

MEMORANDUM

TO: Lakewood Township Planning Board Members

CC: Mayor Ray Coles
Ally Morris, Board Administrator
John Jackson, Esq. Board Attorney

FROM: Stan Slachetka, PP, AICP
Martin Truscott, PP, AICP

RE: Revisions to the Draft 2017 Lakewood Township Master Plan
Pursuant to the October 3rd Public Hearing

Date: October 12, 2017

Project: LAKE-00600

This memorandum summarizes and identifies the changes to the draft 2017 Lakewood Township Master Plan requested by the Planning Board at the master plan public hearing on October 3rd. A revised map and text revisions are provided as an attachment to this memorandum for the Board's review.

The Planning Board requested that the following revisions to the draft master plan prior to a final vote:

1. Proposed Land Use Plan, Figure LU-4. The proposed R-10 SFD and R-10C designations in the southwest sector of the Township are revised and replaced with an R-12 designation. In addition, an area fronting on Cross Street and Massachusetts Avenue has been changed from an R-7.5 designation to an R-12 designation. Two maps are attached- one map is titled as "Proposed and Use (Revisions Annotated)" which highlights the "proposed revisions and the second one titled "Proposed Land Use" which has been revised per the October 3, 2017 meeting to reflect the Board's direction and suitable for adoption by the Board.
2. Land Use Strategies on page 9. An additional strategy has been added which addresses the Board recommendation that meetings of the Township Committee, Planning Board and Zoning Board of Adjustment be held on a regular basis to coordinate land use policies of the Township.
3. Table LU-3 Proposed Land Use on pages 25 and 26 has been revised to reflect the acreage revision of the Proposed Land Use Plan map (LU-4).
4. Land Use Plan Element.
 - a. The R-10 SFD land use district description is no longer necessary due to the changes listed in #1 above and therefore is deleted on page 27.
 - b. The R-10C land use district description is no longer necessary due to the changes listed in #1 above and therefore is deleted on page 28.
 - c. R-40 land use district. (Page 29) The recommendation to allow planned communities on parcels greater than 100 acres of area without an age restriction has been modified per the Planning Board to limit the density to a maximum of 3.6 units per acre. Previously the recommendation was to allow such planned communities with a density of 4.5 units per acre. The recommendation on page 38 was also revised accordingly.

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- d. Specific zoning ordinance recommendations on page 37. The recommendations discussed in #4 a and b are deleted.
- e. Specific zoning recommendations. Houses of worship with catering halls are recommended to be a conditional use with appropriate standards. Please refer to the recommendation added on page 38.
- f. Secondary and post-secondary schools with dormitories are recommended to be a conditional use with appropriate standards. Please refer to the recommendation added on page 38.
- g. The Planning Board's condition to link any changes in zoning in the Cross Street/West Cross Street and Massachusetts Avenue-sector of the Township to road widening of specific road segments is provided on page 38.
- h. Rezoning Requests listed for Township Committee review on pages 40 and 41 are deleted per Planning Board direction.

If there are any questions concerning this memorandum, please contact our office.

Attachments:

Revised Master Plan pages

Proposed Land Use (revisions annotated – 10/11/17)

Proposed Land Use (10/11/17)

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New strategy added to section “Land Use Strategies”

11. Convene annual or twice-annual meetings of the Lakewood Township Committee, the Lakewood Township Planning Board and the Lakewood Township Board of Adjustment to communicate and exchange information concerning current planning and zoning policies, and challenges and issues of land development within the municipality. The purpose of the meetings is to improve the development review process and coordinate the public activities and procedures shaping land development in the township.

Circulation Strategies

1. Develop policies and strategies to ameliorate the congestion of Lakewood Township’s excellent regional highway access and local road network. Develop plans and strategies to expand and enhance the nascent multi-modal transportation system elements, including park and ride facilities, mass transit and bicycle/pedestrian pathways. Provide a robust circulation network that will effectively serve the current and future needs of residents and industry.
2. Actively support efforts focused on the reactivation of passenger rail services from Lakewood Township to multiple regional destinations, including New York City.
3. Classify future residential roadways to exceed the Residential Site Improvement Standards (RSIS). Approach all development with the acknowledgement of high density congestion issues. Minimize traffic congestion and negative impacts to residential neighborhoods through appropriate actions during the development approval process.
4. Coordinate transportation improvements with land use densities and intensity. Encourage creative techniques to control motor vehicle speed in the downtown area and all residential neighborhoods. Traffic calming and other safety strategies consistent with the Complete Streets initiative should be pursued for wide incorporation into Lakewood Township’s circulation plan.
5. Establish weight limits to avoid truck traffic on residential streets.
6. Discourage truck traffic through residential neighborhoods by strictly enforcing weight limits and developing a comprehensive signage system (uniform in its design) alerting truckers to designated routes to and from the Industrial Parks.
7. Improve traffic circulation in and adjoining the downtown area. An analysis of new one-way streets should be explored.
8. Promote sustainable means of funding transportation improvements such as full implementation of the existing transportation improvement district and/or other techniques.
9. Designate and encourage the development of pedestrian corridors and bikeways that link residential neighborhoods with schools, parks, community facilities and public transit.
10. Maintain existing streets and associated roadway assets in a state of good repair so they are safe and aesthetically pleasing for all users.

