REEXAMINATION REPORT OF THE MASTER PLAN & UNIFIED DEVELOPMENT ORDINANCE

TOWNSHIP OF LAKEWOOD
OCEAN COUNTY, NEW JERSEY

Prepared For:
Planning Board
Township of Lakewood
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Township of Lakewood Planning Board

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INTRODUCTION

According to the Municipal Land Use Law (MLUL) (NJSA 40:55D-89), "the governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality."

A Master Plan Reexamination Report is a periodic review of the municipal planning documents and the changing circumstances related to planning and development. The Lakewood Township Planning Board last adopted a Master Plan on August 10, 1999.

This document represents the findings of the Lakewood Township Planning Board of a reexamination of the Township Master Plan and Unified Development Ordinance. The MLUL requires that the report address five specific areas. These requirements are set forth below and are followed by the appropriate response statements.

I. MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT AT THE TIME OF ADOPTON OF THE LAST REEXAMINATION REPORT

The first provision of N.J.S.A. 40:55D-89 of the Municipal Land Use Law (MLUL) states that the Reexamination Report shall include:

"The major problems and objectives relating to land development in the municipality at the time of adoption of the last reexamination report."

The **1999 Master Plan** contained the following list of goals and objectives to guide the future growth and development of the Township:

A. Community Vision

Encourage economic vitality through well-designed land development that is consistent with established neighborhoods and land use patterns while preserving the community's suburban and historic landscapes which make Lakewood Township a desirable place to both live and work.

- *Encourage the preservation of existing neighborhoods.*
- *Encourage new development consistent with the scale of established land uses while preserving the character and developed nature of existing neighborhoods and proximate land uses.*
- *Encourage attractive facades and require landscaping plans in accordance with ordinance requirements.*
- *Encourage the continued development and redevelopment of the downtown area as the center of community based activity in the Township.*
- *Improve the Route 9 corridor by encouraging unifying sign and façade systems and requiring all new developments to provide landscaping.*
- *Through careful and systematic land development reviews, encourage high-quality, well-designed land uses.*

B. Land Use

Encourage historic Lakewood Township to develop as a primarily suburban municipality hosting a Regional Center with a balanced mix of institutional, commercial and industrial land uses and housing types along with ample community facilities and recreational

amenities while preserving the rural landscapes and significant natural resources of the Township.

- *Amend the zoning ordinance to provide standards that are consistent with established and anticipated land use patterns in order to reduce the degree of non-conforming land uses and variance requests.*

- *Provide for future growth and development of the Township's ratable base, including the Lakewood Township Industrial Park and a future Corporate Park/Research Center.*

- *Through enforcement of the zoning code, encourage preservation of environmentally sensitive properties that add value and character to the Township.*

- *In accordance with State Plan policies and procedures, encourage future development to occur at appropriate locations and intensity in accordance with transportation and environmental capacities.*

- *Encourage the development and redevelopment of existing vacant or underutilized sites (i.e., Jamesway and ShopRite sites fronting Route 9 and Kennedy Boulevard).*

- *Direct more intensive development to areas serviced by existing public utility systems to encourage energy conservation and maximum utilization of existing systems.*

- *Discourage deviations from established land use patterns that would permit incompatible and/or conflicting land uses being developed adjacent to one another.*

- *Discourage the construction of new residential development fronting state, county and major local roadways, allowing access to be provided to interior residential development and not major roadways.*

- *Encourage the development of a comprehensive bikeway, greenway and pedestrian corridor system throughout the Township.*

- *As an alternative to established grid-like road patterns, the Master Plan Advisory Committee recommends new residential developments be designed with curvilinear streets aimed at controlling and decreasing the speed at which vehicles travel through the neighborhood. Further, where there are right-of-ways/paper streets platted in a grid pattern, it is the express intention of the Master Plan to encourage alternative street layouts that contribute to speed reduction in new residential areas.*

- *Where new development is proposed on raw, undeveloped land, an effort should be made to preserve mature specimen trees and other significant on-site vegetation. Where on-site vegetation cannot reasonably be preserved, developers shall be required to replace vegetation on-site or at an alternative location in the Township to be determined and agreed upon by the Board (Planning or Zoning) granting the development approval.*

- *It is further recommended that the Township Committee amend the Tree Save Ordinance to articulate clear and specific standards aimed at preserving and replacing on-site vegetation.*

- *Begin to prepare an inventory of existing street trees, specifically identifying noteworthy, mature specimen trees that must be preserved. A more definitive street tree planting and maintenance program is needed.*

C. Circulation

- *Maintain a safe and efficient circulation system capitalizing on Lakewood Township's excellent regional highway access and multi-modal transportation system.*

- *Examine and pursue the potential of reactivating passenger rail services from Lakewood Township to multiple regional destinations, including New York City.*

- *Classify future residential roadways in accordance with the Residential Site Improvement Standards (RSIS).*

- *Designate and encourage the development of pedestrian corridors and bikeways.*

- *Encourage creative techniques to control motor vehicle speed in the downtown area and all residential neighborhoods.*

- *Establish weight limits to avoid truck traffic on residential streets.*

- *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.*

- *Improve traffic circulation in and adjoining the downtown area. An analysis of new one-way streets should be explored.*

D. Housing

- *Maintain and encourage diversity in the type and character of available housing promoting an opportunity for varied residential communities.*

- *Provide housing opportunities for all groups, family sizes and income levels.*

- *To assure that affordable, convenient, and attractive housing opportunities with appropriate yards and play areas are available in Lakewood, especially for the growing population of young, large families with children.*

- *Require all new residential developments to meet modern design standards.*

- *Encourage clustering in appropriately zoned locations and at reasonable densities in order to conserve energy and open space and make use of available infrastructure.*

- *Rehabilitate older housing stock and encourage participation in the Ocean County Housing Rehabilitation Program.*

- *Encourage all neighborhoods, existing and proposed, to embrace an active street tree planting and maintenance program.*

- *Continue to meet Fair Share housing obligation.*

- *Permit two-family housing in appropriately zoned locations.*

E. Historic Preservation

Preserve the integrity of historically significant properties in the Township, which create the rich history and positive image of Lakewood.

- *Identify additional properties for inclusion on National, State, and local historic registers.*

- *Encourage Township events celebrating the rich history and culture that is unique to Lakewood.*

- *Refine development standards to retain the history and integrity of landmarks and other noteworthy sites and buildings.*

- *Encourage the development of an historic preservation museum.*

F. Community Facilities

Provide for a range of quality public services such as schools, libraries, recreational facilities, public safety/emergency services and ensure that adequacy of same to accommodate existing and future populations.

- *Provide and preserve a quality public education system that can accommodate future growth and development.*

- *Continue to support the development of private schools in the Township of Lakewood.*

- *Provide ample active and passive recreational facilities in proximity to all residential communities.*

G. Utilities

Maximize the use of existing utility systems and encourage expansion to areas identified for future growth and development.

- *Encourage development in areas presently serviced by public utilities in accordance with the existing development and the character of the neighborhood and proximate parcels.*

- *Through public and private partnerships, extend public utilities into developable areas.*

- *Upgrade existing infrastructure including retention/detention basins and underground systems in the older, established areas of town.*

- *Prepare new stormwater management ordinances pursuant to NJDEP rules, regulations and standards.*

- *Explore and investigate the possibilities for a surface water reservoir in the Township.*

H. Economic Development

Continue to promote economic prosperity and sound fiscal planning through coordinated efforts between the Lakewood Township Committee, Industrial Commission and the Department of Economic Development.

- *Plan for future development in the Township's existing and proposed industrial parks. Encourage the creation of a new corporate park concept on property adjoining the Industrial Park.*

- *Where appropriate, designate areas or parcels in need of Redevelopment in accordance with the New Jersey Local Redevelopment and Housing Law.*

- *Encourage the certification of businesses in the Township's Urban Enterprise Zone (UEZ) and prepare a strategic plan utilizing funds generated by the UEZ.*

- *Encourage the development of a multi-modal rail station (e.g., bus stop, bicycle racks located at the train station facility) in downtown Lakewood.*

- *Attract and encourage commercial development along the Route 70 and Route 88 and Route 9 corridors.*

- *Encourage further growth and development of the airport within the existing B-1 Zone design criteria.*

- *Provide adequate parking in the downtown area for merchants, shoppers and visitors.*

I. Conservation and Open Space

Through public and private endeavors, preserve environmentally sensitive areas including stream corridors, wetland areas, woodlands, and other environmentally sensitive lands and waters.

- *Protect and preserve existing green space and parkland.*
- *Preserve the Little League area as parkland in the downtown area.*
- *Encourage the development of additional parkland in both the downtown area and more remote residential neighborhoods.*
- *Establish a comprehensive greenway system linking public open spaces and recreational sites with community facilities (i.e., libraries and schools).*
- *Institute and encourage creative methods for financing the acquisition and preservation of open spaces.*
- *Limit the permitted disturbance of natural features, including tree clearance, during land development.*
- *Promote awareness of businesses that may produce environmental concerns such as water quality and pollution impacts.*
- *Encourage the establishment of a waterway protection system and the protection of endangered wildlife species.*

II. EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR INCREASED

The second provision of N.J.S.A. 40:55D-89 of the MLUL requires that the Reexamination Report address:

> ***"The extent to which such problems and objectives have been reduced or have increased subsequent to such date."***

A revised list of goals and objectives are provided in Section IV of this Reexamination Report. The new list of goals and objectives will supplement the goals of the 1999 Master Plan. If there is any case in which the goals and objectives of the two documents are in conflict, the 2006 goals and objectives will supersede the prior goals and objectives.

III. SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES

The third provision of N.J.S.A. 40:55D-89 of the MLUL requires that a Reexamination Report address:

> ***"The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives."***

The pages that follow include summaries of the recommendations made by the various sub-committees of the Master Plan Advisory Committee. They have submitted over a hundred pages of reports, representing likely thousands of hours of collective work by the sub-committee members. The following pages contain the actionable items contained in those reports, organized by sub-committee or topic. The content of this section is based on the information provided by the various subcommittees.

A. Analysis of Demographic, Economic, and Housing Characteristics

Introduction

This Demographic Analysis has been prepared as part of the Master Plan Reexamination Report for the Township of Lakewood. The preparation of this analysis utilizes the demographic and socioeconomic characteristics of the Township from the U.S. Census Bureau, the New Jersey Department of Labor and Workforce Development, the Ocean County Planning Board and Township. The narrative description of this analysis includes a series of charts and tables prepared to illustrate the Lakewood Township demographic, economic and housing characteristics.

According to the 2000 U.S. Census, Ocean County is ranked 6th in the State for overall population, where Lakewood Township's overall population is ranked in the top twenty

municipalities in the State, with 60,352 residents. The New Jersey Department of Labor and Workforce reported that Ocean County was the fastest growing County in New Jersey and that Lakewood Township was the fastest growing Township in the State, with a net growth of 15,304 individuals from 1990 to 2000 time frame.[1] This increase raised the population density from 1,766.59 to 2,366.75; this represents a 34.0 percent increase from 1990 to 2000. From 1990 to 2000 the number of housing units constructed increased by 20 percent, as a total of 3,326 housing units were added to the existing housing stock.

Table 1 has been prepared to compare the demographic and socioeconomic characteristics of Lakewood Township with Ocean County and New Jersey with the 2000 U.S. Census statistics. The Township's average household size and average family size are greater than the County and the State. Lakewood's homeownership rate is similar to the State's rate and well below the County's rate. The median household, family and per capita income for Township residents is well below the County and State. Nearly 20 percent of demographic and socioeconomic characteristics of Lakewood population is below the poverty line, which is well above the County and State. In fact, the number of individuals below the poverty line exceeds the United States poverty rate figure of 12.4 percent.

[1] New Jersey's Census 2000 Population Counts: http://www.wnjpin.net/OneStopCareerCenter/LaborMarketInformation/lmi25/pl94/Census%202000%20BPs.htm
Please note that statistical information regarding undocumented individuals is not available for the Township. In 2000, the Census provides national and state estimates of "unauthorized individuals." Unauthorized individuals are defined as the estimates of unauthorized residents were derived by subtracting estimates of the legally resident foreign-born population from the total foreign-born population. New Jersey is ranked within the top ten states were it is estimated that from 1990 to 2000 that had increases of 100,000 or more of unauthorized individuals. In 2000, the estimate of unauthorized individuals in New Jersey was 2.7% in 2000, up from 1.2% in 1990. Source: U.S. Immigration and Naturalization Service, Office of Policy and Planning. (undated). Estimates of the Unauthorized Immigrant Population Residing in the United States: 1990 to 2000. http://www.uscis.gov/graphics/shared/aboutus/statistics/Ill_Report_1211.pdf

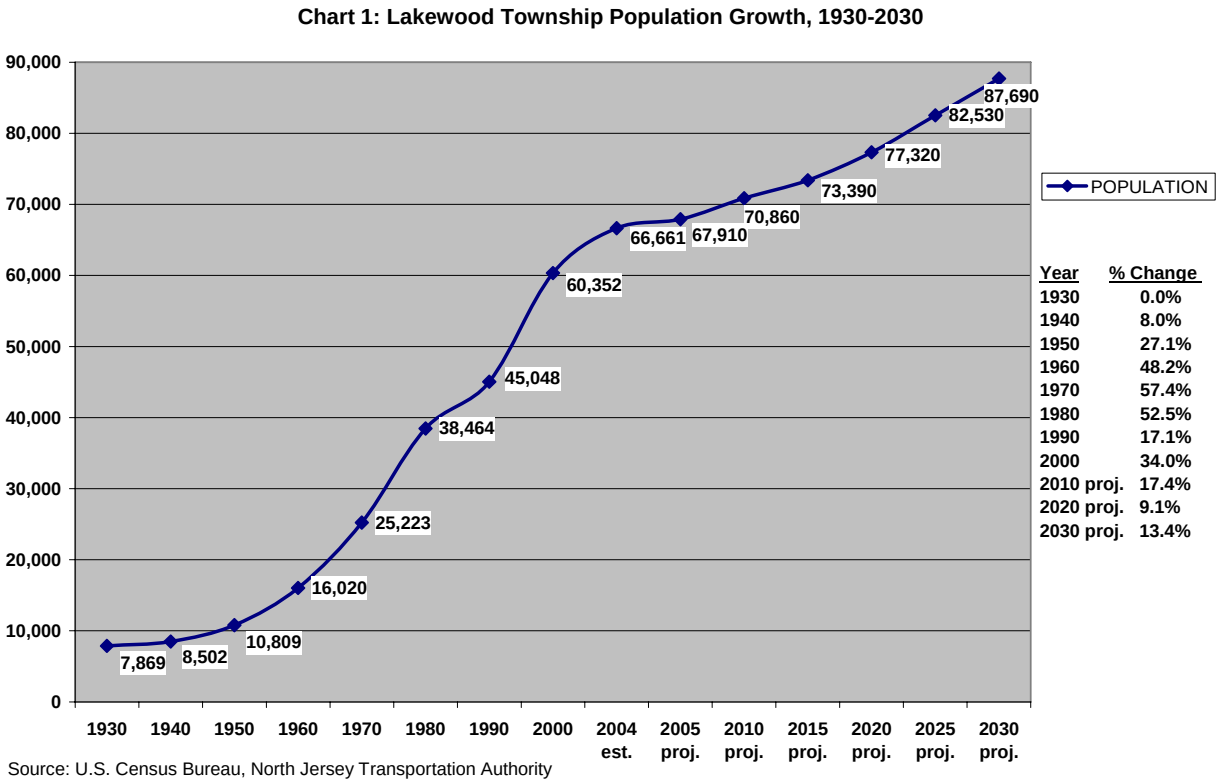
Table 1. Township, County, and State by Comparison, 2000

2000	Lakewood Township	Ocean County	New Jersey
Land area (sq mi)	25.05	636	7,417
Population	60,352	510,916	8,414,350
Population Density	2,366.75	800.68	1,134.4
Households	19,876	200,402	3,064,645
Average Household Size	2.92	2.51	2.68
Average Family Size	3.64	3.06	3.21
Housing Units	21,214	248,711	3,310,275
Home Ownership Rate	63.1%	80.6%	65.6%
Vacancy Rate	6.3%	19.4%	7.4%
Median Household Income	$35,634	$46,443	$55,146
Per Capita Income	$16,700	$23,054	$27,006
Poverty Rate	19.8%	7.0%	8.5%

Source: U.S. Census
Complied: T&M Associates

1. *Demographics*

At the time of the 2000 U.S. Census, the Township of Lakewood had a population of 60,352 residents. This figure represents a 34 percent increase over the 1990 U.S. Census population figure of 45,048. Lakewood's population boom began in the 1970s and will most likely steadily increase for the planning horizon of 2030 (Chart 1). Lakewood's growth is more significant than that of Ocean County that grew by 17.9 percent during the 1990 to 2000 time period. As projected by the North Jersey Transportation Planning Authority (NJTPA), the Township is expected to increase more than 10 percent of the Census base population by the year 2005. It is noteworthy that the County will grow less than 5 percent during this time period (Table 2).



Source: U.S. Census Bureau, North Jersey Transportation Authority
Compiled: T&M Associates

Table 2. Population Trends, 1990-2005

	1990	2000	2005*	% Change 1990-2000	% Change 2000-2005
LAKEWOOD TOWNSHIP	45,048	60,352	67,910	34.0%	12.5%
OCEAN COUNTY	433,203	510,916	553,500	17.9%	4.4%

Source: U.S. Census Bureau, North Jersey Transportation Planning Authority*
Compiled by: T&M Associates

As indicated by the North Jersey Transportation Planning Authority's (NJTPA) population projections for the Township of Lakewood and Ocean County, the population for the Township and the County at large will continue to grow reaching 2030 populations of 87,690 and 739,300, respectively. Based on these projections, the Township can expect to change significantly with the number of new residents in the municipality. In terms of future growth and development, the Township contends that the NJTPA figures are not accurate and that in fact the County and the Township find that the population will most likely increase 80 percent by 2030 due to the age and race/ethnic

distribution of residents.[2] To verify these assertions, the Township should consider preparing a detailed population analysis that can be used to reconcile the differences.

2. *Race*

The majority of New Jersey, County and Township residents are White, with 68 percent, 80 percent and 71 percent respectively in 2000 (Table 3). Lakewood exhibits a similar racial composition as the State of New Jersey for both Black and Hispanic populations. The Township has 11 percent Black and 16 percent Hispanic, while New Jersey has both 13 percent Black and Hispanic. Since 1990, the Hispanic percent population change accounted for 92.2 percent of the population, while the Black population increased by 14.7 percent and White population increased by 27.7 percent in Lakewood.

Table 3. Population by Race and Hispanic Origin, 1990 & 2000

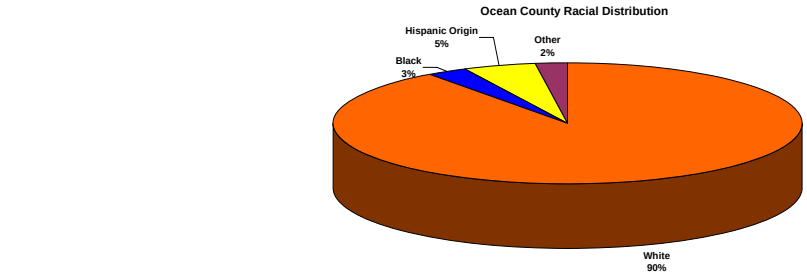
	LAKEWOOD TOWNSHIP		OCEAN COUNTY		NEW JERSEY	
	1990	**2000**	**1990**	**2000**	**1990**	**2000**
WHITE	33,685 (74.8%)	42,816 (70.9%)	40,3371 (93.1%)	459,174 (89.9%)	5,718,966 (74.0%)	5,557,209 (66.0%)
BLACK	5,995 (13.3%)	6,878 (11.4%)	11,405 (2.6%)	14,431 (2.8%)	984,845 (12.7%)	1,096,171 (13.0%)
HISPANIC ORIGIN[3]	4,650 (10.3%)	8,935 (14.8%)	13,950 (3.2%)	25,638 (5.0%)	739,861 (9.6%)	1,117,191 (13.3%)
OTHER	718 (1.6%)	1,723 (2.9%)	4,477 (1.0%)	11,673 (2.3%)	286,516 (3.7%)	643,779 (7.7%)
TOTAL	45,048	60,352	433,203	510,916	7,730,188	8,414,350

Source: U.S. Census Bureau
Compiled by: T&M Associates

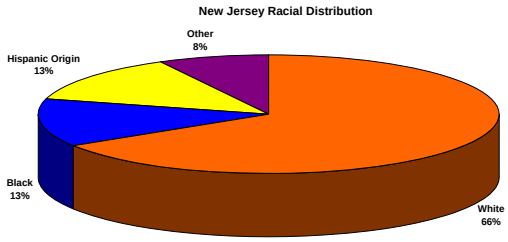
[2] Ocean County's County Cross-Acceptance Report at page 110-117 and Appendix 7—Municipal Cross-Acceptance Reports: Lakewood (prepared by JCA Associates, Inc., dated September 30, 2004

[3] 2000 Census of Population and Housing: Hispanic or Latino origin includes people who identify with the terms "Hispanic" or "Latino" are those who classify themselves in one of the specific Hispanic or Latino categories listed on the Census 2000 or ACS questionnaire – "Mexican," "Puerto Rican," or "Cuban" - as well as those who indicate that they are "other Spanish, Hispanic, or Latino." Origin can be viewed as the heritage, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States. **People who identify their origin as Spanish, Hispanic, or Latino may be of any race.**

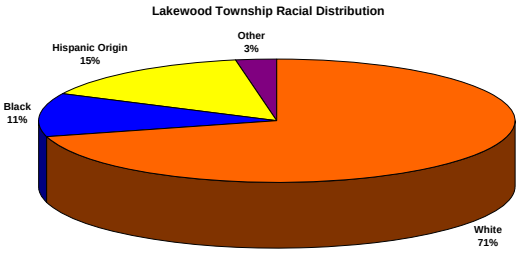
Chart 2: Comparison of Racial Distribution and Hispanic Origin, 2000



Source: U.S. Census
Compiled: T&M Associates



Source: U.S. Census
Compiled: T&M Associates



Source: U.S. Census
Compiled: T&M Associates

3. *Age*

According to the 2000 U.S. Census, the Township median age of 31 is ten years younger than that of the County median age of 41 and approximately six years less than the State median age of 36.7. In 1990, the Township's median age was 35 and the County's median age was 38. Lakewood's population pyramid shows a municipality with a high birth rate and a significant elder population (Chart 3). In comparison to the Township, Ocean County's population pyramid shows greater age dispersion and significant elder population while the State's population is at the median. As in the State and County, women account for over 50 percent of the Township population. Residents over 55 years of age total 26.2 percent in the Township in 2000 (Table 4). The County elder population

55 years and over is a third of the population and has experienced a significant growth more than the Township's and the State's from 1990 at 16.3 percent; 6.3 percent and 6.6 percent respectively (Table 4). The focus of age-restricted housing units has not gone unnoticed by the development community and although not as significant of growth as the County, Lakewood Township has supported this community by zoning and approving age-restricted housing units.

