

Amended Municipal Plan Endorsement Petition

**SUBMITTED BY THE
TOWNSHIP OF LAKEWOOD
OCEAN COUNTY, NEW JERSEY
January 2010**

Endorsed by the Township Committee on January 14, 2010

PREPARED BY
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TABLE OF CONTENTS

<u>TOPIC</u>	<u>PAGE</u>
I. PREFACE	1
II. PLANNING DOCUMENTS	2
III. AMENDED INITIAL PLAN ENDORSEMENT PETITION.....	2
Public Participation Process	2
State Plan Policy Map Amendments	3
State Development and Redevelopment Plan Criteria for Smart Growth Plan Components.....	6
Statement of Consistency with State Plan Goals and Policies	13
Statement of Planning Coordination	25
Planning and Implementation Agreement	26

APPENDICES

- Appendix A: Natural Resource Inventory (2006)
- Appendix B: Master Plan Reexamination Report (2007) & Background Studies (2006)
- Appendix C: Master Plan Reexamination Report Addendum (2008)
- Appendix D: Downtown Lakewood Township Traffic and Pedestrian Circulation Study (2009) &
 Technical Appendix (2008)
- Appendix E: Housing Element and Fair Share Plan (2009)
- Appendix F: Lakewood Smart Growth Plan (2009)

I. PREFACE

The Township of Lakewood initiated its participation in the plan endorsement process to engage in a cooperative regional planning effort and ensure that the Township's planning documents are consistent with the State Development and Redevelopment Plan. The plan endorsement process requires that the Township remain actively involved in the coordination of its planning documents and policies with the State Plan and related programs. Through a Memorandum of Understanding between the Township and the State Planning Commission, Lakewood has created a smart growth plan framework that seeks to achieve growth in a sustainable and supportable manner.

To form Lakewood's smart growth planning vision and balance growth and development with the preservation of environmental resources within the community, as well as provide for an appropriate range of housing opportunities, Lakewood held community visioning workshops in order for the public to shape its future plan.

As a result of its community visioning process, Lakewood adopted a community vision plan setting forth Lakewood's comprehensive planning approach to revitalize and support appropriate infill redevelopment opportunities, while at the same time enhancing road connectivity and establishing a preservation and open space strategy to best accommodate anticipated population growth. Lakewood's adopted Smart Growth Plan promotes center-based development practices that create opportunities for Lakewood's downtown, employment centers, and residential neighborhoods to support mixed-use development, as well as motorized and non-motorized transportation.

After receiving initial plan endorsement from the State Planning Commission, Lakewood will be in a position to incorporate additional planning documents as part of a Planning and Implementation Agreement (PIA). Lakewood's PIA outlines the planning objectives of the endorsed plan, as well as the technical and financial assistance that will be made available from the State agencies to implement Lakewood's Smart Growth Plan. The Lakewood Smart Growth plan is a strategic implementation plan that will be acted upon through Lakewood's PIA. The PIA incorporates planning activities related to the CAFRA regulations, open space and recreation planning, environmental issues, roadway improvements, transit enhancements, design guidelines, and historic preservation that Lakewood adopted to plan for the Township's future in 2030.

II. PLANNING DOCUMENTS

As requested by the Office of Smart Growth and State Planning Commission for review and endorsement, the amended Initial Plan Endorsement petition includes the following planning documents:

TOWNSHIP OF LAKEWOOD PLANNING DOCUMENTS SUBMITTED	
Report/Plan	Appendix
Natural Resource Inventory (2006)	A
Master Plan Reexamination Report (2007) & Background Studies (2006)	B
Master Plan Reexamination Report Addendum (2008)	C
Downtown Lakewood Township Traffic and Pedestrian Circulation Study (2009) & Technical Appendix (2008)	D
Housing Element and Fair Share Plan (2009)	E
Lakewood Smart Growth Plan (2009)	F

III. AMENDED INITIAL PLAN ENDORSEMENT PETITION

The Township amended plan endorsement petition encompasses the following:

- Public Participation Process
- State Plan Policy Map Amendments
- State Development and Redevelopment Plan Criteria for Smart Growth Plan Components
- Statement of Consistency with State Plan Goals and Policies
- Statement of Planning Coordination
- Planning and Implementation Agreement (currently being developed by the Office of Smart Growth and Lakewood)

Public Participation Process

Lakewood has taken an active role in engaging the public in developing the goals and objectives for plan endorsement. The Township Committee has held public hearings to discuss the initial plan endorsement petition. In addition, the petition itself and related documentation has been maintained in a plan endorsement file at the Township Clerk's office, as well as on the Township's web site, as the process has moved forward.

During the development of the 2007 Master Plan Reexamination Report, the public participated as members of the Master Plan Advisory Committee, or at the numerous public hearings to adopt the report.

In addition, the Township Committee sponsored a series of community visioning workshops in the late Spring and early Summer of 2008 to elicit greater participating in the development of its smart growth planning goals. This included sponsoring the community visioning workshops with the Planning Board and Zoning Board of Adjustment and sending out invitations to State agencies and key representatives to discuss with the public the future vision of the community. The Township notified the State Planning Commission as well as Monmouth and Ocean Counties, adjoining municipalities, as well as its boards and commissions to elicit the greatest level of community and stakeholder input and support. Lakewood also posted information regarding the

*Amended Initial Municipal Plan Endorsement Petition
Township of Lakewood, Ocean County*

community visioning workshops on the Township's web site as well as hung a Municipal Building Flyer explaining the workshop objectives. Subsequent to these community visioning workshops, the Township held two public hearings to review and adopt the community vision that is provided in the Lakewood Smart Growth Plan. The two public hearings occurred in October and November 2009.

