

NJPACT REAL Rule Proposal Review

Graphics references for the NJDEP Rule Proposal:
New Jersey's Protecting Against Climate Threats (NJPACT) and
Resilient Environments and Landscapes (REAL) Draft Rule,
Published in the New Jersey Register, August 5, 2024



NJPACT REAL Rule Public Comment

Public Comment Period: August 5, 2024 through November 3, 2024

Three (3) Public Hearings hosted by NJDEP:

September 5, 2024 at 6pm (in-person)
Ocean County College
Gateway Lecture Hall #104
College Drive, Toms River, NJ 08754

September 12, 2024 at 2pm (via Microsoft Teams)

September 19, 2024 at 10am (via Microsoft Teams)

For those interested in providing oral testimony or submitting written comments at a public hearing, a form on the NJDEP REAL website (<https://dep.nj.gov/njreal/>) must be completed no later than 5PM, two days prior to the scheduled hearing date, with contact information (name, organization, telephone number, and email address).

For those interested in submitting written comments, there are two options – electronically or by mail. Electronic submission shall be completed via www.nj.gov/dep/rules/comments. Submission of written comments by mail shall be sent to:

Melissa Abatemarco, Esq.
Attention: DEP Docket No. 05-24-05
Office of Legal Affairs
New Jersey Department of Environmental Protection
401 East State Street, 7th Floor
Mail Code 401-04L
PO Box 402
Trenton, NJ 08625-0402

Table 1. Rutgers University STAP-Predicted Sea Level Rise Probability

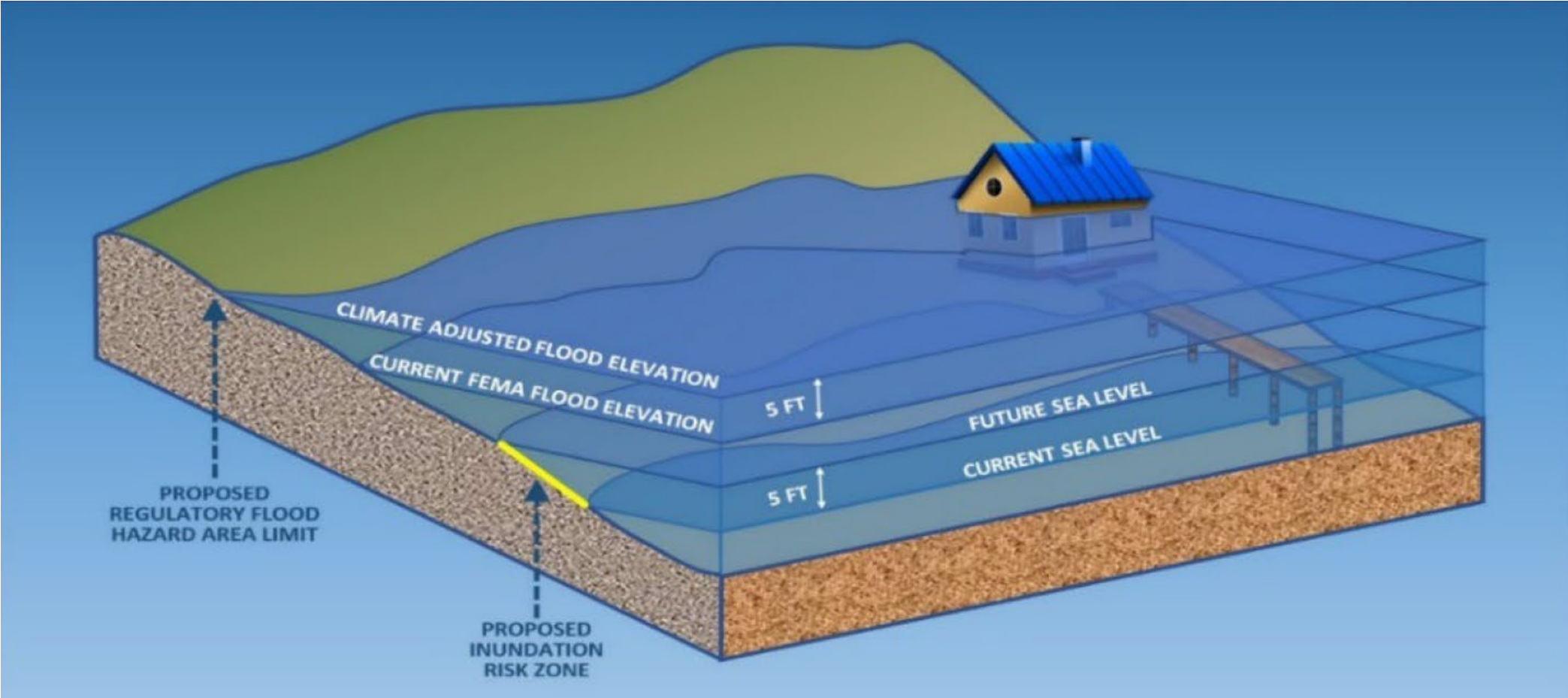
Table ES-1: New Jersey Sea-Level Rise above the year 2000 (1991-2009 average) baseline (ft)*

		2030	2050	2070			2100			2150		
				Emissions								
Chance SLR Exceeds				Low	Mod.	High	Low	Mod.	High	Low	Mod.	High
Low End	> 95% chance	0.3	0.7	0.9	1	1.1	1.0	1.3	1.5	1.3	2.1	2.9
Likely Range	> 83% chance	0.5	0.9	1.3	1.4	1.5	1.7	2.0	2.3	2.4	3.1	3.8
	~50 % chance	0.8	1.4	1.9	2.2	2.4	2.8	3.3	3.9	4.2	5.2	6.2
	<17% chance	1.1	2.1	2.7	3.1	3.5	3.9	5.1	6.3	6.3	8.3	10.3
High End	< 5% chance	1.3	2.6	3.2	3.8	4.4	5.0	6.9	8.8	8.0	13.8	19.6

*2010 (2001-2019 average) Observed = 0.2 ft

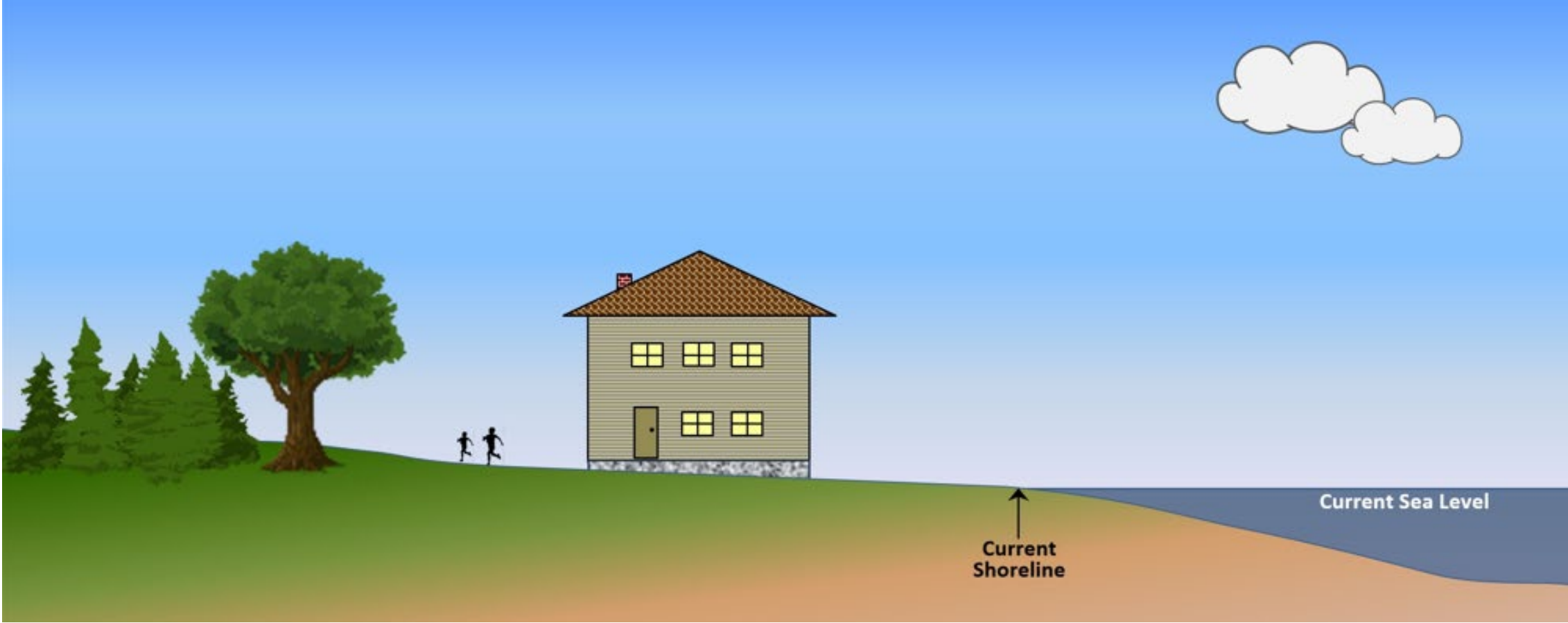
Rutgers University STAP, <https://njclimateresourcecenter.rutgers.edu/resources/nj-sea-level-rise-reports/>, 2019

