



The proposed NJPACT REAL Rules raise significant concerns for coastal communities, particularly in Cape May County. The creation of the Inundation Risk Zone (IRZ) and expansion of Climate Adjusted Flood Elevation (CAFE) regulations could severely limit development, depress property values, and harm key industries like tourism, fishing, and real estate. Critics argue that the rules apply overly conservative, one-size-fits-all sea level rise assumptions without accounting for site-specific protections or local topography. The amendments also risk regulatory “takings” without compensation, impose premature permit expirations, expand costly stormwater requirements, and create conflicting building standards. Accessibility issues for individuals protected under the ADA remain unaddressed, despite consideration for affordable housing projects. **While some modifications in the Notice of Proposed Substantial Changes reduce impacts, the overall framework still represents a sweeping increase in regulatory authority with uncertain economic consequences for tax bases, employment, and housing availability.**

Members of the public can participate in the process by submitting written comments electronically via [NJDEP's comment form](#) or by mail to Chris Segal, Esq., NJDEP Office of Legal Affairs, PO Box 402, Trenton, NJ 08625-0402, referencing DEP Docket No. 05-24-05. Oral testimony may be given at the virtual public hearing on September 3, 2025, at 6:00 p.m., with optional pre-registration at [NJDEP REAL's hearing page](#). The comment period closes **September 19, 2025**



SCAN TO REGISTER FOR
9/3/25 PUBLIC HEARING



SCAN TO POST A PUBLIC COMMENT
BEFORE 9/19/25 DEADLINE