State Plan Policy Map Amendments

On the State Plan Policy included in the State Development and Redevelopment Plan (State Plan), Lakewood is located largely within the Suburban Planning Area (PA2), with two areas in the northwestern and southwestern portions delineated in the Fringe Planning Area (PA3). In addition, there is an Environmentally Sensitive Planning Area (PA5) delineated along the North Branch of the Metedeconk River that serves as a natural border with the Township of Howell in Monmouth County and a portion with the Township of Brick. A Critical Environmental Site (CES) designation is located on the South Branch of the Metedeconk River, which includes Lake Carasaljo and Lake Shenandoah as part of the delineated area.

Lakewood exhibits the policies set forth for center-based development within the State Plan for the Suburban Planning Area. Lakewood seeks to plan for future growth with a comprehensive framework to guide development and redevelopment into more compact forms of development. To that end and except for existing PA5 and CES designations Lakewood proposes to have the entire Township, located within a Suburban Planning Area (PA2) provided that the centers, cores, and nodes specified in the Lakewood Smart Growth Plan are acceptable to the State Planning Commission for plan endorsement. Lakewood intends to retain the existing PA5 designation along the Metedeconk as well as the CES as currently delineated on the State Plan Policy Map. In terms of acres, Lakewood proposes to add 1,387.46 acres currently delineated as PA3 to PA2 for a total of 15,992.6 acres located within a PA2 and to retain the 32.77 acres in the PA5 area. This also includes a 7.65 acre tract located on the State Plan Policy Map as a State Park. As proposed in the Lakewood Smart Growth Plan, the Township also will include all existing and proposed Township-owned parks on the ROSI as well as create a non-contiguous clustering approach to retain large contiguous tracts of open space for recreation and habitat preservation purposes.

Lakewood addresses the delineation criteria for PA2 as follows:

TABLE 2: PROPOSED SUBURBAN PLANNING (PA2) SUMMARY STATE PLAN CRITERIA			
State Plan Criteria: Planning Areas: Suburban Planning Area (PA2)*	2000 U.S. Census PA2 Baseline	2007 U.S. Census PA2 Baseline	2030 U.S. Census PA2 Projected
LAND USE			
Land area: ¹ > 1 sq mi	22.8	22.8	24.98
POPULATION			
Number of people	58,933 [°]	86,770 [°]	230,000
Population Density: ² > 1,000 per sq mi	2584.8 (Gross)	3.805 (Gross)	9,207.4 (Gross)
INFRASTRUCTURE			
Capacity (general): •Natural systems •Infrastructure systems in place by 2030, including public water supply, sewage collection and treatment facilities, transportation, public schools and parks	<ul style="list-style-type: none"> • Located in a sewer service area. Public water available •The Township may be accessed by three Garden State Parkway interchanges, U.S. Route 9, and the NJ Transit terminal and bus system. 	<ul style="list-style-type: none"> • Located in a sewer service area. Public water available •The Township may be accessed by three Garden State Parkway interchanges, U.S. Route 9, and the NJ Transit terminal and bus system. 	<ul style="list-style-type: none"> • Located in a sewer service area. Public water available •The Township may be accessed by three Garden State Parkway interchanges, U.S. Route 9, the NJ Transit MOM rail line and station and proposed multi-modal hub and core.
OTHER			
•Land area contiguous to the Metropolitan Planning Area			•The PA-2 area in which Lakewood is situated adjoins a metropolitan planning area.
*The figures are meant as a frame of reference. Please refer to the figure Proposed Redevelopment Areas and State Plan Policy Map Amendments for proposed PA1 changes. ° US Census Bureau, American Community Survey (2000) ◊ NJTPA (2000)			

¹Land Area = Total Area of Entire Township – Surface Water of Entire Township.

²A. Gross calculations based on Land Area

B. Note: Net calculations based on Total Area – Surface Water – Encumbrances (Encumbrances includes dedicated and proposed open space, critical environmental sites (CES), and Category One waterbodies and buffers).

*Amended Initial Municipal Plan Endorsement Petition
Township of Lakewood, Ocean County*

Lakewood's growth plan approach is consistent with the State Plan's policy objectives for PA2 as follows:

1. **Land Use.** Lakewood has identified a number of areas throughout the Township to absorb a significant share of the municipal growth. These areas include a Regional Center, a Town Center, cores, and nodes. The intent is to create the needed densities to absorb the growth projected as part of this plan. These areas will be connected through a regional network of roadways, pedestrian and bicyclist connections, water and sanitary sewer access and greenways. The purpose is to better integrate different land uses within these areas to mitigate any potential pitfalls and create open space and parks for residents and their guests to enjoy.
2. **Housing.** Lakewood seeks to provide a wide range of housing choices to address the needs of current and future populations. The Township has taken aggressive steps to retain existing affordable housing units while at the same time setting aside areas for affordable housing. This affordable housing area will consist of a wide range of housing choices as well as amenities such as retail and commercial businesses and schools.
3. **Economic Development.** Lakewood has taken advantage of its eligibility as an Urban Aid Municipality and has created the first and largest Urban Enterprise Zones in the State and contains a Foreign Trade Zone. These areas make up a large employment basis for the municipality and the County and are concentrated in industrial parks as well as along the smart growth corridors.
4. **Transportation.** To facilitate motorized and non-motorized connectivity, Lakewood has proposed to enhance the existing road network by creating opportunities for duplication, as well as creating additional links in the overall system. The intent would be to extend and further develop a grid road network in the growth areas to facilitate and disperse vehicular movements within the Township and reduce the need to access Route 9 or the other county roadways in Lakewood. This will include extending and connecting the existing network in Lakewood. This strategy also will include the development of mixed-use cores, and satellite retail and service areas as part of smart growth development strategy that provides shopping and service opportunities proximate to existing and planned residential neighborhoods. The Township will further emphasize multi-modal transportation alternatives, such as park and ride facilities, mass-transit, pedestrian linkages, and bikeways. Mass-transit opportunities currently being enacted include the expansion of existing bus services and routes within the Township, local jitneys or van and shuttle services. Lakewood will continue to participate in the discussions for the proposed MOM rail line to locate a new train station in Lakewood, and create transit-oriented development opportunities. Considerable attention has been made to enhancing the downtown viability by investigating better parking opportunities and traffic circulation.
5. **Natural Resource Conservation.** Lakewood is committed to balancing growth and development with a comprehensive strategy for preservation. The Township has created a strategy that provides for a continuous natural network that includes the existing regulated and protected areas in Lakewood as well as recreation and open space areas.
6. **Agriculture.** Lakewood has been actively involved in promoting a farmland conservation program for eligible farms. These farming areas are located in close proximity to open space areas and provide the municipality with an alternate land use.
7. **Recreation.** Providing active and passive recreation opportunities for residents at the neighborhood level has been key focal point in the development of the Smart Growth Plan. There are several active and passive recreation areas that are located throughout the Township, which can be enhanced to serve the residents and visitors to Lakewood. In

