

ANNEX 18: TOWN OF DOVER

1 COMMUNITY CAPABILITIES ASSESSMENT

Table 1 through Table 6 summarizes the different community capabilities and tools that are available to the community to potentially assist in mitigating the impacts of hazards.

1.1 PLANNING, LEGAL AND REGULATORY CAPABILITIES

The table below summarizes the legal and regulatory tools that are available to the Town of Dover and where hazard mitigation has been integrated.

Table 1: Planning, Legal and Regulatory Capability

	Do you have this? (Yes/No)	Authority that enforces (Federal, State, Regional, County, Local)	State Mandated / Allowed	Has the HMP been integrated in the last 5 years? If yes- how?	
				If yes- how? Describe in comments	If no - can it be a mitigation action? If yes, add Mitigation Action #.
Codes, Ordinances, & Requirements					
Building Code	Yes	State, Local	Yes		-
Comment: State mandated on local level under NJAC 5:23-3.14. International Building Code – New Jersey Edition, 2018, NJAC 5:24-3.14. Chapter 150, Construction Codes, Uniform. Adopted by the Mayor and Board of Aldermen of the Town of Dover 12-27-1976 with amendments.					
Zoning Code	Yes	Local	Yes	No	-
Comment: Per State of NJ Municipal Land Use Law (MLUL) L. 1975, s. 2, eff Aug 1, 1976, 40-55D-62: 49. Power to zone, requires all jurisdictions to have current zoning and other land development ordinances after the planning board has adopted the land use element and master plan. Dover Code Chapter 236 Land Use and Development, Article IV Zoning, administered by the Planning Department.					
Subdivisions	Yes	Local	Yes	No	-
Comment: Dover Code Chapter 236 Land Use and Development, Article V Land Subdivision and Site Plan. Administered by the Planning Department.					
Stormwater Management	Yes	Local	Yes	No	-
Comment: Title 7 of the NJ Administrative Code (N.J.A.C. 7:8); Dover Code Chapter 236, Article VB. Administered by the Planning Department.					
Post-Disaster Recovery	No	-	-	-	-
Comment:					
Real Estate Disclosure	Yes	State – Division of Consumer Affairs	Yes	Yes	-
Comment: N.J.A.C. 13:45A-29.1; Before signing a contract of sale, all purchasers must receive a New Jersey Public Offering Statement (POS) approved by the New Jersey Real Estate Commission. The POS provides information such as proximity to hospitals, schools, fire and police, as well as any hazards, risks or nuisances in or around the subdivision.					
Growth Management	No	State	Yes	No	-
Comment: State mandated at local level;					
Shoreline Development	No	-	Yes	-	-

	Do you have this? (Yes/No)	Authority that enforces (Federal, State, Regional, County, Local)	State Mandated / Allowed	Has the HMP been integrated in the last 5 years? If yes- how?	
				If yes- how? Describe in comments	If no - can it be a mitigation action? If yes, add Mitigation Action #.
Comment: NJ Coastal Area Facility Review Act (N.J.S.A. 13:19) or CAFRA regulates almost all development along the coast for activities including construction, relocation, and enlargement of buildings or structures, and excavation, grading, shore protection structures, and site preparation. This law is implemented through NJ's Coastal Zone Management Rules N.J.A.C. 7:7E-1 et seq.					
Site Plan Review	Yes	Local	No	No	-
Comment: Dover Code Chapter 236 Land Use and Development, Article VI Land Subdivision and Site Plan. Administered by the Planning Department.					
Environmental Protection	Yes	State, Local	Yes	No	-
Comment: The rules that are utilized by the NJDEP and other environmental agencies are codified at Title 7 of the NJ Municipal Administrative Code. Chapter 84 establishes the Shade Tree Commission; Chapter 366 Trees provides for the protection of shade trees. Chapter 383 Water allows for the declaration of a water emergency.					
Flood Damage Prevention	Yes	Local	Yes	-	-
Comment: Chapter 236 Land Use and Development, Art VI Flood Damage Prevention. Administered by the Construction Official. The ordinance currently lacks the state required 1 foot freeboard requirement. It is the purpose of this Article to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designated to: <ul style="list-style-type: none"> • Protect human life and health. • Minimize expenditure of public money for costly flood control projects. • Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public. • Minimize prolonged business interruptions. • Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard. • Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood-blight areas. • Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions. 					
Wellhead Protection	No	-	-	-	-
Comment:					
Emergency Management	Yes	Local	No	No	-
Comment: Chapter 2-8.1 Office of Emergency Management established by ordinance 03-2025					
Climate Change	No	-	-	-	-
Comment:					
Disaster Recovery Ordinance	No	-	-	-	-
Comment:					
Disaster Reconstruction Ordinance	No	-	-	-	-
Comment:					
Other	No	-	-	-	-
Comment:					
Planning Documents					
Comprehensive / Master Plan	Yes	Local	Yes	No	-

