

**LAKWOOD TOWNSHIP COMMITTEE  
MINUTES  
NOVEMBER 9, 2006**

The Lakewood Township Committee held a Meeting on Thursday, November 9, 2006 in the Lakewood Municipal Building, at 6:30 PM for the Executive Session and 7:30 PM for the Public Meeting, with the following present:

Mayor.....	Meir Lichtenstein
Deputy Mayor.....	Raymond Coles
Committee Members.....	Senator Robert Singer Menashe Miller Charles Cunliffe
Municipal Manager.....	Frank Edwards
Municipal Attorney.....	Steven Secare
Municipal Clerk.....	Bernadette Standowski

**CLOSED SESSION**

Motion by Deputy Mayor Coles, second by Mr. Miller.  
Resolution No. 2006-433 – Adopted.

**SALUTE TO THE FLAG AND PRAYER**

Adequate notice of this meeting has been provided in accordance with the provisions of the Open Public meetings Act, N.J.S.A. 10:4-6, by Resolution of the Township Committee adopted January 1, 2006 and published in the Ocean County Observer on January 17, 2006.

**ROLL CALL**

**OPEN SESSION**

Motion by Mr. Cunliffe, second by Deputy Mayor Coles, and carried, to open the meeting.

**MOTION TO APPROVE MINUTES OF: 10/26/06**

Motion by Deputy Mayor Coles, second by Mr. Miller, to approve the above Minutes.  
On Roll Call – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe, Deputy Mayor Coles and Mayor Lichtenstein.  
Minutes approved.

**MOTION TO APPROVE CLOSED SESSION MINUTES: 10/26/06**

Motion by Deputy Mayor Coles, second by Senator Singer, to approve the above Closed Session Minutes.  
On Roll Call – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe, Deputy Mayor Coles and Mayor Lichtenstein.  
Closed Session Minutes approved.

## **PRESENTATIONS:**

- **Police Commendations**

Proclamations and Awards were presented to Police Officers in recognition of promotions and commendations for outstanding acts of heroism.

- **T & M Associates - Plan Endorsement**

Stanley Slachetka, T & M Associates, advised this is a public hearing regarding the Township of Lakewood's application for Plan Endorsement submitted to the State Planning Commission. These public hearings are required as part of the process for plan endorsement; there will be one this evening and a subsequent public hearing at the next Township Committee Meeting on November 16th. Both of those meetings have been noticed pursuant to the requirements of the State Planning Commission's rules for Plan Endorsement.

Also attending from T & M Associates was Vanessa Morin, who has also been involved with preparing the application, and will also be available to answer any questions from the Township Committee and the public with regard to the Plan Endorsement process.

Mr. Slachetka stated that the purpose of the public hearing this evening is to provide the Committee with a quick overview of the Plan Endorsement process, what the application is, what documents have been submitted to the State Planning Commission, the requirements and time-table for plan endorsement, and then finally, the relationship of plan endorsement to the other planning activities of the Township, including the preparation of the Township's Master Plan re-examination report, which is currently ongoing, and part of the process as well.

Mr. Slachetka explained that the Township has submitted its planning documents, both existing and proposed, to the State Planning Commission, which is the agency that is responsible for preparing the State of New Jersey's State Plan, or the State Development or Redevelopment Plan. Plan Endorsement is received upon a finding by the State Planning Commission that the Township's planning documents, including its zoning ordinance, Master Plan, and other related planning documents, are consistent with the Smart Growth Planning principles as embodied in the State Development and Redevelopment Plan. The Smart Growth Planning Principles includes a number of standards, such as walkable communities, a mix of land uses, a balance of land use planning goals including the preservation of open space, the provision of affordable housing, the provision of a variety of transportation choices including mass transit, pedestrian activity, bicycle activity, in essence, providing for a comprehensive strategy to build livable, walkable, esthetically pleasing communities.

As they have presented in the application to the State Planning Commission, they are saying that the Township's planning objectives as embodied in the Zoning Ordinance, Master Plan, and related planning documents, are consistent with those Smart Growth Planning Principles, and advance the Smart Growth Planning Principles pursuant to the state plan. That is basically what they are doing; they are submitting an application to

the State Planning Commission to receive Plan Endorsement, technically Initial Plan Endorsement, that certifies that the Township's planning documents are consistent with Smart Growth. A formal application has been prepared and submitted. There is a document before the Commission called the Draft Amended Initial Plan Endorsement Petition that was submitted by the Township to the Office of Smart Growth, which is the agency that provides staff for the State Planning Commission. This application and the related planning documents are currently being reviewed and will be reviewed for that plan endorsement consistency by the Office of Smart Growth and a variety of state agencies, including the New Jersey Department of Transportation, the Department of Environmental Protection, the Department of Community Affairs, all related again to the Smart Growth Planning Principles mentioned previously.

Mr. Slachetka continued that there are a number of planning documents that were submitted to the Office of Smart Growth as part of the petition. Those are all on file, including the application, for public inspection at the Township offices. They are also available on the website for the State Planning Commission and he will provide that website information. They have also provided notice of this hearing to the County as well as adjoining municipalities pursuant the requirements of the State Planning Rules.

Mr. Cunliffe asked if this information has been forwarded to the Township website representatives; are these hearing posted on the website.

Mr. Slachetka answered no, they have not been posted on the website.

Mr. Cunliffe advised he will provide the e-mail address, and asked that the information be forwarded to the representative for the Township website.