*Amended Initial Municipal Plan Endorsement Petition
Township of Lakewood, Ocean County*

addition, planning for recreation areas in the new cores also has taken precedent in the design and the focus for these areas.

8. **Redevelopment.** Redevelopment opportunities exist within the Township, including designated redevelopment areas at Cedar Bridge and Franklin Street in the downtown.
9. **Historic Preservation.** The promotion of cultural activities is present in the New Jersey and National Registers of Historic Places-listed Strand Theater, which celebrates and supports the cultural value of the arts by presenting and producing arts programs and providing a showcase for additional programs for children and seniors in the central business district.
10. **Public Facilities and Services.** Lakewood has an existing developed infrastructure system to support its residents. The Township has existing water services and sanitary sewer service and the existing infrastructure is believed to have adequate capacity to handle the projected growth. Currently, the majority of the town is in an approved sewer areas.
11. **Intergovernmental Coordination.** The Township functions as a focal point for the region’s economic, social and cultural activities. In the future, Lakewood would like to support and enhance its role as a mixed-use and a multi-modal center for the region. Currently, Lakewood has partnered with the United States Environmental Protection Agency (USEPA) Brownfield Pilot Project for brownfield remediation. The Township is actively participating in the regional transportation planning efforts being undertaken by New Jersey Department of Transportation (NJDOT), which include the Route 9 Corridor Access Management Plan with Dover Township and the Route 88 Corridor Study Group with Brick Township and Point Pleasant. The Township fully supports the proposed NJ Transit Monmouth-Ocean-Middlesex (MOM) rail line and the proposed transit station. There are three non-profit organizations (Homes for All Inc./STEPS, NJ HAND, and the Lakewood Affordable Housing Corporation) that are constructing proposed affordable housing projects in the Township consistent with the Lakewood Affordable Housing Initiative.

State Development and Redevelopment Plan Criteria for Smart Growth Plan Components

A. Lakewood Downtown Regional Center

	State Plan Criteria	2009 Baseline	2030 Conditions
Area (Sq. Mi.)	1 to 10	3.1	3.1
Area (Acre)	640 to 6,400	1,962.3	1,962.3
Population	> 10,000	32,550	58,444
Gross Population Density (People/Sq. Mi.)	> 5,000	10,616	19,061
Housing Units	4,000 to 15,000	8,137	14,611
Gross Housing Density (Dwelling Units/Acre)	> 3	4.1	7.4
Employment	> 10,000	7,212	10,478
Jobs-Housing Ratio	2:1 to 5:1	0.9 : 1	0.7 : 1

Downtown Regional Center

Lakewood's downtown is the historic heart of the Township and contains an identifiable downtown commercial district surrounded by high to moderate density residential neighborhoods. Lakewood's downtown has historically served as a cultural, services, and employment center in the region. The downtown is supported by institutional, civic, recreational and other uses as it includes the municipal building, the post office, two institutions of higher education, a performing arts theater, and other community focal points.

Lakewood will utilize its existing footprint more efficiently through the redevelopment and rehabilitation of the Township's downtown, by reclaiming brownfields for beneficial economic development, through the adaptive reuse of existing developed sites, by promoting the infill development, where appropriate, and by promoting smart growth planning principles. Lakewood will continue to support its ongoing redevelopment efforts to create a mixed-use area to support the Monmouth-Ocean-Middlesex (MOM) rail line station stop by promoting transit-oriented development plans. In addition, Lakewood will promote the efforts of the Lakewood Development Corporation in their efforts to implement its Beautification and Urban Design Study and consideration of redevelopment designation status for the North Gateway area. The downtown area's character is its biggest asset, but its built-out nature also results in challenges to ensure compatibility and the need for sensitivity in design.

The main approach for the Downtown Regional Center is to maintain the character of downtown by ensuring that it remains pedestrian-friendly, enhances the historic character and maintains an attractive streetscape.

The goals and objectives for the Downtown Regional Center are as follows:

- ◆ Establish the Regional Center as a regional draw year round
- ◆ Provide a diversity of services and types of stores, restaurants in the downtown
- ◆ Partner with the County or others to revitalize and promote the downtown
- ◆ Create a variety of housing types
- ◆ Support practices to encourage a pedestrian-friendly downtown
- ◆ Maintain scale and promote historic preservation to retain overall downtown charm
- ◆ Form pedestrian and bicycle connections to Lake Shenandoah and Lake Carasaljo
- ◆ Provide connections to the Township overall
- ◆ Implement traffic and pedestrian improvements
- ◆ Make improvements to the existing bus terminal
- ◆ Support ongoing redevelopment efforts in the Franklin Street Redevelopment Area
- ◆ Promote ongoing beautification efforts in the North Gateway area.
- ◆ Create an economic plan for the downtown area
- ◆ Expand mixed use on Route 88 east of railroad
- ◆ Address student population needs
- ◆ Make pedestrian improvement and sidewalks along Route 88
- ◆ Support efforts to buffer railroad right-of-way
- ◆ Promote affordable housing developments
- ◆ Promote sustainable design and green buildings practices

Actions Needed

- ◆ Develop detailed design guidelines for building façade, form, dimensions and orientation to the street as well as streetscapes, block structures, sidewalks, road width, crosswalks and on-street parking.
- ◆ Create design to ensure that the downtown scale remains
- ◆ Adopt a Historic Preservation Element of the Master Plan
- ◆ Amend Franklin Street redevelopment plan to permit mixed-use development.
- ◆ Prepare a North Gateway Redevelopment Plan
- ◆ Create railroad buffer standards.

