



State of New Jersey
NEW JERSEY STATE PLANNING COMMISSION
PO Box 820
TRENTON NJ 08625-0820

CHRIS CHRISTIE
Governor

GERRY SCHARFENBERGER, PH.D.
Director

KIM GUADAGNO
Lieutenant Governor

Resolution No. 2017-03
Page 1 of 3

Date: August 14, 2017

RESOLUTION

**GRANTING THE TOWNSHIP OF LAKEWOOD
A FOUR-MONTH EXTENSION OF TIME
TO COMPLETE THE REQUIREMENTS OF
THE CONDITIONAL PLAN ENDORSEMENT**

WHEREAS, the State Planning Commission (Commission), pursuant to its responsibilities under the State Planning Act, N.J.S.A. 52:18A-196 *et seq.*, has prepared and adopted a State Development and Redevelopment Plan (State Plan) which includes a State Plan Policy Map; and

WHEREAS, pursuant to its authority under N.J.S.A. 52:18A-203, the Commission has adopted regulations that establish procedures for filing of Petitions for Plan Endorsement with the Commission, N.J.A.C. 5:85-7.1 *et seq.*, and amending the State Plan Policy Map, N.J.A.C. 5:85-8.3 *et seq.*, for the purpose of encouraging consistency of submitted plans with the goals and policies of the State Plan in order to foster sound and comprehensive planning and cooperation and coordination of planning activities between State agencies and county and local governments; and

WHEREAS, the Township of Lakewood (Township) submitted a Petition for Plan Endorsement (Petition) to the Commission pursuant to the provisions of N.J.A.C. 5:85-7.1 *et seq.*, which included proposed amendments to the State Plan Policy Map pursuant to the provisions of N.J.A.C. 5:85-8.3 *et seq.*; and

WHEREAS, the Commission issued resolution 2016-01 on February 17, 2016, granting the Township a conditional Plan Endorsement and designating State Plan Map Amendments, a copy of which is attached hereto as **EXHIBIT A**; and

WHEREAS, the conditional Plan Endorsement required the Township to adopt a municipal zoning map and zoning ordinance and resource protection ordinances, as set forth in the Planning Implementation Agreement (PIA), a copy of which is attached hereto as **EXHIBIT B**, within eighteen months of the effective date of the resolution granting the conditional Plan Endorsement; and

WHEREAS, the Commission authorized the conditional Plan Endorsement to become final following the completion of the conditions set forth in the resolution, **EXHIBIT A**, and the PIA, **EXHIBIT B**; and

WHEREAS, the Commission authorized formal amendments to the State Plan Policy Map, as shown in **EXHIBIT C**, to be made effective by the Director of the OPA after the Township revised and adopted its municipal zoning map and zoning ordinance reflecting proposed changes to centers, planning areas, cores, and nodes, adopts resource protection ordinances, and mechanisms are implemented to permanently protect lands outside of sewer service area based on the Lakewood smart growth management plan (SGP); and

WHEREAS, the resolution granting the conditional Plan Endorsement requires an affirmative action by the Commission to extend the conditional Plan Endorsement beyond the initial eighteen month period; and

WHEREAS, the Township submitted a letter to the Commission dated April 20, 2017, a copy of which is attached hereto as **EXHIBIT D**, requesting an additional six months to complete the conditions required for Plan Endorsement set forth in the resolution granting conditional Plan Endorsement, **EXHIBIT A**, and PIA, **EXHIBIT B**, and;

WHEREAS, the Township proposes to complete the required conditions as follows:

- adopt the Master Plan, including circulation element by September 2017
- adopt water conservation and wellhead protection ordinances by September 2017
- adopt a mechanism to permanently protect lands in and around Kettle Creek in accordance with the PIA by August 31, 2017
- adopt zoning ordinance amendments and revisions to zoning map by December 7, 2017

WHEREAS, the Staff and Director of the OPA have reviewed the Township's request for a six-month extension and have been conducting weekly meetings with the Township and the Department of Environmental Protection to monitor the Township's progress towards completing the conditions set forth in the conditional Plan Endorsement, **EXHIBIT A**, and PIA, **EXHIBIT B**; and

WHEREAS, the Staff and Director of the OPA recommend that the Commission grant a four month extension of the conditional Plan Endorsement to the Township based on its satisfactory progress towards meeting the conditions set forth in the conditional Plan Endorsement, **EXHIBIT A**, and PIA, **EXHIBIT B**, but recognizing that more steps need to be taken to fully comply with the conditions for Plan Endorsement; and

WHEREAS, the Commission has reviewed the Township's request for a six-month extension and determined that the Township has made satisfactory progress towards meeting the conditions set forth in the conditional Plan Endorsement, **EXHIBIT A**, and PIA, **EXHIBIT B**.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby adopts the Director's recommendation that the Township is entitled to a four-month extension of time to complete or make substantial progress toward the completion of the requirements of the conditional Plan Endorsement, **EXHIBIT A**, and PIA, **EXHIBIT B**; and

BE IT FURTHER RESOLVED, that the Commission's conditional Plan Endorsement is contingent upon the Township's continued progress on the conditions set forth in the conditional Plan Endorsement, **EXHIBIT A**, and PIA, **EXHIBIT B**; and

BE IT FURTHER RESOLVED, that failure to adopt a municipal zoning map and zoning ordinance and resource protection ordinances, as set forth in the PIA, **EXHIBIT B**, or to make substantial progress toward completion within four months of the effective date of this Resolution will result in the expiration of this conditional Plan Endorsement; and

BE IT FURTHER RESOLVED, that the Director of the OPA shall review the Township's progress towards completing the requirements of the conditions set forth in the conditional Plan Endorsement, **EXHIBIT A**, and PIA, **EXHIBIT B** and make a determination regarding whether the conditional Plan Endorsement should become final or expire at the conclusion of this four month extension; and

BE IT FURTHER RESOLVED, that notwithstanding the above-conditions, the Commission retains the authority to extend the conditional Plan Endorsement and provide more time for completion of these conditions by affirmative vote prior to the expiration of the conditional Plan Endorsement as extended; and

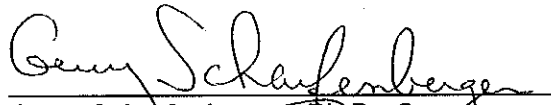
BE IT FURTHER RESOLVED, that the Director of the OPA shall amend the State Plan Policy Map in the Township, as shown in **EXHIBIT C**, once the Township revises and adopts its municipal zoning map and zoning ordinance reflecting proposed changes to centers, planning areas, cores, and nodes, adopts resource protection ordinances, and mechanisms are implemented to permanently protect lands outside of sewer service area based on the Lakewood SGP; and

BE IT FURTHER RESOLVED, that in approving the Township's request for an extension and continuing the conditional Plan Endorsement, it is understood that the Commission's plan endorsement may be revoked if the Commission determines that the Township has made substantial changes to its endorsed plan without adhering to the rules governing Plan Endorsement, N.J.A.C. 5:85-7.1 *et seq.*, and amending the State Plan Policy Map, N.J.A.C. 5:85-8.3 *et seq.*, or substantially violated the terms of its PIA, **EXHIBIT B**, so that the plan of the Township is no longer consistent with the State Plan; and

BE IT FURTHER RESOLVED, that the Chairman of the Commission and the Director of the OPA are hereby authorized to execute such documents and to take such other actions as may be necessary or appropriate for the implementation of this Resolution.

