

PLAN ENDORSEMENT REPORT

LACEY TOWNSHIP

OCEAN COUNTY



New Jersey Department of State Office for Planning Advocacy

This document presents background information in support of a recommendation by the Office for Planning Advocacy (OPA) as staff to the State Planning Commission (SPC) and is subject to change based on the continued input of our partner agencies, Lacey Township and members of the public. OPA reserves the right to edit this document and the accompanying Plan Implementation Agreement (PIA) as directed by the Plan Implementation Committee (PIC) and again before the State Planning Commission (SPC). Should edits be made up to that point or during either meeting, an updated document will be posted on the OPA website (www.njsmartgrowth.com), with edits highlighted accordingly. Notification of such posting will be sent via e-mail to the list of interested parties maintained by OPA. Interested parties may register with OPA to receive notifications of SPC meetings, hearings or other matters regarding petitions for Plan Endorsement by providing contact information, including name, organization, address and e-mail address to osgmailto@sos.state.nj.us.

Additional documents related to Lacey Township's Plan Endorsement can be found on the State website at: <http://www.nj.gov/state/planning/spc-regional-coordination-current-petitions-ocean-lacey-township.html>

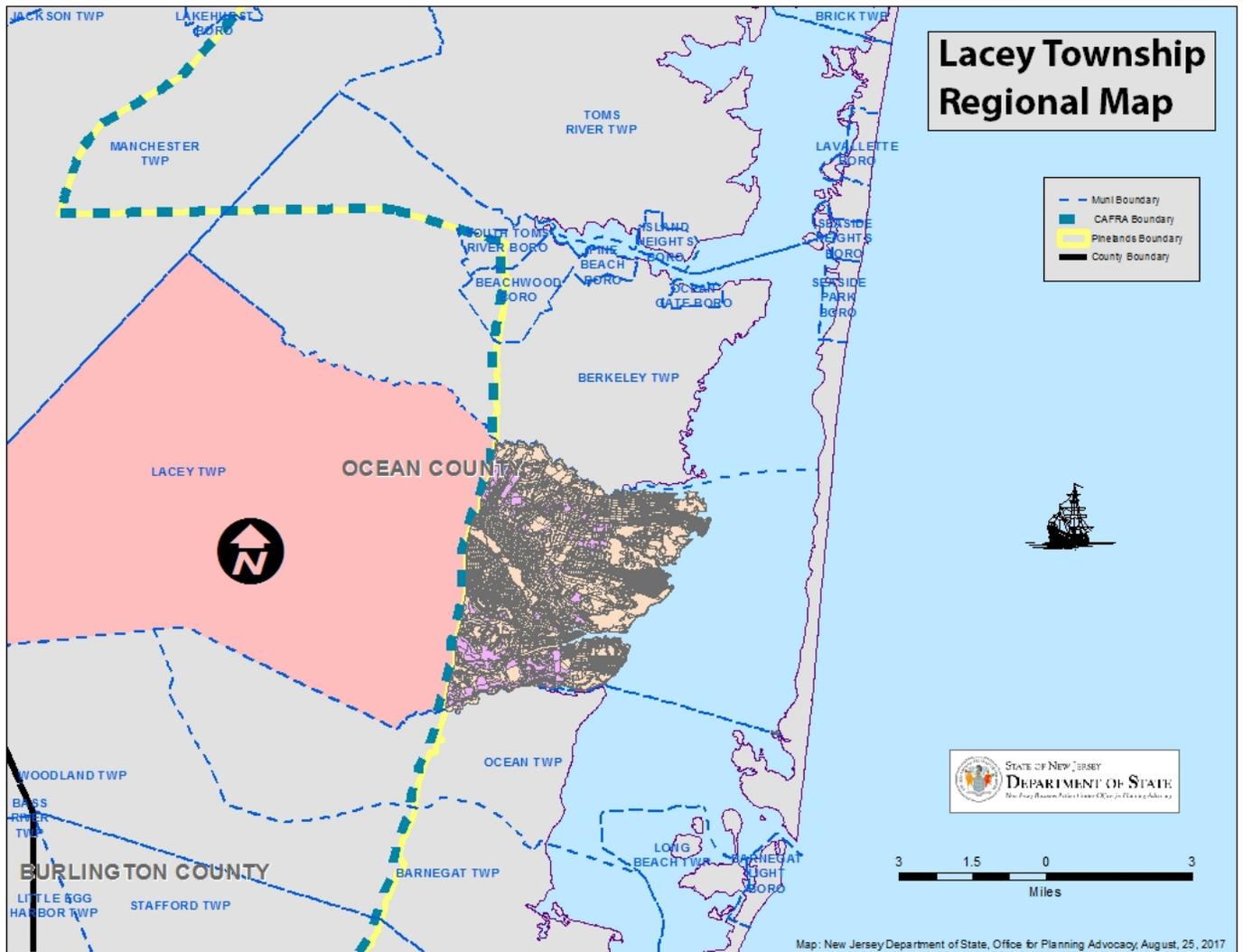
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INTRODUCTION

The Township of Lacey is seeking Plan Endorsement from the State Planning Commission and the designation of town center and two industrial nodes. This report contains findings and conclusions concerning consistency of the Township's plans with the State Development and Redevelopment Plan (State Plan). The review of the petition is based upon information provided by the petitioner and information otherwise available to the office for Planning Advocacy (OPA).