	Do you have this? (Yes/No)	Authority that enforces (Federal, State, Regional, County, Local)	State Mandated / Allowed	Has the HMP been integrated in the last 5 years? If yes- how?	
				If yes- how? Describe in comments	If no - can it be a mitigation action? If yes, add Mitigation Action #.
Comment: Master Plan, 2007. Administered by the Planning Department and adopted by the Planning Board.					
Capital Improvement Plan	Yes	Local	Allowed	No	-
Comment: Per NJSA 40:55D-29 the governing body is authorized to direct the planning board to prepare a CIP with at least a six year planning horizon. Administered by the Administration.					
Disaster Debris Management Plan	No	-	-	-	-
Comment:					
Floodplain or Watershed Plan	Yes	Local	No	No	-
Comment: Dover Code Chapter 236, Article VI. Administered by the Construction Department.					
Stormwater Management Plan	Yes	Local and State	Yes	No	-
Comment: Per NJDEP Storm Water Management Rule (N.J.A.C. 7:8, et seq.). The Municipal Stormwater Regulation Program was developed in response to the U. S. Environmental Protection Agency’s (USEPA) Phase II rules published in December 1999. The Department issued final stormwater rules on February 2, 2004 and four (4) NJPDES general permits authorizing stormwater discharges from Tier A and Tier B municipalities, as well as public complexes, and highway agencies that discharge stormwater from municipal separate storm sewers (MS4s). Stormwater Management Plan, April 2005.					
Stormwater Pollution Prevention Plan	No	-	-	-	-
Comment:					
Urban Water Management Plan	Yes		No	Yes/No	Yes/No
Comment: Part of the Town’s master plan					
Habitat Conservation Plan	No	-	-	-	-
Comment:					
Economic Development Plan	No	-	No	-	-
Comment:					
Shoreline Management Plan	No	-	-	-	-
Comment:					
Community Wildfire Protection Plan	No	-	-	-	-
Comment:					
Community Forest Management Plan	No	-	-	-	-
Comment:					
Transportation Plan	Yes	Local	No	No	-
Comment: Transportation Plan administered by the Planning Department and adopted by the Planning Board.					
Agriculture Plan	No	-	-	-	-
Comment:					
Climate Action Plan	No	-	-	-	-

	Do you have this? (Yes/No)	Authority that enforces (Federal, State, Regional, County, Local)	State Mandated / Allowed	Has the HMP been integrated in the last 5 years? If yes- how?	
				If yes- how? Describe in comments	If no - can it be a mitigation action? If yes, add Mitigation Action #.
Comment:					
Tourism Plan	No	-	-	-	-
Comment:					
Business Development Plan	No	-	-	-	-
Comment:					
Other	Yes	Local	No	No	-
Comment: April 2005-North Sussex Street Landfill Redevelopment; June 2006-Bassett Highway Redevelopment Plan.					
Response/Recovery Planning					
Comprehensive Emergency Management Plan (CEMP) / Emergency Operations Plan (EOP)	Yes	Local	Yes	No	No
Comment: Per the NJ Civilian Defense and Disaster Control Act (App.A:9_43.2) Counties and municipalities must have written Emergency Operations Plans to be reviewed every 2 years. The Town's EOP was updated on August 2022 and expires August 2025.					
Threat & Hazard Identification & Risk Assessment (THIRA)	No	-	-	-	-
Comment:					
Post-Disaster Recovery Plan	No	-	No	-	-
Comment:					
Continuity of Operations Plan	No	-	-	-	-
Comment:					
Public Health Plan	No	-	-	-	-
Comment:					
Other	No	-	-	-	-
Comment:					