CERTIFICATION

This Resolution was adopted by the New Jersey State Planning Commission at its meeting held on Monday, August 14, 2017. Ayes: (10) John Eskilson, Roberta Lang, Dennis Robinson, Susan Weber, Shing-Fu Hsueh, Bob Martin, Raymond Martinez, Charles McKenna, Sean Thompson, Ed McKenna. Nays: (0). Abstains: (0).


Gerry Schafnberger, Ph.D., Secretary
NJ State Planning Commission

Dated: August 14, 2017



State of New Jersey
NEW JERSEY STATE PLANNING COMMISSION
PO Box 820
TRENTON NJ 08625-0820

CHRIS CHRISTIE
Governor

GERRY SCHARFENBERGER, PH.D.
Director

KIM GUADAGNO
Lieutenant Governor

Resolution No. 2016-01
Page 1 of 4

Date: February 17, 2016

RESOLUTION

**CONDITIONALLY APPROVING THE PETITION FOR PLAN ENDORSEMENT
SUBMITTED BY THE TOWNSHIP OF LAKEWOOD
AND DESIGNATING STATE PLAN MAP AMENDMENTS**

WHEREAS, the State Planning Commission (Commission), pursuant to its responsibilities under the State Planning Act, N.J.S.A. 52:18A-196 *et seq.*, has prepared and adopted a State Development and Redevelopment Plan (State Plan) which includes a State Plan Policy Map; and

WHEREAS, pursuant to its authority under N.J.S.A. 52:18A-203, the Commission has adopted regulations, that establish procedures for filing of Petitions for Plan Endorsement with the Commission, N.J.A.C. 5:85-7.1 *et seq.*, and amending the State Plan Policy Map, N.J.A.C. 5:85-8.3 *et seq.*, for the purpose of encouraging consistency of submitted plans with the goals and policies of the State Plan in order to foster sound and comprehensive planning and cooperation and coordination of planning activities between State agencies and county and local governments; and

WHEREAS, the Township of Lakewood (Township) submitted a Petition for Plan Endorsement (Petition) to the Commission pursuant to the provisions of N.J.A.C. 5:85-7.1 *et seq.*, which includes proposed amendments to the State Plan Policy Map pursuant to the provisions of N.J.A.C. 5:85-8.3 *et seq.*, and subsequently worked with the Office for Planning Advocacy (OPA) and relevant state agencies to revise and supplement these materials and is now seeking approval of its Petition and endorsement of its plan, including:

- a municipal smart growth management plan (SGP)
- a reexamination of the master plan with extensive supporting documents
- a request for designation of a Regional Center, Cores, Nodes and Planning amendments throughout the municipality
- agreed upon sewer service area and approved County Wastewater Quality Management Plan

WHEREAS, the Petition and supporting documents (as revised and supplemented) were received and comprehensively reviewed by the State agencies represented on the Commission; and

WHEREAS, the Commission received comments from the New Jersey Department of Environmental Protection (DEP) acknowledging that there are sensitive resources such as wetlands, transition areas, floodplains, and riparian habitats within the Township's proposed Centers and planning areas designated for further growth (i.e. Metropolitan, Suburban, and Fringe) that fall within the DEP's regulatory jurisdiction and stating that the DEP has not reviewed and identified these resources in site specific detail as part of its review of the Township's Petition; and

WHEREAS, the Commission recognizes the Township's renewed effort to craft a set of municipal plans that embrace many smart growth principles and acknowledges that there are concerns about the sustainability of the Township's projected population growth from a transportation system perspective as well as the carrying capacity of the water supply and wastewater systems, as well as other community infrastructure; and

WHEREAS, the Township and the Staff and Director of the OPA, in consultation with relevant State agencies, have collaborated to delineate a proposed regional center, cores, and node boundaries as shown in the map, **EXHIBIT A** attached hereto; and

WHEREAS, a Planning Implementation Agreement (PIA) in association with this conditional endorsement has been negotiated and agreed upon between the relevant State agencies and Township, a copy of the PIA is attached hereto as **EXHIBIT B**; and

WHEREAS, the Staff and Director of the OPA reviewed the Petition filed by the Township, the comments from the relevant State agencies, and comments from the public and determined that the Petition conditionally meets the goals of the State Plan and will meet the requirements for Plan Endorsement when the following conditions detailed in the PIA are completed by the Township and reviewed and approved by the OPA and relevant state agencies:

- the Township revises and adopts the official zoning map, Township zoning ordinances, and the Master Plan (where necessary), reflecting proposed changes to centers, planning areas, cores, nodes based on the SGP
- the Township adopts protection ordinances, including a Riparian Corridor Ordinance, a Water Conservation Ordinance, and a Wellhead Protection Ordinance
- the Township adopts an updated Circulation Element as part of its Master Plan, which includes a clear statement recognizing the role of state roads for conveying through rather than local traffic, providing access to local businesses on local roads, and acknowledging that the State does not have the funds to widen Route 9 in the foreseeable future and that Lakewood should continue to investigate alternative north-south roadways to lessen the traffic congestion on Route 9
- mechanisms are implemented by the Township to permanently protect lands outside of the sewer service area

WHEREAS, the State Plan Policy Map will only be formally amended upon the Township's successful completion of the above listed conditions; and

WHEREAS, the review of Coastal Area Facility Review Act (CAFRA) consistency pursuant to N.J.A.C 7:7-13.16 will only commence upon formal amendment of the State Plan Policy Map; and

WHEREAS, the Staff and Director of the OPA presented findings of the comprehensive review, including the proposed State Plan Policy Map amendments and the PIA, to the Plan Implementation

Committee (PIC) on January 27, 2016, recommending that the Commission grant conditional Plan Endorsement to the Township; and

WHEREAS, the PIC reviewed and considered the Petition, concurred with the recommendation to conditionally approve the Petition, and moved the Petition for consideration by the full Commission at its next regularly scheduled meeting; and

WHEREAS, the PIC has recommended that the Commission conditionally approve the Petition, grant Plan Endorsement of the plan, with the understanding that continued Plan Endorsement and formal amendment of the State Plan Policy Map relies on the continued satisfaction of the terms of the PIA, **EXHIBIT B** attached hereto, and

WHEREAS, the Commission has determined that: the plan submitted by the Township, including changes to State Plan Policy Map designations and designation of centers as shown in **EXHIBIT A**, is conditionally consistent with the State Plan, provided the terms of the PIA, **EXHIBIT B**, and this Resolution are satisfied.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby affirms the Director's determination that the Petition for Plan Endorsement is consistent with the State Plan and conditionally approves the Petition for Plan Endorsement, thus granting conditional Plan Endorsement to the plan submitted by the Township; and

BE IT FURTHER RESOLVED, that this conditional Plan Endorsement shall take effect upon the passage of this Resolution; and

BE IT FURTHER RESOLVED, that the Commission acknowledges that the PIA:

- memorializes the agreed upon planning implementation mechanisms,
- reflects a commitment, on the part of the Township to continue to implement its plan,
- reflects a commitment, on the part of the relevant State agencies, to provide agreed upon benefits, and
- reflects a commitment, on the part of the Township and the relevant State Agencies, to work together to effectively implement the goals, strategies and policies of the State Plan; and

BE IT FURTHER RESOLVED, that the Commission's conditional Plan Endorsement is contingent upon the Township's continued progress on the PIA, **EXHIBIT B**, including adopting a municipal zoning map and zoning ordinance reflecting proposed changes to centers, planning areas, cores, and nodes, adopting resource protection ordinances, updating the circulation element of the Master Plan, and implementing mechanisms to permanently protect lands outside of sewer service area based on the Lakewood SGP; and

BE IT FURTHER RESOLVED, that that the Commission hereby authorizes the conditional Plan Endorsement to become a final Plan Endorsement upon the Township's adoption of a municipal zoning map and zoning ordinance and resource protection ordinances, as set forth in the PIA, **EXHIBIT B**; and

