

DRAFT revised Plan Implementation Agreement

July 2020

#	ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	TIME TABLE	DELIVERABLE
1. General					
1.0	Map Amendment		OPA	After SPC adopts resolution accepting Lakewood Biennial Review and Industrial Node	OPA will update State Plan Map and publish notice of Map Amendment in NJ Register
1.1	NJDEP consideration of SPPM changes for use in CAFRA.	Zoning changes and zoning map changes that reflect SPC map changes	NJDEP	NJDEP will complete review and publish a notice of the review findings within 90 days of the SPPM changes	NJ DEP publishes CAFRA consistency in NJ Register
1.2	Plan Endorsement biennial review	Biennially, Lakewood Township shall submit a report, including map amendments to OPA and the public concerning the terms of this PIA and related efforts pursuant to NJAC 5:85-7.12(c).	OPA will provide a template	2 Years from previous SPC resolution	Biennial Review
1.3	Inter-governmental coordination	Coordinate with planning efforts of adjoining municipalities, the County and State and regional planning efforts particularly concerning: regional planning, transportation, economic development, tourism, natural resource protection and open space and recreation.	County Planning Board, OPA, DOT, DEP, NJ Transit	Ongoing	Include in biennial report

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	2.1 Master Plan	<p>Review and update Master Plan goals and objectives as directed by the MLUL. The remaining elements need to be updated to reflect the community vision that was conducted as well as the Growth Management Plan and including Center Boundaries, update:</p> <p>C. Circulation D. Housing E. Historic Preservation F. Community Facilities G. Utilities H. Economic Development I. Conservation of Open Space</p>		Reexamination will be as required by the M.L.U.L.	Master Plan Reexamination. Any elements updated should be sent to OPA when being considered.
	2.4 Community Facilities	Continue to review the needs of community facilities to determine the need for replacement or additions including, but not limited to: schools, fire substations, police station, highway department and recreational facilities.	OPA and DEP	Ongoing	Report status update in the biennial review
	2.5 Educational Programs	Encourage educational programs for conservation of lands, historic resources, community facilities and local businesses.	County		Report status update in the biennial review
	2.6 Plan Review	Establish a continuing program for re-evaluating the policies established by the Land Use Plan Element		Ongoing	Report status update in the biennial review
3. Housing					
	3.1 Projected Need for Affordable Housing	In light of the Township's rapid growth and development, and the concerns mentioned during public review of the SGP, Lakewood will ensure that they adhere to the Fair Housing Act.	Courts as well as Local, County, State, Federal government if applicable.	Ongoing	Report status update in the biennial review
	3.2 Rehabilitation	Consider partnering with Ocean County to utilize resources like tax abatement and CDBG funding to rehabilitate the aging housing stock.	Ocean County	2-3 years	Report status update in the biennial review

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3.3	Housing Mixture	Identify opportunities to create diverse housing mixture and affordable housing in the centers.	HMFA as well as Local, County, State, Federal government as applicable.	Ongoing	Report status update in the biennial review
3.4	Housing - Affordable Housing Sites	Ensure that any new sites identified for affordable housing be free of environmental constraints that would render them not developable as described in the amended Draft Housing Element and Fair Share Plan and applicable regulations.	Courts as well as Local, County, State, Federal government as applicable.	Ongoing	Report status update in the biennial review
3.5	Ensure compliance with the affirmative marketing requirements of N.J.A.C. 5:80-26.1 et seq.	There were a number of public comments made during the public comment period of the SGP that not all affordable housing was marketed fairly. The biannual report should address specific steps and programs being taken to ensure that affordable housing is marketed fairly is and how it is being .	Courts as well as Local, County, State, Federal government if applicable.	Ongoing, To be reported in the biannual review	Report status update in the biennial review
2.2	Impact Fees/Housing Trust	Implement provisions of the Unified Development Ordinance to promote Township affordable housing goals and the use of impact fees for authorized development by the Township Committee.		Ongoing	Report status update in the biennial review
4. Open Space/Recreation					
4.1	Open Space Plan & Update ROSI	Continually prioritize high value open space lands for acquisition. Implement the Open Space Plan Element of the Township Master Plan that identifies parcels for potential acquisition.	Ocean County and DEP-Green Acres	Ongoing as acquisitions are made or when plans change.	Report status update in the biennial review
4.2	Pedestrian Linkages	Design, obtain funding and construct the trail network and pedestrian linkages with assistance provided by Environmental Commission.	DOT, County	Ongoing	Report status update in the biennial review
4.3	Open Space Linkages	Create linkages between open space and recreation sites.	DEP	Ongoing	Report status update in the biennial review
4.4	Non-contiguous Cluster Ordinance	Create and implement a Non-contiguous Cluster Ordinance that will preserve land in Lakewood.	OPA and DEP	1.5 years	Report status update in the biennial review