DRAFT 2017 Lakewood Township Master Plan
Land Use Element

Table LU-3: Proposed Land Use

	Total (Acres)	Total (Percent)
Residential		
A-1 — Agricultural	56.6	0.4
PH-1 — Public Housing	16.3	0.1
R-7.5 — Residential	352.9	2.2
R-10 — Residential	386.0	2.4
R-10A — Single-Family Residential	24.2	0.2
R-10B — Single-Family Residential	2,697.2	17.0
R-12 — Residential	1,374.9	8.7
R-12A — Residential	35.5	0.2
R-15 — Residential	1,791.9	11.3
R-15/10 C — Residential Cluster	12.3	0.1
R-20 — Residential	323.8	2.0
R-20A — Residential	1,287.7	8.1
R-20/12 C — Residential Cluster	147.8	0.9
R-40 — Residential	88.0	0.6
R-40/20C — Residential Cluster	606.5	3.8
R-LM — Multi-Family Limited Residential	56.6	0.4
R-M — Multi-Family Residential	16.3	0.1
Business		
ABC — Airport Business Commercial	296.3	1.9
B-1 — Neighborhood Business	13.5	0.1
B-2 — Central Business	78.5	0.5
B-3 — Highway Business	110.7	0.7
B-4 — Wholesale Service	446.8	2.8
B-5 — Highway Development	334.4	2.1
B-5A — Highway Development	210.0	1.3
B-6 — Corporate Campus/Stadium Support	60.1	0.4
HD-6 — Highway Development	30.0	0.2
HD-7 — Highway Development	340.8	2.1
HS — Hospital Support	33.6	0.2
OT — Office Transitional	50.0	0.3
ROP — Residential Office Park	134.5	0.8

Continued on next page.

DRAFT 2017 Lakewood Township Master Plan
Land Use Element

Table LU-3: Proposed Land Use (Continued)

	Total (Acres)	Total (Percent)
Industrial		
LP — Industrial Park Limited Professional Service	109.6	0.7
M-1 — Industrial	1,912.5	12.1
Overlay (In Addition to Underlying Land Use Districts)		
AHZ — Airport Hazard	406.9	2.6
CPSC — Cross and Prospect Street Core	167.3	1.1
OSCN 1 — Oak Street Core Neighborhood 1	20.2	0.1
OSCN 2 — Oak Street Core Neighborhood 2	30.4	0.2
PDNC — Planned Development Non-Contiguous Cluster	5,723.0	36.1
PP — Public Purpose	22.2	0.1
Preservation		
OSP — Open Space and Preservation	1,706.7	10.8
Redevelopment		
DA-1 — Cedarbridge Redevelopment Area	419.6	2.6

Note: Total percent of all land use districts does not equal 100 percent due to inclusion of overlay zones, the acreage of which is in addition to underlying zones.

Descriptions of individual land use districts are provided in the following subsections.

Residential Land Use Districts

R-10 SFD and R-10C deleted. Density of R-40 changed from 4.5 to 3.6 units/acre

The proposed land use plan includes a total of 19 residential land use districts, as follows:

- **A-1 — Agricultural:** The A-1 (Agricultural) Land Use District is an existing land use district. Currently its purpose is to permit customary and conventional agricultural uses (incl., the processing or sale of agricultural products). Based on the current development pattern of the township, the purpose of the land use district should be updated to an estate -type residential district. Agricultural uses can be deleted as permitted uses. Other permitted uses include: single-family detached dwellings; places of worship, and public and private schools. Public buildings of a governmental or cultural nature, golf courses, public utility installations, and hospitals and clinics are permitted conditional uses. The minimum lot size of the A-1 (Agricultural) Land Use District is two acres. Attachment LU-4 shows the proposed extent of the A-1 (Agricultural) Land Use District.
- **PH-1 — Public Housing:** The PH-1 (Public Housing) Land Use District is an existing land use district. Its purpose is to facilitate the development of public housing for senior citizens or low-income housing by the Lakewood Housing Authority. Attachment LU-4 shows the proposed extent of the PH-1 (Public Housing) Land Use District.
- **R-7.5 — Residential:** The R-7.5 (Residential) Land Use District is an existing land use district. The purpose of the R-7.5 (Residential) Land Use District is to permit single-family detached, two-family and duplex housing, places of worship, and public and private schools. In