BE IT FURTHER RESOLVED, that failure to adopt a municipal zoning map and zoning ordinance and resource protection ordinances, as set forth in the PIA, **EXHIBIT B**, within eighteen months of the

Date: February 17, 2016

effective date of this Resolution will result in the expiration of this conditional Plan Endorsement unless the Commission acts affirmatively to extend the conditional Plan Endorsement and provide more time for completion of these conditions; and

BE IT FURTHER RESOLVED, that the Commission hereby authorizes formal amendments to the State Plan Policy Map in the Township, as shown in **EXHIBIT A**, such authorization shall be made effective by the Director of the OPA after the Township revises and adopts its municipal zoning map and zoning ordinance reflecting proposed changes to centers, planning areas, cores, and nodes, adopts resource protection ordinances, and mechanisms are implemented to permanently protect lands outside of sewer service area based on the Lakewood SGP; and

BE IT FURTHER RESOLVED, that the Commission reserves the right to make minor adjustments or corrections to the boundary lines established by the proposed amendment to the State Plan Policy Map in the event that evidence is presented demonstrating the lines were inaccurately drawn; and

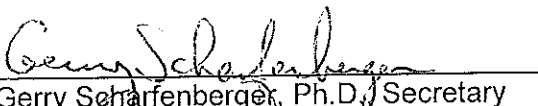
BE IT FURTHER RESOLVED, that notwithstanding the Commission's conditional Plan Endorsement, any proposed development and/or disturbances to the sensitive resources within the Township will be reviewed by the DEP in the permitting stages of any proposed project;

BE IT FURTHER RESOLVED, that in approving the Petition and granting conditional Plan Endorsement, it is understood that the Commission's endorsement may be revoked if the Commission determines that the Township has made substantial changes to its endorsed plan without adhering to the rules governing Plan Endorsement, N.J.A.C. 5:85-7.1 *et seq.*, and amending the State Plan Policy Map, N.J.A.C. 5:85-8.3 *et seq.*, or substantially violated the terms of its PIA, **EXHIBIT B**, so that the plan of the Township is no longer consistent with the State Plan; and

BE IT FURTHER RESOLVED, that the Chairman of the Commission and the Director of the OPA are hereby authorized to execute such documents and to take such other actions as may be necessary or appropriate for the implementation of this Resolution.

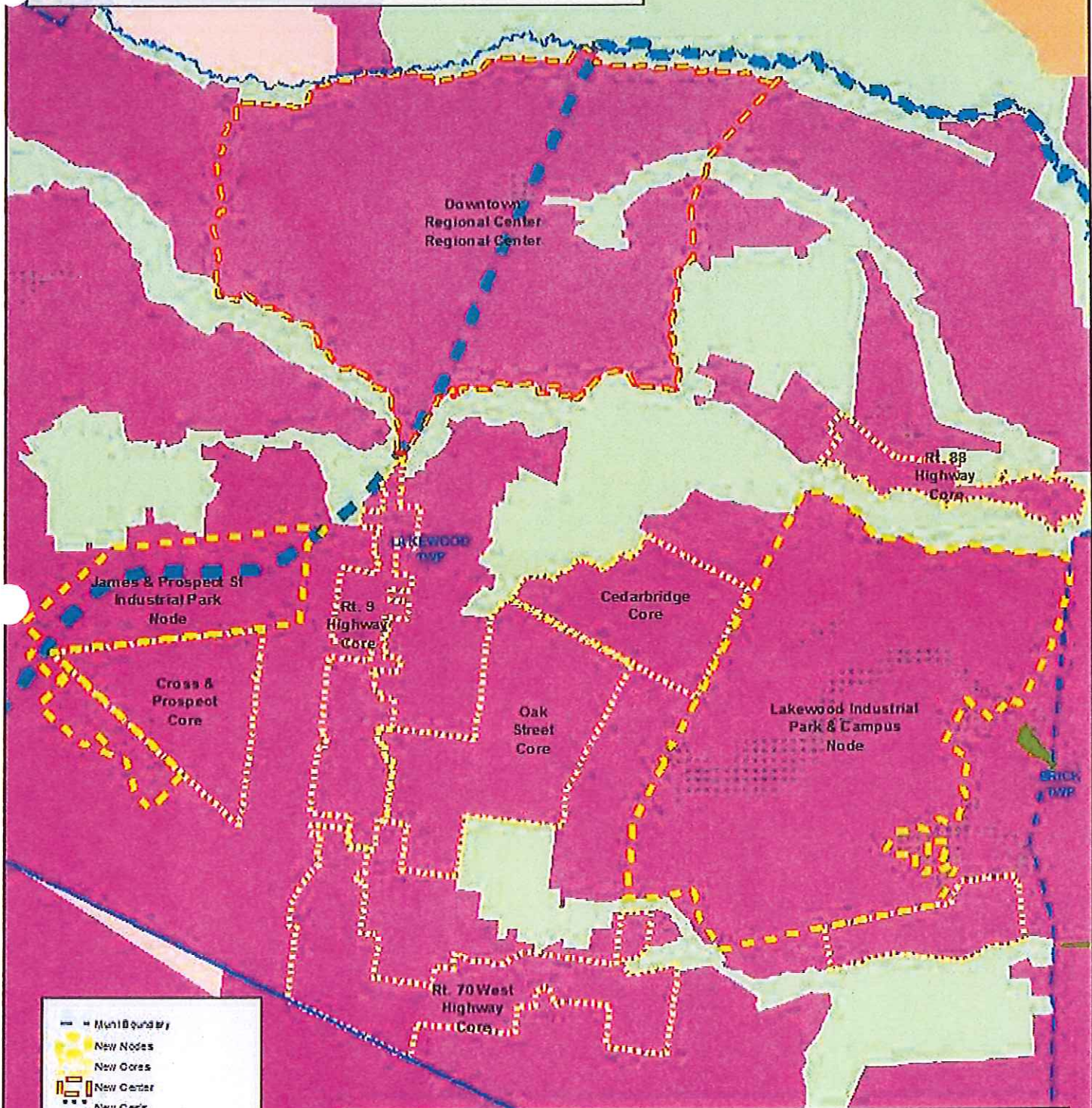
CERTIFICATION

This Resolution was adopted by the New Jersey State Planning Commission at its meeting held on Wednesday, February 17, 2016. Ayes: (9) John Eskilson, Roberta Lang, Dave Vitale, Andy Swords, Shing-Fu Hsueh, Rick Brown, Ray Martinez, Charles McKenna, Don Palombi. Nays: (0). Abstains: (0).


Gerry Scharfenberger, Ph.D., Secretary
NJ State Planning Commission

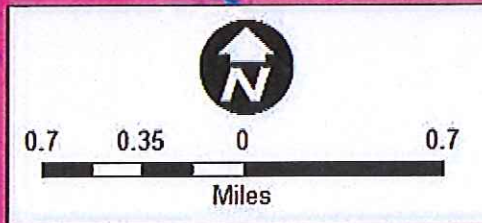
Dated: March 3, 2016

Lakewood Twp. Endorsement SDRP. Exhibit A



- Muni Boundary
- New Nodes
- New Cores
- New Center
- New Cells
- CAFRA Boundary
- Phelands Boundary
- Suburban Planning Area
- Fringe Planning Area
- Rural/Env. Sensitive Pl Area
- Env. Sensitive Planning Area
- Parks & Natural Areas

DOWNS
COVER
TWP



State of New Jersey
DEPARTMENT OF STATE
It's how we do it that counts. It's how we plan. Always.

