

**The Lakewood Township Committee held a Meeting on Thursday, October 29<sup>th</sup>, at the Lakewood High School, 855 Somerset Avenue, Lakewood, New Jersey, at 6:00 PM, with the following present:**

**Mayor..... Robert W. Singer**  
**Deputy Mayor..... Steven Langert**  
**Committee Members..... Menashe Miller**  
**Raymond Coles**  
**Meir Lichtenstein**  
**Municipal Manager..... Frank Edwards**  
**Municipal Attorney..... Lawrence E. Bathgate, II, Esq.**  
**Jan L. Wouters, Esq.**  
**Municipal Clerk..... Mary Ann Del Mastro**

**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, 2009 and published in the Asbury Park Press on October 10, 2009.**

**ROLL CALL**

**CLOSED SESSION - None**

**ROLL CALL**

**SALUTE TO THE FLAG AND PRAYER**

**OPEN SESSION**

**MOTION TO APPROVE MINUTES OF: 10/15/09**  
No action taken.

**MOTION TO APPROVE CLOSED SESSION MINUTES: 10/15/09**  
No action taken.

**PUBLIC HEARING**

**LAKWOOD SMART GROWTH PLAN – T & M**

Mayor Singer – The acoustics are not the best in this room, so to be heard we ask please if you have a conversation, take it outside. Number one, we certainly apologize for the inconvenience having not have had the meeting two weeks ago. Unfortunately, it was beyond our control; but tonight, as you can see, everyone has a seat, and everyone will be heard. It is certainly a better forum for this large crowd than Town Hall, where it was required that many people had to stand outside and wait, as opposed to everyone being in here to be able to listen to what is said, and to be able to get up

and speak. A few basic rules this evening are that this is a State hearing. It is important that your comments are recorded. The State wants to hear what you have to say. We want to hear what you have to say. We would ask kindly when you get to the microphone to give your name and address and then you will have four minutes to speak about anything you want on the plan. You are going to see two things happen. First, after I am done, just with a few brief comments, Meir Lichtenstein is going to speak, and then we are going to have the presentation by the Planner, Stan Slachetka, who will go over the plan with everybody, then we will open it up to the public for your comments. All you have to do is come to the mike, you don't have to wait on line, if you want to sit down and wait until your turn comes you can, whatever is easiest for you. Please understand that it is your turn to speak. We want to hear what you have to say about the plan. We want to hear your comments. We are going to take what you say tonight, we are going to look at them, we are going to make comments and hear from the Planner. The State is going to make comments before anything is done with this plan. This plan also had a hearing at the Planning Board. The Planning Board took the comments from the public, which they forwarded to us with their endorsement. I would also like to thank tonight Meir Lichtenstein. Meir Lichtenstein has worked on this conceptual plan since about 2006. It has taken hundreds of hours of work both by himself and the professionals and thousands of dollars of your taxpayer's money. So, I want you to take a look at this plan, see what you like about it, see what you don't like about it, your input is very important to us. With that, I would ask Meir Lichtenstein, would you like to make a few comments.

Mr. Lichtenstein – Sure, thank you Mayor. Like the Mayor said, this Plan Endorsement process is a plan that has been in the running for quite some time. We have had a few public sessions that I have seen many of you at, and obviously not this large of a crowd. And we are very excited to hear what your comments are here tonight. Like the Mayor said, we are going to take and listen to everything that you say. We are going to ask our Planners to note all your comments, give us their planning perspective on what you say. Plan Endorsement is very important to Lakewood. I believe very passionately in Plan Endorsement. I know that there may be some information going around that says Plan Endorsement is only to promote development, or only not to promote development. That is not true. Plan Endorsement takes everything into consideration. Just take a look at our town. We have a baseball situation, Single A, one of the best, I believe, the best and most attended in its league. We have the Strand Theater. We have Beth Medrash Govoha, the fastest and probably the largest college for Talmudic studies in the world. We have at least nine senior villages. We have Georgian Court University right down the block from Beth Medrash Govoha. We have an airport. We have the second or third to the largest Industrial Park in the State. We are crisscrossed by four state highways. We have a Police Academy. We have environmentally sensitive areas, like the Kettle Creek, Crystal Lake, and the Metedeconk River among them. We have a very busy downtown. We have a hospital. These are just a few, just a small amount or a sampling of the on-goings in our town. To close our eyes, and this is why I believe so passionately in this, to close our eyes and just say let this continue to just go on, and on, and on, without having to work with good planning and regional planning, we need to be able to get in and out of our town as well. We need to know what our neighboring towns are doing.

We need to know what the State has in mind for Route 9. We need to work with them. And like the Mayor said at the last meeting, gladly, the Governor has agreed, and I think it is being done, it is not public yet, but I guess I can say it, it was said at the last meeting, to give consideration, very strong consideration and tax dollars to dualizing Route 9 south, so that our hospital is accessible from the Lake all the way up, south to Toms River. Many of you have reached out to me, many of you have approached me during the past couple of weeks, especially when unfortunately the last Township Committee was cancelled because of the mikes. I have heard comments from many of the villages, or the two villages, from what we call the triangle, near Cross Street and Massachusetts Avenue. You spoke to me about buffers. You spoke to me about where you want the traffic to go. You recognize some of the development pressures. You spoke to me about open space. You spoke to me about the Kokes center he wants to build so that you can have some neighborhood shopping. Some of you are in favor of transit in that area because it is real easy to get onto a train to a platform; either with light rail or a bus connect, possibly to Point Pleasant or to Red Bank, and go into the city. Some of you have told me you don't want a transit center next to our communities. There is talk about a park. We all know there was an issue going on right next door to the Fairways and the Enclave, with the six and a half acre parcel of land. The Mayor has spoken about possibly purchasing that and being able to turn it into a park. Some of you have passionately endorsed it. And some of you have passionately opposed it. You all live in the same communities, and you have different feelings. We hear from our downtown merchants. The downtown ebbs, sometimes it is better, sometimes it is worse, depending on the economic times, depending on the rents, depending on some of the issues we have in the downtown. There is a need for urban redevelopment. We have Route 88, a State highway, a major corridor in town that is also in need of some redevelopment. We all need water. We all need trees. We need good aquifers. If you take a look at this plan, and I am going to let the Planner discuss it, there are hundreds and hundreds of acres dedicated to open space. We have been talking about the Crystal Lake Preserve for years and I have always said, when we are ready to strike our deal with the State, and on the stand where they want our open space, and work together with them, we will be able to get that Crystal Lake Preserve put aside as open space. And we will tonight. Land isn't free. You don't want us spending tens of millions of your tax dollars frivolously on land and then just turning it to open space. Is it frivolous. We don't know. We have to take a look at what the State wants in that area. We have to take a look at what you want in that area. And that is why we are open here tonight. When you take a look at some of the acreage that we propose for open space a lot of it is already owned by the town. This way we don't have to purchase more acreage. We try to do it smart, hence, the term Smart Growth, I guess. There are areas in town that are going to be ripe for development. We tried to concentrate on that, too. We need to have an infrastructure for that. And I really hope that tonight, I know that when I said something before, people said it was the wrong thing to say. I know that now it is five days before elections. And I know that maybe I would have been safer had I not brought it up and just waited, I don't believe in doing business that way. This is the time that it is ready to be heard. I was ready to do it two weeks ago. I am ready to do it tonight. The Township Committee is ready to do it tonight, and I only ask for respect. Please, when you get up to the microphone, tell us what you feel. Tell us what you

want, and we will take it into consideration. We will listen to what you have to say. We will understand your needs, and we will work with our Planners to do our best to try to accommodate as many people as we can, and as many residents as we can in this special town that we love so much called Lakewood. Thank you for coming out tonight.

Stan Slachetka, T & M Associates, Township Planner – I want to thank the Mayor, Senator Singer. I want to thank the members of the Township Committee, and for your courtesy and indulgence, I know that some of you have spent a tremendous amount of time and effort involved in this process, and a lot of the things that I will be saying right now is going to be redundant or repetitive to people who have been involved over the last several years. But I think given the size of the audience, and given the fact, I would assume, that many of you here are hearing about this process and hearing about this plan for the first time, I am going to be very careful, and very focused and very clear, and I will try to be as concise as possible about some of the key aspects of this plan so you can understand it. It is a very comprehensive plan so I am not going to be able to touch on everything in minute detail, but what I am going to try to do is to convey to you the fundamental aspects of the plan and why it is so important for Lakewood moving forward over the course of the next two decades to have a Smart Growth Plan in place. The Smart Growth Plan is part of process called Plan Endorsement, which the Township is actively engaged in by applying for a review and certification as to whether or not its plans, zoning and other planning programs are consistent with the Smart Growth principals that are enunciated and presented in the State Development and Redevelopment Plan which is the State Plan for the State of New Jersey. And we are engaged in a very active and constructive dialogue with the Office of Smart Growth, which is the agency that works with the State Planning Commission to prepare the plan as well as the New Jersey Department of Environmental Protection, the New Jersey Department of Transportation, and other State agencies to ensure that the plans that we are proposing, including the Smart Growth Plan, embody those principals of Smart Growth, balancing growth and development with preservation, but also providing for a sustainable future so that the decisions that we make from a land use planning prospective right now are not going to have an adverse impact on future generations here in Lakewood, throughout the region, and the State of New Jersey. It is a very exciting process and the fact that the Township is engaged in such a fundamental way in this Smart Growth Planning process, I think that none of us should loose sight of, it is really a very important part of your community's future and also the process gives you the opportunity to have a valuable and a constructive input into the long range plans of the community. That is what the Smart Growth Planning process is all about. And in just a moment, I will outline the key fundamental principals of Smart Growth. But in moving forward and the things I will be saying, there are several themes here that you will be hearing me say over and over again. First of which is growth is occurring, growth is inevitable, and fundamentally what we need to do is to have a plan in place to make sure that growth occurs in a smart way and a sustainable way. And you will be hearing me talking about the ways in which I feel that this plan in fact promotes Smart Growth and sustainability moving forward. I will be talking about choices, but choices within the confines of what is appropriate from a sound planning practice. I am a professional and I give advice to the Township as best I can. The Township Committee,

as elected officials, and listening to you, have to make the best decisions based on their understanding of their community and their understanding of, or as least hearing from me, what my prospective is on a professional basis, but I only go so far. So I will be talking to you as the Township's planning professional, but the understanding is the decision making occurs at the Planning Board and the governing body level. And then finally, as Meir Lichtenstein had indicated, this process is on-going. There are opportunities through today, having the public hearing today, and those who participated at the Planning Board level, had an opportunity for input, but this process...there are opportunities for modifications and changes to the plan that appropriately reflect the input that you are providing to the community, with the understanding that the governing body had to make certain choices within the confines of the various limitations that they face moving forward. Then finally, this plan is a long-term plan. We are talking about what needs to take place over the course of the next twenty years, from today, close to 2010, through 2030. Not everything you hear today in terms of implementation is going to take place over night. The plan is not zoning. When this plan is adopted, it is not going to change the zoning, there is going to have to be other steps taken in the process. There is going to have to be zoning changes, amendments to the Master Plan, other planning studies and documents are going to have to be put in place to support that plan. And overlooking that whole process, because we are engaged in the Plan Endorsement process, overlooking that process is the Office of Smart Growth, the State Planning Commission, the various State agencies such as the DEP and DOT to ensure that the commitments that the Township is making in this Plan Endorsement process and is presenting in the Smart Growth plan actually takes place. So there is actually some teeth involved in this process. There is some flexibility, there are opportunities to change and modify over time as new needs occur. But fundamentally what you will be putting in place today is a twenty year plan for Lakewood Township. With that preface, let me go on and talk about some of the specifics of the plan. But before I do that, maybe the first thing that I think that is important to talk about is what is Smart Growth. And these principals of Smart Growth are enunciated in the State Plan that I talked about. First of which, the State Plan talks about having areas in a mix of uses; a whole variety of different kinds of uses to create a soundly planned community. There needs to be residential uses. There needs to be a variety of different types of residential uses, a variety of different values of those residential uses, making sure that a significant portion or a portion of those uses are affordable to all members of the community. There needs to be commercial uses. There needs to be areas for employment. There needs to be public uses. There needs to be community facilities that support and provide the infrastructure and framework, and the social infrastructure and framework, for the community to grow appropriately moving forward. Because as you grow, as the population grows, there are needs, such as recreation needs, needs for public uses, such as firehouses, police services, and the like, all that needs to be planned for moving forward as growth and development does occur within your community. So the first tenant of Smart Growth is to have that balance and that range of uses to serve the entire community. Second is the focus on the State Plan as to where possible cluster.... and to make development compact and compact forms, that is to make sure that, or limit, the amount of sprawl development that takes place in a community. Fundamentally, the idea is to look at centers and we

will talk a lot about that...centers and cores moving forward. We want walkable neighborhoods as part of Smart Growth. We want to have people to be able to get out of their car, and not use their car, to be able to walk from place to place, to walk to shopping and services, and employment, and to interact with the other members of their community. We want distinctive and attractive communities, what is called communities of place, we want places that look good, that we feel comfortable in, that we enjoy being within the physical form of that community, the buildings are attractive, the plazas and public spaces are attractive, the streets and roads are places that we want to walk in, to drive, to recreate in, we want places that are attractive, in what we call communities of places, and a sense of place. We need, in addition to supporting population growth, we obviously need growth and development, but we need places for open space. We need natural habitat areas. We need to preserve our distinct and precious environmental resources. We need scenic resources that need to be preserved and where appropriate, farmland, and other types of scenic resources. And also to provide recreation opportunities for both passive and active recreation opportunities for our community. When growth occurs, we need to have that growth directed towards places where there is existing infrastructure, and in Lakewood, you do have infrastructure that is available to support growth, but you also need to plan for the future expansion and needs of infrastructure. That could be roads, sewers, water supply, and other community facilities. We want to direct growth into areas where there is infrastructure, and Lakewood, from a regional perspective, is an appropriate location because of the infrastructure that is in place. Is there a need for improvement, is there a need for enhancing capacity, especially in the road system...yes, and that is part of the planning agenda that takes place and the way you implement Smart Growth is to ensure that the infrastructure and the capital facilities and the resources, the physical resources that you need to support growth is there and planned for. You need to have an option and a variety of transportation choices and that is very important given the fact when you have constrained road systems. And in Lakewood, as you all experience on a daily basis, there are limitations to the capacity of roads and where you can improve capacity you do that, but where you provide other alternatives, either through new roads, through other transportation choices such as mass transit, buses, trains, shuttles, providing opportunities as I mentioned for pedestrian mobility, providing bicycle routes, all those things over time will tend to lessen the impact that development has on traffic and circulation in your community. You need community stakeholder involvement, that's you, you are all stakeholders in your community, and that is important. You are involved in your community. The input of this process, and it is very encouraging, for me as a Planner, to see all of you here, and attentive and focused on these critical important issues for Lakewood Township. You need predictable fair and cost effective development. When private development occurs that should not have a fiscal burden on the community, and that is why a Smart Growth plan, and a plan that is sustainable, and a plan that has the infrastructure support in place is so very important. As I said before in my preface, it is not a question of whether or not growth is going to occur in Lakewood or not going to occur. The question is, is that growth is going to occur but how does it occur. It is done in a smart sustainable way, or is it done in a way that is just a continuation of some of the things we have seen in the past. And then finally we need, as I mentioned before, a range of housing choice and opportunity. That is very

important. All segments of the community, whether low and moderate income households, whether seniors, young families, all aspects of the community should have a fair and equitable way to get the housing of their choice. So those are the principals of Smart Growth. I don't really get into a lot of detail about Lakewood in the region. I think you all know, you are all very active and interested participants in your community. I just want to highlight and point one thing out and that is, that Lakewood in addition to the issues and concerns you have in the Township plays a very important role in the region. And that is recognized by the State, and why the State is so interested in working with us in creating an appropriate Smart Growth plan for the community, is because the things we do in Lakewood have an impact throughout the region and also throughout the State of New Jersey. The State understands that, given the size and given the resources that Meir Lichtenstein had indicated that are within the Township. A map I will be referring to this, this is an aerial photograph of Lakewood Township, the surrounding communities are sort of grayed out, shaded out, so we can focus in, but this is going to be the base map that we are going to be using. One important thing, talking about things from a regional perspective, and environmental perspective, two-thirds of Lakewood is located within what is called the Coastal Area Facility Review Act, or CAFRA area, which means that DEP is very concerned about issues that relate to environmental protection and sustainability, especially within that area, and you can see on the lower right hand side, this is the boundary, anything to the east of this boundary, which is the existing railroad R.O.W., that runs from southwest up to the northern portion of Lakewood Township, anything that is shaded in this area is within that CAFRA boundary; everything out to the northwest and west of that is not within CAFRA. So again from the standpoint of environmental resources, Lakewood plays a very critical role and lot of the stream quarters that are in Lakewood also are head-waters for some of the State's regions potable drinking water, so there is an important aspect as to why we need to plan and balance growth in the Township. From the standpoint of employment, because on the other side we have important environmental resources, but Lakewood is a critical generator of employment and a fundamental component of the State's comprehensive economic program. Within Lakewood Township, these purple shaded areas that you see along the highway corridors, this is Route 9, this is Route 70, there are the two industrial parks and the Cedarbridge Redevelopment Area which has the Blueclaws Stadium, all of those areas are located within a State designated Urban Enterprise Zone. Lakewood Township has two of the largest industrial parks in the State of New Jersey and one of the largest Urban Enterprise Zones. So from regional planning prospective, Lakewood provides a critical and important economic foundation for the State of New Jersey. Now, we are starting to get into the heart of the issue, and that is Lakewood's growth, and I know that many of you experience on a day in and day out basis, and over the last several years you have probably perceived the significant growth and development and population that is occurring in Lakewood. And that is a matter of fact. It is a matter of record, and it is documented at the State level based on statistical information that is gathered both through the United States Census as well as the State Department of Labor. And just to kind of give you a quick thumbnail here, Lakewood Township's current population based on the 2007 American Community Survey is about 87,000. That is an increase of about 27,000 from the 2000 Census which put Lakewood Township at approximately 60,000. That compares to a total Ocean County population

