

# ADDENDUM TO THE REEXAMINATION REPORT OF THE MASTER PLAN & UNIFIED DEVELOPMENT ORDINANCE

TOWNSHIP OF LAKEWOOD  
OCEAN COUNTY, NEW JERSEY

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Prepared For:  
Planning Board  
Township of Lakewood  
Ocean County, New Jersey

Prepared by:

**T&M**  
ASSOCIATES  
11 Tindall Road  
Middletown, NJ 07748



Stan Slachetka P.P., AICP  
New Jersey Professional Planners  
License #03508



Martin P. Truscott, P.P., AICP  
New Jersey Professional Planners  
License #02443

Adopted December 9, 2008 by the  
Township of Lakewood Planning Board

## PLANNING BOARD MEMBERS

Raymond G. Coles, Mayor

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### *Attorney*

John J. Jackson, Esq.

### *Engineer*

Maxwell Peters, P.E.

### *Planner*

Stan Slachetka, AICP, P.P.

Martin Truscott, AICP, P.P.

### *Planning Board Secretary and Administrator*

Kevin C. Kiehl

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## 1. INTRODUCTION

This document was prepared by T&M Associates on behalf of the Lakewood Township Planning Board as an addendum to the Reexamination Report of the Lakewood Master Plan adopted in March 2007. The purpose of the report is to reexamine the Township's current zone plan and make recommendations regarding the appropriate land use plan designations for an area previously zoned A-1 in the southwestern portion of the Township. The study area, which is approximately 370 acres, is located in the southwest sector of the Township in the vicinity of Cross Street and James Street and is bordered by Jackson Township on the west. The study area is shown in Figure 1, Study Area.

This report also represents the response by the Planning Board to the direction of the Court in its decision in the matter of *Scher v. Lakewood*.<sup>1</sup> In its decision, the Court directed the Planning Board to undertake a study to evaluate the zoning designations of the area of the municipality which was the subject of the litigation. Judge Grasso remanded the review the zoning designation in area to the Planning Board and specified that it "undertake [the study] in accordance with the MLUL and sound zoning and planning."<sup>2</sup> This Addendum report represents the response of the Planning Board to the Court's direction and the findings of the Lakewood Township Planning Board with regard to the recommended land use plan for the study area delineated by the Court. As such, this report as adopted by the Planning Board represents an amendment to the Land Use Plan Map and Land Use Plan element of the Township's Master Plan.

This Planning Analysis evaluates the existing land use, zoning, and environmental character of the area, as well as requirements of the Municipal Land Use Law (MLUL) in evaluating the appropriate zoning for an area. The MLUL requires that every zoning ordinance be either substantially consistent with the land use plan element and the housing plan element of the master plan, or designed to effectuate such elements. Furthermore, the MLUL requires that ordinances give reasonable consideration to the character of each district and its suitability to particular uses.

<sup>1</sup> *Stephen M. Scher v. Township of Lakewood Planning Board, et al.*; Docket No. OCN-L-2150-07 PW.

<sup>2</sup> *Opinion of the Hon. Vincent J. Grasso*, Page 16.

## A. Scope of Review

To prepare this report, T&M Associates has performed the following:

1. A site investigation and field visit to the area conducted in November 2008;
2. Review of aerial photography and Township Tax Maps;
3. Using statewide geographic information system (GIS) data, mapped existing environmental constraints;
4. Reviewed the 2007 Master Plan Reexamination Report and 1999 Master Plan;
5. Reviewed the Township's Unified Development Ordinance (UDO); and
6. Evaluated the proposal in the context of MLUL requirements regarding zoning.

## B. Planning Context

The Township of Lakewood is located in northern Ocean County, and borders the Township of Howell, Monmouth County to the North, Township of Brick to the East, Township of Jackson to the West and Township of Toms River to the South. The Township is 24.56 square miles in land area and includes major residential, commercial, and industrial areas. Lakewood is situated at the confluence of several major roadways, including Route 9, Route 70, Route 88, and the Garden State Parkway.

According to the 2000 U.S. Census, Ocean County was ranked 6th in the State for overall population, where Lakewood Township's overall population was ranked in the top twenty municipalities in the State, with 60,352 persons. The New Jersey Department of Labor and Workforce reported that Lakewood Township was the fastest growing municipality in New Jersey with a net growth of 15,304 individuals or 34 percent from 1990 to 2000 (the 1990 population in Lakewood was 45,048). The Ocean County Northern Bay Corridor Regional Strategic Plan (2006) notes that the most dense portions of its corridor study area were in Lakewood with 6,180 to 13,322 persons per square mile in the Township's downtown on either side of Route 9, to the north of Cedar Bridge Avenue, and with 3,779 to 6,179 persons per square mile of land area, to the east of Route 9.

The NJ Department of Labor and Workforce Development estimated that in 2007 Lakewood had a population of 69,937. If accurate, this would represent a nearly sixteen percent increase in population in the last 7 years.

However, this estimate likely grossly underestimates Lakewood's true current population and recent population growth. Current U.S. estimates set Lakewood's current population at 86,770.<sup>3</sup> This would place Lakewood as one of the most populous and fastest growing communities in the state, with a population increase of 26,418 persons since 2000 or nearly 43.8 percent. If this rate of growth continues, it is not unreasonable to predict that Lakewood's population will surpass 100,000 persons within the next decade. In fact, if current growth rates continue this is likely a conservative estimate, with the Township's population potentially reaching this level by the 2010 Census or shortly thereafter. This ongoing and intensive population growth creates a commensurate need to plan for and implement a comprehensive plan to increase the supply and variety of housing within Lakewood.

Once a winter resort for New Yorkers and Philadelphians, the Township today serves as a regional economic and cultural center for the area, serving the employment, housing, shopping, recreational, and educational needs of the surrounding region. Lakewood businesses, industries, and institutions are major employers in the Monmouth and Ocean County region, with the Kimball Medical Center and the Lakewood Industrial Parks as two important employment centers. Lakewood has the largest Foreign Trade Zone and Urban Enterprise Zone in the State. A third of Lakewood's land uses are dedicated to regional open space and recreation facilities, including Ocean County Park, Lake Shenandoah, and Lake Camasajo. Lakewood hosts the Lakewood Blue Claws as well as the designated New Jersey and National Registers of Historic Places Strand Theater. Lakewood's downtown and central business district's role as a regional cultural, shopping, and transportation hub will be enhanced with the proposed MOM station and multi-modal mixed use development proposed as part of the Franklin Street Redevelopment Area. The downtown also serves as the center for two higher institutions of learning: Georgian Court University and Beth Medrash Govoha (BMG) as well as many other schools and yeshivas.

<sup>3</sup> U.S. Census Bureau, 2007 American Community Survey.



