

**Cape May Seawall  
City of Cape May  
Cape May County, New Jersey**

**Coastal Storm Risk Management  
Continuing Authorities Program Section 103**

**Appendix E**

**Miscellaneous Documentation**



**February 2021**



**U.S. ARMY CORPS OF  
ENGINEERS  
PHILADELPHIA DISTRICT**

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 178-07-2018**

**RESOLUTION REGARDING THE HEIGHT AND OTHER ASPECTS OF A  
PROPOSED SEAWALL AT THE CORNER OF WILMINGTON AND BEACH  
AVENUES IN THE CITY OF CAPE MAY**

**MOTION:**

**SECOND:**

**WHEREAS**, the corner of Wilmington and Beach Avenues in Cape May is known to be a principal entry point for floodwaters when the City is subject to coastal storms; and

**WHEREAS**, during coastal storms, floodwaters typically overtop the seawall at the point and flood the nearby neighborhoods, including the Poverty Beach and Frog Hollow sections of the City; and

**WHEREAS**, the Army Corps of Engineers has proposed a project that would strengthen and extend the seawall at that vulnerable intersection, including raising the seawall to a height that would prevent, or ameliorate, flooding caused by coastal storms; and

**WHEREAS**, representatives of the City, the State of New Jersey, and the Army Corps met on April 18, 2018, to preliminarily discuss the proposed seawall project, including the need to educate the public about it and to solicit public input; the cost and financing of the project; and the height and other dimensions of the proposed seawall; and

**WHEREAS**, it appears that the cost of the proposed seawall is estimated at \$3 million, of which the City's share absent state sponsorship would be 35 percent; and with state sponsorship, 8.75 percent; and

**WHEREAS**, it was the consensus of those at the April 18, 2018 meeting that the Army Corps of Engineers should make a detailed public presentation about the project; and

**WHEREAS**, it was the further consensus of the meeting attendees that the appropriate height of the sea proposed seawall should be 17 feet NAVD88, with a width of eight feet and a length of approximately 400 feet; and

**WHEREAS**, representatives of the Army Corps of Engineers appeared at the June 4, 2018, meeting of the Cape May City Council to present the plan to the public and to entertain and answer public questions and comments about the project; and

**WHEREAS**, having reviewed the matter, and having heard and considered the presentation of the Army Corps of Engineers and comments of the public, the members of the Cape May City Council believe that implementation of the Corps of Engineers' seawall proposal is in the best interest of the City of Cape May.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Cape May, County of Cape May, State of New Jersey, that:

1. The Recital paragraphs are incorporated as if fully set forth.
2. The City Council hereby endorses continuing consideration of the proposed seawall at the corner of Wilmington and Beach Avenues, and specifically endorses a height of 17 feet NAVD88 for the 400-foot length of the proposed seawall.
3. The City Council will consider and take all steps necessary to obtain state sponsorship of the proposed seawall project.
4. This Resolution shall take effect immediately upon passage, according to law.

I, Patricia Harbora, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on July 17, 2018.

\_\_\_\_\_  
Patricia Harbora, City Clerk

<b>Roll Call</b>	<b>Ayes</b>	<b>Nays</b>	<b>Absent</b>	<b>Abstain</b>
<b>Pessagno</b>				
<b>Meier</b>				
<b>Hendricks</b>				
<b>Furlin</b>				
<b>Lear</b>				

Cc: Engineer  
Project File

## CERTIFICATE OF LEGAL REVIEW

The Philadelphia District, Office of Counsel has reviewed the

FINAL DRAFT FEASIBILITY STUDY AND ENVIRONMENTAL ASSESSMENT  
DECISION DOCUMENT, CONTINUING AUTHORITIES PROGRAM SECTION 103,  
COASTAL STORM RISK MANAGEMENT, CAPE MAY SEAWALL, CITY OF CAPE  
MAY, CAPE MAY COUNTY, NEW JERSEY, FEBRUARY 2021.

A policy and legal compliance review for the subject document has been completed and all comments have been resolved in the enclosed report. The subject report was prepared in accordance with the requirements of ER 1105-2-100 and meets all applicable requirements.

Date: \_\_\_\_\_

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Amanda G. Phily  
Office of Counsel



DEPARTMENT OF THE ARMY  
PHILADELPHIA DISTRICT, CORPS OF ENGINEERS  
100 PENN SQUARE EAST, 7<sup>th</sup> FLOOR, WANAMAKER BUILDING  
PHILADELPHIA, PENNSYLVANIA 19107-3390

OCT 01 2018

CENAP-PL

MEMORANDUM FOR RECORD

MEMORANDUM FOR Chief, Civil Works Integration Division (CENAD-PD-C Dr. Christopher Ricciardi), 302 General Lee Avenue, Fort Hamilton Military Community, Brooklyn, NY 11252-9505