Table 2: Development and Permitting Capability

Criterion	Response
Does your jurisdiction issue development permits? - If no, who does? If yes, which department?	If the area is not deemed 'area need of redevelopment' then development approval is not needed. If it is located in an 'area need of redevelopment' it needs approval the Planning Board and Governing Body
Does your jurisdiction have the ability to track permits by hazard area?	Approvals by the Planning Board are tracked by hazard area
Does your jurisdiction have a buildable lands inventory? -If yes, please describe briefly. -If no, please quantitatively describe the level of buildout in the jurisdiction.	Yes; however, the Town is fully developed but areas available for development are known

1.2 ADMINISTRATIVE AND TECHNICAL CAPABILITIES

The table below summarizes potential staff and personnel resources available to the Town of Dover.

Table 3: Administrative and Technical Capabilities

Staff/Personnel Resource	Available?	Department/Agency/Position
Administrative Capability		
Planning Board	Yes	Planning Board
Mitigation Planning Committee	No	-
Environmental Board / Commission	No	-
Open Space Board / Committee	No	-
Economic Development Commission / Committee	Yes	Committee of the Mayor & Board of Aldermen
Warning Systems / Services (reverse 911, outdoor warning signals)	Yes	OEM
Maintenance program to reduce risk	Yes	Fire
Mutual aid agreements	Yes	OEM
Technical/Staffing Capability		
Planners or engineers with knowledge of land development and land management practices	Yes	Engineering & Planning
Engineers or professionals trained in building or infrastructure construction practices	Yes	Engineering & Construction
Planners or engineers with an understanding of natural hazards	Yes	Engineering
Staff with training in benefit/cost analysis	No	-
Staff with training in green infrastructure	No	-
Staff with education/knowledge/training in low impact development	No	-
Surveyor	No	-
Stormwater engineer	No	-
Personnel skilled or trained in GIS applications	No	-
Local or state water quality professional	Yes	Water Superintendent
Scientist familiar with natural hazards in local area	No	-
Emergency manager	Yes	OEM
Watershed planner	No	-
Environmental specialist	No	-
Grant writers	Yes	(Contract)
Resilience Officer	No	-
Other	No	-

1.3 FISCAL CAPABILITIES

The table below summarizes financial resources available to the Town of Dover.

Table 4: Fiscal Capabilities

Financial Resource	Accessible or Eligible to Use?
Community Development Block Grants (CDBG, CDBG-DR)	Yes
Capital Improvements Project Funding	Yes
Authority to Levy Taxes for Specific Purposes	Yes
User Fees for Water, Sewer, Gas or Electric Service	Yes
Incur Debt through General Obligation Bonds	No
Incur Debt through Special Tax Bonds	No
Incur Debt through Private Activity Bonds	No
Withhold Public Expenditures in Hazard-Prone Areas	No
State-Sponsored Grant Programs	Yes
Development Impact Fees for Homebuyers or Developers	No
Clean Water Act 319 Grants (Nonpoint Source Pollution)	Yes – the Town has to comply with the Clean Water Act because they provide public water
Other	Yes, Morris County Flood Mitigation Grant Program

1.4 EDUCATION AND OUTREACH CAPABILITIES

The table below summarizes the education and outreach resources available to the Town of Dover.

Table 5: Education and Outreach Capabilities

Criterion	Response
Do you have a public information officer or communications office?	No
Do you have personnel skilled or trained in website development?	Yes – done in-house
Do you have hazard mitigation information available on your website? <ul style="list-style-type: none"> If yes, briefly describe. 	No
Do you use social media for hazard mitigation education and outreach? <ul style="list-style-type: none"> If yes, briefly describe. 	Yes – Town of Dover Facebook page
Do you have any citizen boards or commissions that address issues related to hazard mitigation? <ul style="list-style-type: none"> If yes, briefly describe. 	Local Emergency Planning Committee
Do you have any other programs already in place that could be used to communicate hazard-related information? <ul style="list-style-type: none"> If yes, briefly describe. 	Mass notification system (RAVE), Town newsletter
Do you have any established warning systems for hazard events? <ul style="list-style-type: none"> If yes, briefly describe. 	Mass notification system (RAVE) and public notification system (air horn)

1.5 COMMUNITY CLASSIFICATIONS

The table below summarizes the classifications for community programs available to the Town of Dover.