Mr. Slachetka continued that the documents that have been included in the application include the Township's Draft Housing Element that has not been adopted. There is a Natural Resources Inventory which has been submitted as part of the application, which has been adopted by the Township's Environmental Commission and is going to be referred to the Planning Board for their review and acceptance as a technical document related to the Master Plan. That includes data and information on all the environmental resources within the Township based on State data sources and other available information. The Township is currently undergoing a Master Plan re-examination report. When they initially submitted the application, they provided the State Planning Commission with a copy of the 1999 Master Plan, and informed them that the Master Plan was currently being updated. Pursuant to their requirements, and the Memorandum of Understanding between the Township and the State Planning Commission, they will be submitting the adopted Master Plan re-examination when it is adopted. There is a statement in the application with regard to the consistency with the planning document for the State Plans goals and policies. There is a statement of planning coordination in the document which identifies ways in which the Township has coordinated with the County, with State agencies, on a variety of different planning matters to ensure a coordination of regional approach to planning which is consistent with the overall planning goals and objectives of the Township and then there is a Planning and Implementation Agreement which will go into effect when the Township receives Initial Plan Endorsement and that is basically a step by step process in which the Township agrees to do certain follow-up planning activities,

one of which being the adoption of a Housing Element and Fair Share Plan for the community to address affordable housing needs in the community, as well as a variety of other actions and activities. There are also requirements for the State agencies to assist the Township in implementing its Smart Growth Planning Policies.

Mr. Slachetka continued with the benefits of the Plan Endorsement process. The first benefit in receiving Initial Plan Endorsement is that the Township's planning documents in essence receive an assumption of validity as being consistent with Smart Growth in the State Plan, and that helps in terms of any challenges that the Township's Ordinances or planning documents may receive. There are also benefits in terms of prioritization of financial aid, particularly various planning grants, monies available for infrastructure purposes, open space purposes, and the like. By receiving Initial Plan Endorsement, the Township will receive a higher priority for those grants and loans applications. And finally, in receiving Initial Plan Endorsement, the Township will receive technical resources and support from the various state agencies as the Township begins to implement the various Smart Growth goals and objectives for the Township. The Plan Endorsement process is important because it will enable the town to retain its Coastal Center designation under the CAFRA Regulations, and that is a very critical issue because it relates to coverage requirements, building and impervious coverage requirements, and other standards under the CAFRA Regulations that affect some of the critical areas of the community in terms of future development of the Township, such as its Urban Enterprise Zone, its development within the various industrial centers and complexes within the Township, as well as development in and proximate to the communities downtown.

Mr. Cunliffe asked Mr. Slachetka to go over the implication that if the Township was not able to get the Coastal designation again. Everything in Lakewood that is east of the southern Jersey railroad line lies within CAFRA.

Mr. Slachetka agreed. It would have a very significant constraint on the impervious coverage standards that would be applicable under the CAFRA Regulations.

Mr. Cunliffe asked what the Township has now, and what would they lose if the Township was to lose that designation.

Mr. Slachetka advised that the majority of the Township is within the CAFRA Zone. Everything east of the railroad right-of-way that runs through the Township is within the CAFRA jurisdiction; everything to the west of that is outside of CAFRA. In addition, within that CAFRA cover area is the existing coastal center boundary which provides for even a higher impervious coverage standard. The Township's industrial park, other industrial areas, and a substantial part of the Township including the Blueclaws Stadium are within that Coastal Center. There are also a number of proposed affordable housing sites that are being proposed within the Township, receiving regional contribution agreement monies, that are also within that Center. There are a number of critical projects within the Township that are subject to those CAFRA requirements.

Mr. Cunliffe asked what the impervious coverage would change from....what to what.

Mr. Slachetka answered that it would be reduced from a seventy percent coverage down to a thirty percent coverage. And eighty percent coverage within the core of the center to thirty percent coverage.

Senator Singer advised that standards for CAFRA have been everything east of the Parkway with the exception when it comes to Lakewood. The CAFRA surge was extended out, coming from Lakewood and parts of Toms River, back. That is the only part that CAFRA departs from the Parkway line. For all intensive purposes, if you follow the basis of CAFRA, there is no way that Lakewood should be in CAFRA; we don't qualify....we are not a shore community. He has spoken to the Commissioner on numerous occasions about this issue. They all agree, but no one wants to change it, and have been unable to do so.

Mr. Slachetka continued that to advance the Township's planning goals and objectives, they have proposed as part of the application to the State Planning Commission for Initial Plan Endorsement, an expansion of the Township's Center boundaries, which in essence, encompass the entire Township, recognizing Lakewood's role as a Regional Center within the overall region that Lakewood is located in. Lakewood does in fact play a very important role as a source of employment for the surrounding area, a source of recreation with a variety of recreation opportunities within the area, a source of housing including a wide range and variety of housing choices, including affordable housing, and there are further efforts to enhance the affordable housing opportunities within the Township to provide a center of entertainment, not only within the recreation areas, (the Blueclaws Stadium), but also within the downtown. Downtown Lakewood is an important attraction, an important part of the economic engine within the Township and surrounding region.

Senator Singer added that one of the important parts of this is that if they do not get this adoption, they would not be allowed to do what they are talking about. And if someone had a fire, and the place burned down, they would not be able to build it back the same way. So this affects existing structures in Lakewood, (the Blueclaws Stadium...), because they would have to meet the new standards which in that case would be virtually impossible. So it would have a devastating effect on the community.

Mr. Slachetka further advised that the CAFRA regulations provide for an opportunity for the Township to retain its coastal center only through the mechanism of Plan Endorsement. There is a very serious constrained time-table in which the Township has to achieve the Initial Plan Endorsement and that deadline is March 17th, 2007. They have met all the deadlines that have been necessary in terms of the types of submissions that are required. They submitted the initial petition; they had a pre-petition preliminary meeting. They submitted the required information based on what is categorized as an Action Plan that was agreed to after discussions and negotiation with the State Planning Commission to submit and achieve certain benchmarks in its planning activities and discussions, including the drafting of a Draft Housing Element and Fair Share Plan. They have met to date all of those deadlines and requirements pursuant to the action plan. They have a significant deadline coming up on November 22nd, by which date they have to submit the final petition application after having public hearings and public input on the application. Once the application is finalized, and the State Planning Commission has an opportunity to review the application, and the reason they have the November 22nd deadline, is to

give the State Planning Commission sufficient time to review the application so that they can take action by March 17th, 2007. They are on track with regards to all those time frames.