in 2007 of about 565,000. So you can see that Lakewood in terms of overall population is a significant portion of Ocean County to begin with. It has one of the highest population densities and certainly the highest population density in the County at about 3,500 people per square mile. And one of the highest population densities in the State of New Jersey outside of the State's urban centers. The average household size is about 3.2 persons per household; an average family size is 3.9 persons per household. But again, that is I think a real understatement in terms of what everybody's perception is with regards to the family sizes that we see occurring in Lakewood Township especially in new growth. And we will talk about that in just a moment. Currently in Lakewood Township there is about 28,000 housing units. It is about 8,000 or so within the various senior communities in the southern tier of the Township and about 20,000 scattered throughout the remaining portions of the Township. That is a basic thumbnail. But I think what is significant is looking at Lakewood and starting from the population growth, and some of these numbers I think are extraordinary and very significant and have a significant impact on what Lakewood needs to be doing to properly plan moving forward. First of which, we see the population, the population trends that have occurred in Lakewood Township, and hopefully you all can see this....I am glad we have a very large screen today. In 1980, Lakewood's population was about 38,000 people. In 1990, that population increased to about 45,000, an increase of about 7,000 people approximately. In 2000, the population was increased by another 15,000 up to 60,000. And as I mentioned in 2007, the American Community Survey pegs the population about 87,000 which is an increase of 27,000 and I would anticipate just being conservative that we are talking about a 30,000 increase in this last decade when we finally have the 2010 census. Take a look at this, it is extremely significant. You have a 7,000 increase in population between 1980 and 1990. Between 1990 and 2000, that is a 15,000 increase. Between 2000 and 2010, a 30,000 increase. In essence, over the last three decades, Lakewood Township has sustained a population growth of approximately fifty percent. That is, I think, an incredibly statistical fact that really drives everything else that we are doing in Lakewood Township and what makes these decisions that we make so critical. Now, where is that coming from. Why is there such a significant population growth. Some may contend there has been residential development, and anytime residential development occurs that obviously drives population increase through what is called in-migration. People buy houses and move into Lakewood Township. That obviously is occurring. And that is an important driver of population growth, and we do a lot of work with school districts, and we do a lot of demographic analysis for communities and clearly that is an important generator. If you have residential development, that is going to increase your population over time. But in Lakewood, the more significant component of population growth is really the natural increase, the births that are occurring in comparison to deaths within the community. And some of these numbers are truly significant and I will get into them in a moment. In 2003, the State started to compile data on birthrates by community within the State of New Jersey. And the last information we have is in 2005. But when we look at 2005 data, we see that in 2005 Lakewood was experiencing a birthrate of 44.4 births per 1,000 population; that is Lakewood's births, that's just not people going to Kimball Hospital and having a baby. These are woman who reside in Lakewood and having childbirth. And that compares. That forty-four per thousand compares to a statewide average of about 13.1. In



essence, Lakewood has a birthrate four times greater than the State average, and probably twenty-five percent greater than the next highest community in the terms of birthrate, and that community is a small community down in South Jersey. For the size of Lakewood, this birthrate sustained over time is very significant. Now, what does that translate into in terms of population increases. Again, these are statistics related to women who reside in Lakewood, not just births that are occurring geographically within the confines of the Township. In 1999 through 2005, when we have data that is available, you can see the significant increase both in the total number of births and the natural increase of the births minus the deaths. In 2005, there were 3,000 births that occurred in Lakewood Township. And that corresponded to a natural increase of about 2,300. If you look at 1999, that was 1,700 and a natural increase of 947. In the six or seven year period that the data was being collected, natural increase went from 947 per year to 2,300 per year. And we can imagine, over the last several years, that rate of natural increase has increased, and I would anticipate it is at a minimum somewhere around 2,500, probably more than that per year, maybe getting close to the 3,000 range. What does that mean. Just by births alone, if that level was just sustained, stayed the same, over a ten year period that would account for a thirty-thousand person increase in population. That is a significant statistic, a very amazing statistic. We have got a very significant input into the population that is occurring because of the births that are occurring in the Township. Housing development has occurred as well. But I think what is important to point out is that there was a peak of housing development within the Township in about the mid decade range, 2003, 2004, 2005, with 2004 being the peak. Over the last several years, the rate of that development has gone down from 1,000 in 2004 down to 136 in 2008. Now, a lot of this stuff has been in the pipeline for a while, and you have probably seen a lot of development occurring, what that information is expressing to you though, is what we call Certificates of Occupancy. That is when a housing unit actually gets occupied. So you can see that while there has been significant levels of residential development over the last several years, that rate of residential development actually has declined somewhat. And it would be by my contention, from a planning perspective, that in fact the residential development in Lakewood Township has not kept pace with the actual population increases that are occurring in the Township. And that is leading to some of the problems that many of you have either perceived or experienced over time in terms of crowding of neighborhoods and other problems and issues and concerns that result from that lag. So the real question is, where are we going to locate, and how are we going to locate, new residential development, as well as all the other land uses that are necessary to support our community and the population, including shopping and other non-residential uses that provide employment for the community, and public uses. Where is that going to take place. Something has to be done, there needs to be some level of plan, growth and development to accommodate the increased population. As a planner, my first question is, where are we going to do that, and how are we going to do that. The first step in looking forward is looking backward to a certain extent, looking at what the conditions are right now. And this map that is on the screen right now is called an Existing Land Use Map. And all these areas that are colored in are different kinds of land uses. Some of the green areas are public recreation uses; the blues are the lakes and water bodies. The yellow corresponds to a lot of your existing residential

neighborhoods, single family. Orange is multi-family. Red, along the highway corridors, those are primarily your commercial uses. Lavender colors correspond to the two industrial parks and your larger corporate office uses. A couple things that are important when looking at this map, the colors are from the Land Use Land Cover Layer Information from the Department of Environmental Protection, and that data and information is from 2002. That was basically what the land uses and land cover in the Township was in 2002. The underlying aerial photograph was done in 2007, five years later. And you could already see that there are areas where new development is occurring, expanding out from some of the existing areas. One of the important things in looking at this map is that fundamentally, Lakewood Township, with the exception of several key areas, is a developed and built-out community. It is a suburban center within this region. So when looking at this map, and you are experiencing this significant population growth, how are we going to prevent some of the problems and pressures in existing neighborhoods from occurring, from development that may be too intense because we don't have other places that we need to locate that development. So when you look at this map, there are really just a few areas where you have potential for new growth and development. There will be other areas that I will mention in a moment where we know we need to preserve because they consist of environmentally sensitive areas, or they need to be reserved for recreation, or for habitat protection, because of the important environmental stewardship that Lakewood Township supports in this region. So we have focused on a couple of areas, which I will talk about them in just a moment. The triangle area, which is across Massachusetts Avenue and Prospect Street core area; the area that is just north and south of Oak Street, there are already some school sites, some private school that are in that area, and that is an area that has been identified for future affordable housing development within the Township, where plans have already been approved. There is the Cedarbridge area that includes the ball park and the designated redevelopment area. But there are also some areas such as the Crystal Lake Preserve, areas near Kettle Creek, areas near Shorrock, and other areas, that really are not appropriate for development. So really there are only three new areas for development. And a couple of areas where we can encourage new development and redevelopment that is consistent with Smart Growth within the community. The first is Cedarbridge redevelopment area which is already designated for growth and development, but now we are proposing a new mixed-use center in that area. We have the areas north and south of Oak Street, where we have already identified and targeted certain types of growth such as school site and affordable housing sites, and we are looking to fill in appropriate and complimentary land uses within that area. We have the Cross and Prospect Street triangle that is available for potential new development. And we also have the downtown, looking for possibilities for redevelopment in-fill development, re-investment, revitalization of the downtown, and we have also identified areas along the highway corridors of the Township where we might look at other redevelopment opportunities that are consistent with Smart Growth and provide opportunities for sustainable development. In the next twenty years, these are the areas, if growth is going to occur, where that growth would be appropriate and must be planned for. The key is putting in place plans that are both smart and sustainable. Underscoring all of this, we talked about Smart Growth from a general planning perspective, and how the State Plan talks about Smart Growth. Your own

Master Plan and Master Plan Re-Examination in essence enunciates the principals of Smart Growth in the vision statement that was incorporated in the Plan. And also, it goes beyond and further clarified the kind of vision that the Township has for its future growth. The important thing that we need to do is to ensure that the plans moving forward embody your vision as enunciated in your vision statement and the principals of Smart Growth. You as a community have crafted a very eloquent vision for your community and I think it is important just to read through some of the key aspects of that vision because I think again it is something I want you to think about as we talk about the various Smart Growth plans that I am going to be presenting. First is to encourage growth and development in appropriate locations and consistent with established land uses. Encouraging development and redevelopment based on Smart Growth planning principals such as a balance mix of land uses, pedestrian friendly and transit oriented environments with a sense of place. The Planning Board has adopted this as your vision of the community. Work to improve the function of the Route 9 through land use regulation, coordination with County, State, Federal Agencies, and cooperation with adjacent municipalities. We have heard in a variety of venues the importance of being able to get from one place to another and how Route 9 in particular can be a significant bottle-neck for a lot of people in the community especially during certain peak travel times. And that is something that has been enunciated in your vision to improve that condition. And that the Smart Growth Plan, through the active involvement of the State agencies would be a priority effort. As a part of Smart Growth, you have to have the infrastructure to support that, the capacity to support that. Having a Smart Growth Plan in place that identifies this as a priority will help the Township in working with the DOT and actually make that happen. Strengthen the downtown area as a center of commerce and community focus through encouragement of the continued development and redevelopment of the downtown. The downtown is also identified in your Plan as a regional center and if you read the Smart Growth Plan in detail, you will see that there is a number of ways in which we have recommended that new growth in the downtown support revitalization and increase the esthetic appeal and attractiveness of the downtown. Providing sufficient educational, recreational and community facilities to meet future needs. At the Planning Board, we heard about fire houses, and the importance of making sure that we had those types of facilities located throughout the Township as growth occurs. That is a critical concern. But we also need recreation and parks. And when I talk about the specific Smart Growth Plans for each of the areas, you will see that we made and accommodated important areas for new active recreation, not only for the residents of the proposed new neighborhoods, but for the Township overall. Provide zoning areas for residential development that are needed for housing, including affordable housing, and promote a variety of housing types. A core principal of Smart Growth is providing that variety of housing choices to serve the needs of all the members of the community at all income levels within the community. And promote the protection of the Township's natural resources. A significant and critical aspect of the Smart Growth Plan is to preserve and protect environmental resources and open space within the Township. The Smart Growth Plan that we have basically attempted to do balances growth and development with preservation. The large yellow area up in the northern area in the downtown, is identified as a Regional Center in the proposed plan. The terms of centers, cores and nodes that I will be talking about are all things that are

talked about in the State Plan. Another center is proposed within the Cedarbridge redevelopment area. Adjoining that is what we call a core, in the area that is on either side of Oak Street, for new development. We have the Prospect Street, Cross Street and Massachusetts Avenue core area proposed. We have the two industrial parks that are identified as industrial nodes, again, providing significant employment opportunities within the community. We also have the red areas, which are identified as Smart Growth corridors. They are not specifically identified in the plan but we think they are an important part of the growth strategy for the community promoting in-fill development within those Smart Growth corridors. And significantly, is a whole network and series of areas of parks, recreation, open space area that are either existing or proposed through a variety of different mechanisms as part of the plan. We are proposing, as a part of this plan, to preserve over a thousand new acres of land within the Township for open space preservation. Actually, we are proposing to preserve more land than actually has been identified and designated for new growth and development within the Township. And more significantly, that land is approximate to critical environmental resources within the community. The plan components, we have got the downtown Regional Center, which is the largest of various centers in the community; the Cedarbridge town center, which is somewhat smaller, again providing a mix of uses; the Oak Street core; the Prospect/Cross/Massachusetts core; the Smart Growth corridors; and the industrial nodes, those are the key areas that are identified for growth within the plan. I should point out that the document is on the Township website, so if you want to look at these in more detail, you are welcome to examine it in further detail on the Township website. In the Regional Center, we have got the two important academic institutions, BMG and Georgian Court, we have got the traditional downtown of Lakewood, we have got the Strand Theater, we have got this High School, we have got the other community facilities, Municipal Building, and a lot of residential development. The idea here is to improve the aesthetic quality of life within the downtown, to improve the downtown and continue to revitalize the downtown business core, to provide sufficient parking; the critical strategy is to provide for parking and do circulation improvements within the downtown. The idea is fundamentally not to alter the framework of the downtown, but to enhance and improve and provide opportunities for new housing where appropriate. To also provide and promote a mix of transit and transportation options within the downtown. And basically support the downtown's role as it has traditionally been as a Regional Center, to continue and enhance that and to use a variety of strategies to do so. The next of the two center is the Cedarbridge Center, which is currently designated as an area in need of redevelopment. There is a redevelopment plan proposed and a plan that had been approved for corporate offices. We have been working very strongly and closely with the Office of Smart Growth to develop a plan for this area that is a true center plan. The Office of Smart Growth is very interested in providing for a mix of uses within centers, including residential uses. And over time, the plan has evolved. We got a lot of input during the community visioning sessions. We have had a series of four community visioning sessions last year dealing with Smart Growth. But that has also been tailored over time to the regional needs and concerns expressed by the Office of Smart Growth. What we are proposing here is a mix of uses, but I think more significantly we have got a substantial portion of the Cedarbridge Center proposed for open space, passive recreation, and open space

preservation. We also have the Blueclaws Stadium. We have an area identified for a town green with a mix of uses surrounding that. We are proposing a road network that builds on the existing two main roads that provides a variety of different options to circulate within the area, and to create these complete streets, which are streets for vehicles as well as pedestrians and bicyclists. We have spaces for public spaces, for residential, and commercial uses, and also an area has been designated for a potential future Municipal Complex at this area. So, again, we have a mix of uses, a variety of uses, both public and private, and a significant amount of open space preservation. The next one is adjacent to the Cedarbridge redevelopment area, and that is the Oak Street core, and looking at a balance mix of land uses, we have got a significant amount of open space preservation adjoining the Patrick Park and the Kettle Creek area, a very significant amount of area and this is one of the areas identified specifically by DEP, and also addressed within the Master Plan process within your community, that there needs to be a preservation strategy for this area. And that is part of the core, we have existing residential development, we have the affordable housing sites, we have some areas designated not to develop because there are some wellheads and some other water supply infrastructure located in that area. We do have areas for new multi-family residential development and mixed uses within the area, and we also have identified areas that are both existing and approved school sites as well as proposed new school sites. And again, this is immediately adjoining and to the south of Cedarbridge area. The idea here is to focus development within a compact core and provide for open space preservation. A very significant aspect of this plan is that a new Parkway, from Oak Street to Pine Street, and into the Cedarbridge area, is proposed, which will provide an access for both cars, bicyclists and pedestrians, in a park-like setting, and adjoining that will be a new active recreation area, a new park that would serve the needs of this new neighborhood as well as the new adjoining residential neighborhood and the Cedarbridge redevelopment area. We combined these two so you can get a sense of how this works together. You can see, on either end of this whole area, it is anchored by large tracts of open space where development forms are moved toward the center to compliment existing approvals, both in terms of affordable housing and school sites, to provide for that Parkway linkage, a new active recreation area that would serve the needs of this community, and build on the existing fabric along Route 9. We have the Cross/Massachusetts/Prospect core, and this has received a lot of community input. These are options and approaches that we can take here that can implement the overall concepts that we are talking about, but will also protect existing neighborhoods. The general idea is to provide a transition in terms of density and intensity of uses away from the Massachusetts and the Cross Street Area and closer to Prospect. These is an existing multi-family area, it is already zoned multi-family, there are several approvals close to the corner of Massachusetts and Prospect; this plan recognizes those. But we also have an important public recreation and open space, and public use element, right in the heart of this, and will act as a central park area for this whole development, and to create a buffer and transition from the lower intensity residential uses up to the more multi-family, mixed uses, closer to Prospect Street. The green area, that is about thirty-three acres, or so, is proposed as a new public park, as well as the existing thirty acres which includes the shooting range and some other public facilities that are located and may be available for future public use. The idea here is to anchor and organize this

around a park feature. We also talked about the idea of creating an appropriate buffer along Cross Street to buffer any proposed development from the proposed mixed use developments and to basically shift density and intensities of uses closer to Prospect and the existing industrial park area. This is a conceptual plan in terms of the size of buffering and how this actually plays out specifically. There is a lot of different steps and I think we can take a lot of consideration and comments from the public in terms of what might be the appropriate approach here. But the idea is again to create the mixed use center to provide a well balanced mix of uses, both public and private uses and to address the long range needs of the community, stressing this is a twenty-year plan. As to the Lakewood Industrial Park, I am not going to spend a lot of time on this, there is not as much to say, other than it is recognizing the important regional employment role both of these industrial parks play in the community. The plan calls for various enhancements to make them more pedestrian friendly, almost to promote green building design, sustainability, to ensure our use of infrastructure, water supply, and waste water infrastructure is made more efficient over time, and that the buildings and the designs of sites are more green and environmentally sustainable. But again recognizing, as the State Plan does, the importance of these industrial park areas as an employment generator not only for the Township, but for the region. And then finally, we have the Smart Growth corridors that we talked about. The idea here is through a concept called non-contiguous clustering, to encourage development in these area that would be appropriate, scaled, in-fill development, provide that development as new Smart Growth, sustainable development, and where possible, promoting transit uses such as providing opportunities for the location of transit stops, light transit types of uses, so that we can minimize traffic on the highways. The idea here is to promote in-fill development, preserve areas outside of the corridors, encourage development within the corridors, but in a way that improves the aesthetics, improves the sustainability, and improves the overall function of the road networks that these areas are located in. The other side of the equation is the Township's environmental preservation strategy. And there are several components of that environmental preservation strategy that are embodied in this plan. First of which, we have our existing parks and open space, and areas that have already been dedicated through a variety of different means either privately dedicated to the Township as part of development approvals, Green Acres reservations, and other types of things. We have talked about some of the more significant recreational facilities within the region, such as Shenendoah Park, Lake Carasaljo, the Ocean County Park, Township owned Pine Park, so there is already in place, a large area of both active and passive recreation, and open space preservation. We are proposing over a thousand new acres of new open space preservation. That is not even including the two new active recreation park areas proposed for the Oak Street core, and for the Prospect/Massachusetts/Cross core. And that is just talking about straight preservation strategy. We are proposing a non-contiguous clustering Ordinance. Without getting into all the details about it, it basically is a way, adopted by Ordinance, where two property owners, or maybe the same property owner, that may have different parcels of property located in one part of the Township which may be appropriate for development, and another part of the Township which is more appropriate for preservation, such as environmentally sensitive areas, to be able to transfer or move that development or to locate that development in an area where it is more appropriate for development,

