

**2013 Smart Growth Plan
Background Tables**

**Lakewood Township Planning Board
Public Hearing
June 11, 2013**

Prepared by T&M Associates

FUTURE HOUSING AND POPULATION

TOWNSHIP OF LAKEWOOD

2010-2030

HOUSING PROJECTIONS

	2010 (Units)	2030 (Units)	Δ 2010-2030 (Units)
Downtown Regional Center	7,135	7,476	341
Cedar Bridge Town Center	1	1,736	1,735
Oak Street Core	675	3,199	2,524
Cross/Prospect Street Core	94	2,363	2,269
Highway Nodes	669	2,234	1,565
Industrial Parks	92	92	-
Balance of Township	17,666	19,521	1,855
TOTALS	26,332	36,621	10,289
SMART GROWTH PLAN	---	---	26,000

Notes:

1. Downtown Regional Center projection is based on 2010 Census information plus the sum of the build-out of all of the zones in the center based on vacant unencumbered land areas. Densities vary by zone and were based on ordinance requirements or current housing density.
2. Housing Unit Projections for the Cedar Bridge, Oak Street and Cross/Prospect Street centers and cores are based on the land areas shown in the Smart Growth Plan. The densities for the residential areas are 20 units per acre in multifamily residential and mixed use areas and 6 units per acre in single family detached residential areas.
3. The housing unit projection for the Highway Node is based on 20% of the vacant unencumbered land areas (652 acres) with an assumed density of 12 units per acre.
4. The 2030 housing unit figure for the "Balance of the Township" is based on 2010 Census information plus the sum of the build-out of all of the zones based on vacant unencumbered land areas. Densities vary by zone and were based on ordinance requirements or current housing density.
5. The build-out information used for housing unit projections assumes the re-zoning recommendations of the 2007 Master Plan Reexamination Report are implemented.

POPULATION PROJECTIONS

	2010 Persons	2030 Persons	Δ 2010-2030 Persons
Downtown Regional Center	35,554	39,690	4,136
Cedar Bridge Town Center	33	8,281	8,248
Oak Street Core	2,564	15,805	13,241
Cross/Prospect Street Core	356	11,880	11,524
Highway Nodes	1,608	9,073	7,465
Industrial Parks	484	484	-
Balance of Township	52,230	67,585	15,355
TOTALS	92,829	152,798	59,969
<i>SMART GROWTH PLAN</i>	<i>---</i>	<i>220,000</i>	<i>130,000</i>

