

LAKE-00030

November 22, 2006

Eileen Swan, Executive Director
NJDC - Office of Smart Growth
101 South Broad Street, 7th Floor
P.O. Box 204
Trenton, NJ 08625-0204

**Re: Township of Lakewood, Ocean County
Plan Endorsement Action Plan Status Report**

Dear Ms. Swan:

This letter is in response to the Township of Lakewood, Ocean County Plan Endorsement Action Plan Items B1 Master Plan Update and G1-G3 Petition Report.

We have enclosed copies of the draft Master Plan Reexamination Report and a copy of the Natural Resource Inventory that was adopted by the Environmental Commission on October 4, 2006 as well as two (2) CDs.

Action Plan Item B1

Action Plan Time table: November 23, 2006

Activity. Master Plan Update

Status. The Township convened a Master Plan Advisory Committee comprised of Lakewood residents and interested parties to prepare the Township of Lakewood's Master Plan Reexamination Report. The Master Plan Advisory Committee met throughout the Summer and Fall to review the Master Plan and make recommendations for further future planning action that would direct growth and preservation activities of the community. The draft Master Plan Reexamination Report included in this submission is based on subcommittee reports that include background information on issues related to circulation, downtown, economic development, environmental, housing, minorities, rezoning, schools and house of worship, seniors and the Unified Development Ordinance. These reports also outlined specific recommendations that were deliberated by the Master Plan Advisory Committee and included in the Master Plan Reexamination Report. Please note that based on input provided at public hearings held to date, a number of revisions and amendments have been made to the report, particularly with regard to the rezoning proposals listed in Section IV.K. We will provide a list of the revisions under separate cover.

The Township provided a hard copy at the Township clerk's office and posted the draft Reexamination Report, Land Use Map and proposed Rezoning Map on the official Township web site. The Township of Lakewood's Planning Board heard public testimony on the Master Plan Reexamination Report on October 24, 2006, November 2, 2006, and November 14, 2006. The Planning Board will hold additional public hearings on November 28, 2006 and December 12, 2006 and anticipates adopting the Master Plan Reexamination Report at this time. Lakewood will submit a copy of the adopted Master Plan Reexamination Report to OSG when adopted.

Le: Eileen Swan, Executive Director
NJDC - Office of Smart Growth
Re: Township of Lakewood, Ocean County
Plan Endorsement Action Plan Status Report

Action Plan Item G1-G3

Activity. Amended Municipal Initial Plan Endorsement Petition

Status. The Township has held two public meetings on the amended initial plan endorsement petition on November 9, 2006 and November 16, 2006. The Township provided a hard copy of the amended petition narrative, Master Plan Reexamination Report, DRAFT Housing Plan Element, DRAFT Regional Center Conceptual Plan and Natural Resource Inventory at the Township clerk's office and posted the documents on the official Township web site.

In preparing the draft Regional Center Conceptual Plan, the Township convened a Regional Center Working Group that is comprised of Lakewood residents and interested parties to review the Office of Smart Growth's consistency review letters dated January 5, 2006 and May 23, 2006. This group met concurrently with the Master Plan Advisory Committee deliberations. Both the Master Plan Advisory Committee and the Regional Center Working Group reviewed the consistency letters and participated in the planning workshops on August 9, 2006 and October 13, 2006.

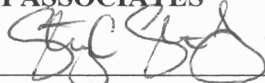
On November 15, 2006, the Township received the Office of Smart Growth's State Agency Response letter, dated November 8, 2006, that required additional consideration of the Township's planning proposals. Lakewood is respectfully requesting that the Office of Smart Growth and State agencies meet with the Township to discuss the remaining consistency issues. Lakewood proposes that this meeting take place as soon as possible, given the requirements and deadlines in CAFRA regulations relating to the Lakewood's existing Coastal Regional Center.

Lakewood remains committed to fulfilling its planning initiatives in manner that is consistent with the New Jersey State Development and Redevelopment Plan.

If you have any questions or require additional information, please do to hesitate to call.

Very truly yours,

T&M ASSOCIATES



STAN SLACHETKA, AICP, PP
PLANNING CONSULTANT

SCS:VZM:lfm

cc: Meir Lichtenstein, Township Mayor
Frank Edwards, Township Manager
Russell Corby, Lakewood Development Corporation, Executive Director
Jung Kim, OSG Area Planner