Diagram 1. Composite of IRZ and CAFE



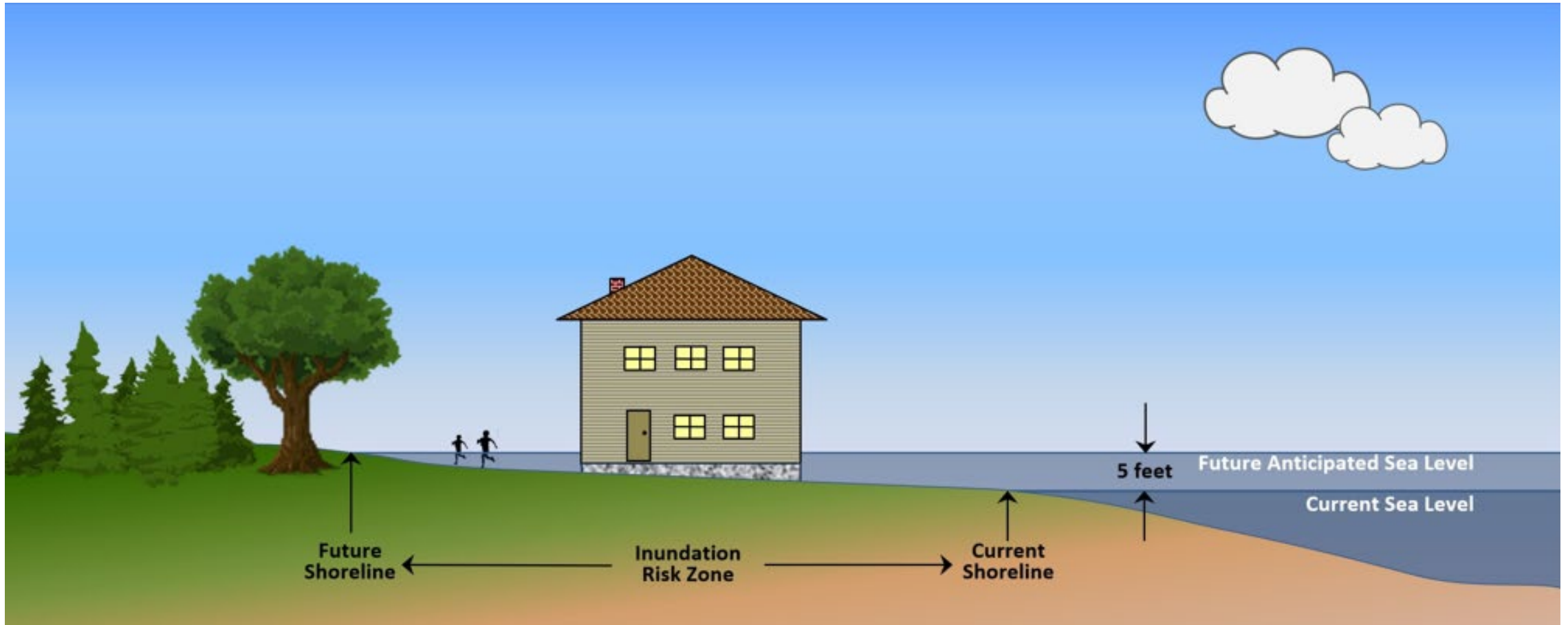
Graphic Excerpt: NJDEP REAL Sea Level Rise & Inundation Risk Zone Fact Sheet, May 20, 2024

Diagram 2. Current Sea Level in MHHW



Graphics Excerpts: NJDEP REAL Webinar 1: Sea Level Rise & Inundation Risk Zone, May 20, 2024

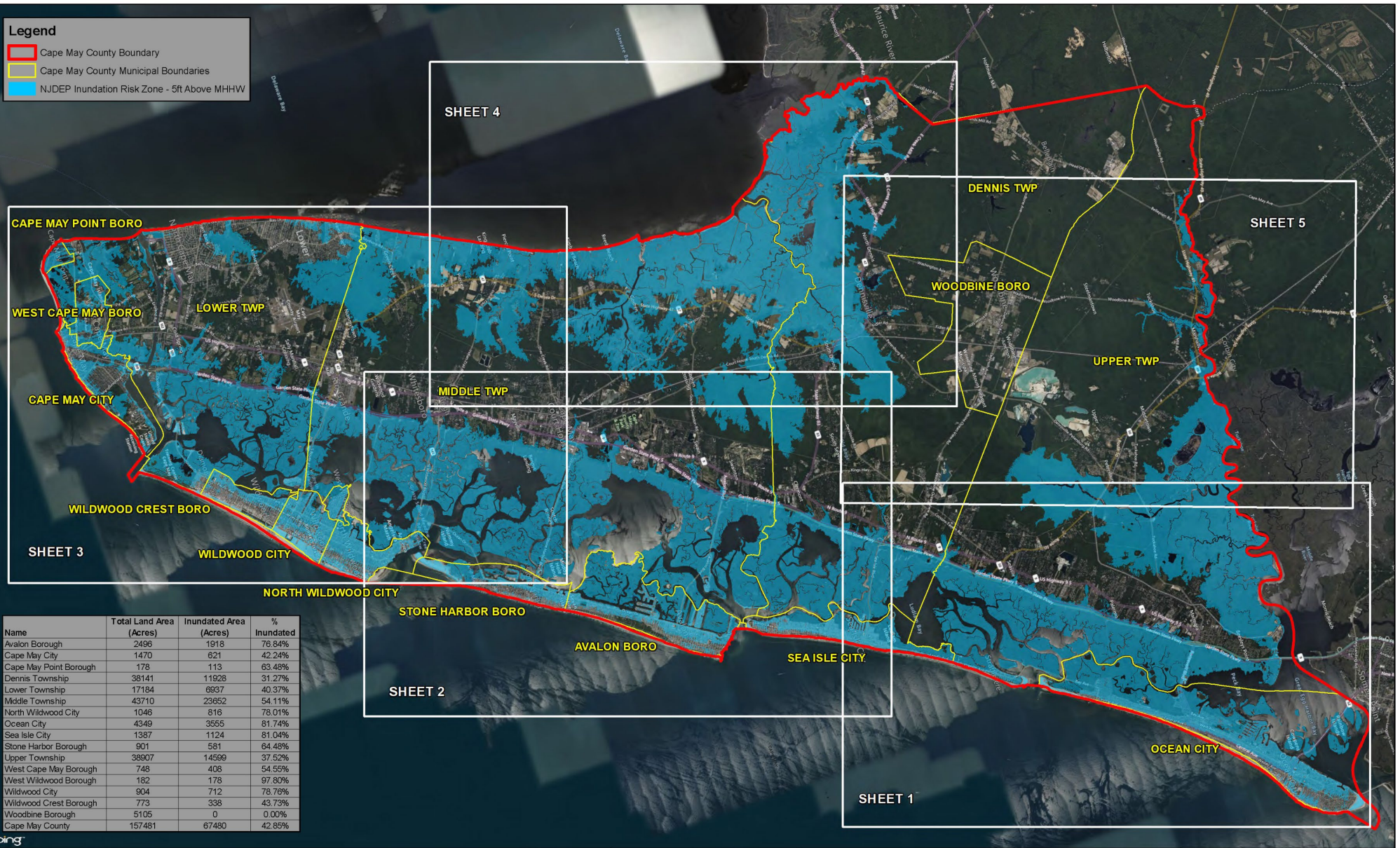
Diagram 3. Future Anticipated Sea Level (Year 2100) in MHHW



Graphics Excerpts: NJDEP REAL Webinar 1: Sea Level Rise & Inundation Risk Zone, May 20, 2024

Legend

- Cape May County Boundary
- Cape May County Municipal Boundaries
- NJDEP Inundation Risk Zone - 5ft Above MHHW



Name	Total Land Area (Acres)	Inundated Area (Acres)	% Inundated
Avalon Borough	2496	1918	76.84%
Cape May City	1470	621	42.24%
Cape May Point Borough	178	113	63.48%
Dennis Township	38141	11928	31.27%
Lower Township	17184	6937	40.37%
Middle Township	43710	23652	54.11%
North Wildwood City	1046	816	78.01%
Ocean City	4349	3555	81.74%
Sea Isle City	1387	1124	81.04%
Stone Harbor Borough	901	581	64.48%
Upper Township	38907	14599	37.52%
West Cape May Borough	748	408	54.55%
West Wildwood Borough	182	178	97.80%
Wildwood City	904	712	78.76%
Wildwood Crest Borough	773	338	43.73%
Woodbine Borough	5105	0	0.00%
Cape May County	157481	67480	42.85%

SHEET 0

PRJ:JAN22-115628a Mapping\Gf\0224 SH 5\CMC SH 0\Overview



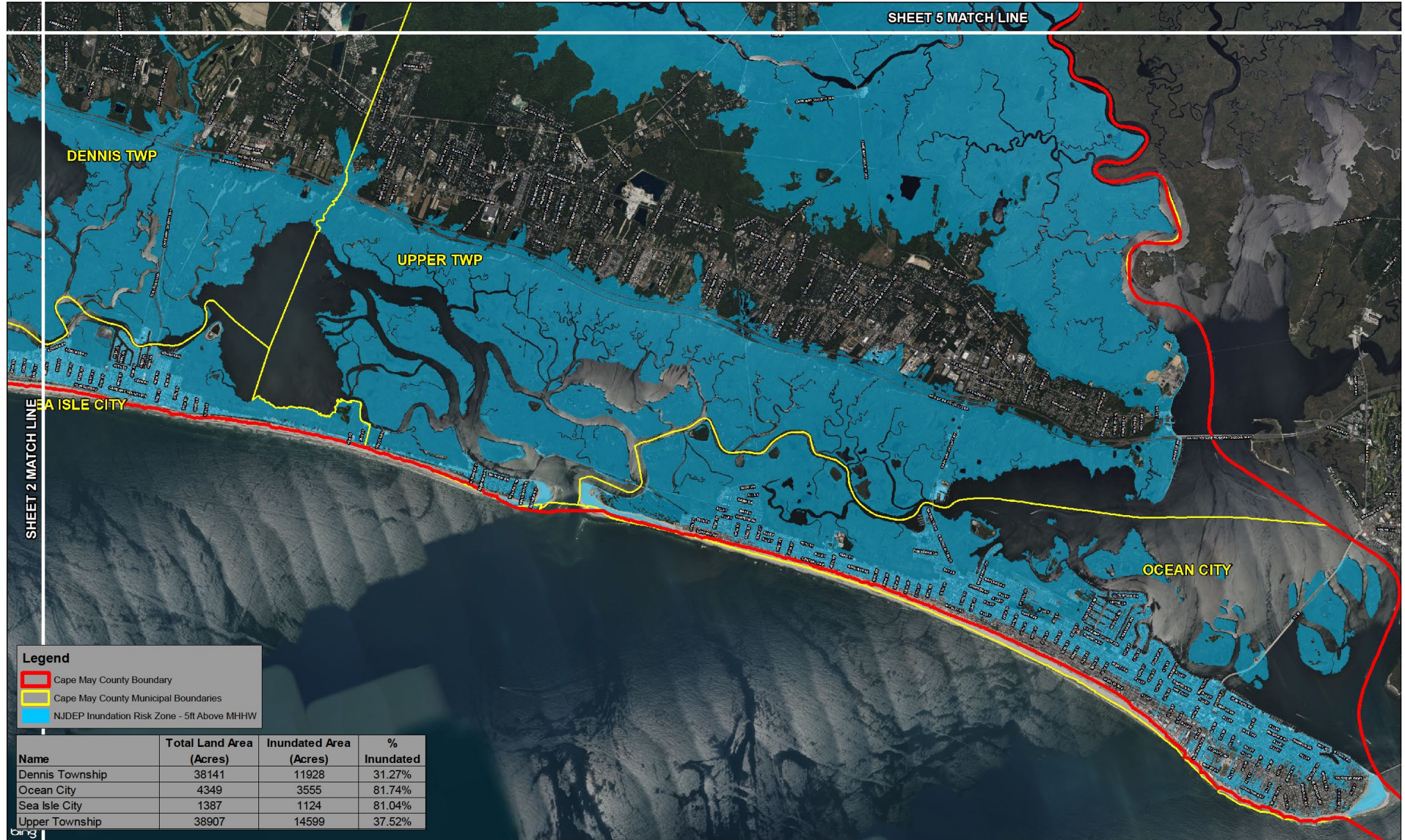
SCALE: 1 inch = 5,000 feet
 0 2,500 5,000 10,000 Feet