consistent with the Smart Growth Plans for the cores and corridors in other areas of the Township. So it is a way, through a private market place approach, to preserve a significant amount of open space, but preserve it in a way that it is guided in a way that provides for priorities in those areas where we really want to preserve. And it also reduces the overall cost to the Township because of its private market approach, it requires less acquisition from the Township to implement some of the preservation strategies that we are talking about. Then we have to adopt, because the DEP will be our partner in this, a variety of different plans and Ordinances that will focus on development; a conservation plan and an Ordinance to protect critical and environmentally sensitive stream quarters within Lakewood Township; a water conservation plan and Ordinance to make the new development, green development, and more efficient in the use of water and sewer infrastructure; a wellhead protection plan and Ordinance because the water resources are important not only to Lakewood, but to the region. So, these are things that will be in place and will be applicable Township wide to all different types of development. We do have the existing open space and recreation areas, and I think very significantly for the Township, is that about thirty percent of the Township's land area right now, is either open space recreation or preserved open space. And probably significantly a lot of the areas around some of the key stream quarters in the Township in fact are preserved. It provides a good foundation moving forward to be able to connect that open space and to provide for the priorities in terms of preservation that are necessary for the Township. What we are going to be doing is taking that base and foundation and adding new areas and also taking certain areas that are open space and currently active recreation or open space areas and providing further enhancements to ensure they are protected moving forward. And some of the key areas for preservation are the Crystal Lake Preserve, the area in Cedarbridge that is attached to and part of a greater open space area adjoining Shenendoah Park; we have the areas around Shorrock Street that are being proposed for preservation purposes; we have areas just to the east of the Parkway in the eastern part of the Township; we have the area along Kettle Creek that is targeted for preservation; we have two new active recreation areas, and as part of an overall open space and recreation plan, the Township will be developing a comprehensive plan for the provision of recreation within the Township to serve the community's needs overall. You can see how we are building on what is there. So when we put it all together in terms of the various components, one of the key parts of this is what we call the non-contiguous clustering Ordinance, so it gives us the opportunity to go one step further in terms of our preservation efforts, on step beyond what we were just talking about in terms of our overall strategy and looking at these areas in a lighter green color through the private market place, to take opportunities to preserve additional open space. Again targeting and prioritizing that open space preservation in a way that makes sense, using these mechanisms. So again, the idea here is to balance growth, and growth that is absolutely necessary, because we talked about the population growth, those needs need to be served, but to do it in a smart and sustainable manner. Finally, in terms of the overall strategy and talking about infrastructure capacity, we know we have to address circulation issues and traffic and transportation, and I know as part of the Smart Growth approach, where we do bring development into core areas and we encourage pedestrian activity and we bring shopping and services to where the population exists, and will be

existing, in the Township, that will reduce traffic over time, over the course of the twenty years that we are talking about. But there needs to be other things that need to be done, and one of the key priorities in terms of an overall comprehensive planning strategy, we have proposed improvements and DOT has been working on improvements along the north-south Route 9 corridor. That is a fundamental spine of the road transportation network. We also need to create further north-south access routes, completing other segments of the road network, especially north-south, to provide alternatives, but also to provide better east-west connections as well. The more alternatives you have, the more roads you have within your road network, the less traffic and bottlenecks you have at any one spot. And that is very important. We have also identified the idea of throughout the Township providing opportunities for alternatives to taking the car. And what that might be, whether that is enhancements in terms of pedestrian access or providing bicycle lanes and more bicycle opportunities, we are also providing some sort of intra-municipal transit opportunities. We have some concerns about transit hubs. I don't want to over-play that term, transit hubs. We are not talking about new train stations. We are not talking about new bus terminals. What we are talking about in some instances, just places where people might be able to pick up a shuttle bus, or they might be able to park their bikes in a bike rack, and maybe doing all these things kind of together at a neighborhood scale, just to allow for these more convenient alternatives, to get from one place to another, especially if we develop these area as centers. That is really what we are talking about, really low-scale development. From a regional perspective, there has been discussion and dialogue about activating as a passenger line the existing rail line within the Township, what is commonly known as the MOM, the Middlesex/Ocean/Mercer line, and a couple of places that were looked at, the downtown and near the Prospect Street core as being areas for potential locations for those train stations. Let me emphasize, there are a lot of regional planning efforts that are going on. There is no guarantee that either one of those two train stations in the short term or even within the twenty year planning horizon are going to be placed there. And I know that if in fact we have priorities to try to get something into the downtown, what happens at Prospect Street, and at what point, and where it gets located, there are a lot of different options that could be talked about, if it in fact gets located there. But the idea is, we need either bus or rail service to link Lakewood into the regional transportation planning network. Then we have got to make improvements in the downtown, the idea is to enhance the pedestrian circulation, do pedestrian improvements, improve circulation within Route 9, look at opportunities to enhance and improve parking in the downtown, that has already been adopted by the Township Committee, and is already being implemented. We are just incorporating what the Township has already said were priorities in the downtown area.

Mayor Singer thanked Mr. Slachetka for his presentation.

Mayor Singer – The State wanted to have our Planner explain the Plan to everyone. After this hearing, the State, and the Office of Smart Growth, as well as the Township Planners will take a look at the suggestions, see how they meld into a Plan. At some point, when a Plan is adopted in the near future, that Plan then goes to the State for them to accept. Once they accept the plan, it comes back to us and we have to do a



new Master Plan. In time framing, we are talking about from when the plan is adopted by the State, to when it comes back to us, to when we have to do the Master Plan and the Ordinances, we are talking about over two years. So even if we are looking at this as a twenty year project, we would not be able to start to implement this for at least two years based on the new Master Plan which creates a whole sense of new hearings and everything else in order to develop that for the town. So this is a step towards that, but is certainly far from the final step. So with that, and we appreciate your indulgence, in listening to all this information, again you have four minutes, just please give your name and address for the record, please step up to the mike.

Marilyn Fontinetta, 1188B Clydebank Court – This Smart Growth Plan is not my vision for Lakewood’s future. My reasons for being against it, there are two which I feel, that this Lakewood plan violates the State’s development and redevelopment plan. First, I feel it is unfair to the one-third of households which make up Lakewood’s senior communities, since they will bear a large proportion of the burdens of this projected expansion but will not benefit very much. The second way it violates the State’s redevelopment plan is by not directing development into existing communities and using existing infrastructure. Instead it suggests creating new areas of development. Since the word is protecting the environment and our natural resources in this beautiful town, since the trees and the animals that will be destroyed when all of this planned development goes on, since they can’t speak for themselves, I would like to speak for them, by asking for the preservation of Lakewood’s beautiful natural resources. One of the reasons that many of us moved down here was the beauty of the area. On that topic, there is an area on Shorrock Street which is shown on Figures 5.1 and 5.2 of the plan as “existing parks or open spaces”. But on Figure 5.3 which is labeled “proposed non-contiguous clustering approach” it is not shown as Schedule A property. I would like to ask the Planner why that is.

Mr. Slachetka – Anything that is already preserved as existing open space is not Schedule A because of the fact that we are looking for future preservation for Schedule A. So if it is already preserved as open space, it would not be Schedule A.

Marilyn Fontinetta – Thank you. I have some other questions. I would like to know if the developers pay for the new roads or are they paid for by taxpayers.

Mr. Slachetka – Obviously there is going to be some combination of public and private sources. If new development occurs within the cores and other areas, those roads obviously are going to have to be put in place by private developers. When we are talking about improvements to Route 9, or existing public roads, it will depend upon how that development specifically impacts the road network. If in fact the private development is causing impacts, they will have to pay for it. One of the other things that it is important to consider is that by getting Plan Endorsement, and receiving Plan Endorsement, we will be put on priority lists for State funding for other road improvements. So that is why I think it is so critical for us to get it.

Marilyn Fontinetta – How about that Parkway in the Cedarbridge area, who pays for that.

Mr. Slachetka – That probably will be paid for by whoever is undertaking the development in the Oak Street core and Cedarbridge. Now, are there available grants for that as well. Again, there is a lot of interest in creating these sustainable streets, or Smart streets. I think there may be some opportunities there. But I would imagine it is probably going to be a public/private partnership.

Herschel Hershkowitz – I would like to solve the problem right now, by offering to pay double what the first people who bought Cedarbridge paid, so if anyone has change of a fifty, I would, right now.....that was my little joke. As the Planner explained, Smart Growth is obviously a term that was placed to combat sprawl and its costs, to restore community vitality, center cities, we heard all the psycho-babble of what Smart Growth is. All I really have to say is I would like to see it actually implemented. We know that true Smart Growth is to direct development towards existing communities already served by infrastructure because it is more cost effective and it actually helps stop blight and the deterioration of neighborhoods. A perfect example of true Smart Growth is Queens Apartments on First Street across from the bus station. That is a beautiful example of Smart Growth. They took a dilapidated, old, I don't know what it was, it was an old construction place that was just left empty and they turned it into beautiful apartments, walking distance to shopping, right across the street from a bus station.

Someone talking from audience (inaudible).....

Herschel Hershkowitz – Whoever got the apartments. I don't know. I wasn't there. I didn't apply for an apartment, but whoever applied for the apartments.

Someone talking from audience (inaudible).....

Mayor Singer – Please let the speaker speak.

Mr. Hershkowitz – It was open enrollment. I don't know anything about it. All I know is that it is an asset to the community, and that is a beautiful thing of Smart Growth. True Smart Growth was made to foster distinctive, attractive communities. Unfortunately, it seems that a lot of the developers that are going to be involved in this, I can not say that I have ever seen them build one attractive community. All the communities that they build to me are what I would call "ortho-tecture" (??) which means they try to fit in as much as they can in as little space as they possibly can. The developers of Cedarbridge will tell you that they are going to be creating Smart Growth neighborhoods with shopping included. That in itself is not going to be Smart Growth. Creating a new shopping district and abandoning an old shopping district, which I must say I am involved in, obviously, so that is why I am bringing this up, is going to just leave one whole area as a slum, and it is going to make a new area. They are saying they are planning on putting 600,000 square feet of shopping. They haven't been able to fill up the downtown area with normal stores for thirty years, and real estate professionals all

over agree that the commercial market is going to be suffering for many years to come. So to build 600,000 square feet of shopping is irresponsible. Now, first of all, many towns that implement Smart Growth, the first thing that they do is they put a moratorium on all future developments until they figure out, but unfortunately, our town is different. Our town has an exploding community, and for me, or anybody here, to tell somebody who has children, that they can't live in their town that they were born in is not nice. Nobody has that right to tell someone that they can't live in their own town. So, we obviously have a problem over here. Since no one is going to accept the twenty dollars that I offered in the beginning, to buy it, we have a problem. We have deteriorating neighborhoods, and we have this need to build more. So what I am proposing, that since Lakewood is different, and we can not have a moratorium, we need a balance. We need to make a facelift. We need to make our community bigger, but we also have to solve the problems that we have. And I will give an example. If a person needs to get plastic surgery, they go to a doctor, and the doctor checks their heart, and he sees if they have a problem. If the person has heart disease, the doctor says, know what, I can't give you plastic surgery, you have heart disease. We have to first deal with the heart disease of our town. We have to deal with the downtown situation, we have to deal with Route 88, we have to deal with the parts of our town that are destroyed, and then, we can deal with the rest.

Maureen Murdane, 845A Thornhill Court – I am President of the Board of Trustees at Leisure Village East. And as such, I represent 1,412 senior households. Approximately one-third of the community of Lakewood is senior citizens. And so I speak for many of them. The Smart Growth Plan is not my vision of Lakewood's future. I am concerned that the costs of such a plan will strongly impact the seniors who are already struggling to maintain a balanced budget. It will negatively affect our community and place burdens upon us with increased traffic, crowding and pollution. Sky rocketing costs for new roads, schools, public buildings, and services may result in tax increases. The Smart Growth Plan offers very little in compensation for all the headaches it brings to the senior communities. We certainly support progress and growth and improvement. But I do not approve this plan and urge you to slow down. Thank you.

Josef Hosen, Somerset and East County Line Road – I represent the largest school in town of over 3,200 children. We need open air space. We need a place for the children. I pass by this school daily. I am so jealous of how it is so spread out and there is so much space, playing fields, ball fields, beautiful buildings. We need to move out of the heart of Lakewood and expand to Smart Growth. Transportation, the buses, it is not an issue. I see hundreds of buses going past my house daily. I love it. Look at all those \_\_\_\_\_, all those little kids smiling at the windows, going off to school. Why would anybody not want to have this in their neighborhood. Such \_\_\_\_\_ of seeing all these kids going off to school every morning. How can we not vote for this Smart Plan. I wish it a lot of luck, and I hope everybody understands the necessity of moving out of the heart of the town, expanding its horizons, making more homes and schools for the children and residents of our town. I would like to thank Stan. I am amazed at how he kept fifteen hundred people quiet and transformed at what he was saying. Stan, if you are looking for a teaching job, you're hired.

David Drukaroff, 1433 Laurelwood Avenue – I have read the Smart Growth Plan and have concluded that it should be sent back to the drawing board. According to the plan, the population of Lakewood is expected to increase two hundred and fifty percent in the next twenty years, to 230,000. These are some of the adverse consequences. There will be a sizeable increase in demand for public services, particularly Police and garbage collection. This will cause increased public spending. There will be a sizeable increase in the number of schools and houses of worship. Since such property is exempt from taxation, there will be sizeable increases in property taxes on non-exempt property. Such increases will cause businesses and residents to leave in search of communities with lower property taxes. It should be noted that Lakewood already has the third highest percentage of people in poverty of any municipality in New Jersey. Due to increased longevity, there will be increased demands on Social Security, Medicare, Medicaid, and New Jersey Pension systems. As a consequence, it is very likely that spending on needs based social welfare programs such as Food Stamps, Welfare, SSI, Section 8, etc., will be reduced or eliminated, not to mention State Aid to municipalities, and the school district. It should be noted that courtesy busing has never received State Aid, and Special Education has never received all the funding that it is supposed to receive from the State and Federal Government. School vouchers, tuition, tax credits, or similar programs are unlikely ever to be enacted due to competition with other needed public services. This is in addition to religious issues. The \_\_\_\_\_ telecommuting as a way for people to perform their jobs; there will obviously be more demands on the environment as well as the water supply, the electrical grid, and our sources of energy. I am inclined to think that there will be increased demands for affordable housing which will not be met due to the laws of supply and demand and the unwillingness of taxpayers to subsidize the poor. I happen to be a tax and spend liberal. Guess what the conservatives are saying. This plan will be a disaster. Come up with something better, and start with a population that can realistically be able to live here. Now, for those who are offended by my remarks on population, please consider the following. This meeting was moved from the Municipal Building to the High School because more people wanted to attend the meeting than the Municipal Building could safely hold. People file requests for permits for additions and bigger houses in order to provide adequate space for larger families. There are laws against overcrowding and in order to protect the lives of residents and first responders in the event of fire. People who move from highly populated cities to more sparsely populated towns in order to enjoy a better quality of life. This is one reason why municipalities require a large lot zoning in order to build housing. The People's Republic of China adopted a one child policy in order to restrict population growth for the common good of society. In other words, you can not put an unlimited number of people into a finite space. There is only so much land in Lakewood and there will never be any more. If one group of people insist that their desires must be satisfied without any regard for the needs of others, those who are driven out will do whatever is necessary to prevent the first group from ever living anywhere else in order not to be forced to move twice. Thank you.

Joe DeFalco, 38 Oakmount Road – Committee members, first allow me to state categorically, that the Lakewood Township Smart Growth plan is a necessity based upon

the population statistics cited at the Planning Board meeting during the Master Plan – Smart Growth presentation. Second, there are three groups whose needs must be considered. Non-orthodox town residents, adult communities, and the orthodox Jewish community. It is my contention that these three groups should have a positive relationship. James Madison, the father of the Constitution, wrote at length about factions, which he defined as a number of citizens whether amounting to a minority or a majority of the whole, who are united and actuated by some common impulse of passion or interest, adverse to the rights of other citizens or to the permanent and aggregate interests of the community. Third, the needs that this orthodox population explosion has and will continue to outpace the needs of the other two aforementioned groups. But that doesn't mean that the other groups' needs must be diminished or dismissed. Lakewood has become a predominately orthodox Jewish town. In fact, the projected population growth which will be such that the available land will not be able to sustain such growth. Fourth, the town's government seems to be abrogating their responsibility to all residents including the orthodox residents. It has permitted the deterioration of the town's infrastructure, allowed ad-hoc building with no concern as to its impact. And last but not least, has allowed and apparently condoned Somerset Development in what some might say is an attempt to evade the logical and responsible pursuit of legal development. I quote you, the rulings by the Superior Court, on two of their pursuits. The Lakewood Board of Adjustment action in connection with Somerset application and the granting of approval by the Zoning Board was arbitrary, capricious, and without merit. Fifth, I am speaking as a resident of an adult community that faces the triangle which is located on the north side of Cross Street, between Prospect Street and Massachusetts Avenue. More specifically, the side of Cross Street that is located opposite the horse farm. This portion of the triangle must be designated as green space as I asked that this Committee recommend this change to the Master Plan. Sixth, I believe that the Kokes Organization has been more interested in profit than in the good of the neighborhood. Sometimes, a little good will results in greater profits than one might suspect. Their property on the corner of Massachusetts Avenue and Cross Street should also be included in the green space designation. In fact, I would request that this strip of green space be extended to Route 9. Seventh, it seems that the single-mindedness of the orthodox leadership has allowed this town to deteriorate, creating an environment whereby government corruption and favoritism can be nurtured by greedy developers and absolutely planted a seed of resentment. I would welcome the opportunity to speak to that leadership. This can be a wonderful place to raise kids and grow old. All we need is understanding and real compromise. Eighth, the Committee's failure to include the green space needs of the other two groups in this Master Plan will serve as a constant reminder especially to the retirement communities of their unequal treatment and will only allow their resentment to grow. Let there be no mistake, the seed of resentment has been planted and the tree is almost at full bloom. Now is the time to communicate with each group for the purpose of bringing about a harmonious relationship. The failure of this Committee to take the proper action will only acerbate the resentment and allow for greed to destroy the concerns and efforts of many.

Charlie Cunliffe, Jennifer Drive – Growth in New Jersey let alone Lakewood is a given. Lakewood which is located equal distance from the Philadelphia-New York-metropolises

make it an ideal location to live and work. Therefore, making future growth inevitable. The operative word however is Smart Growth. Smart Growth should take into consideration all the variables involved, not just the perceived demand. Page 5 of this report calls for twenty-six thousand new homes to be constructed, with a population of 230,000 people. If the town contemplates a population density approaching 10,000 people per square mile, it is encumbered upon the town fathers to ensure that we have the infrastructure in place before we contemplate a population growth rate that would triple the town's population. This type of growth would transform the Township into a large city with population density similar to Patterson, New Brunswick, Trenton and Camden. Detailed engineering studies must be conducted to ensure that water supply, sewer treatment capacity can meet the needs of this tremendous growth. Can the existing MUA and NJ American wells and the local aquifers support such projected growth to a quarter of a million people. Can our existing Municipal, County, and State roadways handle this type of growth. U.S. Highway 9, south of the Lake to Toms River, is the same two lane roadway that it was since it was built in 1932. Now the State has promised to dualize that but they have made that promise for twenty years in a row. If it is dualized, can it handle the local traffic created by a population in excess of 200,000 people. Before growth of this magnitude is suggested, all of these questions have to be answered and analyzed and answered in detail. What type of growth makes sense. Look at the residential growth suggested around the Blueclaws Stadium. That was supposed to be a corporate park. Does this make sense. My neighborhood is two and a half miles south of the stadium. When there is a rock concert, we can hear the music in our streets and in our homes. When the stadium has fireworks, neighbors report and complain about their windows rattling, and pictures and walls shaking. How will homes only located only a few hundred feet away from the stadium be affected. How will these residents react to the light and sound intrusion the stadium is bound to generate during night games. Look at the growth suggested around the Cross/Prospect/Massachusetts triangle. Is it smart to put a park behind the Police Firing Range. To the east, it is bounded by a well established R-15 neighborhood with a natural buffer. To the southwest and southeast, it is bordered by adult communities and large horse farms. Why introduce multi-family mixed use and retail within this triangle. Existing residents chose to locate in this portion of the Township for the quiet, rustic, and rural lifestyle that section of town offers. Why suggest retail on the corner of Massachusetts and Cross when a major shopping center, a large convenience store with a gas station and a strip mall are already located very close on Route 70. I know these are called core development, but it is really urban sprawl. Let me just finish by saying in the last few weeks, I have spoken with large crowds numbering in the hundreds, it is now actually in the thousand. The Smart Growth Plan is their number one concern. All of them have made it perfectly clear that they do not support the current Lakewood Smart Growth Plan. On their behalf, and for myself, I ask the Committee not to support this version. Please send it back to your Planner for review and further in depth engineering studies. Please hear the collective voice of all of the people of Lakewood who do not support this current plan. Thank you.