Another significant population trend in Lakewood is the number of school age children (0 to 20 years old). In 2000, school age children accounted for 34 percent of the population, greater than the County and State percent at 25.2 percent and 26.8 percent respectively. Since 1990, there has been an increase in this population by 50 percent. The 1999 Master Plan indicated that the Orthodox Jewish community has nearly quadrupled due in part to the rapid expansion of the Beth Medrash Govoha (BMG), the largest rabbinical school in the Country. With the increase in birth rates in both the Hispanic and Orthodox Jewish communities, the Township will have to continue to accommodate the needs of school age children.

Chart 3: Comparison of Population Pyramids, 2000

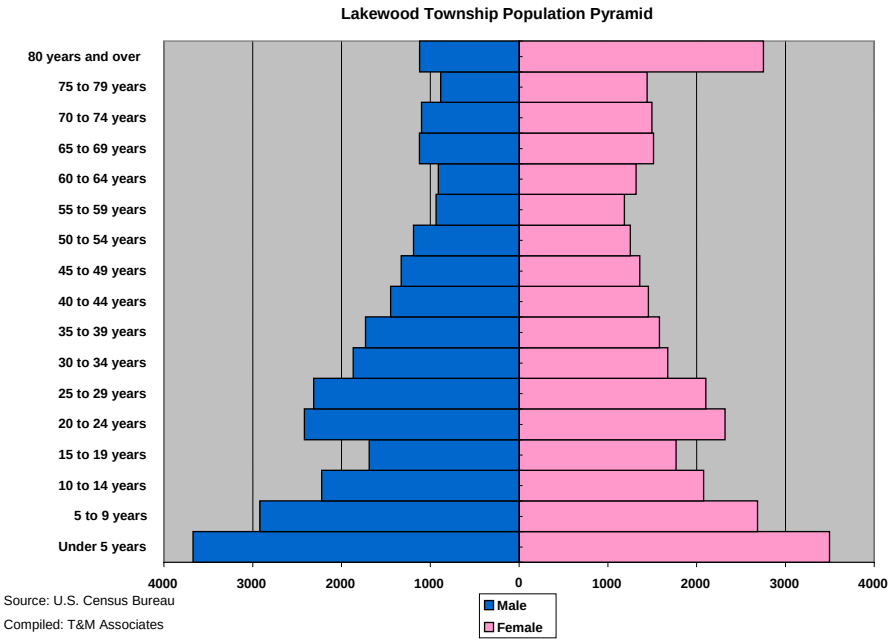
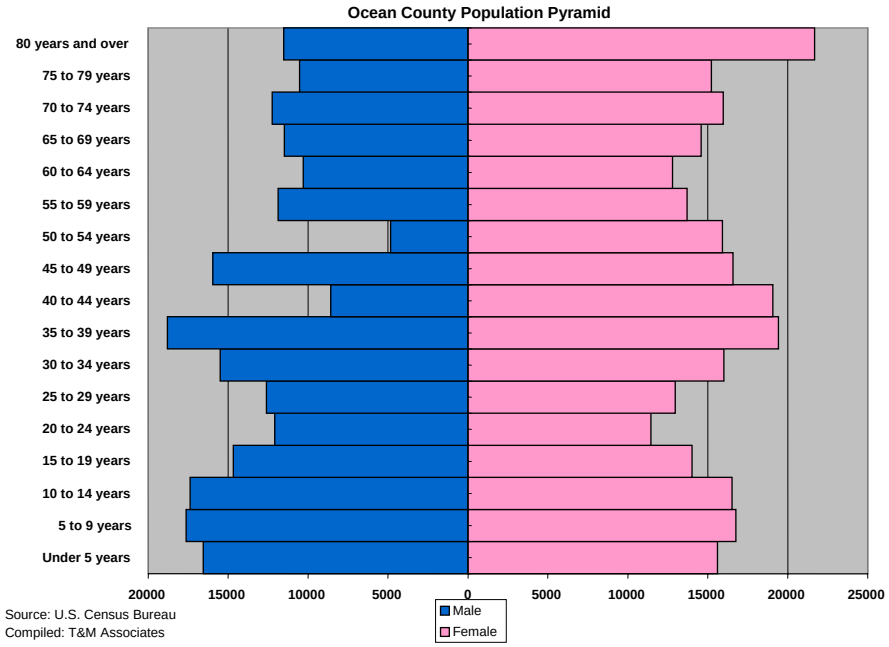
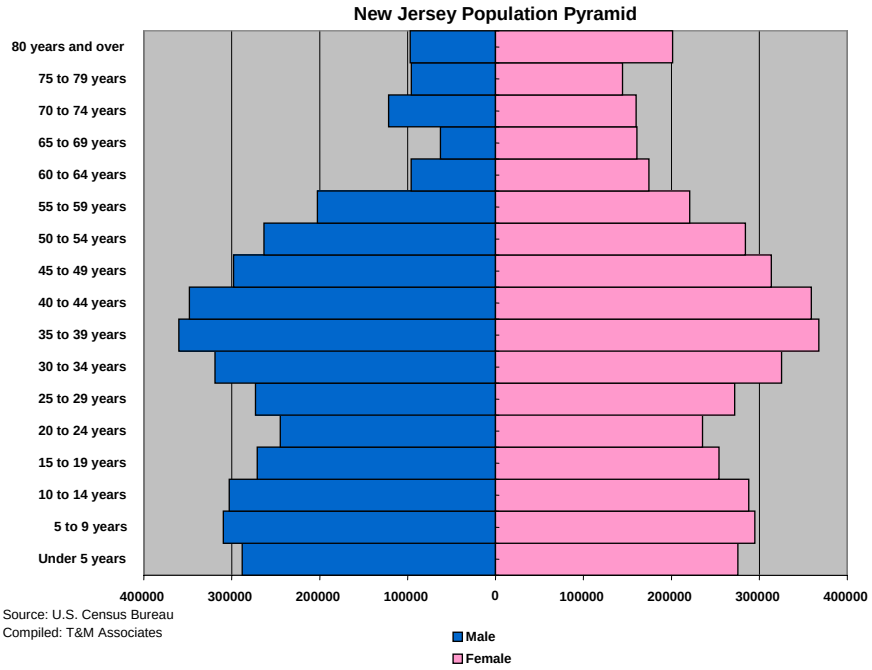


Chart 3: Comparison of Population Pyramids, 2000 Continued



Source: U.S. Census Bureau
Compiled: T&M Associates



Source: U.S. Census Bureau
Compiled: T&M Associates

Table 4. Population by Age and Sex, 1990 & 2000

	Lakewood Township		Ocean County		New Jersey	
SEX	**1990**	**2000**	**1990**	**2000**	**1990**	**2000**
Male	20,678 (45.9%)	28,845 (47.8%)	204,181 (47.1%)	242,596 (47.5%)	3,735,685 (48.3%)	4,082,813 (48.5%)
Female	24,370 (54.1%)	31,507 (52.2%)	229,022 (52.9%)	268,320 (52.5%)	3,994,503 (51.7%)	4,331,537 (51.5%)
AGE						
Under 5 years	4,489 (10.0%)	7,169 (11.9%)	28,816 (6.7%)	32,181 (6.3%)	532,637 (6.9%)	563,785 (6.7%)
5 to 9 years	3,437 (7.6%)	5,604 (9.3%)	27,497 (6.3%)	34,396 (6.7%)	493,044 (6.4%)	604,529 (7.2%)
10 to 14 years	3,023 (6.7%)	4,301 (7.1%)	26,434 (6.1%)	33,898 (6.6%)	480,983 (6.2%)	590,577 (7.0%)
15 to 19 years	2,685 (6.0%)	3,458 (5.7%)	25,568 (5.9%)	28,690 (5.6%)	505,388 (6.5%)	525,216 (6.2%)
20 to 24 years	3,123 (6.9%)	4,739 (7.9%)	24,228 (5.6%)	23,528 (4.6%)	566,594 (7.3%)	480,079 (5.7%)
25 to 29 years	3,614 (8.0%)	4,416 (7.3%)	30,151 (7.0)	25,579 (5.0%)	668,917 (8.7%)	544,917 (6.5%)
30 to 34 years	3,233 (7.2%)	3,544 (5.9%)	32,646 (7.5%)	31,519 (6.2%)	691,734 (8.9%)	644,123 (7.7%)
35 to 39 years	2,924 (6.5%)	3,310 (5.5%)	30,436 (7.0%)	38,219 (7.5%)	622,963 (8.1%)	727,924 (8.7%)
40 to 44 years	2,542 (5.6%)	2,904 (4.8%)	28,696 (6.6%)	37,659 (7.4%)	573,696 (7.4%)	707,182 (8.4%)
45 to 49 years	1,795 (4.0%)	2,688 (4.5%)	22,153 (5.1%)	32,533 (6.4%)	466,481 (6.0%)	611,357 (7.3%)
50 to 54 years	1,341 (3.0%)	2,441 (4.0%)	16,913 (3.9%)	30,760 (6.0%)	376,528 (4.9%)	547,541 (6.5%)
55 to 59 years	1,343 (3.0%)	2,121 (3.5%)	17,105 (3.9%)	25,587 (5.0%)	355,677 (4.6%)	423,338 (5.0%)
60 to 64 years	1,541 (3.4%)	2,228 (3.7%)	22,152 (5.1%)	23,107 (4.5%)	363,521 (4.7%)	330,646 (3.9%)
65 to 69 years	1,934 (4.3%)	2,635 (4.4%)	28,547 (6.6%)	26,075 (5.1%)	340,232 (4.4%)	293,196 (3.5%)
70 to 74 years	1,956 (4.3%)	2,594 (4.3%)	27,156 (6.3%)	28,229 (5.5%)	269,960 (3.5%)	281,473 (3.3%)
75 to 79 years	2,083 (4.6%)	2,325 (3.9%)	21,840 (5.0%)	25,755 (5.0%)	201,441 (2.6%)	240,131 (2.9%)
80 years and over	3,985 (8.8%)	3,875 (6.4%)	22,865 (5.3%)	33,201 (6.5%)	220,392 (2.9%)	298,336 (3.5%)
Total	**45,048**	**60,352**	**433,203**	**510,916**	**7,730,188**	**8,414,350**
OVER 55	12,842	13,657	139,665	161,954	1,751,223	1,867,120
% CHANGE	-	6.3%	-	16.0%	-	6.6%

Source: U.S. Census Bureau
Compiled by: T&M Associates

The 2000 U.S. Census shows that there are 55,956 individuals three and over in Lakewood. Of the 55,956 individuals in Lakewood, 18,293 reported enrollment in a public or private school. Of that number, nearly two thirds of these individuals enrolled

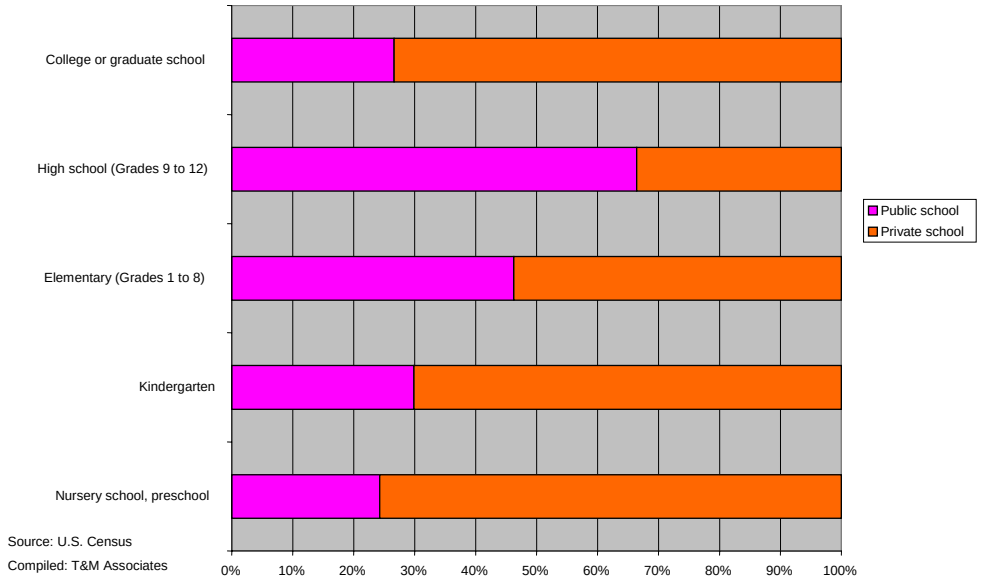
schools are in private schools (Table 5). In comparison, both the County and the State indicate that 20 percent of individuals enrolled in school are in private schools. Based on the New Jersey Department of Education database, there are 52 private schools in the Township, which range from public schools to institutions of higher education including the Beth Medrash Govoha and Georgian Court University. There are seven Kindergarten Schools, 23 Elementary Schools (some schools are PK-8), two approved middle schools, 11 high schools, four combined elementary and secondary schools, and two ungraded schools. Since 1990, the number of individuals attending private schools has increased by 97.6 percent in comparison with the County's percent growth of 49 percent and the State's of 17 percent. With the continued growth of the Orthodox Jewish community and the high birth rate, meeting the educational needs will continue to present a challenge for the Township.

Table 5. Population by School Enrollment, 1990 & 2000

	LAKEWOOD TOWNSHIP				OCEAN COUNTY				NEW JERSEY			
	1990		2000		1990		2000		1990		2000	
	Public	Private	Public	Private	Public	Private	Public	Private	Public	Private	Public	Private
Preprimary school	384 (3.3%)	755 (6.5%)	773 (4.2%)	2,136 (11.7%)	4,258 (4.5%)	4,111 (4.4%)	8,909 (7.5%)	7,744 (6.5%)	78,448 (4.2%)	76,041 (4.1%)	173,141 (7.8%)	130,232 (5.9%)
Elementary or High School	4,865 (41.6%)	2,841 (24.3%)	5,782 (31.6%)	5,440 (29.7%)	57,653 (61.5%)	7,068 (7.5%)	70,938 (59.7%)	10,778 (9.1%)	1,018,869 (54.6%)	175,653 (9.4%)	1,254,733 (56.6%)	189,424 (8.5%)
College or graduate school	1,069 (9.1%)	1,784 (15.3%)	1,109 (6.1%)	3,053 (16.7%)	13,894 (14.8%)	6,702 (7.2%)	12,333 (10.4%)	8,157 (6.9%)	356,158 (19.1%)	162,233 (8.7%)	307,374 (13.9%)	162,928 (7.3%)
TOTAL	**11,698**		**18,293**		**93,686**		**118,859**		**1,867,402**		**2,217,832**	
Not Enrolled	30,525		37,663		322,456		373,221		5,541,442		5,866,381	

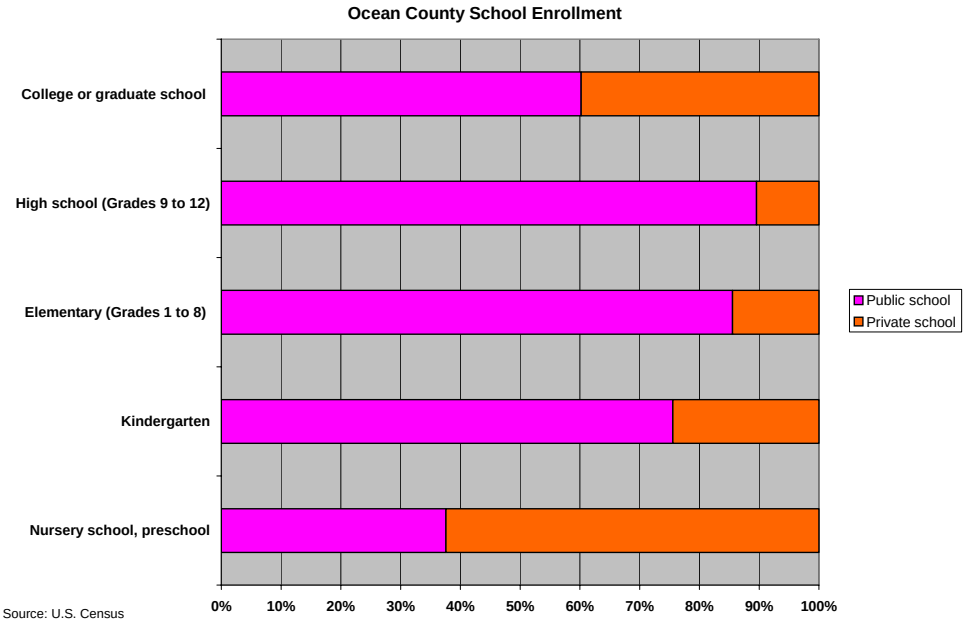
Source: U.S. Census Bureau
Compiled by: T&M Associates

Chart 4: Comparison of School Enrollment, 2000

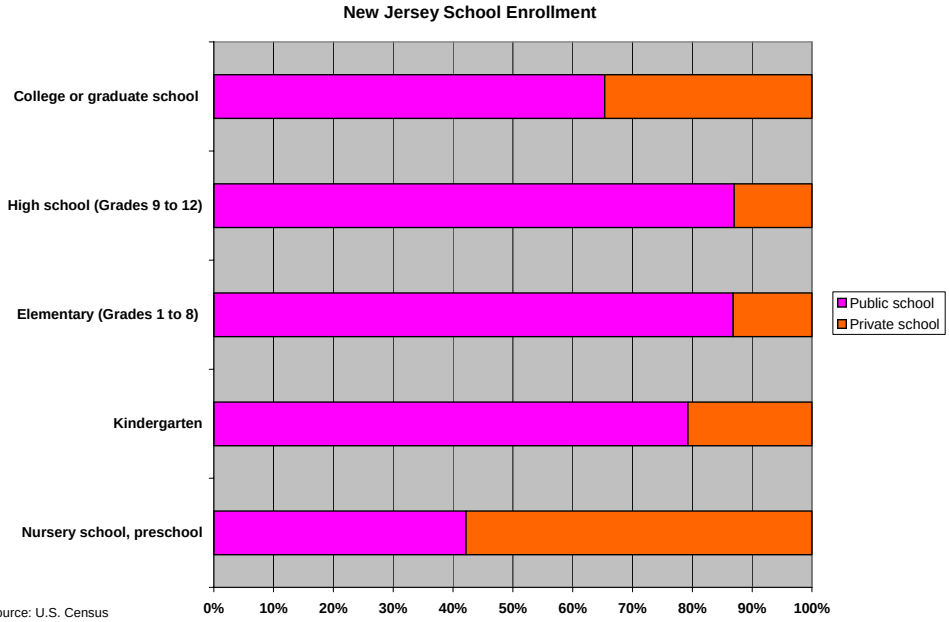


Source: U.S. Census
Compiled: T&M Associates

Chart 4: Comparison of School Enrollment, 2000, Continued



Source: U.S. Census
Compiled: T&M Associates



Source: U.S. Census
Compiled: T&M Associates

4. *Household Size*

In comparison to the County, the average number of households in Lakewood Township has been increasing over a thirty-year period (Table 6). In fact, the County average number of households has been decreasing.[4]

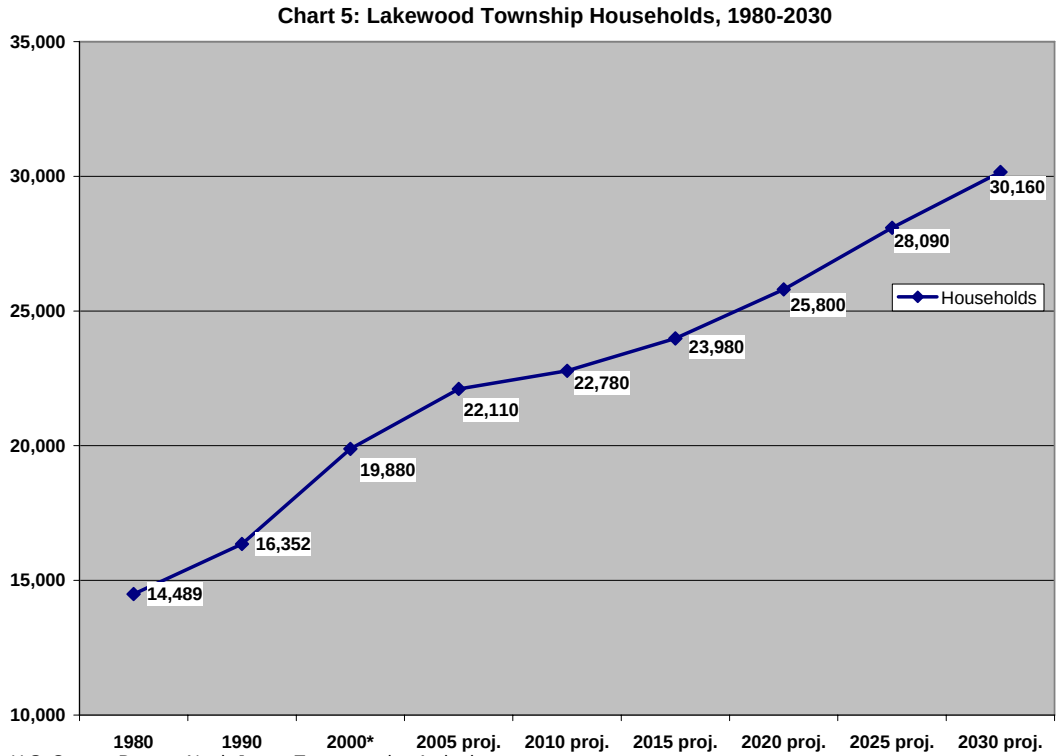
Table 6. Number of Households, 1980, 1990 & 2000

	1980		1990		2000	
HOUSEHOLD SIZE	**Number**	**Average**	**Number**	**Average**	**Number**	**Average**
LAKEWOOD TOWNSHIP	14,489	2.56	16,352	2.75	19,876	2.92
OCEAN COUNTY	128,304	3.10	168,147	2.58	200,402	2.51

Source: U.S. Census Bureau
Compiled by: T&M Associates

As projected by the North Jersey Transportation Planning Authority (NJTPA), Lakewood's household growth will remain more significant than that of Ocean County. The Township is expected to increase more than 10 percent of the NJTPA base population by the year 2005. The County will grow 8.6 percent during this time period (Table 7).

