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Dear Randolph Township Residents and Property Owners:

On July 17, 2023, the New Jersey Department of Environmental Protection (NJDEP) adopted new regulations that impact both stormwater design and floodplain development. The regulation will not change flood insurance maps, and thus property owner's requirements for flood insurance. It will change new building requirements and construction permitting requirements in areas surrounding previously mapped floodplains.

Stormwater design regulation changes require that large new development projects be designed to address current precipitation data and anticipated increases in precipitation through 2100. The DEP Inland Flood Protection Rule raises the "design flood elevation" by 2 feet from the existing DEP flood maps, and by 3 feet above the flood areas in Federal Emergency Management Agency maps. These new elevations are not depicted on any mapping.

Construction projects, in addition to large new development projects, that are near watercourses may be required to provide more information to the Randolph Township Engineering and Construction Departments before permits can be issued.

Frequently Asked Questions

What does this change mean?

The NJDEP Inland Flood Protection Rule change, in effect, redefines the extent of floodplains by increasing the design flood elevation, thus placing more properties in a regulated floodplain. However, this rule change does not redefine flood insurance maps.

Why did the NJDEP make this change?

The NJDEP notes that prior regulations used rainfall data computed only through 1999, requiring updates for public safety and to protect residents from devastating impacts of extreme

precipitation. The change to the Inland Flood Protection Rule ensures that areas at most significant risk to extreme rainfall events are better defined and new construction is designed and constructed to protect assets.

How does this change effect an already built home or business?

Some construction projects may require additional permits if the site is in the newly defined floodplain. Projects that may require additional permits include: adding to the building footprint, adding a retaining wall, adding an above-ground pool. This is not an all-inclusive list and is intended to show that building improvements may require you provide additional information to Engineering and Construction before permits can be issued.

How do I know if my property is impacted by the NJDEP Inland Flood Protection Rule change?

Residents wishing to obtain preliminary information on their flood risks can find their property using the NJDEP flood indicator tool at: <https://dep.nj.gov/inland-flood-protection-rule/flood-tool/>. It should be noted that this tool has not been updated as of yet to account for the new elevations, however it is a starting point to evaluate the floodplain in the vicinity of a property.

Should I purchase flood insurance?

Flood insurance is available, and affordable, for properties that are not in a floodplain; residents concerned about damage from flooding are encouraged to investigate their options for flood insurance.

Where can I get more information?

Visit the NJDEP Inland Flood Protection website: <https://dep.nj.gov/inland-flood-protection-rule/>. The Township Engineer, Paul Ferriero, can be reached at 973-989-7068 or pferriero@randolphnj.org.