

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

TO DETERMINE IF YOUR PROPERTY MAY BE LOCATED IN A FLOOD ZONE AREA OR CONTAIN POSSIBLE FRESHWATER WETLANDS:

www.capemaycountyims.net

1. Click on "MAPS" then "ACCEPT"
2. Click on "PARCELS" then "OK"
3. Check box on right side. Either "FLOOD PLAINS" or "SOILS" for wetlands
4. Click on the "START SEARCH" button at the top of the screen
5. Determine what search method you would like to use.

If you select the Block and Lot method you must select the municipality your property is located in. If you are looking for "FLOOD PLAIN" and your property has "RED" on it, you may be located in a flood area. Construction in flood areas requires an "Elevation Certificate" for new construction. There are also rules where you may have to elevate the entire structure to meet the correct elevation.

If you select "SOILS" to check for possible freshwater wetlands, follow the same search method. After the map resets, select "SOILS" from the "Select Active Layer" box located at the top of the screen. Once "Soils" has been selected you can highlight the "ARROW" tab from the menu bar located above the map (right end). Move your cursor to the area you would like to identify as to type of soil. A result will be displayed on the right side of the screen. The following abbreviations if displayed would indicate the possibility of wetlands or buffers being located on your property. Please be aware that buffers can extend up to 150 feet from actual wetland boundaries.

ABBREVIATIONS: Aptv, BEXS, HbmB, HboA, Makt, Mmtv, Pdwv, Trkv

All of the above indicate the possibility of wetlands and require a determination from NJDEP as to the absence or presence of wetlands or buffers.

NJDEP phone number to start at. 609-633-6755

Jim Cannon, Construction Official
Township of Lower