[4]The Census defines a household as one or more persons, whether related or not, living together in a dwelling unit.



Source: U.S. Census Bureau, North Jersey Transportation Authority
Compiled by: T&M Associates

Table 7. Household Trends, 1990-2005

	1990	2000*	2005*	% Change 1990-2000	% Change 2000-2005
LAKEWOOD TOWNSHIP	16,352	19,880	22,110	21.6%	11.2%
OCEAN COUNTY	168,147	200,400	217,600	19.2%	8.6%

Source: U.S. Census Bureau, North Jersey Transportation Planning Authority*
Compiled by: T&M Associates

As indicated by the North Jersey Transportation Planning Authority's (NJTPA) household projections for the Township of Lakewood and Ocean County, the number of households for the Township and the County at large will continue to grow reaching 2030 populations of 30,160 and 307,800 respectively.

5. *Economic Characteristics*

The percent of employed persons in the Township is slightly less than the County average over the thirty time period (Table 8).

Table 8. Number of Persons Employed, 1980, 1990 & 2000

	1980		1990		2000	
	Employed	Unemployed	Employed	Unemployed	Employed	Unemployed
LAKEWOOD TOWNSHIP	12,068 (90%)	1,387 (10%)	16,389 (93%)	1,296 (7%)	19,641 (92%)	1,593 (8%)
OCEAN COUNTY	119,996 (91%)	11,692 (9%)	181,415 (94%)	11,344 (6%)	213,336 (95%)	11,615 (3%)

Source: U.S. Census Bureau, New Jersey Department of Labor and Workforce Development
Compiled by: T&M Associates

As projected by the NJTPA, the Township expected employment based is expected to increase by 10 percent of the NJTPA base employment figure by the year 2005. The County will grow 8 percent during this time period (Table 9).

Table 9. Employment Trends, 2000-2005

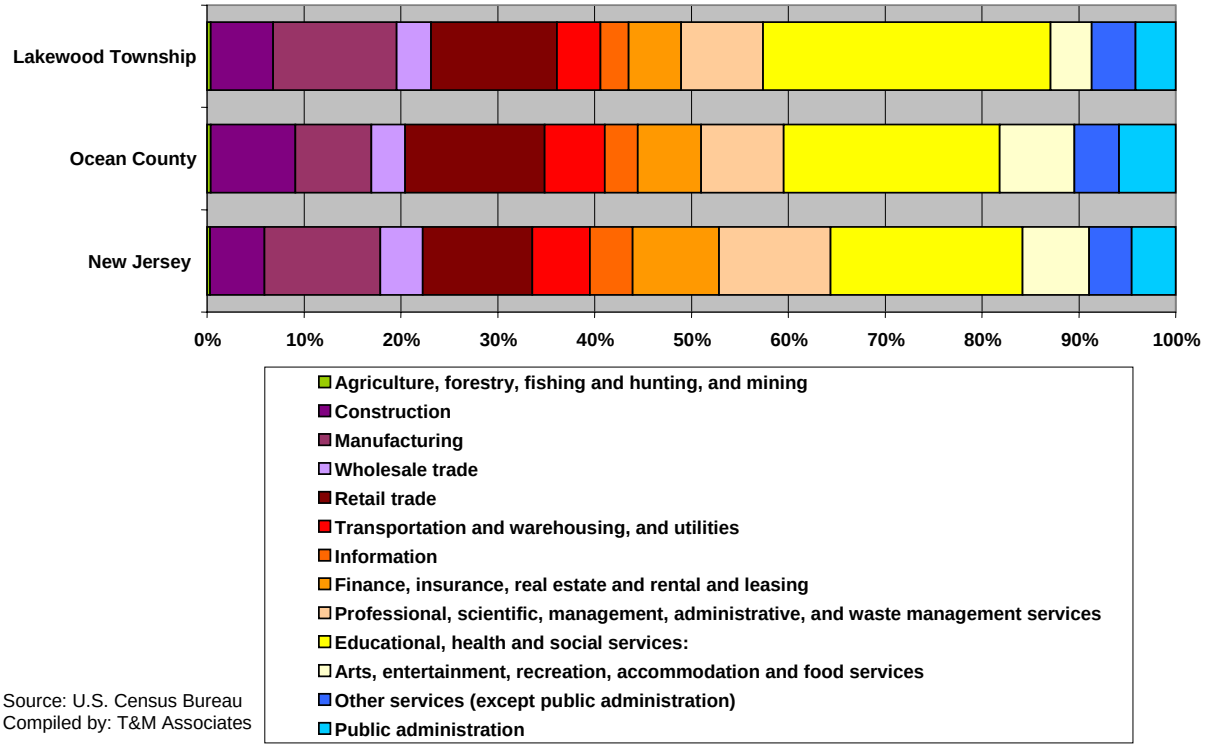
	2000*	2005*	% Change 1990-2000	% Change 2000-2005
LAKEWOOD TOWNSHIP	24,900	27,410	%	10.1%
OCEAN COUNTY	138,900	146,800	%	8.3%

Source: North Jersey Transportation Planning Authority*
Compiled by: T&M Associates

As indicated by the NJTPA's employment projections for the Township of Lakewood and Ocean County, the employment for the Township and the County at large will continue to grow reaching 2030 employment projections of 32,210 and 739,300 respectively. Based on these projections, the Township can expect to change significantly with an influx of new employment opportunities in the municipality.

At the time of the 2000 U.S. Census, 19,641 individuals or 32.6 percent, of Lakewood's population aged 16 years old and over was engaged in the labor force. Nearly a third of Lakewood residents are within the educational, health and social services category, where 10 percent of the population is employed in the manufacturing and retail trade categories. The Ocean County Planning Board identifies major employers (over 500 employees) in the County. In 2005 the Kimball Medical Center, a part of the Saint Barnabas Health Care System, is listed as the largest employer in the County and in Lakewood. In addition, the Lakewood Township Board of Education and DPT Lakewood, Inc. are listed in the Leading Employer Ocean County List (Ocean County Department of Planning).

Chart 6: Comparison of Workers by Industry, 2000



Source: U.S. Census Bureau
Compiled by: T&M Associates

Caption: *The 2000 U.S. Census statistical information on industries consists of 265 categories for employed people, classified into 14 major industry groups. The Census 2000 classification is based from the 1997 North American Classification System (NAICS) published by the Office of Management and Budget, Executive Office of the President. NAICS is an industry description system that groups establishments into industries based on activities in which they are primarily engaged. For example, agricultural category consists of crops and livestock production and services. Services include veterinary and landscaping.*

The New Jersey Department of Labor and Workforce Development reports New Jersey employment and wages using the North American Industry Classification System (NAICS) for the year 2003 (Table 10). There are 1,463 private employers that employ 22,539 individuals in Lakewood. The education and health service industry employs nearly a third of individuals and includes 224 establishments. Of the 224 establishments, there are a total of 180 establishments categorized as health and social service. The average annual 2003 salary for the health and social service sectors was $35,210. In 2003, retail trade and manufacturing sectors account for 14.8 percent and 17.9 percent employees in the

Township. There are 3,347 employees at 235 retail trade establishments and 4,025 employees at 100 manufacturing establishments in the Township. The average annual 2003 salary for the retail trade sector was $34,541 and for the manufacturing establishments was $40,182.

Table 10. Establishments and Number of Employees (NAICS), 2003

	NUMBER OF ESTABLISHMENTS	NUMBER OF EMPLOYEES
Agriculture, forestry, fishing and hunting, and mining	3	260
Construction	132	1,238
Manufacturing	100	4,025
Wholesale trade	114	1,755
Retail trade	235	3,347
Transportation and warehousing, and utilities	33	878
Information	18	186
Finance, insurance, real estate and rental and leasing	142	775
Professional, scientific, management, administrative, and waste management services	176	1,810
Educational, health and social services:	224	6,336
Arts, entertainment, recreation, accommodation and food services	77	999
Other services (except public administration)	114	796
Unclassified	97	128
Public administration	28	1,445

Source: New Jersey Department of Labor and Workforce Development
Compiled by: T&M Associates

The Township remains well below the State and County median household income, family and individual incomes in both 1989 and 1999 dollars (Table 11). There is a greater percentage of individuals in Lakewood that are below the poverty level in Lakewood than that of the County and the State. Specifically, 19.8 percent of Lakewood residents live below the poverty line, while 7.0 percent of County residents and 8.5 percent of State residents live below the poverty line.

Table 11. Income, 1989 & 1999

		LAKEWOOD TOWNSHIP		OCEAN COUNTY		NEW JERSEY		
		1989	**1999**	**1989**	**1999**	**1989**	**1999**	
Median Household Income								
		$29,211	$35,634	$33,110	$46,443	$40,927	$55,146	
	Percent Change		22.0%		40.3%		34.7%	
Median Family Income								
		$35,996	$43,806	$39,797	$56,420	$47,589	$65,370	
	Percent Change		21.7%		41.8%		37.4%	
Per Capita Income								
		$12,967	$16,700	$15,598	$23,054	$18,714	$27,006	
	Percent Change		28.8%		47.8%		44.3%	
Percent Below Poverty Line								
		16.1%	19.8%	6.0%	7.0%	7.6%	8.5%	

Lakewood Township Income, 1999				
	HOUSEHOLD	% TOTAL	FAMILIES	% TOTAL
Less than $10,000	2,170	10.9%	1,096	8.1%
$10,000 to $14,999	1,572	7.9%	767	5.6%
$15,000 to $24,999	3,528	17.7%	2,066	15.2%
$25,000 to $34,999	2,547	12.8%	1,688	12.4%
$35,000 to $49,999	2,748	13.8%	1,305	9.6%
$50,000 to $74,999	3,534	17.7%	2,778	20.4%
$75,000 to $99,999	1,801	9.0%	1,534	11.3%
$100,000 to $149,999	1,345	6.7%	1,120	8.2%
$150,000 to $199,999	379	1.9%	353	2.6%
$200,000 or More	2,170	10.9%	251	1.8%

Source: U.S. Census Bureau
Compiled by: T&M Associates

In terms of household income defined by the 2000 U.S. Census as family members and unrelated people, the median household income increased by 22 percent from $29,211 to $35,634 in the 1989 and 1999 time period in Lakewood. In 2000, the United States median household income was $41,994. Family income statistics encompass a group of two or more people related by birth, marriage or adoption that reside together. In Lakewood there was a 21.7 percent increase in median family income from $35,996 to $43,806 in the 1989 and 1999 time period. In 2000, the United States median family income was $50,046. Per Capita Income within the Township in 2000 was $16,700 while per capita income in the County and New Jersey was $23,054 and $27,006. The United States per capita figure is $21,587. According to the New Jersey Department of Labor and Workforce Development, Lakewood per capita income is ranked 537 out of 566 municipalities.

6. *Housing Stock*

The housing stock characteristics in the Township of Lakewood include the number and type of housing units, occupancy/household characteristics, age (the year the structure was built), the condition of units, purchase or rental value of units, units affordable to low and moderate income housing, and rate of construction (Table 12).

According to the 2000 U.S. Census, Lakewood had a total of 21,214 housing units. This was an increase of 3,326 units since the 1990 U.S. Census that shows a total of 17,888 units. Of the total dwellings, 1,338 units were listed as vacant in 2000. In addition, 63.1 percent of the housing units in the Township of Lakewood were owner occupied and 36.9 percent of the Township's housing units were renter occupied. Ocean County has a higher rate of owner-occupied units than Lakewood Township.

In the 2000 U.S. Census, Lakewood had a total of 19,876 households with an average household size of 2.92 and the average family household of 3.64. The average household size and family size in the Township are greater than the County and State figures. Of the total number of households 13,355 were family households (67.1 percent) and 6,521 (32.8 percent) were non-family households.[5] Householders 65 years of age or older accounted for 7,763 (39.1 percent) of the households in Lakewood. In both Lakewood and Ocean County, there were nearly 40 percent of households 65 years of age and older.

The housing stock in Lakewood is relatively new as 61.8 percent of the housing stock was constructed after 1970. The median housing age of 1974 is similar to the County's median housing age of 1975 and newer in comparison to the State median age of 1962. Similar to the increase in housing development in the 1970s that accounted for 27.4 percent, Lakewood Township added 4,573 housing units or 21.6 percent of the Township's housing

[5] A non-family household consists of a householder living alone or where the household shares the home exclusively with people to whom he or she is not related.

stock from 1990 to 2000. In comparison, Ocean County constructed 39,504 housing units or 15.9 percent of the housing stock and the State constructed 346,126 housing units or 10.5 percent of the housing stock.

Table 12. Housing Characteristics, 2000

	LAKEWOOD TOWNSHIP	OCEAN COUNTY	NEW JERSEY
I. Housing Units			
Number of units (1990)	17,888	219,863	3,075,310
Number of units	21,214	248,711	3,310,275
Occupied Housing Units	19,876 (93.7%)	200,402 (80.6%)	3,064,645 (92.6%)
Vacant Housing Units	1,338 (6.3%)	48,309 (19.4%)	245,630 (7.4%)
Seasonal, recreational, or occasional use	322	35,667	115,439
Owner-Occupied	12,532 (63.1%)	166,826 (83.2%)	2,011,473 (65.6%)
II. Occupancy/Household Characteristics			
Number of Households	19,876	200,402	3,064,645
Persons Per Household	2.92	2.51	2.68
Average Family Size	3.64	3.06	3.21
Family Households	13,355 (67.1%)	137,803 (68.8%)	2,154,539 (70.3%)
Non-Family Households	6,521 (32.8%)	62,599 (31.2%)	910,106 (29.7%)
Householders 65 and over	7,763 (39.1%)	78,100 (39.0%)	793,781 (25.9%)
III. Year Structure Built			
1999 to March 2000	1,298 (6.1%)	5,904 (2.4%)	48,124 (1.5%)
1995 to 1998	2,029 (9.6%)	16,961 (6.8%)	139,421 (4.2%)
1990 to 1994	1,246 (5.9%)	16,639 (6.7%)	158,581 (4.8%)
1980 to 1989	2,707 (12.8%)	51,068 (20.5%)	409,978 (12.4%)
1970 to 1979	5,822 (27.4%)	61,770 (24.8%)	462,740 (14.0%)
1960 to 1969	4,229 (19.9%)	43,345 (17.4%)	526,732 (15.9%)
1950 to 1959	1,846 (8.7%)	28,948 (11.6%)	565,847 (17.1%)
1940 to 1949	887 (4.2%)	11,002 (4.4%)	332,806 (10.1%)
1939 or earlier	1,150 (5.4%)	13,074 (5.3%)	666,046 (20.1%)
Median Year	1974	1975	1962

	LAKEWOOD TOWNSHIP	OCEAN COUNTY	NEW JERSEY
IV. Condition of Units			
Lacking complete plumbing facilities	200 (0.9%)	748 (0.3%)	23,085 (0.7%)
Lacking complete kitchen facilities	245 (1.2%)	802 (0.3%)	26,253 (0.8%)
Lacking telephone service	356 (1.8%)	1,357 (0.7%)	56,202 (1.8%)
V. Home Value (Owner Occupied Units)			
$300,000 and up	357 (3.2%)	7,929 (5.2%)	292,881 (17.2%)
$200,000 - $299,999	1,390 (12.4%)	17,342 (11.4%)	354,359 (20.8%)
$150,000 - $199,000	2,269 (20.3%)	30,397 (20.0%)	379,890 (22.3%)
$100,000 - $149,000	3,187 (28.5%)	54,265 (35.7%)	415,190 (24.4%)
$50,000 - $99,999	3,279 (29.3%)	37,435 (24.6%)	229,354 (13.5%)
$0 - $50,000	705 (6.3%)	4,743 (3.1%)	30,058 (1.8%)
Median Value	$126,400	$131,300	$170,800
VI. Rental Value (Renter Occupied Units)			
$1,000 and up	2,303 (31.4%)	8,094 (24.2%)	194,899 (18.6%)
$750 - $999	2,223 (30.4%)	10,809 (32.3%)	314,000 (29.9%)
$500 - $749	1,583 (21.6%)	8,278 (24.8%)	333,465 (31.8%)
$200 - $499	592 (8.1%)	2,849 (8.5%)	123,265 (11.7%)
Less than $200	317 (4.3%)	920 (2.8%)	49,700 (4.7%)
No cash rent	306 (4.2%)	2,479 (7.4%)	33,798 (3.2%)
Median Rent	$849	$819	$751

Source: U.S. Census Bureau
Compiled by: T&M Associates

In the Township, a number of substandard units are in need of upgrading. This is evidenced by the fact that the there are 200 units that lack complete plumbing, 238 that lack complete kitchen facilities, and 356 that lack telephone service. The Census Bureau shows that 9.7 percent of the owner and renter occupied housing units represent overcrowded conditions (1.01 persons or more per room) in the housing stock in the Township. In comparison, in Ocean County 2.2 percent of the population live in substandard housing units and the State has 5.0 percent.

The 2000 median value of the owner occupied housing units in Lakewood was $126,400. The median value is less than the County and State at $131,300 and $170,800 respectively. In terms of rents, Lakewood median gross rent is greater than the County and State, at $849, $819 and $751 respectively.

With regard to the affordability of these housing units to low and moderate income households, that is determined as no more than 30 percent of the gross income should be allocated for housing costs, 68.9 percent of the selected monthly owner costs displayed are less than 30 percent of the 1999 household income (Table 13). In addition, 38 percent of all renters spend less than 30 percent of their household income on their housing.

Table 13. Housing Affordability as a Percentage of 1999 Household Income

	Number	% of Total
Selected Monthly Owner Costs		
< 15%	2,956	26.4%
15% to 19%	1,750	15.6%
20% to 24%	1,726	15.4%
25% to 29%	1,283	11.5%
30% or more	3,382	30.3%
Gross Rent		
< 15%	798	10.9%
15% to 19%	691	9.4%
20% to 24%	545	7.4%
25% to 29%	753	10.3%
30% or more	4,025	55.0%

The Census did not report 0.8 percent of monthly owners costs and 7 percent of renter costs.
Source: U.S. Census Bureau
Compiled by: T&M Associates

Table 14 lists the number of residential building permits reported to the New Jersey Department of Labor annually from 1980 through 2005. A total of 9,266 residential building permits were authorized during this time period, with the majority of these permits issued for single-family building permits. The average building permit issued totals 371 permits authorized per year. Authorization for housing construction appears to be cyclic and mirrors the State high residential growth periods of the 1980s and early 1990s. During the first peak from 1984 to 1989, 2,739 building permits or 30 percent were approved and 3,466 building permits or 37 percent were authorized during the second wave from 1997 to 2001. In 2004, there were 957 building permits issued.

Table 14. Lakewood Township Building Permits, 1980-2005

YEAR	TOTAL BUILDING PERMITS	SINGLE FAMILY	TWO FAMILY	3 TO 4 FAMILY	5 OR MORE FAMILY
1980	251	70	0	0	181
1981	59	50	0	0	9
1982	126	66	0	4	56
1983	122	122	0	0	0
1984	346	103	0	26	217
1985	81	81	0	0	0
1986	255	173	32	4	46
1987	1,059	474	40	105	440
1988	530	194	22	14	300
1989	468	177	18	26	247
1990	268	188	0	0	80
1991	61	59	2	0	0
1992	58	58	0	0	0
1993	81	81	0	0	0
1994	81	81	0	0	0
1995	287	287	0	0	0
1996	166	166	0	0	0
1997	410	410	0	0	0
1998	882	809	0	0	73
1999	664	579	0	0	85
2000	897	514	2	4	377
2001	613	376	6	12	219
2002	173	92	10	19	52
2003	371	247	0	26	98
2004	957	507	0	0	450
2005*	344	344	0	0	0
2006**	33	33	0	0	0
1980-2005					
TOTAL	**9,643**	**6,341**	**132**	**240**	**2,930**
AVERAGE	**369.62**	**242.62**	**5.08**	**9.23**	**112.69**

*Preliminary estimate
**First Quarter Only (January 2006 to March 2006)
Sources: New Jersey Department of Labor, Division of Planning and Research
Compiled by: T&M Associates

B. Description of Existing Land Use Types and Land Use Patterns

Introduction

Existing land use in Lakewood was reviewed for this Master Plan Reexamination Report. The land use analysis done above used Geographic Information System (GIS) software and land use data provided publicly from the New Jersey Department of Environmental Protection (NJDEP). The state information shows land use from 1995 and updated in 1997. This means that a highly accurate aerial image is viewed through GIS software. To update the NJDEP information to 2002, the file was overlaid over the 2002 aerial images and the data were adjusted to show changes through interpretation.

Land Use Types

More than three out of every five acres in Lakewood Township (61.21 percent) are developed. This leaves 38.79 percent of the Township undeveloped, but most of this land is unusable for anything other than recreation and open space because of environmental constraints such as wetlands, floodplain, and endangered species.

Residential uses are the top use of developed land within the Township, accounting for a total of 5,154.4 acres. The largest contingent of residential development is the single unit medium density development, which accounts for 2,333.9 acres; the second-highest use of residential land accounts for just over half that amount, with 1,269.4 acres. In total, residential uses represent almost a third (32.16 percent) of all land within the Township, and over half of developed land (52.54 percent).

Together, residential and undeveloped land uses make up 70.95 percent of Lakewood Township. The land classes that make up the remaining 29 percent serve a wide variety of uses, including (in descending order): recreation, commercial, industrial, roadway and open land within other categories, transportation/communications/utilities, agriculture, and water.

The largest land use class within this group is recreation. Most of this land use is in the Northern part of town, namely around Lake Carasaljo, Lake Shenandoah, and Ocean County Park. Although water represents the smallest land use category in the Township, it is mostly found with the parks in this area.

