

Proposal for State Plan Policy Map Amendment Block 549.01, Lot 1; Block 549.02, Lot 1; Block 554, Lot 1

**Lakewood Township
Ocean County, New Jersey**

Prepared:
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Prepared for:
Lakewood Township Committee

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The original of this document was signed and sealed in accordance with N.J.S.A. 45:14A-12

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Introduction

In areas that are subject to an endorsed plan, N.J.A.C. 5:85-8.3 permits the State Planning Commission to initiate amendments to the State Plan Policy Map based on new information related to the goals, strategies, policies, and delineation criteria of the State Plan, provided that same alters the assumptions that were the basis for adopting the State Plan Policy Map.

Lakewood Township achieved Plan Endorsement of its municipal master plan on December 7, 2017, and has prepared this proposal for amendment of the State Plan Policy Map to accompany its biennial review of the status of Planning Implementation Agreement efforts. The subject of this proposed amendment to the State Plan Policy Map is: Block 549.01, Lot 1; Block 549.02, Lot 1; and Block 554, Lot 1 in Lakewood Township.

This proposal has been designed to meet applicable requirements of N.J.A.C. 5:85-8.4.

Overview of Proposed Amendment

The area of the proposed amendment to the State Plan Policy Map is located in Lakewood Township and includes: Block 549.01, Lot 1 (n.b., only portions of Block 549.01, Lot 1 that are located within the Suburban Planning Area [Planning Area 2] are included in the proposed amendment); Block 549.02, Lot 1; Block 554, Lot 1; as well as the adjacent rights-of-way of America Avenue and Drexel Avenue. The total area of the proposed amendment is approximately 31.16 acres. The area of the proposed amendment is located to the north of Cedar Bridge Avenue and along America Avenue and Drexel Avenue in the east-central portion of the Township.

The Township seeks to include the foregoing areas within a new utility node, entitled “Public Service Node,” to be designated on the State Plan Policy Map.

Block 549.01, Lot 1 and Block 549.02, Lot 1 are owned by the Township of Lakewood and jointly developed as the Lakewood Township Department of Public Works Complex. Block 554, Lot 1 is owned by Hatzolah Emergency Medical Services and is currently undeveloped. Surrounding uses include: residential uses to the west; a mix of predominantly commercial and public uses to the south and east; and vacant lands to the north. Specific uses of note in the surrounding area include: a Lakewood Municipal Utilities Authority site on Block 563, Lot 1, which is located at 390 New Hampshire Avenue; and the ShoreTown Ballpark (formerly FirstEnergy Park), which is located on Block 961, Lot 1 at the southwestern corner of New Hampshire Avenue and Cedar Bridge Avenue (n.b., Block 961, Lot 1 is a municipally owned parcel and adjacent to Block 549.02, Lot 1). It should also be noted that the area of the proposed State Plan Policy Map amendment is located to the north of the Lakewood Cedar Bridge Core and to the west of the Lakewood Industrial Park Node, both of which are designated on the current State Plan Policy Map.

Map 1 depicts the current and proposed State Plan Policy Map boundaries.

