

LAKE-00030

April 4, 2008

Mr. Benjamin Spinelli, Executive Director  
New Jersey Department of Community Affairs  
Office of Smart Growth  
101 South Broad Street, 7th Floor  
P.O. Box 204  
Trenton, NJ 08625-0204

**Re: March 11, 2008 Community Visioning Workshop Public Information  
Lakewood Township, Ocean County**

Dear Mr. Spinelli,

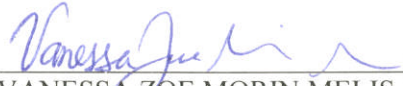
The Township of Lakewood respectfully submits the following materials as a hard copy and CD related to the March 11, 2008 community visioning workshop:

- Community Visioning PowerPoint presentation
- Community Visioning Meeting Minutes and Summaries
  - Campus Core
  - Affordable Housing
  - Downtown Parking and Circulation Issues
  - Downtown General Planning Issues
- Legal Advertisement Affidavit
- State Planning Commission Letter w/cc list, return receipt
- Township Committee Notice
- Key Invitee List
- Lakewood Web site home page
- Municipal Building Flyer
- March 11, 2008 sign-in sheet

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

Very truly yours,

**T&M ASSOCIATES**



VANESSA ZOE MORIN MELIS, PP/AICP  
PLANNING DIVISION

VZM:lbw

Enclosures (hard copy and CD)

cc: Bernadette Standowski, Township Clerk  
Frank Edwards, Township Manager  
Lorissa Whittaker, OSG Principal Planner

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# A Vision for Lakewood



Township of Lakewood  
Ocean County, NJ

Presented by **T&M**  
ASSOCIATES

March 11, 2008

# Agenda



- Welcome and Introduction
- Description of Plan Endorsement & Community Visioning Process
- Break Out Sessions
- Presentation of Findings
- General Public Comment
- Next Steps

# Plan Endorsement



## ■ What is Plan Endorsement?

- ☐ Coordinates Lakewood's goals and policies with those of the State Development and Redevelopment Plan.
- ☐ Provides an opportunity for municipalities to plan locally within a regional context.
- ☐ Requires active engagement of the public, governmental officials, and public to form a vision for the community.



# Plan Endorsement



## ■ Why did Lakewood request Plan Endorsement?

- ☐ Promote Smart Growth
- ☐ Receive priority technical and financial assistance
- ☐ Coordinate State and County Plans
- ☐ Expedite Permit Review
- ☐ CAFRA Requirements

# Plan Endorsement



## ■ Steps towards plan endorsement to date

- ☐ Initial Plan Endorsement Petition Submitted
- ☐ Completeness Determination Obtained
- ☐ Consistency Review Process Ongoing

## ■ Remaining Activity

- ☐ Community Visioning Workshops
- ☐ Public Hearings
- ☐ Application to State Planning Commission

# Community Visioning



## ■ What is Community Visioning?

- ☐ Community visioning is a process in which Lakewood envisions the future it wants, and plans how to achieve it.
- ☐ Involves Residents, Businesses Owners, Governmental Officials, and Other Interested Parties
- ☐ Purpose is to create a vision that sets the goals and objectives for Lakewood

# Community Visioning



## ■ What is the goal of Community Visioning?

- Through visioning Lakewood's Master Plan goals and objectives, development decisions, and preservation strategies will be developed into a comprehensive planning framework.
- Create a center-based plan for Lakewood consistent with Smart Growth planning principles.



# Smart Growth Principles



## ■ What is Smart Growth?

- ❑ Smart Growth balances growth and preservation strategies to improve communities, enhance transportation options, and create economic opportunity.
- ❑ Smart Growth strengthens community, promotes sustainable development policies, preserves open space and promotes environmental protection.

# Center-Based Plan



## ■ Lakewood's Center-based Plan:

- ☐ Will be developed a part of Community Visioning and Public Hearings
- ☐ Will have a Vision Statement
- ☐ Will coordinate the Township's land use, transportation, housing, community facilities, and recreation, open space preservation goals and objectives to promote Smart Growth
- ☐ Will be adopted as part of an update the Township's Master Plan

# Breakout Session Topics



## ■ Four Subject Areas

- ☐ Strategies for the Future of the College Campus Area
- ☐ Downtown Parking Management and Circulation Strategies
- ☐ Downtown Land Use Planning Issues
- ☐ Affordable Housing Issues

# Next Steps



## ■ Upcoming Community Visioning Workshops

- ☐ Monday, April 14: Redevelopment Areas and Industrial Parks
- ☐ Wednesday, May 21: Transportation and Environmental Issues
- ☐ Wednesday, June 25: Transportation and Environmental Issues

@ Lakewood High School Commons,  
855 Somerset Avenue, 6 pm





**THANK YOU!**



**Meeting Minutes  
A Vision for Lakewood  
Lakewood High School Commons  
855 Somerset Avenue  
6:00 p.m.**

March 11, 2008

**Agenda**

■ Welcome and Introduction

Deputy Mayor Meir Lichtenstein welcomed everyone and presented Stan Slachetka from T&M Associates.

Mr. Slachetka said this was the first of four community vision workshops they are going to be holding as part of the town's proposed smart growth plan which will be submitted to the State Planning Commission for plan endorsement. Mr. Slachetka explained the process as listed below:

- Description of Plan Endorsement & Community Visioning Process
- Break Out Sessions
- Presentation of Findings
- General Public Comment
- Next Steps

The purpose is to craft a vision for the community of Lakewood. Mr. Slachetka said that the Township has gone through, for about 2 years, a Master Plan Re-examination process which is a formal public hearing process to re-evaluate the Township's Master Plan. What will be done this evening and the following 3 workshops will be incorporated into the communities Master Plan as a new vision statement and a new center based land use plan for Lakewood Township. These sessions will not be as structured as the Master Plan re-examination meetings. There will be public hearings on the center based plan that they will come up with will be a smart growth plan. The big thing in tonight's session is the break out sections when we hear from the public about the critical issues regarding Lakewood's future and how those issues can be crafted into a new community vision for Lakewood Township. The focus of tonight's meeting will be the downtown, and subsequent meetings will expand to the township as a whole. Some of the critical issues will be transportation, land use issues, affordable housing and the campus areas surrounding Georgian Court University and BMG.

**Plan Endorsement**

■ What is Plan Endorsement?

- ☐ Coordinates Lakewood's goals and policies with those of the State Development and Redevelopment Plan.
- ☐ Provides an opportunity for municipalities to plan locally within a regional context.
- ☐ Requires active engagement of the public, governmental officials, and public to form a vision for the community.

There are representatives from the various state agencies that also participate on an interactive way in evaluating the Township's land use planning, policies and goals, zoning ordinances, the natural resources

inventory which identifies environmental constraints within the Township and other documents that affect the way that Lakewood develops and will develop in the future and what will be preserved and protected in both a historical perspective and an environmental perspective and where is there opportunities for new development. That is the essence of smart growth, the balance between good growth and preserving and protecting critical resources. Lakewood has submitted an application to the State Planning Commission which evaluates all the documents and determines if the planning documents are consistent with smart growth planning policies.

There are consistency issues that Lakewood needs to address to fully insure that the planning documents are consistent with the smart growth policies that have been adopted by the state.

■ **Why did Lakewood request Plan Endorsement?**

- ☐ Promote Smart Growth
- ☐ Receive priority technical and financial assistance
- ☐ Coordinate State and County Plans
- ☐ Expedite Permit Review
- ☐ CAFRA Requirements

The Township is committed to smart growth which is incorporated in the Master Plan and other policies over the past decades. With the growth pressures that Lakewood is facing, there needs to be a balance of the preservation vs. development for all citizens. There are grant programs available at the state level to implement the policies. Lakewood also will coordinate with the other municipalities, county and the state with regards to Route 9, regional transportation and will also discuss local transit, and downtown transportation. The plan endorsement process also provides the Township with expedited permit and development reviews. CAFRA policies, with which 2/3 of Lakewood is under their jurisdiction, are dependent upon the state framework which will expedite their review timeframe. Affordable housing sites are also located in the CAFRA zone.

■ **Steps towards plan endorsement to date**

- ☐ Initial Plan Endorsement Petition Submitted
- ☐ Completeness Determination Obtained
- ☐ Consistency Review Process Ongoing

Lakewood has submitted the application and has had meetings with the State, and there has been a bus tour in which the State toured Lakewood. The application has been determined to be complete and now the State can begin the evaluation process. The action plan sets forth all of the things the Township needs to do to be deemed consistent with the State Plan.

■ **Remaining Activity**

- ☐ Community Visioning Workshops
- ☐ Public Hearings
- ☐ Application to State Planning Commission

The public, by participating in these workshops, has the opportunity to address these consistency issues. The minimum requirement is to have 3, and they are having 4. After these workshops, a plan will be drafted and there will be public hearings on that plan before it is finalized, agreed to by the Township Committee, and submitted to the State. Ultimately, Lakewood's Smart Growth [center-based] Plan will be adopted as part of the communities Master Plan.

■ **Steps towards plan endorsement to date**

- ☐ Initial Plan Endorsement Petition Submitted
- ☐ Completeness Determination Obtained
- ☐ Consistency Review Process Ongoing

■ **Remaining Activity**

- ☐ Community Visioning Workshops
- ☐ Public Hearings
- ☐ Application to State Planning Commission

**Community Visioning**

■ **What is Community Visioning?**

- ☐ Community visioning is a process in which Lakewood envisions the future it wants, and plans how to achieve it.
- ☐ Involves Residents, Businesses Owners, Governmental Officials, and Other Interested Parties
- ☐ Purpose is to create a vision that sets the goals and objectives for Lakewood

This describes what the Township's quality of life and the state of the future is with regards to housing, land uses, transportation, etc., and that is the essence of visioning.

■ **What is the goal of Community Visioning?**

- ☐ Through visioning Lakewood's Master Plan goals and objectives, development decisions, and preservation strategies will be developed into a comprehensive planning framework.
- ☐ Create a center-based plan for Lakewood consistent with Smart Growth planning principles

Ultimately, the Township will get a plan that balances all of those interests and needs and concerns in to a comprehensive plan that incorporates the smart growth principles and is consistent with the goals and objectives of the state. The concept is to do that in a center based approach where you have mixed uses for living close to community facilities, employment and well designed sustainable communities.

**Smart Growth Principles**

■ **What is Smart Growth?**

- ☐ Smart Growth balances growth and preservation strategies to improve communities, enhance transportation options, and create economic opportunity.
- ☐ Smart Growth strengthens community, promotes sustainable development policies, preserves open space and promotes environmental protection.