Henny Bauman, 938 Woodland Drive – I am living in Lakewood almost forty years. I have six married children living in Lakewood. They have children. I would like to

continue living near my children and my grandchildren. I support the Smart Growth plan. I also support the ability of the Lakewood Cheder School being able to move to a place where children can have a place to run, and have an auditorium, have adequate and legal classrooms, and place where buses can come and go without endangering the lives of pedestrians in the area. Thank you. Have a good evening.

Noreen Gill, 192 Coventry Drive – Meir Lichtenstein, you said to us, tell us what you want. I want to know if all of you up there are paying attention to us. I attended four visionary meetings. We said what we would like. The Planning Board, it took them so long to decide that they were going to send it to the Township Committee. You haven't heard our cries, you haven't heard our please. I have lived in Lakewood for thirty seven years. When I moved from Sayreville to Lakewood it took twenty years to build double highway on Route 9 from Sayreville to Lakewood. Now we have the situation of Smart Growth. We have one hospital. There are no schools put on that map on the triangle. What about the minorities in this town. I see this plan not taking other people into consideration in this town. This plan is geared for one group of people. I am sorry to say it, but it is. It is not geared for my grandchildren to live here, because I don't see any new schools on there. I don't see any new churches. I don't see any new lands for Police Stations or Fire Houses, only one. Where is our new hospital. I can't move around Lakewood now, and this Smart Growth Plan I am against. Why, because we can't even get around our town now. And until you straighten out this town, I think you have some nerve to say to the State we accept this. I want to tell you right now, that we waited and waited for the train to come through. First it's going to be the hub over there by Cross Street. Then they are saying, Oh No, we are going to put it in town. I fought every developer even the Agway Development who put condos ten feet from a railroad track. And you want to know something. Don't tell these people MOM is coming back, because MOM is not going in downtown Lakewood. Just try to go through Freehold and see if those tracks are going to go through there. Let's get this plan changed that it benefits everyone.

David Ransom, 154 Enclave Boulevard – My definition of Smart Growth is controlled growth. That is the whole reason for a plan, so it doesn't get out of hand. Controlled growth means you restrict the density of housing. Make it single family housing, make it larger tracts of lands. It is controlled. Your version, based on what I have heard, is build it, they will come. This is not a ballfield. If you continue to build, they will come. And we will get over-populated, along with over-population, are more roads, more infrastructure, fire stations, sanitation, schools, which again, she is right, your map and the map we got earlier, doesn't show the schools. There are schools on my map that you failed to show on this map. According to the Planner there is the expectation of a high birthrate in Lakewood. There is also a large population of seniors in Lakewood. Both would need healthcare. Where would the explosion of health care facilities go. Are we going to have an over crowded Kimball Hospital. Where is the plan for a new hospital. If this is the kind of growth you are looking for, you have done nothing, and I mean nothing for health care in this community, and you got a high senior development and a high birth rate. Duh! The Township allowed adult communities to be built, the Fairways, the Enclave, Leisure Village, all these adult communities were allowed, had to

come to you, get permits, plans, you allowed them to be built. And they were built in the country. And now you want to take the woods that are there....the town of Lakewood, someone who doesn't here, and I tell them Lakewood, they envision a Lake and woods. You want to destroy Lakewood. Maybe you won't drain the Lake but you certainly are going to knock down all the trees. So if you allow adult communities to be built, why would you have high density housing next to them. You are planning schools next to them. I am sorry, you are planning bus depots. We came here to smell the good air, not the diesel air, and diesel school buses, and diesel public buses is still diesel. Until they come around with an electric bus, don't come by me. So in closing, I think you should really take another look at this. It is one sided to this town. We came here from all parts of Jersey and New York to live in an adult community for peace and quiet and low taxes. Everything you are doing here, you are going to increase the taxes. With all the infrastructure, and the police, fire, and sanitation, sewerage, schools, they don't come cheap. Look at your neighbors to the North, Howell, Jackson, they are having an explosion as well. And their taxes are going higher than Lakewood because they have to build schools. I know because I used to live in Howell. They built so many schools that every year the property taxes kept going up. The same thing is going to happen here under this plan.

Pastor Glen Wilson – I am standing here with other Pastors from other houses of worship in our community. Only two of us are going to speak tonight but the only thing wrong with this Smart Plan is that anyone outside of the orthodox community has to be stupid to believe it. That is the only thing wrong with it. The plan does not promote diversity. Lakewood is a diverse community. Once again we are talking about this housing thing which we have been talking about for years. Where is the housing for our people. Where are the houses that were promised to us for years. Where are those houses. What happened to the thirteen that burned down mysteriously. Once again, we are being taken around the merry-go-round. As Pastors, we are concerned for our people. Sensitivity is another issue. There are other people in town. There are Hispanics, there are blacks, there are whites that don't belong to the orthodox.....we are a diverse community. For the last twenty-four hours, we have been dealing with an issue, a sign that was put up on 315 Second Street, that offends an entire community. It has taken us forever to get the sign removed. That sign is equal to swastikas and burning crosses. If the sign is not removed tomorrow, we will be there tomorrow night in numbers. We will be in front of that place to rally. I think enough is enough. Education, I keep hearing about schools that are going to be built as part of this plan, but I keep hearing private schools. My kids don't go to private schools. How many public schools are we going to build. It is almost as though in twenty years you don't expect us to be here. Education is an issue. We have children of the public schools who are sitting in trailers right now. I don't see anything in this Smart Plan that is going to build new schools for our children. I believe in expansion. I believe in growth. But it has to be all inclusive. And this plan does not include everybody.

David Richardson, 441 Monticello Lane, in the Enclave section, off of Cross Street and Massachusetts Avenue – I come to speak tonight both as a resident but also a member and on behalf of the Homeowners Association Board of Directors in the Enclave. My



comments tonight mirror those made by some of the other residents previously at the Planning Board meeting when it was held, and I have to begin my comments.....I will confine my comments strictly to the so-called Massachusetts/Prospect/Cross triangle. Among the concerns that were raised at that Planning Board meeting, and they remain, and I would like to begin this, by first of all, if there are representatives from the Office of Smart Growth, I would like to make the statement that Smart Growth only begins after smart infrastructure is put in place to support that growth. Without that infrastructure, either previously put in place, or put in place while that development is underway would be a huge and ridiculous mistake. Therefore, the whole idea about Cross Street, Massachusetts Avenue, and Prospect Street, it must be improved not to mention the dualization of Route 9 from the Lake down to Route 70. That is absolutely paramount. Let me go beyond that now to some specific changes that we would like to see made within that triangle. The first and most significant of the changes would be to relocate that rail and proposed bus hub from the triangle. Most seniors drive cars. That is number one. We would not make much utilization of that. Much better would be to relocate that to perhaps if that MOM line ever is to come to fruition to an area for example just east of and south of the Lake. There is a big cleared area in there with nothing on it. I don't know why that couldn't be, perhaps even a rail station, but certainly could be a bus hub, and it would certainly be much closely located to a preponderance of what will be the \_\_\_\_\_ of Lakewood. Secondly, if that hub is relocated at the worst to the north side of Prospect Street, closest to the densest multi-family populations, replace that along Cross Street, with a permanent buffer and barrier zone. This would do two things. Number one, it would add pervious ground water area which is badly needed in addition to the park, which incidentally, we were happy to see placed in the middle of the triangle, even though I have to agree with the firing range.....perhaps they need moving targets, but at any rate, if it is to be located there, then I think that could be added to by relocating that transit hub, and it would provide a noise barrier as well to some nearly two thousand homes that are either already located or given the plans that I know of to build out our community, the Fairways, and what is proposed by the Kokes Organization, for the corner, will be located south of, or right on, Cross Street. Any access road to the interior of the triangle should be made off of Prospect Street only, not off of Cross and not off of Massachusetts Avenue, as both of those will be important linkages from the south to the interior portions of Lakewood. Once again, no building within that triangle unless contiguous with that is development of the road structure into and out of that portion of Lakewood. Thank you.

Pastor Earl Jackson, 271 Joe Parker Road – I hope you didn't sell Governor Corzine on this yesterday when he was here. The first thing I would like to add to it, I am \_\_\_\_\_, and the second thing is that before we can get Lakewood moving forward, you have got to get the people as one. Because you are separating and dividing the people. One of the things that is \_\_\_\_\_, prepare the poor, prepare the widows, prepare the fatherless, prepare the \_\_\_\_\_, I don't see Israel taking care of anybody else but themselves in Lakewood. That is wrong. You are out of place. You are out of order. God don't love it no more than we do. The second thing, you are providing for one group of people, and you are saying we. What

have you got mice in your pockets. There is no we in this. You have got to find out what everybody wants. And then you go back to the table, and you start drawing for everybody. And you are talking about the schools, come on, you are taking away our schools to provide more schools for yourselves. That is not right. And the gentlemen is talking about loving the little children that are growing up....we love children, we love to see the children on the bus....our children as well as your children. Come on, let's be right about this. Let's be fair. We must be fair. This can not be just for one group of people. We must do it right. And as you can see, this town is growing fast, with the Latinos. You haven't shown me anything that can provide for the Latinos. You haven't shown me anything since I have been here, but how to \_\_\_\_\_out for the black people, and the elderly, and the white, you have just thumbed down on them as it is. Well, we don't care, we just work around them. Come on now, let's do it right. Let's go back to the drawing board and this time, implement everybody in the town. Our houses of worship, every where you turn around, houses of worship are going up everywhere. Nobody has been hit with \_\_\_\_\_. But you let one of us build a house of worship, you see what kind of Ordinance we get, what kind of fine you get hit with. I am not going to say too much because I am planning on building. Thank you for your time.

Jerry Saffner, 1188B Clydebank Court, Leisure Village East – I am against the Smart Growth Plan because I feel it will not help the seniors of Lakewood, especially those seniors who live outside of the immediate town of Lakewood. What this will do is increase the taxes of all seniors to help pay for the Smart Growth Plan. This is my simple evaluation of the Smart Growth Plan. Thank you.

Judy Atkins, 1051B Argyll Circle – I notice that our presenter when he talked about Lakewood called it a suburban area. And looking at the plan for the high density areas I have a problem about still being a suburban area twenty years from now. I may not live twenty more years, but a lot of you are going to be here trying to raise your families and I want you to think real hard about what it's going to be like with two, three, four times as many people as you have today.

Janet Scher, 1050 Cross Street – I serve both as the Environmental Chair on the Master Plan Advisory Committee and I was spear-headed in restoring the Strand Theater along with Senator Singer and Marlene Lynch Ford. I come here tonight to comment on the fact that the emphasis that other people have drawn on the word smart is the most important thing that we can take away from this evening. Smart Growth dictates redevelopment of existing core areas before you touch pristine woodland that has endangered habitat for species such as Barred Owl, Pine Snake, Coopers Hawk, and cedar which that has been untouched for years. This is not the way to do Smart Growth. The Smart Growth Plan that has been introduced this evening serves the purpose of one group of people who overly represented themselves on the Master Plan Advisory Committee. They were there for one reason and one reason only. I'm going to ask people not to applaud because the time is a big source of concern to me. They were there for one reason and one reason only and that was to advance their own private agendas. One lawyer bounced into the first meeting that I attended and said in

a very loud voice because he had no idea who I was, we are here to do away with \_\_\_\_\_ (end of Tape 1; tape being changed), and I would add the caveat that I have been told by an insider in Lakewood Township that growth is an issue that you can interpret however you wish. This was said to me. This individual said growth is a market. It is not a demand. The way this town has proceeded is that the buildings are built before the demand is there. Then signs go up all over marketing those houses. This is not smart planning. In addition we have tree cycle which is not being paid attention to. All of us know that when you allow an Ordinance to clear cut an approval before anything is done you are interrupting the natural carbon dioxide purification of the air. Everything time you denude the land and replace it with impervious coverage you are putting our drinking water at risk. You know that Toms River had a situation where they could not issue CO's because they had no drinking water, and you are condemning Lakewood to the same fate going forward if you go forward with this plan. We know that in urban centers asthma is on the increase. All kinds of health hazards ensue because of what has happened to the land and the environment. And that is my time. So this is your last chance to do something that will preserve what Lakewood is for all of us, people within and outside the community come to me and say we can't stand what the developers, the planners, and the landowners, and lawyers, are doing to us. Thank you very much.

Thomas Gennerale, Four Seasons - As a past retired elected official for many years I know the position you are in this evening. I have been there many times myself. I congratulate T & M on a fine presentation this evening. However, they left out a very special thing that people have to understand, I am sure you do, at least you should, and that is the aversion rights. The State is not issuing any more aversion rights no matter what the reason. And all these things are going forward which is fine but if these people knew that probably their water was going to be two hundred dollars a month, I'm quite sure they wouldn't be so willing to accept what they heard tonight. Smart Plan, I don't know how smart it is. How about common sense. You people were elected to represent the people of Lakewood, all of us. Not one group. Not just those. I am so disappointed to come here this evening and look and hear, and all of a sudden everybody who is \_\_\_\_\_, one side is sitting on this side, and we have the seniors sitting on this side. Seniors are not old, they are not dirty, they are not diseased, you can sit amongst us. We can all cooperate. That should tell you something Mr. Mayor. I don't relish what you are going through. Whoever said that Lakewood is the recipient of taking all these people. Some of these people just moved in a year, three years ago. All of a sudden they make it sound like the seniors are anti-education. We had children, grandchildren, but we make it possible for these people who are complaining now about the schools and buses, these seniors made it possible for them to take advantage of what they are doing today. And I know the pressures. I know you personally. And for those \_\_\_\_\_, I am also the first vice-president of the Regular Republican Club in Lakewood. I know what you are going through. I know the pressures you are under trying to satisfy everybody. I know it is not easy. But I will tell you this, you were voted in to represent everybody in Lakewood, not one group, everyone. And that is the thing you have to address. Smart Plan, I am a contemporary, look at Lakewood today. You go through Lakewood on a windy day you think you are in a landfill. How about

cleaning up what we have. You need a moratorium in this town. That is what you need. You have to stop development, clean your act up, find out what this town needs, and go forward with that. You will get a lot more cooperation from everybody. I wish you luck \_\_\_\_\_. Thank you.

Carol Murray, Drake Road – I would like to appeal to you to start listening to the people who live, vote and pay taxes in Lakewood. We feel totally disenfranchised and have for some time. Nobody I have talked to in this town wants more density and less open space. We are very discouraged by the way our zoning laws are changing to permit smaller lots, not to mention the Planning Board and Zoning Board granting variances to almost everybody who applies. This is making our town suffer, and is creating a poor quality of life for all. People who have moved here wanted to get away from high density. Now it seems that is all you want to create. Stop letting the developers and power brokers play the future of Lakewood. No other town in New Jersey is fighting against open space and trying to invite development. I want to see Crystal Lake Preserve become a reality, and put into safe hands. I want to see animals have a decent place to live, and have trees, and plants purify our air and water. The path you are advocating will lead to bad air, bad water and very poor quality of life for our residents. You say Lakewood's image is getting a bad rap. It is well deserved and I say that loving my town. I agree that this town needs to be turned in a different direction.

Shalom Landman, 107 Forest Park Circle – I come here as a fifteen year resident of Lakewood as well as Project Director for NJ Hand, an affordable housing developer. I would like to digress for one second just to address the gentlemen before me, who said when he mentioned separately. I turned around and I noticed a lot of people from the orthodox community sitting among other seniors. And the reason why the center section is entire seniors is because they arrived here earlier and there was no room to sit there. I just don't like making issues, when there are no issues, and we have nothing against anyone, and we sit side by side, as I was before I came up here. I just wanted to say that it strikes me, and I was at the Planning Board as well, most of the people, not all, but many, are coming up and what they are against is growth. They are not necessarily against this particular plan, the Smart Growth Plan, and I say we could just abandon the whole effort and we will go back to hap-hazard building, with developers coming in, finding a piece of land, building whatever they want, and you can have complaints about the zoning, the variances that are given, Planning Board, but that is not the issue tonight. The issue tonight is how do we focus and funnel all the development into a smarter, more effective, and channeled vision with preservation of natural habitats while still providing the necessary housing for the growth that is already coming, and here, just from the children, and everyone who lives here, growing up. It is not a situation of build it and they will come. The situation is that they are here, they are coming, and we need to build it to help them. And I wanted to address the other aspect that is affordable housing. And this plan does provide for that. And I think it is a very important issue. When we don't think ahead and we don't plan properly, what you have is people who need a place to live, and they end up living in illegal basements, over-crowding, all kinds of units whether they are meant for one family, or two families. And that is not what Lakewood needs. That is what Lakewood has had until now. And

we need to go away from that. And this presents an opportunity to build affordable housing. As far as the minorities are concerned we work hand in hand, side by side, and with Mike McNeill from STEPS, we try and we work together. You can ask him that, and he will tell you the same thing. It's true, this is a diverse town. And we can work side by side as many of us have been working side by side. But it is under the radar, because unfortunately what people see in other areas overshadows the good that is being done. This can work and I support the plan and I think it is important for us to approve this. Thank you.

Chaim Inglander, 10 Kew Gardens Drive – I am a resident of Lakewood for almost eleven years. I support the Smart Growth Plan and I hope you approve it.

Tippy Gelly, 29 Freedom Drive – I was born in Lakewood, and lived here all my life, thirty-eight years. I raised my family of five children here in Lakewood. My husband is a licensed, clerical social worker and works here in Lakewood. I have many friends and family members who reside here. I have reviewed the Smart Growth Plan. We are all very excited about the prospects of a mixed use development at Cedarbridge consisting of retail, residential, some affordable housing units, parks, office buildings, and a hotel. This is a terrific plan. I am also very pleased about the areas being protected. It is also very important for the young people of our town to have areas like the triangle where we can live and shop. We look forward to being very good neighbors with the senior communities. We love the seniors. Again, we love the seniors. We also pay taxes, a lot, twelve thousand dollars a year, if you really want to know. Our children are taught to respect your elders and we will be great neighbors to the senior population. I urge the Township Committee to approve this Smart Growth Plan. And I am hopeful that the State agencies involved will also approve it, so that Lakewood can grow in an orderly fashion. Thank you very much and have a good night.