January, 19, 2016.

MANCHESTER
TWP

#	ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	DELIVERABLE	TIME TABLE
0.1	Update land use and zoning ordinances to reflect agreed upon changes	Lakewood updates land use and zoning ordinances to reflect uses and intensity of development commensurate with their proposed changes to planning areas, designated centers, nodes and cores.			Will be completed within 18 months years after receiving Conditional Plan Endorsement.
0.2	Adopt Protection Ordinances	Lakewood SPM after zoning ordinance is adopted <ul style="list-style-type: none"> • Riparian Corridor Ordinance • Water Conservation Ordinance • Wellhead Protection Ordinance 	DEP offer guidance		Will be addressed after receiving Conditional Plan Endorsement and before SPPM boundary changes and prior to start of CAFRVA review period.
0.3	CAFRVA Consistency	Lakewood submit CAFRVA Consistency Statement to DEP	DEP offer guidance		Will be addressed after receiving Conditional Plan Endorsement and before SPPM boundary changes and prior to start of CAFRVA review period.
0.4	WQMP	Work with the County to complete the municipal chapter of the County Plan	DEP, Ocean County		DEP adopted the Ocean County WQMP with the Lakewood chapter December 2015.

#	ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	DELIVERABLE	TIME TABLE
0.5	Kettle Creek	Lakewood will provide NJDEP with a current list of all municipally-owned parcels which lie outside of the adopted Sewer Service Area mapping within the Kettle Creek watershed, Crystal Lake Preserve area and adjacent to the Mercedeconk River or tributaries. The intent of such list is to identify those parcels which will be permanently preserved either by addition by the Township to the Recreation and Open Space Inventory (ROSI) maintained by the NJDEP Green Acres Program or preserved by a mechanism that is agreed to by NJDEP and the Township for mitigative purposes as may be required by a CAFRA permit issued within the Township. Prior to changes to the State Plan Policy Map, such mechanism will be enacted by Township ordinance, establish a date certain by which such preservation is to take place, and shall be binding upon the Township.	DEP		Will be addressed after receiving Conditional Plan Endorsement and before SPPM boundary changes and prior to start of CAFRA review period.
0.6	Zoning Map and Ordinances	Revise the official zoning map and ordinances based on the Smart Growth Plan	OPA		Will be completed within 1 1/2 years after receiving Plan Endorsement.
0.7	OPA updates SPC Map with amendments from the SPC PE resolution - Centers, Nodes and Planning Area changes	Zoning and protection ordinances adopted by Lakewood	OPA submits map changes to the State Register		Shortly after Lakewood updates the Land Use ordinance and Zoning Maps.
0.8	CAFRA Consistency	Lakewood submit CAFRA Consistency Statement	After SPC resolution adopted, OPA submits map changes to th State Register		Within 30 days after Lakewood Updates zoning and OPA updates State Plan Map resolution
0.9	Water Supply Management	Lakewood Twp. coordinates with Lakewood Township NUA and New Jersey American Water to develop a 10 year plan to ensure adequate water supply, including adequate firm capacity, for existing development and future growth.	DEP offer guidance and technical support including a template and designate a single point of contact to assist the Township		1 - 2 years
I. General					

#	ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	DELIVERABLE	TIME TABLE
1.1	NJDEP consideration of SPPM changes for use in CAFRA.	Zoning changes and zoning map changes that reflect SPC map changes By a date agreed upon between the SPC and the Township and biannually thereafter and within 6 months after adoption of any new or significant change to the reexamination report, land use ordinance or other planning documents submitted as part of the Plan Endorsement. Biennially, Lakewood Township shall submit a report to OPA and the public concerning the terms of this PIA and related efforts pursuant to NJAC 5:85-7.12(c).	OPA will provide a template		NJDEP will complete review and publish a notice of the review findings within 90 days of the SPPM changes
1.2	Plan Endorsement biannual review	Coordinate with planning efforts of adjoining municipalities, the County and State and regional planning efforts particularly concerning regional planning, transportation, economic development, tourism, natural resource protection and open space and recreation.	County Planning Board, OPA, DOT, DEP, NJ Transit		Ongoing
1.3	Inter-governmental coordination				Ongoing
1.4	Center, Node, Core boundary modifications	As part of the biannual review the State Planning Commission agrees to reevaluate boundaries based on implementation of the PIA.	County Planning Board, OPA, DOT, DEP, NJ Transit		Ongoing

#	ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	DELIVERABLE	TIME TABLE
2.1	Master Plan	Review and update Master Plan goals and objectives as directed by the M.L.U. The remaining elements need to be updated to reflect the community vision that was conducted as well as the Growth Management Plan and including Center Boundaries, update: C. Circulation D. Housing E. Historic Preservation F. Community Facilities G. Utilities H. Economic Development I. Conservation of Open Space			Reexamination will be as required by the M.L.U.
2.2	Impact Fees	Implement provisions of the Unified Development Ordinance to promote Township affordable housing goals and the use of impact fees for authorized development by the Township Committee. While laudable efforts have protected the Strand Theater and Georgian Court, the Township lacks a comprehensive framework to protect the stock of historic buildings particularly in downtown. It is recommended that the Township incorporate into its Master Plan an Historic Preservation Element.			6 months
2.3	Historic Preservation Element	Continue to review the needs of community facilities to determine the need for replacement or additions including, but not limited to: schools, fire substations, police station, highway department and recreational facilities.	OPA and DEP as appropriate		2-3 years
2.4	Community Facilities	Encourage educational programs for conservation of lands, historic resources, community facilities and local businesses.	OPA and DEP		2-3 years
2.5	Educational Programs	Establish a continuing program for re-evaluating the policies established by the Land Use Plan Element	County		Ongoing
2.6	Plan Review				
3.	Housing				

#	ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	DELIVERABLE	TIME TABLE
3.1	Projected Need for Affordable Housing	In light of the Township's rapid growth and development, and the concerns mentioned during public review of the SCP, Lakewood will ensure that they adhere to the Fair Housing Act.	Courts as well as Local, County, State, Federal government if applicable.		Ongoing. To be reported in the biennial review
3.2	Rehabilitation	Consider partnering with Ocean County to utilize resources like tax abatement and CDBG funding to rehabilitate the aging housing stock.	Ocean County		2-3 years
3.3	Housing Mixture	Identify opportunities to create diverse housing mixture and affordable housing in the centers.	HMFVA as well as Local, County, State, Federal government as applicable.		Ongoing
3.4	Housing - Affordable Housing Sites	Ensure that any new sites identified for affordable housing be free of environmental constraints that would render them not developable as described in the amended Draft Housing Element and Fair Share Plan and applicable regulations.	Courts as well as Local, County, State, Federal government as applicable.		Ongoing
3.5	Ensure compliance with the affirmative marketing requirements of N.J.A.C. 5:80-26.1 et seq.	There were a number of public comments made during the public comment period of the SCP that not all affordable housing was marketed fairly. The biannual report should address steps being taken to ensure that it is.	Courts as well as Local, County, State, Federal government if applicable.		Ongoing. To be reported in the biannual review
4. Open Space/Recreation					
4.1	Open Space Plan & Update ROSI	Continually prioritize high value open space lands for acquisition. Implement the Open Space Plan Element of the Township Master Plan that identifies parcels for potential acquisition.	Ocean County and DEP Green Acres		Ongoing as acquisitions are made or when plans change.
4.2	Pedestrian Linkages	Design, obtain funding and construct the trail network and pedestrian linkages with assistance provided by Environmental Commission.	DOT, County		1-5 years
4.3	Open Space Linkages	Create linkages between open space and recreation sites.	DEP		2 years
4.4	Non-contiguous Cluster Ordinance	Create and implement a Non-contiguous Cluster Ordinance that will preserve land in Lakewood.	OPA and DEP		1.5 years
5.1	Natural Resource Inventory	Update the Natural Resource Inventory that was produced during Plan Endorsement with assistance provided by the Environmental Commission.	DEP		Ongoing as acquisitions are made and new environmental data is available.