Based on its current growth and importance in the region, the Township anticipates further significant growth in the upcoming decades. These growth pressures and the need to accommodate the necessary growth in housing and services to meet the needs of the Township's diverse population has been the driving force and the primary imperative of planning efforts within the Township for the last several years.

To achieve this growth in a sustainable and supportable manner, the Township has focused on planning within a "smart growth" framework consistent with the imperatives of the State Development and Redevelopment Plan (SDRP or State Plan). This approach balances growth and development with the preservation environmental resources within the community. It also provides for an appropriate range of housing opportunities.

Accordingly, the appropriate zoning within the study area or the evaluation of the any zoning approach within the Township's residential districts must take place in the context of the Township's significant growth and how its comprehensive plan is structured to address the corresponding growth in the housing the service needs of its citizens.

### **C. ZONING BACKGROUND**

Figure 2 depicts the subject area as it was zoned prior to the July 2005 zoning map revision. At that time, all of the lands in the study area were identified as A-1 Agricultural-Rural. The A-1 zone district at that time permitted farm houses, agricultural uses, places of worship, and schools on a minimum lot size of two acres. Figure 3 identifies the revised zoning map at the time of Judge Grasso's decision.

On July 14, 2005 Lakewood Township adopted the Township's current UDO (Ordinance 2005-59) which rezoned the property from A-1 to R-40 and R-12. Additional zoning map changes were made in 2006. Ordinance 06-29 revised the boundaries of the Crystal Lake Preserve area to reflect the ownership of municipal properties. The Crystal Lake Preserve (CLP) is a low density zone (minimum lot area of 3 acres) limited to single-family homes and public parks for the purpose of conserving this forested wetland area.

The zone map adopted in 2006 was used by the Planning Board as the starting for its reexamination of the Township's zone plan. The Land Use Plan Map in the 2007 Reexamination Report included a variety of recommendations for zoning changes throughout the Township. No changes for the study area were recommended by the Planning Board.

## 2. INVENTORY OF STUDY AREA

### A. Existing Land Use

Figure 4, Existing Land Use, shows the land uses of the study area based on tax assessment information. The distribution of land use is summarized in Table 1 by acreage.

TABLE 1  
EXISTING LAND USE

Land Use	Acres	Percent
Residential (2)	224.25	60.6
Farm Qualified(3B)	30.38	8.2
Commercial (4A)	8.94	2.4
Public Property (15B, C, F)	45.16	12.2
Vacant (1)	61.56	16.6
<b>TOTAL</b>	<b>370.29</b>	<b>100.0</b>

Source: Lakewood Township Tax Assessment Records (MOD IV)

As shown in Table 1 and Figure 4, the majority of the land use in the study area is single family residential. Residential land use accounted for 224 acres and approximately 61% of the total land area. The second largest land use in the study area is vacant land which encompasses almost 62 acres or 16 % of the total. Public land comprised 45 acres or 12 % of the study area. Most of the public lands are located in and around the CLP zone district.

There also are several farm qualified parcels. One of these tracts (Lots 30 and 31 of Block 251.01) is under consideration for farmland preservation through the State's farmland preservation program.

### B. Lot sizes

Comparative lot sizes in the study area are shown in Figure 5. The study area contains 183 parcels, with an overall average lots size of two acres. The mean lot size by zone district is as follows:



TABLE 2  
LOT SIZES BY ZONE DISTRICT

Zone District	Number of Parcels	Acres	Average (acres)
R-40	112	267.9	2.39
R-12	25	37.0	1.48
CLP	27	23.1	0.86
A-1	19	42.2	2.22
<b>Total</b>	<b>183</b>	<b>370.2</b>	<b>2.03</b>

### C. Surrounding Land Uses

The land uses in Lakewood surrounding the study area include variety of residential, industrial, and mixed-use developments, as well as the vacant publicly-owned properties located in the Crystal Lake Preserve located to the northeast of the study area.

Located to the north of the subject area, across County Route 528, is the Westgate development. The Westgate community, currently consists of approximately 400 dwelling units, but will ultimately contain approximately 1,000 dwelling units (primarily townhouse construction) at full build out. Westgate also includes retail commercial areas located as part of the mixed-use concept for the development.

To the east and south of the study area, on the opposite side of Franklin Boulevard and James Street, is a variety of light industrial uses associated with the industrial park. Farther to the south past Faraday Avenue is the Eagle Ridge Golf course and adjoining age-restricted residential development.

### D. Existing Zoning

The lands within the study area fall within four different zone district categories as delineated in the 2006 Zone Map.<sup>4</sup> These include:

- ◆ A-1, Agricultural-Rural
- ◆ R-40 Single Family
- ◆ R-12 Single Family
- ◆ CLP Crystal Lake Preserve Area.

<sup>4</sup> As noted previously, the Zone Map prior to 2005 included the study area exclusively in the A-1 District.

The majority of the study area, 267.9 acres (72%), is located within the R-40 Zone. The bulk standards for each of the zone districts are provided in Table 3 below:

**TABLE 3**  
**LAKEWOOD TOWNSHIP ZONING STANDARDS FOR THE**  
**CLP, A-1, R-40, AND R-12 ZONES**

<b>Zones/Requirements</b>	<b>CLP</b>	<b>A-1</b>	<b>R-40</b>	<b>R-12</b>
Minimum Lot Area	3 acres	2 acres	40,000 sq. ft.	12,000 sq. ft.
Minimum Lot Width (ft.)	200	200	150	90
Minimum Front Yard Setback (ft.)	50	50	50	30
Minimum side Yard Setback –one side (ft.)	15	15	15	10
Minimum side Yard Setback –both sides (ft.)	40	40	40	25
Minimum Rear Yard Setback (ft.)	20	20	30	20
Maximum Building Coverage	10%	20%	20	25
Maximum Building Height (ft.)	30	35	35	35

**R-12 Residential Zone:** This zone permits single-family dwellings, places of worship and schools. The R-12 area is located on the eastern portion of the study area to the south of the Crystal Lake Preserve zone district. With the amendments to the CLP District boundaries, the Crystal Lake Preserve divides this district into two separate areas.

**R-40 Zone:** The R-40 zone allows single family dwellings, places of worship, schools and Planned Residential Developments.

**A-1 Zone:** The A-1 zone allows single family dwellings, farm houses, agricultural uses, places of worship and schools. The minimum lot area is two acres.

**CLP Crystal Lake Preserve:** The CLP District permits large-lot single family residential development and public open space uses.

## **E. Surrounding Zoning**

The study area is surrounded by a variety of zone districts. Some of these districts permit uses and development forms similar to those permitted in the study area, while others permit different land use options. The area to the south and east of the study area is zoned M-1 Industrial. This zone is adjacent to the eastern portions of the A-1, R-40, R-12, and CLP

District. Farther to the south across Paraday Avenue and the railroad right-of-way is the Eagle Ridge Golf Course property which is zone R-40. Lands to the north across Veterans Highway are zone R-15 and include the Westgate residential community.

