

LAKE-00030

August 23, 2006

Eileen Swan, Executive Director
NJDC - Office of Smart Growth
101 South Broad Street, 7th Floor
P.O. Box 204
Trenton, NJ 08625-0204

**Re: Plan Endorsement Action Plan Status Report
Redevelopment Areas and Housing Plan Action Plan Items**

Dear Ms. Swan:

This letter serves to respond to the Township of Lakewood, Ocean County Plan Endorsement Action Plan Items B2: Redevelopment Plans and D1: DRAFT Housing Plan and Fair Share Element.

**Action Plan Item B2
Activity. Redevelopment Plans**

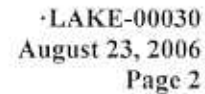
Action Plan Time table: August 23, 2006

☐ ***Franklin Street Redevelopment Plan.***

Status. As provided in the Initial Plan Endorsement petition in Appendix G, the Franklin Street Redevelopment Plan was adopted in December 2001. Lakewood solicited a potential redeveloper through a request for proposal (RFP) process in 2002. The Township received proposals, but has not made a formal award.

Wetlands. The enclosed wetlands map provided by NJDEP identifies areas within the Franklin Street Redevelopment Area that are considered wetlands or other environmentally-sensitive areas. An application for a NJDEP Letter of Interpretation (LOI) will be prepared and submitted to NJDEP to the designated redeveloper of this plan. The redeveloper of the site will be required to have a LOI prior to commencement of any construction as part of the redevelopment project. The Township will work with NJDEP and OSG to ensure that wetlands or other environmentally-sensitive areas are protected consistent with applicable regulations.

Transit. Lakewood prepared an application in 2003 to the NJDOT Bureau of Statewide Planning for designation as a "Transit Village." Lakewood was not selected for inclusion by the State in that round. The Franklin Street site has been considered as one of the potential sites for a rail station in Lakewood in conjunction with the Monmouth-Ocean-Middlesex (MOM) study. The Township recognizes the possibility that the Franklin Street tract could be the site of a rail station and transit-orientated development. Accordingly, Lakewood will identify this site as a potential mixed-used transit orientated



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core in its proposed center plan. The Township will work with OSG, NJ Transit, and other relevant State agencies to develop appropriate TOD plans for this site.

☐ *Southwest Acquisition Area Redevelopment Plan (aka Cedar Bridge Redevelopment Area DA-1 Zone District)*

Status. As provided in the Initial Plan Endorsement petition in Appendix F, the Southwest Acquisition Area Redevelopment Plan Amendment was adopted in June 2000. A redeveloper agreement was entered into with the Cedar Bridge Development Urban Renewal Corporation on June 1, 2000 to develop 200+/- acres for an Office/Business/Research & Development. This includes the construction of a Phase I "spine access road," which has been completed. On August 8, 2002, NJDEP issued CAFRA Permit #1514-90-0023.11 for the development.

The most recent approval for this tract was a 120,000 square foot office complex at the northwest corner of the intersection of Pine Street and New Hampshire Avenue. The development includes three 40,000 square foot office buildings, stormwater management facilities, parking areas, utilities, landscaping, lighting and an eight-foot wide walking path around the perimeter of the site.

Proposed Core and Shared Parking Proposal. This redevelopment area was discussed as part of the Lakewood Planning Workshop held at the DCA building on August 9th, 2006. At this meeting, it was recognized that the Cedar Bridge Redevelopment Area had the potential to become part of a comprehensive center-based core area for mixed-use infill development. The Township is now considering a proposed multi-modal transportation hub in the area of the FirstEnergy Park and the recently rezoned Stadium Support Zone District. Lakewood is considering the integration of the Cedar Bridge Redevelopment Area into a comprehensive mixed-use core plan centered at the New Hampshire Avenue and Cedar Bridge Avenue intersection. Lakewood will address this issue as part of the narrative for center concepts pursuant to Action Plan Item C2, Center Concepts, which will be submitted by September 22, 2006.

Lakewood will work with NJDEP and OSG to protect wetlands and other environmentally sensitive areas and create linkages for an open space network connected to other proposed core areas within the regional center.

Action Plan Item D1 **Action Plan Time table: August 23, 2006**
Activity. DRAFT Housing Element and Fair Share Plan

Status. Lakewood has retained Shirley M. Bishop, P.P. and Ervin Oross, Lakewood Community Development Director to prepare a draft third-round (Cycle III) Housing Element and Fair Share Plan. To date, the required demographic, housing stock, and economic analysis has been prepared. A growth share analysis is currently being prepared to determine Lakewood's growth share obligation. Potential affordable housing credits

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are also being evaluated. In addition to the Cycle III growth share, the Township has a rehabilitation component of 158 housing units and a zero (0) unit prior round new construction obligation (Cycle I & II).


Except for the three municipally-sponsored, 100 percent affordable housing projects identified in the Initial Plan Endorsement Petition (Appendix B, Municipal Affordable Housing Donations map), no other new affordable housing sites have been identified. The Township will work with COAH, NJDEP and OSG to ensure that proposed affordable housing sites are suitable consistent with COAH's standards, NJDEP's environmental regulations, and the Township's regional center plan and plan endorsement petition.

Lakewood will prepare a draft Housing Plan and Fair Share Plan in accordance with the D2 Action Plan Item deadline of October 23, 2006.

If you have any questions or require additional information, please do to hesitate to call.

Very truly yours,

T&M ASSOCIATES



STAN SLACHETKA, AICP, PP
PLANNING CONSULTANT

SCS:VZM:lbw

cc: Meir Lichtenstein, Township Mayor
Frank Edwards, Township Manager
Shirley Bishop, P.P.
Russell Corby, Lakewood Development Cooperation, Executive Director
Ervin Oross, Lakewood Community Development Director
Rick Brown, NJDEP
Jung Kim, OSG Area Planner

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