#	ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	DELIVERABLE	TIME TABLE
5.2	Stream Corridor Protection Plan	Create and implement a Stream Corridor Protection Plan to protect waterways located within the Township.	DEP		2-5 years
6. Transportation and Circulation					
6.11	The Circulation Element of the Master Plan should be updated.	<p>The Township shall propose a detailed circulation strategy that describes circulation patterns and justifies how these proposals would help enhance mobility without negatively impacting pedestrians.</p> <p>The updated Circulation Element should include a clear statement that recognizes the role of state roads for conveying through rather than local traffic. The plan should provide access to local businesses on local roads.</p> <p>The statement should acknowledge that the State does not have the funds to widen Route 9 in the foreseeable future and that Lakewood has investigated alternative north-south roadways to lessen the traffic congestion on Route 9. More details are needed.</p> <p>It is also important that the plan integrates existing bus and shuttle services to address capacity issues.</p>	DOT, NJ TRANSIT & OPA	Circulation Element	1 year
6.15	Implement the Parking Study funded through the OPA Smart Growth Grant	Ensure that opportunities for growth do not impede the ability to construct and to effectively address parking. Utilize best TOD and center-based design strategies.	DOT & NJ TRANSIT		2-5 years

#	ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	DELIVERABLE	TIME TABLE
6.2	Work with NJDOT (and NJT where service is involved) to specifically adopt a Complete Streets policy that recognizes pedestrian and their needs to access transit, jobs, and neighborhoods. The complete streets approach begins with an understanding that land use and transportation are integral to one another and planning needs to operate with that understanding.	As circulation plans are developed follow NJ DOT's policy to enable safe access and mobility of pedestrians, bicyclists, transit users of all ages and abilities, in addition to motorists that should be developed with context-sensitivity and a firm understanding that Land Use and Circulation planning are integrated with the other; specifically, adopt a Complete Streets policy.	DOT & NJ TRANSIT		Lakewood adopted a Complete Streets policy on October 17, 2013
6.2.5	Work with NJT to implement appropriate Express Bus service along Route 9.	Develop an implementable plan to improve Express Bus service along Route 9.	NJ TRANSIT		2-5 years
6.3	TOD Development	Develop and utilize best TOD and center-based design strategies where appropriate.	DOT & NJ TRANSIT		2-5 years
6.4	Access Management	Continue to work with NJTPA, NJ DOT and Toms River to address access management planning along Route 9 and other state highways. As part of the Circulation Plan update, incorporate a strategy for dealing with retail, commercial or truck freight traffic along state, county and municipal roadways as it relates to existing and future land use patterns.	DOT in conjunction with NJTPA's Route 9 corridor study		2-5 years
6.5	Goods movement	As part of the Circulation Plan update, incorporate a strategy to utilize transportation demand management (TDM) measures for trip reduction where applicable, such as ridesharing, vanpooling, transit and park-and-rides	DOT in conjunction with NJTPA's Route 9 corridor study		1-5 years
6.6	Transportation Demand Management (TDM)		NJTPA, Greater Mercer TMA, NJ TRANSIT and DOT in conjunction with NJTPA's Route 9 corridor study		1-5 years

#	ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	DELIVERABLE	TIME TABLE
6.7	Transportation - Route 9 right of way	The Township will implement land use controls consistent with the desirable typical section (DTS) for Route 9 in the Access Code. The Township's HD zoning along Route 9 south of downtown provides for setbacks to help preserve a right of way for future Route 9 widening. However, based on field observation, there appears to be significant development close to the highway. The Township shall provide copies of variances and other provisions that have allowed for encroaching development.	OPA and DOT		1 year
6.8	Airport Activities	Prepare a discussion in the Land Use Element of the Master Plan that describes appropriate land uses adjacent to the airport. The role the airport plays should also be discussed in the Circulation Element. Market the airport for greater economic development in the Township.	DOT		1 year
6.9	Mass Transit Improvements	Remain actively engaged with NJ Transit & Ocean County to explore mass transit options.	NJ Transit & Ocean County		2-5 years
6.9	Lakewood TID	Implement the TID	Lakewood, DOT		Ongoing
7. Infrastructure					
7.1	Stormwater Management Plan	The Township will adopt a stormwater management ordinance and implement its stormwater management program in accordance with NJDEP regulations.	DEP and Ocean County		1 year
7.2	Wetland Protection Plan	Create and implement a Wetland Protection Plan to protect water supply wells.	DEP		2 years
8. Economic Development					
8.1	Urban Enterprise Zone	Continue to actively promote the UEZ programs (employment, financial, public safety).			Ongoing
8.2	Business Retention/Expansion	Foreign Trade Zone, Industrial Park and Cedar Bridge Corporate Campus.	EDA		Ongoing
8.3	Revolving Loan Fund	Ensure that the revolving loan fund is promoting small business development with assistance provided by the Chamber of Commerce.	EDA		Ongoing

#	ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	DELIVERABLE	TIME TABLE
8.4	Tourism	Maximize the net capture of visitors to State, County and local open space areas.	DEP EDA, OPA, NPP, HUD, CDBG and DOT		Ongoing
8.5	Financial Assistance	Apply for public and private community development grants	OPA, County		Ongoing
8.6	Entertainment/ retail/ restaurant	Identify further retail opportunities adjacent to the BlueClaws stadium.			1 year
8.7	Farmers Market	Promote the creation of a Farmers Market to promote the Jersey Fresh brand in the Regional Center.	DOA		1 year
9. Creating a Sense of Place					
9.1	Strengthen Regional Center Identity	Build upon Lakewood's economic and cultural identity to establish a destination for Ocean County and Monmouth Counties.	DOT, DEP and OPA		5 years
9.2	Streetscape Design	Develop a streetscape design, which includes signage to identify the Center.	DOT, Ocean County and OPA		2 years
9.3	Destination Guide	Publish an easy to use destination guide that lists events and places of interest to market the Regional Center	Ocean County		2 years, ongoing
9.4	Educational Programs	Encourage educational programs for conservation of lands, historic resources, community facilities and local businesses.	SHPO		Ongoing
9.5	Transit Station	Examine land uses around the proposed rail station and propose transit-oriented development.	NJ Transit—DOT, Transit Village Initiative, OPA		2-5 years