SOURCE: AERIAL PHOTOGRAPH BY ENGINEMAPS, INC. AND GIS DATA PROVIDED BY NJDEP AND MUNICIPAL BOUNDARIES BY CAPE MAY COUNTY PLANNING DEPARTMENT

CAPE MAY COUNTY
 NJDEP/NOAA PREDICTED SEA LEVEL RISE
 INUNDATION RISK ZONE - 5FT ABOVE MHHW
 CAPE MAY COUNTY, NEW JERSEY

DRAWN BY: MJC	DATE: 6-11-2024
CHECKED BY: ACB	REVISED:
PROJECT #: 22-1156	





- Legend**
- Cape May County Boundary
 - Cape May County Municipal Boundaries
 - NJDEP Inundation Risk Zone - 5ft Above MHHW

Name	Total Land Area (Acres)	Inundated Area (Acres)	% Inundated
Dennis Township	38141	11928	31.27%
Ocean City	4349	3555	81.74%
Sea Isle City	1387	1124	81.04%
Upper Township	38907	14599	37.52%

SHEET 1

PRJ44820-115629-Maping\gim2024 5f 05CAC SLR 5FT SHEET 1

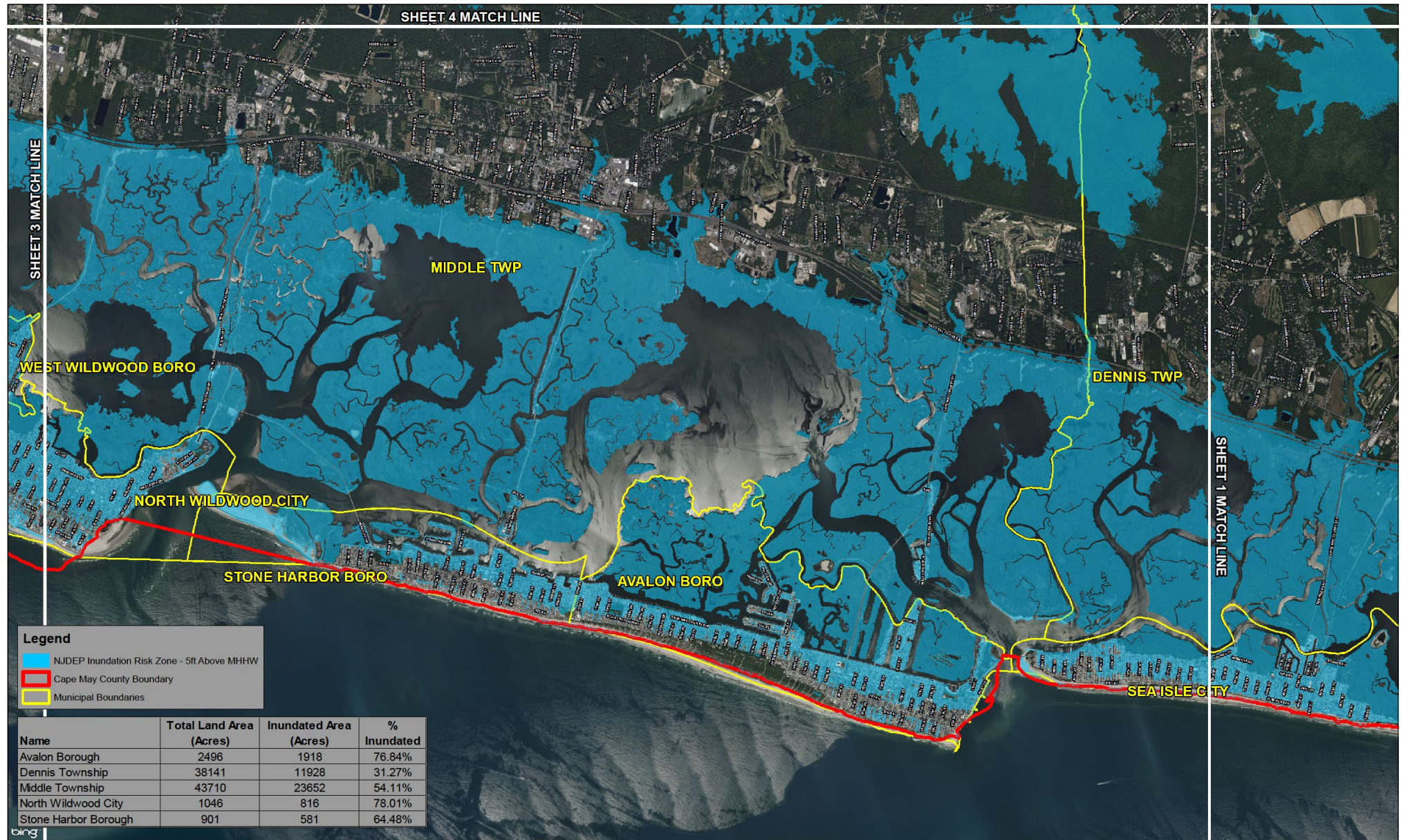


SCALE: 1 inch = 2,000 feet
 0 1,000 2,000 4,000 Feet
 SOURCE: AERIAL PHOTOGRAPHY BY SINGMAPS, INUNDATION DATA PROVIDED BY NOAA, AND MUNICIPAL BOUNDARIES BY CAPE MAY COUNTY PLANNING DEPARTMENT

CAPE MAY COUNTY
 NJDEP/NOAA PREDICTED SEA LEVEL RISE
 INUNDATION RISK ZONE - 5FT ABOVE MHHW
 CAPE MAY COUNTY, NEW JERSEY

DRAWN BY: ACB	DATE: 8-11-2024
CHECKED BY: ACB	REVISED:
PROJECT #: 22-1156	





Legend

- NJDEP Inundation Risk Zone - 5ft Above MHHW
- Cape May County Boundary
- Municipal Boundaries

Name	Total Land Area (Acres)	Inundated Area (Acres)	% Inundated
Avalon Borough	2496	1918	76.84%
Dennis Township	38141	11928	31.27%
Middle Township	43710	23652	54.11%
North Wildwood City	1046	816	78.01%
Stone Harbor Borough	901	581	64.48%

SHEET 2

PLA4822-115629 Mapping\gr110224 09 09\CMC SLR 5FT SHEET 2

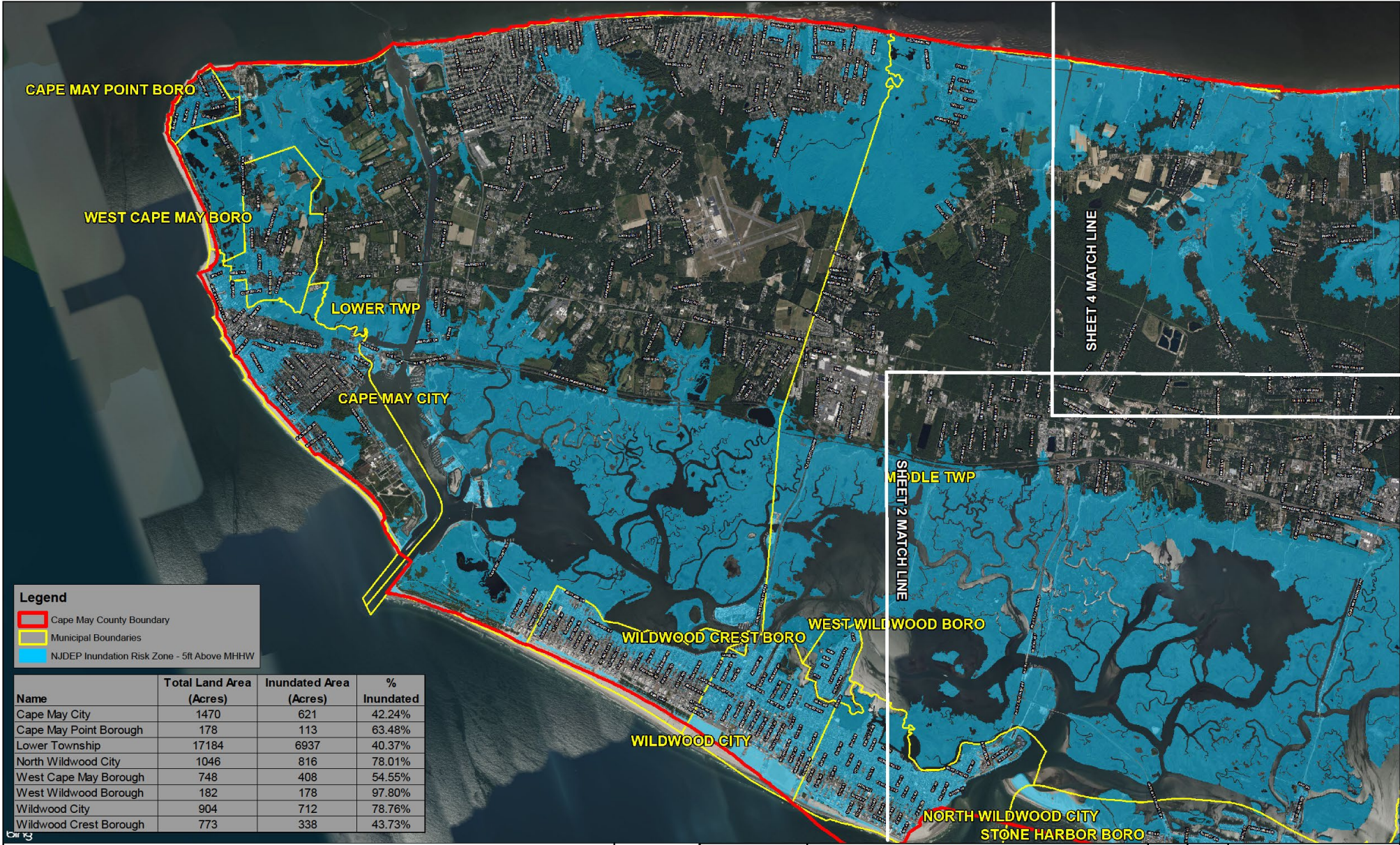


SCALE: 1 inch = 2,000 feet
 0 1,000 2,000 4,000 Feet
 SOURCE: AERIAL PHOTOGRAPHY BY BINGMAPS, INUNDATION DATA PROVIDED BY NOAA AND MUNICIPAL BOUNDARIES BY CAPE MAY COUNTY PLANNING DEPARTMENT

CAPE MAY COUNTY
 NJDEP/NOAA PREDICTED SEA LEVEL RISE
 INUNDATION RISK ZONE - 5FT ABOVE MHHW
 CAPE MAY COUNTY, NEW JERSEY

DRAWN BY: ACB	DATE: 6-11-2024
CHECKED BY: ACB	REVISED:
PROJECT #: 22-1156	





Legend

- ▬ Cape May County Boundary
- ▬ Municipal Boundaries
- NJDEP Inundation Risk Zone - 5ft Above MHHW