Future Development in Area of Proposed State Plan Policy Map Amendment

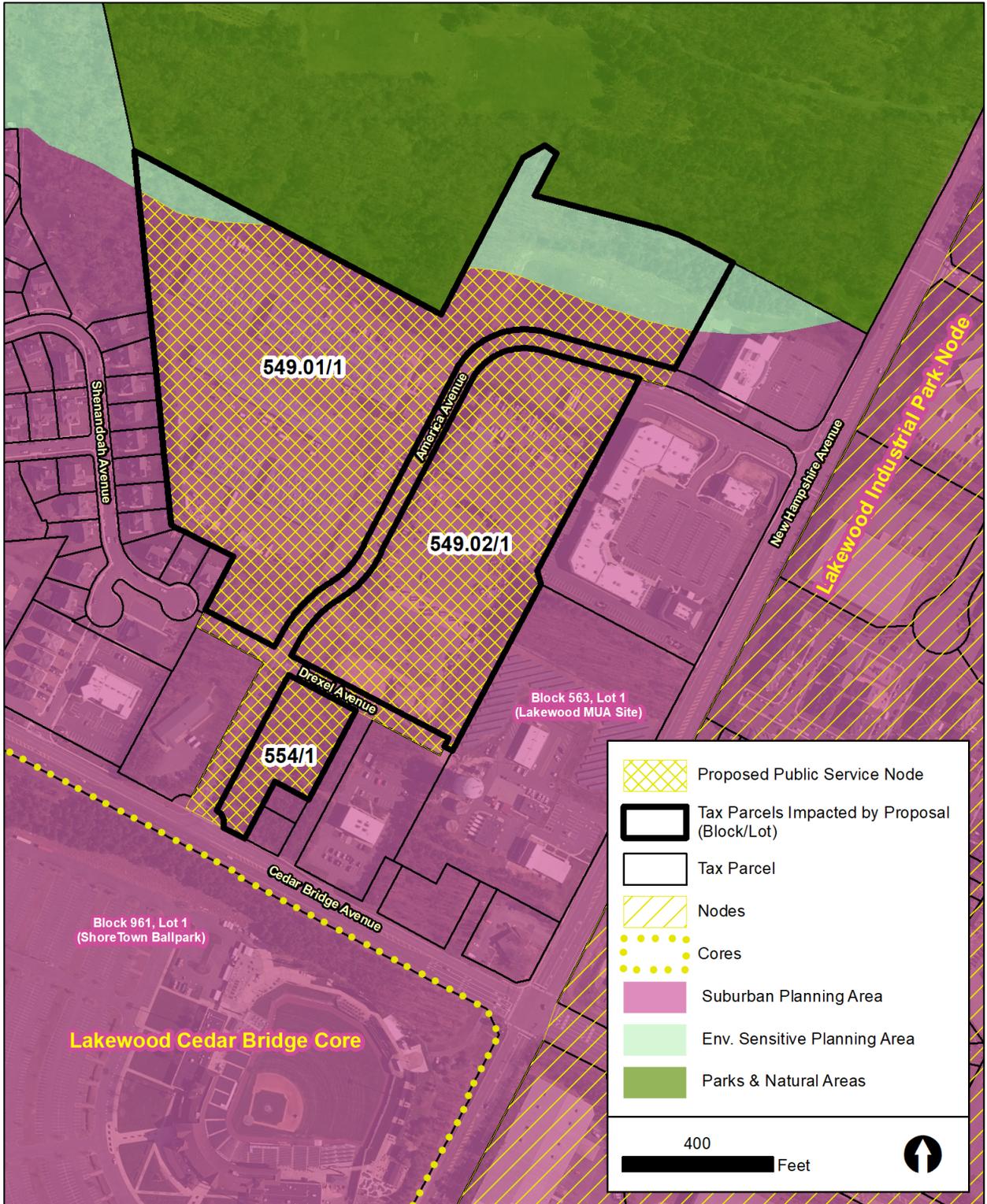
Lakewood Township intends to construct a solid waste transfer station within the Lakewood Township Department of Public Works Complex. The solid waste transfer station, which would accommodate up to 300 tons of Type 10 solid waste per day, would facilitate the transfer of solid waste from Lakewood’s solid waste haulers, or from private solid waste haulers under contract with Lakewood Township, to semi-trailers for onward transportation to the Ocean County Landfill in Manchester Township. Type 10 solid waste is classified as municipal solid waste and includes residential, commercial, or industrial waste.

Lakewood Township has coordinated with the Ocean County Department of Solid Waste Management to prepare an amendment of the Ocean County District Solid Waste Management Plan, which specifically identifies the future solid waste transfer station. This amendment was adopted by the Ocean County Board of County Commissioners on January 19, 2022, and was subsequently certified by the New Jersey Department of Environmental Protection on January 29, 2022.

Intent of Proposed Amendment

The intent of the proposed amendment to the State Plan Policy Map is to create a new utility node, entitled “Public Service Node,” to facilitate the continued use and development of the Lakewood Township Department of Public Works Complex (i.e., Block 549.01, Lot 1 and Block 549.02, Lot 1), as well as Block 554, Lot 1, in a manner that meets the growing need for public service and related facilities within the Township.

