



Township of Lacey

818 W. LACEY ROAD
FORKED RIVER, NJ 08731

(609)693-1100

December, 2016

State of New Jersey
Office of Planning Advocacy

As Mayor of Lacey Township, I am writing to initiate the pre-petition phase of the Plan Endorsement process. On behalf of the Township, I formally request a pre-petition meeting with the Office of Planning Advocacy.

Lacey Township is pursuing Plan Endorsement at this time in order to designate Centers. As you may be aware, the extent of development in Lacey Township is limited by a number of environmental and regulatory constraints. All land west of the Garden State Parkway is located in the Pinelands (a full 78% of the Township's total land area). All lands east of the Parkway are located in the CAFRA zone.

While the Township prizes a clean and healthy environment for its residents and believes in smart growth principles that limit sprawl and utilize low-impact development design, we also have a responsibility to fulfill other planning priorities such as affirmatively providing development opportunities for affordable housing, and expanding economic development potential.

We believe we can accommodate all of these goals by channeling new development to specifically designating Centers that can receive new and more intensive development in compact areas. The intensification of development in these areas will allow for greater conservation elsewhere in the Township.

I look forward to discussing Plan Endorsement and how it can help address some of Lacey's most pressing land development challenges in greater detail. Attached, please find a CD containing the Township's existing planning documents and land development regulations according to the attached schedule prepared by Heyer, Gruel and Associates.

Sincerely,

Steven Kennis
Mayor

**Inventory of Existing Planning Documents accompanying Pre-Petition Letter**

Document Type	Existing and included in pre-petition package	Date of Adoption/ Last Revision	Folder Number (enclosed CD)
Most recent adopted Master Plan	X	1991	0
Any draft elements currently being considered			
Draft Revised Land Use Element (November 2016)	X	2016	0
Master Plan Amendments and Reexamination Report(s)			
Reexamination Report	X	1997	0
Addendum to the 1997 Reexam (related to circulation element)	X	1998	0
Revised Land Use Element	X	2000	0
Reexamination Report	X	2004	0
Reexamination Report	X	2012	0
Housing Element and Fair Share Plan	X	2005	0
Housing Element and Fair Share Plan	X	2008	0
Official Map pursuant to N.J.S.A. 55D-32	X	2016	1
Land use map	<i>Update required</i>	-	-
Zoning map and schedule	X	2003	2
Zoning Ordinance and other Land Development Standards			
Affordable Housing Program	X	2006	3
Air Safety and Hazardous Zoning (Chapter 128)	X	1996	3
Uniform Construction Codes (Chapter 159)	X	2015	3
Land Development Fees (Chapter 211)	X	2012	3
Land Use Procedures (Chapter 215)	X	2012	3
Lighting Nuisances (Chapter 227)	X	1992	3
Site Plan Review (Chapter 285)	X	2012	3
Streets and Sidewalks (Chapter 293)	X	2002	3
Subdivision of Land (Chapter 297)	X	2013	3
Water Connections (Chapter 329)	X	1993	3
Zoning (Chapter 335)	X	2015	3
Tables accompanying Zoning Standards	X	2012	3
Natural Resource Inventory (maps only)	X	2005 (est)	4
Recreation and Open Space Inventory (ROSI)	X	unknown	4
Redevelopment and/or rehabilitation plan(s)			
Redevelopment Plan for Block 1837, Lots 8.02 and 9	X	2013	5



Document Type	Existing and included in pre-petition package	Date of Adoption/ Last Revision	Folder Number (enclosed CD)
Resource protection ordinances			
Bulkheading and Shoreline Stabilization (Chapter 153)	X	1987	6
Construction, Renovation, and Demolition Debris Recovery Plan (Chapter 160)	X	2009	6
Excavations and Soil Mining (Chapter 175)	X	1997	6
Fishing and Crabbing (Chapter 181)	X	1996	6
Flood Hazard Areas (Chapter 185)	X	2013	6
Invasive Plants (Chapter 206)	X	2013	6
Littering (Chapter 219)	X	1996	6
Solid Waste (Chapter 289)	X	2010	6
Stormwater Regulations for Non-Pinelands Areas (Chapter 291)	X	2014	6
Stormwater Regulations for Pinelands Areas (Chapter 292)	X	2007	6
Trees (Chapter 313)	X	1991	6
Water Supply & Sewerage Facilities (Chapter 412)	X	1974	6
Farmland Preservation/Agricultural Retention Plan	<i>None existing</i>	-	-
Inventory of pending and approved major subdivision & site plan projects for the past 5 years	X	2011-2016	7
Board of Adjustment reports prepared for each of the past 5 years pursuant to NJSA 40:55D-70.1	X	2011-2015	8
Annual reports of the Board of Health - past 5 years	X	2011-2015	8
Annual reports of the Environmental Commission for the past 5 years	<i>None existing</i>	-	-
Any enforcement actions taken by the NJ DEP	<i>Unknown, but no results returned by data miner for the period 9/16/1999 – 9/16/2016</i>		
Any other adopted planning documents			
Stormwater Management Plan	X (draft plan)	2005	9
Wastewater Management Plan Ocean County Municipal Chapter	X	2015	9
Capital Improvement Plan	<i>Not included (see next item)</i>	-	-
Municipal Budget	X	2016	9
Strategic Recovery Planning Report	X	2014	9
Parks Tree Inventory and Evaluation	X	1992	9
Lake Restoration and Management Report	X	1991	9