The township is seeking to adapt to closure of the Oyster Creek Nuclear Power Plant which has a substantial impact on its employment base and revitalize its historically commercial areas. Obtaining Plan Endorsement is important to the township as it will facilitate and provide direct benefits which will further its stated Master Plan goals of increased commercial and mixed uses along NJ State Highway Route 9 and Lacey Road and the recognition of the two already developed industrial nodes.

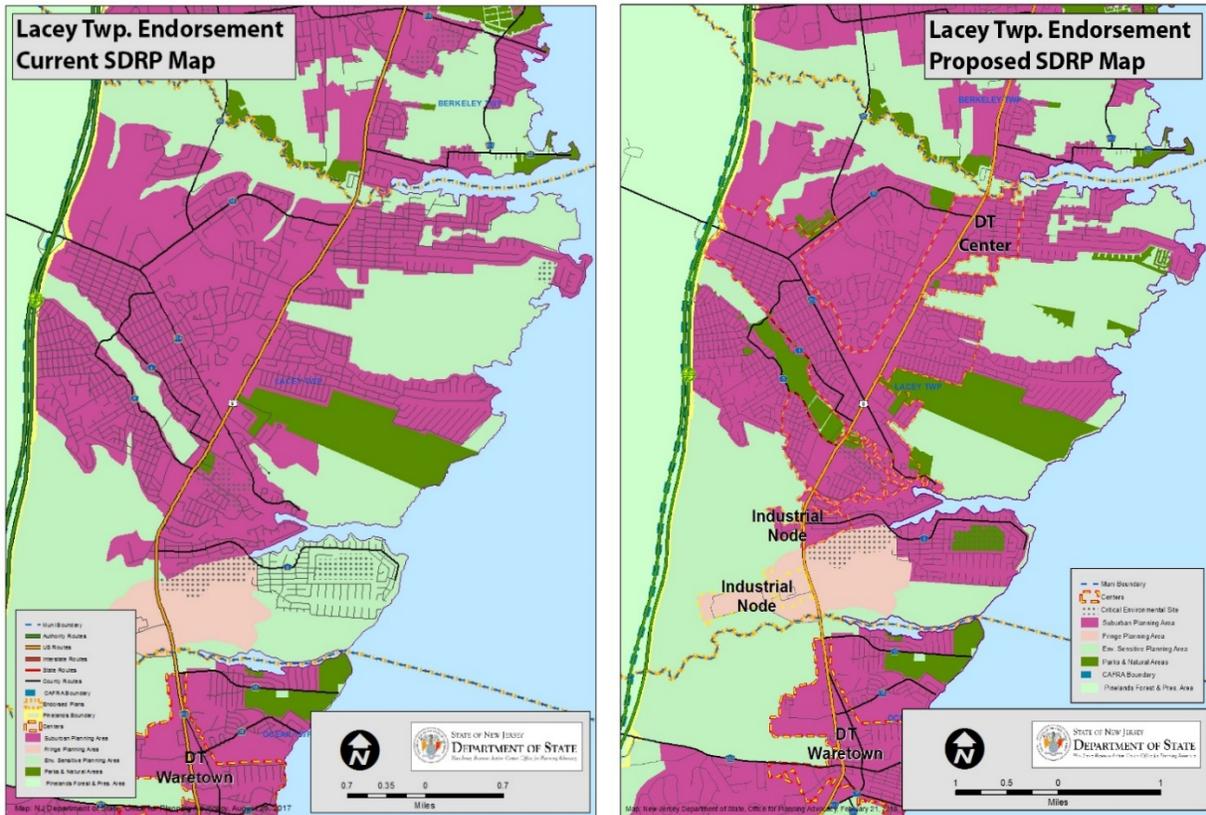


BACKGROUND

Lacey Township initiated the Plan Endorsement process with a pre-petition meeting on August 23, 2005 and on March 6, 2006 formally submitted a petition for Initial Plan Endorsement. This petition was found incomplete and withdrawn by OPA on August 23, 2006. A new application for endorsement was submitted and deemed complete by OPA on January 19, 2017.

Under the guidance from OPA and our State agency partners, the Township worked to provide the Municipal Self-Assessment and the Visioning Report. Two community visioning sessions were conducted in 2017, the first was held on September 11, 2017 and the second was held on September 27, 2017.

Normally the Plan Endorsement process involves three community visioning sessions and two public hearings. In Lacey's case, the Township undertook a number of planning initiatives that each had a public outreach component, including seven public hearings; four for the 2016 Master Plan update including the updated Land Use Element in the Master Plan in which many of the existing policies, such as mixed use zoning and affordable housing overlay zoning, for the town center were recommended, two for the Oyster Creek study and one for the Strategic Recovery Report after Hurricane Sandy. Based upon this record of public engagement, the need for a third community visioning session was waived by OPA.



LOCATION & DESCRIPTION

Lacey Township is located at the midpoint of Ocean County along the eastern border. The Township is approximately 98.5 square miles (including bodies of water) with 83.26 square miles of land (53,286 acres). Over half of the land within Lacey (approximately 66.5%) is regulated by the New Jersey Pinelands Commission under the Pineland Comprehensive Management Plan. The master plan and ordinances governing the Pinelands area of the township have been certified by the Commission as being in conformance with the Comprehensive Management Plan. The remaining portion of Lacey is regulated under CAFRA (Coastal Area Facilities Review Act) where development of more than 24 residential dwelling units or other development with more than 49 parking spaces is jurisdictional. Regulations protecting and restricting development of coastal and freshwater wetlands, riparian areas, and floodplains also affect the CAFRA jurisdictional area of Lacey Township. Due to the Townships location within the Pinelands Area and adjacent to Barnegat Bay, environmental protection and public safety conditions largely limit the township's potential growth to areas which have been previously developed. Therefore, redevelopment will be the major force of potential economic growth within Lacey.

