



MEMORANDUM

LAKE-G2501

To: Lisa Avichal

From: Robert Dare, PP, AICP, MCIP

Date: February 28, 2025

Re: Reason Why the Township of Lakewood's Proposed Amendment to the State Plan Policy Map Cannot Wait

With its most recent Biennial Review of the Status of Planning Implementation Agreement Efforts, the Township of Lakewood petitioned the State Planning Commission for an amendment to the State Plan Policy Map.

The proposed amendment to the State Plan Policy Map relates to Block 1160.03, Lots 42 and 43 in Lakewood Township, which are under common ownership. As detailed in the Township's petition to the State Planning Commission, the Township seeks to include all areas of Block 1160.03, Lots 42 and 43 that are currently located within the Suburban Planning Area (Planning Area 2) in the Lakewood Industrial Park Node (n.b., the Township is amenable to the location of Block 1160.03, Lots 42 and 43 in both the Lakewood Industrial Park Node and NJ Route 70 West Core as has been proposed by the Office for Planning Advocacy).

Although the State is currently preparing an updated State Development and Redevelopment Plan, its adoption and distribution are only *tentatively* scheduled for late 2025, which is several months from the present time. However, the current location of Block 1160.03, Lots 42 and 43 outside of the Lakewood Industrial Park Node renders their developability infeasible due to comparatively low impervious cover limits that are applicable outside of the Lakewood Industrial Park Node, which exists directly to the east and north of said properties. As a result, said properties have become stagnant and unproductive. To maximize the chances for growth and development within the area, the proposed amendment is needed now and cannot wait for the next revision of the State Development and Redevelopment Plan.