Table 6: Community Classifications

Program	Participating?	Classification	Date Classified
Community Rating System	No	-	-
Building Code Effectiveness Grading Schedule (BCEGS)	No	-	-

Program	Participating?	Classification	Date Classified
Public Protection (Fire ISO Protection Class)	Yes	4	2017
Storm Ready Certification	No	-	-
Firewise Community Classification	No	-	-
Sustainable Jersey	No	-	-

1.6 NATIONAL FLOOD INSURANCE PROGRAM COMPLIANCE

This section provides specific information on the management and regulation of the regulatory floodplain.

Table 7: National Flood Insurance Program Compliance

Criterion	Response
What local department is responsible for floodplain management?	Construction Department
Who is your floodplain administrator? (name, department/position)	Town Engineer (contract)
Are any certified floodplain managers on staff in your jurisdiction?	No
What is the date that your flood damage prevention ordinance was last amended?	1994
Does your floodplain management program meet or exceed minimum requirements? <ul style="list-style-type: none"> If exceeds, in what ways? 	Meet minimum federal requirements but not state requirements.
When was the most recent Community Assistance Visit or Community Assistance Contact?	1991
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed? <ul style="list-style-type: none"> If so, state what they are. 	No
Are any RiskMAP projects currently underway in your jurisdiction? <ul style="list-style-type: none"> If so, state what they are. 	No
Do your flood hazard maps adequately address the flood risk within your jurisdiction? <ul style="list-style-type: none"> If no, state why. 	No – the current maps are showing areas in the 100-year area that are at a higher elevation (above the base flood elevation)
Does your floodplain management staff need any assistance or training to support its floodplain management program?	Yes
<input checked="" type="checkbox"/> If so, what type of assistance/training is needed?	Training and assistance in floodplain management and administration are needed
Does your jurisdiction participate in the Community Rating System (CRS)? <ul style="list-style-type: none"> If yes, is your jurisdiction interested in improving its CRS Classification? If no, is your jurisdiction interested in joining the CRS program? 	No
How many flood insurance policies are in force in your jurisdiction? <ul style="list-style-type: none"> What is the insurance in force? What is the premium in force? 	Policies in force: 222 Insurance in force: \$59,676,800 Premium in force: \$745,933
How many total loss claims have been filed in your jurisdiction? <ul style="list-style-type: none"> How many claims are still open or were closed without payment? What were the total payments for losses? 	Total loss claims: 571 Claims still open or closed without payment: 73 Total payments for losses: \$7,116,449
Do you maintain a list of properties that have been damaged by flooding?	No
Do you maintain a list of property owners interested in flood mitigation?	No

2 HAZARD ANALYSIS AND RISK ASSESSMENT

2.1 HAZARD AREA EXTENT AND LOCATION

Hazard area extent and location maps were generated for the Town of Dover that illustrate the probable areas impacted within the municipality. These maps are based on the best available data at the time of the preparation of this plan and are adequate for planning purposes. Maps have been generated only for those hazards that can be clearly identified using mapping techniques and technologies and for which the Town of Dover has significant exposure. Refer to Figure 1 and Figure 2.

2.2 REPETITIVE FLOOD LOSSES

The following summarizes the repetitive and severe repetitive flood losses in the Town of Dover.

- Number of repetitive loss (RL) properties: 52
- Number of severe repetitive loss (SRL) properties: 20
- Number of RL/SRL properties that have been mitigated: 0

2.3 CRITICAL FACILITIES

The table below identifies critical facilities in the community located in the 1-percent and 0.2-percent floodplain.

