



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF SMART GROWTH
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JON S. CORZINE
Governor

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Commissioner

BENJAMIN SPINELLI
Acting Executive Director

May 21, 2007

The Honorable Raymond G. Coles
Mayor of Lakewood Township
Lakewood Township Municipal Building
231 Third Street
Lakewood, NJ 08701

**Re: Lakewood Township Petition for Initial Plan Endorsement
Extension for Action Plan**

Dear Mayor Coles:

I would like to commend Lakewood Township for your commitment to achieving the goal of Initial Plan Endorsement. I am in receipt of the Township's request for an additional six-month extension of the agreed upon Action Plan, until November 26, 2007. The Office of Smart Growth (OSG) is agreeable to this extension, and any reasonable amount of time to complete the Action Plan items, as we recognize that proper planning takes time

I would like to take this opportunity to address some concerns regarding the Action Plan and the on-going working relationship between the state agencies and the Township. As you are aware, the purpose of the Action Plan is to clearly identify the steps for the Township and the state agencies to take in order for the Lakewood Township petition to be recommended as consistent with the State Development and Redevelopment Plan (State Plan) and achieve Plan Endorsement. Each item that is submitted by the Township as part of the Action Plan is subject to a consistency review by OSG and our state agency partners. Therefore, throughout the Action Plan process, there is a constant dialogue between the Township and the state agencies regarding the Township's work product and whether additional information is needed to satisfy the consistency criteria of the State Plan.

During a meeting on April 12, 2007 with OSG and the state agencies, the Township reiterated that it has completed the vast majority of items outlined in the Action Plan. OSG acknowledges that the Township has provided plan updates and narrative statements. However, consistency issues remain with regard to center boundaries, center concepts, transportation, protection of natural resources and other matters. Therefore, we hope to continue to work with the Township to refine these items to become consistent with the State Plan.

In order to assist with refining the aforementioned items, OSG is drafting revisions to the Action Plan which is forthcoming. The new Action Plan will be much more detailed and will specify benchmarks for consistency, which if not met will signify that the item has not been adequately fulfilled.



Again, I would like to reiterate that our goal with the Action Plan is to lead the Township down a successful path to achieve Plan Endorsement and the benefits that accompany that designation. Thank you for commitment to pursuing Plan Endorsement. Please feel free to contact Jung Kim, Principal Planner for Ocean County, with any questions or concerns at 609-633-6139 or via email at jkim@dca.state.nj.us.

Sincerely,

Benjamin Spinelli
Acting Executive Director

BS:jk:dds

c: Meir Lichtenstein, Deputy Mayor
Bernadette Standowski, Municipal Clerk
Frank Edwards, Municipal Manager
Frank Edwards, Township Manager
Stanley Slachetka, Planning Consultant, T&M Associates
Joseph I. Donald, PP/AICP, Deputy Executive Director, OSG
Jung Kim, PP/AICP, Principal Planner, OSG