39 – OCEANPORT BOROUGH

PLANNING TEAM AND PARTICIPATION

Name	Title	Participation
Buzz Baldanza	**OEM Coordinator**	**Point of Contact, Municipal Workshops #1 and #2**
Donna Phelps	Business Administrator	Reviewed appendix
William White	Borough Engineer	Reviewed appendix

COMMUNITY PROFILE

Overview

Sited on and bound on three sides by tributaries of the Shrewsbury River, the Borough of Oceanport encompass approximately 4.09 square miles. Oceanport is a primarily single-family bayside community with special attractions like Fort Monmouth Residential and Commercial development and Monmouth Park Racetrack.

In 2012, Oceanport was awarded a Smart Growth Planning Grant from the Association of New Jersey Environmental Commissions to develop its first Environmental Resource Inventory, which was completed in 2014. A new Environmental Study being completed by Monmouth County will be done in 2025.

Land Use, Development, & Growth

Oceanport is a predominantly residential community and home to substantial publicly owned land. From 2015 to 2020, the community underwent minimal change in its land use composition; during this period, urban or developed land accounted for nearly 67 percent of its total area, while water and wetlands together constituted nearly 30 percent of the Borough .

Land Use Type	Total Acres (2015)	Total Acres (2020)	Percent Change
Agriculture	9.5	9.5	>0%
Barren Land	0.0	13.6	>0%
Forest	47.4	47.4	>0%
Urban	1775.8	1759.8	-1%
Water	608.1	611.6	1%
Wetlands	180.9	179.8	-1%

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

Recent Major Development and Infrastructure from 2020 to Present

Around the same time, it was announced that the Borough was awarded $8.1 million in federal grants to reimburse 90 percent of the cost to replace its public works building and Borough Hall, which contained the Police Department. In December 2017 the Borough demolished the storm damaged municipal building and completed construction of new buildings at the former fort in 2020. Borough Hall falls within FEMA's "Area of Undetermined Flood Risk" (NJFloodMapper).

Fort Monmouth

In 2016, the Fort Monmouth Economic Revitalization Authority (FMERA) purchased 560 acres from the U.S. Army to accelerate a proactive approach in attracting developers and creating job growth in the County. In January 2017, Monmouth County opened the County Route 537 Extension through the Fort, connecting Highway 35 in Eatontown to Oceanport Avenue in Oceanport in a concerted effort to support further redevelopment of the former military base. Fort Monmouth, which is made up of over 1,000 acres, partially falls under the FEMA 1% and 0.2% annual chance floodplain, NJ Inland Design Flood Elevation which is FEMA's 1% annual chance floodplain + 3 feet, and the 5 feet SLR (Sea Level Rise) Low-Lying area zone (NJFloodmapper). Some of it also falls within FEMA's "Area of Undetermined Flood Risk" (NJFloodMapper).

In 2018, Oceanport saw the first redeveloped residential development at the fort to be offered to the public for purchase. Called East Gate, the 32 original buildings are part of the Fort Monmouth Historic District and are comprised of single-family homes, duplexes and townhomes constructed between 1929 and 1936. East Gate falls within FEMA's "Area of Undetermined Flood Risk" (NJFloodMapper).

In 2022, FMERA accepted the bid submitted by Netflix to redevelop the 292-acre Mega Parcel, on which Netflix proposes to construct a state-of-the-art production facility consisting of 12 sound stages, ancillary production spaces and back lot operations its TV and movie projects. In 2024, Netflix gained zoning approval from FMERA allowing Netflix to now seek local approval from Oceanport and Eatontown. The Phase 1 has recently been given approval by the Oceanport Planning Board.

In January 2023, New Jersey City University confirmed its commitment to develop its Oceanport campus in the wake of discussions of a possible closing due to financial shortfalls. Approximately 200 students are currently enrolled at the campus, and the University is working with State and Federal officials to identify potential sources of funding to allow it to continue operations in Oceanport. This campus falls within FEMA's "Area of Undetermined Flood Risk" (NJFloodMapper).

Pulte Homes has 144, 2–4-bedroom units along Parkers Creek available. These fall within FEMA's "Area of Undetermined Flood Risk" (NJFloodMapper). The Borough has installed backflow preventers on outfall pipes (10 are done; another 20 to 30 to complete); dry flood proofing in Maple Place School, the Port-au-Peck firehouse, and the Oceanport First Aid Squad; and elevation of all but 29 RL/SL properties.

Maple Place School and Oceanport First Aid Squad fall under the FEMA 1% annual chance floodplain and NJ Inland Design Flood Elevation which is FEMA's 1% annual chance floodplain + 3 feet.

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

Recently, Oceanport unveiled a sports complex with three astro turf fields at Gatta Park capable of fielding soccer, field hockey and lacrosse games on each field.

Additionally, Fort Monmouth redevelopment to include the 34 units at The Nurse Quarters area, Barkers Circle will have 75 residential units and a restaurant., and at Monmouth Park the construction of close to 300 one- to two-bedroom units, hotel and recreational areas.

