransit



NJ Inland Design Flood Elevation Farmingdale Borough

FEMA Flood Zone

■ Current Base Flood
Elevation (1%)

NJ Inland Design Flood Elevation

■ FEMA BFE (1%) plus 3
Feet

— County Routes

— Local Roads

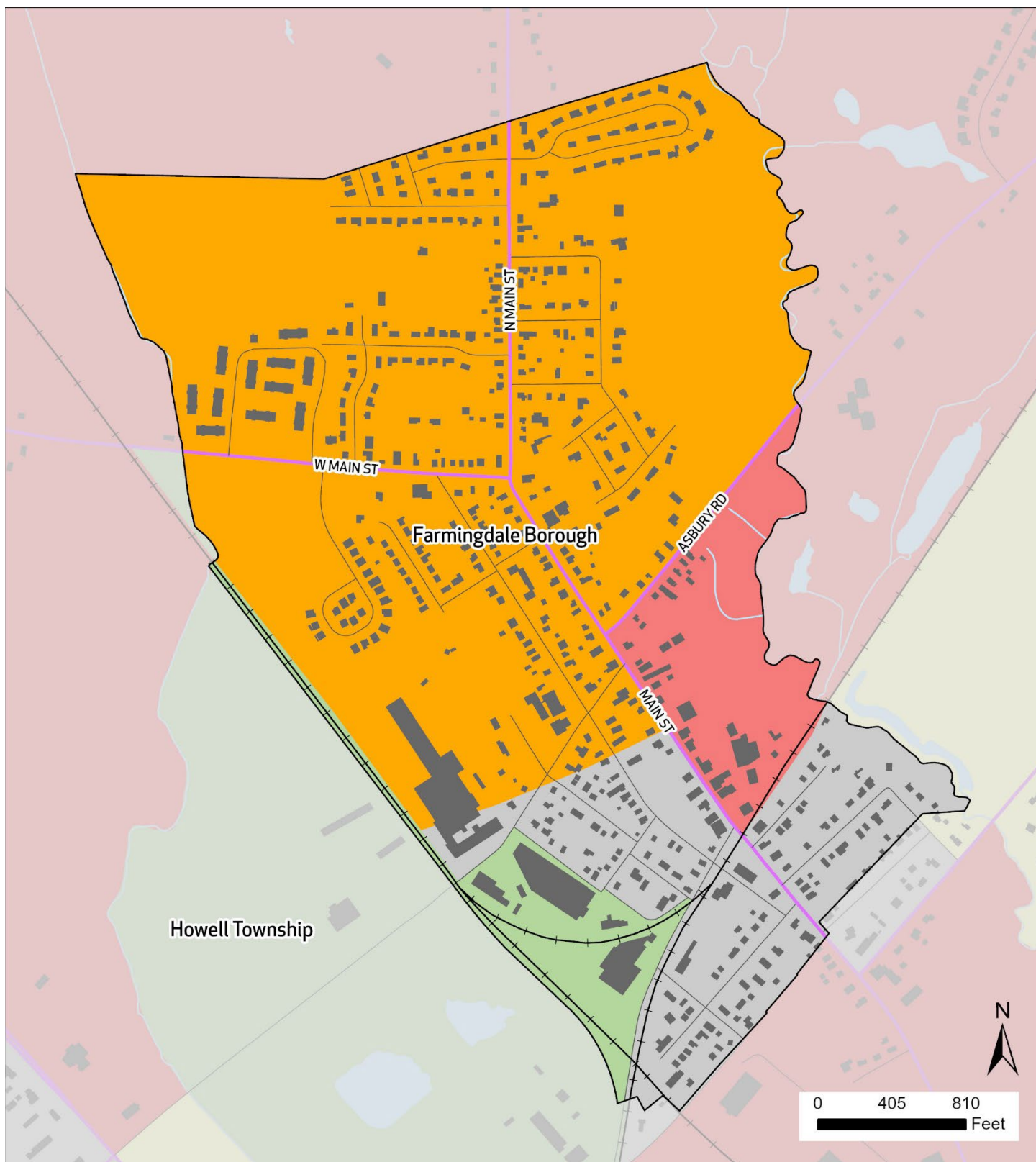
— Municipal Boundaries

■ Water

■ Building Footprints

■ Building Footprints within
IDFE

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



Wildland Urban Interface (WUI) Classification

Farmingdale Borough

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

- County Routes
- Local Roads
- Rail Lines

- Municipal Boundaries
- Building Footprint
- Water

Source: USFS, NJDEP, NJOIT, NJTransit

CAPABILITY ASSESSMENT

Planning & Regulatory Capabilities

Farmingdale 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		2009	Identifying hazard-prone areas
Capital Improvement Plan		X		By strategically allocating resources and prioritizing resilient infrastructure, a borough's Capital Improvement Plan can significantly enhance its ability to mitigate hazards and protect its residents
Local Emergency Operations Plan/Continuity of Operations Plan		X	2024	Recreating upon Shared Service dissolution in 2024, EOP Completed and being submitted to County Mar 2025
Floodplain Development Ordinance	X		Jan 2022	Engineer completes this on the required timelines
Floodplain Management Plan	X		Jan 2022	Engineer completes this on the required timelines
Stormwater Management Ordinance	X		2024	Engineer completes this on the required timelines
Stormwater Management Plan	X		2024	Engineer completes this on the required timelines
Watershed Management Plan		X		N/A
Sheltering Plan	X			As Outlined in the EOP – Upgrades to Community Center and School will help develop additional capabilities.
Evacuation Plan	X		2023	Because we are a .5sq mi community, Evacuation in necessary situations is includes the whole community, offsite locations selected dependent on the location of the emergency. A plan was developed in the event of necessity involving Howell Township & Wall Township facilities and locations.
Substantial Damage/Improved Structures Response	X			As part of the Boro EOP
Repetitive Loss Plan		X		
