



*State of New Jersey*  
NEW JERSEY STATE PLANNING COMMISSION  
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CHRIS CHRISTIE  
*Governor*

GERRY SCHARFENBERGER, PH.D.  
*Director*

KIM GUADAGNO  
*Lieutenant Governor*

Resolution No. 2016-01  
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Date: February 17, 2016

**R E S O L U T I O N**

**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

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

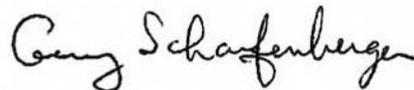
**BE IT FURTHER RESOLVED**, that notwithstanding the Commission's conditional Plan Endorsement, any proposed development and/or disturbances to the sensitive resources within the Township will be reviewed by the DEP in the permitting stages of any proposed project;

**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).



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

Dated: March 3, 2016