The adjoining lands in Jackson Township to the west of the study area are zoned R-3 and I Industrial. The R-3 zone permits single-family dwellings on minimum lot sizes of 3 acres. The I Zone district permits a variety of research and industrial uses on 20 acre lots. A review of the aerial photograph (Figure 1) indicates very limited development within the I District that adjoins Lakewood Township.

## **F. Development Approvals**

Inquiries were made of the Lakewood Planning Board and the Zoning Board of Adjustment Administrative Officers regarding development approvals. The Zoning Board Administrative Officer did not report any significant approvals in the study area.

The Administrative Officer for the Planning Board indicated that there were only two recent development approvals in the study area. One of the approvals is the Thompson Grove property (Block 251.01, Lots 32 and 88) on Drake Road which received major subdivision approval for 20 lots. The approval included variances which allowed the applicant to reduce lot sizes in various instances. The approval was subject to the applicant providing sanitary service to the development.

A second approval is for Walter Lucas on Newport Avenue (Block 499, Lot 19) for a minor subdivision of 4 lots. Three lots were 40,000 square feet in area and the fourth lot was slightly over one acre in area.

## **G. Environmental Features**

Environmental Constraints of the study area are shown in Figure 6. Based on statewide GIS mapping, the majority of the study area is relatively free of environmental constraints, such as steep slopes, wetlands, and floodplains. The areas within and immediately adjacent to the Crystal Lake Preserve District include freshwater wetlands. These extend into portions of the R-12 District.

Farther to the north in the CLP District is the Watering Place Branch which has been identified as a C-1 stream corridor by the NJDEP. The headwaters of this stream are located near Drake Road in northeast portion of the study area. This is shown on in Figure 6 with potential 300-foot C-1 buffers associated with the stream.

It is important to note that the mapping performed for purposes of this study is based on statewide data sets made available by NJDEP. As such, it should be recognized as being of a generalized nature to be used as guidance for general planning purposes. Site specific studies by wetlands experts would be necessary to confirm the location or absence of wetlands. There are no floodplain areas within the study area as mapped by the Federal Emergency Management Agency (FEMA).

## **H. Road Network**

The study area is served by a number of municipal and county roads. The primary access to the core of the area is Cross Street, County Route 626, which travels in a northwest/southeast direction in this area. The study area is bordered on the north by County Route 528. This is an east west collector maintained by the County of Ocean. Municipal streets within the study area are typically two lane roads, with relatively low traffic volumes. County roads, however, have a wider cart way and higher vehicular volumes. James Street borders the study area in the southeast part of the study area. James Street travels in an east west direction and forks to split into Drake Road to the north and Franklin Boulevard to the south. The R-12 portion of the study area contains a number of paper (i.e., unimproved) streets.

## **I. Sewer Service Area**

As shown in Figure 7, most of the subject area is outside the existing sewer service area as set forth in the existing Water Quality Management Plan. However, the area is surrounded by existing sewer service areas, in Lakewood as well as Jackson Township. The sewer service area mapping shows the areas where wastewater will be collected and flow or be transmitted to a regional wastewater treatment facility. Areas outside the sewer service area are those where subsurface disposal systems discharging less than 2,000 gallons per day, as permitted, must provide wastewater disposal for any new development. Residential and non-residential development which is outside the sewer service area would require septic system.

Amendments to the sewer service area boundaries are granted by the Ocean County Planning Board, acting as the wastewater management agency for the county and the NJDEP, and require an application for amendment and formal action.

## **J. State Plan Designations**

The study area is located primarily in Planning Area 2, Suburban Planning Area in the SDRP. (See Figure 8) In the Suburban Planning Area, the intent of the State Plan is to provide opportunities to “provide for much of the state’s future development,” with the preferred development form being Centers and other compact forms of development that promote the development of communities of place. As noted in the State Plan; “The existing inventory of undeveloped and underdeveloped land in the Suburban Planning Area provides sufficient land area to absorb much of the market demand for development in the State,” and that “the Suburban Planning Area is a key area for accommodating market forces and demand for development.”

The remaining portion of the study area is located in Planning Area 3, Fringe Planning Area. In its cross-acceptance report submitted to the County, the Township has proposed the areas currently designated PA-3 be changed to PA-2.

## **K. 2007 Master Plan Reexamination Report**

The Lakewood Township Planning Board reexamined the Township Master Plan and Unified Development Ordinance (UDO) in 2006 and 2007. The Board reviewed 35 separate rezoning proposals throughout the municipality as part of the reexamination. In addition the Planning Board adopted an exhaustive and comprehensive list of proposed revisions to the UDO. One of the rezoning proposals addressed a change to the A-1 zone in the study area. The specific rezoning proposal was as follows: “Rezone the A-1 zone between Franklin and Faraday Avenue between Cross Street and the border with Jackson Township to R-40. This district borders a district in Jackson zoned as Industrial.” The Planning Board denied the rezoning proposal and thereby affirmed the current A-1 zoning designation for that study area. The area in question is identified as area #21 in Figure 2 and the text of the Reexamination report.

In addition the Planning Board affirmed the CLP Crystal Lake Preserve zoning designation adopted by the Township Committee on May 4, 2006. This zoning issue is identified in the text and the map of the 2007 Reexamination Report as area #13.

### 3. FINDINGS AND RECOMMENDATIONS

#### A. Recommended Land Use Plan

Based on the foregoing analysis, it is our opinion that the Land Use Plan designations for the study area should continue to reflect the A-1, R-40, R-12 and CLP district boundaries enumerated on the Land Use Plan Map in the Township's 2007 Master Plan Reexamination Report. We find that these boundaries are reasonable from a planning standpoint for the following reasons:

1. Need to Accommodate New Growth and Development: Lakewood Township has experienced and is continuing to experience substantial population growth. This growth in population is not anticipated to abate, but is anticipated to increase at current rates into the near future. Accordingly, the Township faces significant challenges in accommodating the growth in well-planned and sustainable manner. Therefore, one of the key planning imperatives has been to provide for zoning that provides a wide range of housing choices, including affordable housing for its citizens. This growth and the means to accommodate it must be considered in evaluating any one component of the Township's Land Use Plan, including the appropriate zoning for the study area. The current land use plan provides for such a balance, with the area recommended for primarily low density development but at a somewhat higher overall density (primarily 1 dwelling per acre as versus 1 dwelling unit per two acres) than the prior zoning for the area.
2. Surrounding Land Uses: The existing land use in the study area is primarily single family residential at low densities. However, the area is surrounded by a variety of land uses and zoning which provide for higher densities or greater intensity of development. Specifically, the area adjoins on R-15 District to the north, which includes an existing mixed use development that ultimately will consist of 1,000 residential units and



nonresidential uses. To the southeast is the M-1 Industrial District, which includes one of the Township's two major industrial parks. The M-1 District also is located within the Township's Urban Enterprise Zone (UEZ) and may be the location of one of the future train stops along the proposed Monmouth-Ocean-Middlesex (MOM) rail line. The one exception is the Crystal Lake Preserve to the northeast, which provides for low density development and preserved open space.

