



State of New Jersey
DEPARTMENT OF STATE
BUSINESS ACTION CENTER
OFFICE FOR PLANNING ADVOCACY
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CHRIS CHRISTIE
Governor

GERRY SCHARFENBERGER, PH.D.
Director

KIM GUADAGNO
Lieutenant Governor

June 7, 2017

The Honorable Raymond G. Coles
Mayor, Township of Lakewood
Municipal Building
231 Third Street
Lakewood, New Jersey 08701

Dear Mayor Coles:

This letter is a follow up on the meeting held with Commissioner Martin and New Jersey Department of Environmental Protection (NJDEP) and the Office for Planning Advocacy on May 22, 2017 and on your letter from April 20, 2017. Lakewood Township received Interim Plan Endorsement (PE) on February 17, 2016 with a Plan Implementation Agreement (PIA) to complete certain critical work within 18 months. It was agreed upon through the Interim PE that only upon completion of this critical work would the endorsement status move from Interim to Official Plan Endorsement and that only upon Official PE would the State Plan Map be amended and DEP would begin to evaluate Lakewood's endorsed plan, map, and ordinances for consistency with the Coastal Area Facility Review Act (CAFRA).

You requested a six (6) month extension to complete the critical work. At the meeting on May 22nd, it was agreed that an extension of three months may be granted to complete the public process of updating and adopting the Master Plan provided the following critical items are completed prior to August 15, 2017:

- Adopt Protection Ordinances:
 - Riparian Corridor Ordinance
 - Water Conservation Ordinance
 - Wellhead Protection Ordinance
- Protect Kettle Creek:
 - Lakewood will provide NJDEP with a current list of all municipally-owned parcels which lie outside of the adopted Sewer Service Area within the Kettle Creek watershed, Crystal Lake Preserve area, and adjacent to the Metedeconk River or tributaries.
 - Lakewood will identify and implement mechanisms to permanently preserve all municipally-owned parcels which lie outside of the adopted Sewer Service Area as described above, either

by addition by the Township to the Recreation and Open Space Inventory (ROSI) maintained by the NJDEP Green Acres Program, by conservation easement, or by such a mechanism that is agreed to by NJDEP and the Township.

- Prior to changes to the State Plan Policy Map, the Township will concurrently or subsequently establish a mechanism in concert with NJDEP to utilize those preserved properties as applicable and as may be permissible for mitigation purposes subject and consistent with all NJDEP regulations.
- Update and adopt revised Master Plan:
 - Update and adopt revisions to the Master Plan that reflect the Lakewood Smart Growth Plan and consistent with the adopted Sewer Service Area. Revise Land Use and Zoning Ordinances that implement the updated Master Plan must be adopted within the 3-month extension period and prior to Official Plan Endorsement.
 - Update the Circulation Element of the Master Plan including a description of the appropriate land uses adjacent to the airport.
- Water Supply Management Plan:
 - The Township must meet with NJDEP, Lakewood MUA, and New Jersey American to discuss development of a ten-year plan to ensure adequate water supply, including firm capacity.
- CAFRA Consistency Statement to NJDEP:
 - Township must submit CAFRA consistency statement.

A weekly conference call will be scheduled to ensure that work continues on schedule. Once all critical tasks are addressed, the State Planning Commission will consider the extension before August 15th, so that you will complete the other outstanding items to move toward Official Plan Endorsement.

If you have questions regarding this letter or Lakewood's Plan Endorsement, please contact Barry Ableman (barry.ableman@sos.nj.gov or (609) 292-3228).

Sincerely,



Gerry Scharfenberger, Ph.D.
Director

c: Steven Reinman, Lakewood
Meir Lichtenstein, Lakewood
Stanley Slachetka, T & M Associates
Robert Martin, Commissioner, DEP
Magdalena Padilla, Deputy Chief of Staff, DEP
Ray Bukowski, Asst. Commissioner, DEP
Dan Kennedy, Asst. Commissioner, DEP
Ginger Kopkash, Asst. Commissioner, DEP
Susan Weber, DOT
Barry Ableman, OPA