



NJDEP New Rule for Resilient Environments and Landscapes (REAL) a/k/a Floodwater

7/19/24

The new rules will drastically impact construction if you are in one of these potential flood zones.

The Lomax Consulting Group has prepared a detailed memorandum on this topic, which has a great deal of information. The notes below are an attempt to highlight the Lomax document:

[Lomax Consulting Memorandum](#)

Two Maps (blue links below)

[Inundation Risk Zone \(IRZ\) is a map](#) of the predicted standing water due to sea level rise by 2100. In other words this is where the DEP says the water level will be permanently by 2100. This is the blue map.

[Climate Adjusted Flood Elevation \(CAFE\) is a map](#) of the DEP predicated limit of coastal flooding with storm-induced flooding. In other words, this is the high level water mark during storms as predicted by the DEP in 2100. This is the orange and red map and is basically +5 vertical feet of water.

If your property is in one of these zones, you will need DEP approval/permitting to proceed with construction. This will likely involve hiring experts and additional construction costs possibly including elevation (see page 4 of Lomax report). This applies to the following construction projects

- New development
- Redevelopment
- Renovation of existing development where “substantial improvements to buildings will occur (ie. renovation costs exceeding 50% of the market value).

Other Highlights:

- NJDEP has based their calculations on numbers calculated by Rutgers University which says there is a 17% chance that sea level rise will exceed 5.1 feet by the year 2100.
- The timeline for implementing these rules is on page 3 of the Lomax report. Public hearing ends on August 7, 2024.
- IRZ puts 43% of Cape May County in the flood zone (page 5). CAFE puts 60% of Cape May County in the flood zone (page 8).

Read page 9-10 of the Lomax report for additional items that are impacted by these new administrative rules. One includes “elimination of Zane exemptions for previously existing structures which are evident on aerial imagery.”

Everyone in Cape May County should be aware of these drastic proposed changes. Please help us spread the word.

Sincerely,

Cape May County Chamber of Commerce