Mr. Slachetka continued with the planning framework as they are proposing in the overall concept for the Town Center. They are proposing a Smart Growth Planning approach which includes the Township as an overall Regional Center. But within the Center, with the understanding that there are a variety of different land uses and functions within the community, they have identified a Center concept which includes a variety of cores. Those cores have their own functions within the community. He referred to a map within the application. This map, in a smaller version, is included in the documentation that is on file and available for public inspection. It is an evolving map, and it evolves in two ways. First of which, they are doing a Master Plan re-examination that is not completed. As that Master Plan re-examination goes on and is finalized, this map will change as well. Second of which, there is an on-going working group, that includes their firm, and other professionals of the staff, and representatives of the Township Committee and Planning Board and Zoning Board, that have been looking and reviewing this based on interaction and input they have received from State agencies, and the State Planning Commission. He suspects that after the final application is submitted that there will be further refinement and development of this overall concept as well as other information including the planning implementation and agenda. Their firm has represented other communities that have achieved Plan Endorsement. It is a very complex process and the discussions do not end at any point in the process, and to a certain extent, there are opportunities for modification and amendments even after Initial Plan Endorsement is achieved.

Mr. Slachetka continued that the proposal is for the Township overall to act as a Regional Center. And as suggested before, what they are looking at is a core based development scenario or approach. Some of the primary cores that they have recognized both existing and planned for cores of development within the Township include the existing downtown area that obviously is a mixed-use core. There are two associated cores with that; one is a campus core which includes the two campuses of the two main universities in the downtown area, as well as associated residential and non-residential areas, to create an interactive, a mixed use campus core area that is also associated with the downtown. There is also a core that has been identified as a potential mixed use core associated with the downtown at the potential location of the train station that may be proposed under the MOM rail line. They are calling that a multi model core which would use the train station as an opportunity to foster mixed use development, and a multi model approach to transportation options near the downtown. It also corresponds to an existing redevelopment area within the Township.

Mr. Slachetka further commented that the large pink areas on the map recognize the existing industrial parks as important employment cores within the community. They have also identified in the blue areas as the areas where there are former municipal sites that are going to be developed for affordable housing and school purposes, and well as public recreation purposes, as a core with the potential of some satellite retail activity at this location. That may not be a core, but just a recognized development form. There is the Cedarbridge Corporate Campus which is approved as part of the redevelopment plan

for the area in brown. They also identify another possible multi model core from the long range planning prospective looking at the Blueclaws Stadium, the stadium support zones, residential zoned areas and other areas immediately surrounding the Blueclaws Stadium, with possible options for park and ride facilities, given this very important intersection of New Hampshire Avenue and Cedarbridge Avenue, that they are looking at this as a potential future mixed use multi model core in this area. No specific plans have been developed but this is more of a long range planning prospective. They have also identified, in the purple area, a possible mixed use core. There was discussion under the Master Plan re-examination about this area and what potentially what could be. They have existing multi-family zones and cluster residential zones. They have talked about a mixed use option in the remainder of this tract between Prospect Street and Cross Street, and there was a significant amount of discussion at the Master Plan hearing and a recognition that there needs to be further study and evaluation of this area to come up with appropriate standards before a formal recommendation for such an approach can be accepted.

Mr. Cunliffe asked for an explanation of mixed use.

Mr. Slachetka explained that mixed use is a planning terminology which states that there would be a range of uses including retail uses, residential uses, employment uses, public uses such as recreation and open space, all in proximity to one another. Classic mixed use would be retail, commercial, or some non-residential on the first floor, with residential on the second floor, but it also could include a range of options, all located within a close proximity to each other to foster a more walkable community environment. But basically, mixed use is a type of concept that is promoted with the State plan. They have been striving to identify those areas that would be most appropriate for mixed use with the understanding that not every area is appropriate for such mixed use. But the key question is obtaining a balance of land uses. Linking these various nodes, and there may be others as they develop this over time, is the fact that they want to do three things. First, provide an integrated network and strengthening the transportation linkages by filling in some of the gaps in the road network to provide other alternatives to people going out on Route 70, Route 9, Route 88, to potentially reduce traffic congestion by providing alternate routes and a full transportation option pattern. In addition, by looking at a core based development, they are trying to provide opportunities whether it is shopping or services within proximity to residential, so there is not a need to travel out on the State highways. There will always be some need because there are uses located out there that are existing and future uses. But the idea is to provide other options so you do not have to travel on the roadways. As mentioned before, they are trying to provide a range of transportation options including mass transit, bus lines, possibly a jitney service, or other types of mass transit opportunities within the Township. He mentioned from a regional perspective, looking at the MOM railroad and providing the transit station proximate to the downtown; they talked about multi model cores. There is also one in the northern part of Route 9 that they are calling the northern gateway, into the Township, where there could be potentially park and ride facilities and other types of facilities. They are also providing for proposed bikeways and pedestrian linkages between various destinations within the Township, including employment destinations, recreation destinations, new mixed use and residential destinations, and also providing an open space linkage and strengthening the open space areas. One of the things they will be required to do as part of the planning effort is to prepare a Stream Corridor Protection Plan, and a Natural Resources Inventory

which will have to be reviewed by the Planning Board and adopted as well, and then a Habitat Protection Plan. The idea is not to focus on only one aspect of the future development and land use of the community, but to balance those with a variety of approaches; preservation balanced with development and opportunities for a range of housing types, transportation options, all very consistent with the Smart Growth approach.

Mr. Slachetka advised that is the basic planning framework. It is all spelled out in substantial detail within the application forms, and everyone is welcome to read through that. In terms of where they go from here, they have held this public hearing, and there will be a public hearing next week on this issue, and they do have the deadline that they need to submit a final application before the end of this month. There will then be a formal review by the State Planning Commission which includes review by the Office of Smart Growth and the various state agencies. There will be some give and take during the process, and there will be public hearings that will be held by the State Planning Commission.