Oceanport is working with Monmouth County to obtain federal funding for the replacement of the Oceanport Ave Bridge (E-13) which floods during high water situations.

As stated previously, portions of Fort Monmouth fall under the FEMA 1% and 0.2% annual chance floodplain, NJ Inland Design Flood Elevation which is FEMA's 1% annual chance floodplain + 3 feet, and the 5 feet SLR (Sea Level Rise) Low-Lying area zone, as well as FEMA's "Area of Undetermined Flood Risk" (NJFloodMapper).

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 Oceanport has a total estimated population of 6,119. Of this population, an estimated 5.4% are residents under age 5, and 24.4% are residents over age 65. Oceanport experienced growth of an estimated 6.2% of their population over the periods between 2013-2017 and 2018-2022. With an aging population making up nearly one quarter of their total community, Oceanport may focus hazard mitigation efforts on those with robust messaging and engagement for older residents, evacuation plans inclusive of populations with mobility issues, and resilient networks for resource accessibility post-disaster. A growth of over six percent during the previous two five-year survey periods indicates a rate of growth which may highlight potential local vulnerabilities related to shifts in the borough's built environment and a risk of additional hazard impacts.

There are no areas of Oceanport which have been identified by CDRZ, CEJST, or OBC designation criteria.

Demographics Summary	
Total Population *(2018-2022 ACS 5-year Estimates)*	6,119
Population Change since 2017	6.2%
Percent of Population Age < 5	5.4%
Percent of Population > 65	24.4%

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 Temperatures	Lightning
Flood	Extreme Wind	Drought
Storm Surge	Tornado	Earthquake
Hurricane/ Tropical Storm	Winter Storm	Wildfire
Wave Action	Coastal Erosion	Landslide
	Human-made Hazards	
	Cyber Attack	Civil Unrest
	Economic Disruption	Power Failure
	Terrorism	
	Pandemic	

Hazard Ranking Explanation

Coastal erosion remains a medium level of concern. Branchport Creek is being dredged near Long Branch towards Pleasure Bay Bridge. Wave action has increased from a medium to a high level of concern due to the disturbance after Sandy. Economic disruption remains a medium level of concern, with intense rainfall causing the most disruption. The post office was disrupted during Hurricane Sandy. Terrorism is at a medium level of concern; the Monmouth Racetrack in Oceanport is a significant regional draw.

Significant Hazard Events Since Last Plan Update

Areas in the Borough that frequently experience roadway flooding include Monmouth Boulevard, Bridgewaters Drive, Oceanport Avenue Bridge, Pocono Avenue, Comanche Drive, Seneca Avenue near Branchport Creek, Port-au-Peck Avenue intersections with Wyandotte Avenue, Cayuga Avenue, Genessee Avenue, and the commercial area on Oceanport Avenue. Flooding events fill storm drains with dirt, which need to be cleaned out.

Climate Change Impacts on Extent and Magnitude of Hazards

Climate change poses significant risks to Oceanport. Rising temperatures will likely increase extreme weather events like hurricanes, nor'easters, and heavy rainfall, leading to more flooding, especially in areas like the Shrewsbury River. Oceanport's development in high-risk flood zones heightens its vulnerability. Projected sea level rise of up to 5 feet will likely inundate some of the communities developed areas entirely.

Additionally, climate change may cause longer, more intense heatwaves, straining infrastructure and endangering vulnerable populations such as the elderly. Extreme weather events could also disrupt economic activities and critical services, as evidenced by Hurricane Sandy's damage to municipal buildings and infrastructure.

RISK ASSESSMENT

National Flood Insurance Program (NFIP) statistics

Oceanport Borough	
Initial FIRM Date	2/16/77
Effective FIRM Date	6/15/2022
Number of Policies In-Force:	554
Total Losses:	960
Total Payments:	$61,181,449.59
Number of RL Properties:	28
Number of Mitigated RL Properties:	0
RL – Total Losses:	82
RL – Total Paid:	$4,988,796.47
Number of SRL Properties:	5
Number of Mitigated SRL Properties:	0
SRL – Total Losses:	23
SRL – Total Paid:	$987,250.42