addition, the following types of development are permitted as conditional uses: and, public buildings of a governmental or cultural nature. The minimum lot size for all uses except two-family and duplex housing is 7,500 square feet. The minimum lot size for two-family and duplex housing is 10,000 square feet. Attachment LU-4 shows the proposed extent of the R-7.5 (Residential) Land Use District.

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- R-10 — Residential: The R-10 (Residential) Land Use District is an existing land use district. The purpose of the R-10 (Residential) Land Use District is to permit single-family detached, two-family and duplex housing, as well as places of worship, and public and private schools. In addition, public buildings of a governmental or cultural nature are permitted as conditional uses. The minimum lot size for all uses except two-family and duplex housing is 10,000 square feet. The minimum lot size for two-family and duplex housing is 12,000 square feet. Attachment LU-4 shows the proposed extent of the R-10 (Residential) Land Use District.

- R-10A — Single-Family Residential: The R-10A (Single-Family Residential) Land Use District is an existing land use district. The purpose of the R-10A (Single-Family Residential) Land Use District is to facilitate the development of single-family detached housing, two-family and duplex housing, places of worship, and public and private schools. Public buildings of a governmental or cultural nature are permitted as a conditional use. The minimum lot size is 10,000 square feet. In addition, it is recommended that a mixed-use overlay area be provided in an appropriate location and of a size and scale that is proportionate to the neighborhood. The proposed extent of the R-10A (Single-Family Residential) Land Use District is depicted on Attachment LU-4.

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- R-10B — Single-Family Residential: The R-10B (Single-Family Residential) Land Use District is a proposed land use district. The purpose of the R-10B (Single-Family Residential) Land Use District is to facilitate the development of single-family detached housing, places of worship, and public and private schools. Public buildings of a governmental or cultural nature would be permitted as a conditional use. Two-family and duplex housing on tracts of at least 100,000 square feet would also be permitted as a conditional use when public sewer service is provided. The minimum lot size would be 10,000 square feet. The proposed extent of the R-10B (Single-Family Residential) Land Use District is depicted on Attachment LU-4.

- R-12 — Residential: The R-12 (Residential) Land Use District is an existing land use district. The purpose of the R-12 (Residential) Land Use District is to permit single-family detached housing, as well as places of worship, and public and private schools. In addition, the following types of development are permitted as conditional uses: and, public buildings of a governmental or cultural nature. The minimum lot size for all uses except houses of worship is 12,000 square feet. The proposed extent of the R-12 (Residential) Land Use District is depicted on Attachment LU-4.

- R-12A — Residential: The R-12A (Residential) Land Use District is an existing land use district. The purpose of the R-12A (Residential) Land Use District is to permit single-family

Copy Description of R-10 SFD Deleted from Previous Page:

- R-10 SFD — Residential (Single-Family Detached): The R-10 SFD (Residential [Single-Family Detached]) Land Use District is a proposed land use district. The purpose of the R-10 SFD (Residential [Single-Family Detached]) Land Use District is to permit single-family detached housing, as well as places of worship, and public and private schools. In addition, public buildings of a governmental or cultural nature are permitted as conditional uses. Two-family and duplex housing would not be permitted. The minimum lot size for all uses is 10,000 square feet. Attachment LU-4 shows the proposed extent of the R-10 SFD (Residential [Single-Family Detached]) Land Use District.

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- R-10C — Single-Family Residential: The R-10C (Single-Family Residential) Land Use District is a proposed land use district. The purpose of the R-10C (Single-Family Residential) Land Use District is to facilitate the development of single-family detached housing, places of worship, and public and private schools. Public buildings of a governmental or cultural nature would be permitted as a conditional use. In addition, duplexes would also be permitted on lots of at least 12,000 square feet. The minimum lot size, unless otherwise stated, would be 10,000 square feet. The proposed extent of the R-10C (Single-Family Residential) Land Use District is depicted on Attachment LU-4.