Mr. Slachetka continued that the final point he wished to make is the relationship of the Plan Endorsement process to the Master Plan process, and the Township's Zoning Ordinance; the Township does not lose control of its planning efforts. What is attempted here is a more coordinated regional approach to planning. However, the final decisions with regard to zoning and land use are the Township's, pursuant to the requirements of the Municipal Land Use Law which governs planning in New Jersey. They are undertaking a re-examination of the Township's Master Plan. There will be additional public hearings and discussion on that. Generally, the decisions that are made at the Planning Board, and what was proposed pursuant to the Master Plan re-examination report, are consistent with the overall Smart Growth Planning approach. As they refine the Master Plan pursuant to the Master Plan re-examination hearing process, they will further reflect and refine the concept plan as well.

Mayor Lichtenstein thanked Mr. Slachetka for getting an extension for the Township in order to have more hearings for the Master Plan.

Mr. Slachetka added they received tremendous courtesy by the State Planning Commission. They did allow the Township to extend that deadline. Given the complexity of the process, and the public interest, that was very important.

Mr. Slachetka stated that is where they are in the process, and asked for questions from the Township Committee. Part of the process is to open the meeting to the public as well for their questions and input.

Mayor Lichtenstein asked for questions from the Township Committee. As there were no further questions from the Township Committee, Mayor Lichtenstein opened the meeting to the public.

Noreen Gill, 192 Coventry Drive – Asked if mass transit was ever taken into consideration for this plan, other than jitney.

Mr. Slachetka answered that the idea was to provide for a variety of transportation options. It is important to note that this plan is not a Master Plan. That would have to come after they receive Initial Plan Endorsement. They will be addressing, as part of the planning implementation agenda, very specific elements and components of the Master Plan. They are doing the Master Plan re-examination now, but the next step will be to go in and do very specific planning elements, such as a circulation plan element which will include and incorporate recommendations for the creation of the road linkages mentioned previously, transportation options including the jitney service, and other mass transit opportunities that may be available.

Mrs. Gill asked if the jitney service was just for the colleges.

Mr. Slachetka answered that there are no specific plans for it and there could be other types of para-transit; there could be a jitney service for the colleges, it could be a shuttle type of arrangement, or a commuter shuttle that a lot of other communities have. Particularly, if you do establish a train station, that might be a possibility. There could be opportunities for transit to places of employment; there could be a variety of different options. Each one of the plan elements will also in turn have the opportunity for public input and development. It is important to note that under the Smart Growth Planning Approach, that the recommendation and objective is to provide a range of viable transportation options.

Mrs. Gill asked about the train station in downtown Lakewood; would that be included in the recommendation.

Mr. Slachetka answered there is discussion, and currently there is a statewide study that is ongoing with regard to the MOM, that the location may be within the downtown area, but there is a commitment to have a train station if that rail line is active within Lakewood Township.

Mrs. Gill asked about open space; how much open space are they willing to keep within this plan, and meet the requirements. Do they have to set a percentage, or are there certain areas that actually fit into where they have shopping, playgrounds, homes.... is there a percentage they have to keep in order to have this approved.

Mr. Slachetka answered there is not a specific percentage but DEP is involved in the process. Obviously there are some of the critical environmental areas that they do want to see preserved. There is also a Township wide approach to providing open space recreation opportunities as well as within the various developments, particularly if they are within some of the core developments, providing open space and recreation as part of that. Under the Habitat Conservation Plan, there will be standards and requirements that each development that comes in would have to meet to ensure that critical habitat area is protected. So it is really a holistic approach, looking at it at the micro-level, site-by-site level, and looking at it Township wide and region wide.

Mrs. Gill asked about mixed use and building different types of mixed use; you can build a shopping center, you can build homes, recreation, so that people are able to walk to them. That is a good idea, however, with the infrastructure presently, do they depend on

this plan being passed or approved to get monies for the infrastructure that has not been worked on, because it is nice to have something to walk to in the neighborhood. But do not assume that those people who live in that neighborhood are not going to go on Route 9. That is ridiculous. She looks at Route 9 in Howell, where you can go through two shopping centers and come out at lights, and you are not even on Route 9. That is great planning.

Mr. Slachetka answered that is a very important point. One of the benefits of the Plan Endorsement process is being put on a priority list for a variety of state aid programs, and also one of the benefits is to achieve a coordinated approach from state agencies to assist the Township in implementing Smart Growth Planning. By achieving Plan Endorsement, they will have both of those opportunities to have the state agencies help and work with the Township to get the infrastructure improvements that are necessary.

Mrs. Gill asked if this plan is not endorsed, will they not get the monies for the infrastructure, or anything else.

Mr. Slachetka answered it is not that you will not get it, you will still be eligible and have opportunities for grants, but it puts the Township in a much better position in terms of where you are on the priority listing. The idea is to coordinate planning at the state level, the regional level, and the local level, and to achieve Smart Growth objectives.

Larry Simons, 7 Schoolhouse Court – Asked about the classified ad; the words “Regional Center” were used. Where can he get a definitive definition of a Regional Center.

Mr. Slachetka answered there are two ways; in the application itself there is a comparison of the standards that are listed for a Regional Center in the State Development and Redevelopment Plan, and they provide a comparison of what exists in the Township and what is planned for and projected over a period of time in terms of population, housing, size of the area, so basically the definition of a Regional Center is listed in the State Plan. He has a copy of that, and there is a copy on file. They will be posting it on the web, and the State Plan is available on the State Planning Commission’s website. He will also provide the website information.

Mr. Simons commented that the deadline for the Master Plan submission in order to get the benefits was stated to be November 22nd; what does the extension pertain to.