Name	Total Land Area (Acres)	Inundated Area (Acres)	% Inundated
Cape May City	1470	621	42.24%
Cape May Point Borough	178	113	63.48%
Lower Township	17184	6937	40.37%
North Wildwood City	1046	816	78.01%
West Cape May Borough	748	408	54.55%
West Wildwood Borough	182	178	97.80%
Wildwood City	904	712	78.76%
Wildwood Crest Borough	773	338	43.73%

SHEET 3

PRJ\A232-1156206_Mapping\gim\0224 29 09\CAC_SLR_SFT_SHEET 3



SCALE: 1 inch = 2,200 feet
 0 4400 8800 Feet

SOURCE: AERIAL PHOTOGRAPHY BY BINGMAPS, INUNDATION DATA PROVIDED BY NOAA AND MUNICIPAL BOUNDARIES BY CAPE MAY COUNTY PLANNING DEPARTMENT

CAPE MAY COUNTY
 NJDEP/NOAA PREDICTED SEA LEVEL RISE
 INUNDATION RISK ZONE - 5FT ABOVE MHHW
 CAPE MAY COUNTY, NEW JERSEY

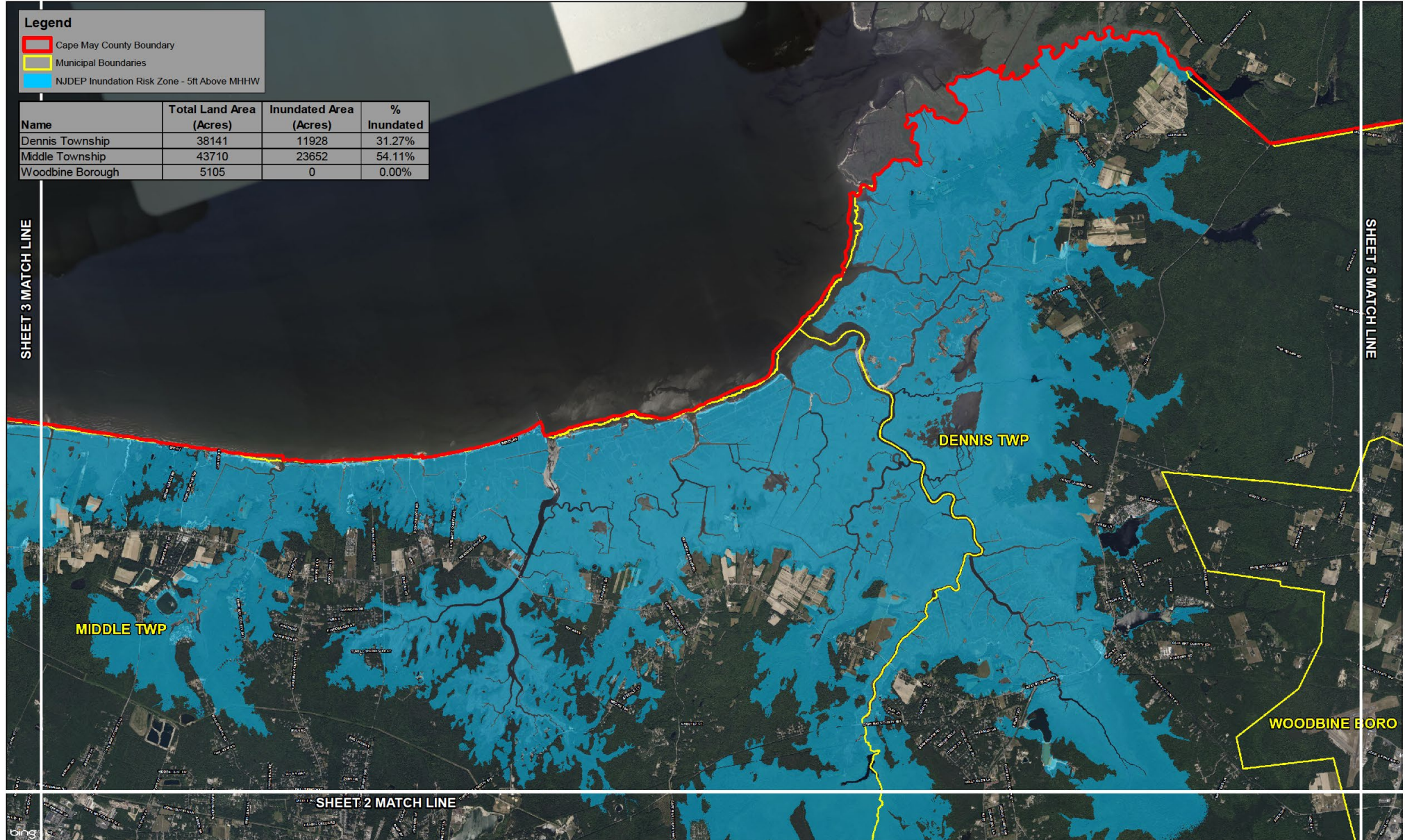
DRAWN BY: JMC	DATE: 6/15/2024
CHECKED BY: ACB	REVISED:
PROJECT #: 22-1156	



Legend

- ▬ Cape May County Boundary
- ▬ Municipal Boundaries
- ▬ NJDEP Inundation Risk Zone - 5ft Above MHHW

Name	Total Land Area (Acres)	Inundated Area (Acres)	% Inundated
Dennis Township	38141	11928	31.27%
Middle Township	43710	23652	54.11%
Woodbine Borough	5105	0	0.00%



SHEET 4

PRJ:1420-110620-Maping/01/11/2024 09:00:00 SLR 5FT SHEET 4

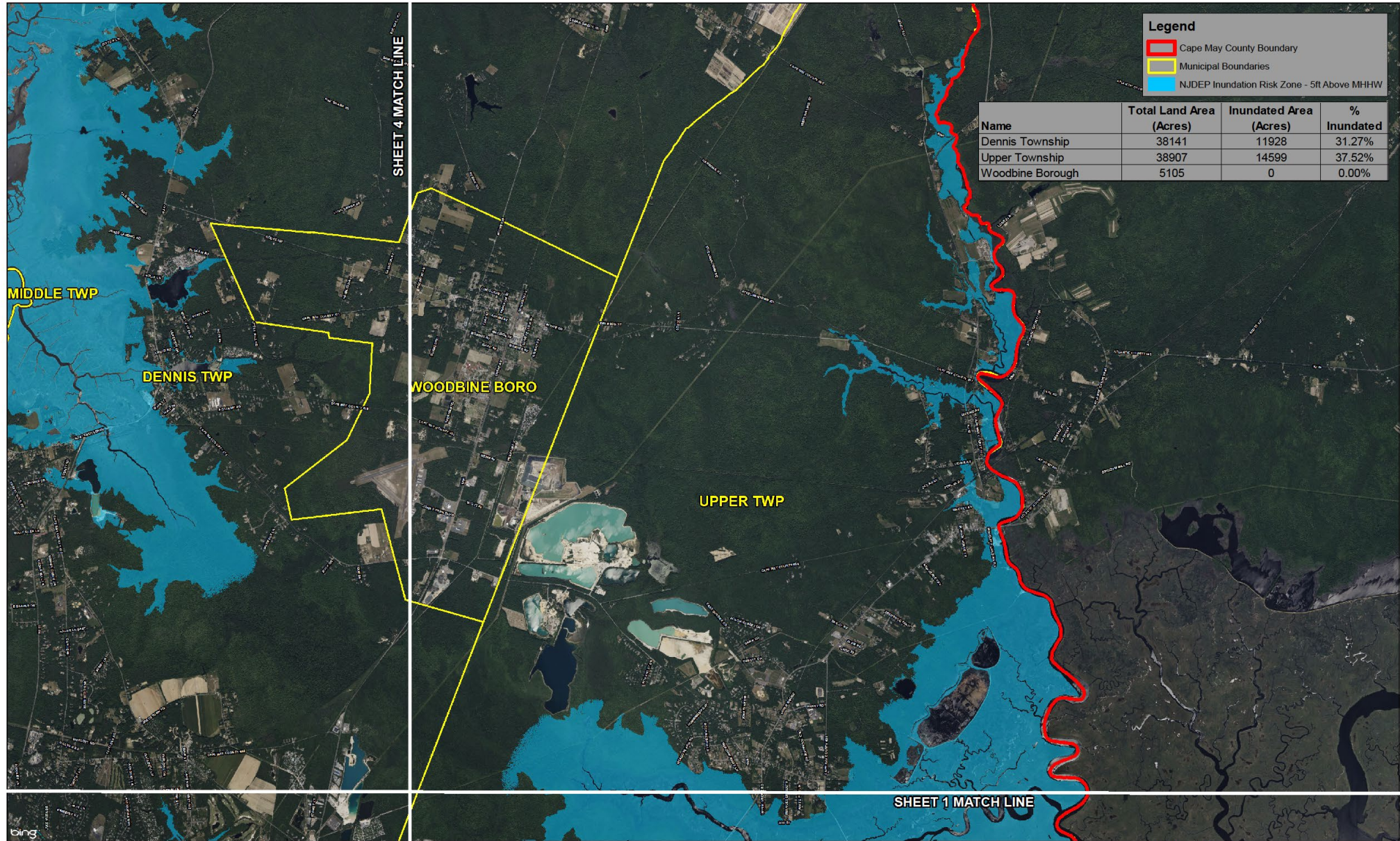


SCALE: 1 inch = 2,000 feet
 0 1000 2000 4000 Feet
 SOURCE: AERIAL PHOTOGRAPHY BY BINGMAPS, INUNDATION DATA PROVIDED BY NOAA AND MUNICIPAL BOUNDARIES BY CAPE MAY COUNTY PLANNING DEPARTMENT

