



State of New Jersey  
DEPARTMENT OF STATE  
NEW JERSEY STATE PLANNING COMMISSION  
P.O. BOX 820  
TRENTON, NEW JERSEY 08625-0820

PHILIP D. MURPHY  
*Governor*

THOMAS K. WRIGHT  
*Chairman*

SHEILA Y. OLIVER  
*LT. GOVERNOR*

DONNA A. RENDEIRO  
*Executive Director/Secretary*

Resolution No. 2023-12  
Page 1 of 2

Date: July 5, 2023  
Patron: Thomas K. Wright

**RESOLUTION**

**AUTHORIZING AN AMENDMENT TO THE STATE PLAN POLICY MAP IN THE TOWNSHIP OF  
LAKEWOOD, OCEAN COUNTY**

**WHEREAS**, pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq. (the Act), the State Planning Commission (the Commission) has prepared and adopted a State Development and Redevelopment Plan (the State Plan) which includes a State Plan Policy Map; and

**WHEREAS**, the Commission is empowered, pursuant to N.J.S.A. 52:18A-203, to adopt rules and regulations to carry out and implement its statutory responsibilities and purposes; and

**WHEREAS**, pursuant to its authority under N.J.S.A. 52:18A-203, the Commission has adopted regulations, set forth in N.J.A.C. 5:85, that establish procedures for the filing of petitions with the Commission for the purpose of, inter alia, seeking Plan Endorsement, N.J.A.C. 5:85-7.1, et seq., and amendments to the State Plan Policy Map, N.J.A.C. 5:85-8.1 et seq., as a means to implement the State Plan and to foster cooperation and coordination of planning activities between the relevant State agencies and county and local governments; and,

**WHEREAS**, on December 7, 2017, the Commission granted Plan Endorsement to the Township of Lakewood (the Township) and designated a regional town center, and several cores and nodes; and

**WHEREAS**, as a condition of Plan Endorsement, the Township is required to submit a biennial report to the Commission; and

**WHEREAS**, on October 17, 2022, the Township prepared and submitted their biennial report to the Commission; and

**WHEREAS**, as part of the biennial report, the Township chose to initiate a State Plan Policy Map Amendments Petition to add two Nodes, the first approximately 5.16 acres of land and second approximately 26.94 acres of land; and

**WHEREAS**, public notice of the proposed map amendment was made pursuant to N.J.A.C. 5:85-1.7(g) and property owners within 200 feet of the proposed map amendment were mailed notice of the proposed map amendment; and

**WHEREAS**, the attached Staff Recommendation Memorandum (Exhibit A) outlines the Office of Planning Advocacy's analysis of the subject area identified in the Petition that it used in determining recommended boundaries it believes are suitable for inclusion into the Node boundaries as part of the proposed State Plan Policy Map amendment; and

**WHEREAS**, the Plan Implementation Committee met at a public hearing, noticed to the public, on June 21, 2023, to discuss the proposed map amendment and modified Plan Implementation Agreement (Exhibit B) and voted in favor of moving the petition for two map amendments to the State Planning Commission; and

**WHEREAS**, the State Planning Commission has reviewed the Executive Director's recommendation and supporting documentation and affirms that the proposed map amendment petition is consistent with the goals of the State Plan.

**NOW THEREFORE BE IT RESOLVED** that the Commission hereby authorizes a State Plan Policy Map amendment to add two Nodes, Node 1 - Block 549.02, Lot 1 and Block 554, Lot 1 and Node 2 - Block 1160.01, Lots 386 and 387 as depicted in Exhibit A; and

**BE IT FURTHER RESOLVED**, that the members of the Commission and the Executive Director and staff of the Office for Planning Advocacy are hereby authorized and directed to execute such documents and to take such other actions as may be necessary or appropriate for the implementation of this Resolution after the Township of Lakewood agrees by Township Resolution to the terms of the Plan Implementation Agreement.

I hereby certify that this resolution was  
duly adopted by the State Planning Commission  
at its meeting on July 5, 2023



Donna A Rendeiro, Secretary  
State Planning Commission  
Date: July 5, 2023

**Exhibit A**

**M E M O R A N D U M**

To: **Donna Rendeiro**

From: **Barry Ableman**

Re: **Lakewood – Biennial Review and Map Amendments Justification**

Date: **June 15, 2023**

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Our office received Lakewood’s October 17, 2022 Biennial Review along with the PIA status update. Attached you will find the PIA status update from their Biennial Review. They have fully completed 11 items out of 56 items in the PIA. They completed 16 items and continue to work on them. There are 29 items that have not been completed and they continue to work on them.

As part of the Biennial Review they asked for three map amendments. Our office reviewed the map amendments in consultation with DEP and determined that two out of the three were appropriate to recommend to the SPC. The first proposal was not deemed appropriate, because of the environmental constraints that cut through the proposed amendment.

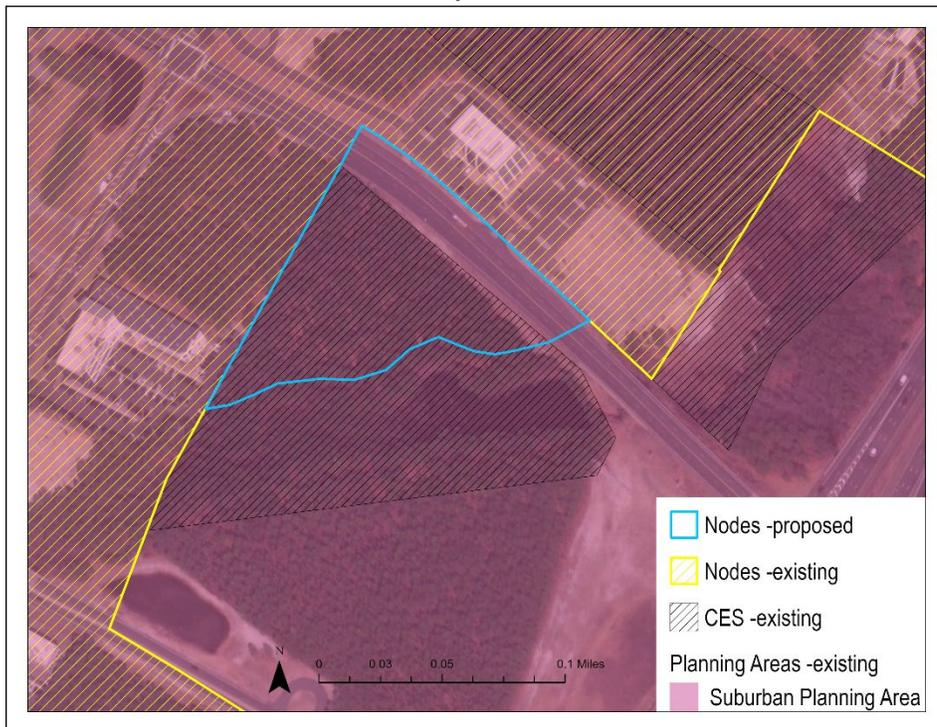
I reviewed our findings with their planner and representatives from Lakewood and explained why we were only recommending two out of the three map amendments. I also explained that the PIA will now include items that we typically require to address changes in the MLUL, Resiliency and Environmental Justice. They understand that Lakewood will need to adopt a resolution agreeing to the PIA before the map amendments will go into effect.

It is my recommendation that their Biennial Review should accepted and the map amendments without environmental constraints should be recommended to the SPC with the condition that Lakewood agree to the PIA via resolution before the map amendment goes into effect.

### Proposal 1



### Proposal 2



### Proposal 3