Source: FEMA Policy and Loss Data, August 2024

Vulnerability of the Built Environment

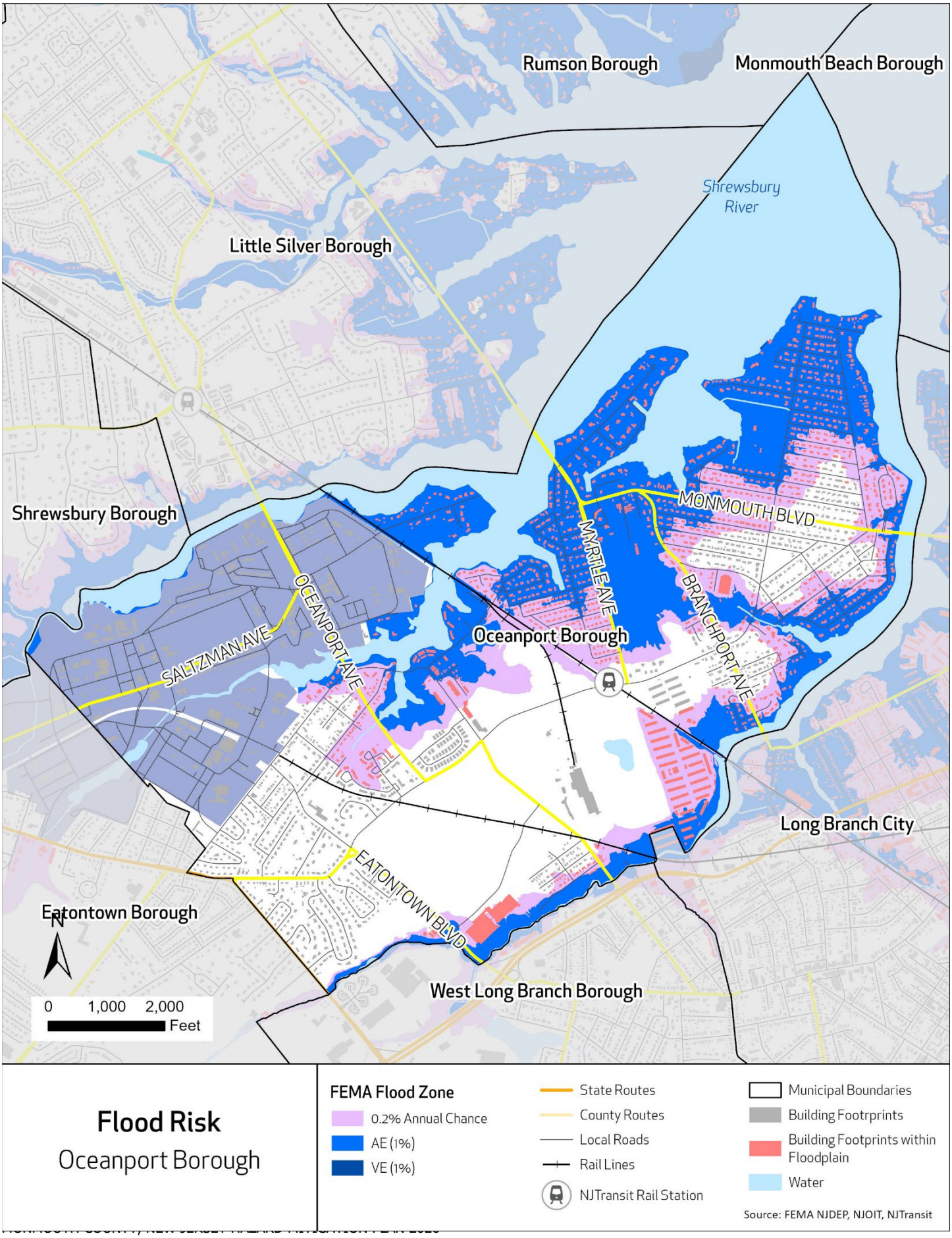
The Special Flood Hazard Area (SFHA) in the Borough of Oceanport is primarily located adjacent to the main waterbodies of the borough including the Shrewsbury River and its tributaries which pass through town. Approximately 44.1 percent of the total area of Oceanport lies within the 1% annual chance flood zone as defined by FEMA. An additional 11.9 percent of the area of the municipality is in the 0.2% annual chance flood zone.