- R-20/12 C — Residential Cluster: The R-20/12 C (Residential Cluster) Land Use District is an existing land use district. The R-20/12 C (Residential Cluster) Land Use District facilitates the same types of development as the R-20 (Residential) Land Use District, as well as single-family detached housing in a cluster development format. The minimum lot size of lots in a cluster development is 12,000 square feet. The proposed extent of the R-20/12 C (Residential Cluster) Land Use District is depicted on Attachment LU-4.
- R-40 — Residential: The R-40 (Residential) Land Use District is an existing land use district. The purpose of the R-40 (Residential) Land Use District is to permit single-family detached housing, places of worship, and public and private schools. Public buildings of a governmental or cultural nature, congregate or assisted living and nursing care, and adult communities are permitted as conditional uses. In addition, this land use element proposes that planned communities on parcels of 100 acres or more, with a maximum density of 3.6 units per acre and without any age-restriction requirements, should be permitted as a conditional use. The minimum lot size for all permitted uses except houses of worship is 40,000 square feet. The proposed extent of the R-40 (Residential) Land Use District is depicted on Attachment LU-4.
- R-40/20 C — Residential Cluster: The R-40/20 C (Residential Cluster) Land Use District is an existing district that permits the same uses as the R-40 (Residential) Land Use District, as well as planned affordable residential developments on a minimum contiguous tract of four acres and at a maximum gross density of 22 units per acre. Unit types may include townhouses, duplexes, multi-family, and single-family detached. Planned affordable residential developments may also include: community facilities related to the cultural, social, and recreational needs of residents of the development; public buildings of a governmental or cultural nature; public or private schools and daycare facilities related to the needs of residents of the development; and, neighborhood commercial uses intended to serve the residents of the development.
- R-LM — Multi-Family Limited Residential: The R-LM (Multi-Family Limited Residential) Land Use District is an existing land use district. The purpose of the R-LM (Multi-Family Limited Residential) Land Use District is to provide a mix of different housing types, including: single-family detached housing; two-family and duplex housing; multi-family housing; and, townhouses. Other permitted uses include places of worship, and public and private schools. Public buildings of a governmental or cultural nature are permitted as conditional uses. The minimum lot size ranges from 7,500 square feet for single-family housing to 12,500 square feet for multi-family housing. The proposed extent of the R-LM (Multi-Family Limited Residential) Land Use District is depicted on Attachment LU-4.
- R-M — Multi-Family Residential: The R-M (Multi-Family Residential) Land Use District is an existing land use district. The purpose of the R-M (Multi-Family Residential) Land Use District is to provide a mix of different housing types, including: single-family detached housing; two-family and duplex housing; multi-family housing; and, townhouses. Other permitted uses include: places of worship; planned educational campuses; and, public and



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DRAFT 2017 Lakewood Township Master Plan
Land Use Element

Recommendation to establish R-10 SFD and R-10C deleted.

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- Establishment of the R-10B (Single-Family Residential) Zone and addition of regulating standards for same.
- Establishment of the R-20A (Residential) Zone and addition of regulating standards for same.
- Establishment of the CPSC (Cross and Prospect Street Core) Overlay Zone and addition of regulating standards for same.
- Establishment of a non-contiguous cluster planned development overlay and adoption of a non-contiguous cluster ordinance.
- Adoption of a mixed-use overlay zone for the Cross and Prospect Street Core.
- Addition of mixed-use development as a conditional use in the R-10A (Single-Family Residential) Zone, as it exists within the Oak Street Core, to permit limited neighborhood commercial uses in selected areas.
- Elimination of the existing PS (Industrial Park Professional Service) Zone.
- Continuation of public and private schools as a permitted use throughout all zone districts, except in those zone districts where specifically limited.
- Establishment of design standards for schools to provide off-street bus loading/unloading areas to enhance street circulation.
- Amendment of the R-40 (Residential) Zone to permit planned communities on parcels of 100 acres or more, with a maximum density of 3.6 units per acre and without any age-restriction requirements, should be permitted as a conditional use.
- Require that off-street parking be provided for the uses on the third and higher floors of new structures within the B-2 (Central Business) Zone (n.b., this recommendation is introduced in the Circulation Element).
- Adopt the permitted use requirements for schools in the Industrial Parks pursuant to the April 7, 2017 letter of the Lakewood Industrial Commission (n.b., this letter is provided in Appendix 6).
- Houses of worship with a catering/banquet facility or hall as an accessory use should be designated as a distinct use from houses of worship and designated as a conditional use in zones determined appropriate for such use. Standards addressing adequate lot area, sufficient off-street parking, adequate setbacks, buffers and any other requirements deemed appropriate by the governing body should be required for this conditional use.
- Secondary and post-secondary schools with associated dormitory rooms on the same property or tract should be deemed a distinct conditional use from a secondary and post-secondary school use that does not have an associated dormitory. The governing body should provide appropriate standards for secondary and post-secondary schools with dormitories addressing the following: ample lot area, sufficient off-street parking, adequate building setbacks, buffers between the school property and residential neighborhoods and any other requirements deemed suitable for this conditional use and the well-being of the surrounding community.

