

#	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 comensurate 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 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.

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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 Metedeconk 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 ammendments 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 adoped, 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 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					

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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 implemenation of the PIA.	County Planning Board, OPA, DOT, DEP, NJ Transit		Ongoing

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2.1	Master Plan	Review and update Master Plan goals and objectives as directed by the MLUL. 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.L.
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.			6 months
2.3	Historic Preservation Element	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.	OPA and DEP as appropriate		2 -3 years
2.4	Community Facilities	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		2-3 years
2.5	Educational Programs	Encourage educational programs for conservation of lands, historic resources, community facilities and local businesses.	County		
2.6	Plan Review	Establish a continuing program for re-evaluating the policies established by the Land Use Plan Element			Ongoing
3. Housing					

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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 SGP, 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.	HMFA 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 SGP 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.

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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

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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
6.25	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
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

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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	Wellhead Protection Plan	Create and implement a Wellhead 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 evolving loan fund is promoting small business development with assistance provided by the Chamber of Commerce.	EDA		Ongoing

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8.4	Tourism	Maximize the net capture of visitors to State, County and local open space areas.	DEP		Ongoing
8.5	Financial Assistance	Apply for public and private community development grants	EDA, OPA, NPP, HUD, CDBG and DOT		Ongoing
8.6	Entertainment/retail/restaurant	Identify further retail opportunities adjacent to the BlueClaws stadium.	OPA, County		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