In the Township currently there are 1,153 acres of commercial zone space (as per OPA GIS 2015 data) and this area employs 6,333 people (according to NJTPA 2015 data). There are three regional highway corridors through the township; US Route 9 following a historic north – south orientation, the Garden State Parkway and County Route 614 or Lacey Road which run west to east and has an interchange on the Parkway. The Parkway is the boundary which separates the Pinelands portion of Lacey on the west from the coastal CAFRA regulated portion of Lacey to the east.

The State Plan Policy Map categorizes each area in the State into specific Planning Areas based on its suitability for growth and development. The current State Plan Policy Map, adopted in 2001, maps the areas of Lacey as PA 2 (Suburban), PA 3 (Fringe), PA 5 (Environmentally Sensitive), and Parks and Natural Areas. The PA 8 areas include Federal, State, County and municipal open space areas. The current State Plan Map shows 5,459 acres of the Township as Suburban Planning Area (PA2), 550 acres as Fringe Planning Area (PA3), 4761 acres as Environmentally Sensitive Planning Area (PA5), 528 acres as Parkland Planning Area (PA8) and 42,792 acres lie with the Pinelands Area..

The area west of Route 9 and east of the parkway is mainly classified as a PA 2 suburban area and where the majority of the development in Lacey has taken place. It is anticipated that multi modal transportation and more densely populated centers will be necessary to continue the growth in these areas.

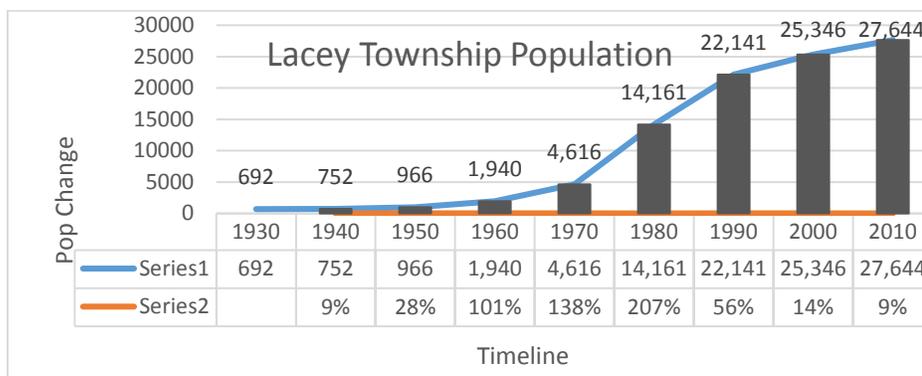
There are also large tracts of environmentally sensitive areas located within PA 5 on both sides of Route 9 where growth is not encouraged and no portion of this planning area is sought to be included in any of the proposed Nodes or Center.

There is also a PA 3 (fringe) area at the southernmost portion of Lacey adjacent to Ocean Township, across Route 9 from the Oyster Creek Plant. The fringe area consists of 550 acres. Some of this area is sewered and developed with residential uses and would be appropriate for limited development. The Township is currently not seeking to change the Planning Area designation of this area, but may

choose to investigate whether portions of it are suitable for water dependent or oriented uses, like offshore wind support facilities, restaurants, and marinas. If the area is found suitable for development, the Township may seek to designate a Node in the area or a change in the Planning Area designation at a future point in time.

DEMOGRAPHICS & PROJECTED POPULATION GROWTH

Lacey Township has a population of 27,644 according to the U.S. Census Bureau’s 2010 data (and an estimated population of 28,105 U.S. Census Bureau 2015). The population growth of Lacey has substantially diminished since the 1980’s. The townships population previously more than doubled each census for several decades but since the 1980’s its rate of population growth has decreased from 56% to 14% down to 9% between 2000 and 2010.



| | Lacey Township | Ocean County | New Jersey |
|---------------------------------------|----------------|--------------|------------|
| Land area (sq mi) | 86.1 | 628.78 | 7,354 |
| Population | 27,644 | 576,567 | 8,791,894 |
| Households | 10,183 | 221,111 | 3,214,360 |
| Avg Household Size | 2.71 | 2.58 | 2.68 |
| Population Density (Persons/Sq. Mile) | 332 | 917 | 1,195.50 |
| Housing Units | 11,573 | 278,052 | 3,553,562 |
| Home Ownership Rate | 89.10% | 81.10% | 65.40% |
| Vacancy Rate | 12.00% | 20.50% | 9.50% |
| Median Household Income | \$71,714 | \$61,994 | \$72,093 |
| Per Capita Income | \$33,665 | \$31,200 | \$36,582 |
| Poverty Rate | 8.90% | 11.30% | 10.80% |
| Unemployment Rate | 6.90% | 5.20% | 5.80% |
| Source: 2010 U.S. Census Bureau | | | |

PUBLIC PARTICIPATION

Two visioning sessions that occurred in 2017 helped Lacey Township officials and OPA gain access to local public thoughts and ideas for their vision of Lacey’s future. The public visioning sessions dealt with many topics but traffic congestion, maintaining the township’s “small town” character and the environment were discussed most frequently.