Map 1: Current and Proposed State Plan Policy Map Boundaries



Promotion of Municipal, County and State Goals and Objectives

The following subsections describe how the proposed State Plan Policy Map amendment would promote municipal, county, State and Federal goals and objectives.

Municipal Goals and Objectives

A grant of the proposed State Plan Policy Map amendment would support the implementation and advancement of several land use, utility, and economic development strategies provided in the 2017 Lakewood Township Master Plan. Relevant strategies are listed below (*comments provided in italics*):

Land Use Strategies:

- Land use planning in Lakewood shall be guided by the following smart growth principle:
 - Strengthen and direct development towards existing communities.
 - *The area of the proposed State Plan Policy Map amendment contains existing development (viz., Lakewood Township Department of Public Works Complex) and is located within the immediate vicinity of the Lakewood Cedar Bridge Core and Lakewood Industrial Park Node. A grant of the proposed State Plan Policy Map amendment would be consistent with smart growth principles because it directs development toward existing communities (i.e., locations where there is existing development), which, in turn, maximizes the efficiency of infrastructure investment and service delivery, as well as limits sprawl-type development.*
- Create a balanced and compatible arrangement of residential, business, and industrial land uses and minimize land use conflicts.
 - *The proposed State Plan Policy Map amendment would have no impact on the Township's existing zone plan, which was approved with the State Planning Commission's 2017 grant of Plan Endorsement. The Township's existing land use plan has been designed to promote the balanced and compatible arrangement of various uses and, therewith, minimize land use conflicts.*
- Encourage future residential and non-residential growth in a coordinated and managed manner.
 - *As previously noted, the proposed State Plan Policy Map amendment would have no impact on the Township's existing zone plan. In addition, the proposed State Plan Policy Map amendment would encourage future residential and non-residential growth by improving service delivery and the ability of the Township to provide an essential service (i.e., solid waste collection and disposal) in support of existing and future development.*

Utility Strategies:

- Upgrade infrastructure to address development needs in smart growth cores.
 - *The proposed State Plan Policy Map amendment would facilitate the construction of a solid waste transfer station within the Lakewood Township Department of Public Works Complex. Said facility would result in improved service delivery and the ability of the*

Township to provide an essential service (i.e., solid waste collection and disposal) in support of existing and future development. Future development in Lakewood Township will largely be accommodated within series of smart growth cores (incl., a regional center and a series of cores and nodes), which were originally identified in the Township's 2013 Smart Growth Plan and subsequently incorporated into the Township's 2017 Master Plan, which was endorsed by the State Planning Commission on December 7, 2017.

Economic Development Strategies:

- Continue to promote economic prosperity and sound fiscal planning through coordinated efforts between the Lakewood Township Committee, Industrial Commission and Department of Economic Development.
 - *The proposed State Plan Policy Map amendment would facilitate the construction of a solid waste transfer station within the Lakewood Township Department of Public Works Complex. The improved service delivery and ability of the Township to provide an essential service (i.e., solid waste collection and disposal) that would result from said facility would, in turn, promote economic development of the Township by attracting new non-residential development.*
 - *The Director of the Lakewood Township Department of Economic Development has reviewed and provided input to this proposal.*

County Goals and Objectives

The proposed State Plan Policy Map amendment, if approved, would support the implementation of recommendations of the 2011 Ocean County Comprehensive Master Plan. The recommendations that would be supported are listed below (*comments provided in italics*):

Economic Planning Recommendation:

- Continue County economic development efforts to reduce unemployment, connect residents to local year-round employment opportunities, and enhance the tax base by encouraging compatible industrial and commercial operations to locate or expand in Ocean County.
 - *The proposed State Plan Policy Map amendment would facilitate the construction of a solid waste transfer station within the Lakewood Township Department of Public Works Complex. The improved service delivery and ability of the Township to provide an essential service (i.e., solid waste collection and disposal) that would result from said facility would, in turn, promote economic development of the Township by attracting new non-residential development. As a result, local unemployment would be reduced, local employment opportunities would be increased, and the local tax base would be enhanced.*

