



State of New Jersey

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DONNA A. RENDEIRO
Executive Director

MEMORANDUM

TO: Members of the Plan Implementation Committee

FROM: Donna Rendeiro
Executive Director

REF: Township of Lakewood' Biennial Review –
PIA Status and Map Amendment

DATE: August 20, 2020

The Township of Lakewood received Plan Endorsement on February 17, 2016. The Township completed their biennial review in March, 2020. As part of their biennial review, the Township request a map amendment, pursuant to NJAC 5:85-8.3(b).

Attached please find Barry Ableman's documentation and recommendations that the State Plan Map Amendment be approved.

The Township is requesting an expansion to their Industrial Node by approximately 17 acres. Lakewood's industrial parks have seen unprecedented growth and demand during the economic recovery the State saw after the 2008 recession. During the recession period, Lakewood's industrial parks performed far above the state average in terms of occupancy rates. The area is within the sewer service area, but will also require a CAFRA permit. While there are some environmental/CAFRA concerns that will need to be addressed during the CAFRA permitting process, including Critical Wildlife Habitat mitigation and potentially wetland transition areas, NJDEP does not object to the addition of these lands to the Lakewood Industrial Park Node. All other State Agency partners are in agreement with this proposed change.

I support Mr. Ableman's recommendation regarding the State Plan Map Amendment and look forward to the discussion. I am available to answer any questions you may have.