

Below are key findings (**in boldface**) from the 2006 Report SECTION 309 NJ COASTAL MANAGEMENT PROGRAM ASSESSMENT that were excised and are no longer in Christie Report:  
[http://www.nj.gov/dep/cmp/309combined\\_2\\_22\\_06pm.pdf](http://www.nj.gov/dep/cmp/309combined_2_22_06pm.pdf)  
"Coastal Hazard" sections

*Many parts of New Jersey's densely populated coastal area are highly susceptible to the effects of the following coastal hazards: flooding, storm surge, episodic erosion, chronic erosion, sea level rise, and extra-tropical storms. **Reconstruction of residential development and the conversion of single family dwellings into multi-unit dwellings continues in hazardous areas, the value of property at risk is increasing significantly. With anticipated accelerating sea level rise and increasing storm frequency and intensity, vulnerability to the risks of coastal hazards will not abate; it will only become more costly.***

***Development in areas suited to the inland migration of coastal wetlands serves to preclude this adaptation and the wetlands will either diminish in extent or will be lost to inundation.***

***All of the impediments to meeting this 309 programmatic objective that appeared in the last New Jersey Coastal Zone Section 309 Assessment and Strategy remain. These include lobbying efforts of special interest groups, legal challenges to DEP permit decisions, provision of flood insurance through the National Flood Insurance Program, and public perception that large-scale beach nourishment projects eliminate vulnerability to coastal hazards.***

***Titus demonstrates (link) that in certain instances, structural engineering solutions will not be practical or economically feasible. In these cases future public and private development and redevelopment must be directed away from the hazardous areas. While some derogatorily refer to this option as "retreat," from the perspective of sound planning based on the best available science, the concept actually involves "strategic adjustment." Prudent planning requires that we expand upon the existing studies of the societal, economic, and environmental costs of possible mitigative actions while the greatest number of alternatives exist. The state's coastal area continues to experience substantial seasonal and residential population increases. Conversion of formerly seasonal homes***

***to year-round residences continues unabated. In many instances, formerly modest houses are replaced with significantly more expensive homes while property values continue to escalate.***

***At the same time, risks associated with coastal hazards continue to increase. Factors such as escalating sea level rise and cyclical and possibly long-term increases in storm frequency and intensity threaten both the natural environment and built environment of New Jersey's coast. Consequently, the ranking of the Coastal Hazards Section 309 enhancement area remains a high priority with the NJCMP. [end excerpt - link to complete DEP document below]***

Compare the Christie 309 Strategy and planning document - **coastal hazards and climate change are NOT mentioned.**

<http://www.state.nj.us/dep/cmp/nj2011-309strategies.pdf>