Table 15. Existing Land Use Types in Lakewood Township

Land Use Type	Acres	% of Township	Rank
Residential, High Density, Multiple Dwelling	1,269.4	7.92%	4
Residential, High Density, Single Unit, 0.125 – 0.2 ac.	440.6	2.75%	10
Residential, Medium Density, Single Unit, 0.125 – 0.5 ac.	2,333.9	14.56%	2
Residential, Low Density, Single Unit, 0.5 – 1 ac.	650.3	4.06%	7
Residential, Rural, Single Unit, 1 - 2 acres.	460.2	2.87%	9
Commercial	770.2	4.81%	5
Industrial	695.6	4.34%	6
Transportation/Communications/Utilities	346.9	2.16%	11
Roadway & open land within other categories	578.2	3.61%	8
Recreation	1,766.6	11.02%	3
Agriculture	255.9	1.60%	12
Water	242.0	1.51%	13
Undeveloped	6,217.9	38.79%	1
TOTAL	**16,027.7**	**100.0%**	

Source: New Jersey Department of Environmental Protection data provided through ESRI
Compiled by T&M Associates

Land Use Patterns

There does seem to be some clustering of land use types. For example, the industrial land use exists in many areas of the town, but it is concentrated to the eastern-central part of Lakewood, near the Garden State Parkway. In the case of the residential land uses, most of the high density, multiple dwelling residential land use is in the southern part of the Township. Most of the single unit, medium-density residential use is to the northern part of Lakewood. The commercial/services areas are all clustered around major roads in the town, such as NJ-70, US-9, NJ-88 (Ocean Avenue) and Route 526 (County Line Road).

The change in land use over time (documented in maps showing land use in 1995 and 2002) is moderate except in the two high-density residential land use categories. Both these categories exist in all areas of the Township, and have grown dramatically in the southern portion of Lakewood. For example, in the southeast corner of Lakewood there exists a high density, multiple dwelling residential complex that is more than double the size it was in 1995. Essentially the whole southern boundary has exploded with development, especially residential development, from 1995 to 2002 up to present day.

C. Unified Development Ordinance Review

On July 12, 2005, the governing body of the Township of Lakewood adopted a Unified Development Ordinance (UDO), a comprehensive revision of the zoning and land development ordinance. Based upon a year of experience with the new UDO, a very long and detailed review was performed of potential revisions to the UDO. Commentaries on the potential changes are contained in Section IV. H.

D. Circulation

The population growth in Ocean County in general and in Lakewood in particular during the last decade has resulted in traffic congestion and delays. While there are several major east-west roads (County Line Road, State Route 88, Central Avenue/Cedar Bridge Avenue, James Street/Pine Street, Cross Street, and State Route 70), there are only two roads that run the length of the Township from North to South: U.S. Route 9 and the Garden State Parkway. The Garden State Parkway is located in the far eastern portion of Lakewood, is controlled by an independent state authority, and provides limited access to the Township. U.S. Route 9 is located nearer to the center of the Township, but it provides only one lane in each direction in the southern half of its 4.6-mile run through the Township. A series of recommendations to address the congestion along U.S. Route 9 and other circulation issues in the Township are provided in Section IV.B. of this report.

E. Community Facilities

Lakewood Township has a mix of public and private civic facilities uncommon to a municipality of its size. It has many schools, both public and private (see section K, below), although not nearly enough school sites and facilities, two universities, and its own medical center. Maintaining this level of quality of civic and municipal services is among the top priorities of Township residents.

Lakewood's population is distinguished for its unique diversity. Many elements of the current population can be categorized by high levels of need for health, social, and

INTERSECTIONS
TABLE OF INTERSECTIONS

SOUTH BOUND NUMBER	MVA COUNT	STREET NAME	INTERSECTION TYPE	INTERSECTION SIGNAL
1	68	Kennedy Blvd.	+ 4 way	Yes, LT Arrow (S)
2	22	County Line Road	+ 4 way	Yes, LT Arrow (N)
3	2	15th Street	|- 3 way, West	No
4	9	14th Street	|- 3 way, West	No
5	3	13th Street	|- 3 way, West	No
6	10	Courtney Road	-| 3 way, East	Yes
7	2	12th Street	|- 3 way, West	No
8	10	Carey Street	+ 4 way	No
9	4	11th Street	+ 4 way	No
10	12	10th Street	+ 4 way	No
11	22	9th Street	+ 4 way	Yes
12	16	8th Street	+ 4 way	No
13	17	7th Street	+ 4 way	No
14	13	6th Street	+ 4 way	Yes
15	24	5th Street	+ 4 way	No
16	30	4th Street	+ 4 way	Yes
17	6	3rd Street	+ 4 way	No
18	22	2nd Street	+ 4 way	Yes
19	16	1st Street	+ 4 way	No
20	19	Main Street (S.R. 88)	+ 4 way	Yes, LT Arrow (N,S)
21	33	Central Ave. (C.R. 528)	+ 4 way	Yes, LT Arrow (N,S)
22	17	John Street	-| 3 way, East	No
23	0	Lakeview Place	-| 3 way, East	No
24	0	Manetta Place	|- 3 way, West	No
25	1	Edgewood Court	|- 3 way, West	No
26	11	James Street/Pine Street	+ 4 way	Yes
27	5	Birch Street	|- 3 way, West	No
28	10	Henry Street	+ 4 way	No
29	3	Buttell Avenue	|- 3 way, West	No
30	23	Prospect Street	|- 3 way, West	Yes
31	1	Sherwood Drive	-| 3 way, East	No
32	9	Spruce St./W Spruce St.	+ 4 way	No
33	0	Cedar Court	|- 3 way, West	No
34	1	High Street	-| 3 way, East	No
35	3	Hadassah Lane	|- 3 way, West	No
36	5	Oak Street	-| 3 way, East	No
37	2	Pine Blvd.	|- 3 way, West	No
38	1	Cushman Street	|- 3 way, West	No
39	0	Chateau Drive	|- 3 way, West	No
40	10	Finchley Blvd.	|- 3 way, West	No
41	0	Elmhurst Blvd.	|- 3 way, West	No
42	3	Yale Drive	-| 3 way, East	No
43	11	Chestnut St./Cross St.	+ 4 way,	Yes, LT Arrow (N,S,E,W)
44	14	Chestnut St. Connection	-| 3 way, East	No
45	0	Sea Gull Shopping Mall	+ 4 way,	Yes, LT Arrow (N)
46	22	Locust Street	+ 4 way	No (Approved for 2006)
	512			

community services. An impressive grass-roots network of community-based organizations has been developed by volunteers and community leaders to meet these needs.

Unique among the community based organizations is the Lakewood Resource and Referral Center (LRRC), which is funded directly by the Township and a variety of government and private sources to provide neighborhood-based services including: information and referral; eligibility screening and application assistance for affordable housing and entitlement programs; housing counseling; fair-housing advocacy; housing seminars; entitlement advocacy; and other services.

The Lakewood community-based organizations must be recognized as an integral part of the community infrastructure, and efforts must be made to support and expand their programs and bolster their services, as they are responsible for meeting many basic life needs for Lakewood's population and, in particular, its most vulnerable sectors.

F. Downtown Area

Lakewood's downtown area, located to the north of Lake Shenandoah and Lake Carasaljo, is the historic heart of the Township. Lakewood dowtown's character is its biggest asset, but its built-out nature also results in changes being hardest to enact. It is also among the densest parts of the Township, and the location of the central business district. The primary issues for the downtown area are parking and circulation. These are common themes that rear their head in any discussion in any municipality, but especially in Lakewood.

G. Economic Development

Along with explosive residential growth in recent years, Lakewood has seen sizable economic growth. Much of this activity has occurred in the outlying areas of the Township, such as on Cedar Bridge Avenue near the Garden State Parkway. Businesses in these areas are concerned about creating "gateway" areas that create a favorable image to motorists who are entering the Township. Possible gateway areas include U.S. Route 9

at the northern and southern extremes of the Township, Route 88, and all entrances from the Garden State Parkway.

The U.S. Route 9 "gateway" at the northern extreme of the Township is of particular concern. A portion of this area is in a state of disrepair, characterized by abandoned vehicles, dumping, graffiti, and the like. Site remediation and redevelopment would address the "gateway" issue improve initial perceptions of the business area.

The Township's central business district is a state-designated Urban Enterprise Zone, for which businesses in the area qualify for a 3.5% sales tax. Dense residential development in this area, coupled with an insufficient supply of parking and streets that may be too narrow to accommodate two-way traffic are concerns for businesses in the downtown area.

H. Environmental

With the rapid development of the Township comes significant challenges to the environment. Steps must be taken not only to ensure a healthy ecosystem, but also to preserve the natural historical character that has been one of the prime sources of Lakewood's attractiveness since its founding over two centuries years ago.

The Township sits within the Atlantic Coastal Plain physiographic region, in the Outer Coastal sub-region and in the Barnegat Bay Watershed (State Watershed Management Area ~ 13). The Barnegat Bay Watershed is one of the few estuaries in the United Statesthat is part of the United States Environmental Protection Agency National Estuary Program. Lakewood is part of the land area that drains into the Metedeconk River, which contributes to the drainage system of the Barnegat Bay.

The Metedeconk River has been recognized by the New Jersey Department of Environmental Protection for its "exceptional water supply significance" and has designated the river as a Category One (C1) water body that are afforded special protection area buffers of three hundred-feet along the waterway. The Metedeconk River watershed is characterized by sandy, well-drained soils, abundant wetland areas, and gentle topography with few slopes greater than 5 percent. The river receives most of its

flow (60%-80%) from groundwater discharge from the unconfined Kirkwood-Cohansey Aquifer system.

The primary water supply for Lakewood Township is the Metedeconk River, as well as the Kirkwood-Cohansey, Englishtown Formation and the Magothy, Raritan, and Potomac Formations aquifers. A careful planning process will be required to provide adequate housing, educational and economic needs of the citizens while not overstraining a healthy ecosystem.

I. Housing

There has been tremendous residential growth in Lakewood in recent years, and this trend shows no signs of abating. Many of the recent Planning Board applications in the township are townhouse developments of 6 to 8 units per acre. In addition, the recent Unified Development Ordinance revision permits flag lots, which have opened up many oversized parcels to infill development.

For all of this growth, however, not all of Lakewood's housing needs are met – especially in the area of affordable housing. Lakewood is negotiating Regional Contribution Agreements (RCAs) with other municipalities pursuant to the Council on Affordable Housing (COAH) regulations to obtain funding for affordable housing. This arrangement will provide the township with more affordable housing to address its need.

J. Re-zoning

Thirty-five (35) areas were recommended for rezoning consideration by the Zoning Sub-committee of the Master Plan Advisory Committee. The recommendations are scattered throughout the Township and address residential as well as non-residential zone districts. The Planning Board's actions regarding these recommendations are described in Section IV. K. of this report.

K. Schools and Houses of Worship

TABLE 16. PUBLIC AND PRIVATE SCHOOLS IN LAKEWOOD	
Public	**Private**
Kindergarten School	
	Bnos Brocha
	Bnos Rivka
	Chinuch L'Banos
	Here We Grow Child Care
	Talmud Torah Ohr Elchonon
	Yeshiva Nesivos Ohr
	Yeshiva Toras Aron
Elementary school	
Clifton Avenue Grade School (Pre-K-6)	Bais Chinuch L'Bonos Bayis Ruchel
Ella G. Clarke E.S. (Pre-K-6)	Bais Faiga School for Girls (K-2)
Oak Street E.S. (Pre-K-6)	Bais Reuvain Kaminetz of Lakewood
Spruce Street E.S. (Pre-K-6)	Bais Rivka Rochel School (K-8)
	Bais Tova Inc. (PK-3)
	Bnos Bina Girls School
	Bnos Melech
	Bnos Yaakov Elementary (K-8)
	Cheder Bnei Torah
	Holy Family School (PK-8)
	Lakewood Cheder School
	Lakewood Hebrew Day School
	Ocean Day School (PK-8)
	Talmud Torah of Lakewood (K-8)
	Tashbar of Lakewood (K-8)
	Tiferes Bais Yaakov (K-7)
	Tifereth Torah
	Torah Institute of Lakewood (K-8)
	United Talmudical Academy (K-8)
	Yeshiva Keter Torah (K-4)
	Yeshiva Kol Torah (K-4)
	Yeshiva Masoras Avos (PK-5)
	Yeshiva Orchos Chaim (K-5)
	Yeshiva Toras Emes
Middle School	
Lakewood M.S. (7-8)	Me'Or Hatorah (Approved)
	Toms River Torah Center (Approved)
High School	
Lakewood H.S. (9-12)	Bais Kaila Torah Prep High school (9-12)
Evening High School (Approved)	Bais Shaindel High School for Girls (9-12)
	Bais Yaakov High School of Lakewood (9-12)
	Bnos Chayil High School for Girls
	Mesiva Mekor Hotorah (9-12)
	Mesivta Ohr Zarua
	Ohr Chodosh (9-12)
	Yeshiva Bais Aharon (9-12)
	Yeshiva Bais Pinchos

	Yeshiva Birchas Chaim (9-11)
	Yeshiva Toras Chaim (9-12)
Combined Elementary and Secondary School	
	Agape Academy (K-12)
	Calvary Academy (K-12)
	Yeshiva K'Tana (K-8)
Special Elementary School for Handicapped	
	School for Children for Hidden Intelligence
Ungraded	
	Alpha School
	Lehmann School & Technical Education Center
College and Universities	
	Beth Medrash Govoha
	Georgian Court University

Schools

The Schools and Houses of Worship subcommittee to the Master Plan Advisory Committee performed research concerning school enrollment trends and school facilities. The sub-committee made the following findings:

1. The Lakewood Township School District is in need of additional facilities, but not land, to house some 1,400 students based on state regulations. The school district has sufficient land for such new facilities. Enrollment in the school district has been stable over the past 5 years, with a constant 5,000 to 5,300 enrollment.

2. The general downward trend in enrollment is experienced in the non-Orthodox parochial and private schools. The trend is attributed to Lakewood's changing demographics.

3. A growth in Lakewood's Orthodox Jewish school population, estimated to be 18 percent annual growth at all levels; elementary, secondary, and post-secondary based on sampling performed at 13 schools. The fastest growth rate is concentrated at the elementary level. The growth trend was confirmed by information from the National Center for Education Statistics statistical profile for school year 2003-2004, (the most recent available data) of eight (8) Lakewood Orthodox schools.

4. Current estimates of school enrollments are as follows:

    a. The Orthodox school population is between 12,000 at the most conservative estimate and 14,000 at the highest estimate.

    b. An additional 1,000 are enrolled in other private schools in Lakewood.

    c. As stated above, an additional 5,300 attend Lakewood's public schools.

    Accordingly, the total school age population, 5-17, is approximately 18,000 to 20,000. When we apply the 18 percent annual growth trend to the lower estimate of current Orthodox school population, 12,000, we get a net annual increase of 2,160. This closely reflects Lakewood's current internal Orthodox population growth trend of 2,000 Orthodox Jewish children born annually. The influx of Orthodox families and school-age children from out of Lakewood approximately offsets the student population outflow in the higher grades as a result of graduations. It should be noted, however, that whereas in previous years most high school age students, and especially boys, went to out of town yeshivas, that the trend has been reversed in the past 10 years, with the proliferation of quality local secondary schools for boys and girls. Thus, aside from the internal and external population growth, students tend to now stay in Lakewood for the entire 13 school years.

5. Census data shows a total Lakewood population of 64,506, with a relevant children count (age 5-17) of 12,715, of which 3,448 are in poverty. Everyone involved in education in Lakewood, whether in the public or private sector, knows the census figures are hopelessly dated and inaccurate. The Lakewood Board of Education is currently conducting a more comprehensive survey of the private school population numbers.

6. Sub-committee surveys show 16 Orthodox schools in need of land for school construction, with an enrollment of 2,200 students.

In conclusion, the following issues should be addressed. In view of all the foregoing, good planning requires us to take into account:

1. Presently unmet need,
2. Projected growth, based on actual trends; and
3. Rapidly vanishing vacant land resources, public and private.

Therefore, the Schools Sub-Committee of the Master Plan Advisory Committee has recommended that the Township set aside approximately 100 acres to address needed educational lands. Parcels of 3-4 acres in area would be appropriate.

Houses of Worship

There is an acute need for sites for neighborhood synagogues based on the explosive growth of the Orthodox Jewish population and the developed nature of the community. Sites are needed in close proximity to member's homes.

This need has been only partially addressed in ordinance provisions, which allow houses of worship in all zone districts. One potential solution to address the need for this inherently beneficial community use is for the Township of Lakewood to offer Township-owned lots for educational purposes and/or houses of worship at a public sale.

There are anecdotal indications, based on research by the sub-committee, that there are presently many incipient neighborhood synagogues, which would find this a solution to their building needs. These neighborhood houses of worship would typically serve 70 to 130 families. There are many such informal synagogues in makeshift quarters, awaiting a suitable home.

L. Senior Citizen Issues

At the time of the 2000 Census, 11,429 of Lakewood's 60,352 residents (18.94 percent) were of the age of 65 or older. Seniors are a vital and active part of any community, and because Lakewood's percentage of seniors is significantly above the nationwide average of 12.43 percent, their involvement in civic and community life is all the more important. Quality of life issues for seniors include the ability to get swiftly around the Township

(especially to and from Kimball Medical Center), ready access to municipal services, and the revitalization of the Township's central business district.

M. Higher Education

Lakewood is home to two institutions of higher education, Beth Medrash Govoha (BMG), which is the largest institute for the advanced study of the Talmud in the United States, and Georgian Court University (GCU). As such, students and their families comprise a significant component of Lakewood's total population, and attention must be given to meeting their needs.

The exponential growth of Beth Medrash Govoha over the past 15 years has directly fueled the phenomenal growth of Lakewood's population and also serves as an engine that drives economic development in the Township. Approximately 80 percent of Beth Medrash Govoha's students are married. These students come to Lakewood Township to study at Beth Medrash Govoha and subsequently marry and settle down to live, raise their families, and work in Lakewood.

As Beth Medrash Govoha's alumni have chosen to remain in Lakewood, they have put down roots, fueled housing starts, started schools, and established businesses. Beth Medrash Govoha has become more than a central educational facility, BMG has become a source of economic uplift for the whole Township through its students and alumni, who serve as both consumers and business owners.

Although Beth Medrash Govoha's growth has been a positive development that has fueled the growth of the Township, inevitably the challenges and needs that accompany growth have manifested themselves. In particular, there is a need to address the current shortage of parking in the vicinity of BMG, as well as related traffic and safety issues in the area.

Other concerns of note related to the higher education sector include the need to support and encourage the continued growth of Georgian Court University and Beth Medrash Govoha, which in turn fuels the growth and economic development of the Township.

N. Stormwater Management

In December, 1999, the United States Environmental Protection Agency (USEPA) published Phase II stormwater management rules. Consequently, the New Jersey Department of Environmental Protection (NJDEP) promulgated new stormwater regulations to address non-point source pollution entering surface and ground waters of the State of New Jersey. Under the New Jersey regulations, municipalities were issued a New Jersey Pollutant Discharge Elimination System (NJPDES) Permit that established various statewide basic requirements. One of these requirements is the development and adoption of an amendment to their overall Master Plan to address stormwater pollution associated with major development.

As required by the Municipal Stormwater Regulations (N.J.A.C. 7:14A-25), the Township of Lakewood adopted a Municipal Stormwater Management Plan (MSWMP) in March 2006 to outline their approach to addressing the impacts resulting from stormwater related issues associated with future development and land use changes. The intent of the MSWMP is to address groundwater recharge, stormwater quantity, and stormwater quality impacts through the incorporation of stormwater design and performance standards for new development and redevelopment projects that disturb one or more acres of land or increase impervious surface by more than 0.25 acres. The design and performance standards will minimize negative or adverse impacts of stormwater runoff such as decreased water quality, increased water quantity and reduction of groundwater recharge that provides base flow to receiving bodies of water. In addition to minimizing these impacts, the Township's MSWMP will provide for long-term operation and maintenance measures for existing and proposed stormwater management facilities.

The Stormwater Management Plan was adopted as an element of the Township Master Plan.

O. Utilities

WATER AND SEWER CAPACITY

Although no official boundary exists, water and sewer service within the Township of Lakewood is serviced by the Lakewood Township Municipal Utilities Authority (LTMUA) in the eastern portion of Lakewood and in the western portion by the New Jersey American Water (NJAWC). Based on information provided by the LTMUA and NJAWC, an analysis of Lakewood's water and sewer service can be performed.

1. WATER SERVICE

Lakewood is located within the Atlantic Coastal Plain physiographic region, in the Outer Coastal sub-region and in the Barnegat Bay Watershed (State Watershed Management Area ~ 13). The Barnegat Bay Watershed is one of the few estuaries in the United States that is part of the United States Environmental Protection Agency National Estuary Program. Lakewood is part of the land area that drains into the Metedeconk River, which contributes to the drainage system of the Barnegat Bay. The Metedeconk River has been recognized by the New Jersey Department of Environmental Protection (NJDEP) for its "exceptional water supply significance" and has designated it as a Category One (C1) waterbody affording special protection area buffers of three hundred-feet along the waterway (N.J.A.C. 7:9B-1.15(c)).[6] The Metedeconk River watershed is characterized by sandy, well-drained soils, abundant wetland areas, and gentle topography with few slopes greater than 5 percent. The river receives most of its flow (60 percent to 80 percent) from groundwater discharge from the unconfined Kirkwood-Cohansey Aquifer system. The primary water supply for Lakewood Township is the Metedeconk River, as well as the Kirkwood-Cohansey, Englishtown Formation, and the Magothy, Raritan, and Potomac Formations aquifers. Neighboring Brick Township is the only municipality in Ocean County that obtains some of its water from surface water sources.

[6]Two waterways pass through Lakewood Township. The northern two-thirds of the Township fall within the Metedeconk River drainage area, while the southern third drains to Kettle Creek. The Metedeconk River is actually two distinct branches within Lakewood's borders – the North Branch and the South Branch. The North Branch Metedeconk River serves as the entire border with Howell Township, Monmouth County to the north, and a portion of the border with Brick Township to the east. The South Branch Metedeconk River flows in an east-west direction across the center portion of the Township, and is characterized by several major lakes along its path – Lake Carasaljo, Lake Manetta and Lake Shenandoah.

a. LAKEWOOD TOWNSHIP MUNICIPAL UTILITY AUTHORITY (LTMUA)

The Lakewood Township MUA distribution area is approximately eleven (11) square miles and is made up of water mains ranging from three (3) inches to sixteen (16) inches in diameter. The LTMUA manages two (2) water treatment plants, twelve (12) and two (2) proposed wells and four (4) water storage tanks. Ten (10) wells are located within the Cohansey & Kirkwood Formations, three (3) are in the Englishtown Formation, and one (1) is in the Magothy, Raritan, and Potomac Formations.