**Center-Based Plan**

■ **Lakewood's Center-based Plan**

- ☐ Will be developed a part of Community Visioning and Public Hearings
- ☐ Will have a Vision Statement
- ☐ Will coordinate the Township's land use, transportation, housing, community facilities, and recreation, open space preservation goals and objectives to promote Smart Growth
- ☐ Will be adopted as part of an update the Township's Master Plan



## **Breakout Session Topics**

### **■ Four Subject Areas**

- ☐ Strategies for the Future of the College Campus Area
- ☐ Downtown Parking Management and Circulation Strategies
- ☐ Downtown Land Use Planning Issues
- ☐ Affordable Housing Issues

Stan Slachetka, Marty Truscott, John Jennings, Robert Dare, and Vanessa Morin are the four planners facilitating the subject areas. They will also be discussing the items in the Master Plan that have to do with the smart growth, land uses, building heights, signage, lighting, open space and general land use issues. Discussion will be about the campus life, housing, traffic, etc. There is a parking study underway to deal with the parking problems and there is a Steering Committee that will also look at these problems as well as parking and circulation and transportation to link parts of the town. The housing issues to be discussed include affordable housing issues, COAH requirements, housing needs, workforce housing, and the housing problems particularly in the downtown area.

### **Next Steps**

#### **■ Upcoming Community Visioning Workshops**

- ☐ Monday, April 14: Redevelopment Areas and Industrial Parks
- ☐ Wednesday, May 21: Transportation and Environmental Issues
- ☐ Wednesday, June 25: Transportation and Environmental Issues  
@ Lakewood High School Commons, 855 Somerset Avenue, 6 pm

The representatives from the State of New Jersey that were present were Lorissa Whitaker, a Principal Planner from the Office of Smart Growth for Ocean County; John Reiser, a GIS specialist from the Office of Smart Growth; and Stacey Perrine, Assistant Planner from Ocean County Dept. of Planning. DEP will have representative at the next 3 meetings and NJ Department of Transportation will be at the last 2 meetings.

Meir Lichtenstein recognized members of the municipal offices, planning, police, engineering, public works, inspection department, Lakewood Development Corporation, UEZ and CDBG grant department and some of the members of the municipal boards that were present at the meeting.

At this point, the public and professionals split up into the 4 groups to discuss the individual concerns

The groups were asked to stop discussions and the results were discussed with the entire group. Mr. Slachetka said everyone did a wonderful job in their groups and were very instrumental in their ideas.

### **Strategies for the Future of the College Campus Area Group Discussion Summary**

Vanessa Morin spoke about the discussion dealing with the campus. Ms. Morin had a discussion with some employees of BMG who happened to be also Township residents. There was no representation from Georgian Court University. In the Master Plan, there were specific recommendations about student housing and parking and there was discussion not to permit multi-family and retail in the core campus environment. The recommendation from the State is to propose a greater intensity of land uses which includes permitting multi-family residential and retail services. Ms. Morin had a map which showed the location of Georgian Court University and BMG and how that was spread out throughout the downtown area. Ms. Morin commented on the zoning and permitted land uses in each zone. The comment from the

State is that the land uses surrounding the campus are generally single family homes. The area below 8th Street is multi family and between 8<sup>th</sup> & 9<sup>th</sup> Streets is single family, so BMG is located in the multi family area.

The discussion centered on the campus zone area and how to deal with traffic problems and traffic calming that would accommodate the student population. This is what was recommended in the Master Plan. Georgian Court is primarily a commuter school and the traffic is generated through 9<sup>th</sup> Street as well as the traffic that deals with BMG. The Master Plan Re-examination gave specific goals and recommendations to deal with parking. Part of the group's discussion was based on the fact that there is local retail services for students to use and there really is no need for additional retail because the majority of the students of BMG are single men or married men with their families and the women generally work outside the home and shop outside of the general community for their needs. Clifton Avenue is also located within walking distance of the area of the campus. Basically the discussion was centered on parking and traffic and there were proposals for one way streets and bus route plans that were being proposed and how the college was going to get the students from where they were parked to their classrooms. The group looked at structured parking as a possible solution to accommodate those needs, but in the downtown area the land is quite expensive so cost is a factor but they felt that the bus routes may address some of that.

### **Downtown Parking Management and Circulation Strategies Discussion Summary**

John Jennings discussed the parking issues which were tied into the problems with the campus area and their problems. Mr. Jennings said they had an interesting discussion, and he learned quite a few things about Lakewood and the downtown area. The group looked at the Residential Site Improvement Standards and how they don't necessarily apply to the downtown area where there are a host of activities. There is not enough parking in the downtown all day long and there is a need for more parking. There was a consensus that a garage would be needed to provide for the existing as well as the future demand. The group looked at potential locations and said part of the problem downtown is double parking for the delivery of goods and in the past there were more alleyways in the rear of buildings for deliveries and that would free up the main streets for better traffic flow. With new development in town, there are not presently parking requirements for those new developments and a suggestion was if a project came before town with more than 2 stories there should either be required parking or a fee associated with the amount of parking that would be standard for that type of development that could go into a parking fund for future parking and garages. The land is expensive in the downtown and the cost to build a parking garage is \$20,000.00-\$40,000 per space, and how is Lakewood going to afford this, and what revenues are needed to see that the parking that is needed is provided to the town.

As far as circulation, on the west side of Route 9 the side streets have 60 ft. of right of way and most of those streets are 28 ft. paved. If they were increased to 40 ft. of paving, there could be parking on both sides of the street and there would be more traffic through there. One way streets were discussed in certain areas and they identified potential areas where people thought there were accidents and where improvements with traffic signals along Route 9 and Clifton were not synchronized and don't seem to be functioning properly. Upgrading traffic signals along with turning arrows along Route 9 so left turn arrow could facilitate better turning at those intersections. The group identified on the maps where there were potential areas for parking garages; one by the ball field by Clifton and Lexington between 9<sup>th</sup> & 10<sup>th</sup>, behind the municipal building between 3<sup>rd</sup> & 4<sup>th</sup>, behind Main Street between 1<sup>st</sup> and 2<sup>nd</sup>, and across from the municipal building. The concern raised about putting in a garage is where people will park while the garage is being constructed but Lakewood had the foresight to be considering a local transit system and shuttle system to transport people back and forth. Along Lexington Avenue, there are hazardous intersections; Lexington and 2<sup>nd</sup> and Lexington and 4<sup>th</sup>, which area controlled by stop signs and the Township will have to look at those situations to see if parking is too close to the intersection or other

solutions. Along Clifton Avenue between 2<sup>nd</sup> and 4<sup>th</sup>, there are traffic concerns and possibly turning arrows would alleviate some of the problems. With the local transit service there are concerns with the bus stops and the parking spaces that would be eliminated to install them so the Township will have to see where to install them.

Bernard Williams spoke, said he is a member of the steering committee, and the parking garage is imperative and was needed yesterday and the sooner the better. We are dealing with lives and with the present it is only a matter of time before people lose their lives and we need to get at least one started.

Janet Scher also stated that it is not only the delivery trucks that double park, but also pedestrians who do and there is not enough enforcement to prohibit this.

### **Affordable Housing Issues Discussion Summary**

Robert Dare spoke about the affordable housing issue. There was discussion of whether the need was met and, if not, how to improve it and where there might be locations to build more. They decided it was needed and the types needed were affordable houses, mixed ownership, both rental and to buy. Ownership units tend to bring in people with an attachment to the community and not renters who may leave after a year or so. There was also a call for rehab of existing housing units, there were at least 35-40 units that were in need of rehab and are currently unoccupied. Rehabilitation of the units could be financed through RCA's and there are RCA's designated for the rehabilitation of the units.

Mr. Dare showed on the map the affordable housing units under development, STEPS, NJ Hand Project and the Housing Authority and it was noted that 90% of the applications are coming from low income households and they are looking for low income units, so any new units for development should be low income units. New housing developments are needed and could be encouraged through zoning and the possibility of increasing density in some sections to encourage low income housing. Also suggested was the Township allocating more land to these housing organizations. It was also noted that state regulations tend to get in the way of going forward with affordable housing, such as the site that has 40 acres but could only build 72 affordable housing units, because of CAFRA regulations and environmental regulations and called for a need for flexibility in state regulations.

Circulation was also mentioned as being a problem, particularly in the area they are developing, and it was suggested to connect Oak Street with New Hampshire Avenue to better improve circulation in the area. Public transportation connections to these developments were also mentioned and the COAH regulations themselves may hinder the occupancy of the affordable housing and a suggestion was to have a reduced household size requirement or increased flexibility in household size requirements. It is more important to fill a unit than to leave it vacant because of regulations. There was also a call for innovative financing such as rent to own, no down payment schemes, and more senior housing and the group mentioned a need for more transitional housing or emergency housing and said mobile homes may be an option. There should be a general mix of affordable housing for all wishes and needs and talked about potential sites. Mr. Dare showed on the maps some of the locations suggested: the old public works site, some sites around Massachusetts Avenue, some sites south of the lake, at the end of Elliott and Columbus Avenues, and also along Sunset Road.

Some people from the audience spoke; one who was inaudible, and a woman who said that, although affordable housing should be lauded; categorizing the CAFRA regulations and the wetlands as getting in the way is a very skewed way of looking at it. Our watershed is enjoyed by all the community and should take priority.

Mike McNeill said if you saw the amount of homeless you might think differently.

Mr. Landman said they were not talking about CAFRA when it concerns the wetlands, but said some of the other aspects of CAFRA are outdated and too rigid.

Jack Mueller said the original CAFRA boundary was east of the Parkway but it was moved to the railroad tracks to punish a local Lakewood legislator. The parkway should be the boundary.

Janet Scher said, although there is concern about affordable housing, some people who need it do not get it, and the way it is allocated is disproportionate and the process should be looked at. She also said the CAFRA zone protects the waters in Lakewood and Lakewood is a location of the Metedeconk watershed which is a C1 classified and requires a 300 ft. buffer and there are also endangered species on these wetlands so CAFRA is not so far fetched.

Mike McNeil explained the process of the applications for affordable housing and the advertising that went out for this. They learned a lesson from the first 72 units and one of them was the difficulty of the application and, even though the statistics do not show it, they have reached out to everyone to give them a fair opportunity for affordable housing.

Mr. Simons said to pave over Lakewood.

Mr. Slachetka said the Township is currently preparing a housing element fair share plan that addresses the new COAH regulations and it will be part of this comprehensive planning process.