B. Cedarbridge Town Center

	State Plan Criteria	2030 Conditions
Area (Sq. Mi.)	< 2	0.6
Area (Acre)	< 1,280	382.8
Population	1,000 to 10,000	5,200
Gross Population Density (People/Sq. Mi.)	> 5,000	8,695
Housing Units	500 to 4,000	1,300
Gross Housing Density (Dwelling Units/Acre)	> 3	3.4
Employment	> 500 to 10,000	1,462
Jobs-Housing Ratio	1:1 to 4:1	1.1 : 1

The Cedarbridge Town Center is in accordance with all of the State Plan numeric criteria for a Town Center.

The Cedarbridge Town Center is bounded by Cedar Bridge Avenue to the North, New Hampshire Avenue to the East, Pine Street to the South, and Vine Street Avenue to the West. A single-use corporate campus development was approved for this area as part of a Township redevelopment plan. The redevelopment area incorporates the existing Blue Claws minor league baseball stadium associated parking lot as well as the two main collector roads. The area is proximate to existing and planned residential neighborhoods, the Township’s primary industrial park, the Lakewood Airport, planned retail commercial development to the north, and the Township’s new DPW facility. A substantial portion of the area has been preserved as open space. Given its location and the mix of surrounding uses, Lakewood seeks to create a mixed-use center that serves as a focal point for the region and would serve the community.

The area has significant potential for redevelopment and the Township does have the ability to control the plan for the area as it is a designated redevelopment area.

The goals and objectives for the Cedarbridge Town Center are as follows:

- ◆ Support a mixture of residential, commercial, office, and public uses in the center
- ◆ Develop neighborhoods to accommodate Township residents

*Amended Initial Municipal Plan Endorsement Petition
Township of Lakewood, Ocean County*

- ◆ Create standards for complete streets
- ◆ Provide a transportation link to the Oak Street Core and to the Industrial Node
- ◆ Provide multi-modal connections to the Township overall
- ◆ Create a regional draw that will be year round
- ◆ Make improvements to roadways to take off burden from other highway corridors
- ◆ Support multi-nodal connections to the area such as:
 - Bus/shuttle stops
 - Connection to new boulevard/parkway to Oak Street
 - Pedestrian and bicycle trails
- ◆ Preserve habitat for threatened and endangered species
- ◆ Support the development of sustainable design/green buildings

Lakewood's Cedarbridge Town Center includes the following:

- ◆ The Land Use Plan for mixed-use buildings incorporating residential and non-residential uses
- ◆ A variety of residential uses which will include an affordable housing component
- ◆ Commercial
- ◆ Office
- ◆ Hotel
- ◆ Public uses, including a new municipal complex to serve public needs
- ◆ Open space – both passive and active recreation
- ◆ Shopping/services
- ◆ Blue Claws Stadium and parking

The development will be phased overtime and incorporate multi-modal transportation choices.

Actions Needed

- ◆ Amend redevelopment plan to permit a mixed-use center
- ◆ Develop detailed design plans for building façade, form, dimensions and orientation to the street as well as streetscapes, block structures, sidewalks, road width, crosswalks and on-street parking.

The conceptual Land Use Plan for the Cedarbridge Town Center is provided in the Lakewood Smart Growth Plan.

C. Oak Street Core

	2030 Conditions
Area (Sq. Mi.)	1.0
Area (Acre)	667.9
Population	11,504
Gross Population Density (People/Sq. Mi.)	11,024
Housing Units	2,876
Gross Housing Density (Dwelling Units/Acre)	4.3
Employment	3,476
Jobs-Housing Ratio	1.2 : 1

4.3 Oak Street Core

The Oak Street Core is a unique opportunity for the Township as it represents an opportunity for Lakewood to create a concentrated neighborhood development within the central area of the Township. This core is bounded by Pine Street to the North, an unnamed connector roadway to the Cedarbridge Town Center to the East, a natural boundary of the Kettle Creek to the South, and Route 9 as well as Vine Street Avenue to the West. This area of the Township has been the subject of specific attention as affordable housing developments and school sites have been identified in this area. Recently, the John F. Patrick Sports Complex opened in the Oak Street Core area. The Township’s Kettle Creek habitat preservation area is located in the southern part of this core. The intent is to link this core to employment cores and a variety of recreation opportunities, and public amenities and services through pedestrian and bicycle and mass transit networks. Mixed-use areas are contemplated to support small-scale commercial development at a higher intensity of land uses so that there is a high proportion of internal trips generated for foot traffic or transit uses.

The area has significant potential for infill development and the ability create much needed transportation access for this area of the municipality.