3. R-12 District: While the R-12 District south of the Crystal Lake Preserve and north of James Street was once a part of the R-12 District farther to the east along James Street, it became a separate district with the expansion of the boundaries of the CLP District. So, to a certain extent it is isolated from the larger R-12 District to the east. However, we find that an R-12 zone designation represents a reasonable transition to the lower density residential areas to the north and west and the industrial uses to the south and east. In fact, the Township may wish to consider a further extension of the R-12 District along James Street to Cross Street, particularly if the M-1 District becomes the site of a future train station location as part of the MOM rail line currently being evaluated.
4. Environmental Impacts: The majority of the study area is free of environmental constraints as mapped in statewide GIS databases. However the portion of the study area in the Crystal Lake Preserve includes wetlands and the watershed area of the Watering Place Brook. This area should continue to be the focus of Township preservation efforts in the area and the CLP designation retained. In addition, the Township should explore further opportunities for preservation and potential expansion of the CLP as such opportunities become available.

## **B. Infrastructure Considerations**

Most of the area is outside of the sewer service as mapped by the NJDEP, although mapped sewer service areas surround the study area both in Lakewood and Jackson. Consequently, any proposed development in the study area will need to address the issue of wastewater treatment and disposal. Without the availability of sewer, development will be limited to the ability of on-site septic and similar disposal systems to handle wastewater generated from the development in

accordance with NJDEP regulations and requirements. To promote the objectives of the Township's comprehensive Land Use Plan it is appropriate that the area be within a designated sewer service area. Therefore, we recommended that the Township work with the Ocean County Planning Board and the NJDEP to amend the Ocean County Wastewater Management Plan to include this area in the approved sewer service area.

However, until such time as sewer is available, it is our recommendation that any new development within the R-40 and R-12 Districts in the study area be subject to a requirement or condition that the development is either to be served by public sewer or provide an adequate on-site disposal system in accordance with NJDEP regulations and requirements.





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

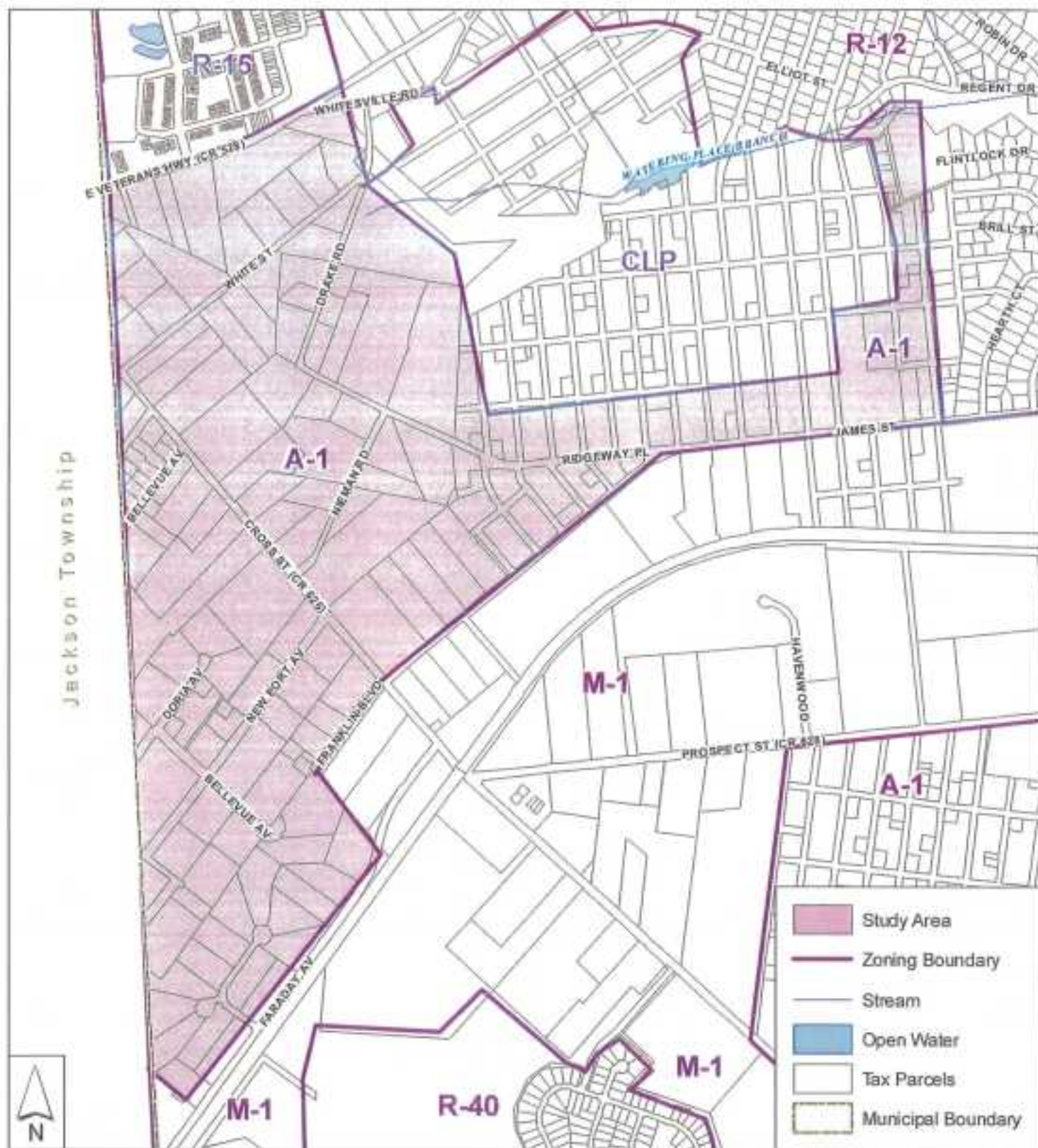
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**Figure 1: Study Area  
Lakewood Township  
Ocean County, New Jersey**

Prepared by: STK, November 24, 2008  
Source: NJDEP - 2002 Aerial, Municipal Boundary,  
Open Water, Stream; NJDOT - 2005 Roads  
File Path: H:\LAKE\00210\GIS\Projects\LAKE210\_Fig1Aerial.mxd