Overall, it is the consensus vision of Township that future economic development initiatives will take a center-based form, assisting the Township in transitioning away from the strip-based auto-oriented economic development patterns of the past to siting new businesses in neighborhood-based, pedestrian-friendly nodes of mixed-use development. Center designation through the Plan Endorsement process will support the intentions of the Township to pursue these forms of compact, mixed-use developments, while the designation of the two industrial nodes will enable development and redevelopment opportunities that will enable businesses to more easily locate in Lacey Township.

| Planning Process | Date of Hearing(s) | Type of Hearing |
|---|------------------------------------|---|
| 2012 Master Plan Reexamination | June 11, 2012 November 13, 2012 | Planning Board meeting |
| 2013 Oyster Creek Nuclear Facility Feasibility Study of Proposed Energy Enterprise Zone | May 8, 2013 May 22, 2013 | Open House workshops with local and state officials |
| 2014 Strategic Recovery Planning Report | March 13, 2014 | Township Committee meeting |
| 2016 Updated Land Use Element | November 30, 2016 | Planning Board meeting |
| 2017 Housing Element & Fair Share Plan | March 13, 2017 | Planning Board meeting |

INFRASTRUCTURE

Water Supply

Lacey Township residents receive almost all of their water supply from the Lacey Municipal Utilities Authority. Potable water supply in the Township is derived from seven wells, five of which draw from Atlantic City 800 foot Sand Aquifer, and two from the Kirkwood Cohansey Aquifer. Although there are private wells within the Township that have been and are utilized for potable water, they are no longer permitted unless they are west of the Garden State Parkway since public water is not available in the Pinelands Area. According to the North Jersey Transportation Planning Authority, Lacey's 2030 population is projected to be 29,583. Based upon the NJTPA's data, Lacey's 2015 population was 27,747, so the projected population is an increase of 1,836.

At present, the Lacey Municipal Utilities Authority has available capacity to provide 1027 million gallons a year (MGY). Current usage is at 784 MGY, leaving an available firm water supply of about 800,000 gallons per day (GPD). Based upon a simple per capita usage figure derived by dividing the township's current population and water usage, it is estimated that currently each resident uses about 108 GPD. Carrying this forward, the projected additional population over the next 10 years will use 20,088 gallons of water daily, or 2.5 % of the available potable firm water capacity.

Wastewater/ Water Quality Management Plan

Lacey's wastewater is processed by the Ocean County Utility Authority. Lacey's 2017 Municipal Self-Assessment states that "The ability of Lacey's wastewater and water supply infrastructure to serve existing and future needs was recently evaluated in the municipal chapter of the Ocean County Wastewater Management Plan, approved by the NJDEP on December 30, 2015. Per this analysis, Lacey's wastewater conveyance infrastructure is expected to continue to handle seasonal fluctuations and future growth in population." There are still non-sewered areas of the Township (which is mostly west of the Parkway) that are designated septic areas. The areas proposed by the Township for center and nodes designations are within the adopted sewer service area.

Storm Water Management

On March 7, 2008, NJDEP approved the Township's September 2007 Storm Water Management Plan. Since 2007, the Township created a tree protection ordinance as recommended in the Master Plan. The Township also maintains a Storm Water Pollution Prevention Plan that was updated and implemented by the Public Works Department. Lacey has also undertaken a Master Plan Re-examination and has submitted all of the updated elements which includes a storm water management element.

Transportation

Lacey's public transit options consists of NJ Transit and Ocean County Ride which have bus lines that operate through Lacey. NJ Transit buses use Route 9 while Ocean County Ride has routes along Lacey Road and adjoining streets. There is no rail service to the Township or any nearby locality.

The Garden State Parkway and US Route 9 run north/south through Lacey. An interchange on the Garden State Parkway connects to County Route 614, Lacey Road. The most recent major change in

the Township's street network is the ongoing construction and partial completion of a road west of Route 9 which combines a portion of the Barnegat Branch Trail with a local street that provides alternatives to access business on portions of Route 9 and provide a local bypass off of Route 9. The Township is currently undertaking a planning study for the segment of Route 9 south of the above mentioned bypass road area between South Lacey Road and Ocean Township.

While several municipalities along Route 9 experience severe congestion and have sought to have Route 9 widened, the NJDOT has no plans to do so at this time. Cost to acquire additional right of way is a major factor as the 2 lane roadway has many residences and businesses built close to the historic north south roadway.

Lacey's proposal for a town center along State Highway Route 9 and Lacey Road aligns with the State Plan by creating a mixed-use overlay zone along its two main traffic corridors. Mixed-uses will create new opportunities for development and redevelopment of retail and services in close proximity to residential uses, providing employment and reducing dependency on motor vehicles and preventing sprawl. The State Plan emphasizes the utilization of multi-modal transportation options such as public transit, pedestrian linkages, and bikeways. Lacey Township has recommended these measures in their Master Plan and has taken steps to implement these measures through their Land Development Ordinance. Currently the Township review boards project review includes consideration of the relocation of bus stops, eliminating unnecessary driveways, requiring shared access and shared parking between adjacent uses, additions to bike paths and the installation of bike racks that are coordinated for optimum efficiency to reduce congestion. Lacey has also enacted ordinances that implement "Complete Streets" design concepts within the Township.

RESILIENCY AND SUSTAINABILITY STRATEGY

Lacey Township sustained serious damage to residential and commercial areas from Post Tropical Cyclone Sandy. This disaster and its impact on the township, its residents and business owners lead Lacey to undertake in 2014 an investigation to determine actions that could be taken to build resiliency and sustainability of the community to coastal hazards. A Strategic Recovery Planning Report was completed that took a much deeper look at issues of storm surge, flooding, ways to reduce damage and vulnerabilities, and proactive steps to addressing future issues from climate change. The report recommended developing storm resistant building techniques including elevating buildings and stricter construction requirements for wind load resistance. Additional recommendations include developing an Emergency Management Plan, improving its GIS database and mapping to support planning efforts, automating and updating the zoning and construction permitting process, securing critical infrastructure, installing generators at public facilities, developing an emergency shelter plan, creating a Floodplain Management Plan and participation in the National Flood Insurance Program's Community Rating System which can reduce homeowner insurance premiums.

