

NOTICE
TOWNSHIP OF LAKEWOOD

Notice is hereby given that Ordinance, 2026-022, which is listed below, was passed and adopted at a meeting of the Township Committee of the Township of Lakewood, in the County of Ocean, and State of New Jersey on August 13, 2026 after a public hearing in which all persons interested were given the opportunity to be heard. A paper copy of this ordinance in its entirety may be obtained by submitting a request to the Office of the Township Clerk, 231 Third Street, Lakewood, NJ 08701.

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING ARTICLE II (“DEFINITIONS”) SECTION 18-200 AND ARTICLE IX (“ZONING DISTRICTS AND REGULATIONS”) SECTION 18-903.T OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAKEWOOD.

BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

SECTION 1 That Article II of the Unified Development Ordinance of the Revised General Ordinances of the Township of Lakewood entitled “Definitions,” Section 18-200 be and hereby is amended and supplemented as follows:

18-200 Definitions

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MEDICAL OFFICE — A professional office where the services of one or more medical practitioners can be obtained and where patients are studied or treated on an outpatient basis and where no overnight accommodations are provided, and which may include accessory diagnostic services. Veterinarian offices are considered medical offices. Medical offices are subject to all licensing and code requirements from all relevant government regulations, including, but not limited to those from the Department of Health and the State Uniform Construction Code.

MEDICAL VILLAGE – A grouping of medical uses which allows shared parking through the uses, consisting of but not limited to the following uses: hospitals, community care health care facilities, emergency department, surgery center, acute care facility, ambulatory surgery, endoscopy, imaging center, urgent care, women’s center, atrium and amenities, pediatric care, inpatient and outpatient services, behavioral and psychological health, medical offices, professional offices, administrative offices, diagnostic and central service facilities, support retail, cafeteria, gift shop, restaurants, coffee shops and other ancillary uses, pharmacies, medical laboratories, administrative and staff offices, physical therapy, day care center, education center, conference center, training and meeting spaces, residential apartments for medical support personnel, and chapel.

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SECTION 2. That Article IX of the Unified Development Ordinance of the Revised General Ordinances of the Township of Lakewood entitled “Zoning Districts and Regulations, Section 18-903.T be and hereby is amended and supplemented as follows:

18-903 T. Airport Business Commercial Zone.

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z. Medical Village per definition in 18-200.

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4. Medical Village Design Regulations:

- a. Minimum Tract Size – 50 acres
- b. Minimum Lot Area - three acres
- c. Minimum Lot Width - 100 feet
- d. Front Yard Setback - 50 feet
- e. Rear Yard Setback - 20 feet
- f. Side Yard Setback - 20 feet with an aggregate of 50 feet.
- g. Accessory Structures: (note: parking garages are accessory structures per above, not principal use or structure.)
 - (1) Rear Yard Setback - 10 feet
 - (2) Side yard Setback - 10 feet
 - (3) Maximum Height - 75 feet (for parking structures assume 6 levels at 10' / level)
- h. Maximum Building Coverage - 40%
- i. Maximum Impervious Coverage – 80%
- j. Maximum Building Height - 120 feet.

- k. Mechanical Equipment Maximum Height above the maximum building height limit – 20 feet above any screening provided.
- 5. Prohibited Uses, except these uses are permitted or needed for a for Medical Village:
 - a. Schools, houses of worship, and institutions of higher education. However, if an institution of higher education chooses to sponsor a medical laboratory, high technology industry office, research and development facility, or engineering offices and laboratories, such a use shall be permitted.

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby replaced to the extent of such inconsistency.

SECTION 4. If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

SECTION 5. This Ordinance shall take effect immediately upon final passage and publication as required by law.

Introduced: June 25, 2026

Adopted: August 13, 2026

Lauren Kirkman, RMC, CMR
Township Clerk