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- Establishment of the R-10 SFD (Residential [Single-Family Detached]) Zone and addition of regulating standards for same.
- Establishment of the R-10C (Single-Family Residential) Zone and addition of regulating standards for same.

Please note that the zoning recommendations of this section related specifically to changes in zoning of areas along Cross Street, west of Massachusetts Avenue and West Cross Street are intended to be enacted by the Township Committee only when all the following road segments have been sufficiently widened or dualized to minimize congestion:

- Cross Street, from the border with Jackson Township to the intersection with Massachusetts Avenue;
- US Route 9 from Lake Carasaljo to the Toms River Township boundary;
- Massachusetts Avenue from the intersection at Prospect Street to its intersection with Cross Street; and,
- Pine Street from US Route 9 to New Hampshire Boulevard.

Recommended for Further Study

- Consider the potential to increase residential density within the downtown regional center (e.g., through establishment of a special zoning overlay).
- Evaluate the potential for requiring that the width of interior streets in new residential developments be greater than the width requirements of the New Jersey Residential Site Improvement Standards.
- Consider the potential for an increased open space set-aside requirement for new residential development.
- Consider the potential for requirements to provide school bus loading and unloading areas within new residential development.
- Consider the potential for requirements of solid waste containers within all types of new residential development.
- Evaluate the potential to increase setback requirements and perimeter buffer requirements along the frontage of high-volume roadways.
- Evaluate the potential for increased landscape buffer requirements.
- Consider the need to refine the lists of permitted uses in industrial zones in order to address the issue of encroachment of incompatible uses in the Lakewood Industrial Park. Alternatively, investigate other potential means of mitigating land use conflicts.
- Explore the feasibility of creating a new zone for public and private schools to regulate schools and with the goal of minimizing their traffic impacts. Should the establishment of a new zone be considered impractical, evaluate the potential for revision to current standards to minimize the impacts of public and private schools on surrounding land uses.
- Review current requirements for open space and buffers, and evaluate the feasibility and appropriateness of increasing open space requirements, buffer widths and enhancing landscape requirements.
- Consider the appropriateness of limiting new development to only single-family detached housing (n.b., this recommendation has been added as a result of a comment made by member of the Lakewood Township Planning Board at a public hearing associated with the

adoption of the 2017 Lakewood Township Master Plan; this recommendation is to be evaluated by the Lakewood Township Planning Board).

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Rezoning Requests by the Public

At the public hearings related to the adoption of the 2017 Lakewood Township Master Plan, the Planning Board entertained a presentation concerning a series of requests to rezone certain parcels and tracts. In addition, the Planning Board received a written request to rezone certain parcels and tracts by mail. The Planning Board was amenable to some, but not to all, of the requests. The Planning Board decided that the requests should be referred to the Lakewood Township Committee for consideration.

The Township Committee may decide whether all or some of the requests have any merit, and may ask for input from the Planning Board. All the requests were submitted with cover letters and supporting maps, which have been filed within the office of the Planning Board. The Planning Board hereby refers the rezoning requests to the Lakewood Township Committee, without a recommendation as to whether or not it should approve them.

The specific requests are as listed below:

- Esti Circle: The area is currently zoned A-1. A different residential designation is requested (n.b., the requestor did not specify the requested designation).
- Vicinity of Twelfth Street (East of Route 9): The area is zoned R-10, however the municipal tax maps designate the area as R-7.5. There is no municipal zoning documentation beyond the tax maps that the area has been rezoned.
- Burnside Avenue: The area is zoned R-15, and a R-12 designation is requested.
- Washington Avenue: The entrance to the affordable housing tract is zoned R-12, and a smaller permitted lot size is requested.
- US Route 9 (River Road): Request to change two residentially-zoned lots (Block 1051, lots 30 and 56) adjoining the HD-7 commercial zone to HD-7.
- South of Locust Street (South of NJ State Highway Route 70, on the East Side of New Hampshire Boulevard): The request is to rezone a developed, single-family residential area in the R-12 to B-5A.
- RM/B-2 Zone Boundary at Fifth Street, between Clifton and Lexington Streets: Request to adjust the zone boundary to correspond to Zoning Board of Adjustment interpretation.
- The Final Section of the Fairways at Lake Ridge: Request to rezone from M-1 to R-40.
- Airport Business Commercial: Request to extend the proposed ABC to the south.

Attachment LU-4: Proposed Land Use

Map updated in 3 areas, as indicated in highlighted legend
(see next page).