The current State Development and Redevelopment Plan, adopted in 2001, was completed before an awareness of the emerging issue of Climate Change and the attendant problems it will force communities to confront. Recognizing this, the Township has agreed, through the PIA, to embark on an aggressive timetable to work with NJDEP and other state agencies to complete additional studies and develop implementation strategies to combat and adapt to the effects of sea level rise and increasing coastal storm hazards. These actions are to be completed on or before the Township's first biennial review of endorsement in 2 years. In the interim, the NJDEP will be developing a Coastal

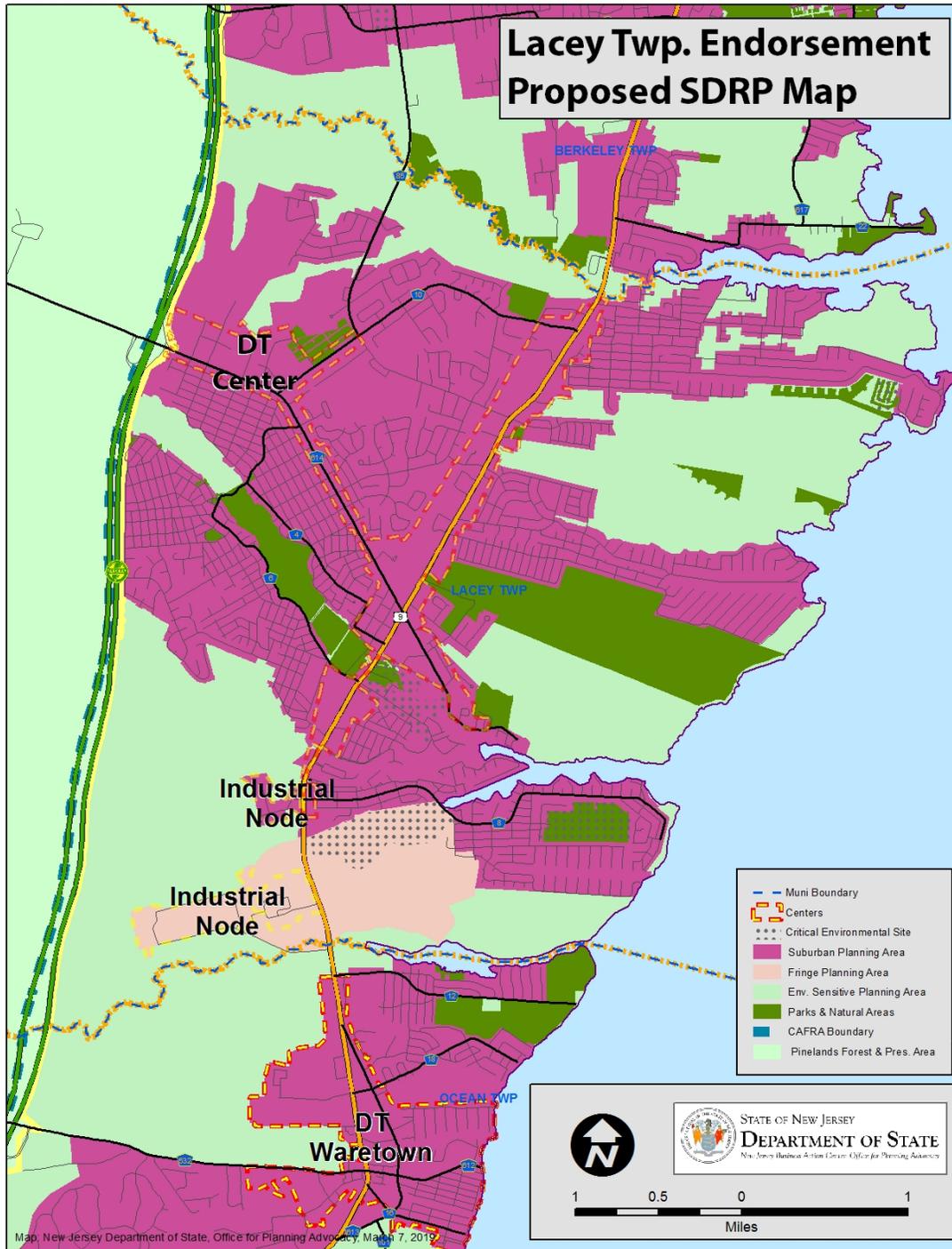
Resiliency Plan which will inform and support the Townships efforts to improve its resiliency to Climate Change.