Moshe Feinroth, 1840 New Central Avenue – I live right outside of Westgate, a big development, that has about six hundred houses right now. It has dozens of stores, many houses of worship. It is a community that became a mixed use. I live on New Central. I moved there in 1999. It was before Westgate was coming to fruition. Nobody was there yet. I wasn't happy with it initially. But right now, when we go shopping there all the time, we have a pharmacy there, there is a dentist, there are houses of worship there, children have who to play with there, it is not as bad as you people think. If you have something across, if the development will be manageable, I don't know how many houses are going to be here, but it is a couple of thousand, and you will have a bunch of stores, and you will have mega-marts, and you will have pharmacies and doctors, and so on, and so forth, I think the seniors will be able to get rid of one of your cars, and you will be able to walk right across the street and get right in there. People will not be going through the Fairways, or Leisure Village, it is not going to increase your traffic. I live on New Central. My traffic increased maybe a thousand cars a day, they pass my house, and I still am very appreciative because there are pros and cons to everything and the pros far outweigh the cons of Westgate. One other thing I wanted to address, the fact that since I have been here since 1995, many of the seniors might have been here before me, maybe some after me, but I am here quite a

while, as opposed to what the previous speaker said, I am entitled, God gave us the right, this wonderful nation of American gives us the right to have as many children as we want. And I am sure as seniors know, I am sure you would love to have your children live near you, and we would like to have the same with ours. And not too many years ago I was a kid. But now my oldest is twelve, and people are moving on, people are growing. And if they are not going to do some sort of change, there will be no hope for our children to live near us. I strongly approve this Smart Growth Plan. Thank you.

Bruno Devink – I am a senior vice president with the Lightstone Group. I believe we are the largest employer in Lakewood. We have over a hundred people in our offices which is 1985 Cedarbridge. I would like to compliment you Mayor and the Committee on coming up with an excellent Smart Growth Plan developed through T & M Associates. The growth plan gives the town an opportunity to protect surrounding communities while at the same time allowing the property to be developed consistent with the State Plan. This will provide a mixture of different types of housing including single-family, multi-family, retail and parks. The triangle area, which is at Cross Street and Massachusetts Avenue is one of the last large pieces to be developed. This is to meet the constant existing demand not future demand. We have a very large employment base, I said over a hundred people, the vast majority of our employees are Lakewood residents. Most of them have grown up here and have lived here all their lives. Again, as previous speakers have said, we also have many entry level people. These are young people forming families and look to grow their families and be able to stay in the Lakewood area. The triangle area also, as previously mentioned, will have an introduction of mass transit system shortly expected either in the Fall of 2009, or Winter of 2010. The system will service the triangle area as well as the senior areas. With that said, I just believe that this an excellent plan. It avoids spot zoning. It gives a terrific boost to the town. I have been involved in managing properties in this town for the last twenty-seven years, and twenty-seven years ago, the town was in all honesty a near train-wreck where every second store in downtown Main Street was vacant, and every second occupied store was used clothing or used furniture. The development at this point where we are actually arguing the development of a town which I would safely say twenty-seven years ago started to look like an abandoned community where now there is tremendous growth through the development.....in that twenty-seven year period we have had tremendous growth in the town from all the components, the development of the senior housing, the orthodox community, the original natives and other people who have moved into the town. I think it is very important that we very carefully and adequately develop the remaining parcels of the town, and I believe this plan does that, and I strongly support it.

Helen Henderson, a resident of Ocean County – I come here tonight representing the American Literal Society. We are a national coastal conservation group, non-profit environmental group, and I want to get back to talking about protecting the environment. I want to compliment all these concerned residents that are out here tonight and say that I think if you take a look at this plan, and go back and start with our natural resources as the basis for the decisions that you are going to make, you are going to find that you are going to please the majority of the people in this room. This

is a State process. Barnegat Bay is a part of that process. It is an estuary of natural significance and I am here tonight really pointing my comments towards State agencies, particularly the Department of Environmental Protection. The Clean Water Act governs how that water body is protected. There are Clean Water Act violations in the northern part of that estuary where Lakewood and Toms River are located. Those violations are linked to over development, storm water run-off, non-point source pollution, a recent United States geological survey once again enforces and proves that. This plan is a poor attempt in trying to get at what Smart Growth is supposed to be. I want to specifically point out a couple of things that should be considered and go back to the drawing board. The coastal consistency is going to have to be something that is given by the State. This plan does nothing to come into consistency with the coastal rules. The DEP has made this acknowledgment in other Plan Endorsement reviews. These reviews go on all over this County in every other municipality. The water quality management planning for the sewer service area, there are rules that govern how that is to be applied. I would ask T & M to get out the map that they produced that overlays the threatened and endangered species habitats that are one of the four environmental features that are to be clipped from sewer service areas. There is a majority of this community that needs to be removed out of the sewer service areas. The DEP has also issued preliminary maps that should be worked from in redesigning the sewer service areas. On the clustering provision, this seems to be the main mechanism for your open space preservation plan. The Planner himself used the word transfer in his description of the clustering provision. As you may or may not be aware, provisions for non-contiguous cluster Ordinances have been flustered by recent Court decisions which have invalidated the procedure in several municipalities due to the perceived resemblance of a transfer of development rights program per the State TDR Act. The structure of this eventual Ordinance must be carefully crafted so as to maintain its validity. These are all things that need to be considered and looked at before you try to approve something that you are going to move forward in a State process when it doesn't respect the very rules that the State has put in place. Barnegat Bay is a multi-million dollar economic engine for Ocean County. Every community throughout this water-shed which is all of Ocean County to start making resource based planning decisions. We can not keep up at the rate we are going. We really need the State to step up and acknowledge these violations and take care of our Bay. It will take care of your community in the end too.

Flora Roche, 809D Balmoral Court – I was looking at the principles of Smart Growth and I was wondering if many years before us, that is what they thought when they built the Bronx in Brooklyn. I am a New Yorker, all my life I wanted to move to a place like Lakewood. Twenty-five years ago I finally bought a home in Lakewood. To me it was Camelot. In those twenty-two years, the traffic and everything else is mind-boggling. I think that turning this place into an urban area, you are going to ruin the flavor of the entire community, not just Lakewood, the entire area around us. People come down here for quiet. I am overcome, really. I also want to bring to mind that urbanization brings crime and Lakewood has enough crime now. I had relatives come to visit from western Pennsylvania a couple of weeks ago, and one of the daughters called on their way over to explain that they needed to be careful coming to Lakewood because four cops were shot, the same day. It is embarrassing. Give it a second thought. Not only

that, but I think building on Cedarbridge is a little close for my comfort. It is not what I had for a vision of Lakewood. Thank you.

Howard Suchno, 59 Foxwood Road – I keep hearing that this is important because people want their children to live near them. Well when Carol and I were married, as a matter of fact, today is exactly forty-nine years and eleven months ago, we could not afford to live where our parents lived. So, we did the best we could. We took a small apartment in a town about twenty miles away. We still saw our families. We still remained a close knit group. When our first daughter was born, we were forced to buy a house. We found something we could afford which was even farther away. We still saw our families. Our grandchildren saw their grandparents. We went to their houses. They came to our house on holiday dinners. On the Jewish holidays, we went to temple together. It didn't destroy our family. We survived. So I don't know what this business is of we have to have our children live near us. People have to work their way up. And it may not be pleasant. And it may be a little bit inconvenient. But it is no reason to destroy a town. Secondly, if you people would put as much time into looking around town and cleaning up the mess that it is, that you have put into this, then you would really be doing your job. Right after we moved here, we made a mistake. We fell in love with the Fairways and didn't look at the rest of Lakewood. So, we live in a wonderful place. The only problem is that it is in Lakewood. Right after we moved in we went to downtown Lakewood. The store owners there really need a lesson in being polite. My wife went into three stores and they refused to even talk to her. Then we realized she was wearing shorts. The stores in the town are a mess. It is disgusting. Several months ago, I complained at a Township meeting that the homes and the businesses along Route 9 where it is dualized are filthy. There is garbage all over the place. Nothing was done about it. Take a look at the senior communities and see how these houses are kept. See how the grounds are kept. See how we don't have our garbage cans outside. See that we really have beautiful communities. Then take a ride into town, take off your rose colored glasses, and see the mess that you people are allowing. Clean up the street gangs. Get the illegals off Clifton Avenue where they are urinating in public. Several months, Mayor Singer was at the Fairways, and I asked him to look in the newspaper and when he found a positive article about Lakewood he should call me. His secretary took my name and phone number. I am an early riser, so when I get the paper at 6:00 I read it, and I say I know Bob isn't going to call me today. Why don't you clean up the mess that is here, and then worry about expanding it. That is all I have to say.

Walter Baldwin, 712 Albert Avenue – Some of you up there know me already, and some people behind me definitely know me. Thank you for letting all of us speak. America is a fine place and I think we all agree we can do this. Now, I have changed my presentation a few times but basically I am going back to what I wrote down. I spoke at the Planning Board Meeting when this plan was presented. Unfortunately, Mr. Stan just walked out. I had a few comments for him. He did answer some questions at the Planning Board meeting. I work for a small company in North Jersey and I do a lot of purchasing for the company. And my boss who is the president of the company requires me to get competitive quoting on everything that I do. I know this plan cost a lot of



money, I am sure. And I think that T & M did a very good job. And the presentation was very good. And for the people that were watching me in the back with my booklet, this program is available on the Township website. So if you want to see it up close, you can get it. And I think it was a very nicely done thing. But going back to the competitive quote. This is only one person's opinion. Now I understand there isn't a lot of money to spend to maybe get another plan, but we can't just jump on one plan. And at the end of my presentation to the Planning Board, who listened and was very courteous. Most of them agreed with me that there was some points that I had made and other people had made that brought up very valid questions. But at the end of the evening, guess what. It was already bought and paid for, and voted on, and they said yes. So I am hoping that you gentlemen and ladies, and everyone that is involved, will have an open mind. Yes we need a plan. But this plan doesn't make it. From the point of view.....I am an environmentalist. I live by common sense and courtesy, through my whole life, that I learned from my late dad. Common sense and courtesy can get you through life. A lot of this plan is not lacking in those items. We are not using our head here. By the time I get done, people are going to say I am not a racist. I grew up in Linden, very diverse population. I have people in my neighborhood, on Oak Street and Albert Avenue, we are the Oak Street core, as you are calling it, that has been four or five times, everybody wants to play with the woods. Those woods are sensitive as the environmental people said. Kettle Creek is the bottom of the hill. We are one of the highest spots in Ocean County, right where we are. Guess what, you are building schools in there. You have got affordable housing pieces in there that were given away for a dollar a piece in those parcels a couple of years ago that had a time limit of two years to be built, and nothing has happened. But the one that was built was already filled and wasn't really open to everybody. I am not anti-Semitic, I am not a racist, I am an environmentalist and I am an American. The plans has got some flaws like I said. My number one question was had anybody come to the woods to see what was there. I spoke to Mr. Stan after the meeting and gave him my business card. I didn't get a reply. I went on the website for his company and I realize everybody is busy. I went on his website, and there was a general question, are you there. And someone from his office did e-mail me back and said they had forwarded my comments to him. That was a week and a half ago. I offered, and he said at the Planning Board said it was a good idea, I offered to walk him through the woods, because he did say that he hadn't been there. How can you write a plan without looking at it. In closing, I have my comments written and a signed copy in an envelope, that I will present to you, because I didn't get to say a lot of the things that I would have liked to. I have no fear in giving it to you with my name and address on it. I want to thank you again. In the words of Bruce Springsteen, to those of you who are young enough, or old enough, my home town. Unfortunately, when I think of that song after living here for twenty-seven years, I think of Linden where I grew up. I wish I could change my mind on that. The last thing I have to say is we have a privilege on the third, Tuesday, next week, to go vote, exercise that as an American. Thank you.

Steven Pfeffer, 1448 Fourteenth Street – First of all, I heard your Planner talk in terms of the growth, and I want to compliment the elected officials. You fellas must be doing something right. This is not a town of diminishing population. It is a town that is

growing. And if things were as bad as some of the speakers, you wouldn't hear that from your Planner. What could be better than providing housing for families. This plan makes sense. It makes sense for many reasons. Historically and I grew up in this community, this has never been a community that excluded anybody. When the retirement communities were approved, and built along Cross Street, you remember these were chicken farms. None of us objected when they were approved at twelve to the acre. Because we understood that retirement communities exist, should exist. This was a community that included everyone, different elements, and certainly retirement communities are a plus for any community, and none of us objected. And therefore, when we look at this plan, and what we have heard from your planner, is with the exceptional high growth rate in this community, there is a need, a community need for housing for families, for schools for families. What could be better in the American dream than providing housing for families. I endorse this plan, I ask you to approve this plan, it makes sense. It provides for everybody. Thank you for your courtesy.

David Grunhut, 1431 North Lake Drive – I am the president of Astor Chocolate on New Hampshire Avenue. We moved the plant, our headquarters, our east coast facility here in 1998. We have brought in two hundred plus jobs to the community and surrounding communities. We would like to believe that we are very careful with the environment. We make our own electricity with clean natural gas. We are about to put in a large solar system for the large amount of the rest. We have a tremendous amount of stop-gap measures to make sure none of our waste gets into the surrounding water in the community. However, at this point, we need to expand, and because of the current regulations, it looks like it is going to be extremely hard to expand. And because of that, we have to seriously look into other communities to move out to be able to bring in more jobs. So please look carefully at your plans to see what you can do. Thank you.

Sam Flancbaum, 110 Franklin Road – Mr. Slachetka, our Township Planner, presented to us tonight a well thought out plan, a vision, of how we might best accommodate the anticipated future growth of Lakewood. Lakewood is my home town. My parents settled here. I have lived here over a half of century. My children continue to live here as well as my grandchildren. Because of what this municipality has developed into, and because of what it is becoming, I think that this Smart Growth Plan is necessary. It makes sense for Lakewood. The Plan portrays a vision of how we can accommodate the inevitable future growth of a town that is blossoming in a well thought out way. In my experience in Lakewood, I would say that some of our earliest Smart Growth experiments were what we commonly refer to today as our senior communities. Despite early resistance to their development. These communities were built and continue to be built. And yes they did create more traffic on the roadways on a once small quaint town that had a population of less than ten thousand. But you know what, these communities become a big success. The creation of these communities became a big success. The creation of these communities provided opportunities for housing and life style for American citizens who came from all over the northeast. People came to live here in Lakewood because Lakewood provided a unique opportunity for housing in an affordable and in a dignified way. These people who moved into our senior communities of my once small hometown became my neighbors. And lets not turn a blind eye. We

did cut trees, we did clear forests, and much land disturbance occurred in order to provide this much needed housing and in order to ensure the success of these proposed communities it required the design and creation of some of the most densely populated communities in the county. The results of this are obvious. The creation of these densely populated areas became a big success. This town is growing. Nothing stays the same. Times change. No I can't have the small country town that I grew up in. It no longer exists. It is a memory. When I was a child, Georgian Court College was a small girls school. Now it educates men and women and boasts university status. The yeshiva had less than fifty students. Today Beth Medrash Govoha is world renowned. It educates thousands of thousands students a year. Times have changed. And this is progress. As we plan for the future development of Lakewood, we do need to be environmentally conscious. We have a responsibility to be sensitive to the land. And yes this is of the utmost importance. But human beings also need housing. Families need a place to live. Our children need to be provided similar opportunities for housing and live style that we provided for in the creation of our active communities. They were our earliest Smart Growth ventures. The Smart Growth Plan that it is before us tonight takes all of this into consideration in a well thought out vision for the future development of Lakewood. In a smart way, it provides possibilities for preservation of sensitive areas. It does address and consider important environmental issues. Thank you.

Maureen Wolff, First Vice President of Board of Trustees of Leisure Village East – I have a few questions. I know public schools were not mentioned. Do the developers pay for the proposed schools and public buildings, or do the taxpayers?

Mr. Slachetka – If it is a public school, it is paid with public funds, if they are necessary.

Ms. Wolff – If more wells are needed, will the water companies pay for this, or do the customers pay for this?

Mr. Slachetka – If there is going to be new wells, or new capacity necessary, the new customers would pay for it.

Ms. Wolff – So in the long run, it just means more money for seniors. That is exactly what this whole thing is about. You also mentioned industrial nodes. You stated Lakewood has the second largest industrial park which brings jobs. How many of your schools occupy those buildings? Any answers from you.....Mayor?

Mayor Singer – I have no idea how many schools are in the industrial park.

Ms. Wolff – So we don't ratables these either. They are saying in the back of me, two hundred. Are there two hundred schools in the industrial park?

Mayor Singer – As Mr. Coles says, there are not even two hundred companies in the industrial park.

Ms. Wolff – Ninety-two?

Mayor Singer – That is not even close. Not even in the realm.

Ms. Wolff – Thank you.

Isaac Shapiro – I am thirty-six years old. I was born in Lakewood. And Lakewood when it started, it started to be two hundred families, and I have five children now, and me as a representative of the whole community we support this Smart Growth Plan and we believe in, we love the seniors, and we think, I have seen trees knocked down, I have seen the Lake drained, but it is still Lakewood. Thank you very much.

Bill Hobday, 30 Schoolhouse Lane – First of all I want to commend you folks for sitting there and being so nice and taking this. Listen, there are a lot of pros and cons. I think your Smart Growth Plan needs tweaking. A lot of money, a lot of time, a lot of research went into developing this. However, the win is something that we all share in equally. You can't have a winner and a loser. A true win is when everyone wins. Now, this is a Smart Growth Plan. I see how it positions housing all over the community, and really, I think Smart Growth really starts where the infrastructure is. That is downtown. Your infrastructure already exists there. These is something to be said about urban renewal, redevelopment. And then, you start going up, and then you start going out, because the idea should be to preserve some of that natural resource for future generations. You have to do that. The other reason you have to do it that way is because you have no infrastructure out there in roadways, it is the old county roads that really can't manage the traffic. You can't get anywhere in Lakewood right now. I think, what I would recommend is it doesn't pay anybody for seniors to holler at members of the orthodox community. It doesn't pay for them to holler at us. What we really have to do is to sit down, come together, put our brain power together and resources together and come up with a plan that everybody wins with. If we could do that we could truly move ahead. The whole game is compromise. And it is through mutual respect and understanding that all things are possible. There is nothing we can't do if we come together and do it right. I wish and hope that the Township Committee takes tonight's reaction to the Smart Growth Plan and comes to the conclusion that it really needs some tweaking. Lets bring some people together and do that so we all win. Thank you very much.