#### **Downtown Land Use Planning Issues Discussion Summary**

Marty Truscott facilitated discussion on overall planning issues in the downtown area. Mr. Truscott said the group had a lively discussion and there were 5 major areas they discussed and their likes and dislikes. Their likes was to protect Lake Carasajlo; keeping the pedestrian-friendly downtown feeling; third was that there needs to be parking structure to protect the street life and keep the "old town appeal"; they liked the Municipal Complex and want to keep it; the historical style of Lakewood is an asset; they like the current building height and want to keep the current zoning height; the plaza by the municipal complex was desirable; the preservation of the historic buildings and structures; opportunities of the Franklin Street redevelopment. The dislikes were unkempt store appearances; traffic flow and parking; enforcement of traffic and parking problems; increased density; loitering; upstairs apartments (not a good street appearance); tree removal.

In the areas of strategies to make Lakewood better, there were suggestions of the work, play, live, work type of development, something that was transit friendly. Also to preserve the core of the downtown and what is important and balancing the growth and preservation and how to handle the growth in a particular area. The sources of pride in the town are the historic sites and buildings, the walkable downtown area and the families that are here and the diversity of the people. The last area they discussed was the center concept and how they want to preserve the downtown as the center and the lakes. The group also talked about the regional center and if Lakewood is a regional center and the questions revolving around that. They talked about appropriate development around the town center, how to preserve it from the loss of diversity of services and stores, having a partnership with the county to deal with some of the parking issues, and the need for restaurants and parking for when people come to the Strand.

Mr. Slachetka questioned the group about the downtown and asked if they discussed anything about whether it was an appropriate area for new growth and development or would they rather preserve the existing character and Mr. Truscott said there was a divergence of opinion and growth in appropriate area.



Ralph Zucker said in order to preserve the downtown you have to allow the growth in other areas. If you try to put everything in the downtown you cannot get to it and in order to take the pressure off the downtown you have to allow it in other parts of the town.

Janet Scher said she does not agree with Mr. Zucker and said you have to preserve pristine land and stop the clear cutting that exists. Trees are a benefit because they act as filters for carbon dioxide and water is filtered by tree roots.

Mr. Simons said not only pave the entire town, allow tall buildings to block out everything.

Christine Abrams said the downtown area needs to be defined. If it is historic, preserve it; in other areas there should only be 2 stories allowed; outer areas in Route 9 is appropriate higher buildings, possibly with garages in the first floor like the one located on Route 9.

Noreen Gill, of the audience, said high rises in the downtown area of Lakewood are not appropriate and old buildings need to be cleaned because they have great architecture.

Another member said she thought that Monmouth & Lexington Avenues could be built up and believes that a Tree Saving Plan should be in the Master Plan.

Janet Scher said no one mentioned the bus terminal in downtown, but it is an eyesore and needs renovation.

Mr. Slachetka thanked everyone who remained for this 3-hour workshop and said the next one would be April 14<sup>th</sup> which will focus on redevelopment activities as well as the Industrial Parks. We will need to put these concepts down on paper and maps where the areas the discussions talked about.

Christine Abrams asked what the Township will do for the upcoming meetings to get more people from the community to attend and Mr. Slachetka said they have advertised. Meir Lichtenstein said they advertised in the papers, it is on the Township's website, and it has been announced at the Township Committee's meetings.

The meeting ended 9:05 p.m.

Respectfully Submitted

Chris Johnson

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**SUMMARY  
CAMPUS CORE ISSUES  
COMMUNITY VISIONING WORKSHOP  
LAKEWOOD TOWNSHIP  
March 11, 2008**

The intent of the group discussion was to devise strategies for the future of the College Campus Area. The participants of the group included Beth Medrash Govoha (BMG) employees. One group member is a resident of the immediate area and all are Township residents. The group was not represented by an employee of Georgian Court University (GCU).

The group explored the Master Plan recommendations for the campus core area, which was reiterated in the Township's 2007 Master Plan Reexamination Report. The Master Plan recommended that a "Campus Zone be established to accommodate the housing and other relative needs of the student population attending both Beth Medrash Govoha (BMG), Georgian Court College and the multiple Yeshiva Schools located in and in proximity to the downtown." In the Master Plan, there were specific recommendations about student housing and parking and there was expressed desire not to permit multi-family and retail in the core campus environment. As explained by a group member, the history behind the campus core recommendation was that an area dedicated towards schools was an important goal of the Township. However, development of a campus zone in the downtown is difficult to expand into a "campus environment," because land is expensive and it is difficult to consolidate large tracts of land for school uses. The recommendation was to create an exclusive school zone that would permit additional housing development to support these schools. Lakewood encouraged this proposal and dedicated land for school sites at Oak Street and Route 9.

The group reviewed the downtown map centered at the campus core area. The map shows the location of GCU and BMG. GCU has a contained campus which is deed restricted in terms of overall growth plans needed for expansion. The school population will steadily increase and the students that attend the school are commuter students. The group explored how spread out BMG is throughout the downtown area. The philosophy of BMG as a yeshiva is to create and build on community ties. For example, students who reside in student housing are not forced to move out of housing after completing their studies. BMG serves a variety of populations (single and married men) and does not necessarily need a "campus environment," such as coffee houses and other campus like services typically seen in college towns. The school also is expected to grow rapidly and has several properties throughout the downtown that serve as classroom space and student housing. BMG's main building is on East 6<sup>th</sup> Avenue, on East 7<sup>th</sup> Avenue and on 11<sup>th</sup> Street/Carey Street (under contract). Student housing is located in the main complex, 9<sup>th</sup>/10<sup>th</sup> and on the corner of 9<sup>th</sup> for single men and on 7<sup>th</sup> Street/Private Way 7<sup>th</sup> Street, 9<sup>th</sup>/10<sup>th</sup> Street, East 8<sup>th</sup> Street/Lexington Avenue for married couples.

The group also discussed zoning and permitted land uses in each zone that surrounds the campus core. The comment from the State is that the land uses surrounding the campus are generally single family homes. The area below 8th Street is multi family and between 8<sup>th</sup> & 9<sup>th</sup> Streets is single family, so BMG is located in the multi family area.

The discussion centered on the campus zone area and how to deal with traffic problems and traffic calming that would accommodate the student population. This is what was recommended in the Master Plan. The Master Plan Re-examination gave specific goals and recommendations to

deal with parking. Georgian Court is primarily a commuter school and the traffic is generated through 9<sup>th</sup> Street as well as the traffic that deals with BMG. The problems that the campus faces are parking and traffic flow. The main egress to GCU is 9<sup>th</sup> Street. 9<sup>th</sup> Street also serves as egress to BMG and Private Way. Both 9<sup>th</sup> Street/Private Way are residential streets.

Parking is a major problem for BMG and it the worst during school hours. BMG explained some of the strategies they explored to address parking. The first parking proposal was to permit diagonally parking at the edge of GCU and the second parking proposal was to request that additional parking facilities be provided on GCU campus itself on a temporary basis. The main point was that any available land should be used for parking to accommodate student needs.

Traffic flow also is difficult because the students use the same roads to get to and from the campuses in the area. The proposed traffic study to create one-way roads may alleviate some of the problems and provide greater alternatives for students and residents to the area. BMG requested that GCU – explore multi-entrances to alleviate some of the congestion that occurs. The group finds the proposed Transit Study, circulation and parking studies encouraging because the Township will be able to provide better services for BMG students to get back and forth to Clifton Avenue as well as to points located throughout the Township.

The group also discussed the State's comments for the Township to create strategies to provide a greater intensity of land uses which includes permitting multi-family residential and retail services. Part of the group's discussion was based on the fact that there is local retail services for students to use and there really is no need for additional retail because the majority of the students of BMG are single men or married men with their families and the women generally work outside the home and shop outside of the general community for their needs. The Township is proposing to run buses to Shoprite – County Line/Kennedy Road and the new healthcare center is at this location. Clifton Avenue is also located within walking distance of the area of the campus.

Basically the discussion was centered on parking and traffic and there were proposals for one way streets and bus route plans that were being proposed and how the college was going to get the students from where they were parked to their classrooms.

The group looked at structured parking as a possible solution to accommodate those needs, but in the downtown area the land is quite expensive so cost is a factor but they felt that the bus routes may address some of that. The structured parking could be a multi-use structure and accommodate BMG classroom space as well.

**SUMMARY**  
**AFFORDABLE HOUSING PLANNING ISSUES**  
**COMMUNITY VISIONING WORKSHOP**  
**LAKEWOOD TOWNSHIP**  
**March 11, 2008**

The Lakewood Community Visioning Meeting was attended by a large number of advocates for affordable housing within the Township. Many were associated with NJ-HAND or STEPS, and they offered numerous comments on the issue.

Key among their comments was a call for more affordable housing within the Township. The group noted that although there are a significant number of affordable units in Lakewood, there are still not enough to meet the needs of the public. Consequently, the group noted that it was important to increase the supply to meet the demand.

With regard to the type of units that are needed, the group suggested that there be a bias toward the development of owner-occupied units. The basis for this suggestion was that home ownership fosters a greater sense of community than renting. However, the group also noted that approximately ninety (90) percent of all applications for affordable housing come from individuals/households with low incomes. As such, they noted that there is a greater need for low-income units than for moderate-income units within the Township.

Additional comments on the need for affordable housing within the Township centered on the need for more age-restricted units to help accommodate the region's growing senior population, as well as emergency/transitional housing.

It was also suggested that the general mix of affordable housing types be increased; the advocates would like to see all types of units constructed, including condos, apartments, townhouses, and singly-family detached dwellings. The advocates even suggested the use of mobile homes within the Township, which they noted would be ideal for emergency/transitional housing. The advocates also noted that there is a need for the rehabilitation of existing affordable units.

Finally, the discussion turned toward the actual development of affordable units. It was suggested that the Township of Lakewood allocate more land to developers of affordable housing, including NJ-HAND and SETPS. It was also noted that the development of affordable housing should be encouraged though increasing the permitted density in strategic locations in the Township. Examples of strategic locations provided by the group include locations where there is available public transit and good circulation patterns, but not along the Route 9 corridor where congestion was noted to be too significant of an issue. The advocates also indicated that CAFRA regulations sometimes hinder the development of affordable housing, and called for relaxation of certain elements of CAFRA regulations. There were comments from other members of the public that contradicted this statement.

In addition to the above, the affordable housing advocates indicated that some COAH regulations may also be too rigid. For instance, they noted that COAH regulations regarding household size may be too rigid; in the collective opinion of the advocates, it is more important to have people qualify for the units, and a one person household should be able to purchase a two bedroom unit in the event that there is no two-person household for such unit.

Finally, with regard to qualifying households for units, the advocates indicated that credit is often a problem for would-be purchasers of affordable housing units. As a result, they suggested that rent history take precedence over credit scores. Additionally, the group noted that it would be easier to fill units if innovative financing schemes (such as rent-to-own or no-down-payment plans) were developed.