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





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

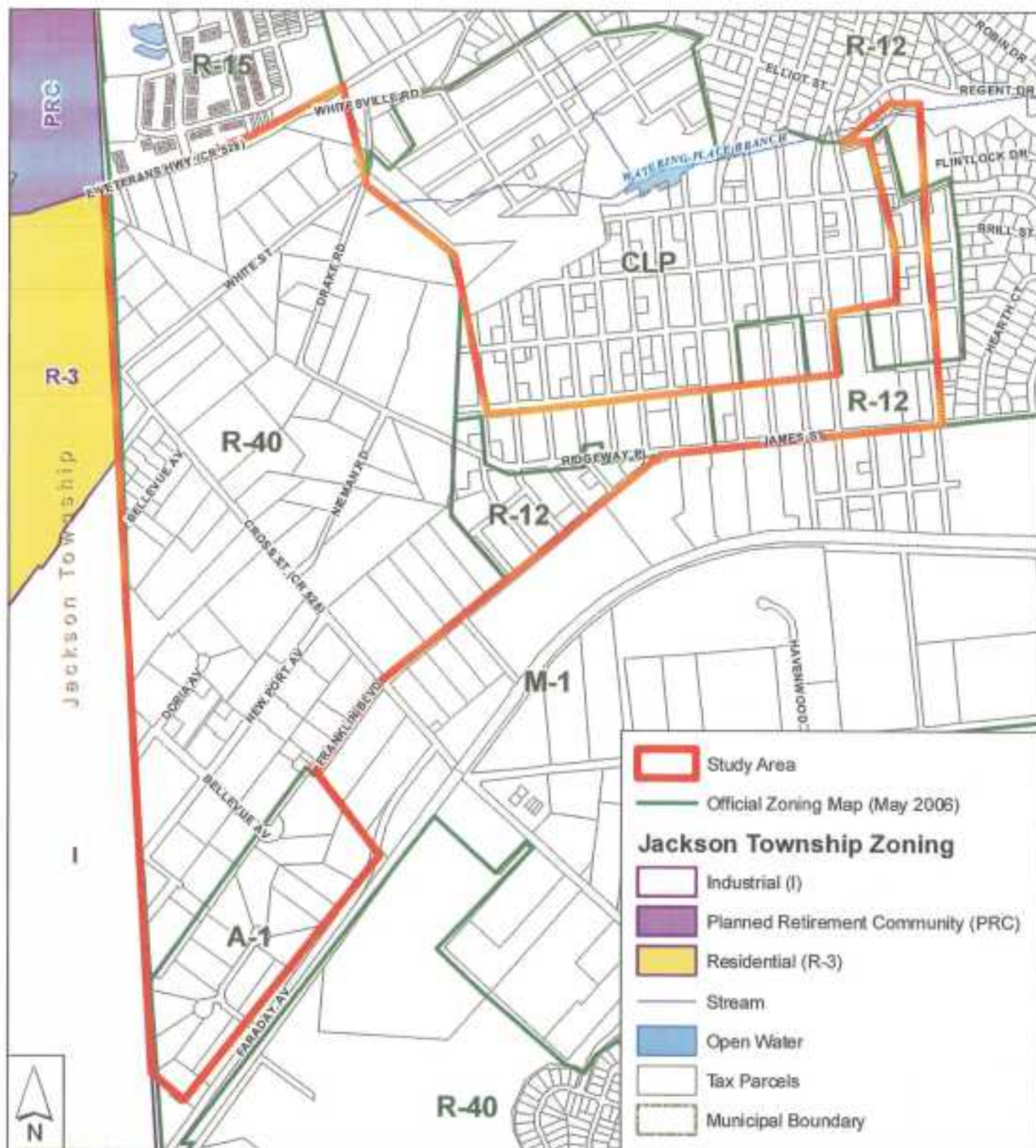
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**Figure 2: Zoning Boundaries  
Prior to 2005 Rezoning  
Lakewood Township  
Ocean County, New Jersey**

Prepared by: STK, November 24, 2008  
Source: NJDEP - Municipal Boundary, Open Water,  
Stream; NJDOT - 2005 Roads; Birdsall Engineering - Zoning  
File Path: H:\LAKE\00210\GIS\Projects\LAKE210\_Fig2Zoning2005.mxd

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





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

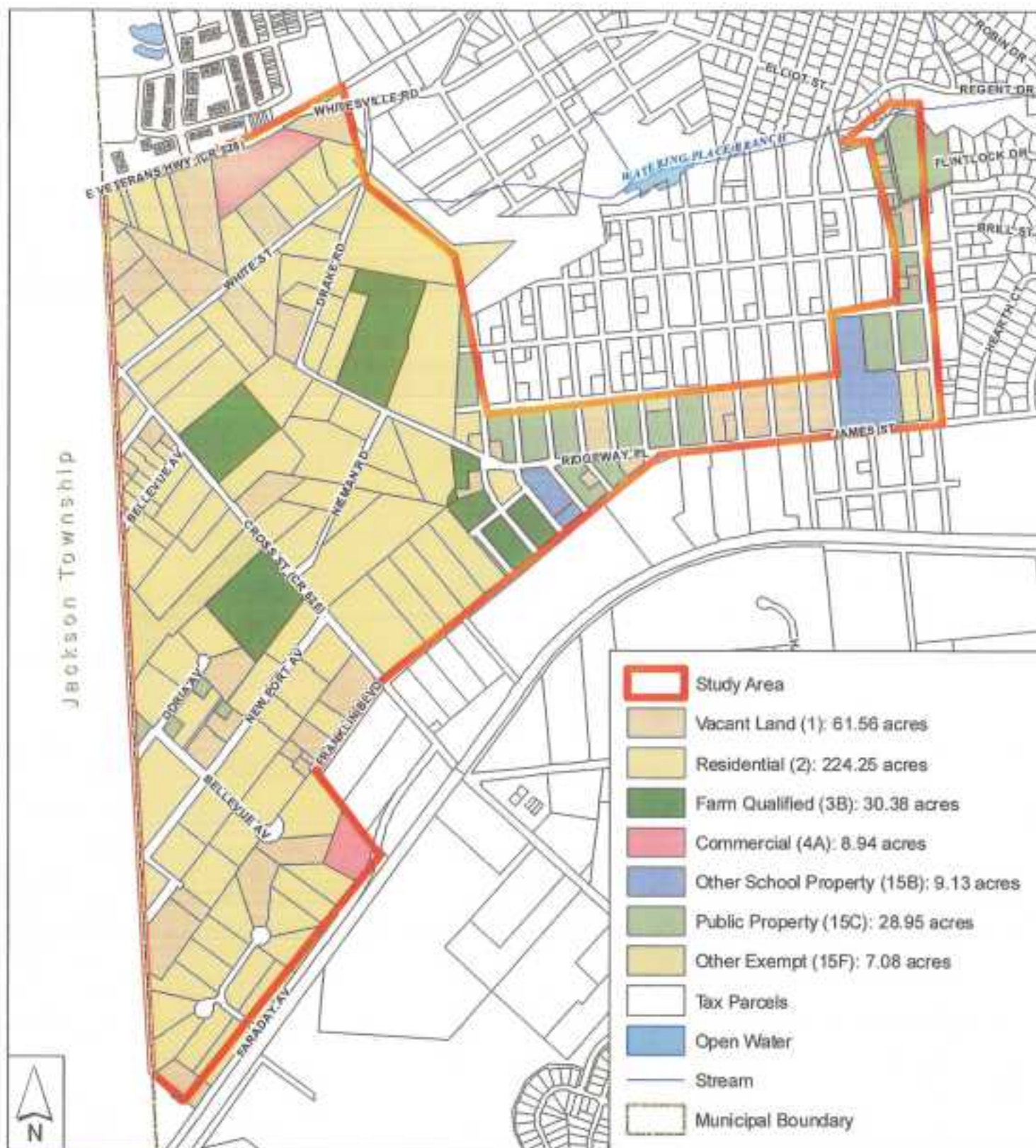
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Prepared by: STK, November 24, 2008  
 Source: NJDEP - Municipal Boundary, Open Water, Stream;  
 NJDOT - 2005 Roads; Birdsell Engineering - Lakewood Zoning;  
 Jackson Township Zoning Map (July 2001)  
 File Path: H:\LAKE\0210\GIS\Projects\LAKE210\_Fig3ZoningCurrent.mxd