CAPE MAY COUNTY
 NJDEP/NOAA PREDICTED SEA LEVEL RISE
 INUNDATION RISK ZONE - 5FT ABOVE MHHW
 CAPE MAY COUNTY, NEW JERSEY

DRAWN BY: MAC	DATE: 6-11-2024
CHECKED BY: ACB	REVISED:
PROJECT #: 22-1156	





SHEET 5

PRJ:AB22-115609e Mapping\GPR2024 SR SR:CMC SLR SPT SHEET 5

SCALE: 1 inch = 2,000 feet

1" = 0 2000 4000 Feet

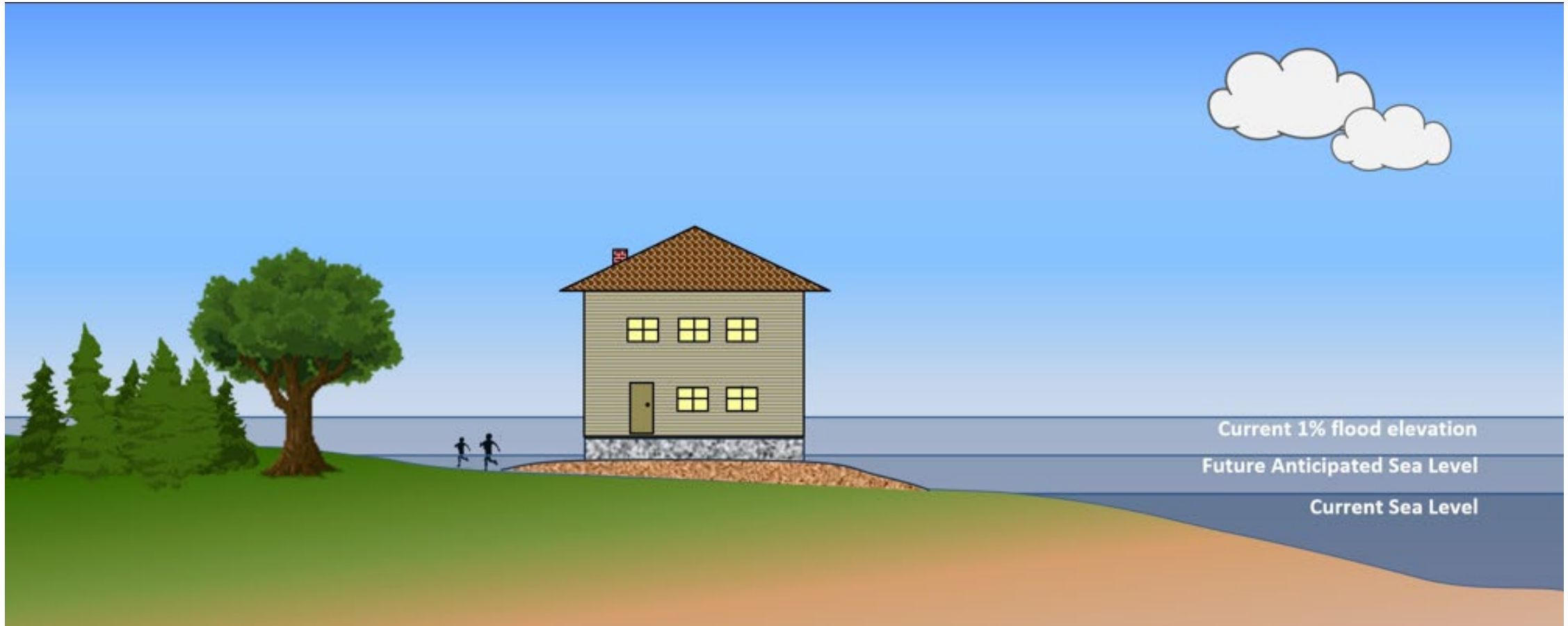
SOURCE: AERIAL PHOTOGRAPHY BY BINGMAPS, INUNDATION DATA PROVIDED BY NOAA, AND MUNICIPAL BOUNDARIES BY CAPE MAY COUNTY PLANNING DEPARTMENT

CAPE MAY COUNTY
 NJDEP/NOAA PREDICTED SEA LEVEL RISE
 INUNDATION RISK ZONE - 5FT ABOVE MHHW
 CAPE MAY COUNTY, NEW JERSEY

DRAWN BY: MAC	DATE: 6-21-2024
CHECKED BY: ACB	REVISED:
PROJECT #: 22-1156	

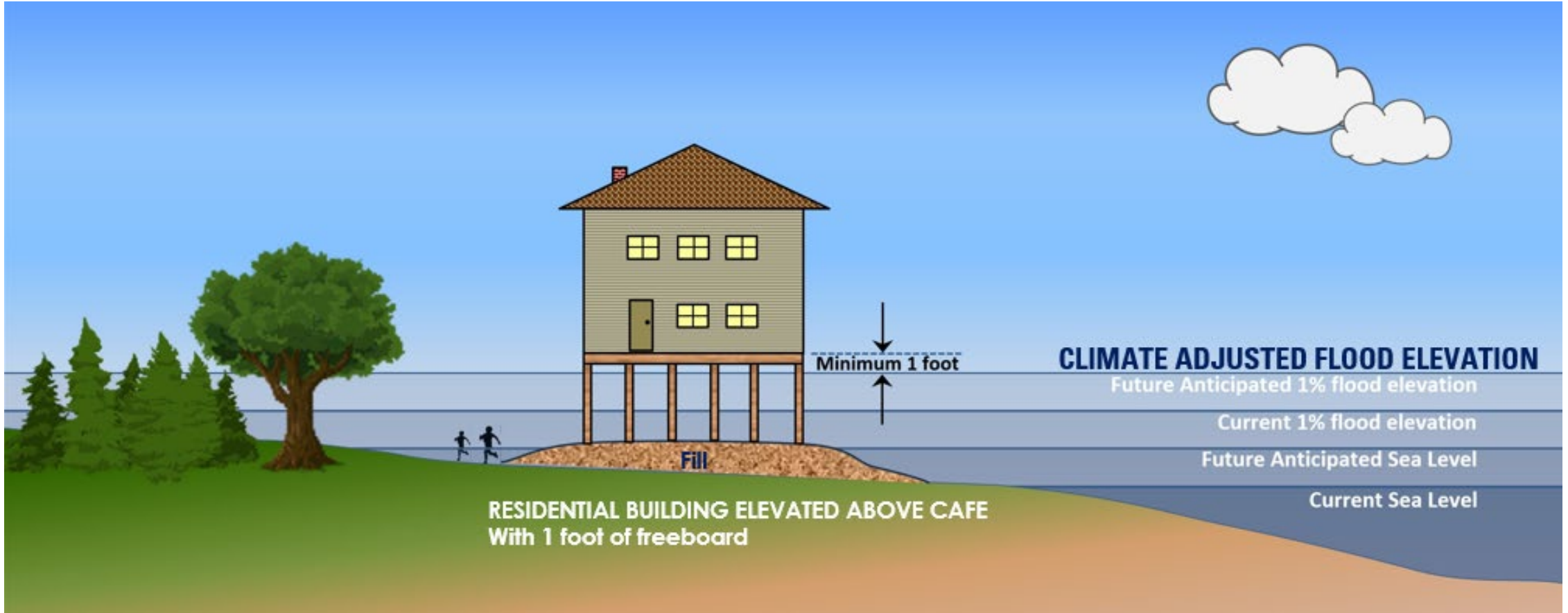


Diagram 4. Current FEMA 100-year (1%) Flood Elevation



Graphics Excerpts: NJDEP REAL Webinar 1: Sea Level Rise & Inundation Risk Zone, May 20, 2024

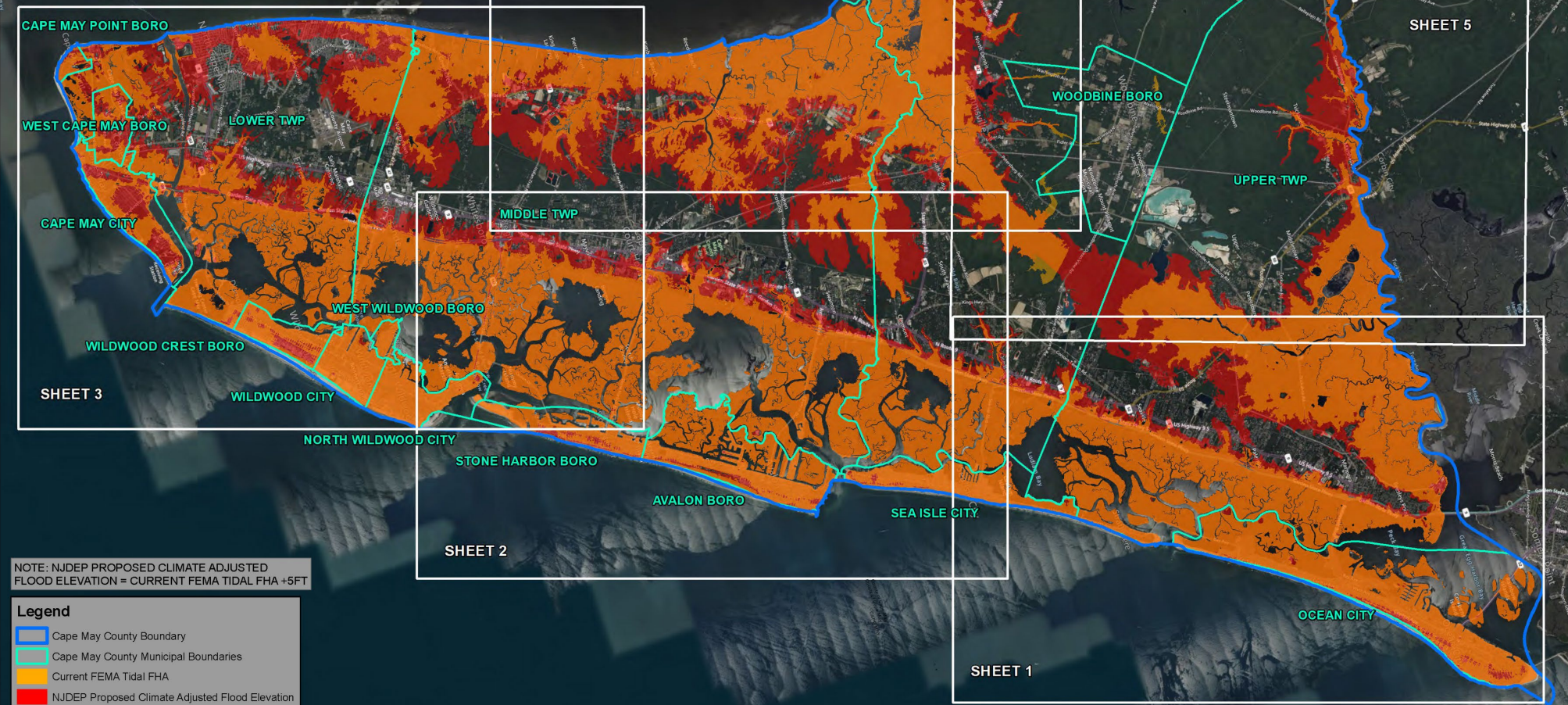
Diagram 5. Climate Adjusted Flood Elevation (Year 2100)



Graphics Excerpts: NJDEP REAL Webinar 1: Sea Level Rise & Inundation Risk Zone, May 20, 2024