Based on the primary geological formation, the NJDEP, Division of Water Supply Water Allocation permit lists the following of the (12) public community wells and two (2) water treatment plants in Lakewood as follows:

Well ID # (NJDEP)	Well # (Lakewood MUA)	Year Constructed	Well Depth (Feet)⅄	Capacity	
				Original Rated ⅄ (GPM)☆	Pumping Capacity❖ (GPM) ☆
Cohansey & Kirkwood Formations					
Shorrock Street ~ Water Treatment Plant					
29-17066	Well 10■	1987	82	400	400
29-17067	Well 9■	1987	92	550	400
29-17068	Well 8■	1987	92	275	250
29-06246/A	Well 6A■	1972	81	400	400
29-042342	Well 15■ (Four Seasons)	In process		550 ℘	600
29-06181	Well 5■ New Hampshire Ave (Central)	1972	79	300	300
29-042341	Well 4■ New Hampshire Ave (North) ~ Water Treatment Plant	In process		240 ℘	200
Lakewood Cogeneration Facility					
29-030894	Well 13●	1994	82	650	650
29-030895	Well 11●	1994	83	550	550
29-030916	Well 14●	1994	83	650	650
Englishtown Formation					
29-04116	Well 2 (ASR)*■ Leisure Village	1963	750	320	400
29-05110	Well 3*■ Towbin Ave	1967	750	320	400
29-05721	Well 1*■ New Hampshire Ave (South)	1968	840	500	400
Magothy, Raritan, and Potomac Formations					
29-09259	Well 7*■ New Hampshire Ave ~ Water Treatment Plant	1978	1,625	1,500	1,500

Key:
⅄Based on Table 1 (1981). 2003 Annual Engineer's Report (LTMUA)
❖Based on Water Allocation Permit effective on June 1, 2006 (Pursuant to N.J.A.C. 7:19-2).

✰GPM refers to gallons per minute
℘2003 Annual Engineer's Report (LTMUA)

*Critical Area 1
ASR: Aquifer Storage Recovery

●Industrial Supply
■Public Sources

Sources: Lakewood Township Municipal Utilities Authority, 2004 & New Jersey Department of Environmental Protection, 2006.

Information concerning the storage facilities and water treatment plants is provided below:

Tank Location	Type of Tank	Total Volume (MG)	Effective Volume (MG)
New Hampshire Ave ~ Water Treatment Plant (Well 7)	Standpipe	2.0	1.0
New Hampshire Ave (Near Toms River Township line)	Standpipe	1.2	0.6
Oak Street & Airport Road	Elevated Tank	0.37	0.37
Ridge Avenue	Standpipe	2.0	1.0
	Total Storage Capacity	**5.57**	**2.97**

Source: Hatch Mott MacDonald, 2002.

The LTMUA also has provided for 6" interconnections with Brick Township for emergency purposes at Beaverson Road and Shorrock Street. A proposed 8" interconnection, located on Ocean Avenue (N.J. Route 88) near Ocean County Park, with NJAWC will be utilized for bulk purchase source (± 0.3 MGD) with excess capacity to be used in emergency situations.

Based on the Water Allocation Permit for Lakewood, the maximum diversion rate for the Lakewood LTMUA is 7,100 million gallons per minute whereby the water diversion permitted is 188.84 gallons per month and 1,544 million gallons per year (NJDEP, 2006). For the public community water supplies in the Englishtown Formation permitted water diversions is 169.449 million gallons per year and for the Raritan Formation is 169.449 million gallons per year (NJDEP, 2006). The maximum diversion rate for the industrial supply source wells is 1800 million gallons per minute with a permitted water diversion of 78.84 million gallons per month (NJDEP, 2006).

As of April 25, 2006, the Division of Water Supply indicates that the LTMUA firm capacity is 5.846 million gallons per day (MGD) with a total peak demand of 5.349 MGD. NJDEP does consider LTMUA to have adequate supply and treatment capacity for the entire system.

b. NEW JERSEY AMERICAN WATER (NJAWC)

The NJAWC Lakewood Township franchise area is included in NJAWC's Lakewood/Howell/Adelphia public water system. The service area comprises parts of the municipalities of Lakewood, Freehold, and Howell Townships. The Lakewood Municipal Utilities Authority and the Parkway Water system are resale customers.

In 2005, NJAWC's average annual day supply delivery for the entire system was 7.4 MGD for both groundwater and surface water sources. There are ten (10) wells within Lakewood Township (Permit 5078), and five (5) wells in Howell Township (Permit 5265). A total of four (4) wells have been sealed, two (2) are listed on the NJDEP database files, and Well nos. 15 & 16 are not identified on the list below.

Well ID # (NJDEP)	Well # (New Jersey American Water©)	Well Depth (Feet)	Pumping Capacity (GPM)	Maximum Permitted Diversion Rate	Diverted Limits (million gallons) Per Month	Diverted Limits (million gallons) Per Year
Cohansey & Kirkwood Formations				5,500 gpm 135 mg/month 1,193 mgy		
Oak Street Station					89.3	527.54
29-25246	Well 11 (Sealed March 31, 2004)	N/A				
29-25247	Well 12	147	500			
29-27498	Well 13	97	500			
29-27499	Well 14	98	500			
29-46464	Well 15	115	250			
29-46979	Well 16	125	250			
Englishtown Formation					89.3	385.38
29-02231	Lakewood Well 5 (Sealed March 8, 2000)	N/A				
29-03324	Well 6 (W. County Rd ~ Water Treatment Plant)	582	500			
29-04304	Well 7 (River Avenue ~ Water Treatment Plant)	757	500			
29-04834	Well 8 (Hatfield Avenue ~ Water Treatment Plant)	768	500			
29-05496	Well 9 (East End ~ Water Treatment Plant) *Inactive	698	500			
Magothy, Raritan, and Potomac Formations					67	280.09
29-06549	Well 10 (Sunset Road ~ Water Treatment Plant)	1,607	1500			

Source: Dugandzic, 2006.

In addition to wells, the Oak Glen surface water treatment plant is located in Howell Township.

The following shows the annual supply breakdown of groundwater and surface water provided to NJAWC customers during the past three years.

Year	Groundwater		Surface Water	Total	Percent of Surface Water
	5078	5265			
2003	1,113.7	454.4	742.2	2,292.3	32.0%
2004	1,042.1	271.5	1230.0	2,543.6	48.0%
2005	1,052.1	32.4	1,343.8	2,720.8	49.0%

Note: The units are million gallons per year
Source: Dugandzic, 2006.

NJAWC tracks overall Lakewood/Howell/Adelphia system usage by residential, commercial, industrial, other, i.e., public authority, and non-revenue customer category. In 2005, the Lakewood/Howell/Adelphia system demand usage was as follows:

Year	Residential	Commercial	Industrial	Other*	Non Revenue◙	Average Day
2005	4.529	1.350	0.005	0.441	1.090	7.416

Note: The units are million gallons per day
*Other includes Other Public Authorities (OPA), Other Water Users (OWU i.e., Lakewood Township Municipal Utilities Authority), miscellaneous identified usage and private identified usage.
◙Non-revenue water includes water used for fire fighting, water main flushing (both existing mains and disinfection of new mains), meter accuracy loss, undetected leakage, illegally opened fire hydrants, and theft. NJAWC does maintain a leak detection program, routinely calibrates its plant meters, and has a customer meter replacement program to minimize NR water.
Source: Dugandzic, 2006.

NJAWC also calculates usage for areas contained in the water service for Lakewood as follows for the years 2004 and 2005:

Year	Residential	Commercial	Industrial	Other*
2004	892,069 (60.9%)	435,890 (29.8%)	1,557 (0.1%)	134,484 (9.19%)
2005	960,011 (62.6%)	419,248 (27.4%)	1,783 (0.1%)	151,678 (9.90%)

Note: The units are million gallons per day
*Other includes Other Public Authorities (OPA), Other Water Users (OWU i.e., Lakewood Township Municipal Utilities Authority), miscellaneous identified usage and private identified usage.
Non-Revenue water cannot be individually identified as we do not "sub-meter" the water transfer from Howell into Lakewood Township
Source: Dugandzic, 2006.

NJAWC has identified the following storage facilities and water treatment plants:

Tank Location	Type of Tank	Capacity (MG)
Lakewood Well #10	Clearwell	0.46
Sixth Street Tank & Booster Station	Standpipe	1.00
Oak Glen Water Treatment Plant	Clearwell-1	0.60
Oak Glen Water Treatment Plant	Clearwell-2	0.60
Howell Well #2 Spruce Road	Standpipe	0.60
Yellowbrook Water Treatment Plant	Ground Storage Reservoir	1.50
Yellowbrook Water Treatment Plant	Elevated	0.50
Hilltop Booster Station	Standpipe	1.00
Massachusetts Avenue Tank	Standpipe	2.08
NJAWC noted that is some information regarding the water system was not reported due to security issues and potential threats to the system. Source: Dugandzic, 2006.		

Since NJAWC distribution system spans both Lakewood and Howell Townships, additional storage that can benefit Lakewood Township is also provided by the Hilltop Road and the Spruce Road Tanks in Howell Township.

As of May 3, 2006, the Division of Water Supply indicates that NJAWC's firm capacity is 13.820 millions per day with a total peak demand of 10.758 million gallons per day. NJDEP does consider NJAWC to have adequate supply and treatment capacity for the entire Lakewood/Howell/Adelphia system. NJAWC expects future population growth in the system, over the next 15 years, mainly in regional development centers. Based on NJAWC's existing supply capacity and projected customer demands, a source of supply study is underway to evaluate supply augmentation alternatives that will be needed during the planning horizon. This comprehensive study entitled the "Coastal North Supply Development Plan" will be completed by March 2007.

At this time, no major distribution system renovations or repairs are planned over the next 5 years within Lakewood Township. Based on the recommendations of the ongoing supply study, it is likely that new distribution and storage facility projects will be identified. A major transmission project planned in Howell Township will also provide benefit for the Lakewood Township portion of the system. This project (15,000'-16" main) will increase the available supply transfer to the Lakewood Township service area and improves reliability. NJAWC also typically makes various annual repairs/replacements to strengthen the system. When feasible, NJAWC will partner with County and Municipal transportation departments during construction

to improve the water piping networks and minimize traffic disruptions. The installation of the Howell Transmission project will increase the current water supply transfer to Lakewood Township. Future water supply projects will be identified in the Coastal North Supply Development Plan.

2. SANITARY SEWER SERVICE

The Ocean County Utilities Authority (OCUA) is the regional treatment plant and interceptor agency for Lakewood. The Northern Wastewater Treatment Plant wastewater treatment facility is located in Brick Township and the firm capacity is 32 MGD and average flow is 26 MGD. In addition to Lakewood, the Northern Wastewater Treatment Plant serves Bay Head, Brick, Jackson, Point Pleasant Beach, Point Pleasant Borough, parts of Howell, Freehold and Wall. OCUA contends that the there is adequate plant capacity for the next 15 to 20 years (Finlay, 2003).

a. LAKEWOOD TOWNSHIP MUNICIPAL UTILITY AUTHORITY (LTMUA)

The calculated total length of all pipelines is over 330,000 lineal feet which connect to the Beaver Dam, Metedeconk and Kettle Creek gravity sewer main interceptors of the Ocean County Utilities Authority (OCUA). The LTMUA full-build out average flow estimate is 4.0 MGD with peak flows estimated up to 17.0 MGD (Finlay, 2003). Based on the 2003 sewer system report, the existing wastewater average was 2.0 MGD (Finlay, 2003). There are 43 major pipeline collectors that are 10” thru 24” in diameter that are grouped by service areas: Northeast, West Central, Industrial Campus, Industrial Park, South West, South Central, and South East. The Lakewood Township MUA operates two (2) sewage pump stations at the Woodlake development off of Pinehurst Drive and the other at Leisure Village East development off of Shetland Drive.

b. NEW JERSEY AMERICAN WATER Company (NJAWC)

The New Jersey American Water Comapny operates the following collection mains in the western section of the Township are the following:

- Southern end of Route 9, Chestnut Avenue branch
- Kent Road

- Sunset Road, Central Avenue south
- Northern branch of Teaberry Court
- Louisberg Square
- Regent Drive
- Northern end of Monmouth Avenue
- Strawberry Lane
- Cabinfield Circle (East End Avenue)

NJAWC is in the process of finalizing a "Lakewood Sewer Service Area – Comprehensive Planning Study" that will address sanitary flow capacities as well as proposed expansions to the system. This study will be presented to the Lakewood Township Committee, Planning Board, and Engineer once this document is ready for distribution.

P. Consistency with other Plans

The New Jersey Municipal Land Use Law (MLUL) requires municipalities to examine the consistency of their Master Plan with those of adjacent communities, the county in which the municipality is located, and the State Development and Redevelopment Plan. This is done as an element of the Master Plan, and ensures the compatible development of lands that border one another, but are located in separate communities and are under separate jurisdictions.

Lakewood is bordered to the north by Jackson and Howell Townships, to the East by Howell and Brick Townships, to the South by Toms River Township, and to the West by Jackson Township. Howell Township is situated in Monmouth County, while the other three municipalities are located in Ocean County, in which Lakewood Township also lies. The following pages contain an analysis that compares Lakewood Township's Master Plan, land uses, and zoning to those neighboring municipalities' master plans and zoning, as well as to the plans of the State of New Jersey and Ocean County.

1. *State Development and Redevelopment Plan*

   The State Planning Commission adopted the State Development and Redevelopment Plan (SDRP) in June of 1992 and adopted a revised SDRP on March 1, 2001. A new SDRP was released for cross acceptance in 2004. The SDRP contains goals, objectives, and policies regarding the future development and redevelopment of New Jersey. The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in developed or developing suburbs, and in urban areas. New growth and development should be located in "centers," which are "compact" forms of development, rather than in "sprawl" development. The overall goal of the SDRP is to promote development and redevelopment that will consume less land, deplete fewer natural resources and use the State's infrastructure more efficiently. Among these is the redevelopment and revitalization of New Jersey's cities and urban areas.

   The Township of Lakewood, Ocean County is located largely within the Suburban Planning Area (PA2), with portions delineated in the Fringe Planning Area (PA3), in the Environmentally Sensitive Planning Area (PA5), and a Critical Coastal Environmental Site designation surrounding Lake Carasaljo, Lake Shenendoah, and wetlands on the 2001 State Plan Policy Map. The State Development and Redevelopment Plan envisions that localities within a PA2 will exemplify compact form of development, protect the character of existing stable communities, protect natural resources, redesign areas to prevent sprawl, and revitalize cities and towns.

   The Township of Lakewood has filed a petition for Plan Endorsement with the New Jersey Office of Smart Growth (OSG) and the petition has been deemed complete. The OSG has issued a firm timeline for review of the multiple elements of the Township's petition and the municipality is in the process of addressing each of the required planning documents.

2. *Ocean County*

   The County last adopted a Comprehensive Master Plan in December of 1988. Included in said Master Plan is a General Development Plan which forecasts future land use in all Ocean County municipalities. Land use patterns in Lakewood

Township have evolved somewhat differently than what the County plan had envisioned. For example, the southwestern quadrant of the Township is shown as being "Industrial or Utilities" and is the recently built Fairways at Lake Ridge adult community project. Further, the County Plan identifies significant land areas developing as "Rural Residential" at a density of one (1) unit to the acre. In actuality, Lakewood permits a range of residential densities that in some instances exceeds the residential units summarized by the County. Essentially, the General Development Plan found in the County Master Plan is dated and inconsistent with the pattern of development that has evolved to date in Lakewood Township. The County Plan does, however, accurately reflect areas identified for preservation in accordance with the recommendations of the Greenways Commission.

The County proposes for preservation the entire northern border of the township, because the boundary is formed by the Metedeconk River. A preservation area, as defined by the County, includes "those lands containing environmentally sensitive areas that should be preserved in their natural state" (page 3-38).

Demographic data found in the County Plan is dated, as it is derived from the 1980 United States Census. It is interesting to note, however, that the County Master Plan identified Lakewood as one of the most densely populated Ocean County municipalities and specifies that "Downtown Lakewood has the single largest concentration of retail, wholesale, service and professional establishments in the Ocean County area" (page 2-54). It also addressed the bus and freight rail service available in Lakewood, although it does not address the proposed Monmouth-Ocean-Middlesex line that is proposed to run through the Township. The County Plan, while a comprehensive planning document, is somewhat dated and is inconsistent with current and evolving land use issues. As the County Plan itself notes, "If future growth does not proceed in accordance with the Master Plan, the result will be a scattered an inefficient development pattern for Ocean County" (page 3-39).

3. *Brick Township*

Brick Township borders Lakewood Township to the East.

Master Plan

Beyond or due east of the Garden State Parkway, Lakewood Township is zoned for one (1) to two (2) units per acre residential development. In Lakewood, there is an undeveloped parcel within the Industrial Park Limited Professional Zone (LP) with an approved hotel project and a commercially developed Highway Development (B-5) Zone (Home Depot) in this area. In addition, Lakewood Township rezoned a large portion of property in this area to open space, permitting active and passive recreation. The abutting land use designations in Brick Township allow residential dwelling units. As Brick's Master Plan notes, Brick is largely "built-out." The commercial land use area along Route 70 in Brick is developed consistent with the commercial zoning in Lakewood.

Zoning

The border with Brick Township consists mostly of residential uses. These uses are compatible, but there are density differences, most notably the border between the Lakewood O-S Open Space district, which restricts lot size to a minimum of 3 acres (130,680 square feet), and the Brick R-7.5 Residential district, which permits lot sizes as low as 7,500 square feet. These are generally inconsistent. Compatible commercial districts exist on both sides in the area near New Jersey State Highway 70 and Garden State Parkway Interchange 88.

The east-central portion of the Township sees numerous inconsistencies between the Lakewood Industrial (M-1) district zone and various Brick Township residential districts. These uses are separated, however, from the Lakewood M-1 zone by the Garden State Parkway, which provides an adequate transition between zones.

4. *Toms River Township (formerly Dover Township)*

Toms River Township forms the entire southern border of Lakewood Township. Toms River is currently undergoing its own Master Plan re-examination process, which is expected to be completed in August 2006.

Master Plan

The southern portion of Lakewood Township bordering Toms River Township is primarily zoned and developed with moderate density residential uses. The 1994 Toms River Township Land Use Plan indicates the property in Toms River Township that abuts this site is low density residential. An existing industrial zone in the Township's southerly quadrant also adjoins Toms River Township. However, this parcel has developed with an adult community that extends into Toms River Township. Consequently, the land uses do not conflict between the borders of Lakewood and Toms River Townships.

Zoning

The southern portion of Lakewood Township and the northern portion of Toms River Township, which form the border between the two municipalities, are both predominantly residential in use. In this manner, they are compatible. There are, however, inconsistencies in density across municipal borders.

5. *Howell Township*

Howell Township borders Lakewood Township to the North and Northeast. Howell has recently undergone a reevaluation of its Land Use Element.

Master Plan

Residential uses form the majority of the border between the two Townships, although the densities designated in Howell are substantially lower than those in Lakewood. The Master Plan for Howell sees a much more agricultural future for that Township than Lakewood. A sliver of the border area, immediately bordering U.S.

Route 9, is formed on the Howell side by the HD-1 zone, which is comparable to the Lakewood Neighborhood Business (B-3) zone district, which it borders.

Zoning

Lakewood's border with Howell Township is formed primarily by Howell's ARE-2 zone, which permits single-family residences on lots of a minimum of 2 acres. This borders a variety of zones in Lakewood, mostly the residential zone districts of R-12 and R-15, which require lot sizes of 12,000 and 15,000 square feet (0.28 and 0.34 acres), respectively. This zone also borders Lakewood's Multi-Family Limited Residential (R-LM) zone, which permits multi-family residential development on lots of 12,500 square feet (0.29 acres). These uses are generally inconsistent.

The Route 9 corridor in Howell is designated as the HD-1 zone. As noted, its uses are generally consistent with the uses in the B-3 zone in Lakewood, which it borders. The Howell zone, however, requires a much larger lot size: a minimum of 80,000 square feet, compared to Lakewood's requirement of 20,000 square feet.

A large portion of Howell's border is formed by the SED Special Economic Zone, which encourages offices and light industry, to include manufacturing uses. This mostly borders the R-15 residential zone in Lakewood, which permits single-family homes on lots a minimum of 15,000 square feet. These uses are generally inconsistent.

6. *Jackson Township*

Jackson Township borders Lakewood Township to the North and West.

Master Plan

The 1999 Master Plan for Jackson Township covers only the area of the Township that is outside of the Pinelands Protection Area, the latter being regulated by the Pinelands Protection Act. None of the Pinelands Protection Area in Jackson borders Lakewood, however. The Jackson Township Master Plan calls for mostly residential uses along the border with Lakewood, and at densities generally similar to those found in Lakewood.

Zoning

A small district of the B-1 Neighborhood Business zone forms the most northwestern tip of Lakewood Township. The majority of the border between the two Townships is formed by residential uses on each side. These uses are generally consistent, but there are cross-border incompatibilities in density. For example, the Jackson R-2 and R-3 districts, which require a minimum lot size of 2 and 3 acres, respectively, immediately border the Lakewood R-12 zone, which requires a minimum lot size of 12,000 square feet.

One notable incompatibility occurs in the Southwest corner of the Township. Here, Jackson's Industrial zone immediately abuts the Lakewood R-40 residential zone, which permits single-family homes on lots of a minimum of 40,000 square feet in area. Much of this zone has already been developed on the Lakewood side as a clustered, age-restricted community.

IV. SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS

The fourth provision of N.J.S.A. 40:55D-89 of the MLUL requires that the Reexamination Report address:

"The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies, and standards, or whether a new plan or regulations should be prepared."

Based on a detailed review by members of the Master Plan Advisory Committee, an advisory body to the Planning Board, the following goals and objectives of the Master Plan are recommended.

A. Community Vision

Encourage social, economic and cultural vitality through smart growth planning, well-designed and context-sensitive land development while preserving the urban, suburban, historic landscapes and open space of the Township. In order to for Lakewood to continue to be a desirable place to live and work, the municipality should:

- Encourage growth and development in appropriate locations and consistent with established land uses.