Mr. Slachetka answered they were required under the Action Plan Agreement to submit a Master Plan by the early part of November, and that was not practical or possible, and they wanted to have additional public hearings. So the fact that they were getting the opportunity for additional public input, the State allowed them to extend until November 22nd. They have had a couple of meetings; they have a meeting on the 14th, and will probably have another discussion at the Planning Board meeting on the 21st. If the Planning Board does not complete its deliberations and requires additional public input, they will have to discuss that with the Office of Smart Growth, and either request an additional extension or see if they may allow the Township to submit the document to the point they are at. The real critical thing is, from the Township’s perspective, is giving everyone an opportunity to have their appropriate input into the Master Plan process.

They understand what they need to do for the State Plan and the Plan Endorsement, but they do not want that to over-ride the ability of the public to have adequate input into the process.

Mr. Simons stated the reason why he raised that question was because they have only covered eleven or twelve of the thirty-five zone change requests, and at the rate at which they are going, they might not make the 22nd deadline.

Mr. Slachetka advised they will have to address that and work out a proper arrangement with the State Planning Commission.

Gerry Ballwanz – Advised that her concern and question is that in 1999, in the Master Plan, there were four pages dedicated to choosing the designation of the Regional Center. Now, the whole town is going to be a Regional Center. She does not understand why the whole town has to be this. Because now in the new re-exam there was only one page that alluded to this, and it did not even say Regional Center for the whole town was being suggested. She is disturbed by this, and that is why so much of the recommended rezoning is for such high density. She asked how did this change occur between the original Regional Center designation, to include the whole boundary of Lakewood.

Mr. Slachetka answered that he wanted to make it clear that the question of density or the types of uses that are being proposed, either in the zoning recommendations, or ultimately that would be proposed as part of the Master Plan...because the entire Township would be in a Regional Center doesn't mean that every single spot in the Township would be appropriate for high density. You would have to have a coordinated plan which recognizes areas that are appropriate for those mixed use or higher density areas, and other areas that may not be appropriate. Within a Center, there can be a range of uses, and a range of different types of densities and intensities. It is really more of a recognition of the role of the Township within the overall region. It is a give and take process based on discussions and dialogue on the local and state levels. It evolves over time. While the Initial Plan Endorsement application identified where the existing coastal center boundaries were, on further examination or evaluation, looking at it from a land use planning perspective, it did not quite make sense that on one side of Route 70, for example, was within the Regional Center, and the immediate adjoining side was outside the Center, including some of the more higher density existing senior developments south of Route 70. The idea was to look at the Township in its role and function, as a whole, and come in with a proposal that the entire Township be viewed as a Regional Center with the understanding that the comprehensive plan would provide for a range of use, a range of intensities of developments, a range of types for mixed use for specific types, as appropriate and proper within the community. Suggesting that because the entire Township is identified as a Center means that everything is high density, or everything is eighty percent coverage, or seventy percent coverage is really not what is being proposed here.

Mr. Cunliffe advised that he just recently became aware of that change in designation. He asked Mr. Slachetka if that was something that was suggested by his firm, or were they directed by the Committee to do that, because that is a significant change, and when did they decide to ask for the whole town to be a Regional Center.

Mr. Slachetka answered that after they had initial dialogue and discussions with the various state agencies, and looked at this more closely, they felt that....where do you draw the boundaries.

Mr. Cunliffe asked Mr. Slachetka if he got direction from the Township Committee to do that.

Mr. Slachetka answered no, not directly from the Township Committee. The Committee has not really been directing them as part of this process. He pointed out that when presented to the State Planning Commission in a more formal setting, they had a regional meeting with Dover Township, Brick Township, the County, the Office of Smart Growth, the Department of Transportation, DEP, etc., and the State Planning Commission said they would have to take a strong look at this. He suspects they will probably have to modify those boundaries. It will be a give and take approach to make sense of where those boundaries should be.

Mr. Cunliffe asked Mr. Slachetka if this is his, or his firm's, professional opinion, that they should ask that the entire Township be designated as a Regional Center. This is not anything that the Township Committee asked for, nor the Master Plan Advisory Committee, nor the Planning or Zoning Board.

Mr. Slachetka answered no. And the Planning Board, except for their role and involvement in adopting the Master Plan re-exam, and other planning documents, is not the directing entity for Plan Endorsement. They are doing it for the Township, but it is not that the Township Committee is setting the planning policy. Ultimately, it is going to be the Planning Board and the Township Committee that are going to be responsible for adopting any plans, programs or Ordinances that implement this. He stressed that this is a very interactive dialogue between the Township and the state agencies and it is an evolving thing, and it is based on a plan and approach that is to promote Smart Growth, which is not something that means that you pave over every single inch of the Township. It is a balance of land uses, a protection of environmental resources, and natural resources, within a community; the creation of where you allow development in a Smart Growth Planning Approach. It does not preclude development or eliminate all development. It directs development into areas that are most appropriate.

Mayor Lichtenstein stated this is a significant step they are taking. He is happy it is being brought to the Committee and he is hoping that if anyone from the Committee has a question, or has an issue with the way it is being handled, now would be a good time to bring it up.

Mr. Slachetka advised that is why they are having these public hearings. If the Committee disagrees with the approach that is being suggested, it can be modified.

Mrs. Ballwanz stated she felt the town would have less way to negotiate if you are saying the Township wants the whole area to be a Center. It would seem it would be better to have less area to start from, rather than have the whole town as a Regional Center.

Mr. Slachetka stated that in the Plan Endorsement process, the Township does not trump the state, and the state does not trump the Township. It is a give and take process, and a dialogue. When you look at the function of the Township, in relationship to the surrounding region, you see that it really exhibits the characteristics of a Center. He does not want anyone to equate a Center with total development. That is not what they are talking about here. They are talking about what the Township does in terms of providing services, jobs, housing, recreation opportunities, a variety of resources for the surrounding region.

Mr. Ballwanz stated she was doing some reading with the State Development Plan and there are those five planning areas, and Lakewood falls into at least three of them. One of them is the suburban section which is where the State is saying that most of the growth in the State of New Jersey should occur in the future. However, there is the fringe area somewhere in Lakewood. She would think the fringe area is the southwest area. She asked why would they want to have the southwest area be part of the Regional Center, when it really should be out in the environs having less density and certainly not an ROP, which was rejected last night, with suggestions for more study by the Township Committee. Why would they want to have growth in an area that really is more suited as a fringe area.