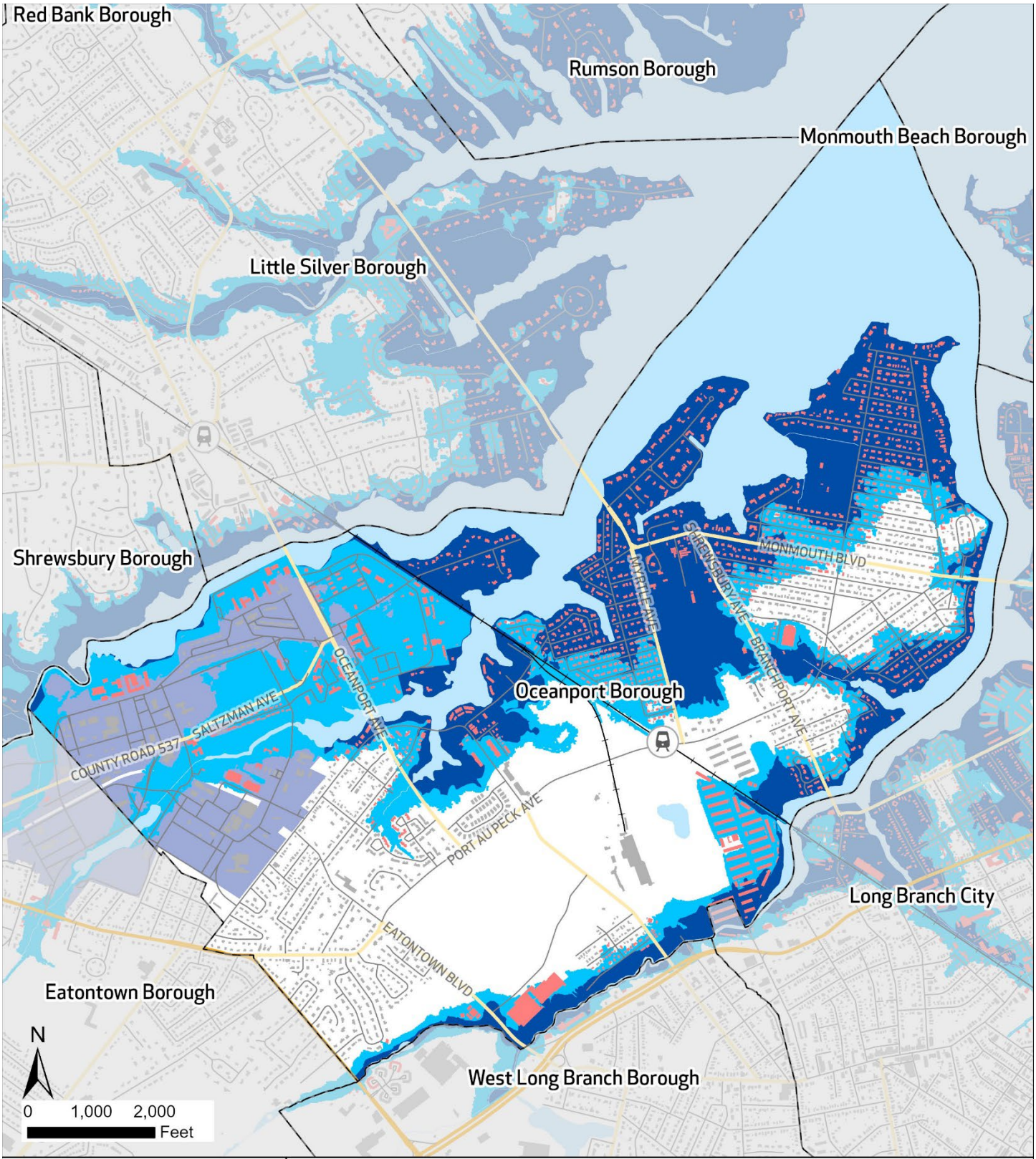
About 81.4 percent of Oceanport is considered developed. Of the developed parcels of the town, 40.2 percent fall within the 1% annual chance flood zone and 16 percent are within the 0.2% annual chance flood zone. This illustrates that the