- Encourage development and redevelopment based on smart growth planning principles, such as a balanced mix of land uses, pedestrian-friendly and transit-oriented environments with a sense of place.

- Work to improve the function and aesthetics of the Route 9 corridor through land use regulation, coordination with county, state and federal agencies, and cooperation with adjacent municipalities.

- Strengthen the downtown area as a center of commerce and community focus through encouragement of the continued development and redevelopment of the downtown.

- Provide sufficient educational, recreational, and community facilities to meet future needs

- Provide, through zoning, areas for residential development to meet the need for housing, including affordable housing, and promote a variety of housing types.

- Promote the protection of the Township's natural resources.

B. Circulation	
U.S. Route 9 (Madison Avenue / River Avenue)	
Goal	Reduce delays along Route 9.
Objective	*Equip 4-way intersections with left-turn signals in order to facilitate left turns from Madison Avenue into the downtown business district.*
Objective	*Increase directional signage on Route 9.*
Goal	Improve/widen Route 9 south of John Street.
Objective	*Continue to enforce HD-6 and HD-7 ordinance provisions.*
Objective	*Review Township right of way requirements consistent with discussions with Ocean County and NJDOT standards.*
Objective	*Work with Toms River Township, Ocean County and the State of New Jersey to develop a long term plan for the appropriate Route 9 right of way.*
Objective	*Seek other funding sources if state and federal monies are not forthcoming, including consideration of a Transportation Development District.*
Goal	Create alternative routes to Route 9.
Objective	*Explore the possibility of widening the following roadways: East County Line Road, State Route 88, Pine Street, Central Avenue, Prospect Street, Cross Street, and Chestnut Street.*
Objective	*Redirect some traffic onto alternate routes.*
Objective	*Commission a study to investigate extending Massachusetts Avenue through Excel Industrial Park to James Street.*
Objective	*Commission a study to investigate extending Oak Street from New Hampshire Avenue to Route 9.*
Objective	*Commission a study to investigate extending New Hampshire Avenue north through Kennedy Boulevard to Route 9*
Objective	*Commission a study to investigate extending Vermont Avenue through Essex Street to Pine Street to Route 70 via Vine Street.*
Objective	*Review other alternative routes to Route 9*
Campus Area	
Goal	Improve traffic safety conditions at heavily used intersections.
Objective	*Install traffic lights and left-turn signals at the following intersections: Forest Ave. and 4th Street; Forest Ave. and 5th Street; Forest Ave. and 6th Street; Forest Ave. and 7th Street; and Forest Ave. and 8th Street.*
Goal	Create additional parking areas and maximize existing parking areas.
Objective	*Construct adequate parking facilities to serve the students who commute to the BMG and GCU schools.*[7]
Objective	*Create loading and drop-off zones for commuters on 6th and 7th Street between Private Way and Lakewood Avenue for BMG and loading and drop-off areas for GCU*[8]

[7] It should be noted that representatives of GCU testified that the University did not want to be included in any parking solutions relating to on-site parking needs of the University as they felt that they could address these needs within their campus. This also includes the recommendation for adequate loading and drop off facilities.

[8] See footnote #7 above regarding GCU.

Downtown Area	
Goal	Improve circulation in downtown area.
Objective	*Make streets one-way only, where appropriate, in the area bounded on the north and south by Ninth and First Streets and bounded on the East and West by Princeton Avenue and Lakewood Avenue, based on further study. Also included in this area is the area between 10th Street and Courtney Road.*
Objective	*Explore jitney service*
Mass Transportation	
Goal	Improve access to mass transportation.
Objective	*Create a transportation authority.*
Objective	*Establish bus service.*
Objective	*Explore potential new bus terminal, or possibly multi-modal terminal and refurbishing the existing downtown bus terminal.*
Objective	*Put pressure on New Jersey Transit to establish commuter rail service.*
Objective	*Investigate possible park and ride at Jamesway site and the Cedarbridge –New Hampshire site.*

Parking	
Goal	Improve parking to aid circulation.
Objective	*Construct multi-level parking garages.*
Objective	*Create a municipal parking authority.*
Objective	*Establish a multi-modal "park and play" facility on the corner of Clifton Ave. and Ninth Street (site of the former Little League fields) to serve the Campus and Downtown areas. The facility should be planned for possible future construction of a multi-level parking garage to accommodate additional parking needs.*[9]

School Busing	
Goal	Improve busing for school children through design review
Objective	*Provide locations for school bus pick-up and drop-off as part of a comprehensive transportation plan as well as within developments along major thoroughfares to limit potential conflicts and safety problems.*
Objective	*Recommend all major developments allow access for school bus pick-up and drop-off.*
Objective	*At appropriate locations, provide on-site circulation of buses.*
Concerns of Senior Sub-committee	
Objective	*Finish the connection of Oak Street between Vine Street and Albert Avenue.*
Objective	*Connect New Hampshire Avenue to County Line Road*
Objective	*Create emergency entrance to / egress from gated communities on Shorrock Street.*

[9] GCU representatives also objected to this recommendation.

C. Community Facilities	
Education	
Goal	Ensure that all children in Lakewood have adequate access to a quality primary and secondary education.
Goal	Provide and preserve a quality public education system that can accommodate future growth and development.
Goal	Continue to support the development of private schools in the Township of Lakewood and to establish appropriate design standards.
Goal	Support institutions of higher learning and actively partner with them in a collaborative fashion to help address the broad issues facing Lakewood.
Goal	Continue to provide modern library services.
Recreation	
Goal	Expand and continue the high-caliber recreational and leisure programs offered by the Township to include children of the private schools, too.
Goal	Set standards for active and passive recreational facilities in proximity to all residential communities.
Goal	Evaluate the need for recreational facilities in residential and non-residential communities.
Goal	Explore open gym policies in public schools.
Goal	Develop task force to evaluate strategies to support volunteerism. Investigate funding from the Lakewood LDC to finance local volunteer initiatives.
Goal	Investigate opportunities for using existing municipal properties for additional passive recreation areas, including the Fire Tower site off Massachusetts Avenue and publicly-owned properties within Block 198. In addition, a portion of the old Public Works facility on 9th Street should be evaluated for use as open space as part of a comprehensive re-use plan for that site as well as any contiguous publicly owned properties that may be appropriate.
Health and Public Safety	
Goal	Provide zoning opportunities inclusive of health care facilities. Support the Federally Qualified Health Clinic that serves Lakewood's medically underserved population.
Goal	Maintain an adequate level of police, fire, and ambulance services commensurate with population and business needs. Support the volunteer agencies, such as Lakewood First Aid and Hatzolah.
Goal	Support the development and training of local volunteer responders to emergency and incident sites.
Goal	Promote the creation of a farmer's market to promote the Jersey Fresh brand.
Goal	Support the work of existing community-based organizations that address the social service needs of Lakewood residents and encourage and facilitate their expansion. **For example**: the Lakewood Community Services Corporation (LCSC); Lakewood First Aid and vounteer fire companies; Bikur Cholim (Guardians of the Sick); Hispanic Task Force; STEPS; Yad Rachel Services for Post-partum Mothers; Kimball Foundation; ARC; Hatzolah Volunteer Emergency Medical Services; Omega 13; Tomchei Shabbos (anti-hunger food distribution); Boy and Girl Scouts; Special Children's Center; and services for at-risk youth, including Kollel Zichron Binyamin and Minyan Shelanu; Catholic Charities; Caregivers of NJ, Big Brother; and, similar organizations.

D. Downtown Area	
Parking	
Goal	Synchronize parking demand.
Objective	*Consider coordination of performance dates at Strand Theatre with Strand Board.*
Goal	Increase parking supply.
Objective	*Construct multi-level parking garage that will serve both students and businesses.*
Goal	Increase parking turnover.
Objective	*Restrict on-street parking to a maximum of 2 hours between 9am and 5pm except on Saturday and Sunday.*
Objective	*Restrict parking in municipal lots to 2 hours (with designated parking for downtown employees).*
Circulation	
Goal	Improve circulation in the downtown area.
Objective	*Establish streets as one-way only.*
Objective	*Synchronize traffic signals and install additional signals at the intersections of Lexington Avenue with Fourth Street and Second Street.*
Objective	*Ban delivery trucks on Clifton Avenue on Friday between 11am and 3pm.*
Miscellaneous	
Objective	*Control graffiti.*
Objective	*Establish a traffic court during evening hours.*
Senior Concerns	
Goal	Facilitate involvement in community life by senior citizens.
Objective	*Encourage façade and other streetscape improvements in the downtown area.*
Objective	*Make Seniors feel more welcome downtown.*
Objective	*Explore avenues with the Ocean County Library for acquisition of land for additional off-street parking contiguous to the library.*

E. Economic Development	
Transportation	
Goal	Improve circulation.
Objective	*Evaluate the necessity for collector roads to be widened and for sidewalks to be built, in order to improve traffic flow.*
Objective	*Examine the possibility of converting the existing street grid in the downtown area to a network of one-way streets.*
Gateways	
Goal	Make gateway areas, such as the Gateway North area and others, more visually attractive to help create a favorable image of the Township.
Objective	*Stimulate commercial investment along Route 9 at both ends of the Township, as well as Route 88 entering the downtown area and Route 70 as a gateway into Lakewood..*
Small Business Expansion	
Goal	Encourage and foster the development and growth of small business in the Township.
Objective	*Create a small business incubator and small business hub at the Jamesway site on Route 9 north.*
Objective	*Look into ways to bring more and varied restaurants into downtown Lakewood.*
Neighborhood Retail	
Goal	Create neighborhood store hubs, consisting of small-scale and day-to-day retail uses, in different parts of the Township to alleviate traffic.
Location-Specific Recommendations	
Goal	Encourage the current industrial parks to remain as an industrial use.
Objective	*Facilitate use of surplus or underutilized parcels outside of industrial parks for additional school locations to reduce competition for business sites.*
Objective	*The Lakewood Development Corporation should maintain efforts to upgrade the entrances and roadways that are welcoming and will add to the appeal of the site.*
Goal	Encourage a professional medical office node around Kimball Medical Center and on the north end of Route 9.
Objective	*The area around the Kimball Medical Center and the Jamesway area should be upgraded to better attract professional offices and medical / health support facilities.*

F. Environment	
Flora	
Goal	Encourage the preservation of existing trees, and the planting of new ones.
Objective	*Hire a forester to enforce the shade tree requirements outlined in the Lakewood Unified Development Ordinance (UDO) and any adopted tree preservation ordinance.*
Objective	*Launch tree-planting and reforestation initiatives.*
Objective	*Prepare and adopt a landscaping ordinance that prohibits exotic and invasive species.*
Objective	*Prepare and adopt a tree preservation and protection ordinance. A proposed model for such an ordinance is attached in Appendix A.*
Water	
Goal	Preserve the supply of clean water for Lakewood and surrounding municipalities.
Objective	*Encourage compliance with State buffer requirements.*
Objective	*Document adequacy of water supply for future growth.*
Objective	*Prepare and adopt a Stream Corridor Protection Plan.*
Objective	*Prepare and adopt a Wellhead Protection Plan.*
Open Space	
Goal	Increase open space inventory to meet community growth.
Objective	*Investigate open space acquisition funding sources.*
Objective	*Complete acquisition of Crystal Lake with the Ocean County Land Trust.*
Objective	*Consider Passive Open Space Zone for environmentally sensitive areas, such as Lake Carasaljo, or designation as a Critical Environmental Site (Cross Acceptance) or an Environmentally Sensitive Planning Area (State Plan).*
Objective	*Continue to maintain open space networks, critical habitat, and contiguous tracts of land for habitat. Prepare and adopt a habitat protection plan for the Township.*
Objective	*Prepare a corridor protection and preservation plan for the Kettle Creek stream corridor and related open space areas. The proposed corridor protection plan should be included as part of the open space component of the Township's proposed regional center plan. (See Appendix B for the location of Kettle Creek and associated wetland areas.)*
Goal	Facilitate involvement in community life by senior citizens.
Objective	*Encourage façade and other streetscape improvements in the downtown area.*
Objective	*Make Seniors feel more welcome downtown.*
Objective	*Explore avenues with the Ocean County Library for acquisition of land for additional off-street parking contiguous to the library.*
Other	
Objective	*Update sewer service area mapping to reflect environmentally sensitive areas.*
Objective	*Consider the preparation and adoption of a Historic Preservation Element of the Master Plan.*
Objective	*Identify agency(ies) and timetable to address Environmental Recommendations.*

G. Housing	
COAH Requirements	
Goal	Meet affordable housing requirements set by the New Jersey Council on Affordable Housing.
Objective	*Prepare Housing Element and Fair Share Plan.*
Objective	*Adopt a Growth Share Ordinance.*
Objective	*Support the efforts of NJ Hand, STEPS and the Lakewood Housing Authority to expand the stock of affordable housing.*
Zoning	
Goal	Modify the Lakewood Unified Development Ordinance (UDO) to encourage affordable housing.
Objective	*Allow an affordable housing density bonus for developers.*
Objective	*Explore and encourage mixed-use developments.*
Financial Mechanisms	
Goal	Use financial "sticks and carrots" to encourage desired residential development.
Objective	*Institute mandatory development fees to generate funding for affordable housing.*
Objective	*Use tax credits and Payments in Lieu of Taxes (PILOTs) to encourage the construction of lower-income households.*
Structural Levers	
Objective	*Create a community land trust (CLT).*
Objective	*Encourage the construction of affordable housing by entering into more Regional Contribution Agreements (RCAs) with local municipalities.*
Objective	*Create Ocean County Affordable Housing Consortium to share the burden of creating affordable housing in Ocean County.*
Objective	*Create a plan for emergency relocation in the event of a natural disaster or closure of a large building by building code enforcement agents.*

H. Senior Citizen Issues	
Development	
Goal	Investigate development impacts, especially on the accessibility to Kimball Medical Center on U.S. Route 9, for future zoning ordinance amendments.
Objective	*Amend Ordinance 05-111 to delete provision for age-restricted multifamily residential use in the B-5 Zone District.*
Objective	*Review provisions allowing multi-family residential development in the B-2 downtown area.*
Circulation	
Objective	*Finish the connection of Oak Street between Vine Street and Albert Avenue.*
Objective	*Connect New Hampshire Avenue to County Line Road.*
Objective	*Create emergency entrance to / egress from gated communities on Shorrock Street.*
Open Space	
Goal	Preserve open space.
Objective	*Consider use of public lands in vicinity of Massachusetts Avenue between Cross Street and Prospect Street as a future public park. The Township Engineer should determine the amount of land owned by the Township in this area and explore opportunities for the creation of public open space, including passive and active recreation.*
Senior Citizen and the Downtown	
Goal	Facilitate involvement in community life by senior citizens.
Objective	*Encourage façade and other streetscape improvements in the downtown area.*
Objective	*Make Seniors feel more welcome downtown.*
Objective	*Explore avenues with the Ocean County Library for acquisition of land for additional off-street parking contiguous to the library.*

I. Unified Development Ordinance	
Goal	Adopt amendments to the Unified Development Ordinance

A complete summary of the review of the potential revisions is provided in the Background Studies portion of this document. The following revisions to the UDO are recommended:

1. Review/amend the following definitions:
   a. Single-Family Attached
   b. Steep Slopes (Section 808 A1a)
   c. Public Treatment and Collection System (Section 811A)
   d. Minor Subdivision should be revised to eliminate "In addition to any one (1) retained parcel"
   e. Abandonment – time limit? Needs better definition and parameters. See old ordinance.
   f. Basement – if partially below grade?;determine the percentage below grade
   g. Bedroom – why not cross another bedroom?
   h. Cluster – why not permitted if density is not increased? Refer to p. 18-207
   i. Two Family Dwelling – why single lot owner?
   j. Resubdivision – time limit: The suggested time is 5 years
   k. Building Coverage – should include a note that decks are included in the area for calculating building coverage - *more than 4 feet high*
   l. Dwelling, Townhouse – review
   m. Need definition of "mid-rise."

2. Density
   a. Section 301 D (5) and Section 304 G 1 are conflicting. Since density is not specified in the ordinance and since the new UDO does not provide standards for individual lots if a subdivision is proposed to provide fee simple lots for duplex units it is difficult to determine which Board to submit to.
      Township Professionals need to determine the best language.

   b. Section 301 G2 This section does not include the following language from the MLUL "…street shall have been certified to be suitably improved to the satisfaction of the governing body, or such suitable improvement shall have been assured by means of performance guarantee…" The way this section is written the Zoning Board is only acting on lots not abutting a street and as long as a lot fronts on a paper street the Zoning Board is not required.
      The road must meet Township specifications.

3. The following items appear to be in conflict with the MLUL and should be verified by the Township Attorney:

a. 400 E this section needs the statutory time limit for issuing a report of "not later than 45 days after receipt of the obligor's request". The MLUL requires a time limit of 45 days.

b. 400F this section has an incorrect statutory time limit of 65 days in conflict with the 45 day limit in MLUL.

c. 402 A3 indicates that for an Application Escrow "All excess moneys in the escrow account will be returned, at the time of final release of maintenance guarantees for improvements completed." This conflicts with the MLUL which states the applicant shall send a request for release after the approving authority has signed the subdivision or site plan. This would allow the Township to hold excess application escrow for several years after the Reviewing Board approves a plan.

d. 402 B indicates that "Funds which are unexpended after 90 days of the issuance of a certificate of occupancy or a certificate of conformance shall be returned to the applicant upon request, in writing to the Reviewing Board. The MLUL states the close out procedure shall commence after the improvements have been approved. There is always a time lag between issuance of certificate of occupancies and final acceptance of approvals.

e. 603 A indicates the Board Secretary will deem applications for schools, non-profit entities and non-profit uses complete or incomplete within 30 days. The MLUL indicates within 45 days.

f. 603 E A indicates the agency or its authorized committee will grant or deny waiver requests for schools, non-profit entities and non-profit uses within 30 days. The MLUL indicates within 45 days and with scheduling for meeting there may not be a meeting within 30 days as there are months when the first meeting of the month is 35 days from the last meeting.

g. 604C Expiration of Approval. This section is in conflict with the UDO and the MLUL. Subsection 2 states "all other approvals shall not expire provided construction commences on the promises" Section 606 D5 of the UDO states that General Development Plans expire in 5 years while the MLUL give the Municipality up to 20 years.

h. 611 D3 require that the Planning Board shall approve the application for final plat approval with or without condition, provided the following requirements are met: 3. That bonds have been posted to ensure the installation of all improvements." The MLUL only lists posting a performance guarantee being required before recording of final subdivision plats not prior to application for final approval.

i. 612 D3 require that the Planning Board shall approve the application for final plan approval with or without conditions, provided the following requirements are met: 3. That bonds have been posted to ensure the installation of improvements as applicable.

The MLUL only lists posting a performance guarantee being required as a condition of final site plan approval not prior to application for final approval.

4. Landscaping and Buffers

   a. Section 803 B 1 c – the approved plant species list referred to in this section is not provided in the ordinance. Include a listing of trees, shrubs, etc.

   b. Section 803 E 2 a – Non residential development proposed next to existing single-family residential development or an area zoned for residential land uses should allow the developer to reduce the buffer to 25' from 50' if the developer agrees to provide dense landscape screening.
   Use the last sentence from 803 E b, but substitute 25 feet.

   c. Section 803 E 2 f – where it states the 100 foot front setback and buffer shall be preserved in its natural state should be eliminated. The following shall be permitted: walkways, landscaping, fencing, retaining walls and any and all other items the Township permits within buffers as described in Section 803A1 General Design Standards.

5. Parking

   a. Section 807 A – should be revised to include a parking requirement for community buildings constructed as part of major subdivisions.

   b. This section should include a standard for parking within front yards in non-residential zones (See old ord 18-6.7)

   c. 807A1, paragraph E2, subparagraph 2 – are we increasing the RSIS's standards?
   Ask the Township Committee to petition DCA for help to identify the number of parking spaces needed for various building -- multifamily, two family, homes with basements, etc.

   d. Section 807 B conflicts with the parking requirements described in the M-1 Zone Section 903 6.
   Add Section 807 B 10 -- See Section 903 6 for industrial parking.

   e. Section 807 C 6 – Zones BP1, BP2 & BP3 should be eliminated since they do not exist.

6. Signs Section 812: There is need to provide sign standards for all type of signage.

   a. Sign section should have standards for removal of signs for abandoned or closed uses.

   b. LCD signs should have standards and limits on how often text can change.

   c. Prohibit advertising balloons or provide standards.

d. 812A13a interior signs should be …add signs that are visible through a window not just affixed.

e. Trucks and trailers painted with signs are being used where the ordinance does not permit a sign. A requirement should be added that requires the truck or trailer to move every two days and not be in that space again for 30 days.

f. The ordinance should prohibit roof signs and roof inflatable

7. Projections into Required Yards

a. Why are 818A 4&5 permitted? i.e. Steps, landings and stoops in setbacks

b. 818 A2 should be for residential only. Regarding handicapped ramps

8. Environmental Impact Statement

a. Section 820 A should be revised to read "site plans consisting of more than 5,000 SF of first floor area of commercial space."

b. Is an EIS required for an office building or a synagogue? Section 820 A only refers to commercial space or residential subdivisions.
Change words to be 'Houses of Worship and Schools'

9. R-40 Zone

Design Regulations

4.b for residential should be: min lot width 100 feet, 5.b for Houses of Worship min lot width of 75 feet with coverage to be 30%

For Houses of Worship -- a lot width of no less than 100 feet and a lot coverage of no more than 30%.

10. R-12 Zone

Section 902 E 1 & 2 – Duplexes should be permitted in the R-12 Zone in specific areas.
Review by professionals

11. RM Zone Section 902 H

a. The standards for fee simple ownership of multi- family lots should be added.
(*ONLY with regard to MULTI*-FAMILY and *ONLY **in** the RM* **Zone)**

b. Multi-Family should be listed as a permitted or conditional use in all zone in which Townhouses are listed. Architectural standards are necessary.

12. HD-6 Zone

    Section 903 G 3 a and c (2) don't make sense. If you are permitted to construct an office building in the HD-6 Zone on a 10,000 SF lot but must provide a 150 foot setback on a state highway this seems illogical. When in fact all HD-6 zone areas are located along State Highway Route 9 making conforming development impossible. Township review required.