Name	Total Land Area (Acres)	Current FEMA Tidal FHA (Acres)	NJDEP Proposed Climate Adjusted Flood Elevation (Acres)	% of Total Proposed FHA Land Coverage	% Change of FHA Land Coverage - Current vs. Proposed
Avalon Borough	249	2367	2465	99.55%	-4.73%
Cape May City	1470	957	1446	98.37%	40.07%
Cape May Point Borough	178	140	177	99.44%	20.79%
Dennis Township	38141	12187	16832	44.39%	12.41%
Lower Township	17184	7253	11546	67.19%	24.98%
Middle Township	43710	22285	31593	72.26%	21.34%
North Wildwood City	1046	1038	1046	100.00%	0.76%
Ocean City	4349	4135	4345	99.91%	4.83%
Sea Isle City	1387	1340	1385	99.86%	3.24%
Stone Harbor Borough	921	800	900	99.89%	11.10%
Upper Township	38907	15555	20795	53.45%	13.47%
West Cape May Borough	748	413	717	95.86%	40.84%
West Wildwood Borough	182	181	182	100.00%	0.55%
Wildwood City	904	892	903	99.89%	1.22%
Wildwood Crest Borough	773	813	773	100.00%	20.70%
Woodbine Borough*	6105	130	8	0.16%	N/A
Cape May County	157481	70176	95233	60.47%	15.91%

*NOTE: CURRENT FEMA TIDAL FHA MAPPING FOR WOODBINE BOROUGH DOES NOT INCLUDE BASE FLOOD ELEVATION DATA AND THEREFORE NOT REPRESENTED IN NJDEP PROPOSED CLIMATE



NOTE: NJDEP PROPOSED CLIMATE ADJUSTED FLOOD ELEVATION = CURRENT FEMA TIDAL FHA +5FT

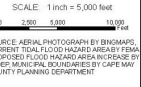
Legend

- Cape May County Boundary
- Cape May County Municipal Boundaries
- Current FEMA Tidal FHA
- NJDEP Proposed Climate Adjusted Flood Elevation

bing

SHEET 0

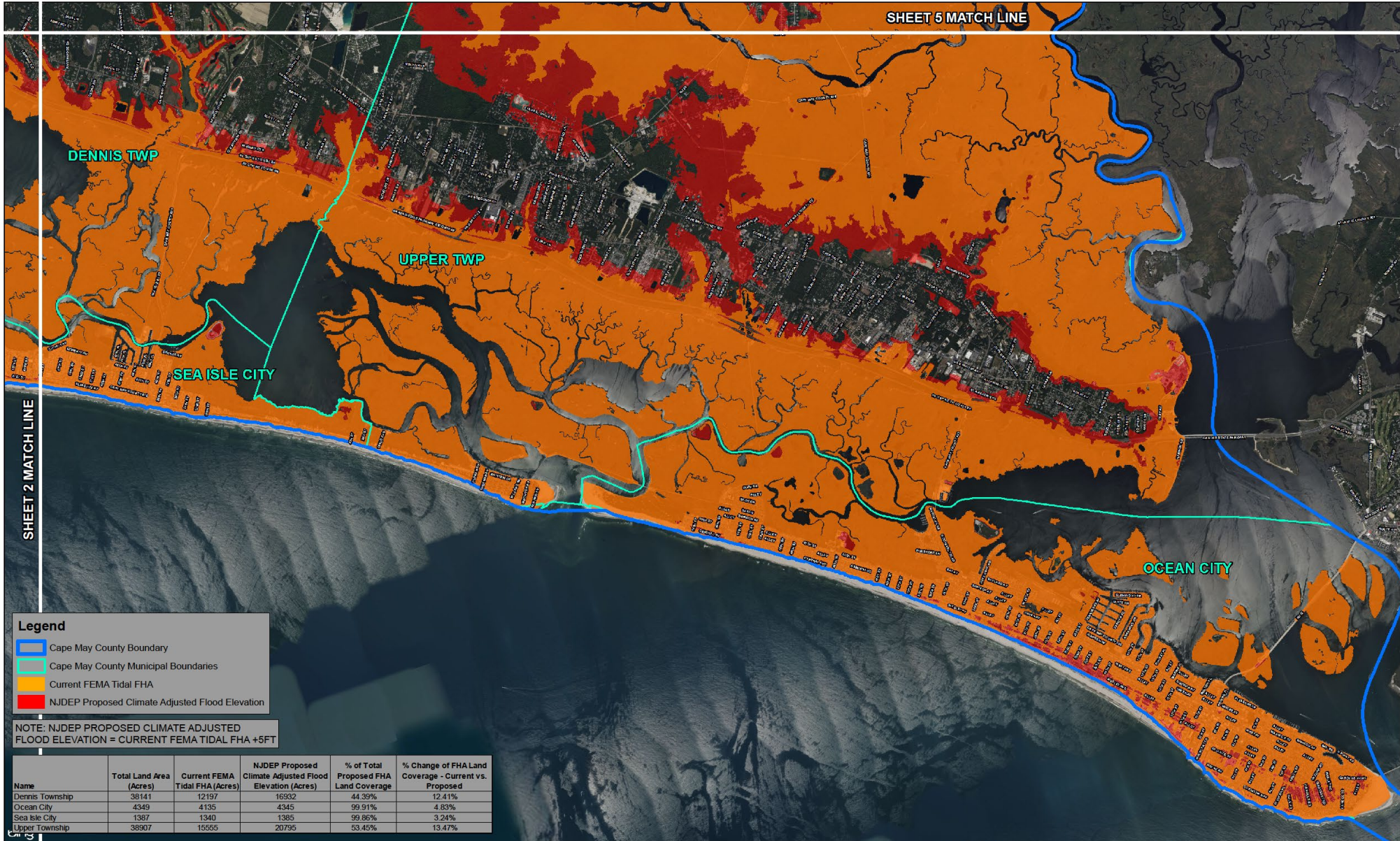
PRJ:R402-1150/Sea Mapping/Luf m/2024 51 51XCM: FEMA FHA 5FT Overview



CAPE MAY COUNTY
 NJDEP PROPOSED CLIMATE ADJUSTED
 FLOOD ELEVATION LAND COVER ANALYSIS
 CAPE MAY COUNTY, NEW JERSEY

DRAWN BY: MJC	DATE: 6/24/2024
CHECKED BY: ACB	REVISED:
PROJECT #: 22-1150	





- Legend**
- Cape May County Boundary
 - Cape May County Municipal Boundaries
 - Current FEMA Tidal FHA
 - NJDEP Proposed Climate Adjusted Flood Elevation

NOTE: NJDEP PROPOSED CLIMATE ADJUSTED FLOOD ELEVATION = CURRENT FEMA TIDAL FHA +5FT

Name	Total Land Area (Acres)	Current FEMA Tidal FHA (Acres)	NJDEP Proposed Climate Adjusted Flood Elevation (Acres)	% of Total Proposed FHA Land Coverage	% Change of FHA Land Coverage - Current vs. Proposed
Dennis Township	38141	12197	16932	44.39%	12.41%
Ocean City	4349	4135	4345	99.91%	4.83%
Sea Isle City	1387	1340	1385	99.86%	3.24%
Upper Township	38907	15555	20795	53.45%	13.47%

SHEET 1

PH:\A22-110520\Maping\gh\10224 09 09\10a Climate Adjusted Flood Elevation\CWC FEMA FHA 5FT SHEET 1

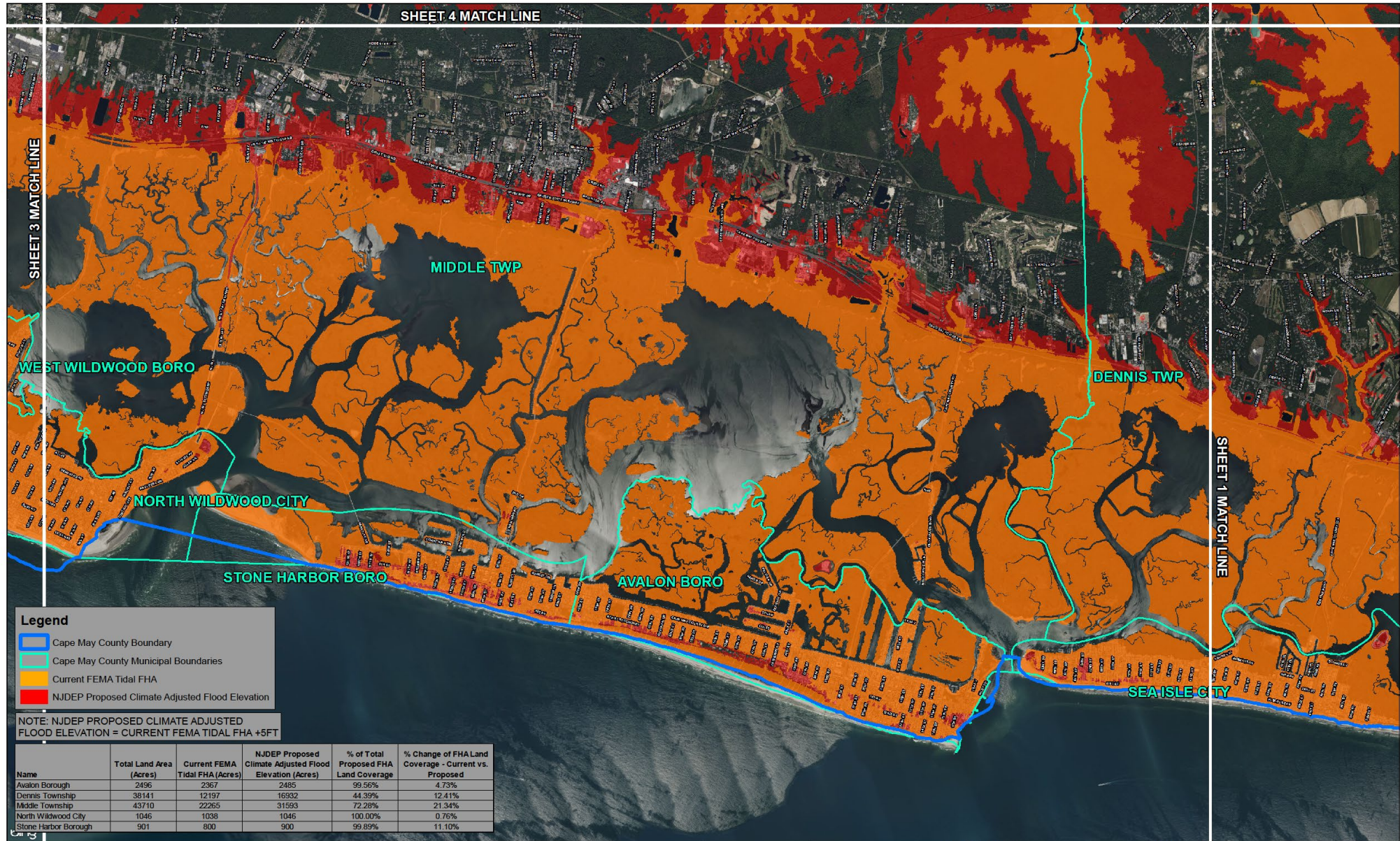


SCALE: 1 inch = 2,000 feet
 0 1,000 2,000 4,000 Feet

CAPE MAY COUNTY
 NJDEP PROPOSED CLIMATE ADJUSTED FLOOD ELEVATION LAND COVER ANALYSIS
 CAPE MAY COUNTY, NEW JERSEY

DRAWN BY: [blank]
 DATE: 6-11-2024
 CHECKED BY: ACB
 PROJECT #: 22-1156





- Legend**
- Cape May County Boundary
 - Cape May County Municipal Boundaries
 - Current FEMA Tidal FHA
 - NJDEP Proposed Climate Adjusted Flood Elevation