Yehuda Kirschenbaum, 1385 Pasadena Street – Thank you taking the opportunity for listening to us and giving us all this time. In any situation in life, in any scenario or in any picture, usually you are going to find something wrong with the picture. The human nature is to find negativity in anything. That is how we are born. We are born to look for negative. We are born to look for the bad in things. That is the way we are. But we can overcome that if we focus on the good, and that is what love is all about. If we focus on the good, if we look at this plan in its totality, perhaps people would look at it in a different light. I am not telling you it is a perfect plan. As a matter of fact I think it needs to be something added to this plan. I think a zoo would be unbelievable. Some of these men tell me about the animals. Where are the animals, we need zoos, right. I have to go to the Bronx Zoo in order for me to take my kids to a zoo. We need a zoo in

this town. But in all seriousness, I am here on behalf of my wife. My wife couldn't make it, she is taking care of the kids. We are definitely in support of this plan. And we hope everyone will come together, everyone is talking about unity tonight, come together, we'll go with this plan, and hopefully it will work out for everybody in all aspects. Good Evening.

Carol Jamison – I am the President of the Fairways at Lake Ridge. I didn't plan on making a comprehensive speech and I don't have one prepared, , but I saw the opportunity to answer somebody's questions, so I thought I would try. One of the first speakers said, how could anybody not want more schools. However, part of his speech was not in the English language so I assume he is asking really how could anybody not want more private schools. Well if we look at the numbers in Lakewood, there are six public schools. I am not sure exactly how many private, but I believe it is more than a hundred, and that is a conservative estimate. So I could answer the question. How could anybody not want more private schools, by naming the thousands of people who live in the eleven adult communities that I could think of as I am sitting here tonight. One of our frustrations, we are not anti-children. We are parents. We are grandparents. We are not anti-Semitic. Many of our residents are Jewish. But we are frustrated by the cost of the busing with the explosion of schools. But I think one smart thing you can do to plan would be to concentrate the number of private school students in a smaller number of larger schools. That couldn't hurt. And then I wanted to address the concept of one small area of the Plan, the question of whether we need retail store at the intersection of Cross Street and Massachusetts. And I would like to point out something that many people may not be aware. We are directly across from Hearthstone. The park in Hearthstone is one of the areas where the Police have their greatest number of responses. After a weekend, Hearthstone park looks like Sodom and Gomorrah. It is writhe with drugs and drinking. And that will be within walking distance of our homes. I can tell you that any retail stores at the Cross and Massachusetts intersection will not be something we will be walking to. We are very concerned about it becoming a hang out for undesirable types of people. I would like to ask you as you plan, planning makes great sense, I think part of Lakewood's problem is that we haven't planned much. Planning makes sense but when you plan, consider all the groups who live in Lakewood. Thank you.

Brian Flannery, 590 Atlantic Avenue – I moved my family to Lakewood in the 1970's. And as indicated, a lot has changed since then. A lot of homes were built. Probably homes for a majority of people who are in the room this evening were built since the 70's when I moved to the town. The development in the 80's and 90's wasn't planned with the same type of planning that is talked about in this Smart Growth report. The Smart Growth report is something that has taken years with the Township and a lot of hard work. And it provides a layout and a start for a development process that makes sense. The approvals that were done in the past, most of them were done either through a rezoning request that would come to the Board and we built senior communities in M-1 zones. We had special planning districts where there were no rules and the applicants came in, and every time they came in there was the naysayer that said that is going to ruin life in town. Well, there were good and there were bad results.

We have more traffic, we have less trees, but the speakers before me have indicated all the good things that have gone in town. If you look for the good things, you see that Lakewood has more good that has transpired in the years than bad. We have gained neighbors. We have gained improved facilities. The Strand is better. The downtown is better. The UEZ Zone that was brought in. All of these things, and I have lived here, to me, have improved the quality of life in town. This plan incorporates principles of Smart Growth per the State plan. The State plan indicates what they feel Smart Growth is. And the State Plan considers the entire State and the region. Lakewood is predominately in a PA-2 which is a growth area. Most of the State is not in a growth area. And then we have people outside of Lakewood that come here and say, well you are in a growth area, but we don't want growth to occur there either. The "no growthers" suggest that Lakewood shouldn't have a balanced approach. What is presented in this plan is a balanced approach. There are places for development and there are places for preservation. The Lakewood Planning Board, when they heard this a couple of weeks ago on the 13<sup>th</sup> unanimously recommended approval. A review of the plan shows that there is clearly a balanced approach and Stan took a great deal of time, and very articulately went through the Plan and showed all the various items that are balanced. The community vision is detailed on Page 8. If the people in the room had read the report, things that they have been saying that I just can't believe, if you have read the report, they would be making those comments. The environmental strategies are listed on Page 19. On that page, it notes that roughly a third of the town is being preserved as open space. How can somebody get up here and say we are knocking down all the trees when a third of the town is being preserved as open space. This is clearly not the doom and gloom that has been presented by some of the people. The transportation strategies are listed on Page 22. Sewer and water is detailed on Page 25. And then it indicates the growth districts and that is where the majority of the objections have come. It indicates centers, and I have not heard complaints about the centers. The industrial nodes, which again, we all accept that we have a great park and the industrial development is a benefit. The Smart Growth corridors along the major highways which to zone them or to map them anything different would certainly be irresponsible. I would just like to finish by saying that this plan is good for Lakewood, it is good for our children, and I would suggest that you adopt it.

Michael Jacobus, Vice President of Kokes Organization – I'd like to specifically to talk about what I call the cornerstone of the Cross Street – Massachusetts, and Prospect Street triangle. We own the fourteen acres at that particular intersection by the light. So far the plan is showing that property as being potential commercial and single family development. I would ask the Committee and Planning Board and Planners to consider a little bit more liberal mixed use depending on the wishes of the town and the residents of the area, to include perhaps multi-family, professional, besides commercial. And that is my request. Thank you.

Tracy Tipp, 1380 Pasedena Street – One of my concerns is, someone had brought up a couple different issues. One is the quality of life in this town. A lot of the homes in this town are basically, mostly not owned, probably rental properties, and if the town would crack down on the landlords who allow these houses to get so deteriorated it would

equally be an issue. I had an incident, or a situation where I tried to get the house next door to me which was abandoned for over two years, the red tape I had to grow through just to get the landlord to cut the grass. Every time I called they would tell me the landlord has thirty days to get the notice. He has thirty days to respond to the notice. He has thirty days in order to get the grass cut. And by the time he cut the grass, next two weeks I am calling back there again because the grass was overgrown again. I had to go through the same process over again. There is too much red tape in getting anything done. Another thing that people brought up too is the situation where there are no parks where some of these private schools are, or where the schools are and houses of worship. When they bring plans to the Planning Board, the Board sees that there are no places for these kids to play. But they still approve the building to go on. So it shouldn't be a surprise to anyone that the kids don't have anywhere to play. Another thing that I wanted to mention is the burden that this plan will have on the Police Department, the Fire Department, and the Township's services, garbage, sewer, that eventually will cost the taxpayers, myself, and everybody in this room, more money. Services don't come cheap. Police officers don't come cheap. We have some volunteer fire companies here. If the town grows, when it does grow, there are going to be more fire departments that have to be put in place, because they won't be able to respond to all the growth and the houses that are here now. Also the burden there will be on the school system with the busing situation. That's it. Thank you very much.

Victoria Hydrick, 825C Balmoral Court – I oppose the Smart Growth plan. Being that we are a very diverse town, we ought to learn to work together because if we can't do it in a town, how can we expect to do it country to country. It doesn't take a rocket scientist to figure out that if you have a population growth, you have increased traffic, more pollution, leading to stress on the roads, accidents and therefore also an increase in taxes. Thank you.

Yakov Halperin, 786 East Seventh Street – I want to start off by saying that I am one of those, you people, to whom have several people have referred. I am a little bit offended by that designation. I don't refer to any other group of people as "you people" collectively. I cannot speak about the merits or the demerits of the plan. I haven't studied it, and it is not my area of expertise. But I want to speak a little bit about the social aspect over here. Some speakers earlier said they are concerned about the tax increases that the Smart Plan might cause. I think if anything it will be exactly the other way around if there will be a growth in population and everyone will be able to live in Lakewood, there will be a greater population here, and the tax base will be larger, and we will be able to spread the taxes among more people. The previous speaker asked who would build the public schools. We people don't use public schools. Someone was concerned about courtesy busing and transportation. If we people were in the public school system, can you imagine what the taxes would be. The public school system would be bankrupt on the spot. (End of tape)...When I was a child there were many people who were not able to experience their grandchildren and grandparent relationship because they had lost their grandparents who had perished in Europe. My children live in Lakewood. I have three married children who live in basements. I want to be able to experience the grandparent and grandchildren relationship, something that

was denied to so many other people. Please don't take this opportunity away from me. At least let me have a second chance at that experience. Thank you.

Evelyn Rocco, Balmoral Court – Two hundred thirty thousand more people. We call ourselves, the gentlemen referred to us as "my home town". If you add two hundred thirty thousand more people, it is going to be called "my home city". We are not going to be called Lakewood anymore, I think we got the name because of the environment that we came to move to. It's not going to be called Lakewood, it will probably be called Lake City, USA. My husband and I came from Bergen County because this area appealed to us because of the aesthetic beauty and because of the tax rates. Now we are kind of scared at what is going to happen. The bottom line is the fact that people are afraid that their taxes are going to be raised. And that is a valid reason why they are here. The gentlemen spoke about the fact they don't go into public schools. But I want to address an issue here, it says, big rise in pension costs. This was an article in the Asbury Park Press, Sunday, October 18<sup>th</sup>. It seems that all services are going to be involved with giving pensions to the employees. I don't know if you have looked at this aspect. But the town is also responsible for some pension payments. So when we have two hundred thirty thousand new people coming in, and we have all these new services, and all these new people, these people are going to retire, and we are going to be responsible for some of the pension plans that they are living on. You have got judicial increase of people, you have got public employees increasing, you have got Police and Fireman increasing, you have got teacher pension increasing, and all of these people are going to retire, and it says here local towns can defer up to half of their payments this year to keep a lid on property taxes. Because soon New Jersey's pension system for public employees will eventually crack. But when it says that local towns can defer up to half of their payments, that means that we are responsible for part of the payments of all of these pensions. So we may not have private school ventures, but everybody is involved with this aspect of the tax increase.

Sally Wells, Cross Street – I just want to say that I am so happy that I am not sitting at the table with you. You have done a yeoman's jobs bringing this Smart Plan to fruition. I think that the Planner has done a superb job, and I have read the plan cover to cover on multiple occasions. And I am distressed that some of the speakers tonight can not look beyond their own personal issues, and understand that the Plan was developed for the greater good. The plan was developed for the Township, understand that when they came to my town, I have been here for fifty-five years, and I have lived on Cross Street for fifty-five years, that I too say the traffic increased from the senior community, that my family did not complain when they wanted to put twelve houses per acre. And I think that everybody....and I only hope that everybody will revisit this, I hope you vote the plan tonight so that you can move forward, and people need to keep in mind that this is a Plan and by definition a Plan is something that evolves. And Stanley stated this is something twenty, thirty years, will come to fruition, and I just wish everybody good luck with it.

Glen Kurfer, Regent Place – How many of these comments are actually going to go forward, there seems to be a lot of people here.



Mayor Singer – All these comments are being forwarded to the State.

Mr. Kurfer – Thank you. One thing I wanted to say was that the Jewish community is saying that they have no place to spread out like we have. We sold them a parcel of land over by the ballpark, a pretty large parcel, and now they are selling a large amount of money. Why don't they just build on that piece. And they can have this spreading thing just like we have right here. There is no reason to sell and make a large quantity of money, a profit, on that piece of property that we gave them for a small amount. They can have a large piece of property and just build a nice complex, and I understand you don't put the boys and girls together, you can split it, there is a big piece over there. And they can have their place to play, there is no reason. And there are other things, like we are all saying tonight, there is really no reason for me to go into everything everyone was reiterating. So I am just going to cut it short.

Yanky Braunstein, 186 Ridge Avenue – I would like to make a statement as a business owner and as a father of three kids. When it comes to what most seniors have been talking about, and I don't mean seniors as seniors, I mean as everybody is worrying about the tax rate, I don't think they have read the plan cover to cover, because with regard to the industrial park, part of the plan is to grow exponentially the size of the industrial park, the size of the businesses, and that will increase the amount of jobs, and amount of the land value in the industrial park, thus bringing down the ratables of the residential community. And as a business owner, I have a lot of friends to travel every day to New York City, and I ask people to think of them as parents of children, people who have a family, getting up five thirty in the morning, don't come home until nine o'clock from New York City, maybe they would have a job in the industrial park. How would their family life look if they could get out of the house only eight thirty in the morning and be back at home with their children at five thirty. Wouldn't anybody want to have a family life like that. As a father of three kids, I do want to say that I am very envious of the senior citizen community. As you look at Stanley Slachetka's report, Image 2.2, he graphically represents the most densely populated neighborhoods as the senior community. And I mean it in a very good way. I don't mean to say it in a harsh light at all. Because as a father of a lot of kids, to travel one kid to dance class, another kid to soccer practice, another kid to gym, and keep on track, it is quite hard to do it, and imagine if my kids would be able to walk within the community. That is what Smart Growth is all about. We live in a community. Less traffic, less car pooling for the parents, it makes life easier for everybody. It might even be less buses because you have more schools within walking distance which will save you on your tax ratables. And the last thing is again its jobs, we are dealing with the industrial park. We want to increase the size of the industrial park, increase the tax base, bring jobs, how many friends of mine are looking for jobs in these dire economic times. I would tell you something else about Lakewood also. If every other town in this State is looking to restrict growth, they don't want growth, and Lakewood takes a pro-growth stance, we want growth, they are going to invite the business community, come to Lakewood, build your businesses here, build your industrial park. Right now the industrial park is at a thirty-percent, you can not build more than thirty percent. This policy would allow the

industrial park to be built up to seventy percent capacity. That will increase the amount of businesses in Lakewood. It would increase the job base, bring prosperity to Lakewood. It will bring the taxes down for everybody in Lakewood, and put more of a tax burden on businesses. I think it is a Smart Growth policy, it is a family friendly policy, and it is a policy that should be implemented. Thank you very much.

Robert Graham, 1250B Hamilton Court – I had a neat speech prepared but it would come to the same conclusion. I don't approve of the plan. Thank you.

Ray Tannard, 1022A Shetland Drive – I oppose this plan. One of the primary reasons I do is because if this is such a smart plan, and if we are going to bring in excess of two hundred thousand new people, we have no facilities and no plans whatsoever for any public schools. Are we to assume that all of the people who are coming in are orthodox. You made arrangements for possible expansion of your municipal buildings, but you never thought of anything about public schools. I think it is slanted, and I object.

Ann Richardson, 1870 Lanes Mill Road – I have been a resident of Lakewood for almost fifty years, or more, went to school here, graduated. This plan you have here for the Smart Growth needs to be really considered to be totally redone. All these houses you are building are only for one form of people. And they are. They have been since you started construction years ago. I watched as Agway went in. No one was allowed to buy in there, but them. I called them back then, when they first started to build Agway, and I asked how much the houses were, and could we come see them.....no, we are full. We have a senior citizen community over here on Pine Street. That is not for us. It is for the Jewish people. That is who lives there. And now he has made a mess of it for the last couple of years, now he is coming through the Planning Board to reconstruct the whole thing. Now he is dividing the seniors from the other people. This goes on and on. Lakewood needs to slow down on construction. Your Smart Growth Plan, I know well and good has to be done with the State. But you need to slow down. You need to clean up the town and get things done. Second Street is atrocious. I remember Second Street and you allowed it to deteriorate to such a form that is disgusting to even go down there. Route 88, you have landlords that don't take care of their properties. So they destroy the buildings so they come to the Township and say it is condemned, or they have the Township condemn it so they can tear it down and build new. You have to got to stop somewhere. This goes on and on. And I agree with these people. As far as the industrial park, that was presented to us as a place so that we would have lower taxes here. You have schools in there. You know how many schools you have in there. And it has been ongoing. And these people who go into houses, I know where there is one right now where they have moved in and children are going to school there. And I want to know how this Township allows that kind of thing. If you want them in a school, you build them a school. But you build a school. You don't allow them to move into homes that are vacated, whether they own them or not, and allow them to hold classes there. In a hidden atmosphere, like they think nobody sees them. That has to stop. Route 9 is another issue. Route 9 has been like that since I can remember. And it is because Lakewood Township, if you look back in your records, did not want them coming through town widening the road. That is why it ended where it did. And the

Lake, I was in Shop-Rite, quite a few years ago, about ten or fifteen years ago, and two Jewish men were on line in front of me. And they said to me they were talking about Lake Carasaljo, and the conservation went, that well, we will eventually fill it in and build on it. That is what they said to me. Now, the Lake is now drained. Hopefully, it is the yearly clean up of the bottom. And I would like to see the water back in the Lake. And you guys sit up there, I know it is a tough job, but you have to think of everybody in this town, not just a few.

Naftali Haas, 85 Northcrest Place – I came to Lakewood to study at Beth Medrash Govoha fifteen years ago. The best move that I made was to stay here after I got married. Lakewood is a great place to live in, until tonight. I think I will be walking out of here tonight very disturbed at a lot of the messages of hate that I am hearing here tonight. I know, when I go home at night, and daytime, and whenever I am home, I am also preaching unity to my children, three boys and three girls, they don't learn any hate, no such thing as hate. Everything is unity, love, caring for each other. We are one Township, we are neighbors, we work together. The school my children go to, Lakewood Cheder School, is a school where also unity is taught, and love is taught. I live in the Westgate community. A bunch of years ago we came in front of the Township Committee, we had concerns about Jackson Liberty High School which was being built on the property bordering on us, and the Township Committee explained that education was very important, and us as a community, for the last bunch of years, has to understand that and accepted that very clearly that it is a very true need, education is very important. It is important for all of the people, it is important for our children. It is important for the continuation of all the future residents of the Township, we need to educate them. Currently the school situation is not a good one. We need better facilities. I am not just talking about the school my children go to. I think it is the Township as a whole. Many of us, including many people in the room, will definitely benefit from the job opportunities that will be coming through this Smart Growth Plan. I think that it is something that is very important for the furtherance of the Township, for everyone here in the room and everyone in the Township as a whole. Thank you very much.