Disaster Debris Management Plan	X			As part of the Boro EOP
Tracking elevation certificates and/or Letter of Map Change		X		
Post-Disaster Recovery Plan	X			As part of the Boro EOP
Current/recent redevelopment plans or studies	X			Under Review with Planner & Engineer Planning Chair & Mayor
Community Wildfire Protection Plan		X		N/A
Climate Adaptation Plan		X		
Other Plans that discusses hazard mitigation		X		
Other ordinance and regulation that mitigate the impacts of natural hazards		X		

Administrative and Technical Capabilities

Farmingdale Borough has the following Administrative and Technical capabilities:

Position	Yes	No	Explanation
Floodplain Administrator	X		P/T – Engineers Office
Grant Writer	X		P/T – Engineers Office
Staff trained to support mitigation	X		OEM
Existing mutual aid or technical assistance agreements to support hazard mitigation projects		X	
Non-governmental organizations/other partners		X	

Position	Yes	No	Explanation
that work with the municipality on mitigation projects			
Organizations that work with socially vulnerable or underserved populations		X	

Education and Outreach Capabilities

Farmingdale Borough has the following Education and Outreach capabilities:

Education & Outreach Capability	Yes	No	Explanation
Communicate natural and human-based hazards to the public	X		Use of the Municipal Web Site to communicate received Educational materials to the surrounding Community and Utility service area.
StormReady		X	Rebuilding our OEM to better communicate, currently rely on County communication services
Firewise USA		X	Farmingdale Fire Company does outreach in the school community pertaining to fire safety
Severe Weather Awareness Week	X		Adding immediate communication functions to the Borough Website for automated updates to registered users.
Community Rating System (CRS)		X	

Financial Capabilities

Within the last five years, Farmingdale 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		Mon Cty CDBG/HUD funding for Fire House Upgrades
Other FEMA resources		X	
NJ Infrastructure Bank	X		Water Plant Rehab as well as Distribution Valve replacement, including fortification
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:

MITIGATION STRATEGY

Overview and Progress Since Last Plan Update

The Borough has most recently focused on hardening its Emergency Services for the community. The prior shared service with Howell Township has been dissolved and we have been focusing on building an OEM that directly serves the residents of Farmingdale. This encompasses all services from disaster planning and recovery to immediate emergent services. We are focused on “hardening” the borough to do what we can to insulate its citizenry from disaster. This includes office upgrades for Boro staff, mitigating issues brought on by natural occurrences while making public buildings more available to the community in times of need. We are also undergoing an overhaul to our Water Utility, having completed a total rehab of the Water plant and Water Tower 2 years ago, and currently upgrading all the water meter stock to a remote read system. Not only allowing for ease of meter reads, removing for the need for staff contact with residents, but allowing us to more accurately and quickly pinpoint when and where breaks may occur, reducing the waste of natural resources. These efforts underscore the Borough of Farmingdale’s commitment to safeguarding residents and promoting continuity in the face of evolving hazards.

Completed or Removed Actions

Action	Name	Description	Hazards Addressed	Priority	Responsible Party	Potential Funding	Cost Estimate	Timeline	Action Status	Notes
15-1	Purchase and Install Generator for Borough Wells	The Borough Wells need backup power in the case of power failure.	All Hazards	Medium	HTOEM, Health	FEMA HMA	\$120,000.00	1 year	Completed	Complete.

New and Ongoing Actions

Action	Name	Description	Hazards Addressed	Priority	Responsible Party	Potential Funding	Cost Estimate	Timeline	Action Status	Notes
15-2	Increase Hazard Education and Risk Awareness	Mass Digital communication to all residents to obtain contact info of all residents (email list & text messaging) for constant contact, updates, and education of Borough operations regarding emergencies.	All Hazards	Med	OEM Coordinator	FEMA HMA	\$15,000.00	1 year	Ongoing	Continuous. Continually upgrading to increase hazard awareness. Borough currently is managing a list of residents who signed up for emergency notifications. All hazards benefit from this continuous effort. Increased efforts in upgrades allows for accurate and immediate outreach to full population including homebound residents. Climate change will not affect this outcome.
15-3	Purchase and Install a Generator for School (Shelter)	Farmingdale Elementary School needs a backup generator.	All Hazards	High	Borough	FEMA HMA	\$150,000.00	1-2 year	Ongoing	Ongoing, under Engineering Review. This reduces the risk of environmental hazards, the elementary school is a critical facility.

Action	Name	Description	Hazards Addressed	Priority	Responsible Party	Potential Funding	Cost Estimate	Timeline	Action Status	Notes
										Adding the redundancy allow for better services to the student population and the whole community as warming facility in the need of emergency.
15-4	Purchase and Install Generator for Borough Hall/ Community Center/ State Police Annex.	The Borough will be moving all Borough offices to the current Community Center location, relocating from the house it currently occupies. A backup generator is needed at this location. This Facility also houses the State Police Annex.	All Hazards	High	Borough	FEMA HMA	\$155,000.00	1-2 year	Ongoing	Ongoing still need to purchase. All risks are reduced if complete as Borough Hall is a critical facility. Adding redundancy will allow for better services to the community, short-term shelter, warming & charging facility in the need of emergency, and operations facility for OEM services in the need for same.
15-5	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 seven RL properties. If there is interest from the property owners, the Borough will work with them to mitigate these RL properties.	Flood, Nor'easter, Hurricane and Tropical Storm	Med	Borough and Property Owners	FEMA HMA		5 + years	Ongoing	Ongoing. Reduces risk of flood, nor'easter, hurricane, and tropical storm.
15-6	Protect Critical Facilities from Wind Damage and Flooding	Physically harden shelters by shielding windows, adding sand bags, adding embankments. Internally will add communication capabilities, add additional emergency supplies (first aid, water, cots, MREs, etc.). Additionally, a backup generator for the Borough	All Hazards	Med	Borough Administrator/Mayor	FEMA HMA	\$120,000.00	1 year	Ongoing	The Borough offices are moving into the existing community center facility, utilizing a secure & hardened building, which includes a hardened shelter in the basement.