OVERVIEW

Much of the developable land within Lacey is built out, therefore, in order to become less reliant on the automobile, provide for additional housing, including affordable housing, provide employment and appropriate economic development, redevelopment is a priority. This is especially imperative due to the decommissioning of Oyster Creek nuclear power plant. The closing of the plant will significantly reduce employment at the site, including many positions with high salaries and create a potentially cascading downward effect for businesses which were supported by the plants employees. The Municipal Assessment states that the Township, as part of its revitalization process, encourages mixed-use development which can positively affect the commercial and residential supply while minimizing the negative impacts, such as, traffic congestion. The Township supports connectivity between the commercial uses along Route 9 and along Lacey Road thereby reducing traffic on these roadways with cross easements, combining driveways and reducing ingress/egress points. The proposed center designation will support redevelopment initiatives by encouraging new development patterns that reflect a walkable downtown and the necessary residential density that can support a downtown. The Township adopted a complete streets policy in 2012 which will encourage multi-modal means of transportation to include pedestrian, bicycles, public transit and personal vehicles to all safely utilize the ROW. Fostering community integration as growth occurs can provide jobs, transit and housing all in close proximity which creates a better quality of life for its residents. The township has settled its affordable housing needs through the courts and has developed an affordable housing plan which directs that all affordable housing be built within the town center. The increased allowance for impervious cover of development in the proposed town center, if accepted for use by NJDEP in the CAFRA area, will more efficiently utilize the infrastructure and land area within the center, allowing for an increased density for larger inclusionary projects.

Lacey suffered extensive damage from Post Tropical Cyclone Sandy and is susceptible to flooding from storms, therefore, the Township developed a Strategic Recovery Report in 2014. The actions recommended in the report include elevating generators and electric cabinets at pump stations; securing critical sewer and water infrastructure; provision of generators at public schools; partnering with key institutions to develop an emergency shelter for township residents; developing an emergency communications plan; improving communications infrastructure; automating and expediting the processing of building and zoning permits; adopting a master plan element for floodplain management; participating in FEMA's Community Rating System; and, incorporating the principles of the 2013 Multi-Jurisdictional All Hazard Mitigation Plan into the township's master plan. The report also recommends the development of a municipal emergency operations management plan; raising certain buildings above the baseline flood elevation; preserving sensitive lands to maximize stormwater infiltration; developing a municipal GIS system to support future planning efforts; and, implementing permanent shoreline stabilization measures in Forked River Beach. In recognition of the NJDEP's concerns about areas vulnerable to coastal and tidal flooding, the Township agreed to adjust the proposed Town Center limits to remove areas east of Route 9 that are within the 1% (100 year) storm flood plain.

PROPOSED AMENDMENTS TO THE STATE PLAN POLICY MAP



If the State Planning Commission approves Lacey’s petition for Plan Endorsement, the current State Plan Policy Map will need to be updated to reflect the changes proposed by Lacey.

A summary of the existing and proposed changes in Lacey is as follows:

| Planning Area | Label | Existing Acres | Proposed Acres |
|---------------|---------------------------|------------------|------------------|
| PA 2 | Suburban | 5,459.18 | 5,612.98 |
| PA3 | Fringe | 549.90 | 668.65 |
| PA5 | Environmentally Sensitive | 4,761.80 | 4,131.04 |
| PA8 | Parkland | 527.75 | 885.96 |
| | Pinelands | <u>42,792.50</u> | <u>42,792.50</u> |
| | | 54,091.13 | 54,091.13 |

| Type of Map Amendment | Label | Acres |
|-----------------------|-------------------|-------|
| Town Center | Lacey Town Center | 878 |
| Industrial Node | Oyster Creek | 164 |
| Industrial Node | Business Park | 34 |

The Suburban Planning Area was expanded by about 154 acres to reflect that these areas are developed and in the adopted sewer service area.

Environmentally Sensitive Planning Area was reduced by about 630 acres because of the identification of additional Parklands and the expansion of some areas of the Suburban Planning Area to include developed areas not reflected in the 2001 mapping of the State Plan Policy Map.

The Parkland designation areas increased by about 358 acres.

There is a discrepancy of about 118 acres of change in the extent of the Fringe Planning Area. Based upon information from the Township Planner and Administrator, there was not a request by Lacey Township to enlarge the Fringe Planning Area and so it is believed be a mapping error which OPA will reconcile.

STATE PLAN GOALS

GOAL 1: REVITALIZE THE STATE'S CITIES AND TOWNS

The strategy of the State Plan is to improve livability and sustainability by encouraging municipalities to incorporate ecological design and create mixed land uses. Utilizing green infrastructure is part of this strategy as it can be cost effective and improves water quality by filtering and reducing stormwater runoff and can save taxpayers and towns money. Mixed uses will bring more people to a neighborhood at a variety of times of day, which can support businesses, improve safety, and enhance the vitality of an area. Mixing land uses also makes it possible for people to live closer to where they work or run errands, and means they don't need to drive a car to get there. Mixed-use neighborhoods are in-demand, meaning this approach can boost property values and keep them stable, protecting the investment of homeowners as well as tax revenues for municipalities.

Lacey Township wants to strengthen its downtown and two main transit and commercial corridors due to the closing of the Oyster Creek Nuclear power plant. The plant has been in existence since the 1960's and has supplied high end employment opportunities for area residents and boosted property rates. The plant is now closed and being decommissioned and the township would like to pursue mixed uses along Route 9 and Lacey Road with higher density housing, affordable residential housing, improved multi modal transportation along with environmentally sustainable design.

The proposed industrial node that currently contains Oyster Creek is zoned M 100 Industrial Zone under Lacey Township's Land Development Ordinance. In anticipation of the plants closing, Lacey has physically expanded the zone to include additional surrounding Lots 4.03 thru 4.06 in Block 1001 and has also expanded the types of permitted and conditionally permitted uses in that zone.

The Office of Planning Advocacy finds that Lacey Township's efforts and existing polices and requirements are substantially consistent with this goal.