NOTE: NJDEP PROPOSED CLIMATE ADJUSTED FLOOD ELEVATION = CURRENT FEMA TIDAL FHA +5FT

Name	Total Land Area (Acres)	Current FEMA Tidal FHA (Acres)	NJDEP Proposed Climate Adjusted Flood Elevation (Acres)	% of Total Proposed FHA Land Coverage	% Change of FHA Land Coverage - Current vs. Proposed
Avalon Borough	2496	2367	2485	99.56%	4.73%
Dennis Township	38141	12197	16932	44.39%	12.41%
Middle Township	43710	22265	31593	72.28%	21.34%
North Wildwood City	1046	1038	1046	100.00%	0.76%
Stone Harbor Borough	901	800	900	99.89%	11.10%

SHEET 2

PLUAS22-1156(06) Mapping\GIS\m22024 01 07\Tidal Climate Adjusted Flood Elevation\CMC FEMA FHA 5FT SHEET 2



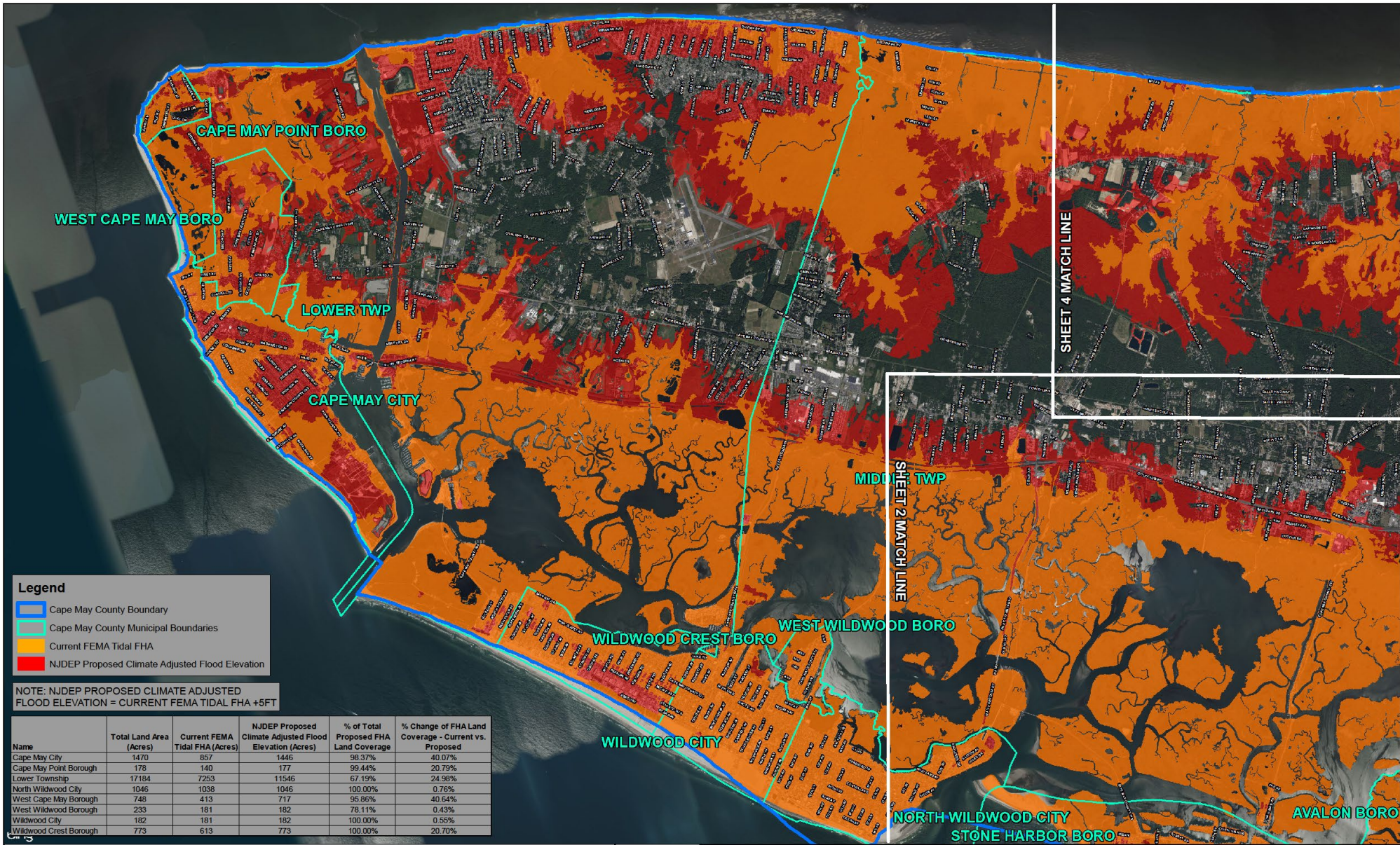
SCALE: 1 inch = 2,000 feet
 0 1,000 2,000 4,000 Feet

SOURCE: AERIAL PHOTOGRAPH BY ENDMAP, CURRENT TIDAL FLOOD HAZARD AREA BY FEMA, PROPOSED FLOOD HAZARD AREA INCREASE BY NJDEP. MUNICIPAL BOUNDARIES BY CAPE MAY COUNTY PLANNING DEPARTMENT

CAPE MAY COUNTY
NJDEP PROPOSED CLIMATE ADJUSTED FLOOD ELEVATION LAND COVER ANALYSIS
 CAPE MAY COUNTY, NEW JERSEY

DRAWN BY: DATE: 6-24-2024
 CHECKED BY: REVISION:
 ACB
 PROJECT #: 22-1156





Legend

- Cape May County Boundary
- Cape May County Municipal Boundaries
- Current FEMA Tidal FHA
- NJDEP Proposed Climate Adjusted Flood Elevation

NOTE: NJDEP PROPOSED CLIMATE ADJUSTED FLOOD ELEVATION = CURRENT FEMA TIDAL FHA +5FT

Name	Total Land Area (Acres)	Current FEMA Tidal FHA (Acres)	NJDEP Proposed Climate Adjusted Flood Elevation (Acres)	% of Total Proposed FHA Land Coverage	% Change of FHA Land Coverage - Current vs. Proposed
Cape May City	1470	857	1446	98.37%	40.07%
Cape May Point Borough	178	140	177	99.44%	20.79%
Lower Township	17184	7253	11546	67.19%	24.98%
North Wildwood City	1046	1038	1046	100.00%	0.76%
West Cape May Borough	748	413	717	95.86%	40.64%
West Wildwood Borough	233	181	182	78.11%	0.43%
Wildwood City	182	181	182	100.00%	0.55%
Wildwood Crest Borough	773	613	773	100.00%	20.70%

SHEET 3

PRJ#A022-1156-01e Mapping\gpr\m2024 01 08\16 CAJ\16 EDC\MC FEMA FHA SFT Sheet 3



SCALE: 1 inch = 2,200 feet
 0 1,100 2,200 4,400 Feet
SOURCE: AERIAL PHOTOGRAPHY BY BRUNNEN
 CURRENT TIDAL FLOOD HAZARD AREA BY FEMA
 PROPOSED CLIMATE ADJUSTED FLOOD ELEVATION BY
 NJDEP. MUNICIPAL BOUNDARIES BY CAPE MAY
 COUNTY PLANNING DEPARTMENT

CAPE MAY COUNTY
NJDEP PROPOSED CLIMATE ADJUSTED FLOOD ELEVATION LAND COVER ANALYSIS
 CAPE MAY COUNTY, NEW JERSEY

DRAWN BY: DATE: 6-15-2024
 MAC
 CHECKED BY: ACB
 REVISIONS:
 PROJECT #: 22-1156

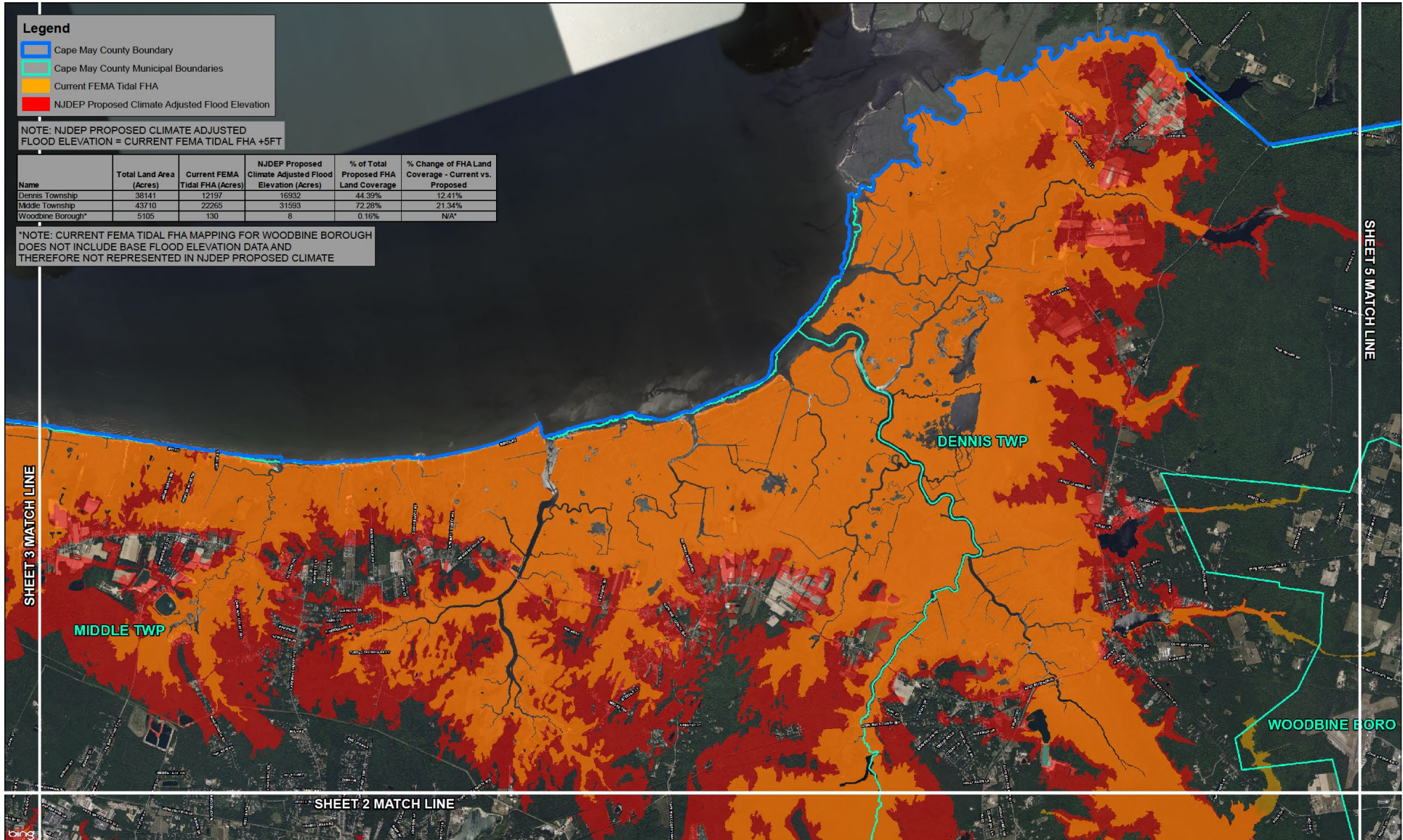


- Legend**
- Cape May County Boundary
 - Cape May County Municipal Boundaries
 - Current FEMA Tidal FHA
 - NJDEP Proposed Climate Adjusted Flood Elevation