Table 8: Potential Flood Losses to Critical Facilities and Lifelines

Name	Type	1% Event	0.2% Event
Dover Municipal Complex (Fire Department, Police Department, Municipal Building) at 37 N Sussex Street*	Fire, Police, EOC, Municipal Hall	X	X
Town of Dover Public Library	Library	X	X
Regency Grande Nursing & Rehab Center	Senior	X	X
Dover Housing Authority – 215 East Blackwell St	Housing	X	X

2.4 HAZARD RANKING

This section includes the community specific identification of the primary hazard concerns based on identified problems, impacts and the results of the risk assessment as presented in Section 3 (Risk Assessment). The Town of Dover has reviewed the Morris County hazard ranking table, as well as its individual results, to reflect the relative risk of the hazards of concern to the community. During the review of the hazard ranking, the Town agreed with the calculated ranking for the hazards of concern.

Table 9: Town of Dover Hazard Ranking Input

Hazard	Ranking	Hazard	Ranking
Drought	Moderate	Hazardous Substances	High
Earthquake	Moderate	Severe Weather	High
Extreme Temperatures	Moderate	Severe Winter Storm	High
Flood	High	Wildfire	Moderate
Geological Hazards	Moderate		

2.5 COMPLETED ACTIONS

The Town of Dover reported the following completed actions.

2020 Action	Mitigation Action Name	Project Description	Project Results
2020-Dover-001	Town Water Works Facility	Bridge to access the wells and administrative structures needs to be replaced. Town has secured permits. Replace the Water Works bridge. This will improve the integrity of the bridge.	Project completed.
2020-Dover-005	Crane Hill Generator	Crane Hill pumping station provides drinking water to one-third of the Town. During a power outage, the station is not operational and cannot provide drinking water to residents. Purchase and install permanent generator. During power outages, the pumping station will remain operational and provide drinking water to the Town.	Project completed; permanent generator purchased and installed.
2020-Dover-006	DPW Facility Generator	The DPW Facility located at 211 North Sussex Street does not have backup power. During a power outage, the facility is not operational. They cannot use the fuel pumps or equipment. Purchase and install permanent generator to the DPW facility (211 North Sussex Street). This will provide continuity of operations during a power outage and allow fuel pumps to function and mechanics to repair vehicles and equipment.	Project completed; permanent generator purchased and installed.

2.6 CANCELLED ACTIONS

The Town of Dover reported the following cancelled actions.

2020 Action	Mitigation Action Name	Project Description	Justification
2020-Dover-004	Disease Outbreak Education and Outreach Program	The Town currently does not have a disease outbreak program and does not have the proper education materials for its residents. Develop a town-wide education and outreach program focusing on high-risk, airborne diseases.	Infectious disease removed as hazard in this iteration of plan; better addressed under other planning mechanisms.
2020-Dover-007	All Access Utility Vehicle	The Town does not have proper equipment to reach flooded areas. This restricts their rescue capabilities and response time. Purchase an all access utility vehicle to be used during natural hazard events. This will allow the Town to respond to emergencies during all weather events.	This is a preparedness/response action.

2.7 HAZARD MITIGATION STRATEGY

2.7.1 BACKGROUND INFORMATION

Action	Jurisdiction	Mitigation Action Name	What is the problem the action is solving?	How does the action solve the problem?	Is this a continuing action from 2020 plan? Yes/No	2024 Project Status Provided by Respondent (not applicable to any new actions) Not Started In Progress
1	Dover	Generator for Emergency shelter at Dover High School	Dover High School is used as a community shelter. It currently lacks a generator to provide power in the event of power loss.	The Town will acquire and install a backup generator to provide resilience in the event of power interruption.	Yes	Not Started
2	Dover	Feasibility Study of the Rockaway River	The Rockaway River is the primary source of flooding which impacts the repetitive loss and severe repetitive loss properties. Impacts of fixing the problem are unknown, including impacts to downstream municipalities, wetlands, and tributaries to the River.	Conduct a feasibility study of the Rockaway River in the Town to determine the best solution(s) to reduce or alleviate the flooding within the Town, including the repetitive loss properties, of which many are old multi-family homes (i.e., elevation may not be feasible; acquisition is a loss of tax rateables). The study will identify potential mitigation projects. The Town will identify the best solution and implement the project. Once the study and project are complete, it will increase flood protection to homes, businesses, and critical facilities.	Yes	Not Started
3	Dover	Update Flood Damage Prevention Ordinance	The current ordinance does not include the state requirements of one foot above the base flood elevation.	Update the flood damage prevention ordinance to set the one foot above the base flood elevation for new or substantial construction.	Yes	Not Started