GOAL 2: CONSERVE THE STATE'S NATURAL RESOURCES AND SYSTEMS

The State Plan envisions compact development with PA2 designated areas in order to minimize infrastructure costs and preserve the existing sensitive environs. Lacey Township's proposed Town Center and Industrial Nodes and extent of adopted sewer service all avoid sensitive natural areas. The Township proposes to focus redevelopment, infill and increased density within existing developed areas which reflect the goals of the State Plan. The township has also undertaken a Natural Resources Inventory which will help guide the town in future planning efforts.

As previously noted, due to the Townships location within the Pinelands Area and adjacent to Barnegat Bay, environmental protection and public safety conditions largely limit the township's potential growth to areas which have been previously developed. The protections afforded to wetlands, forests, groundwater, surface waters and Endangered and Threatened species habitats by the State's Pinelands Comprehensive Management Plan, Coastal Zone Management Rules, Freshwater and Coastal Wetlands regulations, and sewer service area limitations significantly restrict development and redevelopment in a manner which directs it away from environmentally sensitive natural resources and systems. In addition to being along the Atlantic Coast and Barnegat Bay other significant environmental features include the Forked River, Oyster Creek and Cedar Creek.

Among the State, County and Township parks are 5 large parks including Gillie Park (34 acres), 8 smaller tot lots, Double Trouble State Park (8,495 acres a portion of which is located in Berkeley Township), Eno's Pond Ocean County Park and the Barnegat Branch Trail.

The Office of Planning Advocacy finds that Lacey Township's efforts and existing polices and requirements are substantially consistent with this goal.

GOAL 3: PROMOTE BENEFICIAL ECONOMIC GROWTH, DEVELOPMENT AND RENEWAL FOR ALL RESIDENTS OF NEW JERSEY

Lacey Township's total employment is estimated at 14,156 people. Not all of these people work in the Township, as according to the U.S. Census Bureau 2009 American FactFinder, the majority of jobs are in the educational, healthcare and social assistance fields. Many of the Townships residents commute to job locations north of the Township, while many are also employed or have been employed by the Oyster Creek facility. The decommissioning activities at the plant will create new employment opportunities but these will be episodic so the Township is also actively seeking appropriate new uses which might utilize the site of the decommissioned facility.

Lacey's goals moving forward include an engaged Economic Development Commission linked with the Chamber of Commerce for greater business owner input to municipal initiatives and emerging requirements. A goal of the Township is to reconfiguration existing single use developments into appropriate town center designs that will promote walkability, provide employment opportunities, improve mobility, utilize green design principals and shared parking to create a strong sense of place. Additionally, the Township proposes a study of their existing marine district zoning and the M-1 district in order to determine potential uses for these areas that could have a more regional/tourist draw. An additional recreation/tourist action Lacey would like to pursue would be to create recreational linkages between the eastern portions of the township to the Pinelands area west of the Parkway to provide opportunities for eco-tourism.

The Office of Planning Advocacy finds that Lacey Township's efforts to adapt to the changing economic conditions brought on the by the shutdown of the Oyster Creek Generating Station and the continued improvement and revitalization of its existing commercial areas within the proposed Town center area and existing polices and requirements are substantially consistent with this goal.

GOAL 4: PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION

As previously noted, due to the Townships location within the Pinelands Area and adjacent to Barnegat Bay, environmental protection and public safety conditions largely limit the township's potential growth to areas which have been previously developed. The protections afforded to wetlands, forests, groundwater, surface waters and Endangered and Threatened species habitats by the State's Pinelands Comprehensive Management Plan, Coastal Zone Management Rules, Freshwater and Coastal Wetlands regulations, and sewer service area limitations significantly restrict development and redevelopment in a manner which directs it away from environmentally sensitive natural resources and systems. These State administered environmental protection requirements are the foundation of the protection of the Township's sensitive natural resources.

The 2018 Master Plan Re-exam contains several recommendations related to the environment, such as, developing a Sustainability and Resiliency Master Plan Element, reviewing community facilities and infrastructure that were flooded and/or damaged during Post Tropical Cyclone Sandy and including resiliency-related projects in the Capital Improvements Plan. The Township has agreed in the PIA to develop a Sustainability and Resiliency strategy.

The township also has an interest in forming a Green Team which can help put in place many different environmental actions through the Sustainable Jersey program.

The Township has also agreed to a request by NJDEP that all public lands which it owns that are significantly constrained by environmental development restrictions will be designated as open space lands to protect wetlands and other natural features that perform vital pollution-related ecosystem services.

Lacey’s 2014 Strategic Recovery Planning Report recommends developing land use planning strategies that include low-impact design in order to preserve open space and utilize the natural environs and human made green infrastructure for stormwater infiltration which will help decrease pollution and mitigate flooding. These recommendations are supported by the Township and are reflected by its efforts to gain Plan Endorsement.

The Office of Planning Advocacy finds that Lacey Township’s efforts and existing polices and requirements are substantially consistent with this goal.

GOAL 5: PROVIDE ADEQUATE PUBLIC FACILITIES AND SERVICES AT A REASONABLE COST

There are a multitude of activities and sports available at active recreational areas in the Township including, playgrounds and tot lots, baseball fields, softball fields, hockey rinks, soccer fields, basketball courts, volleyball courts, tennis courts, picnic pavilions, a skate park, beaches and walking/hiking and bike trails.

