



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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DONNA A. RENDEIRO
Executive Director/Secretary

MEMORANDUM

TO: Plan Implementation Committee
FROM: Donna Rendeiro
RE: Proposed Lakewood Map Amendment
DATE: March 17, 2021

As you may know, the Township of Lakewood was endorsed in January, 2018. For some time now, the Office of Planning Advocacy has been working with the Township on their biennial review.

As part of their biennial review, the Township requested an additional Industrial Node between the Garden State Parkway and the border with the Township of Brick. When the matter came before the Plan Implementation Committee in August, 2020, the Township of Brick expressed concern over ingress and egress to the property and the traffic implications that the proposed development would have on the Township. Both Townships share a paper street and access to County Road 528 also known as Cedar Bridge Road .

In addition, it was noted that in addition to the property is located in a CAFRA zone, there was also a block and lot that was included in the Township's ROSI that should be excluded from the Node. Since that time, the subject block and lot has been removed.

Also, since that time, numerous discussions were held among an adjacent property owner, the County and both Townships to discuss possible solutions. While no definitive solution has been identified to date, all governmental parties recognize that progress has been made, believe that a solution can be reached and agree that the designation of the Industrial Node can move forward.

In light of the above, I concur with the recommendation of OPA's Area Planner that this Industrial Node should be granted.