SUBJECT: Cape May Seawall, City of Cape May, NJ, Continuing Authorities Section 103 Feasibility Study – Alternative Formulation Briefing (AFB). (P2 No. 406511)

1. An AFB meeting was held on the subject study via teleconference on 24 Sep 2018 from 1000 to 1100 with the following personnel participating:

NAD

Naomi Fraenkel Altschul  
Valerie Cappola  
Donald Cresitello  
Hank Gruber  
Young Kim  
Rena Weichenberg  
Michael Grove

NAP

Adrian Leary  
Brian Bogle  
Jane Jablonski  
Randy Wise  
Preston Oakley

Scott Sanderson  
Amanda Phily  
Jeff Gebert  
Dwight Pakan

2. A slide deck of 35 slides was provided to the attendees as read-ahead materials on 20 Sep 2018 and was used during the briefing to describe the study background, problems and opportunities, plan formulation, recommended plan, regulatory compliance status, and approximate schedule for study completion.

3. The feasibility study was initiated in May 2015. Following a review of historic flooding descriptions, existing conditions, and the results of coastal storm modeling, it was determined that the problem area was the corner of Beach and Wilmington Avenues on the east side of the City. At this corner, infrastructure encroaches on the alignment of the Federal beach project and the berm width is approximately 300 feet less than the rest of the beach project. This condition results in the corner being the closest and most susceptible overtopping point along the seawall during storm surge and wave attack. Low-lying topography results in the overtopped ocean water flowing down Beach Avenue and into the Frog Hollow neighborhood, causing significant flooding in both areas.

4. Plan formulation and screening of alternatives to manage the risk of overtopping were discussed. Alternatives considered included no action, a sand dune, infrastructure



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relocation, steel sheet pile, a concrete cap, rebuilding of the seawall, and elevation of structures. Screening of the alternatives against the planning criteria resulted in the concrete cap being selected as the most efficient plan for implementation.

5. Six different configurations of the concrete cap were designed based on a height and width stability analysis. Cost estimates were prepared for the six configurations and they were modeled in HEC-FDA to quantify benefits. Average annual net benefits were maximized at \$125,000 by the 8 foot wide concrete cap with a top elevation of +17 feet NAVD 88. The current working estimate for this plan is \$2,900,000 and the BCR is 2.2.

6. A public meeting was held in the City of Cape May in June 2018 to present the tentatively selected plan. The City Council issued a resolution in July 2018 supporting the TSP.

7. There was a discussion at the AFB regarding the possibility of selecting one of the lower elevation alternatives (ie. top elevation 15 or 16 feet NAVD 88) since the AANB only vary between the three plans by 7% to 2%. Given that USACE guidance indicates that the selected plan should “reasonably maximize” net national economic development benefits, a case could be made that the AANB are reasonably maximized at the 15-16 foot plan without the additional expenditure of approximately \$5,000 in AAC necessary for the 17 foot plan. If the 17 foot is recommended in the draft report, NAD recommends that the decision should be defended with an explanation of the additional coastal storm risk management benefits, such as a reduction in residual risk or sea level rise concerns. Alternatively, if technical or regulatory compliance considerations result in the recommendation of a plan less than the 17 foot option, NAD would consider the “reasonably maximize” guidance as appropriate justification. NAP could also recommend a lower elevation plan based on a request by the NFS through the Categorical Exemption process outlined in the Planning Guidance Notebook.

8. The NEPA scoping letter was released in Feb 2018 and an initial response from NJDEP noted considerations for adjacent beach nesting birds (construction noise concerns), Green Acres encumbrances on City-owned beach parcels, and Federal consistency with New Jersey Coastal Regulations. The current plan presented at the AFB does not impact the adjacent beach parcels noted by Green Acres. Nesting birds and noise concerns could potentially be avoided by taking advantage of scheduling windows.

9. The project is located in the Cape May Historic District, which is listed in the National Register of Historic Places and designated as a National Historic Landmark. The New Jersey Historic Preservation Office (NJHPO) has indicated that the project will require consultation with their office and the Cape May Historic Preservation Commission (HPC) under Section 106 of the NHPA. The PDT and the NFS are currently coordinating on the proposed external appearance of the concrete cap, which will then be shared with the NJHPO and Cape May HPC for consultation.

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10. Release of the draft report for concurrent ATR and public review is scheduled for Jan/Feb 2019 and completion in Mar 2019. Feasibility Report approval is scheduled for Jun 2019. Execution of the PPA is scheduled for Sep 2019.

11. The AFB was approved by Hank Gruber, Deputy Chief of Planning & Policy Division and the NAD quality assurance review team. NAP was directed to complete the draft feasibility report and issue it for concurrent review.

Questions should be directed to Adrian Leary, Strategic Planner, at (215) 656-6576 or via email [Adrian.Leary@usace.army.mil](mailto:Adrian.Leary@usace.army.mil).

MFR



Peter R. Blum, P.E.  
Chief, Planning Division