13. ROP Zone

    a. Section 903 I 1 d should be revised to permit all uses in the RM Zone.

    b. Section 903 I 2 should include design standards single-family attached uses.

    c. 903.I.2 indicates design regulations for all uses except Multi-family Residential. However, this is not a permitted use. Either this comment needs to be eliminated or that use added, along with design regulations for it.

    All of these ROP Zone items have been satisfied with the new ordinance adopted by the Township on 6/8/06 with the exception of a comment at item #42.

14. The terms should be included in the UDO : Fee Simple Duplex, Two Family Homes, Parking Garages and Basements.

15. B-4 Zone

    The bulk schedule provided at the back of the ordinance conflicts with the design standards in Section 903 D 3.

16. Townhouses

    Sections 1010 A & 900 H – Tract Boundary should be changed to Tract Setback. Define both boundary and setback.

17. Misc.: Additional comments listed with no specific section/page references:

    a. No index.

    b. No standard for school trailers.

    c. The zoning table for B-4 is wrong. Zoning is following the text which is probably right.

    d. Clarification needed to define the difference between a two family and a multi family unit in the R-M.

e. Clarification of the difference between a two family house and a duplex is required.

f. Sign section needs to address signs with digital moving or changing text.

g. What is the difference between Day Care and Child Care?

h. Easement section should list types of easements with requirements.

i. Need definition for home occupation

j. An Up to Date Zoning Map should be included in the new UDO.

k. The following sections were not addressed in the UDO.

   i. Private swimming pools.
   ii. Apartments.
   iii. Resort hotels.
   iv. Medical office buildings.
   v. Funeral homes.
   vi. Efficiency apartments by special permits.
   vii. Nursing homes by special permit – listed as a conditional use but there are no conditions listed (see Sec 1004 Hospitals/Assisted Living/Nursing Homes).
   viii. Residential health care facilities – listed as conditional use but there are no conditions listed (see Section 1004 Hospitals/Assisted Living/Nursing Homes) There is no definition of Assisted Living either.

l. Exterior design standards – Commonly known as the "look alike ordinance" that require different facades in major subdivisions.

m. Yard sales.

n. Other: The following is a list of uses that are permitted in various zones but have no standards or definition in the UDO:

   i. Home Occupations – Does the Township want unlimited types of occupations?
   ii. Congregate Living
   iii. Assisted Living
   iv. Nursing Care is permitted but Nursing Home is defined.
   v. Two Family House is permitted but two family dwelling is defined.
   vi. Clinic – Does the Township want to allow any type of clinic?
   vii. M-2 Zone does not permit residential uses. Under the UDO Pine River Village will be a non-conforming use.
   viii. Number 15 should be 250 feet
   ix. B1 – the central business zone should be changed and business and residential zone should be combined. Contact NJ Office of Smart Growth for assistance

18. Development of Large Parcels of Lands

    A study needs to be made to include "mixed uses" in the development plans as suggested by Smart Growth.

19. Flag Lots—Remove provisions for flag lots in their entirety.

20. Trees

    Strengthen UDO Section 803 to be more in line with "Old Ordinances."

21. Garage Replacements

    Enlargement of any structure needs to provide adequate off-street parking and should trigger an engineering review.

22. Parking Garage

    There is a definite and urgent need for parking space in the downtown area. Parking garage might be the solution.

23 Basements

    Any residential structure with a basement other than a single-family detached shall be considered as a multifamily with a basement as a separate dwelling unit, however, such units shall comply with all applicable parking, safety, and building code and utility requirements.

24. Two-family Homes

    Professionals to separate duplex from the definition section. Duplex may be defined as side-by-side two-family with basements which may become four family.

25. Tract Boundaries

    a. 18-900 H2 should read "Perimeter Setback: from a state highway – 100 feet – conforming to 18-803 E. From all other right-of-way lines – 25 feet. From all other property lines 20 feet."

    b. 18-1010 A2 should be the same as above for 18-900 H 2.

26. Clustering

    Modify the cluster provisions for single-family residential developments and single-family residential subdivisions to provide an incentive for the extension of water and sewer infrastructure. While maintaining open space requirements, allow slightly higher densities if public water and sewer is extended to the tract benefiting existing homeowners.

27. Create an Advisory Committee, consisting of Planning Board members and Township professionals, to guide and assist the implementation of the revisions to the UDO after adoption of the Master Plan Reexamination Report.

28. The Master Plan Advisory Committee strongly recommends that the governing body investigate measures to upgrade illegal basement uses (dwellings and places of worship).

Additional Revisions to the UDO Recommended by the Planning Board

Hammerhead cul-de-sacs – Review way to discourage or possibly eliminate hammerhead cul-de-sacs for "safety purposes."

Flag lots – remove them in their entirety.

Evaluate standards for residential development with large number of bedrooms.

Establish requirements for community centers in residential developments with certain number of units (25 units?) with 25 or more residential units.

Establish a minimum square footage per unit for community facilities to ensure an adequate-sized facility for the size of the residential development.

Evaluate design standards for private roads that can be modified without violation of RSIS, including road width, parking, and safety.

Require a tot lot for residential developments with 12 units or more, with more lots for as appropriate for larger residential developments. Establish appropriate standards for the number and design of tot lots and similar recreation facilities using recognized site planning standards.

Apply to the NJ Department of Community Affairs for RSIS acceptance of Township parking standards for larger residential units.

Provide consistency throughout the UDO with regard to references to two-family and residential dwellings.

Senior Citizen Development Issues. The following goal and two objectives were identified related to the UDO:

Goal	Investigate development impacts, especially on the accessibility to Kimball Medical Center on U.S. Route 9, for future zoning ordinance amendments.
Objective	*Amend Ordinance 05-111 to delete provision for age-restricted multifamily residential use in the B-5 Zone District.*
Objective	*Review provisions allowing multi-family residential development in the B-2 downtown area.*

J. Utilities	
Water	
Goal	Upgrade existing infrastructure including retention/detention basins and underground systems in the older, established areas of town.
Goal	Provide and maintain an effective stormwater management system throughout the Township.
Goal	Explore and investigate the possibilities for a surface water reservoir within the Township.
Goal	Create and implement a Wellhead Protection Plan.
Goal	Provide for adequate public water services in appropriate areas of the Township.
Sewer	
Goal	Provide for adequate public sewerage services in appropriate areas of the Township.
Solid Waste	
Goal	Provide and maintain effective solid waste collection and recycling programs for residents.
Expansion of Systems	
Goal	Identify innovative strategies and partnerships to finance existing and future facility expansions and improvements.
Goal	Promote protection of public infrastructure, such as public and quasi-public infrastructure, including water supply and treatment, wastewater treatment, and energy supply and preparedness for emergency management.

K. Zoning

The following changes to the Lakewood Township Zoning Map are recommended and are identified on Figure 2:

1. Re-zone from R-15 Zone (Single-Family Residential) the area west of the Brook Hill Development between County Line Road and Kennedy Boulevard to a mixed-use zone district. Also re-zone the area on the southerly side of County Line Road along this corridor from the B-1 Zone (Neighborhood Business Zone) along Squankum Road to the Brookhill Development. This area is currently in three zones: R-15 Zone (Single-Family Residential), R-10 Zone (Single-Family Residential), and R-7.5 Zone (Single-Family Residential). (It is recommended to re-zone this area to the ROP Zone (Residential Office Professional) to provide for uses compatible with this collector road.) The zone district should permit residential uses (single and multi-family), office and retail commercial uses. In addition the mixed-use zone should allow residential apartments on the second story above commercial establishments. The density of the residential uses should be consistent with the density of the ROP Zone District. Ordinance provisions for the mixed-use zone should include incentives or a bonus to develop mixed-use projects. Zoning amendments for mixed use

should also include design standards addressing architectural and streetscape requirements. The recommended maximum building height for the mixed-use zone district is forty-five (45) feet. *Denied.*

2. Re-zone the A-1 Zone (Agricultural), which encompasses Lake Carasaljo to OS Zone (Open Space) consistent with the existing land use. *Approved.*

3. Re-zone a portion of the R-10 zone west of Clifton Avenue to R-7.5. *Approved, provided at least 70% of the lots in the subject area comply with the minimum lot area for the R-7.5 Zone.*

4. Re-zone both R-10 Zones (Single-Family Residential) East of the downtown area to the R-7.5 Zone (Single-Family Residential) to provide additional housing opportunities compatible with the redevelopment of that area. *Approved, provided that the Township Engineer determines that at least 70% of the lots in the subject area comply with the minimum lot area for the R-7.5 Zone.*

5. Re-zone the R-10 zone east of the railroad tracks, between Fourth Street and Eighth Street to R-7.5. *Approved, provided that the Township Engineer determines that at least 70% of the lots in the subject area comply with the minimum lot area for the R-7.5 Zone*.

6. Re-zone a portion of the R-20 Zone (Single-Family Residential) between Joe Parker Road and New Hampshire Avenue to R-7.5 Zone (Single-Family Residential) consistent with development patterns as indicated on the proposed re-zoning plan. *A portion denied, which is to remain R-20, with the remaining portion recommended for R-12 as shown on the accompanying Proposed Rezoning Map and Exhibit.*

7. Re-zone a portion of the R-20 Zone (Single-Family Residential) between Joe Parker Road and New Hampshire Avenue to R-7.5 Zone (Single-Family Residential) consistent with development patterns as indicated on the proposed re-zoning plan. *Modified with RM and R-7.5 recommended as shown on the accompanying Proposed Rezoning Map and Exhibit.*

8. Re-zone both R-10 Zones (Single-Family Residential) East of the downtown area to the R-7.5 Zone (Single-Family Residential) to provide additional housing opportunities compatible with the redevelopment of that area. *Approved, provided that the Township Engineer determines that at least 70% of the lots in the subject area comply with the minimum lot area for the R-7.5 Zone.*

9. Re-zone a portion of the B-4 zone south of Main Street, between South Clifton Avenue and Congress Street to use for mixed-use development. *Approved for mixed-use development with a commercial component. The Planning Board recommends that a comprehensive plan for the area be developed and adopted permitting mixed-use and multi-use development with retail uses. Any new development should be coordinated with the Franklin Street Redevelopment Plan and provide appropriate transitions to adjoining neighborhoods and commercial areas.*

10. The area should be zoned to an ROP-M mixed-use zone district . The zone district should permit residential uses (single and multi-family), office and retail commercial uses. In

addition, the mixed-use zone should allow residential apartments on the second story above commercial establishments. The density of the residential uses should be consistent with the density of the ROP (Residential Office Park) Zone District. Ordinance provisions for the mixed-use zone should include incentives or a bonus to develop mixed-use projects. Zoning amendments for mixed use should also include design standards addressing architectural and streetscape requirements. The recommended maximum building height for the mixed-use zone district is forty-five (45) feet. *Modified to recommend RM. Evaluate the applicability of Mixed Use in the future, with further definition of the concept and additional information on the possible design of the development. The planning and evaluation process should include adequate public input.*

11. Re-zone a portion of the R-20 Zone (Single-Family Residential) between Joe Parker Road and New Hampshire Avenue to R-M Zone (Multi-Family Residential) consistent with development patterns as indicated on the proposed re-zoning plan. *Approved.*

12. Re-zone the R-20 Zone (Single-Family Residential) area at the Northwest corner of Route 88 and New Hampshire Avenue to B-1 Zone (Neighborhood Business Zone) where the commercial retail use exists. *Approved.*

13. Revise the boundary of Crystal Lake Preserve per the Township ordinance dated May 4, 2006. *Approved.*

14. Re-zone the A-1 Zone (Agricultural) on Sunset Avenue to OT Zone (Office Transitional Use) to provide a transitional use between the Township Recreation Area and the existing R-10 Zone (Single-Family Residential) residential development. *Approved.*

15. Re-zone the portion of the R-10 Zone Single-Family Residential) North of James Street and East of the railroad to the R-7.5 Zone (Single-Family Residential) to be compatible with the existing development pattern. *Approved, provided that the Township Engineer determines that at least 70% of the lots in the subject area comply with the minimum lot area for the R-7.5 Zone.*

16. Re-zone the strip of R-12 Zone (Single-Family) on the Easterly side of Williams Street adjoining the R-10 Zone (Single-Family Residential) to the East. Re-zone to the R-10 Zone (Single-Family Residential) to provide development compatible with existing lot sizes. *Approved.*

17. Re-zone a portion of the R-10 zone on the north side of Pine Street, between Vine Avenue and Martin Luther King to R-7.5. *Approved.*

18. Re-zone the A-1 Zone (Agricultural) at the intersection of Pine Street and Vine Avenue to R-7.5 Zone (Single-Family Residential) to be compatible with the surrounding uses. *Approved.*

19. Re-zone the M-2 Zone (Industrial Zone) along Pine Street to R-20 Zone (Single-Family Residential) to be compatible with the approved development in the area. *Approved.*

20. Re-zone a portion of the M-1 Zone (Industrial Zone) North of Faraday Avenue and West of Cross Street to R-40 Zone (Single-Family Residential) to provide a transition between the industrial uses and the single family residential uses to the North. *Approved.*

21. Re-zone the A-1 zone between Franklin and Faraday Avenue between Cross Street and the border with Jackson Township to R-40. This district borders a district in Jackson zoned as Industrial. *Denied.*

22. Re-zone the A-1 Zone (Agricultural) on the South side of Prospect Street and a portion of the M-1 Zone (Industrial Zone) in the vicinity between Prospect Street and Cross Street to mixed-use zone district. The zone district should permit residential uses (single and multi-family), office and retail commercial uses. In addition, the mixed-use zone should allow residential apartments on the second story above commercial establishments. The density of the residential uses should be consistent with the density of the ROP Zone District. Ordinance provisions for the mixed-use zone should include incentives or a bonus to develop mixed-use projects. Zoning amendments for mixed use should also include design standards addressing architectural and streetscape requirements. The recommended maximum building height for the mixed-use zone district is forty-five (45) feet. *Denied. The Planning Board recommends further study of this area for a possible mixed-use development with further definition of the concept and additional information on the possible design of the development. The planning and evaluation process should include adequate public input.*

23. and 24. Re-zone the portion of the R-12 Zone (Single-Family Residential) on the Easterly side of Massachusetts Avenue between Prospect Street and the Hearthstone Development. Re-zone to R-M Zone (Multi-Family Residential) the northerly portion of this area to include the High Point and Wyndham Developments. *(#23) Approved* Re-zone to R-7.5 (single-family only) Zone (Single-Family Residential) the remaining area between the Wyndham Development and Hearthstone to be consistent with the approved development pattern. *(#24) Approved, but modified for single-family only.*

25. and 26. Re-zone the portion of the R-12 Zone (Single-Family) between Oak Street and the John Patrick Recreation Center to the R-10 Zone (Single-Family Residential) to be compatible with the existing road pattern. *(#25) Approved, subject to a requirement that any new development conform to the existing public road pattern and block structure in the area, with all roads developed as full size roadways.* On the Westerly side of the corridor, re-zone the isolated B-3 Zone (Highway Business Zone) along with the portion of the R-12 Zone (Single-Family) to the North of this B-3 Zone (Highway Business Zone) to the HD-7 Zone (Highway Development Zone) to provide a uniform depth to the HD-7 Zone (Highway Development Zone) corridor along Route 9. *(#26) Approved.*

27. Re-zone the portion of the R-20/12 cluster zone at the northwest corner of Massachusetts Avenue and Cross Street to B-1. *Denied.*

28. Re-zone a portion of the B-5 zone northwest of Garden State Parkway Interchange 88 to allow mid-rise buildings. *Tabled pending further study and analysis.* ***[Note—the Board felt that the private property owner should be responsible for providing further information that could be part of a rezoning request to the Township Committee.]***

29. and 30. Re-zone the R-20 Zone (Single-Family Residential) area on the northerly side of Chestnut Street to R-M Zone (Multi-Family Residential) at the corner of New Hampshire Avenue in the area of Andrews Corner Apartment *(#30) Approved* and to the R-15 Zone (Single-Family Residential) from there Westerly consistent with the approved development pattern in the area *(#29) Denied.*

31. Re-zone a portion of the B-5 Zone (Highway Development Zone) on the northerly side of Route 70 and West of New Hampshire Avenue. The portion along Chestnut Street which is North on the wetlands corridor which crosses Chestnut Street is recommended to be R-12 Zone (Single-Family) consistent with the existing development patterns. *Approved.*

32. Retain the balance of the B-5 Zone on the northerly side of Route 70 and West of New Hampshire Avenue. This area is viewed as an important gateway to Lakewood Township. Detailed review of the subject area by the Township Committee is recommended. A citizen advisory committee may be appropriate to perform a planning analysis of the B-5 Zone and make recommendations to the governing body addressing future land uses. *Approved.*

33. Re-zone the R-20 Zone (Single-Family Residential) area along New Hampshire Avenue between the B-5 Zone corridor along Route 70 and the R-12A Zone (Single-Family) at the Pine Acres development to R-7.5 Zone (Residential) to provide a transitional use between the Route 70 corridor and the residential use at Pine Acres. *Modified to R7.5A no duplexes permitted.*

34. Re-zone a portion of the R-20 Zone (Single-Family Residential) west of Vermont Avenue and North of the Toms River Township border to the B-5A Zone (Highway Development Zone) adjacent to the B-5A Zone (Highway Development Zone) to follow existing lot lines. *Approved.*

35. Re-zone the OT Zone (Office Transitional Use) on Lanes Mill Road to B-1 Zone. *Modified to B-1A not B-1. Prohibit gas stations and uses permitted in the RM District.*

L. Minorities	
Goal	The Township should work through community groups in supporting development of training programs designed especially for minority residents.
Goal	Revisit the sections of the Rent Control Ordinance which relate to "permissions" and "exceptions".
Goal	Create a Township position of Community Service Aide-Minority Affairs reporting to the Township Committee.

M. Schools and Houses of Worship	
Schools	
Goal	Address current educational facility needs.
Goal	Address land needs for projected growth in school enrollment.
Objective	*Coordinate the sale of approximately 100 acres of municipally-owned properties throughout the Township to address needed educational lands. Parcels of 3-4 acres in area would be appropriate.*
Houses of Worship	
Goal	Address acute need for neighborhood sites for houses of worship.
Objective	*Coordinate sale of surplus municipally-owned property.*

V. RECOMMENDATIONS CONCERNING THE INCORPORATION OF THE REDEVELOPMENT PLANS INTO THE LAND USE ELEMENT OF THE MASTER PLAN

The final provision of N.J.S.A. 40:55D of the MLUL requires that the Reexamination report address:

> ***"The recommendations of the planning board concerning the incorporation of the redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law,' P.L. 1992, c. 79 (C. 40A: 12A-1 et al. into the land use element of the municipal master plan, and recommend changes, if any in the local development regulations necessary to effectuate the redevelopment plans of the municipality."***

There are two redevelopment areas located within the Township: the Franklin Street Redevelopment Area and the Cedar Bridge Redevelopment Area.

The Franklin Street Redevelopment Plan was adopted by Ordinance 2001-104 on December 27, 2001. It is bounded by South Clifton Avenue, Main Street (State Route 88) and the former Southern Railroad of New Jersey railroad right of way. Although this plan is currently on hold due to brownfield issues, the plan was adopted to revitalize this gateway to the downtown.

The Cedar Bridge Redevelopment Plan was adopted by Ordinance 90-143 on January 25, 1990, when it was known as the "Southwest Acquisition Area." This parcel is 400 acres in size, bounded by Pine Street, Vine Avenue, New Hampshire Avenue, and Cedar Bridge Avenue. Ordinance 90-143 was amended by Ordinance 2000-35 on June 1, 2000.

Both Redevelopment Plan boundaries should be identified on the Lakewood Township Zoning Map.

APPENDIX A

DRAFT TREE PRESERVATION ORDINANCE

LAND DEVELOPMENT
AMENDMENT

WHEREAS, the Township Council of the Township of Lakewood has determined that the preservation, maintenance and controlled removal of certain trees is essential to the health, safety, economy and general welfare of the Township; and

WHEREAS, The Township Council of the Township of Lakewood is simultaneously introducing an Ordinance Governing the Preservation, Protection, Maintenance and Removal Of Trees Within the Township of Lakewood (the "Tree Removal Ordinance"); and

WHEREAS, THE Township Council of the Township of Lakewood believes that certain amendments and supplements are required to the Land Development Ordinance to carry out the purposes of the Tree Removal Ordinance; and

WHEREAS, the Planning Board of the Township of Lakewood has recommended and approved the following amendments and supplements to the Lakewood Land Development Ordinance;

NOW, THERFORE, be it ordained by the Township Council of the Township of Lakewood, County of Ocean, State of New Jersey, that Chapter # ---- of the Township of Lakewood is hereby amended and supplemented as follows:

SECTION 1

Intent and Purpose

Intent and Purpose is hereby amended to add the following item:

To preserve the maximum possible number of trees within the Township as well as to protect larger, older specimens of trees, to promote the preservation of existing trees and provide a plan for the replacement of trees.

Terms Defined

Terms defined is hereby amended by adding the following terms:

Clear Cutting – The removal of all standing trees on a lot or portion of a lot.

Diameter at Point of Measurement – The diameter of a tree measured four and one-half feet (4 ½") (forestry method) above the ground level on the downhill side for existing trees. Trees utilized in the replacement of existing trees or proposed as part of a landscape plan, shall be measured twelve inches (12") above ground level for

trees over a four inches (4") caliper. The measurement shall be six inch (6") above grade for trees up to four inch (4") caliper (nursery method). Diameter at point of measurement may appear as the abbreviation "DPM".

Tree Removal Permit – License issued by the Conservation Officer of the Township of Lakewood to remove or destroy a tree or trees.

Management Plan - Plan for the management of timbered or forested lands developed by the New Jersey Department of Environmental Protection, Bureau of Forestry, or similar state or federal agency or the Township Forester.

Municipal Tree Planting Plan – A specific plan adopted by the Township Council of the Township of Lakewood for the location and placement of trees on public property.

Tree Removal and Replacement Plan – A specific plan for replacement of removed trees in accordance with the provisions of this Ordinance.

Replacement Tree – A nursery grown certified tree, properly balled, and marked with a durable label indicating genus, species and variety, and satisfying the standards for nursery stock and installation thereof, set forth by the American Association of Nurserymen.

Tree – any deciduous or coniferous species which reaches a typical mature height of twelve feet (12 ft) or more, and has a typical DPM of four inches (4 in) or greater at maturity.

Specimen Tree – Any tree with a DPM of eighteen inches (18 in) or greater and any tree designated by the Township Council as a Landmark Tree pursuant to the Landmark Ordinance.