developed area of the municipality is generally in line with overall flood risk.

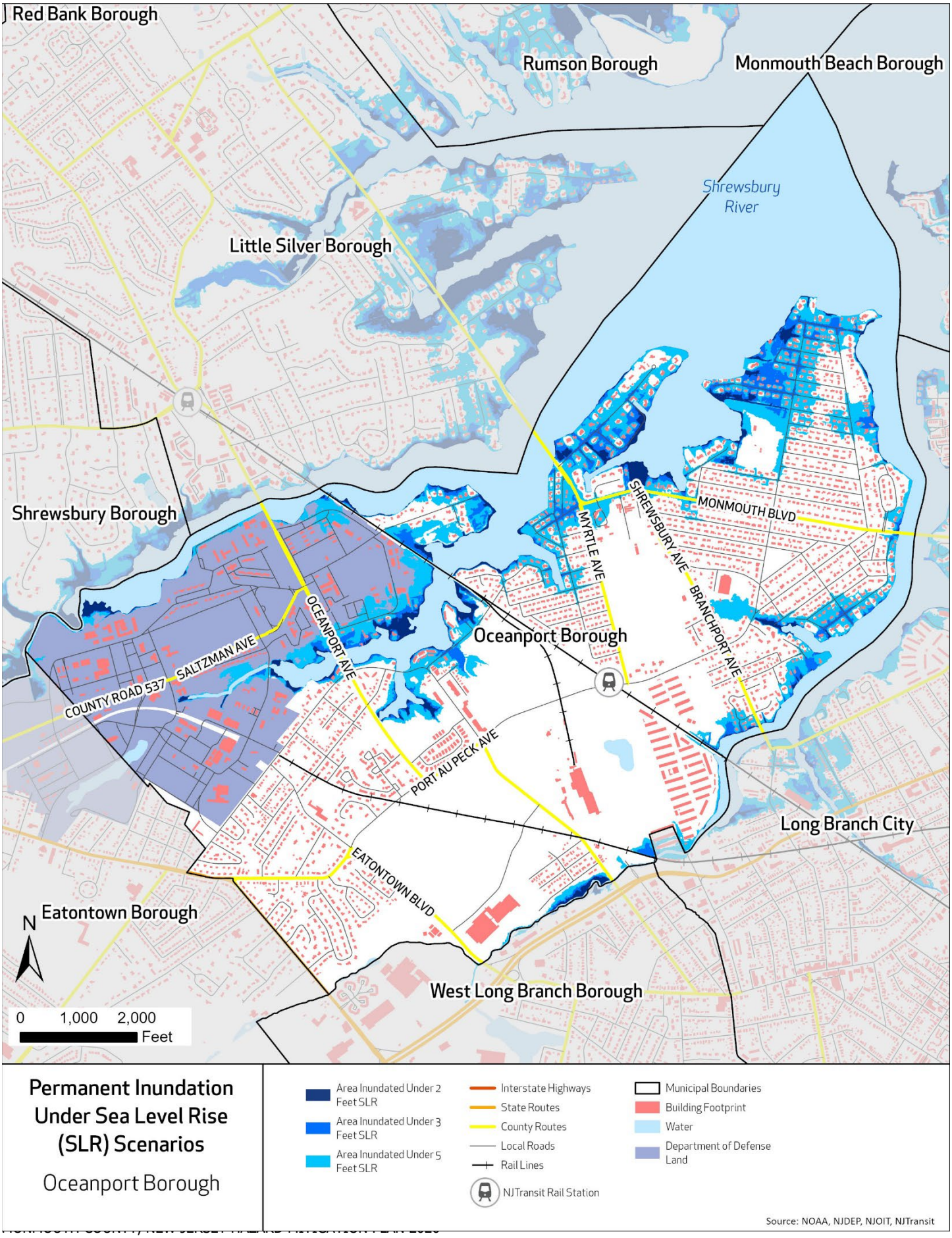
	Percentage in the 1% Floodplain	Percentage in the 0.2% Floodplain	5 feet of Sea Level Rise
Developed Parcels	40.2%	16.0%	37.7%
Exposed Land Area	44.1%	11.9%	35.6%