**Figure 3: Zoning Boundaries  
 Prior to July 30, 2008  
 Lakewood Township  
 Ocean County, New Jersey**

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





**Figure 4: Existing Land Use  
Lakewood Township  
Ocean County, New Jersey**

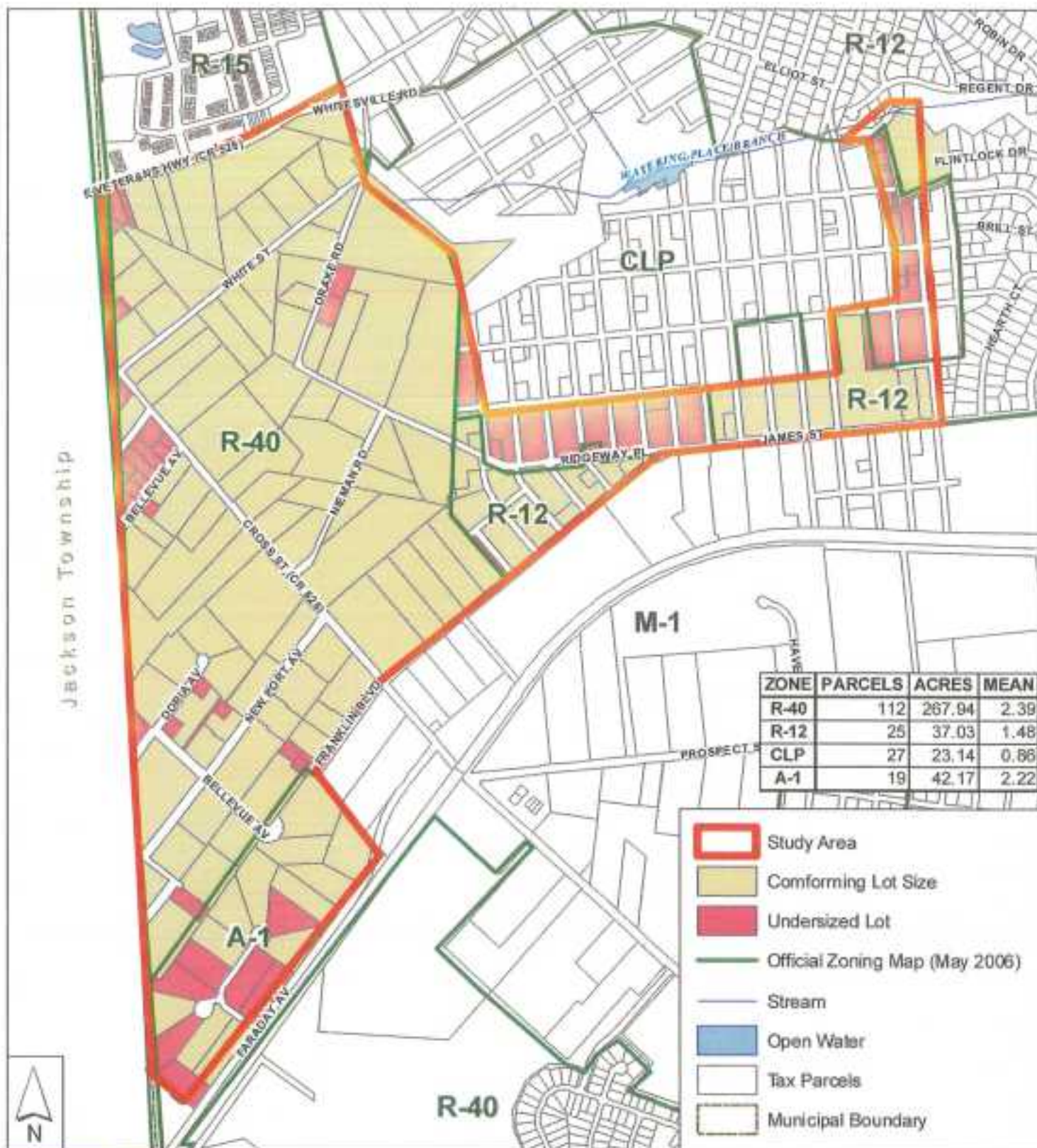
**T&M** 11 Tindall Road  
Middletown, NJ 07748-2792  
Phone: 732-671-6400  
Fax: 732-671-7365

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Prepared by: STK, November 24, 2008  
Source: NJDEP - Municipal Boundary, Open Water, Stream; NJDOT -  
2005 Roads; Ocean County Planning Department - Tax Parcels  
File Path: H:\LAKE\00210\GIS\Projects\LAKE210\_Fig4LandUseMap.mxd

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





**Figure 5: Lot Size Conformance  
Lakewood Township  
Ocean County, New Jersey**

**TM** 11 Tindall Road  
Middletown, NJ 07748-2792  
Phone: 732-671-6400  
ASSOCIATES Fax: 732-671-7385

0 500 1,000 2,000  
Feet

Prepared by: STK, November 24, 2008  
Source: NJDEP - Municipal Boundary, Open Water, Stream;  
NJDOT - 2005 Roads; Birdsal Engineering - Lakewood Zoning;  
Jackson Township Zoning Map (July 2001)  
File Path: H:\LAKE\00210\GIS\Projects\LAKE210\_Fig5LotConformance.mxd