There are 14 municipal parks and recreational facilities within Lacey Township. The parks are as follows:

- | | |
|-----------------------------------|-----------------------|
| Gillie Park – 34 acres | Deer Head Lake |
| Clune Park | Lake Barnegat Park |
| Bamber Park | Meadowlark Beach |
| Cedar Creek Beach | Mezera Park |
| Cedar Lake | Hebrew Park |
| Forked River Beach Bay Front Park | Huffy Wallis Park |
| Ash Road Park | Barnegat Branch Trail |

While the Township already has many active recreation opportunities, as part of the Plan Endorsement, it has also agreed as previously noted, to a request by NJDEP that all public lands which it owns that are significantly constrained by environmental development restrictions will be designated as open space lands to protect wetlands and other natural features that perform vital pollution-related ecosystem services. Additionally, if the Township requests Green Acres funding for open space acquisition or recreation improvements, it has agreed to prioritize high value open space lands for

acquisition and to place all town owned properties on the ROSI (Recreation and Open Space Inventory).

Eno's Pond Ocean County Park contains a total of 28 acres. The facilities consist of a conservation area, open playing fields, nature trails, picnic area, playground and a volleyball court. Eno's Pond is adjacent to part of the Edwin B. Forsythe National Wildlife Refuge Lacey Extension, and both entities are working to develop a trail system between the two properties.

Double Trouble State Park is located within both Lacey and Berkeley Township. The portion within Lacey contains 4,487 acres.

Other public facilities include a branch of the Ocean County Library, four elementary schools, a middle and high school.

In ongoing efforts to reduce costs to taxpayers, Lacey Township has shared service agreements with the Board of Education and other municipalities. The agreements are as follows:

- Lacey Township handles the garbage and recycling for the Board of Education for which Lacey Township is reimbursed.
- The Township also supplies the necessary crossing guards and school resource officer for which they are reimbursed. Lacey Township purchase the gasoline for both the Board of Education and the Municipal Utilities Authority for which they are reimbursed. Lacey supplies the tanks, equipment and insurance also.
- Lacey Township's computer technician assists the Borough of Harvey Cedars on an as needed basis.
- Lacey also has plans to create a shared services agreement with Ocean Township for joint use of their construction inspectors

The Office of Planning Advocacy finds that Lacey Township's efforts and existing polices and requirements are substantially consistent with this goal.

GOAL 6: PROVIDE ADEQUATE HOUSING AT A REASONABLE COST

Under the jurisdiction of the Superior Court Law Division Lacey Township entered into an agreement on October 13, 2016 with NJ Fair Share Housing Center that stipulates Lacey will create 581 units of affordable housing through 2025.

The Third Round obligation of 581 units is being addressed through two inclusionary developments; the Walter's Phase I family rental and the Seabreeze at Lacey age-restricted rental development. These developments will create 112 affordable housing units.

The remaining unmet need of 469 credits will be addressed through the adopted affordable housing overlay zones MFIZ-I and MFIZ-II which are within the proposed town center along Route 9 and Lacey Road. The MFIZ zones are designed to create a variety of housing types including townhomes, apartments, single-family and two-family dwellings and semi-detached dwellings within a mixed use environment. The proposed town center designation will assist developers in creating larger inclusionary projects.

GOAL 7: PRESERVE AND ENHANCE AREAS WITH HISTORIS, CULTURAL, SCENIC, OPEN SPACE AND RECREATIONAL VALUE

The Township's 2018 Master Plan Re-Exam recommended a study be undertaken to determine the existing quality and quantity of historic structures remaining in Lacey. Over the years, since there has been no regulation of historic structures in Lacey, many structures have been altered or demolished. Once an inventory is completed, the Township will determine if a Historic Preservation Element is necessary.

The following properties are listed in the NJ DEP Historic Preservation Office records:

- Cedar Creek Trestle - Barnegat Branch Railroad (ID#4959)
- Joseph Holmes Mill Site/Raceway Site (ID#2303)
- 103 North Main Street (ID#4556)
- 117 North Main Street (ID#4557)
- 126 North Main Street (ID#4558)
- North Branch of the Forked River Trestle – Barnegat Branch Railroad (ID#4951)
- Oyster Creek Trestle – Barnegat Branch Railroad (ID#4953)
- South Branch of the Forked River Trestle – Barnegat Branch Railroad (ID#4952)

While Lacey Township currently provides a range of active recreation opportunities, it has recognized that it must diversify its recreation opportunities to include older less mobile residents. Another goal, and one that can be achieved through zoning regulations, is the creation of private recreation and cultural facilities. Facilities that can host concerts and the arts could be a tourist draw for Lacey. The Township has also recently updated their community facilities inventory which includes recreation facilities. Other Master Plan recommendations include establishing recreational fee for new development to offset the cost of new recreational improvement, and the promotion of the County's recently acquired Forked River Mountain area in the Pinelands as a historic feature.

The Office of Planning Advocacy finds that Lacey Township's efforts and existing polices and requirements are substantially consistent with this goal.

GOAL 8: ENSURE SOUND, INTEGRATED PLANNING AND IMPLMENTATION STATEWIDE

Over half of the land within Lacey (approximately 66.5%) is regulated by the New Jersey Pinelands Commission under the Pineland Comprehensive Management Plan. The master plan and ordinances governing the Pinelands area of the township have been certified by the Commission as being in conformance with the Comprehensive Management Plan. The Township was a part of the Ocean County 2014 Multi-Jurisdictional All-Hazard Mitigation Plan. The plan has been updated each year and was updated again in 2018. Lacey held ongoing meetings with the County regarding the 2018 update.

The petition to gain Plan Endorsement by the Township is also illustrative of a commitment by its governing body to ensure that the Township's efforts to integrate its local planning with regional planning. The Office of Planning Advocacy finds that Lacey Township's efforts and existing polices and requirements are substantially consistent with this goal.