

PUBLIC NOTICE

STATE PLANNING COMMISSION

Notice of Action on Petition for Conditional Plan Endorsement and Amendments to the State Plan Policy Map

Petitioner: Lakewood Township, Ocean County, New Jersey

Take notice that effective December 7, 2017, the New Jersey State Planning Commission (Commission) granted Plan Endorsement to the Township of Lakewood, Ocean County (Township) authorized designation of a Regional Center, Cores, Nodes and State Plan Policy Map Amendments. The period of Plan Endorsement and center designations shall be for 10 years from the date of endorsement.

The Township of Lakewood is approximately 25 square miles. The Township is located in northern Ocean County, and borders the Township of Howell, Monmouth County to the North, Township of Brick to the East, Township of Jackson to the West and Township of Toms River to the South.

In 2006, the Commission received a petition from the Township of Lakewood, Ocean County (Township), pursuant to N.J.A.C. 5:85-7, seeking Plan Endorsement of its planning documents and designation of Regional Centers, Cores, Nodes and State Plan Policy Map Amendments.

On January 21, 2016, the Director prepared a draft Recommendation Report and draft Planning and Implementation Agreement (PIA) recommending conditional endorsement of the Plan, and designation of regional centers, cores and nodes in the State Plan Policy Map. On January 27, 2016, the Plan Implementation Committee (PIC) held a meeting to consider the recommendations summarized in the draft Recommendation Report, a draft Planning and

Implementation Agreement (PIA) describing actions to be taken by petitioner during the endorsement period, as well as public comments provided before and during the PIC meeting. The PIC reviewed and considered the Petition, concurred with the recommendation to conditionally approve the Petition, and moved the Petition for consideration by the full Commission at its next regularly scheduled meeting.

On February 17, 2016, the Commission considered the Township's petition for Plan Endorsement, including the Planning and Implementation Agreement (PIA), and determined that it is consistent with the State Plan as required by N.J.A.C. 5:85-7.13, and incorporated the findings of the Director in his recommendation for conditional endorsement into its final determination. The Commission determined that the conditional endorsement would become final once the Township: adopted the Master Plan, including an updated circulation element; adopted water conservation and wellhead protection ordinances; adopted a mechanism to permanently protect lands in and around Kettle Creek in accordance with the PIA by August 31, 2017; and adopted zoning ordinance amendments and revisions to zoning map critical tasks.

The Commission passed Resolution 2016-01 to conditionally approve the petition for plan endorsement and authorize designation of Regional Centers, Cores, Nodes and State Plan Policy Map Amendments upon completion of the conditions set forth in the resolution.

The Township submitted a letter to the Commission dated April 20, 2017 requesting an additional six months to complete the conditions required for Plan Endorsement set forth in Resolution 2016-01. The Commission passed Resolution 2017-03, which granted the Township a four-month extension of time to fully comply with the conditions for Plan Endorsement. The Commission also authorized the Director of the OPA to amend the State Plan Policy Map after the Township revises and adopts its municipal zoning map and zoning ordinance reflecting proposed

changes to centers, planning areas, cores, and nodes, adopts resource protection ordinances, and mechanisms are implemented to permanently protect lands outside of sewer service area based on the Lakewood SGP.

On December 7, 2017, the Township adopted the outstanding ordinances. The Township updated and adopted its Land Use and Development Regulation Ordinance and provided a digital version of its zoning ordinance to the Office for Planning Advocacy, which conforms to the plan that was conditionally endorsed by the Commission.

As authorized by the Commission, the Township's Plan Endorsement will become final and the State Plan Policy Map will be amended to reflect the Township of Lakewood's Centers, Cores, Nodes and Planning Areas effective December 7, 2017.

All documents relating to the Township's petition for plan endorsement, including the proposed amendments to the State Plan Policy Map can be found at <http://nj.gov/state/planning/spc-regional-coordination-endorsed-ocean-lakewood.html>.

A copy of this notice has been mailed to the petitioner, as well as those entities specified at N.J.A.C. 5:85-1.7.

Certified by Gerard Scharfenberger, PhD, Secretary and Principal Executive Officer
December 20, 2017