H:\LAKE\00030\Correspondence\Housing\_03-11-08--Summary.doc

**SUMMARY**  
**DOWNTOWN PARKING AND CIRCULATION ISSUES**  
**COMMUNITY VISIONING WORKSHOP**  
**LAKEWOOD TOWNSHIP**  
**March 11, 2008**

**Downtown Parking Management and Circulation Strategies Discussion Summary**

The group looked at the Residential Site Improvement Standards and how they don't necessarily apply to the downtown area where there are a host of activities. There is not enough parking in the downtown all day long and there is a need for more parking. There was a consensus that a garage would be needed to provide for the existing as well as the future demand. The group looked at potential locations and said part of the problem downtown is double parking for the delivery of goods and in the past there were more alleyways in the rear of buildings for deliveries and that would free up the main streets for better traffic flow. With new development in town, there are not presently parking requirements for those new developments and a suggestion was if a project came before town with more than 2 stories there should either be required parking or a fee associated with the amount of parking that would be standard for that type of development that could go into a parking fund for future parking and garages. The land is expensive in the downtown and the cost to build a parking garage is \$20,000.00-\$40,000 per space, and how is Lakewood going to afford this, and what revenues are needed to see that the parking that is needed is provided to the town.

As far as circulation, on the west side of Route 9 the side streets have 60 ft. of right of way and most of those streets are 28 ft. paved. If they were increased to 40 ft. of paving, there could be parking on both sides of the street and there would be more traffic through there. One way streets were discussed in certain areas and they identified potential areas where people thought there were accidents and where improvements with traffic signals along Route 9 and Clifton were not synchronized and don't seem to be functioning properly. Upgrading traffic signals along with turning arrows along Route 9 so left turn arrow could facilitate better turning at those intersections. The group identified on the maps where there were potential areas for parking garages; one by the ball field by Clifton and Lexington between 9<sup>th</sup> & 10<sup>th</sup>, behind the municipal building between 3<sup>rd</sup> & 4<sup>th</sup>, behind Main Street between 1<sup>st</sup> and 2<sup>nd</sup>, and across from the municipal building. The concern raised about putting in a garage is where people will park while the garage is being constructed but Lakewood had the foresight to be considering a local transit system and shuttle system to transport people back and forth. Along Lexington Avenue, there are hazardous intersections; Lexington and 2<sup>nd</sup> and Lexington and 4<sup>th</sup>, which area controlled by stop signs and the Township will have to look at those situations to see if parking is too close to the intersection or other solutions. Along Clifton Avenue between 2<sup>nd</sup> and 4<sup>th</sup>, there are traffic concerns and possibly turning arrows would alleviate some of the problems. With the local transit service there are concerns with the bus stops and the parking spaces that would be eliminated to install them so the Township will have to see where to install them.

Bernard Williams spoke during the public portion of the meeting and said he is a member of the steering committee, and the parking garage is imperative and was needed yesterday and the sooner the better. We are dealing with lives and with the present it is only a matter of time before people lose their lives and we need to get at least one started.

Janet Scher also stated that it is not only the delivery trucks that double park, but also pedestrians who do and there is not enough enforcement to prohibit this.



A listing of the items from the easel pad notes taken during the session is attached

- ◆ Is there enough? No.
- ◆ Is it convenient?
- ◆ If there are shortages, where are they?
- ◆ Double parking by trucks
- ◆ Rear access delivery
- ◆ New development with more parking needs
- ◆ Look into – 60' ROW 40' widening on streets 2<sup>nd</sup> to 9<sup>th</sup>
- ◆ Enforcement of double parking
- ◆ Need parking garages
- ◆ Turning arrows on signals
- ◆ Upgrade traffic signals
- ◆ Improve bus terminal

Other general discussion considered how to pay for parking through developers, through paid parking, and possible parking authority.

Timing concerns that businesses need to have convenient short time parking on-street. Shared parking could be used. Intermodal links that would encourage a park it once strategy with shuttle service could be used. Businesses could use parking validations to reduce parking fees for customers.

The group encouraged looking at innovative solutions and discuss these at community vision sessions. One recommendation was that with a multi-level garage, let short-term parkers park on lower levels and employees or those staying for several hours park on higher levels. For example, 1<sup>st</sup> level for those less than 1 hour, 2<sup>nd</sup> level for 1 to 2 hours, and 3<sup>rd</sup> level and above for longer time periods.

The municipal lot between 2<sup>nd</sup> and 3<sup>rd</sup> between Route 9 and Clifton Avenue is not always filled. The reason is partly because there are not destinations nearby. Circulation through this municipal lot is not convenient either as both streets operates as one-way in this block and sometimes you are beyond a row when a space becomes available and you have no easy way to get back to the row to take the space.

What is needed in the future? More parking and garages and good transit service.

## TRAFFIC CIRCULATION DOWNTOWN

Where are the biggest delays?

- Crossing Route 9

- Making turns or going across Clifton Avenue from the side streets

Do traffic lights help or hurt the situation?

- Lights are not synchronized- both on Clifton Avenue and Route 9

Improvements to specific signals?

- Upgrade equipment

Left turn phases at lights?

- Yes at certain lights.

Removing left turns at certain intersections?

- Could consider.

Would you prefer one-way streets?

- Some participants were OK with more one-way streets

Identified safety problems along Lexington Avenue at 1<sup>st</sup> and 2<sup>nd</sup> Street

**SUMMARY**  
**DOWNTOWN GENERAL PLANNING ISSUES**  
**COMMUNITY VISIONING WORKSHOP**  
**LAKEWOOD TOWNSHIP**  
**March 11, 2008**

The membership of the "Downtown Planning Issues" group was comprised of residents and business people. The first part of the workshop session focused on the perceived strengths and weaknesses of the downtown. The group liked the "old town" feel of the downtown, the historic style and plazas. The "dislikes" included traffic, parking, poor store appearance, loitering, and the increased density. The Franklin Street Redevelopment Area was cited as an opportunity.

The downtown group discussed strategies to improve or upgrade downtown Lakewood. The recommendations included protecting Lake Carasello and the streetscape, providing a parking structure, preserving the core of the downtown, balancing growth and preservation, providing employment near homes, and focusing on families.

In addressing the center-based issues, this break-out group had strong opinions of the downtown as a center, but differed as to the type or character of the center. There was vigorous discussion of lack of diversity of the downtown, lack of restaurants, and the loss of stores. One member of the group opined that a partnership with the County is appropriate.

In general, there was a strong divergence of opinion within this working group. The business people stressed growth issues, and some of the residents focused on preservation of buildings and the lakefront.

A listing of the items from the easel pad notes taken during the session is attached

## DOWNTOWN PLANNING ISSUES

Strengths – Likes/dislikes

Issues/concerns

Changes

### Likes:

- ◆ Protect Lake C.
- ◆ Fits right; ped friendly
- ◆ Needs parking structure (ped)
- ◆ Protect st. life
- ◆ Keep “old town” feel
- ◆ Municipal complex
- ◆ Historical style
- ◆ Like current bldg height
- ◆ Plazas
- ◆ Preservation of historic buildings and Strand
- ◆ Opportunities – Franklin St.

### Dislikes:

- ◆ Store app.
- ◆ Traffic flow
- ◆ Parking
- ◆ Traffic/parking enforcement
- ◆ Increased density
- ◆ Loitering
- ◆ Upstairs apts.
- ◆ Tree removal

- ◆ Bus depot – eyesore

Strategies:

- ◆ Work – play; live – work; transit
- ◆ Preserve core downtown
- ◆ Balance of growth & pres.
- ◆ Growth in approp. areas
- ◆ Historic/aesthetics
- ◆ Walkable
- ◆ Families – walking, shopping
- ◆ Diversity

Center:

- ◆ Downtown
- ◆ Preserve lakes
- ◆ Regional center?
- ◆ Approp. dev't.
- ◆ Lack of diversity of services
- ◆ Loss of stores
- ◆ Partnership w/co
- ◆ Need restaurants, pkg.



## Affidavit of Publication

Publisher's Fee \$84.24    Affidavit Charge \$25.00

State of New Jersey                      } SS.  
Monmouth/Ocean Counties

Personally appeared **Manju Gupta**

Of the **Asbury Park Press**, a newspaper printed in Freehold, New Jersey and published in NEPTUNE, in said County and State, and of general circulation in said county, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

2/29/08

\_\_\_\_\_  
CATHERINE M. WILLIAMS

A.D. 2008

NOTARY PUBLIC OF NEW JERSEY

MY COMMISSION EXPIRES JUNE 1, 2012

Manju Gupta

Sworn and subscribed before me, this  
29 day of February, 2008

Catherine M. Williams  
Notary Public of New Jersey

### TOWNSHIP OF LAKEWOOD

#### OCEAN COUNTY PUBLIC NOTICE

#### PLEASE TAKE NOTICE

that the Township Committee of Lakewood in Ocean County is conducting a community visioning process to discuss several key planning issues in the Township as required by the New Jersey State Planning Commission plan endorsement process. The Department of Community Affairs, Office of Smart Growth describes the community visioning as a "process in which a community envisions the future it wants, and plans how to achieve it" In Lakewood, the purpose of the community visioning is to provide the foundation for the Township's proposed center-based plan. The community visioning workshops will be held over a four month period. Each community visioning workshop will address a specific topic related to the Township's plan endorsement petition that has been submitted to the State Planning Commission. The first topics will consider downtown and affordable housing issues. Subsequent community visioning workshops will cover redevelopment areas, industrial parks, transportation, and environmental topics. For additional information on the proposed topics, please visit the Township's web site at <http://twp.lakewood.nj.us/>. The Township is actively seeking public input regarding the Township's center-based plan. The public is invited to provide oral comments at the community visioning workshops or submit written comments. Written comments related to downtown and affordable housing issues will be accepted at the com-

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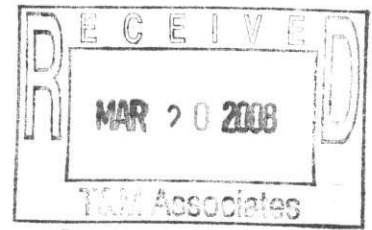
munity visioning workshop and may be submitted to the Township Clerk, Lakewood Township Municipal Building, 231 Third Street, Lakewood, New Jersey 08701 by March 24, 2008.