FUTURE NON-RESIDENTIAL DEVELOPMENT

TOWNSHIP OF LAKEWOOD

2010-2030

ADDITIONAL NON-RESIDENTIAL DEVELOPMENT PROJECTIONS

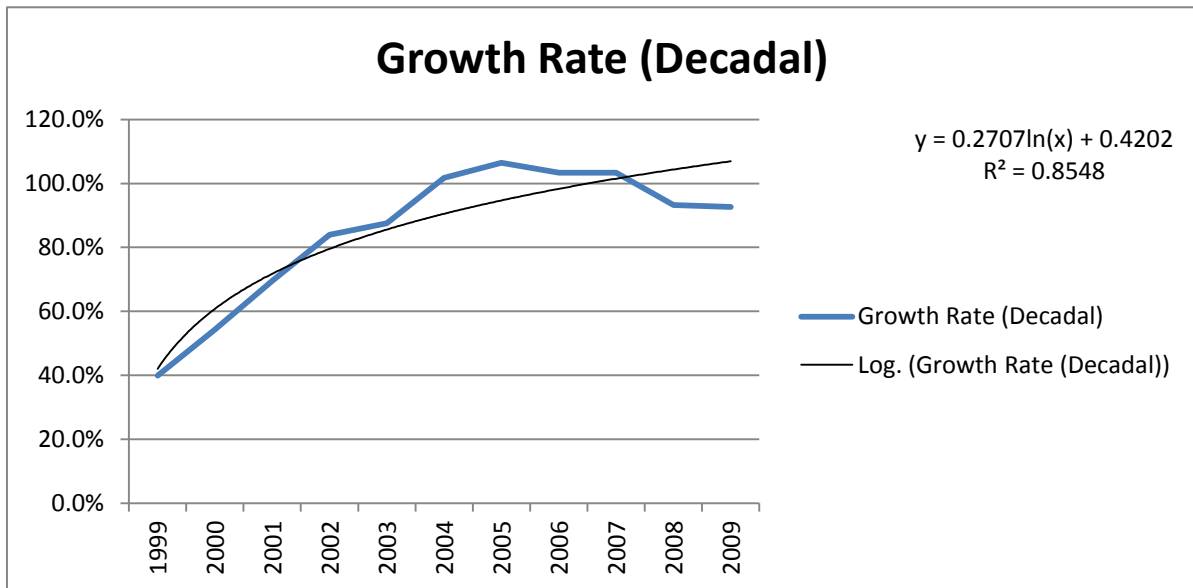
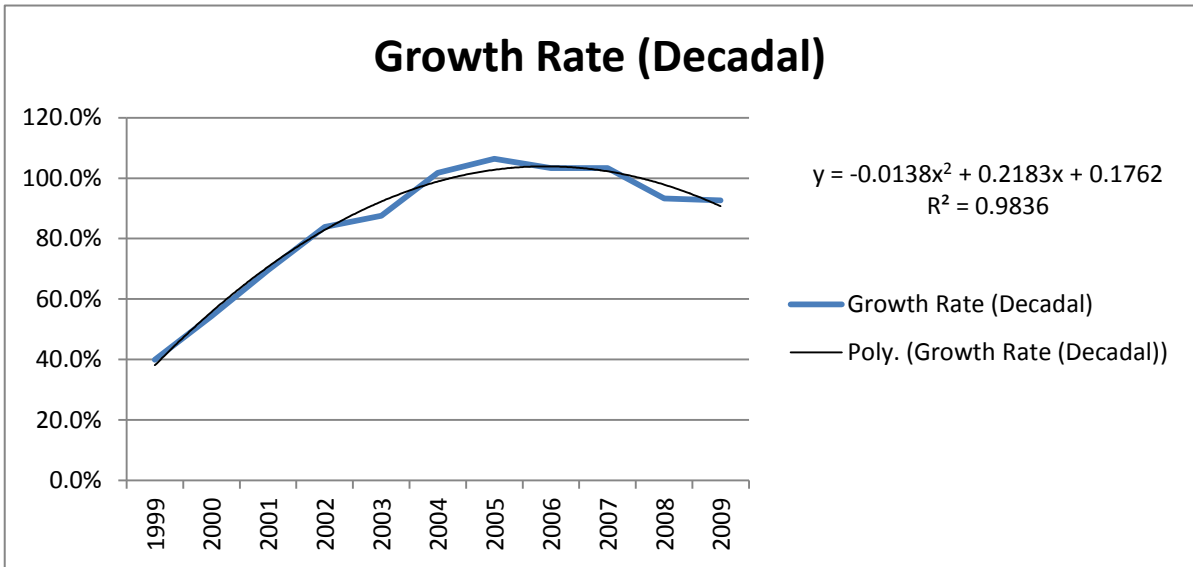
	2030 Additional Commercial (SQ FT)	2030 Additional Industrial (SQ FT)
Downtown Regional Center	25,000	
Cedar Bridge Town Center	288,974	
Oak Street Core	201,423	
Cross/Prospect Street Core	175,701	
Highway Nodes	326,686	
Industrial Parks	263,284	517,579
Balance of Township	357,554	
TOTALS	1,638,623	517,579

Notes:

Residential Certificates of Occupancy (COs)
Lakewood Township, NJ
2000-2011

Year	COs Issued	Demolition Permits	Net Growth
2000	415	27	388
2001	248	30	218
2002	338	26	312
2003	206	35	171
2004	445	45	400
2005	669	62	607
2006	754	65	689
2007	323	44	279
2008	360	64	296
2009	301	96	205
2010	336	77	259
2011	353	87	266
Totals	4,748	658	4,090
12-year Average	396	55	341

Year	Births	Growth Rate (Annual)	Growth Rate (Decadal)
1990	1,275	N/A	N/A
1991	1,260	-1.2%	N/A
1992	1,298	3.0%	N/A
1993	1,286	-0.9%	N/A
1994	1,411	9.7%	N/A
1995	1,391	-1.4%	N/A
1996	1,477	6.2%	N/A
1997	1,539	4.2%	N/A
1998	1,702	10.6%	N/A
1999	1,784	4.8%	39.9%
2000	1,944	9.0%	54.3%
2001	2,201	13.2%	69.6%
2002	2,365	7.5%	83.9%
2003	2,646	11.9%	87.5%
2004	2,806	6.0%	101.7%
2005	3,049	8.7%	106.4%
2006	3,129	2.6%	103.3%
2007	3,461	10.6%	103.3%
2008	3,448	-0.4%	93.3%
2009	3,746	8.6%	92.7%
Total	43,218	N/A	N/A



	2000	2010	2011
Avg. Household Size	2.92	3.73	3.77
Avg. Family Size	3.64	4.49	4.73