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





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

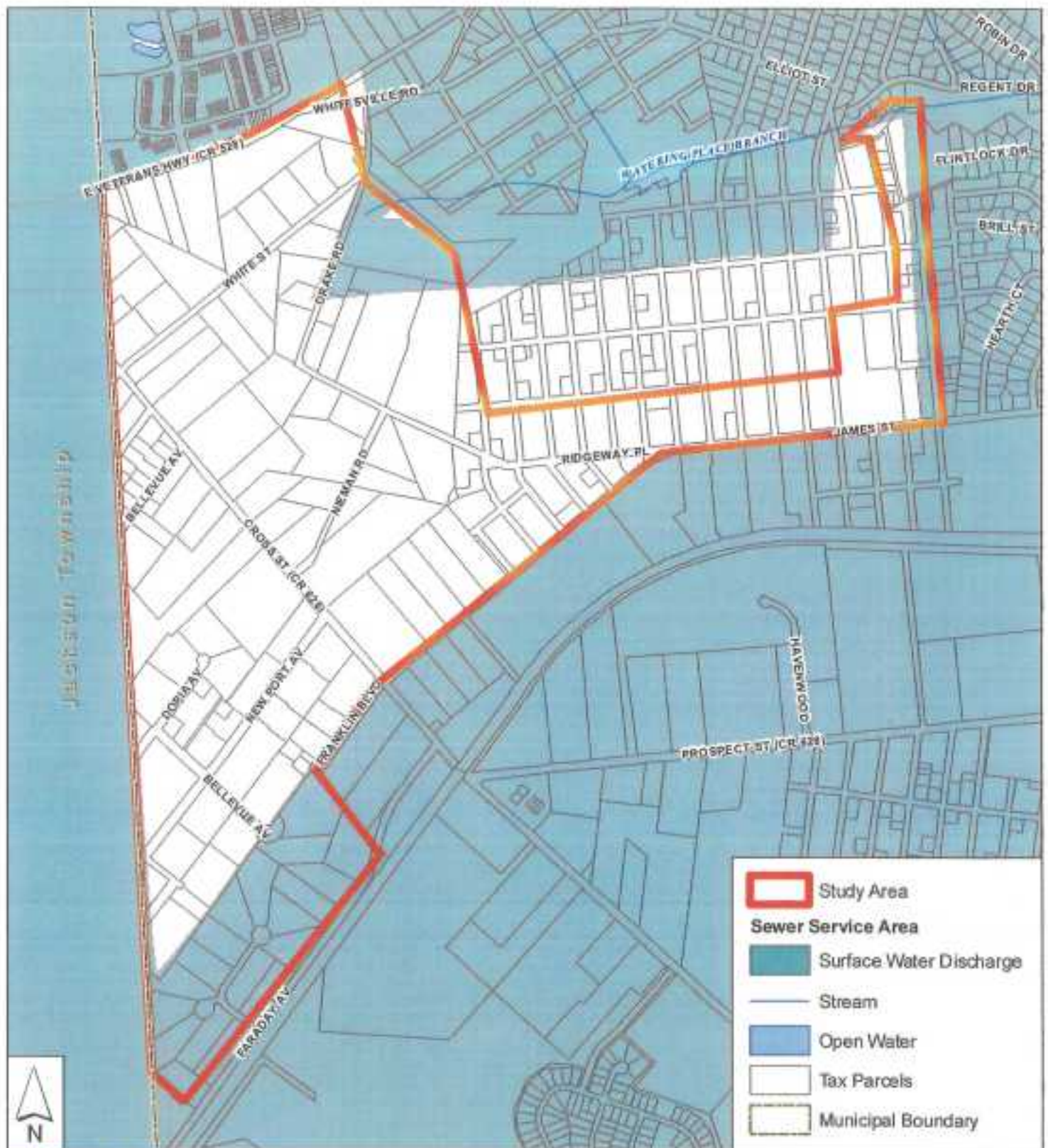
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**Figure 6: Environmental Constraints  
 Lakewood Township  
 Ocean County, New Jersey**

Prepared by: STK, November 6, 2006  
 Source: NJDEP - Municipal Boundary, Open Water, Stream, Category 1 Buffer,  
 Freshwater Wetlands; NJDOT - 2005 Roads; FEMA - Flood Hazard Area  
 File Path: H:\LAKE\00210\GIS\Projects\LAKE210\_Fig6EnvConstraints.mxd

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





**Figure 7: Sewer Service Area  
Lakewood Township  
Ocean County, New Jersey**

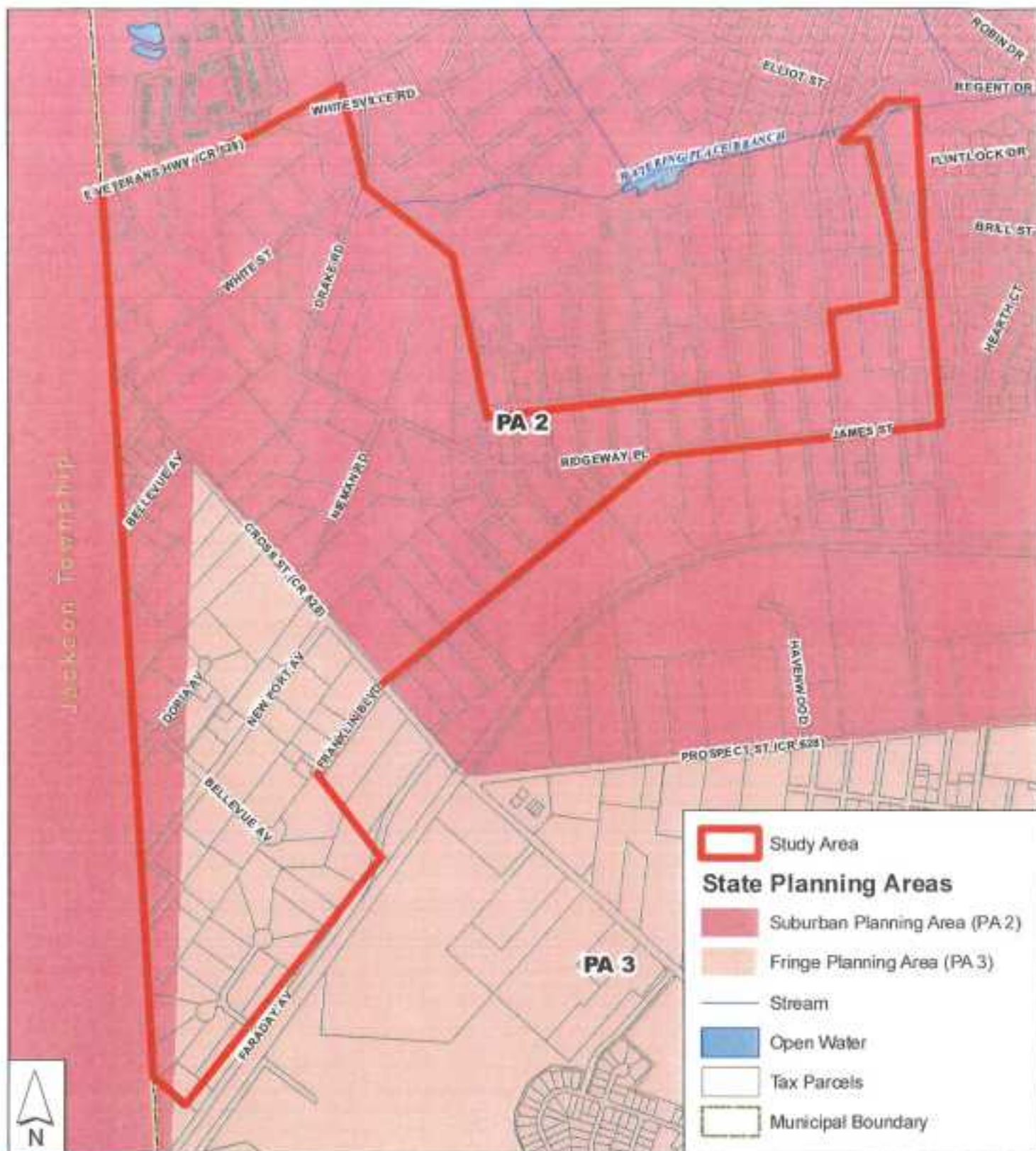
**T&M** 11 Tindall Road  
Middletown, NJ 07748-2792  
Phone: 732-671-6400  
ASSOCIATES Fax: 732-671-7365