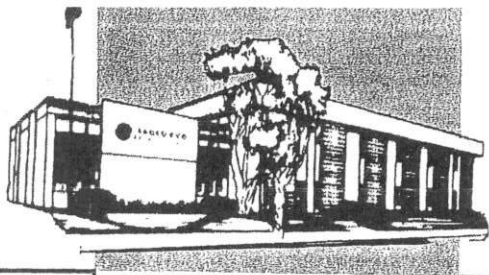
**TAKE FURTHER NOTICE** that a community visioning workshop to create the Township's vision for the downtown and to discuss affordable housing issues will be held at the Lakewood High School Commons at 855 Somerset Avenue on Tuesday, March 11, 2008, at 6:00 p.m. The purpose of the community visioning workshops is to develop the foundation of the Township's vision for its center-based plan. The Township's plan endorsement petition, the Master Plan Re-examination Report, and related planning documents are available for public inspection in the Township Clerk's office. The Township Clerk's office is located at the Lakewood Township Municipal Building, 231 Third Street, Lakewood, New Jersey 08701 and can be viewed between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday. This notice is being provided pursuant to N.J.A.C. 5:85-1.7(d).  
(\$84.24) 652869

 **COPY**

Twp./Cty./Agency	Last Name	First Name	Title	Position	Address	City/State/ZIP
Environmental Commission	Palmieri	Mario	Mr.	Chairman	965 Claire Dr.	Lakewood, NJ 08701
Industrial Commission	Golub	Jeff	Mr.	Chairman	153 Sawmill Rd. #230	Brick, NJ 08724-1393
Shade Tree Commission	Stillwell	Michael	Mr.	Chairman	950 Brook Rd.	Lakewood, NJ 08701
Transportation Board	Gindoff	Bernard	Mr.	Chairman	25 Cathedral Dr.	Lakewood, NJ 08701
Zoning Board of Adjustments	Halberstam	Abe	Mr.	Chairman	1220 Monmouth Ave.	Lakewood, NJ 08701

*Exclude the people listed  
under "cc". This letter  
was also mailed to the above people.*





# Township of Lakewood

MUNICIPAL BUILDING  
LAKEWOOD, NEW JERSEY 08701  
732-364-2500 • FAX: 732-905-5991



Raymond G. Coles, *Mayor*  
Meir Lichtenstein, *Deputy Mayor*

*Committee Members*

Robert W. Singer  
Charles Cunliffe  
Menashe Miller

February 29, 2008

 **COPY**

Mr. Benjamin L. Spinelli, Esq.  
Secretary and Principal Executive Officer State Planning Commission  
New Jersey Department of Community Affairs  
101 South Broad Street  
PO Box 204  
Trenton, New Jersey 08625-0204

**Re: Community Visioning Workshop - Tuesday, March 11, 2008**

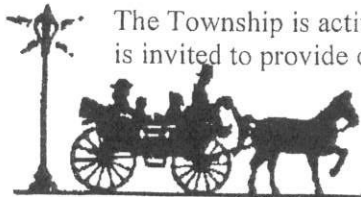
Dear Mr. Spinelli:

This letter serves to provide notice to the State Planning Commission that the Township Committee of Lakewood in Ocean County is conducting a community visioning process to discuss several key planning issues in the Township as required by the New Jersey State Planning Commission plan endorsement process. The purpose of the Community Visioning Workshops is to develop the foundation of the Township's vision for its center-based plan. For additional information on the proposed community visioning workshop topics, please visit the Township's web site at [www.twp.lakewood.nj.us](http://www.twp.lakewood.nj.us).

The Community Visioning Workshops will be held over a four (4) month period. Each Community Visioning Workshop will address a specific topic related to the Township's plan endorsement petition that has been submitted to the State Planning Commission. The Township's plan endorsement petition, the Master Plan Reexamination Report, and related planning documents are available for public inspection in the Township Clerk's office. The Township Clerk's office is located at the Lakewood Township Municipal Building, 231 Third Street, Lakewood, New Jersey 08701 and can be viewed between the hours of 9:00 am and 5:00 pm, Monday through Friday.

The first topics will consider downtown and affordable housing issues. Subsequent Community Visioning Workshops will cover redevelopment areas, industrial parks, transportation, and environmental topics. The first community visioning workshop to create the Township's vision for the downtown and to discuss affordable housing issues will be held at the **Lakewood High School Commons at 855 Somerset Avenue on Tuesday, March 11, 2008, at 6:00 pm.**

The Township is actively seeking public input regarding the Township's center-based plan. The public is invited to provide oral comments at the community visioning workshops or submit written

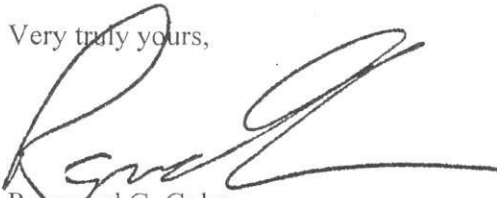


comments. Written comments related to downtown and affordable housing issues will be accepted at the Community Visioning Workshop and may be submitted to the Township Clerk, Lakewood Township Municipal Building, 231 Third Street, Lakewood, New Jersey 08701 by March 24, 2008.

This letter is being provided pursuant to notice requirements of the State Planning Rules at N.J.A.C. 5:85-1.7(d).

Thank you very much for your interest regarding Lakewood's plan endorsement petition.

Very truly yours,



Raymond G. Coles  
Mayor

RGC/sb

cc: The Honorable Stephen C. Acropolis, Mayor, Brick Township  
Virginia Lampman, Township Clerk, Brick Township  
Jack M. Hahn, Chairman, Planning Board, Brick Township  
The Honorable Thomas F. Kelaher, Mayor, Toms River Township  
Mark Mutter, Township Clerk, Toms River Township  
Robert Giles, Chairman, Planning Board, Toms River Township  
The Honorable Joseph M. DiBella, Mayor, Howell Township  
Bruce Davis, Township Clerk, Howell Township  
Christopher Estevez, Chairman, Planning Board, Howell Township  
The Honorable Mark A. Seda, Mayor, Jackson Township  
Ann Marie Eden, Township Clerk, Jackson Township  
Kenneth J. Bressi, Chairman, Planning Board, Jackson Township  
John P. Kelly, Freeholder Director, Ocean County Board of Chosen Freeholders  
Alan W. Avery, Jr., Ocean County Administrator, Ocean County  
Betty Vasil, Ocean County Clerk, Ocean County  
Donald P. Bertrand, Chairman, Ocean County Planning Board  
David McKeon, Director, Ocean County Planning Board  
Edward Luick, Superintendent, Lakewood Township Board of Education  
Stanley Banas, Chairman, Planning Board, Lakewood Township  
Kevin Kielt, Engineering & Planning Administrator, Lakewood Township  
Russell Corby, Director, Lakewood Township Economic Development/UEZ  
Mario Palmieri, Chairman, Environmental Commission, Lakewood Township  
Richard Brown, New Jersey Department of Environmental Protection  
Keith Henderson, New Jersey Council on Affordable Housing (COAH)  
Susan Weber, New Jersey Department of Transportation (NJDOT)  
Vivian Baker, NJ Transit  
Leslie Andersen, New Jersey Redevelopment Authority (NJRA)  
Stan Slachetka, T&M Associates

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Alan Aveny, Jr.  
County Administrator  
Ocean County  
101 Hooper Ave.  
Toms River, NJ 08753

## 2. Article Number

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## 1. Article Addressed to:

John P. Kelly, Freeholder Dir.  
Ocean Cty. Bd. of Chosen Freehold  
101 Hooper Ave  
Toms River NJ 08753

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## 1. Article Addressed to:

Donald Bertrand  
Chairman  
Ocean Cty. Planning Bd.  
129 Hooper Ave.  
PO Box 2191  
Toms River, NJ 08754

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1. Article Addressed to:

Betty Vasil  
County Clerk  
Ocean County  
101 Hooper Ave.  
Toms River, NJ 08753

A. Signature

**X** COUNTY OF OCEAN ☐ Agent ☐ Address

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TOMS RIVER, NJ 08754-2191

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1. Article Addressed to:

David McKeon  
Director  
Ocean City Planning Board  
129 Hooper Ave  
PO Box 2191  
Toms River, NJ 08754

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1. Article Addressed to:

Edward Luick  
Superintendent  
Lakewood Twp. BOE  
655 Princeton Ave.  
Lakewood, NJ 08701

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**X** Lilly Martin ☒ Agent ☐ Address

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Lilly Martin 2-26-04

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1. Article Addressed to:

Jack Hahn  
Chairman  
Brick Twp. Planning Board  
401 Chambers Bridge Rd  
Brick NJ 08723

2. Article Number

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☐ Address

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1. Article Addressed to:

Virginia Lampman  
Twp. Clerk  
Brick Twp.  
401 Chambers Bridge Rd.  
Brick, NJ 08723

2. Article Number

(Transfer from service label)

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Domestic Return Receipt

102595-02-M-1

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent  
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☒ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Stephen Acropolis, Mayor  
Brick Twp.  
401 Chambers Bridge  
Brick NJ 08723

2. Article Number

(Transfer from service label)

7006 0100 0003 0739 0424

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent  
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☒ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

**SENDER: COMPLETE THIS SECTION**

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Joseph DiBella, Mayor  
Howell Twp.  
251 Prevertorium Rd  
Howell, NJ 07731

## 2. Article Number

(Transfer from service label)

7006 0100 0003 0739 0455

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X *Jan Bellas* ☐ Agent ☐ Address

## B. Received by (Printed Name)

## C. Date of Delivery

2/26

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

## 3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☒ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Vivian Baker  
NJ Transit  
1 Penn Plaza East, 8th Fl.  
Newark, NJ 07105-2246

## 2. A

0

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X *H. Eadling* ☐ Agent ☐ Address

## B. Received by (Printed Name)

## C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

## 3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☒ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Stanley Banas, Chairman  
Lakewood Twp. Planning Bd.  
344B Canterbury Ct.  
Lakewood NJ 08701

## 2. Article Number

(Transfer from service label)

7006 0100 0003 0739 0530

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X *Stanley Banas* ☐ Agent ☐ Address

## B. Received by (Printed Name)

## C. Date of Delivery

2/26/04

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

## 3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☒ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Christopher Estevez  
Chairman, Planning Board  
251 Preventorium Rd  
Howell, NJ 07731

2. Article Number

(Transfer from service label)

7006 0100 0003 0739 0479

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

J. Schlosser

☐ Agent  
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

2/26

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered ☒ Return Receipt for Merchandise☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bruce Davis, Twp. Clerk  
Howell Twp.  
251 Preventorium Rd.  
Howell, NJ 07731

2. Article Number

(Transfer from service label)

7006 0100 0003 0739 0462

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

J. Schlosser

☐ Agent  
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

2/26

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered ☒ Return Receipt for Merchandise☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Thomas Kelaher, Mayor  
Toms River Twp.  
33 Washington St.  
PO Box 78  
Toms River, NJ 08754

2. Article Number

(Transfer from service label)