The goals and objectives for the Oak Street Core are as follows:

- ◆ Support a mixture of residential, commercial, and public uses in the core
- ◆ Develop neighborhoods to accommodate Township residents
- ◆ Promote public uses
- ◆ Create standards for complete streets
- ◆ Provide a transportation link to the Cedarbridge Town Center and to the Industrial Node
- ◆ Provide multi-modal connections to the Township overall
- ◆ Make improvements to roadways to take off burden from other highway corridors
- ◆ Support multi-nodal connections to the area such as:
 - Bus/shuttle stops
 - Connection to new boulevard/parkway to Oak Street
 - Pedestrian and bicycle trails

*Amended Initial Municipal Plan Endorsement Petition
Township of Lakewood, Ocean County*

- ◆ Preserve habitat for threatened and endangered species
- ◆ Support the development of sustainable design/green buildings

Actions Needed

- ◆ Create a Oak Street Core Plan
- ◆ Develop detailed design plans for building façade, form, dimensions and orientation to the street as well as streetscapes, block structures, sidewalks, road width, crosswalks and on-street parking.

The conceptual Land Use Plan for the Oak Street Core is provided in the Lakewood Smart Growth Plan.

D. Cross and Prospect Street Core

	2030 Conditions
Area (Sq. Mi.)	0.4
Area (Acre)	277.0
Population	8,816
Gross Population Density (People/Sq. Mi.)	20,369
Housing Units	2,204
Gross Housing Density (Dwelling Units/Acre)	8.0
Employment	2,422
Jobs-Housing Ratio	1.1 : 1

4.4 Cross and Prospect Streets Core

The Cross and Prospect Streets Core will be located in the triangular tract in the western portion of the Township formed by Prospect Street on the North, Cross Street on the South, and Massachusetts Avenue on the East. Currently, in the northeastern portion of the core approved multi-family residential townhouse development. The intent is to create a new mixed-use core that incorporates the principles of smart growth and promotes sustainable development practices. The overall approach is to create a transition of densities and intensity of use, with buffers and lower densities to the south and east adjacent to adjoining neighborhoods and higher densities and mixed-use to the west and north along Prospect Street across from the existing industrial park. Proposed uses include a variety of new residential uses, including single and multi-family housing; a mixed-use area; a centrally-located new park serving the needs of the area; neighborhood commercial areas; and public amenities and services

*Amended Initial Municipal Plan Endorsement Petition
Township of Lakewood, Ocean County*

The goals and objectives for the Cross and Prospect Street Core are as follows:

- ◆ A mix of residential, commercial, and public uses
- ◆ A single-family residential neighborhood in the southeastern portion
- ◆ Multi-family residential uses in the northwestern portion of the core
- ◆ Mixed-use area in the western portion of the core
- ◆ A new centrally-located neighborhood park
- ◆ A potential neighborhood commercial area at the intersection of Cross Street and Massachusetts Avenue
- ◆ Streets and roads that accommodate vehicles, pedestrians and bicyclists
- ◆ Local transit connections to the other areas of the Township
- ◆ Maintenance of a minimum 100 foot vegetative buffer along Cross Street, with potentially larger buffer areas to encourage further clustering of development away from the Cross Street area
- ◆ Sustainable design and green buildings

Actions Needed

- ◆ Create a Cross and Prospect Street Core Plan
- ◆ Develop detailed design plans for building façade, form, dimensions and orientation to the street as well as streetscapes, block structures, sidewalks, road width, crosswalks and on-street parking

The conceptual Land Use Plan for the Cross Street Core is provided in the Lakewood Smart Growth Plan, which reflects changes and revisions that were the result of the input during public hearings. These changes are described in the Smart Growth Plan.

Lakewood Industrial Park Node

	2030 Conditions
Area (Sq. Mi.)	2.6
Area (Acre)	1,674.0
Employment	9,280

F. James and Prospect Street Industrial Park Node

	2030 Conditions
Area (Sq. Mi.)	0.5
Area (Acre)	322.1
Employment	1,787

Statement of Consistency with State Plan Goals and Policies

Lakewood is consistent with the State Plan goals and policies as follows:

State Plan Goal 1: Revitalize the State’s Cities and Towns

GOAL	POLICIES	INDICATORS
<p>Goal 1: Revitalize the State’s Cities and Towns</p> <p>STRATEGY: Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.</p>	<p>Policy on Urban Revitalization - Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks, and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.</p>	<p>Key Indicator 5. Progress in socioeconomic revitalization for the 68 municipalities eligible for Urban Coordinating Council assistance</p> <p>Indicator 6. Percent of jobs located in Urban Coordinating Council municipalities</p> <p>Indicator 22. Percent of building permits issued in Urban Coordinating Council municipalities</p> <p>Indicator 27. Number of Neighborhood Empowerment Plans approved by the Urban Coordinating Council</p>

Goal 1 Analysis:

Lakewood’s Smart Growth Plan sets forth a comprehensive smart growth planning framework that balances the growth and preservation goals of Lakewood. Through a series of centers, cores, and nodes, the Township sets up a planning context to promote infill redevelopment opportunities and leverage private investments to promote employment centers and job growth as well as ensure that there is variety of housing types that are affordable and suitable for the current and future populations of the municipality. Lakewood will continue to expand and draw on its experience with the Urban Enterprise Zone as it provides an employment base and monies to fund

*Amended Initial Municipal Plan Endorsement Petition
Township of Lakewood, Ocean County*

a Job Link, a bus-based system that links residential developments with the employers of the UEZ. Through center-based development, a comprehensive environmental preservation strategy can be established to better provide recreational amenities and protect large contiguous habitat tracts. Moreover, the Township's transportation strategy seeks to ensure that all modes and all users are better served throughout the community.

The Master Plan Reexamination Report was developed in a collaborative fashion to bring together individuals from communities, organizations and agencies of the Township that traditionally are not involved in comprehensive planning processes. The Lakewood Smart Growth Plan draws on Lakewood's experience with the development of the Master Plan, and included four community visioning workshops, at which the Mayor and Township Committee, with the Planning Board and Zoning Board of Adjustment, held town hall style meetings to discuss the future vision of the community. Two public hearings were held on the Township's Smart Growth Plan, one before the Planning Board and one before the Township Committee.