Land Use Recommendation:

- Encourage municipalities to grow in a fashion that is true to smart growth principals and Town Center design standards, allowing for a mix of land uses in a singular area to increase accessibility by all residents.
 - *The area of the proposed State Plan Policy Map amendment contains existing development (viz., Lakewood Township Department of Public Works Complex) and is located within the immediate vicinity of the Lakewood Cedar Bridge Core and Lakewood Industrial Park Node. A grant of the proposed State Plan Policy Map amendment would be consistent with smart growth principles because it directs development toward existing communities (i.e., locations where there is existing development), which, in turn, maximizes the efficiency of infrastructure investment and service delivery, as well as limits sprawl-type development.*
 - *Granting the proposed State Plan Policy Map amendment would result in the designation of a new node, entitled “Public Service Node,” on the State Plan Policy Map. This both expands and legitimizes the Township’s center-based approach to development, which was originally conceived in the 2013 Smart Growth Plan and subsequently incorporated into the 2017 Lakewood Township Master Plan (n.b., the 2017 Lakewood Township Master Plan was endorsed by the State Planning Commission on December 7, 2017).*

In addition to the above, it is noted that approval of the proposed State Plan Policy Map amendment would support the implementation of the Ocean County District Solid Waste Management Plan as amended on January 19, 2022, and subsequently certified by the New Jersey Department of Environmental Protection on January 29, 2022. The Ocean County District Solid Waste Management Plan specifically identifies a proposed solid waste transfer station to be constructed within the Lakewood Township Department of Public Works Complex (n.b., the Township’s plans to develop said solid waste transfer station have been detailed on Page 2 of this proposal). Additionally, the New Jersey Department of Environmental Protection’s January 29, 2022 certification of the amended Ocean County District Solid Waste Management Plan indicates that said plan is consistent with the Statewide Solid Waste Management Plan.

State Goals and Objectives

By granting the proposed State Plan Policy Map amendment, the State Planning Commission would not only act to facilitate development in an area with existing development (viz., the Lakewood Township Department of Public Works Complex) and, therewith, mitigate sprawl-type development, but also support the implementation of Lakewood Township’s existing Plan Endorsement and center-based development concept by promoting the increased capacity and improved delivery of an essential service that would result from the construction of a solid waste transfer station within the Lakewood Township Department of Public Works Complex.

Consistency of the Statewide Solid Waste Management Plan has been previously discussed.

Promotion of the goals and objectives of the New Jersey State Development and Redevelopment Plan is discussed later in this proposal.

Impacts on Zone District

The area of the proposed amendment is located within the M-1 (Industrial) Zone District. The purpose of the M-1 (Industrial) Zone District is to facilitate the development of uses of an industrial nature, such as: bulk storage; manufacturing or assembly facilities; warehouses; public utility uses; airports; office buildings; hotels and motels; health and human services; restaurants; laboratories; uses affiliated with the operations of the United States Postal Service; and similar uses. Quasi-public and private educational facilities are also permitted.

The area of the proposed amendment is also located within the PDNC (Planned Development Non-Contiguous Cluster) Overlay Zone District. Said overlay zone district provides the option to use non-contiguous clustering when: 1) the tree-save requirements of N.J.A.C. 7:7-13.4, N.J.A.C. 7:7-13.14, or N.J.A.C. 7:7-13.18 apply; and 2) the specific development project qualifies as planned development, a subdivision, or a site plan.

The proposed amendment would have no impact on the zone plan. Indeed, no change in zoning is proposed. The area of the proposed amendment would remain within the M-1 (Industrial) Zone District and PDNC (Planned Development Non-Contiguous Cluster) Overlay Zone District.

Impacts on Adjacent Municipalities

The area of the proposed amendment is located more than 7,300 feet (1.38 miles) from the nearest adjacent municipality (viz., Brick Township). Given the distance from adjacent municipalities, no impact on same is anticipated.