Certificates and Permits

Grading and Clearing Permit is hereby amended as follows:

(1) Before the erection of any structure, removal of any tree having a caliper greater than six (6 in) or the alteration of the existing grade on a lot, permits shall be required in accordance with the provisions of the municipal shade tree ordinance and the Tree Removal Ordinance.

Minor Site Plans

Required Documents is hereby amended as follows:

(5) The application for development for a minor site plan shall include a request for the granting of any variances required.

(Note: this corrects a typo in the original ordinance.)

(10) The Report and Recommendation of the Conservation Officer after his inspection of the trees on the site.

Plan Requirements is hereby amended as follows:

(3)s. Location on the property of all trees, specifically indicating the following*:

(1) The plan shall indicate all tree(s) to be removed, specifically by an assigned number, and the caliper of each tree.

(2) The plan shall indicate all tree(s) to remain, specifically by an assigned number.

(3) In lieu of (1) and (2), for any clearing greater than three (3) acres, or where determined to be appropriate by the conservation Officer for any clearing of less than three (3) acres where the property is heavily wooded, a representative five percent (5%) sampling of the wooded areas proposed to be cleared shall be inventoried. The representative five percent (5%) shall be determined by agreement between the conservation Officer and the applicant, provided that all Specimen Trees shall be indicated on the plan.

(4) All reasonable efforts shall be made to preserve Specimen Trees, including but not limited to, if feasible, relocation of infrastructure, roadways, and buildings. Removal of Specimen Trees shall require the specific written recommendation of the conservation Officer to the Board.

(5) The plan shall indicate a limit of disturbance line (i.e., where a four foot (4 ft) high standard wood snow fence will be erected if recommended by the Conservation Officer.)

***NOTE:** Any preliminary plat of a minor site plan which is governed by NJAC 5:21-1.5 of the Residential Site Improvement Standards Act shall be entitled to the exemption provisions of Section 97-8 of the Ordinance governing the preservation, protection, maintenance and removal of trees of the Lakewood Township Code.

Conditions of Approval is hereby amended as follows:

(8) All trees removed in connection with a minor site plan approval shall be replaced on site. Where an applicant is unwilling or unable to replace trees on the site in a sufficient number to match those being removed,

then the applicant shall proceed in accordance with Sections 97-7 and 97-8 of the Tree Removal Ordinance.

(9) Payment of any and all fees, or replacement tree costs, pursuant to Section 97-5 and 97-7 of the Tree Removal Ordinance.

Preliminary Plat of Major Site Plan

Required Documents is hereby amended to add the following item:

(10) The Report and Recommendation of the Conservation Officer after his inspection of the trees on site.

Plat Requirements is hereby amended as follows*:

(31) Location on the property of all trees specifically indicating the following:

(1) The plan shall indicate all tree(s) to be removed, specifically by an assigned number, and the caliper of each tree.
(2) The plan shall indicate all tree(s) to remain, specifically by an assigned number.
(3) In lieu of (1) and (2), for any clearing greater than three (3) acres, or where determined to be appropriate by the Conservation Officer for any clearing of less than three (3) acres where the property is heavily wooded area, a representative five percent (5%) sampling of the wooded areas proposed to be cleared shall be inventoried. The representative five percent (5%) shall be determined by agreement between the Conservation Officer and the applicant, provided that all Specimen Trees shall be indicated on the plan.
(4) All reasonable efforts shall be made to preserve Specimen Trees, including but not limited to, if feasible, relocation of infrastructure, roadways, buildings. Removal of Specimen Trees shall require the specific written recommendation of the Conservation Officer to the Board.
(5) The plan shall indicate a limit of disturbance line (i.e., where a four foot (4') high standard wooden snow fence will be erected if recommended by the Conservation Officer)

***NOTE:**

Any preliminary plat of a major site plan which is governed by NJAC5:21-1.5 of the Residential Site Improvement Standards Act shall be entitled to the exemption provisions of Section 97-8 of the

Ordinance Governing the preservation, protection, maintenance and removal of trees of the Lakewood Township Code.

Conditions of Approval is hereby amended as follows:

1(h) All trees removed in connection with a site plan approval shall be replaced on site. Where an applicant is unwilling or unable to replace trees on the site in a sufficient number to match those being removed, then the applicant shall proceed in accordance with Sections 97-7 and 97-8 of the Tree Removal Ordinance.

1(i) Payment of any and all fees, or replacement tree costs, pursuant to Section 97-5 and 97-7 of the Tree Removal Ordinance.

Application Fees, Review Fees, and Inspection Fees

Application Fees, Review fees, and inspection fees is hereby amended as follows:

G. **Major Site Plan**

(h) Tree inspection by Conservation Officer.

Administrative Fee - $600.00 per acre or part thereof to be cleared.

Application Checklists

Application Checklists is hereby amended as follows:

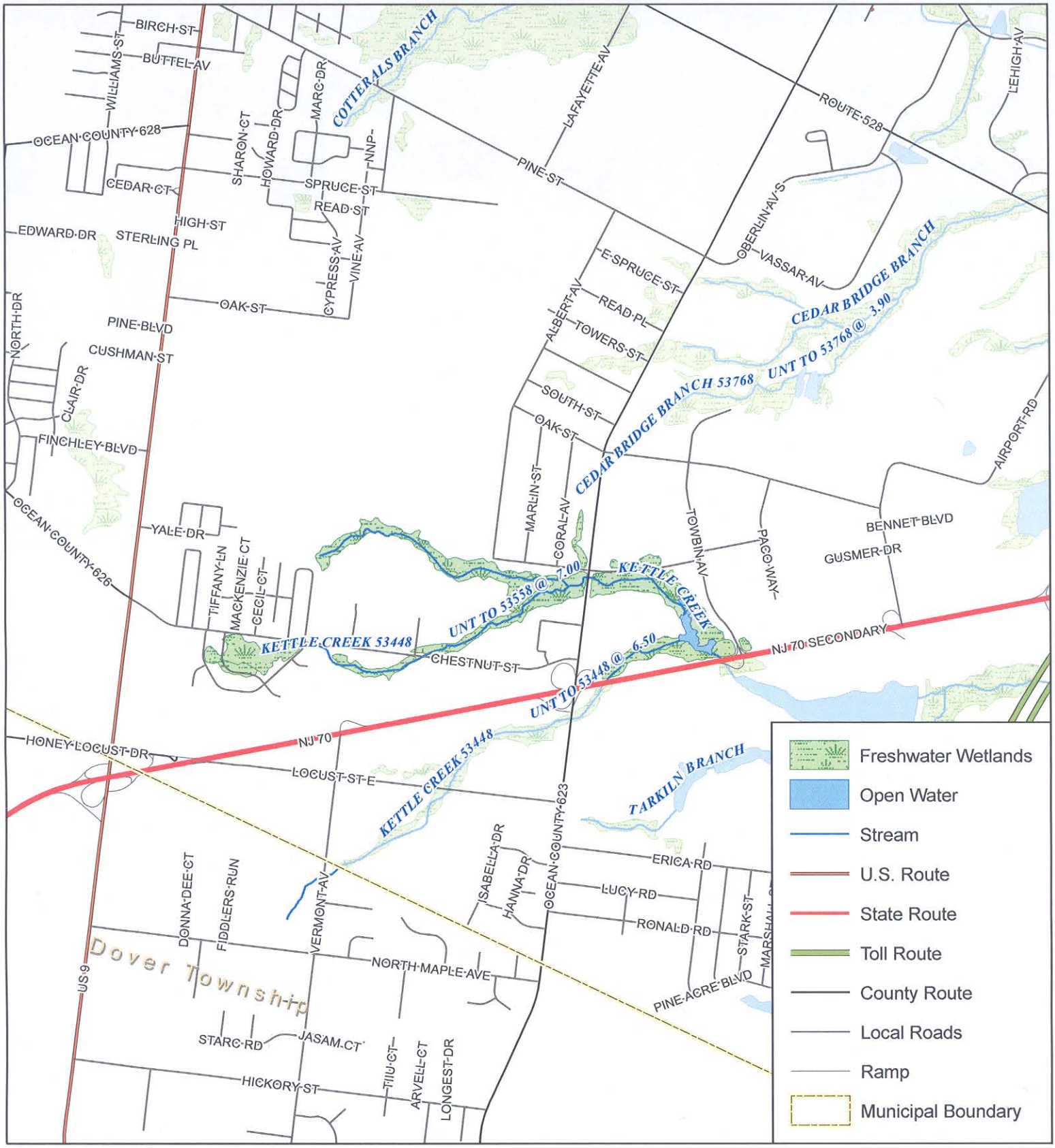
V. Requirements for Site Plan application.

(F) Tree Removal and Replacement Plan.

All Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance shall be and the same are hereby repealed. If any section, subdivision, sentence, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged, and the remainder of the Ordinance shall be deemed valid and effective.

APPENDIX B

KETTLE CREEK STREAM CORRIDOR



T&M ASSOCIATES
11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
Fax: 732-671-7365

0 1,000 2,000 4,000 Feet

Appendix C: Kettle Creek Stream Corridor Lakewood Township Ocean County, New Jersey

Prepared by: STK, February 28, 2007
Source: NJDEP - Subwatersheds, Wetlands, Municipal Boundaries, Open Water, Streams; NJDOT - Roads
File Path: H:\LAKE\00110\GIS\Projects\lake110_kettlecreek.mxd

N

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

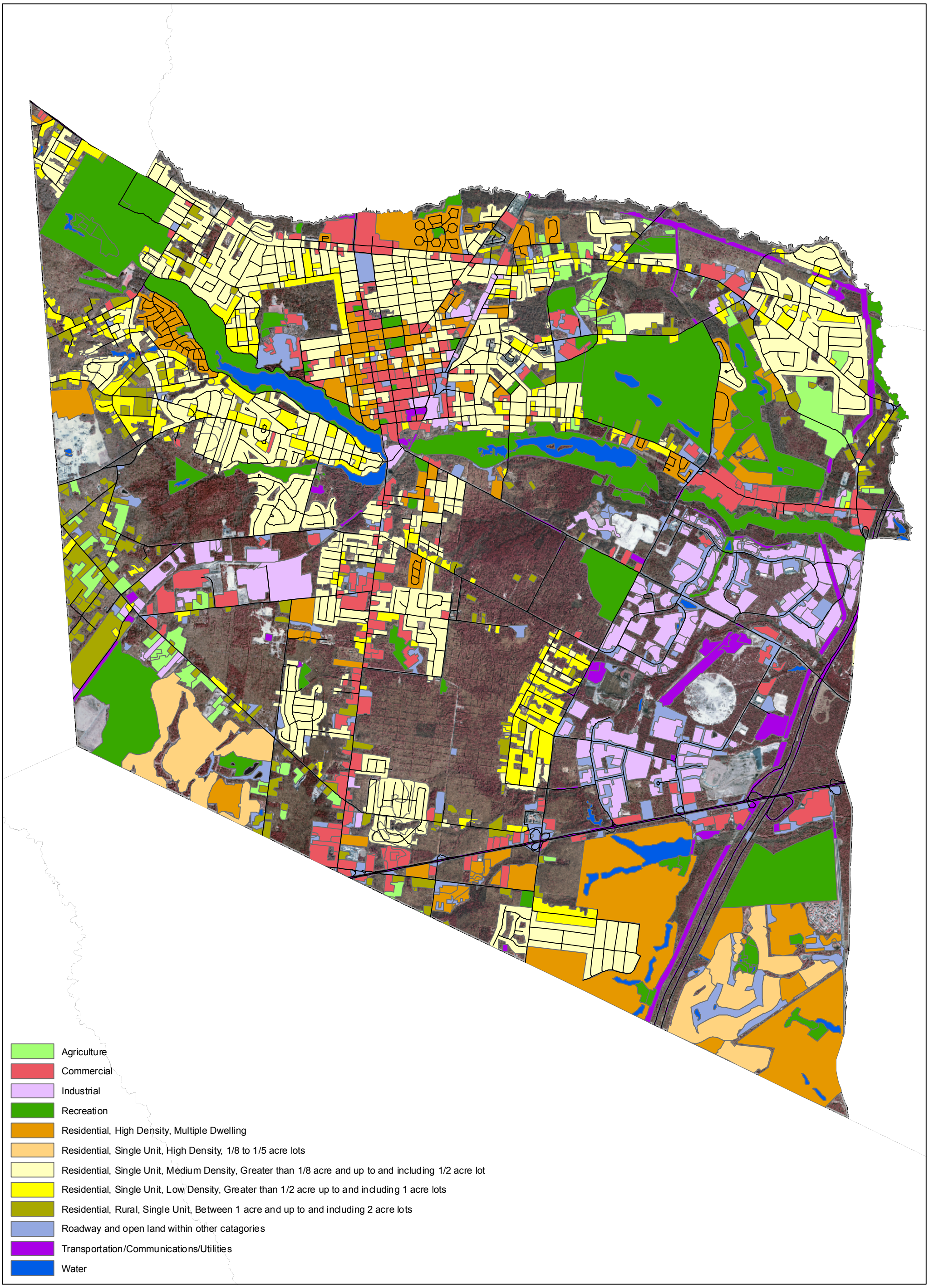
APPENDIX C

REZONING AREAS

6 AND # 7

R20
R12
A+B
9
A+B
R-7
R-7.5
TAX MAP
LAKEWOOD TOWNSHIP
OCEAN COUNTY
SHEET 63
SHEET 62
MEDINA ROAD
PARKER ROAD
NEW HAMPSHIRE AVE
CEDARWOOD DRIVE
MILLS ROAD
LANES
189.03
189.04
189.06
189.07
189.12
189.13
189.14
189.15
189.16
189.17

FIGURES



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Fax: 732-671-7365

Figure 1: Existing Generalized Land Use (Updated to 2002)
Lakewood Township
Ocean County, New Jersey

0 1,500 3,000 6,000 Feet

Prepared by: JMP, 6/15/06
Source: NJDEP; 1995/97 Landuse/Landcover, Municipal Boundaries, 2002 Orthophotos NJDOT; Roads
File Path: H:\LAKE\00110\GIS\Projects\Final\Basemap_landuse_tabloid_gen.mxd

N

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

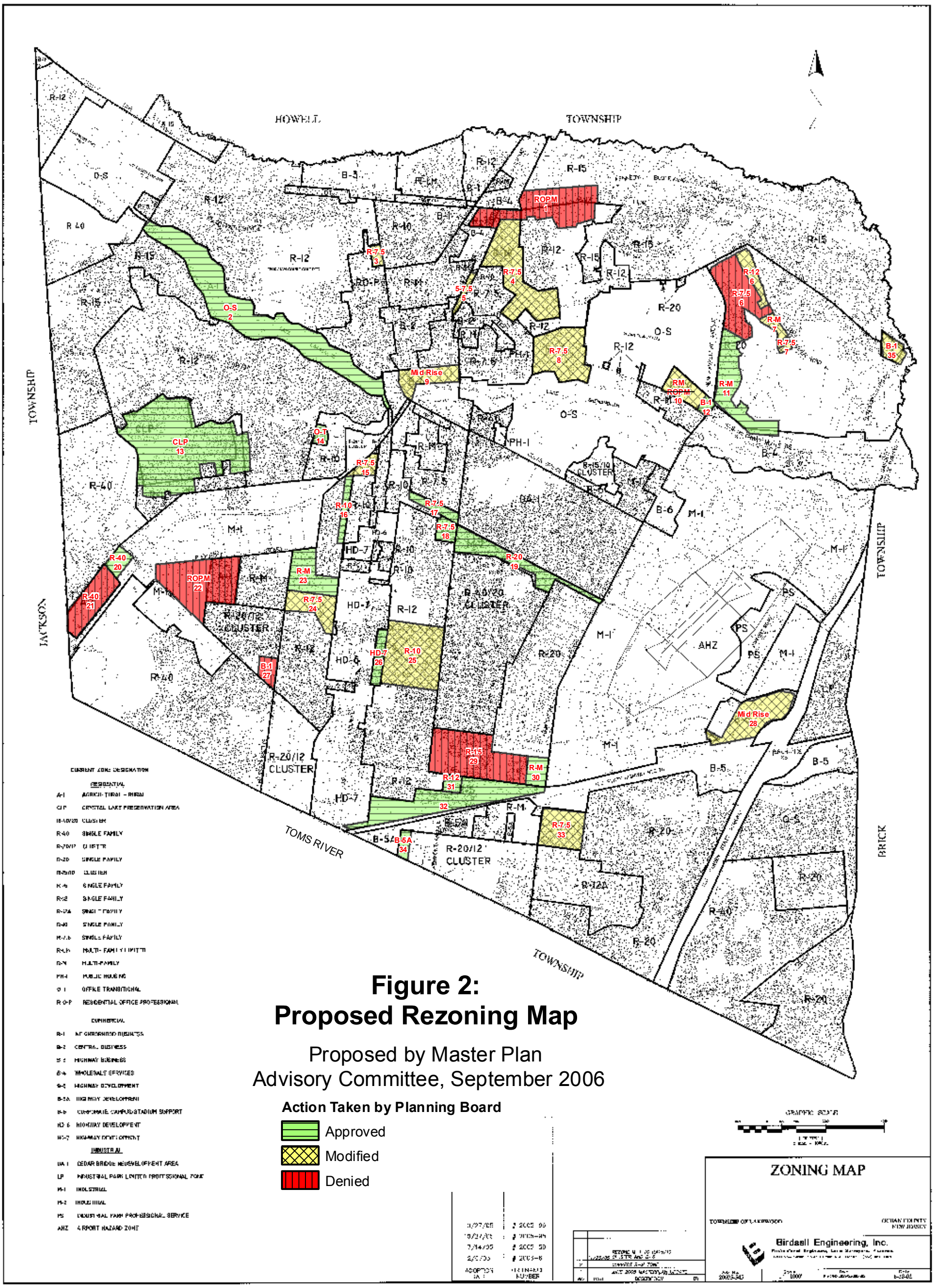

Figure 2: Proposed Rezoning Map

Proposed by Master Plan Advisory Committee, September 2006

Action Taken by Planning Board

- Approved
- Modified
- Denied

File Path: H:\LAKE\00110\GIS\Projects\fig2 Proposed_rezoning.mxd

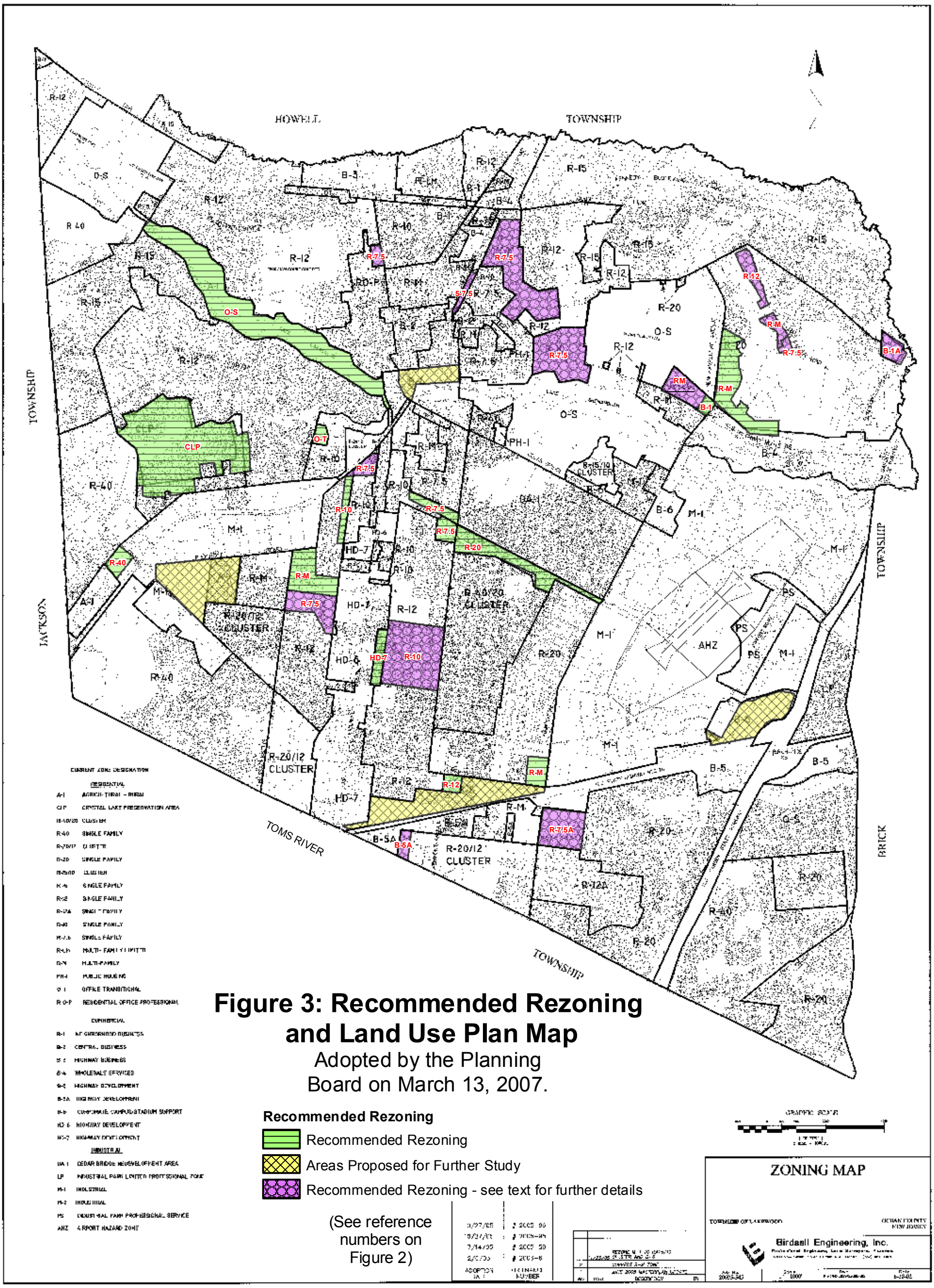

Figure 3: Recommended Rezoning and Land Use Plan Map

Adopted by the Planning Board on March 13, 2007.

Recommended Rezoning

- Recommended Rezoning
- Areas Proposed for Further Study
- Recommended Rezoning - see text for further details

(See reference numbers on Figure 2)

File Path: H:\Lake\00110\GIS\Projects\fig3 Basemap_rezoning.mxd