During the planning process, Oceanport 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 5 total facilities. Of these facilities, three are located within the floodplain.

	Number in the 1% Floodplain	Number in the 0.2% Floodplain	Number within 5 feet of Sea Level Rise
Health and Medical	-	1	-
Safety and Security	1	1	-


Rumson Borough
Monmouth Beach Borough
Shrewsbury River
Little Silver Borough
Shrewsbury Borough
MONMOUTH BLVD
MYRTLE AVE
BRANCHPORT AVE
OCEANPORT AVE
SALTZMAN AVE
Oceanport Borough
Long Branch City
EATONTOWN BLVD
Eatontown Borough
West Long Branch Borough
N
0 1,000 2,000
Feet
Flood Risk
Oceanport Borough
FEMA Flood Zone
0.2% Annual Chance
AE (1%)
VE (1%)
State Routes
County Routes
Local Roads
Rail Lines
NJTransit Rail Station
Municipal Boundaries
Building Footprints
Building Footprints within Floodplain
Water
Source: FEMA NJDEP, NJOIT, NJTransit


Red Bank Borough
Rumson Borough
Monmouth Beach Borough
Little Silver Borough
Shrewsbury Borough
Oceanport Borough
Long Branch City
Eatontown Borough
West Long Branch Borough
MONMOUTH BLVD
SHREWSBURY AVE
BRANCHPORT AVE
OCEANPORT AVE
SALTZMAN AVE
COUNTY ROAD 537
PORT AU PECK AVE
EATONTOWN BLVD
N
0 1,000 2,000
Feet
NJ Inland Design Flood Elevation
Oceanport Borough
FEMA Flood Zone
Current Base Flood Elevation (1%)
NJ Inland Design Flood Elevation
FEMA BFE (1%) plus 3 Feet
State Routes
County Routes
Local Roads
Railroad
NJTransit Rail Station
Municipal Boundaries
Water
Department of Defense Land
Building Footprints
Building Footprints within IDFE
Source: FEMA, Rutgers University, NJDEP, NJOIT, NJTransit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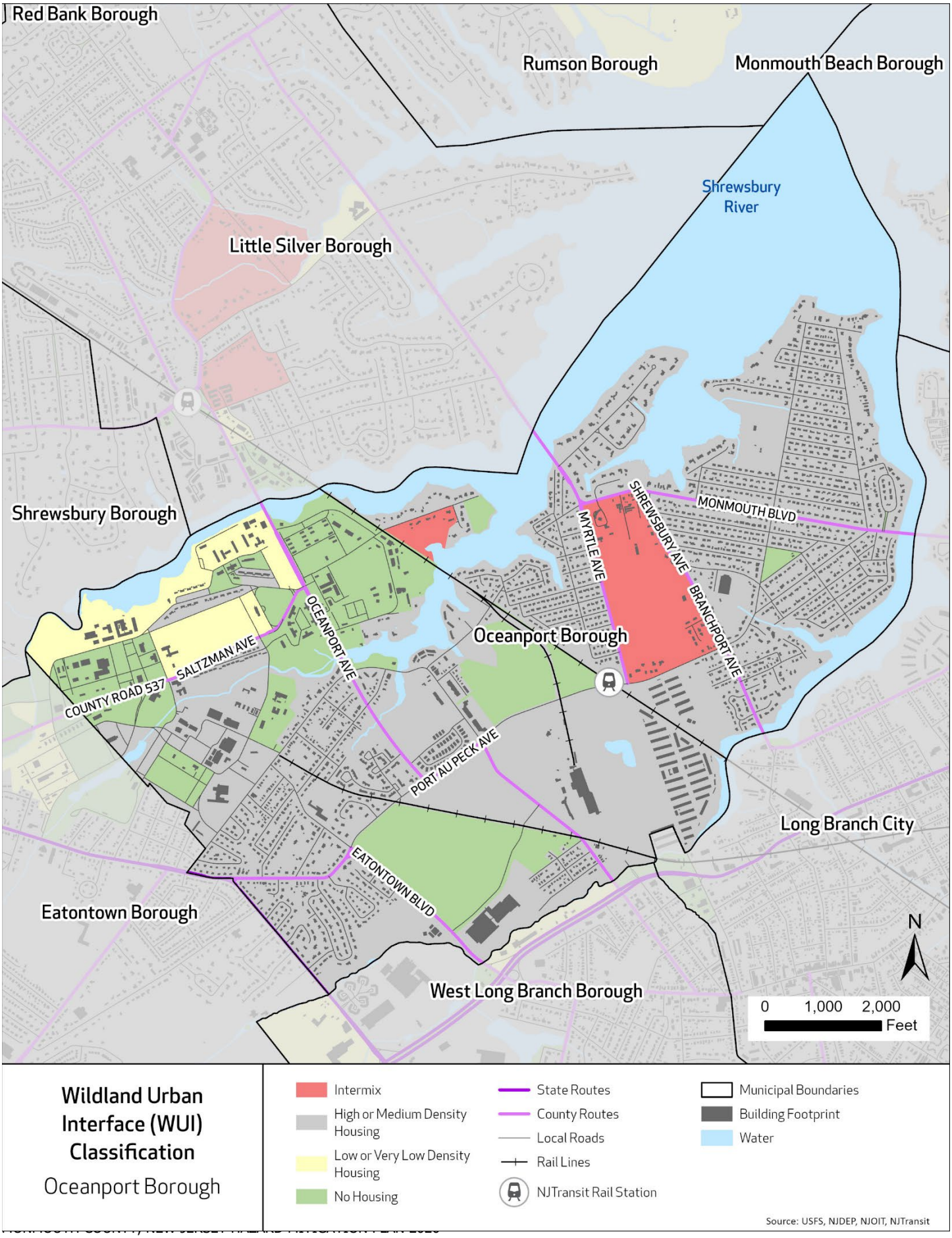
SALTZMAN AVE
COUNTY ROAD 537
Oceanport Borough
PORT AU PECK AVE
Long Branch City
EATONTOWN BLVD
Eatontown Borough
West Long Branch Borough
N
0 1,000 2,000
Feet
Permanent Inundation Under Sea Level Rise (SLR) Scenarios
Oceanport Borough
Area Inundated Under 2 Feet SLR
Area Inundated Under 3 Feet SLR
Area Inundated Under 5 Feet SLR
Interstate Highways
State Routes
County Routes
Local Roads
Rail Lines
NJTransit Rail Station
Municipal Boundaries
Building Footprint
Water
Department of Defense Land
Source: NOAA, NJDEP, NJOIT, NJTransit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Shrewsbury River
Little Silver Borough
Shrewsbury Borough
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OCEANPORT AVE
SALTZMAN AVE
COUNTY ROAD 537
Oceanport Borough
PORT AU PECK AVE
Long Branch City
EATONTOWN BLVD
Eatontown Borough
West Long Branch Borough
N
0 1,000 2,000
Feet
Wildland Urban Interface (WUI) Classification
Oceanport Borough
Intermix
High or Medium Density Housing
Low or Very Low Density Housing
No Housing
State Routes
County Routes
Local Roads
Rail Lines
NJTransit Rail Station
Municipal Boundaries
Building Footprint
Water
Source: USFS, NJDEP, NJOIT, NJTransit