Senator Singer stated that the reason why the Planner has put this in is because the restrictions if you are not in it are beyond reason. For example, if you do not know where you will put the railroad station, and it may not be applicable to put it in downtown Lakewood, and you decide you want to move it toward the Lakehurst area, that is all in that area...you can not do it. It took the applicant almost two and a half years to get permission to build a nine hole-golf course on the landfill, because of the designation. The restrictions become very difficult. This at least gives you some flexibility with what you want to do with your community. And that is an important aspect, why T & M, he presumes, made that recommendation, to allow the municipality to have some flexibility.

Mr. Slachetka added that the recommendations with regard to the fringe areas are duly noted and worth discussing with the Township Committee.

Mrs. Ballwanz stated that the people who spoke at the Master Plan meeting last night, had the great objection to Lakewood really becoming "citified" with high density buildings and keeping it more country and more rural. One of the goals in the Master Plan completely strikes out the word, and just leaves suburban and urban. This is where the conflict is occurring with the senior population in the southwest corner.

Mrs. Ballwanz further asked about the area near the Blueclaws, as a possible mixed use area. She asked if housing is being recommended for that area.

Mr. Slachetka answered that housing is actually an existing zone in that area. There is a variety of different zones in that area including residential as well as the Stadium Support Zone which provides for retail uses. It is recognizing its existing function and looking at it at some point in the long range future as a more mixed use approach.

Mayor Lichtenstein stated this is a perfect example of what Mr. Slachetka and Senator Singer were referencing before. Whether the State allows that to be a Center or not, it is going to be the Township's Master Plan that will dictate what goes on there. It will be the local home rule. The Township can come in and recommend Centers, but the State says it is the Township's underlying zoning that will dictate this.

Mrs. Ballwanz asked if she was correct that this area was not part of one of the thirty-five areas for rezoning.

Mr. Slachetka answered no; there was no recommendation for rezoning in that area.

Mr. Cunliffe stated they changed that zone. On Cedarbridge Avenue there is a R-10 zone now, and then also, on the corner they changed to the Stadium Support Zone.

Mrs. Ballwanz stated she did notice the R-15/10 and the open space behind it, but there is really no housing there yet.

Mrs. Ballwanz continued that she is upset that in the Master Plan, it does not say anything about the Regional Center. And in 1999, there was great discussion and great debate as to where those lines should be.

Mr. Slachetka answered that there are two things going on in parallel tracks, and there is a give and take on that. As the Master Plan gets refined, it should be reflected in the Master Plan, so that the comments as to what the Master Plan should say about the Center is an appropriate point to bring up the Master Plan hearings. This is going on in parallel tracks, and it is an interactive process; one affects the other, and vice versa.

Seeing no one else wishing to be heard, Mayor Lichtenstein closed the meeting to the public. He advised the next public session will be held next week. He asked that the website information be given to anyone who is interested, and that a link be placed on the Township website. He also asked that the next advertisement be placed on the front page of the website.

**ORDINANCES FOR DISCUSSION:** None

Mayor Lichtenstein asked if anyone had a question for the professionals.

Mr. Cunliffe advised he received some calls regarding the Stop Sign at the intersection of Jennifer and Cecil, on the southeast side. The paint has worn all the way off. He asked Mr. Franklin if a new Stop Sign or a larger sign could be installed there.

Mr. Cunliffe directed the next question to the Engineering Department. He advised Mr. Kielt that he received some calls, and got a clipping from the newspaper about a JCPL substation.....public hearings being held. They are going to construct a 5,000 square foot substation on the Vermont Avenue right-of-way, at the intersection of Chestnut Street. Being that they have a new housing development going in there, and existing homes, he would like the Committee to get some type of report as to what exactly they plan to build there.

Mr. Kielt answered that they have not made an application to either land use board yet. But they have made an application to the DEP, and that is how he was made aware of it. He does have a copy of the plans in his office.

Seeing no further questions for the professionals, they left the meeting at this time. The quality of life items were postponed to the next public meeting.

**COMMENTS FROM THE PUBLIC** will be heard for a limit of one (1) hour. Each speaker will have four (4) minutes and shall be limited to one time at the Podium.

Mayor Lichtenstein opened the meeting to the public.

Alice Kelsey, 295B Malvern Court East – Congratulated Mayor Lichtenstein and Mr. Miller on their re-election. Also requested that a draft of the Master Plan be put in the library.

Mrs. Kelsey further commended the members of the Police Department on their awards this evening.

David Drukaroff, 1433 Laurelwood Avenue – Commented with regard to the proposed Master Plan changes; also commented regarding a recent newspaper article.

Bobbi Banksgrove, 1220 Medina Road – Commented on a recent newspaper article, and commended Director Peters on the presentations this evening.

Noreen Gill – Commented on the recent newspaper article, and traffic problems in the downtown area.

James Finnigan, a Detective with the Lakewood Police Department, and President of the PBA – Commented on the dismissal of the Public Safety Director and asked about the future leadership of the Lakewood Police Department.

Mr. Secare answered it would not be appropriate to comment at this time. When anything happens, if anything happens, of course, the public will be notified. Other people may be notified before a public meeting, if it is appropriate. And certainly in a leadership position, you would find out if there were changes that were going to be made before the general public meeting.

Detective Finnigan advised that the PBA would also like to know, and sit down with the Committee to discuss this matter, before decisions are made in the future.

Mayor Lichtenstein asked Detective Finnigan to call the Mayor's Office to set up a meeting.

Ann Richardson, 1870 Lanes Mill Road – Asked for information on the Corporate Park.

Mayor Lichtenstein explained the Corporate Park process.

Abraham Muller, 1117 Fourteenth Street – Commended Director Peters on the presentations this evening, and the positive changes he made in the Police Department.