As part of the Lakewood Smart Growth Plan and the planning objectives set forth in the Planning and Implementation Agreement (PIA), Lakewood will create center-based plans for the centers, cores and nodes, which will include design guidelines to promote mixed-use and public open space, establish design criteria to improve and enhance riverfront areas, design and redesign buildings and neighborhoods to both improve public safety and facilitate community interaction; and establish compatible design criteria for commercial facades, setbacks and streetscapes for each. In addition, Lakewood will have an overall growth management strategy in place that considers the policies to protect large contiguous tracts of key habitat areas through a non-contiguous clustering approach.

State Plan Goal 2: Conserve the State’s Natural Resources and Systems

GOAL	POLICIES	INDICATORS
<p>Goal 2: Conserve the State’s Natural Resources and Systems</p> <p>STRATEGY: Conserve the state’s natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.</p>	<p>Policy on Water Resources - Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use.</p> <p>Policy on Open Lands and Natural Systems - Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.</p> <p>Policy on Coastal Resources - Acknowledge the statutory treatment of the coastal area under federal and state legislation, coordinate efforts to establish a comprehensive coastal management program with local planning efforts, undertake a regional capacity analysis, protect vital ecological areas and promote recreational opportunities.</p> <p>Policy on Special Resource Areas - Recognize an area or region with unique characteristics or resources of statewide importance and establish a receptive environment for regional planning efforts. The Highlands region has been recognized as the first Special Resource Area in New Jersey.</p>	<p>Key Indicator 2. The amount of land permanently dedicated to open space and farmland preservation</p> <p>Key Indicator 3. Percent of New Jersey’s streams that support aquatic life</p> <p>Indicator 11. Conversion of wetlands for development</p> <p>Indicator 26. Percent of land in New Jersey covered by adopted watershed management plans</p>

Goal 2 Analysis:

Lakewood's environmental preservation strategy is based on the premise that it is through planning and zoning decisions that a smart growth design framework will be achieved and natural resources protected. Using the adopted Natural Resource Inventory (NRI) and the technical assistance provided by the NJDEP, this strategy preserves open space by taking a non-contiguous clustering approach towards development, conserves large contiguous tracts as key habitat preservation areas and promotes sustainable development practices through the adoption of environmental ordinances and conservation practices. Lakewood will adopt a non-contiguous clustering ordinance to include areas that are preferable for designating as open space and the development components of the planned development. An Open Space and Recreation Plan will consider the active and passive recreation needs of the Township's population. Township-owned recreation areas and open spaces will be included on the Township's ROSI. A Riparian Corridor Protection Plan and ordinance will govern activities permitted in stream corridors. A Water Conservation Plan and ordinance will promote water conservation and address future demand and supply. A wellhead protection plan will protect groundwater resources. Lakewood will consider the adoption of nationally accepted green building standards to increase energy efficiency and reduce infrastructure load as part of the development process. The Township's coastal strategy will address regional capacity issues, protects ecologically sensitive areas and promotes recreational opportunities consistent with CAFRA regulations.

State Plan Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

GOAL	POLICIES	INDICATORS
<p>State Plan Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey</p> <p>STRATEGY: Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state’s strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.</p>	<p>Policy on Economic Development - Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by building upon strategic economic and geographic positions, targeting areas of critical capital spending to retain and expand existing businesses, fostering modern techniques to enhance the existing economic base, encouraging the development of new enterprises, advancing the growth of green businesses, elevating work force skills, and encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound.</p> <p>Policy on Agriculture - Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture.</p> <p>Policy on Equity - It is the position of the State Planning Commission that the State Plan should neither be used in a manner that places an inequitable burden on any one group of citizens, nor should it be used as a justification for public actions that have the effect of diminishing equity. It is also the position of the Commission that the achievement, protection and maintenance of equity be a major objective in public policy decisions as public and private sector agencies at all levels adopt plans and policies aimed at becoming consistent with the State Plan.</p>	<p>Key Indicator 1. New development, population and employment located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas</p> <p>Indicator 1. Average annual disposable income among New Jerseyans</p> <p>Indicator 2. Unemployment</p> <p>Indicator 3. Conversion of farmland for development</p> <p>Indicator 5. Agricultural output</p> <p>Indicator 7. Economic output per unit of energy consumed</p> <p>Indicator 21. Municipalities with median household incomes of less than \$30,000 per year (in 1990 dollars)</p> <p>Indicator 22. Number of census tracts with more than 40% of the population living under the poverty level</p>

Goal 3 Analysis:

Lakewood, in promoting its goals and strategies, seeks to ensure that planning for growth and preservation will not have the effect of diminishing equity in the community. An objective of the Township is to achieve, protect and maintain equity in all of its public policy decisions. Therefore, Lakewood's smart growth planning approach is intended to ensure that development in the centers, cores and nodes as well as the infill development and redevelopment will foster economic growth that is socially and ecologically beneficial and improves the quality of life and the standard of living for Lakewood residents.

Based on the 2007 American Community Survey, Lakewood has a per capita income of \$16,539, and a median household income of \$40,084. The poverty rate in Lakewood is 26.2 percent. In comparison to Ocean County and the State, the per capita income is \$56,281 and \$67,035, the median household income is \$29,105 and \$33,832, and the poverty rate is 8.7 percent and 8.6 percent respectively. Lakewood's employment base is supported by the Kimball Medical Center, a part of the Saint Barnabas Health Care System, which the largest employer in the County and in Lakewood and the Industrial Parks. These areas are located within existing infrastructure of the Township and are accessed by the regional highway and freight line systems.

The Lakewood Smart Growth Plan planning intent is to meet the policies set forth in the Suburban Planning Area and in centers, cores, and nodes. New development, population and employment opportunities are and will be directed to these areas.