Impacts on Adjoining Zone District of Adjacent Municipalities

As previously noted, the area of the proposed amendment is located more than 7,300 feet (1.38 miles) from the nearest adjacent municipality (viz., Brick Township). It is, therefore, anticipated that there will be no impacts on the zone plan of adjoining municipalities.

Impacts on Public Sector Decisions

Approval of the proposed amendment would allow for an increase in permitted impervious cover and a reduction in vegetative cover requirements pursuant to Subchapter 13 of N.J.A.C. 7:7.

The proposed amendment would have no impact on municipal- or county-level decisions.

Planning Consistency of Proposed Amendments

The following subsections describe how the proposed amendment is consistent with: the New Jersey State Development and Redevelopment Plan; and adjoining municipal, county, or regional plans endorsed by the State Planning Commission.

New Jersey State Development and Redevelopment Plan

The entire area of the proposed State Plan Policy Map amendment is, and would continue to be, located within the Suburban Planning Area (Planning Area 2), the intent of which is to:

- Provide for much of the State’s future development;
- Promote growth in centers and other compact forms;
- Protect the character of existing stable communities;
- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend toward further sprawl; and,
- Revitalize cities and towns.

Granting the proposed map amendment would facilitate the further use and development of the Lakewood Township Department of Public Works Complex, which is located in: the M-1 (Industrial) Zone District; the PDNC (Planned Development Non-Contiguous Cluster) Overlay Zone District; an area that has access to existing roadway, sewer and water infrastructure; and within close proximity to the Lakewood Cedar Bridge Core and the Lakewood Industrial Park Node. Based on the foregoing, the proposed State Plan Policy Map amendment would be consistent with the intent of the Suburban Planning Area (Planning Area 2). Indeed, it would: facilitate future development in the Suburban Planning Area (Planning Area 2); promote center-based growth; protect the character of the Township without impact on the existing zone plan; and mitigate sprawl and, therewith, protect natural resources.

A grant of the proposed State Plan Policy Map amendment would also be consistent with the following policy objectives of the New Jersey State Development and Redevelopment Plan for the Suburban Planning Area (Planning Area 2; *comments provided in italics*):

Land Use:

- Guide development and redevelopment into more compact forms—Centers and former single-use developments that have been retrofitted or restructured to accommodate mixed-use development, redevelopment, services, and cultural amenities. Plan and zone for a wide range of land uses and users, in order to achieve more balanced communities. Seek to better integrate different land uses and remove or mitigate physical barriers between them. Encourage densities capable of supporting transit. Preserve the Environs as park land, farmland, or partially developed low-density uses without compromising the Planning Area’s capacity to accommodate future growth.

- *Granting the proposed State Plan Policy Map amendment would result in the designation of a new node, entitled “Public Service Node,” on the State Plan Policy Map. This both expands and legitimizes the Township’s center-based approach to development, which was originally conceived in the 2013 Smart Growth Plan and subsequently incorporated into the 2017 Lakewood Township Master Plan (n.b., the 2017 Lakewood Township Master Plan was endorsed by the State Planning Commission on December 7, 2017).*
- *The proposed State Plan Policy Map amendment would facilitate the construction of a solid waste transfer station within the Lakewood Township Department of Public Works Complex. This facility would be used to support existing and future development within the regional center and series of cores and nodes that are part of the Township’s center-based approach to development.*

Economic Development:

- Guide opportunities for economic development into Centers or existing pedestrian- and transit-supportive single-use areas and target new jobs to these locations.
 - *The proposed State Plan Policy Map amendment would facilitate the construction of a solid waste transfer station within the Lakewood Township Department of Public Works Complex. This facility would be used to support existing and future development—including commercial and industrial development—within the regional center and series of cores and nodes that are part of the Township’s center-based approach to development. In doing so, the facility would support the overall economic development of the Township.*

Public Facilities and Services:

- Phase and program the extension of public facilities and services to support development in Centers and ensure adequate levels of public and private services. Encourage jurisdictions to locate all public and private community facilities—schools, libraries, municipal buildings, government offices, post offices, civic, cultural and religious facilities, fire stations, etc.—in Centers or in proximity to (within walking distance of) Centers. Central facilities serving a wide population should be located in or near Cores.
 - *As previously noted, the proposed State Plan Policy Map amendment would facilitate the construction of a solid waste transfer station within the Lakewood Township Department of Public Works Complex. This facility would be used to support existing and future development within the regional center and series of cores and nodes that are part of the Township’s center-based approach to development.*

Intergovernmental Coordination:

- Establish regional approaches to the planning and provision of facilities and services. Create public/public and public/private partnerships to locate, facilitate, coordinate and implement new development and redevelopment in Centers.

- *The proposed State Plan Policy Map amendment would facilitate the construction of a solid waste transfer station within the Lakewood Township Department of Public Works Complex. Though the facility is intended to serve only Lakewood Township, its planning has been coordinated with Ocean County and the State of New Jersey. Indeed, Lakewood Township coordinated with the Ocean County Department of Solid Waste Management to prepare an amendment of the Ocean County District Solid Waste Management Plan, which specifically identifies the future solid waste transfer station. This amendment was adopted by the Ocean County Board of County Commissioners on January 19, 2022 and was subsequently certified by the New Jersey Department of Environmental Protection on January 29, 2022.*

In addition to the above, it is noted that granting the proposed State Plan Policy Map amendment, would be consistent with the following policies for all planning areas (*comments provided in italics*):

Policy 1 — Municipal, County, Regional and State Planning for Growth Among Planning Areas:

- Municipalities, counties, regional and state agencies should prepare master and functional plans that guide growth using the following step:
 - Promote growth in Centers and other appropriate areas in the Suburban Planning Area.
 - *The area of the proposed State Plan Policy Map amendment is located entirely within the Suburban Planning Area (Planning Area 2).*
 - *In addition to the proposed amendment area's location within the Suburban Planning Area (Planning Area 2), it is noted that granting the proposed amendment, which would facilitate the construction of a solid waste transfer station, would support existing and future development throughout the Township, including in the Township's regional center and in its series of cores and nodes and in other locations within the Suburban Planning Area (Planning Area 2).*

Policy 5 — Planning for New Nodes:

- Communities may identify new heavy industry, transportation or utility facilities and activities as part of their plans submitted to the State Planning Commission for Plan Endorsement. New concentrations of commercial, light manufacturing or warehousing and distribution facilities and activities should be organized in a compact form and located in Centers and other appropriate areas in Metropolitan or Suburban Planning Areas or Centers in Fringe, Rural or Environmentally Sensitive Planning Areas as part of plans submitted to the State Planning Commission for Plan Endorsement.
 - *Granting the proposed amendment, which would facilitate the construction of a solid waste transfer station, would support existing and future development throughout the Township, including in: the Township's regional center and its series of cores and nodes; the Suburban Planning Area (Planning Area 2); and other suitable areas of the Township.*
 - *The solid waste transfer station use is closely similar or compatible to "heavy industry, transportation or utility facilities" as identified in Policy 5 (above).*

Finally, it is noted that the proposed State Plan Policy Map amendment would promote the following overall goals of the New Jersey State Development and Redevelopment Plan (*comments in italics*):