Seeing no one else wishing to be heard, Mayor Lichtenstein closed the meeting to the public.

## **CONSENT AGENDA**

The below listed items are considered to be routine by the Township of Lakewood and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

1. Resolution authorizing Bingo and Raffle Applications: St. Mary of the Lake - amendment, Ramtown PTO Inc., St. Mary of the Lake  
Resolution No. 2006-434
2. Resolution proclaiming November 19, 2006 through November 25, 2006 as National Family Week.  
Resolution No. 2006-435
3. Resolution releasing a Performance Bond posted by Charlie Brown's Acquisition Corp. and waiving the Maintenance Bond Requirement in connection with Block 1087 Lot 16.  
Resolution No. 2006-436
4. Resolution releasing a Performance Bond posted by Train Towers, Inc.  
Resolution No. 2006-437
5. Resolution releasing a Performance Bond posted by Shimshon Bandman in connection with Block 782, Lots 8,9,83 and 86.  
Resolution No. 2006-438
6. Resolution releasing a Performance Bond posted by J & J Land Group, L.L.C. in connection with Block 430 Lots 11.01, 11.02, 23.02, 24, 25, 55, 59 & 62.  
Resolution No. 2006-439
7. Resolution reducing a Performance Guarantee posted by Mark Engle in connection with Block 2 Lots 115 through 119 and 121.  
Resolution No. 2006-440
8. Resolution authorizing the appropriation transfers in the 2006 Municipal Budget.  
Resolution No. 2006-441
9. Resolution authorizing the insertion of a special item of revenue into the 2006 Municipal Budget for the 2006 Edward Byrne Memorial Justice Assistance Grant.  
Resolution No. 2006-442

10. Resolution authorizing the insertion of a special item of revenue into the 2006 Municipal Budget for the FY 2006 NJDOT Discretionary Aid Grant - Raintree, Phase III.  
Resolution No. 2006-443
11. Resolution awarding a contract to Old School Service, Inc. for the purchase of a boiler for the former Carnegie Library, sum not to exceed \$22,570.00.  
Resolution No. 2006-444
12. Resolution awarding contract to SCNJ, Inc. for the purchase of 4,000 95-gallon garbage containers, sum not to exceed \$199,760.00.  
Resolution No. 2006-445
13. Resolution awarding a contract to Trenton Mack Sales and Service for the purchase of two automatic refuse collection trucks, sum not to exceed \$481,240.00.  
Resolution No. 2006-446
14. Resolution awarding a contract to Trenton Mack Sales and Service for the purchase of a roll-off truck with snow plow and sand spreader, sum not to exceed \$212,950.00.  
Resolution No. 2006-447
15. Resolution awarding a contract to Trenton Mack Sales and Service for the purchase of a high compactor rear loader refuse collection truck, sum not to exceed \$192,450.00.  
Resolution No. 2006-448
16. Resolution authorizing the execution of an Interlocal Services Agreement between the Township of Lakewood and the County of Ocean for participation in the Narcotics Task Force.  
Resolution No. 2006-449

Motion by Deputy Mayor Coles, second by Mr. Miller, to approve Resolution Nos. 1 through 16 on the Consent Agenda.

Mr. Miller asked if they had a time frame on the delivery of the 4,000 garbage containers. Mayor Lichtenstein asked Mr. Edwards to check into it and advise Mr. Miller.

**On Roll Call** – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe, Deputy Mayor Coles and Mayor Lichtenstein.

**Resolution Nos. 2006-434 through 2006-449 – Adopted.**

## **ORDINANCES SECOND READING**

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the Sale of Lot 1 in Block 805 and Lot 1 in Block 806 in the Township of Lakewood, County of Ocean, State of New Jersey, at Open Public Sale pursuant to N.J.S.A. 40A:12-1, et seq.

Read by title only for second reading.

Mayor Lichtenstein opened the meeting to the public. Seeing no one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Mr. Miller.

Mr. Edwards advised this is the property that apparently one of the parcels is going to be used as a pump station.

No second to the Motion was offered.

**Ordinance No. 2006-69 died on second reading due to lack of second to the Motion.**

- Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the Township Clerk and/or their designee to approve Legalized Games of Chance Applications.

Read by title only for second reading.

Mayor Lichtenstein opened the meeting to the public. Seeing no one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Deputy Mayor Coles, second by Mr. Miller.

**On Roll Call** – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe, Deputy Mayor Coles and Mayor Lichtenstein.

**Ordinance No. 2006-70 adopted on second reading.**

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, vacating all right, title and interest of and to portions of Berkeley Avenue in the Township of Lakewood, pursuant to and in accordance with N.J.S.A. 40:67-1 et seq.

Read by title only for second reading.

Mayor Lichtenstein opened the meeting to the public. Seeing no one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Deputy Mayor Coles, second by Mr. Miller.

**On Roll Call** – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe, Deputy Mayor Coles and Mayor Lichtenstein.

**Ordinance No. 2006-71 adopted on second reading.**

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, vacating all right, title and interest of and to portions of streets in the Cedarbridge Corporate Park in the Township of Lakewood, pursuant to and in accordance with N.J.S.A. 40:67-1 et seq.

Read by title only for second reading.

Mayor Lichtenstein opened the meeting to the public. Seeing no one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Deputy Mayor Coles, second by Mr. Miller.

**On Roll Call** – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe, Deputy Mayor Coles and Mayor Lichtenstein.

**Ordinance No. 2006-72 adopted on second reading.**

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, amending and supplementing Chapter VI entitled Alcoholic Beverage Control.

(Regulation of Licenses)

Read by title only for second reading.

Mayor Lichtenstein opened the meeting to the public. Seeing no one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Deputy Mayor Coles, second by Mr. Miller.