State Plan Goal 4: Protect the Environment, Prevent and Clean Up Pollution

GOAL	POLICIES	INDICATORS
<p>Goal 4: Protect the Environment, Prevent and Clean Up Pollution</p> <p>STRATEGY: Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing</p>	<p>Policy on Air Resources - Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems.</p> <p>Policy on Energy Resources - Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and imports.</p> <p>Policy Waste Management, Recycling and Brownfields- Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.</p>	<p>Indicator 4. Percent of brownfield sites redeveloped</p> <p>Indicator 7. Economic output per unit of energy consumed</p> <p>Indicator 8. The generation of solid waste on a per capita and per job basis</p> <p>Indicator 9. Number of unhealthful days annually caused by ground-level ozone, particulate matter and carbon monoxide</p> <p>Indicator 10. Greenhouse gas emissions</p> <p>Indicator 13. Changes in toxic chemical use and waste generation (non-product output or NPO) by New Jersey’s manufacturing sector</p> <p>Indicator 15. Vehicle miles traveled per capita</p>

Goal 4 Analysis:

As specified in the Lakewood Smart Growth Plan, the Township seeks to ensure that the centers, cores, and nodes are developed in a mixed-use approach with a street network that reduces trip generation on the major roadways and provide alternatives to motorized forms of transportation through an open space and recreation network within these areas. Lakewood seeks to explore the potential for ecologically designed development and redevelopment in the mixed-use cores and affordable housing core. In addition, Lakewood seeks to capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.

State Plan Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost

GOAL	POLICIES	INDICATORS
<p>Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost</p> <p>STRATEGY: Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.</p>	<p>Policy on Infrastructure Investments - Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, managing demand and supply, restoring systems in distressed areas, maintaining existing infrastructure investments, designing multi-use school facilities to serve as centers of community, creating more compact settlement patterns in appropriate locations in suburban and rural areas, and timing and sequencing the maintenance of capital facilities service levels with development throughout the state.</p> <p>Policy on Transportation - Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.</p>	<p>Key Indicator 4. Meet present and prospective needs for public infrastructure systems</p> <p>Indicator 14. The percent of all trips to work made by carpool, public transportation, bicycle, walking or working at home</p> <p>Indicator 16. Number of pedestrian fatalities in vehicular accidents on state roads</p> <p>Indicator 17. Increase in transit ridership</p> <p>Indicator 18. Percent of potable water supplies that meet all standards</p> <p>Indicator 19. Percent of development on individual septic systems</p>

Goal 5 Analysis:

The Lakewood Smart Growth Plan advances the purposes of this goal to provide adequate public facilities at a reasonable cost. The Lakewood plan addresses this goal in several ways. The growth strategy of centers, cores and nodes combined with non-contiguous clustering provides a clear identification of growth areas and preservation areas. As a result property owners, developers and township officials can manage the sequence and timing of public facilities appropriately. This growth strategy also yields benefits in terms of savings in the transportation area. The compact development forms proposed in the centers, cores and nodes will reduce sprawl, encourage forms of transportation other than single passenger vehicles. This leads to a more efficient transportation system and therefore reduces transportation costs. Compact development forms are more sustainable for public transit. In addition, the Smart Growth Plan encourages “complete streets” to address all means of transportation. The Smart Growth Plan will also lead to efficiencies in the investment cost of infrastructure since water and sewer line installation cost are reduced by compact forms of development.

State Plan Goal 6: Provide Adequate Housing at a Reasonable Cost

GOAL	POLICIES	INDICATORS
<p>GOAL 6: Provide Adequate Housing at a Reasonable Cost</p> <p>STRATEGY: Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.</p>	<p>Policy on Housing - Preserve and expand the supply of safe, decent and reasonably priced housing by balancing land uses, housing types and housing costs and by improving access between jobs and housing. Promote low- and moderate-income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.</p> <p>Policy on Design - Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.</p>	<p>Indicator 20. Percent of New Jersey households paying more than 30% of their pre-tax household income towards housing</p> <p>Indicator 24. Annual production of affordable housing units</p>

Goal 6 Analysis:

As required of urban aid municipalities during this third round COAH regulations, Lakewood is in the process of preparing and adopting a Housing Element and Fair Share Plan. The plan was submitted to the Superior Court of New Jersey, Law Division Ocean County and is currently under court review. In addition, Lakewood continues to proactively plan for the provision of affordable housing in the context of a comprehensive land use plan based on smart growth principles. It is in this context that the Township has considered lands that are most appropriate for construction of low and moderate income housing.

The Township has proactively planned for providing affordable housing throughout the municipality. Lakewood set aside 63 acres for the construction of approximately 600 new affordable two, three and four bedroom units by three non-profit housing developers, including STEPS, NJ Hand, and the Lakewood Affordable Housing Corporation. The Township will continue to develop affordable housing through supporting its rehabilitation program providing affordable housing in its centers and cores, and providing additional infill development opportunities as needed.

State Plan Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

GOAL	POLICIES	INDICATORS
<p>GOAL 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value</p> <p>STRATEGY: Enhance, preserve and use historic, cultural, scenic, open spaces and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.</p>	<p>Policy on Historic Sites – Protect the character of historic sites, landscapes, structures and areas through comprehensive planning, flexible application of zoning ordinances, construction codes and other development regulations; Promote “Main Street” and other programs to aid in protecting historic sites and structures during revitalization of traditional downtown areas</p> <p>Policy on Scenic Sites and Open Space – Participate in the coordination of state, regional and local government identification and delineation of scenic and historic corridors throughout New Jersey, and take the necessary steps to protect them. Manage development and redevelopment to maintain, complement and enhance scenic values. Protect scenic and historic corridors by appropriate means and preserve them by using easement purchase, density transfers, fee simple purchase and other innovative and effective mechanisms.</p>	<p>Key Indicator 2. The amount of land permanently dedicated to open space and farmland preservation.</p>

Goal 7 Analysis:

Lakewood Township contains several significant historic and cultural sites, and nearly one third of the Township’s land area is dedicated for recreation and open space. Lakewood’s historic and cultural sites include Ocean County Park, John D. Rockefeller’s 560 acre estate; Georgian Court University, the site of railroad tycoon Jay Gould son’s (George Jay Gould) Georgian Court estate; and, the Strand Theater. Both Gould’s Georgian Court estate and the Strand Theater are listed on the State and National Registers of Historic Places. The Strand Theater positions Lakewood as a performing arts center for Monmouth and Ocean counties.