0 500 1,000 2,000  
Feet

Prepared by: STK, November 24, 2008  
Source: NJDEP - Municipal Boundary, Open Water,  
Stream, Sewer Service Area; NJDOT - 2005 Roads  
File Path: H:\LAKE\00210\GIS\Projects\LAKE210\_Fig7SewerService.mxd

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





**Figure 8: State Planning Areas  
Lakewood Township  
Ocean County, New Jersey**

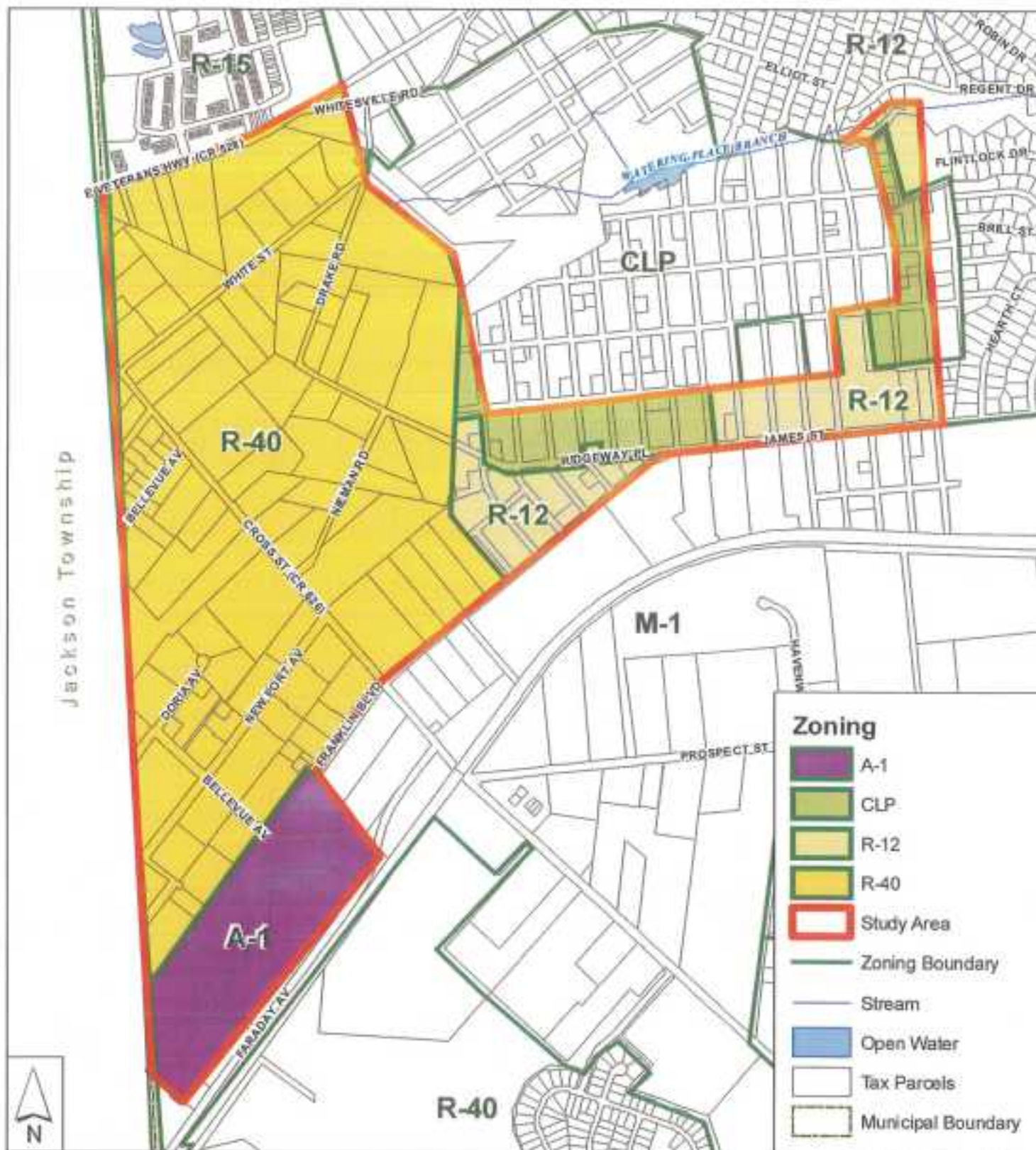
**T&M** 11 Tindall Road  
Middletown, NJ 07748-2792  
Phone: 732-671-8400  
FAX: 732-671-7365

0 500 1,000 2,000  
Feet

Prepared by: STK, November 24, 2008  
Source: NJDEP - Municipal Boundary, Open Water,  
Stream, State Planning Areas; NJDOT - 2005 Roads;  
File Path: H:\LAKE\00210\GIS\Projects\LAKE210\_Fig8StatePlanning.mxd

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





**Figure 9: Recommended Zoning  
Lakewood Township  
Ocean County, New Jersey**

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

Prepared by: STK, November 24, 2008  
Source: NJDEP - Municipal Boundary, Open Water, Stream;  
NJDOT - 2005 Roads; Birdsall Engineering - Lakewood Zoning;  
Jackson Township Zoning Map (July 2001)  
File Path: H:\LAKE\00210\GIS\Projects\LAKE210\_Fig9RecZoning.mxd

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