7006 0100 0003 0739 0677

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

J. Sullivan

☐ Agent  
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered ☒ Return Receipt for Merchandise☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Susan Weber  
NJDOT  
1035 Parkway Ave  
PO Box 609  
Trenton NJ 08625

## 2. Article Number

(Transfer from service label)

7006 0100 0003 0739 0578

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Benjamin Spinelli  
Executive Director  
NJPCA Office of Smart Growth  
101 S. Broad St.  
PO Box 240  
Trenton, NJ 08625

## 2. Article Number

(Transfer from service label)

7006 0100 0003 0739 0554

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Richard Brown  
NJDEP  
401 E. State St.  
PO Box 402  
Trenton, NJ 08625

## 2. Article Number

(Transfer from service label)

7006 0100 0003 0739 0561

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

- ☐ Agent  
☐ Address

## B. Received by (Printed Name)

## C. Date of Delivery

## D. Is delivery address different from item 1?

☐ YesIf YES, enter delivery address below: ☐ No

## 3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☒ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

- ☐ Agent  
☐ Address

## B. Received by (Printed Name)

## C. Date of Delivery

## D. Is delivery address different from item 1?

☐ YesIf YES, enter delivery address below: ☐ No

## 3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☒ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

- ☐ Agent  
☐ Address

## B. Received by (Printed Name)

## C. Date of Delivery

## D. Is delivery address different from item 1?

☐ YesIf YES, enter delivery address below: ☐ No

## 3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☒ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Keith Henderson  
COAH  
101 S. Broad St.  
PO Box 813  
Trenton, NJ 08625

A. Signature

X

☐ Agent  
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☒ Return Receipt for Merchandise  
☐ Insured Mail ☒ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7006 0100 0003 0739 0547

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

### SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Leslie Anderson  
NJRA  
22 SE. State St., 3rd fl.  
West Wing  
PO Box 790  
Trenton, NJ 08625

### COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent  
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☒ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7006 0100 0003 0739 0585

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

### SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Robert Giles, Chairman  
Planning Board  
Toms River Twp.  
33 Washington St.  
PO Box 728  
Toms River, NJ 08754

### COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent  
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7006 0100 0003 0739 0691

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Mark Mutter, Twp. Clerk  
Toms River Twp.  
33 Washington St.  
PO Box 728  
Toms River, NJ 08754

## 2. Article Number

(Transfer from service label)

7006 0100 0003 0739 0684

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *E. Sutton*

- ☐ Agent  
☐ Address

## B. Received by (Printed Name)

## C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☒ Return Receipt for Merchandise  
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## 4. Restricted Delivery? (Extra Fee)

☐ Yes

## SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Mark A. Seda, Mayor  
95 W. Veterans Hwy.  
Jackson, NJ 08527

## 2. Article Number

(Transfer from service label)

7006 0100 0003 0739 0486

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

- ☐ Agent  
☐ Address

## B. Received by (Printed Name)

## C. Date of Delivery

2-27-0

- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

Township Clerk's Office  
95 W. Veterans Hwy  
Jackson, NJ 08527

## 3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☒ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

## SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Ann Marie Eden, Twp. Clerk  
95 W. Veterans Hwy.  
Jackson, NJ 08527

## 2. Article Number

(Transfer from service label)

7006 0100 0003 0739 0493

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

- ☐ Agent  
☐ Address

## B. Received by (Printed Name)

## C. Date of Delivery

2-27-0

- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

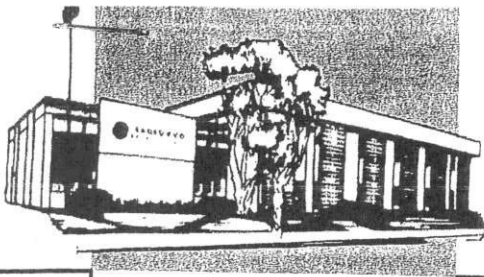
Township Clerk's Office  
95 W. Veterans Hwy  
Jackson, NJ 08527

## 3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☒ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes



# Township of Lakewood

MUNICIPAL BUILDING  
LAKEWOOD, NEW JERSEY 08701  
732-364-2500 • FAX: 732-905-5991

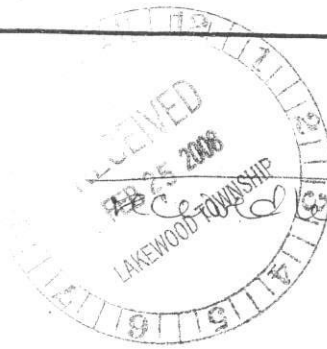


Raymond G. Coles, Mayor  
Meir Lichtenstein, Deputy Mayor

*Committee Members*

Robert W. Singer  
Charles Cunliffe  
Menashe Miller

February 29, 2008



Mr. Benjamin L. Spinelli, Esq.  
Secretary and Principal Executive Officer State Planning Commission  
New Jersey Department of Community Affairs  
101 South Broad Street  
PO Box 204  
Trenton, New Jersey 08625-0204

**Re: Community Visioning Workshop - Tuesday, March 11, 2008**

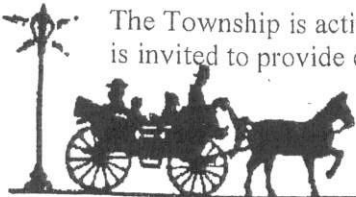
Dear Mr. Spinelli:

This letter serves to provide notice to the State Planning Commission that the Township Committee of Lakewood in Ocean County is conducting a community visioning process to discuss several key planning issues in the Township as required by the New Jersey State Planning Commission plan endorsement process. The purpose of the Community Visioning Workshops is to develop the foundation of the Township's vision for its center-based plan. For additional information on the proposed community visioning workshop topics, please visit the Township's web site at [www.twp.lakewood.nj.us](http://www.twp.lakewood.nj.us).

The Community Visioning Workshops will be held over a four (4) month period. Each Community Visioning Workshop will address a specific topic related to the Township's plan endorsement petition that has been submitted to the State Planning Commission. The Township's plan endorsement petition, the Master Plan Reexamination Report, and related planning documents are available for public inspection in the Township Clerk's office. The Township Clerk's office is located at the Lakewood Township Municipal Building, 231 Third Street, Lakewood, New Jersey 08701 and can be viewed between the hours of 9:00 am and 5:00 pm, Monday through Friday.

The first topics will consider downtown and affordable housing issues. Subsequent Community Visioning Workshops will cover redevelopment areas, industrial parks, transportation, and environmental topics. The first community visioning workshop to create the Township's vision for the downtown and to discuss affordable housing issues will be held at the **Lakewood High School Commons at 855 Somerset Avenue on Tuesday, March 11, 2008, at 6:00 pm.**

The Township is actively seeking public input regarding the Township's center-based plan. The public is invited to provide oral comments at the community visioning workshops or submit written





# Township of Lakewood

MUNICIPAL BUILDING  
LAKEWOOD, NEW JERSEY 08701  
732-364-2500 • FAX: 732-905-5991



Raymond G. Coles, Mayor  
Meir Lichtenstein, Deputy Mayor

*Committee Members*

Robert W. Singer  
Charles Cunliffe  
Menashe Miller

February 29, 2008



Mr. Benjamin L. Spinelli, Esq.  
Secretary and Principal Executive Officer State Planning Commission  
New Jersey Department of Community Affairs  
101 South Broad Street  
PO Box 204  
Trenton, New Jersey 08625-0204

**Re: Community Visioning Workshop - Tuesday, March 11, 2008**

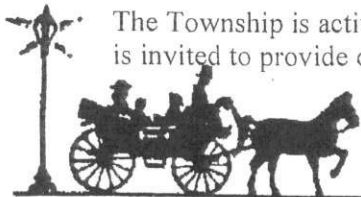
Dear Mr. Spinelli:

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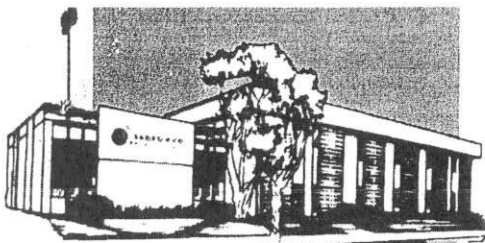
The Township is actively seeking public input regarding the Township's center-based plan. The public is invited to provide oral comments at the community visioning workshops or submit written



Twp./Cty./Agency	Last Name	First Name	M.I.	Title	Title #2	Position	Address	City/State/ZIP
Beth Madrash Govoha	Kotler	Aaron		Rabbi			617 Sixth St.	Lakewood, NJ 08701
Community Development Block Grants	Oross	Ervin		Mr.		Director	231 Third St.	Lakewood, NJ 08701
Georgian Court University	Jeffries	Rosemary	E.	Sister	RSM, PhD	President	900 Lakewood Ave.	Lakewood, NJ 08701
Lakewood Chamber of Commerce	Stankowitz	Maureen		Ms.		Executive Director	395 Rt. 70 West, Suite 125	Lakewood, NJ 08701
Lakewood Housing Authority	Grauso	Mary Jo		Ms.	PHM	Executive Director	317 Sampson Ave.	Lakewood, NJ 08701
NJ Hand, Inc.	Landman	Shalom		Mr.		Director	525 County Line Rd.	Lakewood, NJ 08701
S.T.E.P.S.	McNeil	Mike		Mr.			14 Clifton Ave.	Lakewood, NJ 08701
Lakewood Transportation Board	Gindoff	Bernard		Mr.		Chairman	25 Cathedral Dr.	Lakewood, NJ 08701
Lakewood Township Environmental Commission	Palmieri	Mario		Mr.		Chairman	965 Claire Dr.	Lakewood, NJ 08701

*The attached letter was  
mailed to the above people.*





# Township of Lakewood

MUNICIPAL BUILDING  
LAKEWOOD, NEW JERSEY 08701  
732-364-2500 • FAX: 732-905-5991



Raymond G. Coles, *Mayor*  
Meir Lichtenstein, *Deputy Mayor*

## Committee Members

Robert W. Singer  
Charles Cunliffe  
Menashe Miller

## MEMORANDUM

 **COPY**

TO: TOWNSHIP COMMITTEE MEMBERS

FROM: MAYOR RAYMOND G. COLES

DATE: FEBRUARY 28, 2008

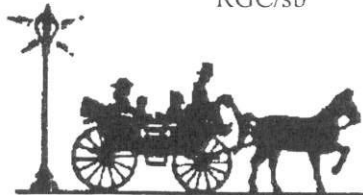
SUBJECT: TOWNSHIP OF LAKEWOOD COMMUNITY VISIONING WORKSHOPS

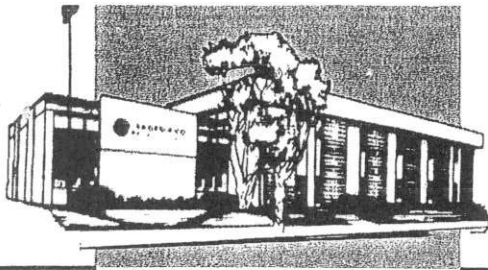
The Township Committee of Lakewood is conducting a community visioning process to discuss several key planning issues in the Township, as required by the New Jersey State Planning Commission plan endorsement process. The purpose of the Community Planning Workshops is to develop the foundation of the Township's vision for its center-based plan.