Charlotte Cromwell, Michael Court, The Enclave – I have a couple statements to direct to Meir Lichtenstein, who started off saying, look at our city, and you had a quite a few snickers in the community, and I wonder if everybody does look at the city. We have big pictures in the Municipal Building showing Lakewood as it was, many years ago, and it was a city to behold. It was beautiful. I don't know what allowed it to fall apart the way it did, but it has fallen apart. And I really think that is what should be fixed before anything else. If you want this city to be, or this town to be a place where people can go and conduct business, if you want to bring more business in, and more diversity in people living here, it has to be a beautiful place. You were talking about Georgian Court and all these other places. They are beautifully maintained. Our adult communities are beautifully maintained. We have seen Hassidic mothers with their daughters and their carriages walking through our community, why, because it is pretty, and it is clean, and there is no garbage any place. I get tired of going by neighborhoods and seeing garbage cans all in the front, instead of in their back yard where it belongs. And plastic

toys all over the place, including the schools. You love your children, and I love Jewish people, I have had many Jewish friends, but you love your children, well take care of your children, give them beautiful places to go to school, not filled with garbage facilities that are overflowing with garbage. And junk all over where they play. Make it clean. And your homes, and your properties clean. We have a community being built behind us, and it is halfway done, I am anxious to see when the people move in how they are going to maintain that property. Right now, the buildings look beautiful. But I want to see what it is going to look like once you people start to move. And that is what I have to say.

Joe Violante, 65 Sunrise Court – There have been many good points made tonight and I really feel those points on both sides. I definitely am aware that we do need a Smart Plan, and I look forward to a Smart Plan being implemented. I have my doubts about what is going on though, especially when I see we have a Planning Board that is supposed to be a smart Planning Board that allows for constructive and controlled growth in our community. We all want that. We all want to grow in a positive way. But when there is continual subdivision of plots to bring the size of the lots down to smaller acreage, or smaller sizes, and build additional houses on previously zoned lots that were just marginally larger than perhaps the standard size. That is not very smart as far as the Smart Growth process goes. But I do believe that we all want to live here in a loving way, harmoniously. That seems to be part of the struggle. There are differences of thought about how to achieve that. I personally think we need to move ahead with a Smart Growth Plan, it is a twenty year plan as far as stretching it out, but let's take the important parts of the Smart Growth Plan, and implement those parts first. We have heard about the need to keep the growing community of businesses alive to help the residents. Lets develop that as part of the Smart Growth Plan, and do that immediately so we can get growth within the proper community for expanded businesses. Let's also look at keeping the tax structure down because that is important to all of us. We definitely want schools for the children. Let's start with building those schools in an area that is going to be constructive to help the parents who need to have schools while not encroaching on those who still enjoy spacious areas because we have moved here, as seniors, for the reason of wanting to enjoy Lakewood and be neighbors with everyone, but also to have a little more space, perhaps that what the density population is currently controlling, but the development of where we are going is definitely going to add to the density all the more. You can not continue to stay in a controlled area even though it is called Smart Growth and put more housing and more families into this small area of Lakewood without causing a significant burden on the roads and other infrastructure. So take the plan, break it down, start with areas of the plan that are very meaningful to help Lakewood solve its problems. Build some schools, develop some industry, or put some businesses into the Cedarbridge area which was designed to house businesses. We haven't achieved those goals. Let's start off by making a positive movement in the right direction, and working together on that because that it what we all want. Thank you.

Setta Lieb, 25 Skylark Lane – I have been listening to so much of what has been going on and I'm a resident here for thirty one years. I have raised my four children here.

They have gone through private school as well as public school. They have played softball, soccer, girl scouts, boy scouts, you name it, I did all that running with four of them in tow, including dancing and everything else. I will have to say to you that I am very much saddened by the lack of participation from our orthodox community. Your children do not play with our children. How very sad. You keep to yourselves so that we, who wish to mingle, can not. You don't want our children to go to your schools. We are not welcome into your temples. We are not welcome into your associations and your living arrangements. I too had tried to get a house, a condo in there, many years ago, and because my last name was Lieb I was told sure, I could come over. And when I got there, and they saw that I was not orthodox, I was asked to kindly leave. It happened to me, it is not hearsay. I think all of our children are suffering, when they can't play together on the same ball team, when they can't play a game of hide and seek together, and learn tolerance, and learn to care for each other. We are diverse, and we need to make that a positive thing in Lakewood and not the big divide that it has become.

\_\_\_\_\_ Manus, 122 Fifth Street – Before I begin my comments, I just want to commend the Mayor and Township officials for a wonderful job especially I light of the current political climate. We all know the elections are coming up on Tuesday, they don't shirk their responsibilities, they don't shy away from what they feel needs to be done just to be more politically correct. I think we owe them a tremendous debt of gratitude. I had a few comments prepared but the previous speaker, I just wanted to create one notion of that which orthodox Jews do not play with the neighbors, and we want nothing to do with our neighbors. I actually did not grow up in Lakewood, as I will say soon. I grew up in the city, residential part of Chicago. Some of my fondest memories were where I and my neighbors we had a two-flat, some of the neighbors, and us, we used to play football in the afternoon after we finished our school, and later in the afternoon, we used to come home and play in the alley. We used to play football. And I can't say that I wouldn't know who enjoyed it more, they did, or we did. So that which some people may think, we don't enjoy other people's \_\_\_\_\_ and other people mingling with us is totally untrue. As I said, I did grow up in Chicago but since I have come to Lakewood a few years ago, I recently did get married about three months ago, and my wife's family is from Lakewood. Her parents actually have lived here for some twenty years, and as a matter of fact, her grandparents also live here. I see first hand the benefit one could have from living near our elders, the guidance and wisdom they have for us to learn from and to see is quite simply indescribable. I can't imagine in the current climate even if I may have the opportunity to still live here, but other people who will be moving in over the next few years, as we all see, the town is too crowded. Something has to be done. Therefore, if one were to develop more land, and give it over for housing, there would be more of a chance that someone could live there. One of the previous speakers mentioned about 230,000 more people moving into the town. I think that number would have to be false, because all those people who are crowded into an actual neighborhood, they must, at some point, would like more space; they actually would move out there. That would not leave 230,000 new people, that would leave quite a sizeable percentage of old people, which would not bring that many more new people into Lakewood. The truth was that I was not actually planning on attending

tonight, but a recent occurrence made me decide to attend. I took my car from where I live on Fifth Street about four blocks away up to Eighth Street and Private, and it took me fifteen minutes to get there, and about twenty-five minutes to get back. I did not cross Madison at one of the side streets, I used the lights, as the plan recommends. I must tell you, once I saw that I said it is unbearable to have this continue. We must expand. I have driven down Route 9 in the middle of the day, and it has taken me forever, and I have driven down Cedarbridge in the middle of the day, and it has taken me quite simply no time at all. If one were to expand, and one would have more space, in that neighborhood which is open, there would be more room and much easier to travel and much more room to expand.

Myrna Geller, 1276A Shetland Drive – I am opposed to Smart Growth which I think could be smarter than it is. I think it was James Caravil who coined the phrase, it's the taxes stupid. I moved out of Monmouth County because the taxes were so high. Now I am in Ocean County and where am I supposed to go next, the Pine Barrens. I mean 450,000 people have moved out of New Jersey. I really think you should go back to the drawing board. I hope you will listen to a lot of the comments that were made tonight, and I hope you will do something about them. And I hate to say this, but I just wish I could shake the feeling that this is a done deal, and anything we say probably won't mean much.

Abraham Penzer – I stand here wearing three hats; as a land use attorney, as a senior, and a citizen of Lakewood. There are not many of us who can say that they have lived here almost sixty years. When I first came to Lakewood, the population of Lakewood was two and a half thousand people. I came here tonight to really address the Smart Plan, but I would just like to spend a minute if I could to break some of the negativity that I feel is not true. My office, and I stand from my record as a lawyer of thirty-five years, has ministers, I represented Georgian Court College, I represented the Puerto Rican Congress, I represented the Spanish Pentecostal Church, all for nothing. I represent all institutions, for nothing. And I do it because I love Lakewood, and I feel the job that you gentlemen do I wouldn't take for any money in the world, the abuse that has been heaped upon you. But I live Lakewood, I love Lakewood, and I practice what I preach. When I saw those three ministers speaking before, I went outside to them, and said I would like to do your churches' additions. They asked me for my card, and my address, they are coming to my office. I invited them with an open hand. And it has always been open. This nonsense, my door is open, my clients are Italian, Irish, Jewish, I have everybody in my office. Unfortunately, not many of them pay, because I am a good sucker. But at the end of the day, all the stuff I hear, there are two parts, one is this is nothing to do with Smart Growth. You have issues with the Jewish community, let's sit down and talk. Let's have dialogue and talk about the problems. That has nothing to do with Smart Growth. As someone, for thirty five years, has been before the Planning Board and Zoning Board, every single month, which you have four seniors sitting on the Planning Board, watching, cutting me up, trying to protect, making sure there are buffers, making sure there all kinds of protections, for the seniors....Mayor Coles, at that time, we had a yeshiva open by Fairview, it was a big issue. There were more people there for that yeshiva that there is in this room. He asked me to sit down

and meet with them. I met with the seniors. I spent over a hundred and fifty hours, without pay, and worked everything out to bring peace. Because I do care about Lakewood. So I resent the aspirations. I am on the front line. I care. My clients care. The problem we have had is we have been growing. We have never had a plan before. What we had to do was go before the Planning Board or the Zoning Board and they had to make decisions whether to approve or not. And it wasn't uniform. Now, finally, I am so happy, I could kiss all of you, we finally got a plan. But at the end of the day, we finally got a plan. We have a plan for what we are going to do. We have a plan where there are going to be parks. We have a plan where things are going to be. I am the bad guy who helped the Police get the firing range. And I am the one who hears the complaints that when cars wiz by, unfortunately bullets go by. So, I did that to try to help the Police Department. At that time, there was nobody there. So, this plan to me is wonderful. A hundred fifty acres, a hundred eighty acres, for Cedarbridge, those are the greatest woods. We used to walk there on \_\_\_\_\_, which is a Jewish holiday when we go through the woods. We walked through those gorgeous woods. I am so excited that I am going to be able to take my grandchildren and walk through those woods. On the triangle, it is not next to you. If you look at the map very carefully, there is very heave buffering. The thirty three acres.....you know what they call pocket parks, are less than a quarter of an acre. This plan has been well thought out, well done, and is an excellent plan.

Jane Gleason, 30 Deer Chase Lane – I am against the Smart Growth Plan as it is. I think that what we need is a Smart Plan, and that is to correct things from the past such as the industrial parks were supposed to be for businesses to be there. Cedarbridge was supposed to be a corporate park. And between the two, if they were maintained as an industrial park and a corporate park, we would have a bigger tax base. Besides that, I think that the roads weren't planned for growth that we have had here in Lakewood in the last nineteen years. I know that I live three point nine miles from the public library in Lakewood, and it takes me a half an hour to get there. I can get to New York City in an hour and a half, but it takes me a half hour to get to the Lakewood library. I think we need to do something about the roads. Thank you.

Fred Rush, 2023 Madison Avenue – I have sat and I have listened, and I have also looked at the expressions on your face. And somehow, when I wonder, when I look at the plan, I didn't notice anything in there for the public schools. I noticed that, in terms of inclusion, I didn't see that. I only saw exclusion. But I also think it is a mute point that we stand in front of the mike before you. Because I think that no matter what we say, you will vote the way you want to vote, and obviously you think this is a good plan because you have taken it from the Township \_\_\_\_\_, brought it here, got all these people here, and what I see is something that I see when the President is making a speech to the Hall of Congress, whoever the President is, it doesn't matter whether they are Democrat or Republican, the House is divided, one side speaks, and everybody claps and stands up, and the others sit. That is what I see here today. That is part of the problem we have in this town. I have been involved in this community for a long time. I know a lot of people, I was the NAACP President for six years, and I dealt with a lot of the problems that we have. The only thing that I would say to you before you

vote and make a hasty decision, or if you do vote, and make that hasty decision, that someone follows up on it to make sure it is exactly what you say it is going to be. And that someone is watching the store. Because what often happens you guys will put on a plan, and let me tell you, we need some sort of plan, I don't know if that is the one that we need, but I have heard so many people talk about the traffic, and I also see that when it rains here, our roads flood, so do we have any problems. We have a lot. All I am saying to you is if you are going to vote yes on this plan, then somebody needs to follow up and watch exactly what is going to happen. If you look in the middle here, there are all seniors. I haven't seen this many seniors come out in a long time. So they have some valid concerns, and you have heard them. And I am sure that you will hear some more. I just caution you, make sure that whatever you do that you have the interests of all of our people at heart. And the other thing is if someone gets up here and says something that might be deemed as derogatory, it doesn't mean there is any malice in it. It is the perception that people see in this town. We think that one community gets preferential treatment. So of course, the other people will speak out against that. I only caution you to make sure, that when you make the decision that you make, that somebody has to follow up. Thank you.

Patricia Owen, 1029B Shetland Drive, Leisure Village East – I just want to say a few things, first, I love the Christian community, I love the Jewish community, I love the Buddha community, and yes I love the Muslim community. So, I don't think this is a religious war, and I don't think we should have it as that. But, I lived in Queens, New York, all my life. I was born in South Jamaica, and I just recently moved in February from Fresh Meadows, Queens. I worked up until last year. It took me two and a half hours to get to work in the morning, and about three hours to get from work at night. So that is for the people who take a long time to get back and forth. Those were roads on the Long Island Expressway; those were roads in Queens; those were roads in Manhattan. Lakewood is not that big. You don't want to take two and a half hours to get from where you live to your job. So I think in your plans you have to start with what people were saying as far as having the roadwork first. As far as the plan itself goes, I am all for development and growth, because it is going to come, no matter what anybody else says here, you have got to do it, and you have got to do it in a well constructed way, not like as in Queens where there was a patch of land and somebody built up seventy five homes, and all of a sudden the sewerage system went. So at least you have a plan. But I don't think the plan is a good one as I see it right now. I think too many factions are fighting. The other one is the affordable housing. People were talking about that they were trying to get into the housing, and they couldn't because they weren't orthodox. Do you follow the EEO code. I am sure the African Americans and the Latinos and the South Americans want to get in there, Afghanistan and Iraq hopefully one day will stop the war. We might be getting refugees from there. Now what do we do. I think that has to be taken into consideration, because you might have more religious, ethnic groups here, than just what you have. So as it is now, I think you have to go back to the drawing board. I hope you are taking this into consideration, not make it a done deal, because talking with the different orthodox people, on a one to one basis, they are wonderful people. You have to talk to them, we talk to one another, I



talk to the ministers outside, they are beautiful, wonderful people. So why can't we all talk together like that and get something resolved.

Avraham Buchman, 225 Fourteenth Street - I have owned and paid taxes on that property since 1993. Three weeks ago I had the good fortune to stroll through St. James Park in central London. On the right is a gorgeous Lake with swans swimming around. Three hundred yards further up is Buckingham Palace, a majestic building. Three hundred yards behind you are the Houses of Parliament, and Big Ben. Five hundred yards further North is Piccadilly Circus, the biggest intersection in urban Europe. \_\_\_\_\_ Street is just further down, a fully bustling shopping district, an amazing city planned, well thought out. It is not for me to bore you, it is very late, this meeting is two weeks too late, the last one unfortunately did not materialize, due to the microphone and room problems. Tonight we have been here for nearly four hours, it is unfortunate that the seniors have to sit around here with no refreshments in this auditorium. We also have to wait around without refreshment, it is not such a problem. Outside the parking was horrendous. Traffic on Seventh Street and Somerset was backed up, and the meeting is going on and on, who knows when it is going to finish. And you know why we are all inconvenienced like this. Because no one planned the meeting out properly. No one thought what was going to be at this meeting. No one took the opportunity, took the time, the investment, the funds, to investigate what was going to happen if you have a meeting about Smart Growth. And if this is what can go on with a meeting, what can go on if we don't plan our town properly. In 1656 there was a great fire in London, the city was almost burned down. And London at that time, they turned to Christopher \_\_\_\_\_, and said, you know more about planning and architecture than we do, you tell us what to do, you decide, and centuries later, we are benefiting from his open spaces, his shopping districts, his industrial areas, for a beautiful city, London, .....the center of the world, almost. The Township Committee, we turn to them, they always invest a fortune of money in this program, Smart Growth, it is thought out, it is well done, they know more about growth than we do. They have taken satellite pictures, they know what is going on. Growth is something that you can not say no to. It exists. Looks at the figures at the beginning at the meeting. The growth exists. The question is how we do that growth. Do we ignore it and let it grow cancerous and destroy us all, or do we channel it and energize it and utilize it to build a better Lakewood for tomorrow.

Morton Gudel, Original Leisure Village – I heard someone call us the cash cows, senior citizens. Also, they talked about the infrastructure, the highways, Route 70. Most of you are familiar with our village, Route 70 and Airport Road. Coming out here tonight at 5:00, you are all familiar Towbin Road, from Towbin Road down to the Parkway, was not Route 70, it was a parking lot. You know what it took to get out of our village. These was nothing mentioned about the roadways. I have heard for over twenty years ago about the entrance and exists on Route 70 and the Parkway. When the ball stadium was built, that entrance went in there quick. You are saying the State is requiring us to do this Smart Growth. Why can't the Township Committee turn around and ask the State to help us out with some of this infrastructure that they created. Because when I remember, Route 9 was a two lane highway. Now it is a four lane highway. It is

atrocious. What my recommendation would be is to set up task force and look into this Smart Growth from the hub out, like a wheel, starting with the center of town and working its way out into the outer areas of Lakewood. I remember Laurel in the Pines, beautiful place, until it burned. Now, we don't have that anymore. I would recommend that you look into setting up some sort of a group of all the different entities in the Township, non-political, and sit down with pencil and paper and try to work something out, more feasible.

Janet Payne, 120 Massachusetts Avenue – Thank you for the opportunity to come up and speak. I think a lot of time has been spent on this but I think we do have a lot of growth in Lakewood and we need a plan. I think this plan needs some adjusting. I think that we need to utilize some of the buildings in this town, downtown Lakewood should be helped. The industrial park as it is, we should utilize those buildings. I drive down those streets. There is nothing in some of those buildings. They are falling to decay, and instead of building and ripping down more woods, let's utilize what we have, and that should be very important. Why should we just keep building, smartly, tastefully, but let's not forget the buildings that are still there, because we should use them. What is their future. I think that the trees in our community need to be saved. I know I always talk about this, but it is something that is an issue. And I see builders come in and strip these properties out of everything that is there, it is ridiculous. We need to have a forester, on duty, that should be in the Master Plan. It should be in this where they come in and evaluate the lot, they see what they want to do, and they say you can not take this down. You can do this tastefully, save some of these trees, which the animals live in, it is going on all around me. I am experiencing it at my own property, to the one side of me, on the side there is another builder. It is not just them, it is me too. I am upset about this meeting, because I think it is very divided. I am not crazy about everyone picking on each other. We are a town. We are all in this town. I have been in this town for forty one years. My husband grew up here, he was born here. I think one of his ancestors was Mayor. So we go back quite a ways in this town. And I think that I, like everybody, have a lot of communication with a lot of different types of people. Everyone needs to remember to respect each other and who they are talking to. I am a little upset about how everyone has handled that. Route 9 I think really needs to be redone. I think this needs to be tweaked, fine tuned, so I am not in favor of this plan because it needs to be better. I am hoping that it can go back to somewhat of a drawing board and redone for everybody's needs.

At this time, a short break was taken.