CAPABILITY ASSESSMENT

Planning & Regulatory Capabilities

Oceanport 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		1974 with a 2012 Open Space and Recreation Plan and a 2020 Housing Element and Fair Share Plan	
Capital Improvement Plan	X		2023	Identifies Road and Drain Improvements
Local Emergency Operations Plan/Continuity of Operations Plan	X		5/2/23	
Floodplain Development Ordinance	X		2022	Flood Damage Prevention Chapter 229, 6-2-2022; Freeboard Plus 2 ft. See 229-12 for more info
Floodplain Management Plan	X			
Stormwater Management Ordinance	X		2024	Chapter 328 Stormwater Control, 6-20-2024 by Ord. 1034
Stormwater Management Plan	X		2009	
Watershed Management Plan		X		
Sheltering Plan	X			
Evacuation Plan	X			
Substantial Damage/Improved Structures Response	X			Permitting and Inspection. Recorded in Forerunner Program
Repetitive Loss Plan		X	2024	Data has been obtained and review in progress
Disaster Debris Management Plan	X		2023	New Location for vegetative Debris
Tracking elevation certificates and/or Letter of Map Change	X			Recorded in Forerunner Program
Post-Disaster Recovery Plan		X		
Current/recent redevelopment plans or studies	X			Fort Monmouth Development, Housing & Commercial – Exposed to Flooding Monmouth Park Racetrack, Housing & Commercial
Community Wildfire Protection Plan		X		
Climate Adaptation Plan		X		
Other Plans that discusses hazard mitigation	X	X		Leaf Compost Area
Other ordinance and regulation that mitigate the impacts of natural hazards	X			StormReady and SnowReady

Administrative and Technical Capabilities

Oceanport Borough has the following Administrative and Technical capabilities:

Position	Yes	No	Explanation
Floodplain Administrator	X		Consultant, William White, Colliers Engineering & Design, also serves as Borough Engineer; Carolyn Eckart, Technical Assistant, also has a CFM
Grant Writer	X		Donna Phelps, Borough Administrator
Staff trained to support mitigation	X		The hazard mitigation action implementation is presented by Department Head and approved by Council. Staff have been trained to support mitigation only to their present level of work.
Existing mutual aid or technical assistance agreements to support hazard mitigation projects	X		Presently using a FEMA BRIC grant; Intracounty mutual aid agreement
Non-governmental organizations/other partners that work with the municipality on mitigation projects	X		Monmouth University, Urban Coastal Institute

Position	Yes	No	Explanation
Organizations that work with socially vulnerable or underserved populations	X		Affordable Housing Alliance in Eatontown has a 12 Unit home in Oceanport. Lunch Break and Family Promise offers 11 programs to help guests achieve their goals and bring the community together.

Education and Outreach Capabilities

Oceanport Borough has the following Education and Outreach capabilities:

Education & Outreach Capability	Yes	No	Explanation
Communicate natural and human-based hazards to the public	X		On Website, Facebook, Code Red, Outreach program in fall. Local website has information on reducing vulnerability to natural hazards, particularly flooding, cold weather guide, links to Ready.Gov and other programs.
StormReady	X		
Firewise USA		X	
Severe Weather Awareness Week		X	
Community Rating System (CRS)	X		Annual Outreach and posting on monthly bulletin

Financial Capabilities

Within the last five years, Oceanport 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	
Other FEMA resources		X	
NJ Infrastructure Bank		X	
Other state municipal assistance or grant programs	X		NJDEP Stormwater grant. Purchased Tablet with GPS unit for mapping of stormwater elements.
Evaluation process on the prioritization of risk reduction projects against other local activities	X		Present to Council who makes final determination.
Other ongoing efforts to build additional financial capabilities	X		This would be mostly likely be done during Capital Funding period.

Additional Capability Assessment Information:

- Oceanport is a Forerunner community. Forerunner has dynamic tools to better manage flood risk and increase resilience by enforcing floodplain compliance and increasing disaster response by documenting damages in the field and providing timely information to residents. Forerunner's public features give residents access to relevant property-level flood risk details that help inform key decisions and minimize the number of assistance requests. Forerunner is also designed to make CRS participation easier for the Borough.
- **Community Rating System (CRS) Classification:** 8
- **Sustainable Jersey Participation Status:** Bronze

MITIGATION STRATEGY

Overview and Progress Since Last Plan Update

The Borough of Oceanport actively works to include best practices with proactive policies and careful planning to improve Oceanport resilience to damage from natural disasters and adapt to future climate concerns. Since our last plan submission, the Borough has completed the relocation of Borough Hall, Police Department and Public Works on to Fort Monmouth, addressed generators in critical facilities, continued improvements to our stormwater system and street curbing, all which further support the municipality's resiliency goals. Moving forward, Oceanport will remain forward thinking and prioritize home, roadway elevation and continued upgrades to stormwater conveyance systems while coordinating with state, local agencies and non-governmental organizations/other partners on the best ways to achieve resiliency within our vulnerable community.

Completed or Removed Actions

Action	Name	Description	Hazards Addressed	Pri-ority	Responsible Party	Potential Funding	Cost Estimate	Time-line	Action Status	Notes
39-01	Create a Plan to Manage Development in Landslide Hazard Areas	Create a plan to implement reinforcement measures in high-risk areas.	Landslide	Low	Borough	Municipal funding		3 years	Withdrawn	This action is being withdrawn, as the Borough has not been experiencing landslides.

