

TIPS FOR LAKE FRONT PROPERTY OWNERS

1. Any work (landscaping, bulk heading, tree removal, dock building etc.) conducted 50 feet adjacent to the Deal Lake shore line and any stream draining into Deal Lake is in strict compliance with the NJDEP and **MAY** require a permit.
2. There are three **key** regulations affecting Deal Lake and any stream draining to Deal Lake:
 - a. The Coastal (NJAC 7:7) rules apply for work conducted on properties east of the railroad bridge.
 - b. Freshwater Wetland (NJAC 7:7A) rules apply for work conducted on properties east of the railroad bridge.
 - c. Flood Hazard Rules (NJAC 7:13) rules apply for work west of the railroad bridge.

At a minimum, the NJDEP regulatory personnel recommend that a property owner file for a **Jurisdictional Determination** in advance of initiating any work within the floodplain and 50 feet adjacent to lake shore line or stream draining into Deal Lake.

LINKS FOR LAKE FRONT PROPERTY OWNERS

Before you Buy, Before you Build:

To determine if your property is regulated by the Division of Land Resource Protection : <https://www.nj.gov/dep/landuse/bybob.html>

Division of Land Resource Protection provides info on regulations, permitting process and applications etc. <https://www.dep.nj.gov/landuse/>

Remember: contact the NJDEP Before You Buy or Build.