NOTE: NJDEP PROPOSED CLIMATE ADJUSTED FLOOD ELEVATION = CURRENT FEMA TIDAL FHA +5FT

Name	Total Land Area (Acres)	Current FEMA Tidal FHA (Acres)	NJDEP Proposed Climate Adjusted Flood Elevation (Acres)	% of Total Proposed FHA Land Coverage	% Change of FHA Land Coverage - Current vs. Proposed
Dennis Township	38141	12197	16932	44.39%	12.41%
Middle Township	43710	22265	31593	72.26%	21.34%
Woodbine Borough*	5105	130	8	0.16%	N/A*

*NOTE: CURRENT FEMA TIDAL FHA MAPPING FOR WOODBINE BOROUGH DOES NOT INCLUDE BASE FLOOD ELEVATION DATA AND THEREFORE NOT REPRESENTED IN NJDEP PROPOSED CLIMATE



SHEET 4



SCALE: 1 inch = 2,000 feet
 0 1,000 2,000 4,000 Feet

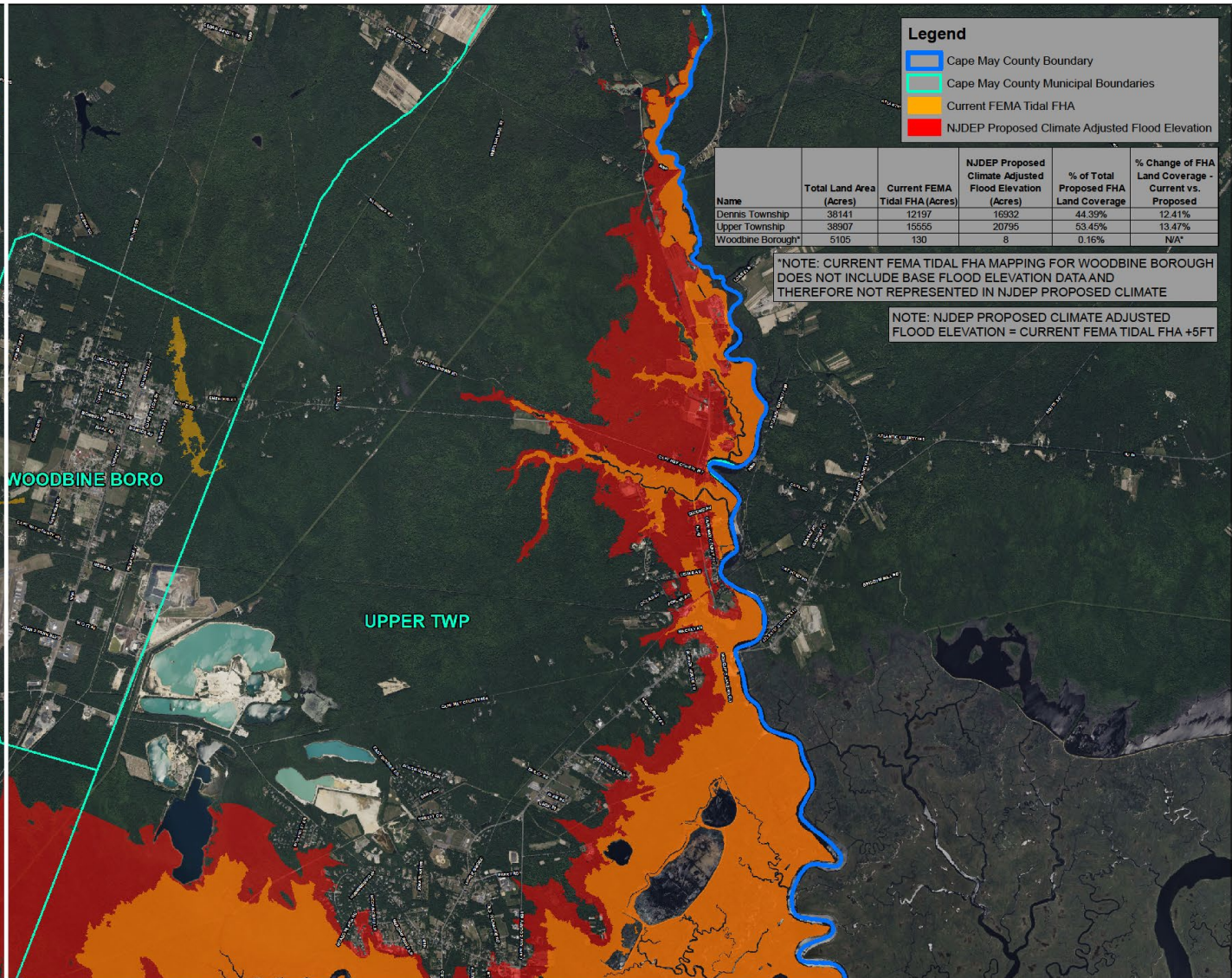
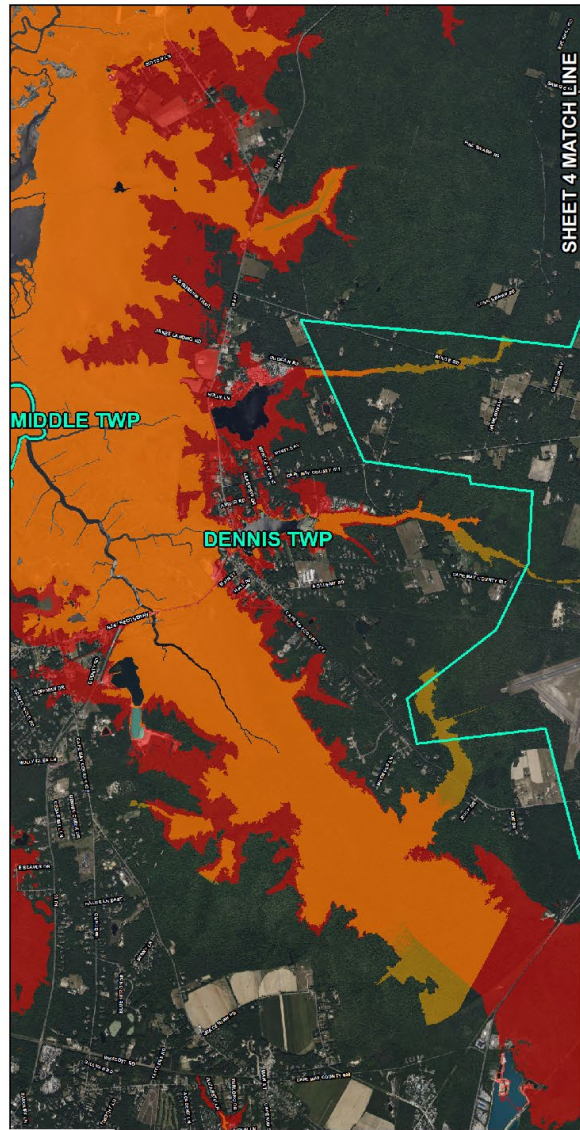
SOURCE: AERIAL PHOTOGRAPH BY BingMap, CURRENT TIDAL FLOOD HAZARD AREA BY FEMA, PROPOSED FLOOD HAZARD AREA INCREASE BY NJDEP, MUNICIPAL BOUNDARIES BY CAPE MAY COUNTY PLANNING DEPARTMENT

CAPE MAY COUNTY
NJDEP PROPOSED CLIMATE ADJUSTED FLOOD ELEVATION LAND COVER ANALYSIS
 CAPE MAY COUNTY, NEW JERSEY

DRAWN BY: NAC	DATE: 6-11-2024
CHECKED BY: ACB	REVISED:
PROJECT #: 22-1156	



PLUAE22-1156(04) Mapping of Proposed Climate Adjusted Flood Elevation/CIMC FEMA FHA 5FT Sheet 4



Legend

- ▬ Cape May County Boundary
- ▬ Cape May County Municipal Boundaries
- ▬ Current FEMA Tidal FHA
- ▬ NJDEP Proposed Climate Adjusted Flood Elevation

Name	Total Land Area (Acres)	Current FEMA Tidal FHA (Acres)	NJDEP Proposed Climate Adjusted Flood Elevation (Acres)	% of Total Proposed FHA Land Coverage	% Change of FHA Land Coverage - Current vs. Proposed
Dennis Township	38141	12197	16932	44.39%	12.41%
Upper Township	38907	15555	20795	53.45%	13.47%
Woodbine Borough*	5105	130	8	0.16%	N/A*

*NOTE: CURRENT FEMA TIDAL FHA MAPPING FOR WOODBINE BOROUGH DOES NOT INCLUDE BASE FLOOD ELEVATION DATA AND THEREFORE NOT REPRESENTED IN NJDEP PROPOSED CLIMATE

NOTE: NJDEP PROPOSED CLIMATE ADJUSTED FLOOD ELEVATION = CURRENT FEMA TIDAL FHA +5FT



SHEET 5

PRJ#A622-1050 Site Mapping/IG/1/1/2024 by DR/Tidal Climate Adjusted Flood Elevation/CMC FEMA FHA 5FT SHEET 5



SCALE: 1 inch = 2,000 feet
 0 1,000 2,000 4,000 Feet

SOURCE: AERIAL PHOTOGRAPHS BY Bing/Mapbox
 CURRENT TIDAL FLOOD HAZARD AREA BY FEMA
 PROPOSED FLOOD HAZARD AREA BY NJDEP
 NJDEP MUNICIPAL BOUNDARIES BY CAPE MAY COUNTY PLANNING DEPARTMENT

CAPE MAY COUNTY
NJDEP PROPOSED CLIMATE ADJUSTED FLOOD ELEVATION LAND COVER ANALYSIS
 CAPE MAY COUNTY, NEW JERSEY

DRAWN BY: NAC DATE: 6-11-2024
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 PROJECT #: 22-1156