The meeting resumed with public comments.

Chris Abrams, Coral Avenue – I am a twenty two year resident of Lakewood so I have seen it all. There is nothing more that I want than to have a Smart Growth Plan that is endorsed. You guys all know that since 2006 I had advocated for this to be done properly. Just because I want a plan that is endorsed doesn't mean that I necessarily endorse this particular plan. To me this plan doesn't look much different than the original that was submitted to the State three years ago. And, just for instance, I would

like to point out to you the community vision alone. The current plan, on Page 8, has the community vision, the first four paragraphs describe the visioning process that you guys had last year at those meetings. And then the next paragraph after that, in the bullet points, are the same exact information that was in the plan that was submitted. The only thing different is the very last paragraph, where it begins with, consistent with this vision Lakewood's Smart Growth Plan seeks to create a balance, etc. One of the last sentences says that the plan also strengthens community. Well I can guess you can see tonight that this plan has not, and probably will not, strengthen this community unless changes are made to it. I don't want to be redundant, but I would like to echo and agree with the comments made by Helen Henderson regarding the non-contiguous clustering. I had planned about speaking about that, but she did a much better job. Future growth has been addressed. The future population of Lakewood will not be acceptable to half of its current residents, obviously. 230,000 people as a future total is 9,200 people per square mile. I live on a block that is a square mile. I can not imagine 9,200 people living in that mile. If that is the case, I might live in Jersey City or Newark, because that is the closest comparison in land size which currently has 9,000 or more. The Township's not necessarily obligated to accommodate the growth of any one nationality, ethnic, or religious group, but it is obligated to collect taxes in order to provide appropriate and adequate services and quality of life for the existing residents, while maintaining those services and keeping taxes as low as possible. Inadequate infrastructure will require increased taxes to accommodate the potential increased population. And I don't think that is a burden that many of the current taxpaying residents want to carry. Because people move to Lakewood because it is not Jersey City or Newark, Lakewood's plan should reflect the desire for a greater amount of preserved land, and that was a vision that was presented to you back in 2008 during the four visioning meetings. It was told to you what we wanted. This plan does not reflect that. A couple of comments, I would like to clear, one, I believe the Ordinance for senior communities on Cross and Massachusetts, that area, was four per acre. Toms River has water and a sewer plant, but that didn't provide for their growth because they had to deny all those CO's. If this plan is so good as many of the people who support it have said, for one thing, the Planning Board acknowledged a number of things that were inadequate with the plan, including fire protection, but yet there were not any amendments made to the plan to set aside any land for any future fire departments. And also, if we had a contract for Cedarbridge, that would have been actually been enforced, we would have a place for the New York businesses to come to, and Mr. Penzer talked about walking in the woods, and I don't know if on that particular holiday you are not allowed to drive, but if this plan is enacted, he will actually have to drive to find any woods to walk in.

Helen Fertida, 18 Ivy Hill Road – I don't have to much to say, I will be brief. I am not as knowledgeable as some of the people. I do think a Smart Plan is a good idea. But from everything I heard tonight, I think we all realize it can forward with some modification. People on both sides had points to bring up that need to be considered that maybe have not been put into this plan. For myself, I would think, before anything can be done, something has to be done with Route 9. I live near Cross Street, and already we keep looking for alternate ways to avoid going on Route 9. Cross Street has become a

raceway. As evidenced by the fact that down on Prospect and Cross they have had to install a traffic light. My other point that I would like to mention to you is that little triangle at the corner of Massachusetts and Cross Street definitely do not consider putting any sort of business or services in there, or as far as a small shopping center so that senior citizens can walk to it. Gentlemen, senior citizens don't walk, we drive wherever we are going. And if that were there, it would be impossible to walk because we have so much area to come out of before we would get around to go there. Apart from that, somebody else had mentioned, and I would like to reiterate, it might only bring a bad element there which we don't need. We don't need to detract from the little bit of space that it is. It is a small area and if it could be kept as a barrier I urge you to please look into and reconsider not doing anything to that little strip. Thank you for your time.

Gerry Ballwanz, Governors Road – A thirty-six year resident of Lakewood. Definitely the plan needs some tweaking, and I think I will start off with the downtown regional center. I have a concern about how the boundary of the regional center of the downtown has been extended all the way eastward to Brook Road. Originally, the downtown regional center ended at the railroad tracks. And now all of a sudden, it goes way beyond the railroad tracks and it goes down County Line Road, which is a two lane road, where County Line Road into Jackson is four lanes. Now you are going to have County Line Road be part of the downtown regional center which is a main artery to the Garden State Parkway, off through the Brick entrance. I think that is a factor to be considered about why this boundary should not be all the way to Brook Road. Also if you go down Brook Road from County Line Road to Ridge, it is one of the most scenic beautiful roads in Lakewood. And to consider this is going to be part of a downtown regional center, this narrow, winding, hilly road, which on one side has a horse farm and on the other side it is all very wooded. At the bottom of that hill, it is where the Cabinfield Stream flows through. I would say that is an inappropriate way to extend the eastern boundary of the downtown area. I would suggest that Somerset Avenue be the boundary line; Somerset Avenue south of County Line Road and then meander down to Route 88 to be the eastern boundary of the downtown regional area. Another thing that was part of the downtown area and also part of the circulation, is the buffering that was to be done along the railroad tracks. But I don't know if this governing body really is wanting to have the MOM come through Lakewood. Because what is going to happen in a few minutes. You are going to be voting on a second reading on an Ordinance to have a land sale, a private land sale, for land that is off of Harvard, Apple, off of County Line Road. You are going to authorize the sale of this land, probably, you are going to be voting 5-0. And this land abuts the railroad tracks. (Change of tape).....but have also the hundred foot buffer.

Connie Jacobowitz, 245 North Crest Place, Westgate – Somebody mentioned earlier the previous community visioning meetings. And the input of the people that appeared there. I care deeply about this issue. I was at those meetings. It seemed to me that they basically consisted of the same groups of people who had pre-staked out positions on this plan repeating what they had to say over and over again. So I think that the Township probably has heard already what they have to say and I think they were again

here tonight to make sure that their viewpoints were heard. What I did see at all of those meetings is that there is one constituency in town that has not been able to get out those meetings. That would be the mothers of young children. Lakewood, according to the Census Bureau has the second youngest population in the United States at this point. And I think it is important that we take into account what those thousands of mothers want, which is obviously good housing for their children, appropriate housing, parks that are appropriate in size, but don't overtake the other needs that they have. I think a lot of work was put into this plan to make sure it balances those needs. And I support the Plan for that reason. As do many of my friends and neighbors who could not be here tonight. Thank you.

Steve Reinman, Lakeview Drive, Director of Economic Development for Lakewood – I was going to ask you to suspend the four minute limit because I thought I was the last one in line, but John just stepped up, so I hope it is not a trend. I congratulate the hearty members of the Committee and everybody who has managed to sit here through all of this and be so attentive. I want to address the Plan from the perspective of the economic development team, and in terms of the challenges that we face in the business community. And specifically, I haven't heard a lot of discussion about the thirty percent impervious restriction from CAFRA and why it is important that some kind of Plan Endorsement, and I leave it to the wisdom of the Committee and their advisors to figure out what the specific plan ultimately will be, but there has to be some kind of solution because we are in a state of arrested development. We can not do anything within the CAFRA zone, and you saw the map that Stan put up earlier, it is the largest part of the business community of this town, is within that CAFRA restriction area. And are hands are tied. We have people from outside the community who are coming here to look at doing things, and realize they can not. And this has resulted in land laying undeveloped, commercial land. We have business owners, we actually have had a fairly large business with several hundred employees within the park come to us and say you have got to help us get around this or we have to move. They are already looking at other towns. And we can loose hundreds of jobs if we don't do something to address a Plan Endorsement so that we can get out of this bind that we are in. So, yesterday, the Industrial Commission passed a Resolution recommending that we support the Smart Growth Plan. A copy of that has been delivered to you. You have letters from LDC, UEZ, and from the Office of Economic Development that are on file with the Municipal Manager in support, and I again encourage you to use your wisdom to find the best way to address all the needs, but to recognize that for the business community in Lakewood, which has to be the engine that drives the tax base, and actually addresses everybody's issues in terms of some kind of controllable tax rate, and tax burden, the only way to do that is to lift this restriction and that I think is only through Plan Endorsement. So I encourage you to support a Plan, soon.

John DeFillipes, 315 Fifth Street – I would like to address the new lines downtown, I just want to tell you that the lines that are down there on Clifton Avenue right now, with the cars turning off, when the car turns off there is a section where it becomes a one lane road. There are cars double parked there, and it happened to me, where the guy is coming the other way and coming into my lane because they can't get through because

there is a car double parked. You made it one lane, and the other lane is parking. I would suggest that either where those turns are you make that no parking from 9:00 or 7:00 to 10:00 where guys can unload or the cars can go by and this way that is not going to happen. I almost had a head-on collision. That is why I brought it up. It is a very dangerous thing that they did. It is great if there is no parking there, but you have cars parked along the sidewalk and guys coming around, they block that lane double parking, they inadvertently are going to go into the lane of oncoming traffic. I would suggest you correct that.

Shmuel Fischer, 1441 Pinemere Avenue – I am pro the Smart Growth Plan. I am here to vote for the plan. I would like to state for the record that I have noticed that besides from a few ugly remarks, which we will leave alone, those who have been opposed to the plan have all accept for one group, all have been pro a plan, to tweak the plan, and have it done a certain way. So for that, obviously, someone mentioned earlier, those who are professionally working on it, that is how it is going to be done. I am a teacher, and I understand you are never going to have everyone in the class support every single aspect, but I think the vote more or less in this room has been pro a plan. With one exception. There has been a great representation from the senior community that has come out against the plan quite unanimously and I'd like to say that I understand where they are coming from. I also have a lot of children at home. And I enjoy once in a while a quiet moment and I believe that is why the community was built, there are age restrictions, we have been talking about restrictions here in town. We have age restrictions in a senior community, and you have to be a certain age to live there, and because they don't want the noise and the hustle and bustle of the younger growing families. That's wonderful. Nobody is voting and proposing to go into that community and change anything. But a town is made up of families and growth and businesses and communities; a town is not made up just a senior community. And I am stating this because there is no video. When this is sent over to the State, I want it for the record, that everyone that got up here, they might have made suggestions this way or that way about a plan, but a plan is necessary. The only group that came out against the plan were the senior communities....we don't want the growth. And I understand that, I like peace and quiet as well. But it is inevitable, it is necessary, it is pro Township, it is pro human beings, it is pro the growth of the country, of the town, of our community, of your community, I thank you, have a good night.

Mayor Singer – I now close the hearing and I thank all the public for their participation. We appreciate the input. Stan, thank you for an excellent presentation. And again, we will be taking all these viewpoints into consideration along with the State. As we told you before, we are not voting on anything tonight. This was an informational thing so we could understand exactly how the residents felt about the plan that was presented. And we appreciate it very much.

**ORDINANCES FOR DISCUSSION: None**

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.

## **CONSENT AGENDA**

The items listed below 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 renewal of Towing Licenses, for the Year 2009-2010.  
Mr. Miller removed this Resolution from the Consent Agenda.**
- 2. Resolution releasing a Performance Guarantee posted by Cong Bnos Devorah Inc. in connection with Application SP #1891, Block 411, Lot 26, in the amount of \$25,897.00.  
Resolution No. 2009-337**
- 3. Resolution authorizing entering into a Contract with an Administrative Agent for the Administration of Affordable Units in Lakewood Township.  
Resolution No. 2009-338**

Motion by Deputy Mayor Langert, second by Mr. Miller, to approve Resolution Nos. 2 and 3 on the Consent Agenda.

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

**Resolution Nos. 2009-337 through 2009-338 – Adopted.**

Resolution No. 1 that was removed from the Consent Agenda was discussed and acted upon as follows:

- 1. Resolution authorizing renewal of Towing Licenses, for the Year 2009-2010.**

Motion by Mr. Miller, second by Mr. Coles, and carried, that the above Resolution is carried to the next Township meeting.

## **ORDINANCE SECOND READING**

**An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the Sale of an Undersized Parcel in the Township of Lakewood, at a Private Sale pursuant to N.J.S.A. 40A:12-1, et. seq. (Private Land Sale Blk 170, Lot 14 – Harvard St./Apple St.)**

Read by title only for second reading.

Mayor Singer opened the meeting to the public.

Gerry Ballwanz, Governors Road – Objected to the proposed of this Township owned land, as it abuts the railroad tracks.

Seeing no one else wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Deputy Mayor Langert, second by Mr. Miller. Deputy Mayor Langert pointed out that there are houses on either side of this piece of land which already is as close to the railroad tracks as you can get. This land is assessed for twelve thousand dollars, and the minimum bid on this is thirty six thousand dollars; therefore they going to be bringing in a little extra money for the Township, over and above the minimum assessment. Also, this is not a buildable lot; this whole lot is 2,500 square feet, and the adjoining property owner asked the Township to sell it to him.

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

**Ordinance No. 2009-59 adopted on second reading.**

**An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, amending and supplementing Chapter III (Police Regulations), Section 3-11 (False Alarms) of the Code of the Township of Lakewood. (Chapter III Section 3-11.3 & 3-11.4 – False Alarms)**

Read by title only for second reading.

Mayor Singer 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. Coles, second by Mr. Miller.

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

**Ordinance No. 2009-60 adopted on second reading.**

**An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, amending and supplementing Chapter XI (Traffic) of the Code of the Township of Lakewood. (Chapter XI Section 11-19 Parking for Handicapped Persons)**

Read by title only for second reading.

Mayor Singer 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. Coles, second by Mr. Miller.

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

**Ordinance No. 2009-61 adopted on second reading.**

**An Ordinance of the Township of Lakewood, County of Ocean, State of New**



**Jersey, amending and supplementing Chapter XI (Traffic) of the Code of the Township of Lakewood. (Chapter XI Section 11-20 Loading Zones)**

Read by title only for second reading.

Mayor Singer 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. Coles, second by Mr. Miller.

Mr. Miller advised that he spoke with Mr. Wouters, and where it says Forest Avenue, East, Sunday, All, it really should say Sunday through Friday, and could they make that amendment.

Mayor Singer confirmed it was a minor change; all were in agreement with the change.

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

**Ordinance No. 2009-62 adopted on second reading, as amended.**

**An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, amending and supplementing Chapter XI (Traffic) of the Code of the Township of Lakewood. (Chapter XI Section 11-3.4 Schedule II No Parking)**

Read by title only for second reading.

Mayor Singer 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. Coles, second by Mr. Miller.

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

**Ordinance No. 2009-63 adopted on second reading.**

**An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, amending and supplementing Chapter XI (Traffic) of the Code of the Township of Lakewood. (Chapter XI Section 11-3.5 Parking Prohibited during Certain Hours on Certain Streets)**

Read by title only for second reading.

Mayor Singer 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. Coles, second by Mr. Miller.

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

**Ordinance No. 2009-64 adopted on second reading.**

**ORDINANCE FIRST READING (Second reading and Public Hearing 11/19/09)**

**Bond Ordinance of the Township of Lakewood, in the County of Ocean, New**

**Jersey, providing for Various Capital Improvements and other related expenses in and for the Township of Lakewood and Appropriating \$1,774,846.00 therefore, and providing for the issuance of \$1,690,328.00 in General Improvement Bonds or Notes of the Township of Lakewood to finance the same.**

Read by title only for first reading.

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

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

**Ordinance No. 2009-65 adopted on first reading. Second reading and public hearing to be held on November 19, 2009.**

## **CORRESPONDENCE**

Per list of three (3) correspondence items, attached hereto and made a part hereof.

## **PARKS AND EVENTS CORRESPONDENCE**

Per schedule of one (1) park request, attached hereto and made a part hereof.

Motion by Mr. Coles, second by Mr. Miller, and carried, to approve the above correspondence items.

## **MOTION TO APPROVE BILL LIST OF: 10/27/09**

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

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

**Bill List approved.**

## **COMMENTS FROM THE PUBLIC**

Mayor Singer opened the meeting to the public for comments on any issue.

Gerry Ballwanz, Governors Road – Asked if the Committee had received comments from the Environmental Commission or the Shade Tree Commission regarding Smart Growth Plan. Commented on the support of the Industrial Commission and the LDC regarding the Smart Growth Plan. Also commented on the amount of units per acre in senior communities; the expansion of the Cheder School; and the preservation of land within the triangle.

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

## COMMENTS FROM COMMITTEE MEMBERS

Deputy Mayor Langert advised he would reserve his comments on the Smart Growth Plan for when it comes up for vote.

Mayor Singer asked that Traffic & Safety look into the matter of the turning arrows off Clifton Avenue.

Mayor Singer stated for the record that they had some controversy and some comments come out tonight about the sign. That sign was placed on a private building; they have asked the Inspection Department, today, to see if it was put up under proper regulations. That is all they can do with that. They will check for proper permits; if they don't have permits, they will be fined.

Mayor Singer further stated that he thought that tonight's meeting was very productive. He thought they got a lot of good input from a lot of different people. And certainly he hopes to use it as an important tool both for the Planner and the State to take a look at the Plan. But he would like to share that there was a lot of wrong information. There is the misunderstanding that there is something in the State law that says you can go ahead and say there is no more development in town. That is absolutely, one hundred percent, incorrect. There is absolutely nothing that allows you to do that in the State of New Jersey. You can not tell people they can not build on their land. You can not have any "no build", "no time to build", it is just not a fact; you can not do that. Also, there is the misunderstanding that if there is no plan, nothing is going to be built, and everything will be left in its natural state; this is not true. Ninety nine point nine percent of the land they are looking at is in private hands, not public hands. You can not restrict people from building on this property. They may not build with the same density you want, but they can build on it. They are trying to stop the hodge-podge. There is also nothing in State law that requires you to wait until there is infrastructure off site. Also, the public school system in Lakewood has not grown in a number of years. That is under the jurisdiction of the schools. If the schools come to the town and want a parcel of land to build a new school, the town would certainly give it to them, as they have in the past. But in the past eight to ten years, they have seen the constant same enrollment; it has not increased. And to the best of his knowledge, the public schools are not over-crowded in Lakewood. They have never brought that to the attention of the Committee. The town would be absolutely more than happy to set aside land for public schools if they told the town what their plans were, but to the best of his knowledge, they do not have plans for growth. They sold their administration building; they were not using most of that building. And the last thing is, you can not build in sewer service areas if you don't have sewer service or water capacity. If you don't have it, you can't build it. If there is no sewer capacity, you can not expand the sewers. There is sewer capacity and water capacity in Lakewood. There is some misinformation, but by the time everything comes together, they will have a fact sheet for everyone. They will take a look at all the ideas and see how they can make a better plan, or work on a plan together. Mayor Singer again thanked everyone for their input.

**ADJOURNMENT**

Motion by Mr. Coles, second by Mr. Miller, and carried, to adjourn the meeting. Meeting adjourned at 10:45 PM.