



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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DONNA A. RENDEIRO
Executive Director/Secretary

MEMORANDUM

TO: Donna Rendeiro
FROM: Barry Ableman
RE: Township of Lakewood's Biennial Review –
PIA Status and Map Amendment
Status Update
DATE: March 8, 2021

Background

At the August 26, 2020 PIC meeting, the Township of Lakewood's biennial review was presented and accepted by the PIC (see previously submitted material). The biennial review also included a map amendment request to add an Industrial Node in Lakewood between the Garden State Parkway and the border of Brick Township.

At the meeting it was decided to postpone recommending the map amendment until access and egress issues from the site raised by Brick were addressed. Since the meeting, many discussions have taken place with the County, the Townships, the adjacent property owners and OPA. At this time, there is no final resolution, but Brick is satisfied that the issue will be amicably resolved with guidance from Ocean County and continued discussions and land use approvals for the adjacent property owners. Ocean County and Brick both maintain that the long-term resolution will come after the map amendment and are in agree that the process can move forward.

To review the original documents and minutes from the August 26, 2020 PIC

Agenda - <https://nj.gov/state/planning/assets/docs/meeting-materials/pic/pic-agenda-2020-08-26.pdf>

Meeting Materials - <https://nj.gov/state/planning/assets/docs/meeting-materials/pic/pic-materials-2020-0826.zip>

Minutes - <https://nj.gov/state/planning/assets/docs/meeting-materials/pic/pic-materials-2020-0923.zip>

Planning Implementation Agreement (PIA) Status

According to Township of Lakewood's Biennial Report and Plan Implementation Agreement (PIA), 29 out of the 54 PIA items have been completed, while the remaining 25 are actively underway. Please see the attached *Township of*

Lakewood Biennial Review Report ([Lakewood Bi-Annual Review 03/05/20](#)), Lakewood PIA Progress Report-10-28-19 and the Lakewood Revised 2020 PIA.

State Plan Map Amendment

Please see the attached Township of Lakewood Map Amendment proposal to create new a new Industrial Node.

Officials in Lakewood request a 16 +/- acre new industrial node, (see maps). The properties located in an industrial area are managed by the Lakewood Industrial Commission in the Lakewood Industrial Park adjacent to the Garden State Parkway. The OPA and our State Agency partners agree that the area should be designated as a new industrial and that the State Plan Map should be amended. A lot was removed from the original request that was part of the Lakewood's ROSI.

At the same time, the DEP wants to remind the Township of Lakewood that the development of the lands under a CAFRA permit will require Critical Wildlife Habitat mitigation for forested uplands and potentially wetland transition areas of 150 feet or greater, depending upon whether the wetlands support an Endangered or Threatened species habitat and/or listed plant species provided protection under the Coastal Zone management [regulations](#).

My recommendation is that this State Plan Map Amendment be approved.