



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF SMART GROWTH
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Governor

SUSAN BASS LEVIN
Commissioner

EILEEN SWAN
Executive Director

November 22, 2006

The Honorable Meir Lichtenstein
Mayor of Lakewood Township
Lakewood Township Municipal Building
231 Third Street
Lakewood, NJ 08701

**Re: Lakewood Township Petition for Initial Plan Endorsement
Letter of Extension**

Dear Mayor Lichtenstein:

I would like to take this opportunity to recognize the amount of work that Lakewood Township has done towards achieving the Township's plan endorsement goals. The Office of Smart Growth (OSG) and our state agency partners have been actively working with the Township towards plan endorsement since the pre-petition meeting in June 2005. However, as has been articulated in previous letters to the Township of May 23, 2006 and November 8, 2006, significant consistency issues remain within the petition that must be resolved before the OSG and our state agency partners can make a recommendation of consistency to the State Planning Commission (SPC). The purpose of this letter is to provide next steps for moving forward to assist the Township in meeting its plan endorsement goals.

Our letter of May 23, 2006 outlined consistency issues relevant to the Township's petition for Initial Plan Endorsement. Attached to the letter was a draft Action Plan and a Memorandum of Understanding (MOU). The Township was provided with a six-month extension, until November 23, 2006, to support the Township's efforts to receive Initial Plan Endorsement from the State Planning Commission and to provide you with additional time to address outstanding consistency issues.

These steps were undertaken as a means of attempting to maintain the Township's coastal center boundaries or re-establish the boundaries when they expire on March 15, 2007. These steps were predicated upon Lakewood Township's petition for Initial Plan Endorsement being approved by the SPC and the Department of Environmental Protection (DEP) determining the appropriateness of the SPC approved center boundary as a CAFRA center boundary.

The Policy Directive introduced by the SPC at the March 15, 2006 meeting provided the framework for Lakewood Township to be offered the a six-month time extension in order to resolve issues of consistency with the State Plan. However, in order to provide Lakewood Township with an opportunity to continue to refine its petition, we are offering the Township an extended period of time. This extension will provide the Township with the time necessary to continue to work with OSG and the state agencies towards plan endorsement. The recommended time extension will be an additional six months,



commencing November 24, 2006 and extending until May 24, 2007. Notice of this extension of time will be provided in accordance with the State Planning Rules, N.J.A.C. 5:85-1.6(b) and will be posted on the OSG website. The Township is welcome to submit its revised petition in accordance with the action plan sooner than this date. OSG will prepare a report to the SPC on the petition's consistency with the State Plan within 60 days of receipt of the Township's submission of the revised petition and associated action plan items.

I am requesting that the Township submit copies of all completed documents (not previously submitted) that are related to the action plan as soon as possible. These documents will be circulated to the state agencies for review and comment. OSG will additionally be coordinating a follow-up meeting between the Township and the state agencies within the first two weeks of December, in order to discuss any outstanding issues pertinent to the Township's petition. We have tentatively scheduled a meeting for Tuesday, December 5 at 10:00 am at OSG.

Please provide OSG with a written response by December 15, 2006 if you would like to take advantage of this proposed extension. If we do not receive a definitive response, we will begin preparing our consistency report on the Lakewood Township petition to be provided to the SPC in January.

Thank you again for your commitment to the Plan Endorsement process. If you have any questions or concerns, please feel free to contact Kim Jung, Area Planner for Ocean County at (609)-633-6139 or via email at jkim@dca.state.nj.us. Again, we look forward to meeting with you in the near future to discuss the next steps.

Sincerely,



Eileen Swan
Executive Director

ES:jjd:dds

c: Raymond Coles, Deputy Mayor
Bernadette Standowski, Municipal Clerk
Frank Edwards, Municipal Manager
Edward Delanoy, Municipal Attorney
Stanley Slachetka, PP, AICP, Planning Consultant, T&M Associates
Joseph I. Donald, PP, AICP, Deputy Executive Director, OSG
Ben Spinelli, Policy Director, OSG
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State agency representatives *via email*