#	ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	DELIVERABLE	TIME TABLE
0.1	Update land use and zoning ordinances to reflect agreed upon changes	Lakewood updates land use and zoning ordinances to reflect uses and intensity of development commensurate with their proposed changes to planning areas, designated centers, nodes and cores.			Will be completed within 18 months or 1 1/2 years after receiving Conditional Plan Endorsement.
0.2	Adopt Protection Ordinances	Lakewood SPM after zoning ordinance is adopted <ul style="list-style-type: none"> • Riparian Corridor Ordinance • Water Conservation Ordinance • Wellhead Protection Ordinance 	DEP offer guidance		Will be addressed after receiving Conditional Plan Endorsement and before SPPM boundary changes and prior to start of CAFRA review period.
0.3	CAFRA Consistency	Lakewood submit CAFRA Consistency Statement to DEP	DEP offer guidance		Will be addressed after receiving Conditional Plan Endorsement and before SPPM boundary changes and prior to start of CAFRA review period.
0.4	WQMP	Work with the County to complete the municipal chapter of the County Plan	DEP, Ocean County		DEP adopted the Ocean County WQMP with the Lakewood chapter December 2015.
0.5	Kettle Creek	Lakewood will provide NJDEP with a current list of all municipally-owned parcels which lie outside of the adopted Sewer Service Area mapping within the Kettle Creek watershed, Crystal Lake Preserve area and adjacent to the Merecoonk River or tributaries. The intent of such list is to identify those parcels which will be permanently preserved either by addition by the Township to the Recreation and Open Space Inventory (ROSI) maintained by the NJDEP Green Acres Program or preserved by a mechanism that is agreed to by NJDEP and the Township for mitigative purposes as may be required by a CAFRA permit issued within the Township. Prior to changes to the State Plan Policy Map, such mechanism will be enacted by Township ordinance, establish a date certain by which such preservation is to take place, and shall be binding upon the Township.	DEP		Will be addressed after receiving Conditional Plan Endorsement and before SPPM boundary changes and prior to start of CAFRA review period.
0.6	Adopt Zoning Map and Ordinances	Revise the official zoning map and ordinances based on the Smart Growth Plan	OPA		Will be completed within 18 months or 1 1/2 years after receiving Conditional Plan Endorsement.

#	ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	DELIVERABLE	TIME TABLE
0.7	OPA updates SPC Map with amendments from the SPC PE resolution - Centers, Nodes and Planning Area changes	Zoning and protection ordinances adopted by Lakewood	OPA submits map changes to the State Register		Shortly after Lakewood updates the Land Use ordinance and Zoning Maps.
0.8	CAFRA Consistency	Lakewood submit CAFRA Consistency Statement	After SPC resolution adopted, OPA submits map changes to th State Register		Within 30 days after Lakewood Updates zoning and OPA updates State Plan Map resolution
0.9	Water Supply Management Plan	Lakewood Twp. coordinates with Lakewood Township MUA and New Jersey American Water to develop a 10 year plan to ensure adequate water supply, including adequate firm capacity, for existing development and future growth.	DEP offer guidance and technical support including a template and designate a single point of contact to assist the Township		1 - 2 years
1. General					
1.1	NJDEP consideration of SPPM changes for use in CAFRA.	Zoning changes and zoning map changes that reflect SPC map changes			NJDEP will complete review and publish a notice of the review findings within 90 days of the SPPM changes
1.2	Plan Endorsement biannual review	By a date agreed upon between the SPC and the Township and biannually thereafter and within 6 months after adoption of any new or significant change to the reexamination report, land use ordinance or other planning documents submitted as part of the Plan Endorsement. Biennially, Lakewood Township shall submit a report to OPA and the public concerning the terms of this PIA and related efforts pursuant to NJAC 5:85-7.12(c).	OPA will provide a template		Ongoing
1.3	Inter-governmental coordination	Coordinate with planning efforts of adjoining municipalities, the County and State and regional planning efforts particularly concerning regional planning, transportation, economic development, tourism, natural resource protection and open space and recreation.	County Planning Board, OPA, DOT, DEP, NJ Transit		Ongoing
1.4	Center, Node, Core boundary modifications	As part of the biannual review the State Planning Commission agrees to reevaluate boundaries based on implementation of the PIA.	County Planning Board, OPA, DOT, DEP, NJ Transit		Ongoing

#	ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	DELIVERABLE	TIME TABLE
2.1	Master Plan	<p>Review and update Master Plan goals and objectives as directed by the M.L.U.L. The remaining elements need to be updated to reflect the community vision that was conducted as well as the Growth Management Plan and including Center Boundaries, update:</p> <ul style="list-style-type: none"> C. Circulation D. Housing E. Historic Preservation F. Community Facilities G. Utilities H. Economic Development I. Conservation of Open Space 			Reexamination will be as required by the M.L.U.L.
2.2	Impact Fees	<p>Implement provisions of the Unified Development Ordinance to promote Township affordable housing goals and the use of impact fees for authorized development by the Township Committee.</p> <p>While laudable efforts have protected the Strand Theater and Georgian Court, the Township lacks a comprehensive framework to protect the stock of historic buildings particularly in downtown. It is recommended that the Township incorporate into its Master Plan an Historic Preservation Element.</p>			6 months
2.3	Historic Preservation Element	<p>Continue to review the needs of community facilities to determine the need for replacement or additions including, but not limited to: schools, fire substations, police station, highway department and recreational facilities.</p>	OPA and DEP as appropriate		2 -3 years
2.4	Community Facilities	<p>Encourage educational programs for conservation of lands, historic resources, community facilities and local businesses.</p>	OPA and DEP		2-3 years
2.5	Educational Programs	<p>Establish a continuing program for re-evaluating the policies established by the Land Use Plan Element</p>	County		
2.6	Plan Review				Ongoing
3. Housing					
3.1	Projected Need for Affordable Housing	<p>In light of the Township's rapid growth and development, and the concerns mentioned during public review of the SGP, Lakewood will ensure that they adhere to the Fair Housing Act.</p>	Courts as well as Local, County, State, Federal government if applicable.		Ongoing, To be reported in the biennial review
3.2	Rehabilitation	<p>Consider partnering with Ocean County to utilize resources like tax abatement and CDBG funding to rehabilitate the aging housing stock.</p>	Ocean County		2-3 years
3.3	Housing Mixture	<p>Identify opportunities to create diverse housing mixture and affordable housing in the centers.</p>	HMFA as well as Local, County, State, Federal government as applicable.		Ongoing