New and Ongoing Actions

Action	Name	Description	Hazards Addressed	Pri-ority	Responsible Party	Potential Funding	Cost Estimate	Time-line	Action Status	Notes
39-02	Acquire, elevate, or relocate buildings and infrastructure in flood prone areas, with a focus on Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties	Mitigate 29 structures that had been flooded or are in danger of being flooded, specifically RL/SRL properties.	Flood, Wave Action, Nor'easter, Hurricane and Tropical Storm, Storm Surge	High	Council	FEMA HMA funding	$49M	1 year	Ongoing	100+ structures were elevated within the last five years; there are 29 to go.
39-03	Purchase and Instill Emergency Generators for Critical Facilities	Two emergency generators at both schools in Borough used to supported emergency operations during severe weather events.	All Hazards	Low	Council, BOE, and Engineering	FEMA funding	$450,000	1 year	Ongoing	Old Warf House (community/senior center) needs an emergency generator. It also seeks to build a utility room and move the utilities upstairs. The schools installed a hookup for generators, which they lease. Hook & Ladder Company received a donated generator. DPW

Action	Name	Description	Hazards Addressed	Pri-ority	Responsible Party	Potential Funding	Cost Estimate	Time-line	Action Status	Notes
										has a generator, as does Boro hall and the PD
39-04	Examine Existing Stormwater Drainage System (Phase 1 of 2)	Examination of present system to determine improvements needed. Video and actual physical examination of system to seek out problems and needed improvements.	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	Mediu m	Engineering	FEMA HMA, municipal budget, NJDEP	$150,000	1 year	Ongoing	Using a $25,000 NJDEP grant, an iPad and GPS unit were purchased. Recently completed are Esri mapping, a new system between the state and Borough, and examination of the flow of storm drains to outfalls. The estimated cost was $4,000. Also needed is video of the lines, including 650 drains and 70 outfalls.. This will cost about $3,500 per day and come from the municipal budget or grant funding. A consultant was hired for Fort Monmouth.
39-05	Implement Improvements to Stormwater Drainage System (Phase 2 of 2)	Repairs and improvements to storm drain system to include backflow preventers on 40 outfalls.	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	Mediu m	Engineering	FEMA HMA, municipal budget, State transporta tion fund	$9M (in total)	1 year	Ongoing	10 backflows were installed, and about 30 more are needed. These primarily help with nor'easter flooding. The system will be able to handle a 10 to 25-year rain event.
39-06	Protect and Restore Turtle Mill Brook	Remove Snagging and Debris from the floodway of Turtle Mill Brook.	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	Mediu m	Engineering	Municipal budget	$1M	1 year	Ongoing	Parts of the brook are the Corp boundary lines for West Long Branch and Oceanport
39-07	Elevate and Improve Flood-prone Roadways	Elevation of roadways, and grading and curbing of flood-prone streets.	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	Low	Engineering	FEMA HMA, State transporta tion fund, county budget, municipal budget	$3M	5 + years	Ongoing	Certain areas have been repaved, and new drains have been installed using NJDOT Municipal Aid Funding

Action	Name	Description	Hazards Addressed	Pri-ority	Responsible Party	Potential Funding	Cost Estimate	Time-line	Action Status	Notes
39-08	Coordinate with Army Corp on Installing a Moveable Flood Gate	The mouth of the Shrewsbury River needs a physical barrier with a movable flood gate to prevent water from coming into the Bay.	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	High	Army Corp of Engineers	Army Corp of Engineers	$500M	5 + years	Ongoing	
39-09	Construct Gates on Bridges to Prevent Residents from Re-Entering Borough Post Storm	The Borough needs gates on four bridges (Branchport Ave. Bridge, Gooseneck Bridge, Pleasure Bay Bridge and Oceanport Ave. Bridge by Parkers Creek (Border with Little Silver) to restrict people from re-entering the Borough when it's unsafe after a major flood event.	All Hazards	Low	Monmouth County and Borough	Municipal budget	$400,000	2 year	Ongoing	
39-10	Dry Floodproof Certain Critical Facilities	Dry floodproof Maple Place School, Port-Au-Peck Firehouse, and Oceanport First Aid. Maple Place School can flood from Branchport Creek, especially in the event of a Category 1 storm. The firehouse and first aid flood from Oceanport Creek.	Flood, Nor'easter, Hurricane and Tropical Storm,	Mediu m	Oceanport Borough		$100,000	5 + years	New	
39-11	Install Living Breakwaters	Install a series of Living Breakwaters that would be positioned in the Shrewsbury River, east of the Gooseneck Bridge on both the Oceanport and Little Silver side. This would include 6,137 LF of hard barrier and 12.96 acres of vegetated dunes in Oceanport.	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge, Wave Action	High	Oceanport, Rumson, Monmouth Beach, Little Silver Long Branch	FEMA HMA	See Notes	2 years	New	Rip-Rap and Armor Stone: $35.9M Oyster Rings: $5.4M ExoForms: $3M Oyster Castles: $1.5M
39-12	Replace and Elevate Oceanport Ave. Bridge	Elevate the road to avoid flooding during the 25-year storm event. Will require detour during construction.	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	High	Monmouth County	FEMA HMA	$8M	3 years	New	This would be a joint project with Monmouth County since they own the bridge

Action 39-11 Preliminary Layout