*Amended Initial Municipal Plan Endorsement Petition
Township of Lakewood, Ocean County*

As noted in the Initial Plan Endorsement petition, Lakewood has several SHPO-nominated historic properties (pp. 28-29). The PIA supports the position that to protect and enhance cultural and scenic resources, a Historic Preservation Plan amendment to the Master Plan should be adopted. The intent would be to identify, evaluate and propose nomination for registration of significant properties to propose appropriate redevelopment policies, such as adaptive reuse and compatible infill design guidelines. Additionally, the Township plans to preserve over one thousand additional acres of open spaces as part of the comprehensive environmental strategy proposed in the Smart Growth Plan.

The Township Smart Growth Plan seeks to balance growth and economic viability with the need to preserve open space and environmentally sensitive areas through the Plan Endorsement Process.

State Plan Goal 8: Ensure Sound and Integrated Planning and Implementation Statewide.

GOAL	POLICIES	INDICATORS
<p>GOAL 8: Ensure Sound and Integrated Planning and Implementation Statewide</p> <p>STRATEGY: Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effect and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.</p>	<p>Policy on Sound, Integrated Planning – Achieve public interest goals of the State Planning Act while protecting and maintaining the equity of all citizens. Use the most up-to-date information available on the capacities of natural, infrastructures, social and economic systems, and on desirable level of service standards, to inform growth and development planning and decisions. Provide enhanced opportunities for conflict resolution throughout the planning and regulatory process with due regard for public input and disclosure. Revise municipal plans and development regulations to encourage compact, mixed-use development.</p>	<p>Key Indicator 1. New Development, population and employment located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas</p> <p>Indicator 17. Increase in transit ridership.</p>

Goal 8 Analysis:

Lakewood Township has petitioned the Office of Smart Growth for Plan Endorsement and has entered the Plan Endorsement process to ensure that the Township implements State-suggested, sound and integrated planning recommendations. The Township is committed to managing growth to provide a sustainable future for present and future residents.

The Lakewood Township Smart Growth Plan directs growth to one Regional Center, one Town Center, two Cores, and two Industrial Nodes. The Smart Growth Plan incorporates a Community Vision that was crafted through an extensive public involvement process that solicited input from residents, business owners and significant community stakeholders. The Plan preserves over 1,000 additional acres of parks and open spaces, and directs growth to areas where infrastructures is already in place.

Statement of Planning Coordination

The Plan Endorsement Guidelines require that the Township prepare a statement of planning coordination. Lakewood prepared two statements: one for the Initial Plan Endorsement petition, and one as an addendum to the petition as part of the completeness determination (Initial Plan Endorsement Petition, pp. 8-13 & State of Planning Coordination Addendum). In addition, the New Jersey Municipal Land Use Law (MLUL) requires municipalities to examine the consistency of their Master Plan with those of adjacent communities, the county in which the municipality is located, and the State Development and Redevelopment Plan. The consistency statements were updated for the Master Plan Reexamination Report (Appendix A: Master Plan Reexamination Report pp. 51-56).

Coordination of Municipal Services

The following description is intended to supplement the information provided in the initial Plan Endorsement document.

Lakewood Township participates with other municipalities and the county in sharing and combining various services and facilities to reduce the municipal expenditures and improve their efficiency in delivery. Several examples are listed below:

- Shared Services agreement with Toms River , Beach Haven and Pine Beach for the truck wash facility to meet stomacher management objectives.
- Shared service agreement with the Lakewood MUA and Lakewood Board of Education for fuel for their respective vehicle fleet.
- The Lakewood MUA is sharing in the municipal expense for the engineering and planning services related to the discussions and documents for the amendment of the Ocean County Water Quality Management Plan.
- Lakewood participates with other Ocean County municipalities in a cooperative purchasing of goods.
- Lakewood Township collects the solid waste for all public schools in the township.
- Lakewood Township has joined with Toms River Township in discussions with the New Jersey Department of Transportation provide solutions to alleviate traffic congestion on New Jersey State Highway Route 9.
- In addition Lakewood Township has cooperative agreements with the Ocean County Prosecutor and the County Board of Health.

*Amended Initial Municipal Plan Endorsement Petition
Township of Lakewood, Ocean County*

In terms of planning coordination, members of the Lakewood Township Committee conducted a meeting with the Ocean County Utilities Authority (OCUA) in October 2009 to discuss the capacity of the OCUA Northern Treatment plant relative to population projections for the municipality.

Planning and Implementation Agreement

The Township of Lakewood anticipates that a Planning and Implementation Agreement will be cooperatively developed with by the Office of Smart Growth, and approved for endorsement by the State Planning Commission. The Planning and Implementation Agreement will include planning activities related to the implementation of the Township's plan endorsement.

Public Participation

The Initial Plan Endorsement petition was duly noticed ten (10) days prior to the January 14, 2010 public meeting in accordance with the State Planning Rules at N.J.A.C. 5:85-1.7(d). Lakewood provided an opportunity for written comments to be submitted by January 25, 2010. The notice and summary of the public meeting minutes have been submitted to the Office of Smart Growth. To ensure that the public had access to the various planning documents, Lakewood provided a hard copy of the petition documents at the Township clerk's office and made it freely available on-line.