**On Roll Call** – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe, Deputy Mayor Coles and Mayor Lichtenstein.

**Ordinance No. 2006-73 adopted on second reading.**

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey amending Ordinance No. 2006-51 authorizing the exchange of certain lands within the Township of Lakewood, in particular, the Township of Lakewood to acquire Block 815 Lot 7 and Block 816 Lot 3 and to convey Block 473 Lots 3 and 5 and Block 445 Lot 13 as part of an exchange of lands pursuant to N.J.S.A.

40A:12-16.

Read by title only for second reading.

Mayor Lichtenstein opened the meeting to the public. Seeing no one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Deputy Mayor Coles, second by Mr. Miller.

**On Roll Call** – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe, Deputy Mayor Coles and Mayor Lichtenstein.

**Ordinance No. 2006-74 adopted on second reading.**

#### **ORDINANCES FIRST READING** (2nd Reading and Public Hearing 11/30/06)

- An Ordinance amending the Code of the Township of Lakewood, Chapter 18, Unified Development Ordinance, to delete multi-family and townhouse uses in the ROP Residential Office Park Zone District in the Township of Lakewood, County of Ocean, State of New Jersey.

Read by title only for the first reading.

Mayor Lichtenstein advised this was not heard at the last Planning Board meeting and that is why Committeeman Cunliffe had asked it to be pushed off until then.

The Township Clerk answered, November 21st. The next Township Committee Meeting is on November 30th.

The above Ordinance was offered by Mr. Cunliffe, second by Deputy Mayor Coles, for discussion.

Mr. Cunliffe stated that the reason he wanted to move this tonight, is because he thinks they can move forward on this because this is ROP. As he understands it correctly, the zones that are under contention in the Master Plan are ROPM. If he has it correct, he is not even sure that the Planning Board understands what ROPM means, because there has really been no clear information given to them as to what are the permitted uses in ROPM. He is wondering if they can't go forward with this because this would affect only the ROP that they have now, and it has no effect on the ROPM's that are being discussed.

Mayor Lichtenstein agreed there is a ROPM that is being discussed at the Planning Board. However, his understanding is that some of those ROPM's may have already been turned down by the Planning Board at the Master Plan Meetings. He is not sure there are any other ROPM's that are outstanding, and if there is only going to be one zone, if they will want to switch it to a ROP. He is not sure. He personally would feel more comfortable waiting for the Planning Board to respond back to the Committee. He does not think it is a bad Ordinance, but he wants to hear from the Planning Board, to make sure they are not voting on a zone that they don't know they are going to recommend for something in the Master Plan.

Mayor Lichtenstein further asked Mr. Cunliffe if he would amend his Motion to carry the Ordinance to the meeting of November 30th. Both Mr. Cunliffe and Deputy Mayor Coles agreed to the amendment to the Motion.

**On Roll Call** – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe, Deputy Mayor Coles and Mayor Lichtenstein.

**First reading on the above Ordinance carried to the meeting of November 30th.**

- An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the execution of a Deed of Easement and Right of Way Agreement with Bais Kaila School with respect to Block 839 Lot 2.

Read by title only for first reading.

The above Ordinance was offered by Deputy Mayor Coles, second by Mr. Miller.

**On Roll Call** – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe, Deputy Mayor Coles and Mayor Lichtenstein.

**Ordinance No. 2006-75 adopted on first reading. Second reading and public hearing to be held on November 30, 2006.**

- Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the sale of Lot 1 in Block 806 in the Township of Lakewood, County of Ocean, State of New Jersey, at open public sale pursuant to N.J.S.A. 40A:12-1, et seq. Read by title only for first reading.

The above Ordinance was offered by Deputy Mayor Coles, second by Mr. Miller.

**On Roll Call** – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe, Deputy Mayor Coles and Mayor Lichtenstein.

**Ordinance No. 2006-76 adopted on first reading. Second reading and public hearing to be held on November 30, 2006.**

## **CORRESPONDENCE**

Letter from Paul Lucuski of Kleinfelder advising that they will be canvassing the area of the former Exxon Facility on Route 70 to conduct a site investigation. Once permission is granted by the Committee, they will then set the date and time they will be in the area.

Letter from Sandra Gonzalez of Spirit Filled Life Ministries requesting to use Town Square on December 15th and 16th, 2006 from 5:00 PM until 7:00 PM to do an outreach program.

Letter from William Rieker, CFO, regarding notes sold and price obtained.

## **PARKS AND EVENTS CORRESPONDENCE**

Per schedule of two (2) items attached hereto and made a part hereof.

Motion by Deputy Mayor Coles, second by Mr. Miller, to approve correspondence and picnic requests.

On Roll Call – Affirmative: Senator Singer, Mr. Miller, Mr. Cunliffe, Deputy Mayor Coles and Mayor Lichtenstein.

## **MOTION TO APPROVE BILL LIST OF: 11/6/06**

Motion by Deputy Mayor Coles, second by Mr. Miller, to approve the above Bill List.

On Roll Call – Affirmative: Mr. Miller, Deputy Mayor Coles and Mayor Lichtenstein.

Negative: Senator Singer, Mr. Cunliffe

Bill List approved.

## **COMMENTS FROM COMMITTEE MEMBERS**

Senator Singer stated that comments were made this evening regarding a change in leadership in the Police Department. He finds it ironic that in twenty four years of being on the Township Committee they had three Chiefs. He has been a proponent from day one for a Chief, not a Director. When the Police Chiefs Association of Ocean County came to visit him, he said he would gladly give a press conference supporting that. He resents, and with no disrespect to the quality of the Directors they have had, all three of them, including the one they have now, have all been overqualified for the job, but he likes to have a Chief that lives in his town. He believes they get information about their own community; he believes that is an important aspect. He believes in a Police Chief. If you have a Police Chief, there is no turnover, because they are protected by Civil Service. That is why in twenty-four years on the Committee, they only had three Chiefs, and all three of them retired after thirty-five years of service. So the answer very simply is, have a Chief.

## **ADJOURNMENT**

Motion by Mr. Cunliffe, second by Mr. Miller, and carried, to adjourn the meeting.  
Meeting adjourned 10:30 PM.