The Community Visioning Workshops will be held over a four (4) month period at the Lakewood High School Commons, located at 855 Somerset Avenue, at 6:00 PM. The topics to be discussed and the schedule at these workshops are as follows:

1. **Tuesday, March 11, 2008**  
Topic: Downtown and Affordable Housing Issues. The Township will take comments on issues related to downtown parking management strategies and the development of supportive revitalization strategies for the areas around Georgian Court University and Beth Medrash Govoha, as well as the Franklin Street Redevelopment Area. Township-wide affordable housing issues will also be discussed.
2. **Monday, April 14, 2008**  
Topic: Redevelopment and Industrial Parks. The Township will take comments on issues related to the development of New Hampshire Avenue as a multi-modal area, including, but not limited to the Cedar Bridge Corporate Office Park and Stadium Support Zone. Other topics include the North Gateway Redevelopment Area, the proposed Cross and Prospect Streets Mixed-Use Area, and the Hagaman brownfield site. Comments on the Industrial Parks will also be addressed.
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RGC/sb





# Township of Lakewood

MUNICIPAL BUILDING  
LAKEWOOD, NEW JERSEY 08701  
732-364-2500 • FAX: 732-905-5991



Raymond G. Coles, *Mayor*  
Meir Lichtenstein, *Deputy Mayor*

*Committee Members*

Robert W. Singer  
Charles Cunliffe  
Menashe Miller

March 4, 2008

 **COPY**

Mr. Ervin Oross Director  
Community Development Block Grants  
231 Third Street  
Lakewood, NJ 08701

**RE: COMMUNITY VISIONING WORKSHOP**

Dear Mr. Oross:

Please be advised that the letter previously sent to you dated February 28, 2008 incorrectly stated the date of the Workshop as Wednesday, March 11th instead of the correct date of Tuesday, March 11, 2008. Please make note of this. Everything else remains the same.

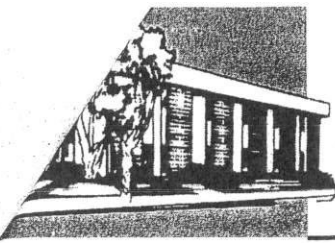
Thank you.

Very truly yours,

RAYMOND G. COLES, MAYOR,

RGC/enf





# Township of Lakewood

MUNICIPAL BUILDING  
LAKEWOOD, NEW JERSEY 08701  
732-364-2500 • FAX: 732-905-5991



Raymond G. Coles, *Mayor*  
Meir Lichtenstein, *Deputy Mayor*

*Committee Members*

Robert W. Singer  
Charles Cunliffe  
Menashe Miller

February 28, 2008

 **COPY**

Mr. Ervin Oross  
Director  
Community Development Block Grants  
231 Third Street  
Lakewood, NJ 08701

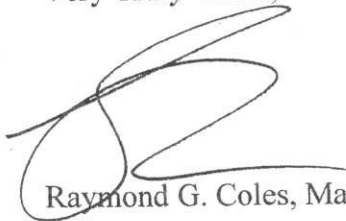
Dear Mr. Oross:

The Township continues to work with the New Jersey Office of Smart Growth on the Plan Endorsement process.

Attached please find a schedule of the Community Visioning Workshops. I believe the one scheduled for Wednesday, March 11<sup>th</sup> might be of particular interest to your organization.

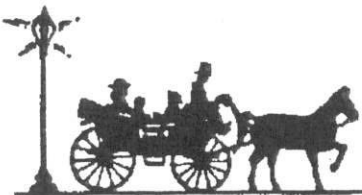
Thank you.

Very Truly Yours,



Raymond G. Coles, Mayor

RGC/sb





# Township of Lakewood

MUNICIPAL BUILDING  
LAKEWOOD, NEW JERSEY 08701  
732-364-2500 • FAX: 732-905-5991



Raymond G. Coles, *Mayor*  
Meir Lichtenstein, *Deputy Mayor*

*Committee Members*

Robert W. Singer  
Charles Cunliffe  
Menashe Miller

## MEMORANDUM

TO: TOWNSHIP COMMITTEE MEMBERS

FROM: MAYOR RAYMOND G. COLES

DATE: FEBRUARY 28, 2008

SUBJECT: TOWNSHIP OF LAKEWOOD COMMUNITY VISIONING WORKSHOPS

The Township Committee of Lakewood is conducting a community visioning process to discuss several key planning issues in the Township, as required by the New Jersey State Planning Commission plan endorsement process. The purpose of the Community Planning Workshops is to develop the foundation of the Township's vision for its center-based plan.

The Community Visioning Workshops will be held over a four (4) month period at the Lakewood High School Commons, located at 855 Somerset Avenue, at 6:00 PM. The topics to be discussed and the schedule at these workshops are as follows:

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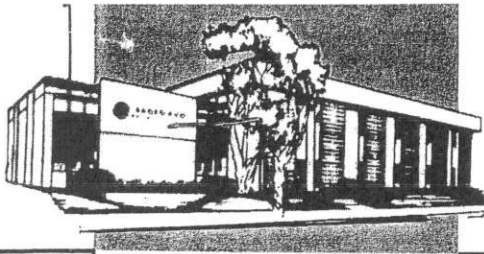
RGC/sb



Lakewood Twp Steering Committee

last name	first name	title	business	address	town/state/zip
Bateman	Michael	Mr.	Lakewood Mediation Center	70 E. Water St., Ste. 7A	Toms River, NJ 08701
Beaugard	Theresa	Ms.	Strand Theater	400 Clifton Ave.	Lakewood, NJ 08701
Calabro	Thomas	Mr.	Twin City Jewelers	36 Clifton Ave.	Lakewood, NJ 08701
DeFillipis	John	Mr.	Windows From Us, Inc.	314 5th St.	Lakewood, NJ 08701
Franklin	John	Mr.	Lakewood Public Works	231 Third St.	Lakewood, NJ 08701
Greenberg	Andy	Mr.	Maegreen's	200 Clifton Ave.	Lakewood, NJ 08701
Heinemann	Ben	Mr.	BP Graphics	315 Forth St.	Lakewood, NJ 08701
Kaufman	Dov	Mr.	Bagel Nosh	380 Clifton Ave.	Lakewood, NJ 08701
Lankry	Moshe	Mr.	Pizza Plus	239 Forth St.	Lakewood, NJ 08701
Lawson	Robert	Chief	Lakewood Police Department	231 Third St.	Lakewood, NJ 08701
Weisz	Yussl	Mr.	Yussl's Deli	116 Clifton Ave.	Lakewood, NJ 08701
Williams	Bernard	Mr.		500 Clifton Ave., #717	Lakewood, NJ 08701

*the attached letter  
was mailed to the  
above people.*



# Township of Lakewood

MUNICIPAL BUILDING  
LAKEWOOD, NEW JERSEY 08701  
732-364-2500 • FAX: 732-905-5991



Raymond G. Coles, *Mayor*  
Meir Lichtenstein, *Deputy Mayor*

*Committee Members*

Robert W. Singer  
Charles Cunliffe  
Menashe Miller

 **COPY**

March 5, 2008

Mr. Michael Bateman, Esq.  
Lakewood Mediation Center  
70 East Water Street, Suite 7A  
Toms, River 08753

**RE: COMMUNITY VISIONING WORKSHOP**

Dear Mr. Bateman, Esq.:

The Township continues to work with the New Jersey Office of Smart Growth on the Plan Endorsement process.

As a member of the Parking Steering Committee the Community Visioning Workshop scheduled for Tuesday, March 11, 2008, at 6:00 PM in the Lakewood High School Commons will be of interest to you. Downtown parking management strategies will be discussed.

Thank you.

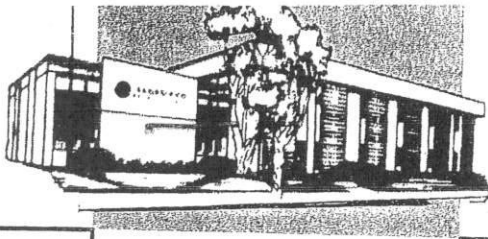
Very truly yours,

RAYMOND G. COLES, MAYOR

RGC/enf







# Township of Lakewood

MUNICIPAL BUILDING  
LAKEWOOD, NEW JERSEY 08701  
732-364-2500 • FAX: 732-905-5991



Raymond G. Coles, *Mayor*  
Meir Lichtenstein, *Deputy Mayor*

*Committee Members*

Robert W. Singer  
Charles Cunliffe  
Menashe Miller

## MEMORANDUM

TO: TOWNSHIP COMMITTEE MEMBERS

FROM: MAYOR RAYMOND G. COLES

DATE: FEBRUARY 28, 2008

SUBJECT: TOWNSHIP OF LAKEWOOD COMMUNITY VISIONING WORKSHOPS

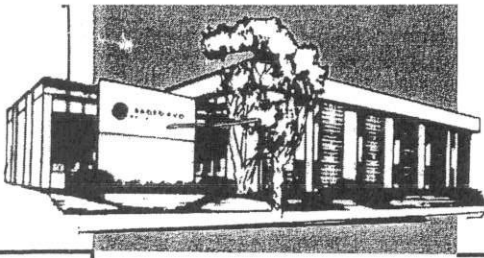
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RGC/sb





# Township of Lakewood

MUNICIPAL BUILDING  
LAKEWOOD, NEW JERSEY 08701  
732-364-2500 • FAX: 732-905-5991



Raymond G. Coles, *Mayor*  
Meir Lichtenstein, *Deputy Mayor*

*Committee Members*

Robert W. Singer  
Charles Cunliffe  
Menashe Miller

 **COPY**

March 5, 2008

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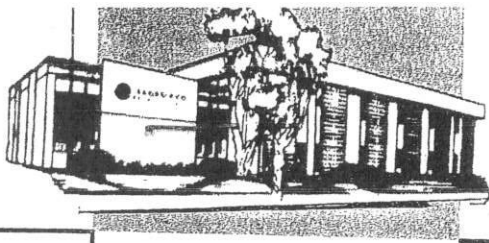
Thank you.