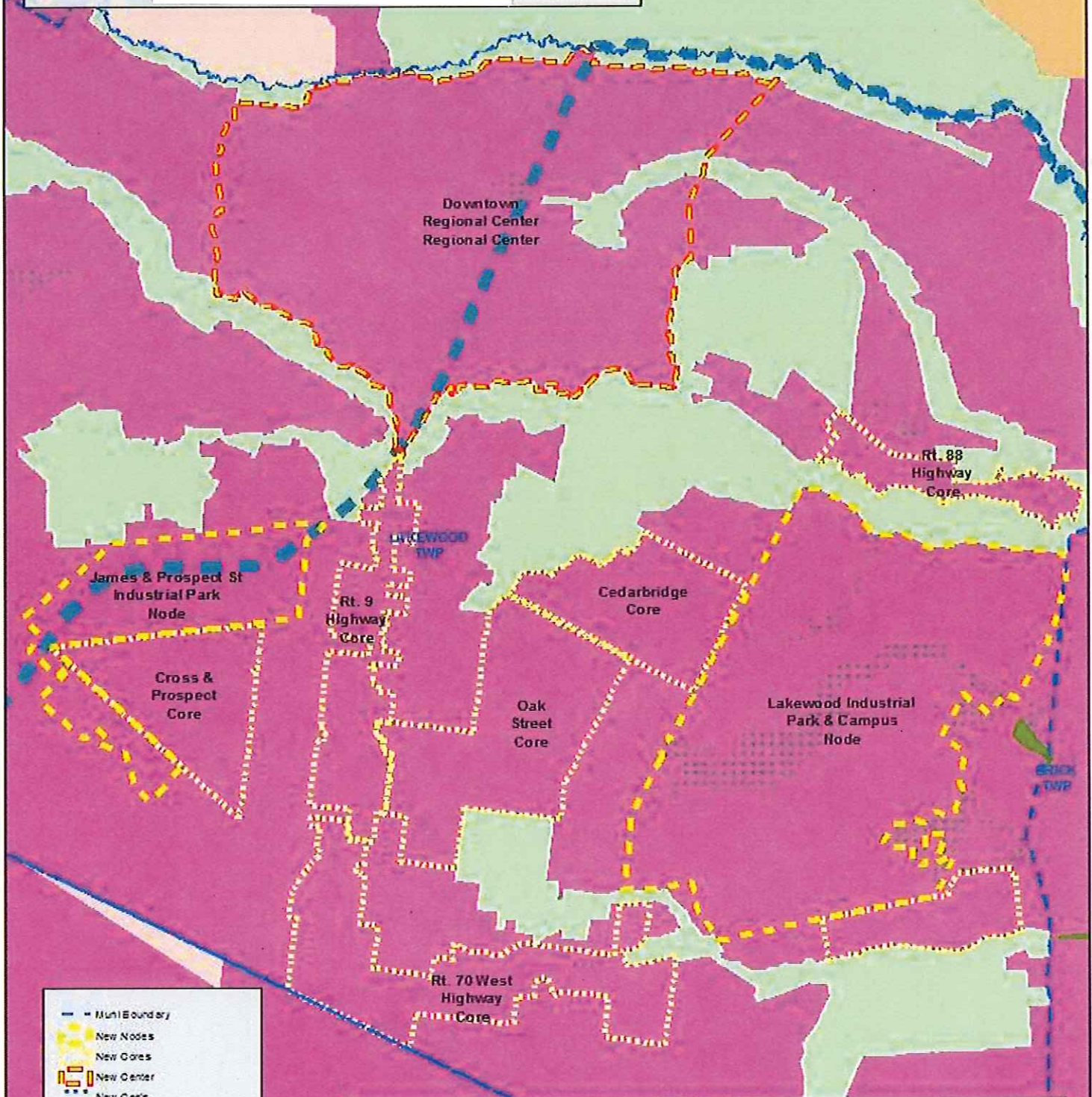
#	ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	DELIVERABLE	TIME TABLE
3.4	Housing - Affordable Housing Sites	Ensure that any new sites identified for affordable housing be free of environmental constraints that would render them not developable as described in the amended Draft Housing Element and Fair Share Plan and applicable regulations.	Courts as well as Local, County, State, Federal government as applicable.		Ongoing
3.5	Ensure compliance with the affirmative marketing requirements of N.J.A.C. 5:80-26.1 et seq.	There were a number of public comments made during the public comment period of the SCP that not all affordable housing was marketed fairly. The biannual report should address steps being taken to ensure that it is.	Courts as well as Local, County, State, Federal government if applicable.		Ongoing, To be reported in the biannual review
4. Open Space/Recreation					
4.1	Open Space Plan & Update ROSI	Continually prioritize high value open space lands for acquisition. Implement the Open Space Plan Element of the Township Master Plan that identifies parcels for potential acquisition.	Ocean County and DEP-Green Acres		Ongoing as acquisitions are made or when plans change.
4.2	Pedestrian Linkages	Design, obtain funding and construct the trail network and pedestrian linkages with assistance provided by Environmental Commission.	DOT, County		1-5 years
4.3	Open Space Linkages	Create linkages between open space and recreation sites.	DEP		2 years
4.4	Non-contiguous Cluster Ordinance	Create and implement a Non-contiguous Cluster Ordinance that will preserve land in Lakewood.	OPA and DEP		1.5 years
5. Natural Resource					
5.1	Natural Resource Inventory	Update the Natural Resource Inventory that was produced during Plan Endorsement with assistance provided by the Environmental Commission.	DEP		Ongoing as acquisitions are made and new environmental data is available.
5.2	Stream Corridor Protection Plan	Create and implement a Stream Corridor Protection Plan to protect waterways located within the Township.	DEP		2-5 years
6. Transportation and Circulation					

#	ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	DELIVERABLE	TIME TABLE
6.11	Update the Circulation Element of the Master Plan	<p>The Township shall propose a detailed circulation strategy that describes circulation patterns and justifies how these proposals would help enhance mobility without negatively impacting pedestrians.</p> <p>The updated Circulation Element should include a clear statement that recognizes the role of state roads for conveying through rather than local traffic. The plan should provide access to local businesses on local roads.</p> <p>The statement should acknowledge that the State does not have the funds to widen Route 9 in the foreseeable future and that Lakewood has investigated alternative north-south roadways to lessen the traffic congestion on Route 9. More details are needed.</p> <p>It is also important that the plan integrates existing bus and shuttle services to address capacity issues.</p>	DOT, NJ TRANSIT & OPA	Circulation Element	1 year
6.15	Implement the Parking Study funded through the OPA Smart Growth Grant	<p>Ensure that opportunities for growth do not impede the ability to construct and to effectively address parking. Utilize best TOD and center-based design strategies.</p>	DOT & NJ TRANSIT		2-5 years
6.2	Work with NJDOT (and NJT where service is involved) to specifically, adopt a Complete Streets policy that recognizes pedestrian and their needs to access transit, jobs, and neighborhoods. The complete streets approach begins with an understanding that land use and transportation are integral to one another and planning needs to operate with that understanding.	<p>As circulation plans are developed follow NJ DOT's policy to enable safe access and mobility of pedestrians, bicyclists, transit users of all ages and abilities, in addition to motorists that should be developed with context-sensitivity and a firm understanding that Land Use and Circulation planning are integrated with the other.; specifically, adopt a Complete Streets policy.</p>	DOT & NJ TRANSIT	Lakewood adopted a Complete Streets policy on October 17, 2013	
6.25	Work with NJT to implement appropriate Express Bus service along Route 9.	Develop an implementable plan to improve Express Bus service along Route 9.	NJ TRANSIT		2-5 years
6.3	TOD Development	Develop and utilize best TOD and center-based design strategies where appropriate.	DOT & NJ TRANSIT		2-5 years
6.4	Access Management	Continue to work with NJTPA, NJ DOT and Toms River to address access management planning along Route 9 and other state highways.	DOT in conjunction with NJTPA's Route 9 corridor study		2-5 years

#	ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	DELIVERABLE	TIME TABLE
6.5	Goods movement	As part of the Circulation Plan update, incorporate a strategy for dealing with retail, commercial or truck freight traffic along state, county and municipal roadways as it relates to existing and future land use patterns.	DOT in conjunction with NJTPA's Route 9 corridor study		1.5 years
6.6	Transportation Demand Management (TDM)	As part of the Circulation Plan update, incorporate a strategy to utilize transportation demand management (TDM) measures for trip reduction where applicable, such as ridesharing, vanpooling, transit and park-and-rides	NJTPA, Greater Mercer TMA, NJ TRANSIT and DOT in conjunction with NJTPA's Route 9 corridor study		1.5 years
6.7	Transportation - Route 9 right of way	The Township will implement land use controls consistent with the desirable typical section (DTS) for Route 9 in the Access Code. The Township's HD zoning along Route 9 south of downtown provides for setbacks to help preserve a right of way for future Route 9 widening. However, based on field observation, there appears to be significant development close to the highway. The Township shall provide copies of variances and other provisions that have allowed for encroaching development.	OPA and DOT		1 year
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7.1	Stormwater Management Plan	The Township will adopt a stormwater management ordinance and implement its stormwater management program in accordance with NJDEP regulations.	DEP and Ocean County		1 year
7.2	Wellhead Protection Plan	Create and implement a Wellhead Protection Plan to protect water supply wells.	DEP		2 years
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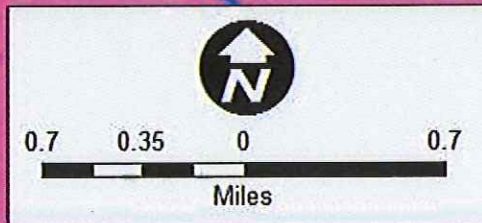
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Lakewood Twp. Endorsement SDRP. EXHIBIT C



- Muni Boundary
- New Nodes
- New Cores
- New Center
- New Ccs's
- CAFRA Boundary
- Pinelands Boundary
- Suburban Planning Area
- Fringe Planning Area
- Rural/Env. Sensitive Pl. Area
- Env. Sensitive Planning Area
- Parks & Natural Areas

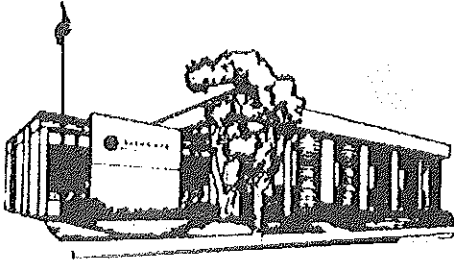
TOM'S RIVER TWP



STATE OF NEW JERSEY
DEPARTMENT OF STATE
New Jersey Business Action Center Office for Planning Advisory

January, 19, 2016.