Action	Jurisdiction	Mitigation Action Name	What is the problem the action is solving?	How does the action solve the problem?	Is this a continuing action from 2020 plan? Yes/No	2024 Project Status Provided by Respondent (not applicable to any new actions) Not Started In Progress
4	Dover	Town-wide Flood Warning System	The Town does not have a way of determining flood levels to prepare the population for proper warnings and/or evacuations.	Install an automated flood warning system. This will include sensors (rain, water level, weather) installed along the Rockaway River in the Town.	Yes	Not Started
5	Dover	Purchase Portable Flood Walls	East Blackwell Street is a primary road (county-owned) in the Town that is flood prone.	Purchase portable flood walls to be deployed prior to a heavy rain event.	Yes	Not Started

2.7.2 IMPLEMENTATION INFORMATION

	What is the main hazard from the 2025 update that the action mitigates?	List any additional hazards from the 2025 mitigation plan update that the action mitigates	What is the main goal that the action addresses?	List any additional goals that the action addresses	What agencies will lead the implementation of this action?	What agencies will support the implementation of this action?	What are potential sources of funding that can support this mitigation action?	What benefits does this action provide?
1	Severe Weather	Severe Winter Weather	Goal 1		<u>Dover High School Superintendent</u> , OEM		HMGP, PDM, Municipal budget, BRIC	Ensures continuity of operations of shelter

	What is the main hazard from the 2025 update that the action mitigates?	List any additional hazards from the 2025 mitigation plan update that the action mitigates	What is the main goal that the action addresses?	List any additional goals that the action addresses	What agencies will lead the implementation of this action?	What agencies will support the implementation of this action?	What are potential sources of funding that can support this mitigation action?	What benefits does this action provide?
2	Flood	N/A	Goal 3	Goal 4	<u>Town OEM</u>	Town Engineer	HMGP, BRIC, municipal budget	Increase in flood protection
3	Flood	N/A	Goal 4	Goal 5	<u>Town Administrator</u>	Town Board	Local Budget	Meet state standards, less flood exposure for future development
4	Flood	Severe Weather	Goal 3	Goal 4	<u>Town OEM</u>	Town Engineer	HMGP, NWS, USGS, Municipal budget	Increased flood warning.
5	Flood	N/A	Goal 1	N/A	<u>Town OEM</u>	Town DPW	HMGP, Municipal budget	Flood protection for East Blackwell Street. Emergency response times kept low.

2.7.3 STRATEGY RAKING AND PRIORITIZATION

	What is the estimated cost of this action?	What is the estimated timeline for this action to be implemented?	Potential for Lives Saved 1 - Little Potential 2 - Some Potential 3 - Major Potential	Potential for Reduced Property Damages 1 - Little Potential 2 - Some Potential 3 - Major Potential	Potential for Reduced Response Actions 1 - Little Potential 2 - Some Potential 3 - Major Potential	Benefits Exceed Costs 0 - BCA equal 2 - Minor Exceedence 3 - Major Exceedence	Community Action Priority Ranking 1 - Low Priority 2 - Medium Priority 3 - High Priority	Total	Action Priority
1	\$250k-\$500k	3-5 years	2	1	1	2	2	8	Low
2	\$50k-\$250k	3-5 years	1	3	1	2	2	9	Medium
3	Under \$50k	1-3 years	1	2	2	2	1	8	Low
4	\$50k-250k	3-5 years	3	1	1	2	2	9	Medium
5	\$250k-\$500k	3-5 years	1	3	2	2	2	10	Medium

Figure 1: Town of Dover Hazard Area Extent and Location Map 1