Very truly yours,

  
RAYMOND G. COLES, MAYOR

RGC/enf





# Township of Lakewood

MUNICIPAL BUILDING  
LAKEWOOD, NEW JERSEY 08701  
732-364-2500 • FAX: 732-905-5991



Raymond G. Coles, *Mayor*  
Meir Lichtenstein, *Deputy Mayor*

*Committee Members*

Robert W. Singer  
Charles Cunliffe  
Menashe Miller

## MEMORANDUM

TO: TOWNSHIP COMMITTEE MEMBERS

FROM: MAYOR RAYMOND G. COLES

DATE: FEBRUARY 28, 2008

SUBJECT: TOWNSHIP OF LAKEWOOD COMMUNITY VISIONING WORKSHOPS

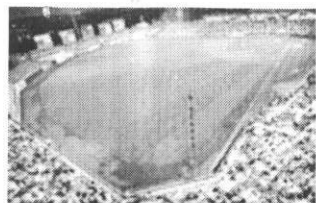
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RGC/sb





HOME

NEWS &  
EVENTS

GOVERNMENT

BUSINESS

EDUCATION

QUALITY  
OF LIFE

HISTORY

RESOURCE

Thursday, February 28, 2008

**Quick Links**

- Township Committee & Boards
- Advisory Boards & Commissions
- Business Directory
- Permits & Applications
- Phone Numbers & Links
- Library
- Pay Traffic Ticket
- Police, Fire & EMS
- Voting Districts

**Website Resources**

- Federal, State & County Government
- Lakewood Newsletter
- Online Calendar
- Phone Numbers & Links
- Township Maps
- Website Directory
- Website Disclaimer

**Lakewood Township**

Municipal Building  
231 Third Street  
Lakewood, NJ 08701

Phone: 732-364-2500  
Fax: 732-901-3647

Hours: Monday - Friday

**Welcome to Lakewood, NJ Online**

Welcome to the official site for providing Lakewood residents and visitors with important [township information](#) and [resources](#)

**Recent Additions to the Website**

[Spring 2008 Recreation Program listings](#)

**Township Committee to Sponsor  
Community Visioning Workshops  
March 11, April 14, May 21, and June 25**

The Township Committee will hold a series of community visioning workshops to create a vision for Lakewood's future development. The Department of Community Affairs, Office of Smart Growth describes community visioning as a "process in which a community envisions the future it wants, and plans how to achieve it." The community visioning workshops will synthesize Lakewood's Master Plan goals and objectives, development decisions, and preservation strategies into a comprehensive planning framework that is supported by the community. The purpose of these community visioning workshops is to provide the foundation for a center-based plan for Lakewood consistent with Smart Growth planning principles.

| [Read more](#) |

Posted February 27, 2008

**RFPs for Various Professional Positions and  
Professional Services**

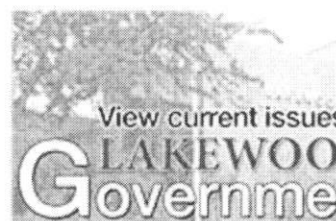
The Township of Lakewood is requesting proposals for various professional positions and professional services.

| [View Proposals for Professional Positions](#) |

| [View Proposals for Professional Services](#) |

**Lakewood Heritage Commission Annual  
Dinner**
**2008 ONLINE  
CALENDAR**

Check for events  
and meetings  
happening soon!



**Employment Opportunities**  
| [View Openings](#) |

**Legal & Public Notices**  
| [View Notices](#) |

**Bond Anticipation Note Sale**  
| [View Notices](#) |

**Road Closings & Traffic Alerts**  
| [View Alerts](#) |

**Requests for Proposals for  
various professional positions  
and services.**  
| [View Proposals](#) |

**Quality of Life Hotline:  
732-942-5003**

Call this number to inquire about  
or report "Quality of Life" issues  
in Lakewood.

**1-877 NJ ABUSE**  
Make The Call, Help A Child

9:00 AM - 5:00 PM

Wednesday, May 21, 6:00 p.m.

This event is in observance of 100th Anniversary of Founding of Georgian Court University

| [Read more](#) |

Posted January 20, 2008

### **LDC Sponsors Free Business Seminars Workshops Designed for Local Businesses**

The Lakewood Department of Economic Development and the Lakewood Development Corporation (LDC) are pleased to announce seminars developed to assist local businesses. The first seminar, "Government 101: How to Get Your Foot In the Door," is a free government-sponsored workshop designed to teach local businesses how sell and procure business from government agencies.

| [Read more](#) |

### **Tree Trimming...Is Your Street Affected?**



Dave Tree Expert Company will be doing work for FirstEnergy, on or about February 1, 2008. Click "Read more" for a list of streets on which the

trimming will occur.

| [Read more](#) |

Posted January 20, 2008

### **New Affordable For-Sale Housing Coming to Lakewood**



The Township of Lakewood hereby announces that seventy-two (72) affordable housing units will be available for sale at "Lakewood Commons I". The three and four-bedroom units that are available in this phase range in price from \$110,000 to \$220,000.

| [Read more](#) |

Posted October 28, 2007

### **Widening of Route 9 Petition**



A website has been established to provide more information about this issue. The site also includes a forum for concerned citizens to add signatures to the established petition.

| [www.widen9now.com](http://www.widen9now.com) |

[Phone Numbers & Links](#) | [Online Calendar](#) | [Website Directory](#) | [Website Disclaimer](#)

2005 Lakewood, New Jersey. All rights reserved.





### **Township Committee to Sponsor Community Visioning Workshops**

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Interested residents can review the Township's plan endorsement petition, the Master Plan Reexamination Report, and related planning documents at the Township Clerk's office for background information.

The Township has extended invitations to the Department of Community Affairs, Office of Smart Growth, the Council on Affordable Housing, the Department of Environmental Protection, the Department of Transportation, NJ Transit, and the Ocean County Planning Board.

Additional opportunities to discuss the Township's vision will be made available at two joint Township Committee and Planning Board public hearings. These public hearings will be scheduled shortly.

Please review the web site from time to time for updates to the community visioning workshops.

**Would you like to participate in  
creating a vision for  
Lakewood's future?**

**Lakewood is hosting a series of  
community visioning workshops on:**

**Tuesday, March 11**

**Monday, April 14**

**Wednesday, May 21**

**Wednesday, June 25**

**The purpose is to discuss planning  
issues related to Lakewood's  
downtown, affordable housing,  
redevelopment areas, industrial  
parks, transportation and  
environmental issues**

**Lakewood High School Commons  
855 Somerset Avenue  
6:00 pm**

**Check out the Township web site for community  
visioning workshop topics!**

**Lakewood Community Visioning Workshop**  
**March 11, 2008**

Name	Address	E-mail Address
Abraham Feuer	903 Park Terrace	Afever@BMG-EDU
Israel Friedman	147 Downing	YIS12345@jmail.com
Zalman Sontzkin	10 courtney	
SHARON LANDMAN	107 Forest Park Cir	Slandoran@njhand.org
RALPH ZUCKER	52 CASHFIELD CIRCLE	RALPH@SONJ.COM
BEN HEINEMANN	327 CAREN ST	BEN@BPGraphics.biz
Charlie Trambowitz	245 North Crest Place	Chjacobowitz@y2k.com
MEVACHILIM RABINOWITZ	654 8th ST.	
Dina Babuch	21 W. 4th Street	
Yitzchak Gottelman	9 Maplewood Ter.	

# Lakewood Community Visioning Workshop

## March 11, 2008

Name	Address	E-mail Address
DAVID DRUKAROFF	1433 LAKELAND AVE. LAKELAND, NJ 08701	DDRUKAROFF@LAKELAND.NJ.GOV
Felia Brown	342 WOODBURN AVE. LAKELAND, NJ 08701	
Yana Oros	1000 Whispering Pines Ln. LAKELAND, NJ 08701	makam@optonline.net
ERIN OROS	231 THIRD ST. LAKELAND, NJ 08701	REHABO@AOL
Shimshon Amsel	5 Juniper Ln Lakewood	
MOSHE WEIL	106 FOREST AVE.	
Russell Corby	Dept of Economic Development	corbyrk@lakewoodnj.org
KEVIN KIEB		
Fran Hoffman	911 E County Line	frank@sdnj.com
B. Lindoff		

**Lakewood Community Visioning Workshop**  
**March 11, 2008**

Name	Address	E-mail Address
Sgt. Frank Wock	231 Third Street, Lakewood	fwock@lakewoodpolice.net
Bernard Williams	500 Clifton Ave, Apt. #717	
Noreen Gill	192 Conventry Dr.	
Christine Abrams	755 Coral Ave	cobram755@optonline.net
John J. Frankel	ONE AMERICA WAY	
Moshe B. Raitzik	166 N. Crest Place	geshmak1@yahoo.com
Abeystell Amador	780 River Ave	
Moshe Weisberg	900 Forest Ave	weisberg@yahoo.com
Marilyn Fontanetta	1188-B Cypress St. CT.	
Jerome Saffner	" "	JSaffner@OptOnline.net

# Lakewood Community Visioning Workshop

March 11, 2008

Name	Address	E-mail Address
Gerri Ballwanz	208 Governors Rd	ballwanz@optonline.net
LARRY SIMONS	7 SCHOOLHOUSE CT. LAKEWOOD	WESTCAAK1@AOL
emile mcheie	203 Lincoln St.	
Lynne L. Lottin	145 clyton	
Charles Cedeno	332 River Ave	LEDS THR+H005.H
Andy Greenberg	200 Clifton Ave	MAE6KEERS@AOL.COM
Bassi Averet	200 Clifton Ave	badere@kcenter.org
Nicholas Gravignio	4057 Rt. 9 North #107 Havell NY 07731	nicholas@gravignio.com
JANET B. SCHER	1050 WEST CROSS ST	Smscher1@netzero.net
CLARE M WINTER	1068 P ABERDEEN DRIVE LAKEWOOD NY 08701	



# Lakewood Community Visioning Workshop

## March 11, 2008

Name	Address	E-mail Address
Teresa Beaugard	400 Clifton Ave Lakewood 08701	tbeaugard@strand.org
Corissa Whitaker	101 S. Bronx Street, PO Box 2074 Trenton, NJ 08605	WHITAKER@BCA.STATE.NJ.US
John Reiser	11	jreiser@bca.state.nj.us
Stacy Perrine	Ocean Co. Planning	sperrine@cocean.nj.us
Pat DeFilippis	314 5th St Lakewood	windmills@aol.com
John DeFilippis	11	11 11 11
JAY BROWN	Lakewood Resource & Referral Center 200 Clifton Ave	JBROWN@MUNSTER.ORG
STAR BARKS	—	—
Joshua Schmecker	53 Aspen at Lakewood	SSchmecker@verizon.net
Jack Mueller	641 5th St Lakewood	jackmueller@mueller-company.com