



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

MEMORANDUM

TO: Donna Rendeiro
FROM: Barry Ableman
RE: Township of Lakewood's Biennial Review –
PIA Status and Map Amendment
Status Update
DATE: March 24, 2021

At the August 26, 2020 PIC meeting, the Township of Lakewood's biennial review was presented and accepted by the PIC (see previously submitted material). According to Township of Lakewood's Biennial Report and Plan Implementation Agreement (PIA), 29 out of the 54 PIA items have been completed, while the remaining 25 are actively underway. Please see the attached *Lakewood Township UPDATED PIA - March 2021*.

The biennial review also included a map amendment request to add an Industrial Node in Lakewood between the Garden State Parkway and the border of Brick Township. At the meeting it was decided to postpone recommending the map amendment until access and egress issues from the site raised by Brick were addressed. Since the meeting, many discussions have taken place with the County, the Townships, the adjacent property owners and OPA.

Additionally, one lot was removed from the proposed Node as the lot was included in the Township's Open Space inventory.

At the March 17, 2021 PIC meeting, the meetings with Ocean County, Lakewood, Brick, and adjacent property owners were discussed. At this time, there is no final resolution, but Brick is satisfied that the issue will be amicably resolved with guidance from Ocean County and continued discussions and land use approvals for the adjacent property owners. Ocean County and Brick both maintain that the long-term resolution will come after the map amendment and all agree that the process should move forward.

The Plan Implementation Committee, therefore, voted to move the Lakewood Industrial Node matter to the full State Planning Commission. Given that all land use concerns have been resolved (or are in process), it is my recommendation that the Lakewood Industrial Node map amendment be approved in order to provide for additional economic development opportunities for the area.

To review the original documents and minutes from the August 26, 2020 PIC

Agenda - <https://nj.gov/state/planning/assets/docs/meeting-materials/pic/pic-agenda-2020-08-26.pdf>

Meeting Materials - <https://nj.gov/state/planning/assets/docs/meeting-materials/pic/pic-materials-2020-0826.zip>

Minutes - <https://nj.gov/state/planning/assets/docs/meeting-materials/pic/pic-materials-2020-0923.zip>