



**State of New Jersey**  
DEPARTMENT OF STATE  
NEW JERSEY STATE PLANNING COMMISSION  
P.O. Box 820  
TRENTON, NEW JERSEY 08625-0820

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*Governor*

THOMAS K. WRIGHT  
*Chairman*

SHEILA Y. OLIVER  
*LT. GOVERNOR*

DONNA A. RENDEIRO  
*Executive Director/Secretary*

**MEMORANDUM**

TO: Donna Rendeiro  
FROM: Barry Ableman  
RE: Township of Lakewood's Biennial Review –  
PIA Status and Map Amendment  
DATE: July 16, 2020

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**Background**

The Township of Lakewood received Plan Endorsement approval on SPC Endorses Petition on February 17, 2016. Notice appeared in the New Jersey Register on January 16, 2018, that Endorsement became final and the State Plan Policy Map was amended to reflect the Township's Centers, Cores, Nodes, and Planning Areas. The Township submitted its Biennial Report on December 20, 2019 along with a State Plan Map Amendment request.

**Planning Implementation Agreement (PIA) Status**

According to Township of Lakewood's Biennial Report and Plan Implementation Agreement (PIA), 29 out of the 54 PIA items have been completed, while the remaining 25 are actively underway. Please see the attached *Township of Lakewood Biennial Review Report* ([Lakewood Bi-Annual Review 03/05/20](#)), *Lakewood PIA Progress Report-10-28-19* and the *Lakewood Revised 2020 PIA*.

**State Plan Map Amendment**

Please see the attached Township of Lakewood Map Amendment – create new Industrial Node

Officials in Lakewood requested a 17 acre new industrial node, see letter with Tax Maps and Blocks and Lots. The properties located in an industrial area are managed by the Lakewood Industrial Commission in the Lakewood Industrial Park adjacent to the Garden State Parkway. The OPA and our State Agency

partners agree that the area should be designated as a new industrial and that the State Plan Map should be amended.

At the same time, the DEP wants to remind the Township of Lakewood that the development of the lands under a CAFRA permit will require Critical Wildlife Habitat mitigation for forested uplands and potentially wetland transition areas of 150 feet or greater, depending upon whether the wetlands support an Endangered or Threatened species habitat and/or listed plant species provided protection under the Coastal Zone management regulations.

**My recommendation is that this State Plan Map Amendment be approved.**