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5.1	Natural Resource Inventory	Update the Natural Resource Inventory that was produced during Plan Endorsement with assistance provided by the Environmental Commission.	DEP	Ongoing as acquisitions are made and new environmental data is available.	Report status update in the biennial review
5.2	Stream Corridor Protection Plan	Create and implement a Stream Corridor Protection Plan to protect waterways located within the Township.	DEP	2-5 years	Report status update in the biennial review
6. Transportation and Circulation					
6.15	Implement the Parking Study funded through the OPA Smart Growth Grant	Ensure that opportunities for growth do not impede the ability to construct and to effectively address parking. Utilize best TOD and center-based design strategies.	DOT & NJ TRANSIT	2-5 years	Report status update in the biennial review
6.2	Work with NJDOT (and NJT where service is involved) to specifically, adopt a Complete Streets policy that recognizes pedestrian and their needs to access transit, jobs, and neighborhoods. The complete streets approach begins with an understanding that land use and transportation are integral to one another and planning needs to operate with that understanding.	As circulation plans are developed follow NJ DOT's policy to enable safe access and mobility of pedestrians, bicyclists, transit users of all ages and abilities, in addition to motorists that should be developed with context-sensitivity and a firm understanding that Land Use and Circulation planning are integrated with the other.; specifically, adopt a Complete Streets policy.	DOT & NJ TRANSIT	Lakewood adopted a Complete Streets policy on October 17, 2013	Report status update in the biennial review
6.25	Work with NJT to implement appropriate Express Bus service along Route 9.	Develop an implementable plan to improve regional and local Bus service	NJ TRANSIT	3 years	Report status update in the biennial review
6.3	TOD Development	Develop and utilize best TOD and center-based design strategies where appropriate.	DOT & NJ TRANSIT	3 years	Report status update in the biennial review
6.4	Access Management	Continue to work and implement with NJTPA, NJ DOT and Toms River to address access management planning along Route 9 and other state highways.	DOT in conjunction with NJTPA's Route 9 corridor study	3 years	Report status update in the biennial review

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6.5	Goods movement	As part of the Circulation Plan update, incorporate a strategy for dealing with retail, commercial or truck freight traffic along state, county and municipal roadways as it relates to existing and future land use patterns.	DOT in conjunction with NJTPA's Route 9 corridor study	Ongoing	Report status update in the biennial review
6.6	Transportation Demand Management (TDM)	As part of the Circulation Plan update, incorporate a strategy to utilize transportation demand management (TDM) measures for trip reduction where applicable, such as ridesharing, vanpooling, transit and park-and-rides	NJTPA, Greater Mercer TMA, NJ TRANSIT and DOT in conjunction with NJTPA's Route 9 corridor study	3-5 years	Report status update in the biennial review
6.7	Transportation - Route 9 right of way	The Township will implement land use controls consistent with the desirable typical section (DTS) for Route 9 in the Access Code. The Township's HD zoning along Route 9 south of downtown provides for setbacks to help preserve a right of way for future Route 9 widening. However, based on field observation, there appears to be significant development close to the highway. The Township shall provide copies of variances and other provisions that have allowed for encroaching development.	OPA and DOT	Ongoing	Report status update in the biennial review
6.8	Airport Activities	Encourage economic development in and around the airport; continue to explore the role the airport plays and how it affects the Circulation Element of the Master Plan.	DOT	Ongoing	Report status update in the biennial review
6.9	Mass Transit Improvements	Remain actively engaged with NJ Transit & Ocean County to explore mass transit options.	NJ Transit & Ocean County	1 - 2 years	Report status update in the biennial review
6.9	Lakewood TID	Implement the TID	Lakewood, DOT	Ongoing	Report status update in the biennial review, including details of the implementation of Transportation Improvement District (TID) ordinance adopted June 8, 2017 for two sub-districts (Ordin.# 2018-9) and the status of adopting and implementing a TID study for the entire Township. The status update should include details of the money collected and the projects funded from that revenue source.

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7. Infrastructure					
7.1	Stormwater Management Plan	The Township will adopt a stormwater management ordinance and implement its stormwater management program in accordance with NJDEP regulations.	DEP and Ocean County	1 year	Completed. Stormwater regulations are a part of the Unified Development Ordinance. The Township has a stormwater management plan
7.2	Wellhead Protection Plan	Create and implement a Wellhead Protection Plan to protect water supply wells.	DEP	2 years	Completed. Ordinance adopted in June 2017 (Ord. #2017-26)
8. Economic Development					
8.1	Urban Enterprise Zone	Continue to actively promote the UEZ programs (employment, financial, public safety).		Ongoing	Report status update in the biennial review
8.2	Business Retention/ Expansion	Manage the business development and retention program in the Foreign Trade Zone, Industrial Park and Cedar Bridge Corporate Campus.	EDA	Ongoing	Report status update in the biennial review
8.3	Revolving Loan Fund	Ensure that the evolving loan fund is promoting small business development with assistance provided by the Chamber of Commerce.	EDA	Ongoing	Report status update in the biennial review
8.4	Tourism	Maximize the net capture of visitors to State, County and local open space areas.	DEP	Ongoing	Report status update in the biennial review
8.5	Financial Assistance	Apply for public and private community development grants	EDA, OPA, NPP, HUD, CDBG and DOT	Ongoing	Report status update in the biennial review
8.6	Entertainment/retail/restaurant	Identify further retail opportunities adjacent to the BlueClaws stadium.	OPA, County	1 year	Report status update in the biennial review
8.7	Farmers Market	Promote the creation of a Farmers Market to promote the Jersey Fresh brand in the Regional Center.	DOA	1 year	Report status update in the biennial review
9. Creating a Sense of Place					
9.1	Strengthen Regional Center Identity	Build upon Lakewood's economic and cultural identity to establish a destination for Ocean County and Monmouth Counties. Seeking guidance from Ocean County, State and Chamber of Commerce	Ocean County, DOT, DEP and OPA	Ongoing	Report status update in the biennial review
9.2	Streetscape Design	Develop a streetscape design, which includes signage to identify the Center.	DOT, Ocean County and OPA	1 year	Report status update in the biennial review

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9.3	Destination Guide	Publish an easy to use destination guide that lists events and places of interest to market the Regional Center	Ocean County	Ongoing	Report status update in the biennial review
9.4	Educational Programs	Encourage educational programs for conservation of lands, historic resources, community facilities and local businesses.	SHPO	Ongoing	Report status update in the biennial review
9.5	Transit Station	Examine land uses around the proposed rail station and propose transit-oriented development.	NJ Transit—DOT, Transit Village Initiative, OPA	2-3 years	Report status update in the biennial review