MANCHESTER TWP



Township of Lakewood

MUNICIPAL BUILDING
231 THIRD STREET
LAKEWOOD, NEW JERSEY 08701
732-364-2500 • FAX: 732-994-4568



OFFICE OF THE MUNICIPAL MANAGER
Thomas L. Henshaw

Gerard Scharfenberger, Ph.D., Director
NJ State Planning Commission
33 West State Street, 4th Floor
PO Box 820
Trenton, NJ 08625-0820

April 20, 2017
Via email and first class mail
(Gerard.Scharfenberger@sos.nj.gov)

Re: **Plan Endorsement**
Township of Lakewood

Dear Mr. Scharfenberger:

On behalf of the governing body of the Township of Lakewood please accept this letter outlining the progress the municipality has made in addressing the conditions of the grant of Plan Endorsement and the Planning Implementation Agreement (PIA). As outlined below, the Township has undertaken efforts to fulfill the conditions of the approval and has made significant progress. However, additional time may be required to address some of the PIA items, including adopting of the required zoning ordinances. The specific items are detailed herein.

You will recall that the State Planning Commission conditionally approved Lakewood's petition for plan endorsement on February 17, 2016, by Resolution 2016-01. The adopted resolution indicates that the town's petition conditionally meets the goals of the State Plan and will achieve final Plan Endorsement when the following conditions in the PIA are completed:

- Adoption of a revised zoning map, zoning ordinance amendments, and Master Plan;
- Adoption of environmental protection ordinances;
- Adoption of an updated Circulation Element as part of the Master Plan; and,
- Adoption of mechanisms to permanently protect lands outside the sewer service area.

The resolution stated that the above conditions must be adopted within 18 months of the effective date of the resolution. The resolution also stated the State Planning Commission may "extend the conditional plan Endorsement and provide more time for the completion" of the conditions.

In that regard we submit the following information as to the status and progress toward completion of the conditions of said approval.



Re: Plan Endorsement
Township of Lakewood

1. Master Plan and Zoning Ordinances

In January 2016, the Township authorized T&M Associates to prepare a comprehensive update of the Master Plan. The new master plan will establish the planning foundation for the zoning amendments implementing the centers, planning areas, cores and nodes of the Lakewood Smart Growth Plan. Shortly thereafter, the Township Committee established a Master Plan Advisory Committee to oversee the development of the plan. The Master Plan Advisory Committee, chaired by the Planning Board chairman, held its first meeting in May 2016 and reviewed a Background Study prepared by T&M Associates. The background study provides a comprehensive review of the demographics, land use, circulation, natural resources and community facilities of the municipality as a basis for the update to the current master plan.

Subsequently, the Master Plan Advisory Committee formed a series of subcommittees to focus on the major issues and subject areas of the plan, facilitate community outreach, and formulate recommendations for the master plan. The following subcommittees were formed: Open Space, Circulation, Downtown, Housing Density and Senior Issues. The subcommittees met on numerous occasions in late 2016 and early 2017 and have submitted written reports listing recommendations for the full Master Plan Advisory Committee's consideration. The Master Plan Advisory Committee will meet on May 3rd to review the recommendations and reports of the subcommittees, which serve as the foundation of the draft Master Plan. It is anticipated that the Master Plan Advisory Committee will meet in mid to late June to review a draft master plan and forward the draft to the Planning Board for public hearing.

2. **Environmental Protection Ordinances.** The Township Committee authorized T&M Associates on March 2, 2017, to prepare the required environmental protection ordinances for introduction and adoption. Draft wellhead protection, water conservation, and riparian corridor ordinances have been prepared and submitted to the Township Attorney for review. It is our understanding that the Township has scheduled the ordinances for introduction (i.e. first reading) on April 20.
3. **Circulation Element.** An updated circulation plan element will be prepared as part of the master plan. The updated circulation will include the recommendations formulated by the Transportation subcommittee. The Township Committee also has authorized Maser Consulting to conduct a series of workshops focusing on solutions and ideas to relieve traffic problems throughout the municipality. This additional study is currently in progress and the Township anticipates the findings of the study will be incorporated into the updated Circulation Element.
4. **Mechanisms to Protect Lands outside the sewer service area.** Lakewood will shortly begin discussion with NJDEP to review mechanisms to protect lands located outside of the approved sewer service areas, including the area proximate to the Kettle Creek, including an ordinance to allow non-contiguous clustering. The preparation of the non-contiguous clustering ordinance was authorized by the Township Committee on March 2, 2017. Prior to introduction of the ordinance Lakewood Township will consult with the NJDEP and NJ OPA concerning the provisions of the draft ordinance.

Re: Plan Endorsement
Township of Lakewood

5. Other Planning Implementation Agreement (PIA) Items

Although not due by August, some of the items in the PIA will be addressed as part of the comprehensive master plan update. Those items include: Historic Preservation Plan, Community Facilities Plan land use issues related to the airport and an update to the conservation plan. Other items in the PIA are on-going.

Extension Request:

The extensive public outreach process associated with the preparation of the master plan including public meetings of the Master Plan Advisory Committee and its various subcommittees has added to the time required to complete the master plan. While time-consuming, Lakewood feels that the involvement of numerous stakeholders and additional citizen input will be beneficial to the overall planning effort and establish a sound foundation for the ordinances implementing the plan.

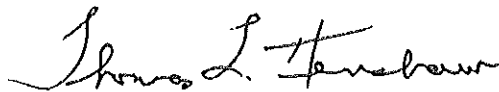
Therefore, Lakewood Township requests the State Planning Commission grant a six (6) month extension for completion of the conditions of Plan Endorsement that were otherwise required to be completed by August 2017 and proposes the following schedule for the completion of these items within the requested extension period:

- Adoption of the Master Plan (including the circulation element) - September 2017.
- Adoption of environmental protection ordinances - September 2017.
- Adoption of mechanism to permanently protect lands outside the sewer service area - December 2017.
- Adoption of the Zoning Ordinance amendments and revisions to the Zoning Map - February 2018.

As shown, the Township has been following through in a diligent manner on the Master Plan effort and implementation of the required PIA items. However, additional time will be required to complete the master plan and adopt the requisite ordinances. Therefore Lakewood requests that the Commission grant a modest extension to complete these items.

Please contact my office if there are any questions concerning this letter. Thank you for your time and attention to this matter.

Very truly yours,



Thomas Henshaw
Township Manager

cc: Township Committee
Steven Secare, Esq.
Township Clerk
Justin Flancbaum, Chairman, Master Plan Advisory Committee
Yechiel Herzl, Chairman, Planning Board