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Long Beach Township Demands Relief as State's REAL Rules Impose Crushing Burden on Shore Homeowners

Long Beach Township Mayor Joe Mancini today issued a warning to homeowners after the New Jersey Department of Environmental Protection (NJDEP) announced a one-year extension that allows homeowners additional time to gain Legacy Status for their properties under new Resilient Environments and Landscapes (REAL) rules. Mayor Mancini made clear that the new rules remain unworkable, unfunded, and out of step with federal standards.

"The extension does not address the fundamental problem," Mayor Mancini said. "Homeowners must still bear thousands of dollars in upfront costs and months of professional work just to hold their place in line under the prior rules."

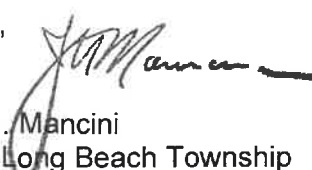
To be reviewed under the prior, less restrictive rules, homeowners must prepare and submit technically complete NJDEP permit applications before the legacy deadline on July 20th, 2027. This process requires engineering reports, surveys, hydrologic and hydraulic modeling, and related professional services that take approximately three months and cost as much as \$5,000.

The Township's concerns go beyond that immediate cost. The REAL rules require construction four feet above FEMA's Base Flood Elevation and significantly expand the regulated flood zone. Meanwhile, complying with these standards provides New Jersey homeowners with no reduction in their National Flood Insurance Program (NFIP). The state is requiring homeowners to build to a higher standard and leaving them to pay for it entirely on their own, with no insurance savings and no state assistance.

Long Beach Township supports responsible, resilient development and understands the need to prepare for long-term environmental change. But the Township maintains that state regulations must be realistic in scope, properly funded, and aligned with federal programs. Mayor Mancini urges the state to provide meaningful financial assistance, align its elevation requirements with NFIP standards, and recalibrate the REAL rules to reflect the economic realities facing coastal residents.

The Township will continue monitoring implementation of the rules and assisting homeowners in navigating the legacy application process. Residents seeking guidance are encouraged to contact the Township at (609) 361-1000.

Sincerely,


Joseph H. Mancini
Mayor of Long Beach Township