- Goal 1: Revitalize the State’s Cities and Towns
 - *The proposed State Plan Policy Map amendment would facilitate the construction of a solid waste transfer station within the Lakewood Township Department of Public Works Complex. This facility would be used to support existing and future development throughout the Township. Through high-quality provision of such an essential service (i.e., solid waste collection and disposal), new development can be attracted to Lakewood Township. This, in turn, supports revitalization of the Township.*
- Goal 2: Conserve the State’s Natural Resources and Systems
 - *The proposed State Plan Policy Map amendment includes only areas that are located within the Suburban Planning Area (Planning Area 2). Areas that are located within the Environmentally Sensitive Planning Area (Planning Area 5) are not part of the proposed amendment. This promotes conservation of the State’s natural resources and systems.*
 - *By concentrating future development within the proposed node, sprawl-type development would be mitigated, thereby promoting conservation of the State’s natural resources and systems.*
- Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey
 - *The proposed State Plan Policy Map amendment would facilitate the construction of a solid waste transfer station within the Lakewood Township Department of Public Works Complex. This facility would be used to support existing and future development—including commercial and industrial development—within the regional center and series of cores and nodes that are part of the Township’s center-based approach to development. By supporting existing and future development in such a manner, the seeds of beneficial economic growth are sown. Indeed, provision of high-quality services promotes investment in the local economy.*
- Goal 4: Protect the Environment, Prevent and Clean Up Pollution
 - *The proposed State Plan Policy Map amendment includes only areas that are located within the Suburban Planning Area (Planning Area 2). Areas that are located within the Environmentally Sensitive Planning Area (Planning Area 5) are not part of the proposed amendment. This helps to protect the environment through conservation of the State’s natural resources and systems.*
 - *The proposed State Plan Policy Map amendment would facilitate the construction of a solid waste transfer station within the Lakewood Township Department of Public Works Complex. Through the construction of this facility, the capacity and efficiency of the Lakewood Township Department of Public Works to provide solid waste collection and disposal services would be improved. This, in turn, would help to protect the environment and prevent pollution within the Township.*

- Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost
 - *The proposed State Plan Policy Map amendment would facilitate the construction of a solid waste transfer station within the Lakewood Township Department of Public Works Complex. Construction of this facility would promote the high-quality provision of an essential service (i.e., solid waste collection and disposal). In addition, by constructing the facility within the existing Lakewood Township Department of Public Works Complex, significant cost efficiencies would be achieved.*
- Goal 8: Ensure Sound and Integrated Planning and Implementation Statewide
 - *As previously noted, the proposed State Plan Policy Map amendment would facilitate the construction of a solid waste transfer station within the Lakewood Township Department of Public Works Complex. The planning of said facility has been coordinated with Ocean County and the State of New Jersey. Indeed, Lakewood Township coordinated with the Ocean County Department of Solid Waste Management to prepare an amendment of the Ocean County District Solid Waste Management Plan, which specifically identifies the future solid waste transfer station. This amendment was adopted by the Ocean County Board of County Commissioners on January 19, 2022, and was subsequently certified by the New Jersey Department of Environmental Protection on January 29, 2022.*
 - *Because this proposal will be reviewed and considered by the State Planning Commission, a grant of the proposed State Plan Policy Map amendment would represent continued, sustained effort to ensure sound and integrated planning and implementation.*

Endorsed Plans of Adjoining Jurisdictions

Lakewood is adjacent to: Brick, Toms River, and Jackson townships in Ocean County; and Howell Township in Monmouth County. The municipal master plans of Brick and Toms River townships have been endorsed by the State Planning Commission. As of the preparation of this proposal, neither the municipal master plans of Howell or Jackson townships, nor the county master plans of Monmouth or Ocean counties, have been endorsed by the State Planning Commission.

Toms River Township Master Plan

The area of the proposed State Plan Policy Map amendment is located approximately 13,900 feet (2.63 miles) from Toms River Township. Granting the proposed amendment will have no impact on the implementation of Toms River Township’s municipal master plan.

Notwithstanding the above, it is noted that the proposed State Plan Policy Map amendment would be consistent with the following land use objectives of the Toms River Township master plan (*comments provided in italics*):

- To guide future residential and non-residential growth in a coordinated and managed approach [...] and to provide for logical transitional uses between residential and non-residential areas of the [t]ownship.
 - *The proposed State Plan Policy Map amendment would not impact existing zoning and, moreover, would be compatible with the existing land use arrangement of the Township.*
- Continue to use practical and flexible development controls in order to gain open space, conserve the natural landscape and protect the environmentally sensitive areas of the [t]ownship.
 - *The proposed State Plan Policy Map amendment does not include areas of Block 549.01, Lot 1 that are located within the Environmentally Sensitive Planning Area (Planning Area 5). The entire area of the proposed amendment is located within the Suburban Planning Area (Planning Area 2). By not including areas within the Environmentally Sensitive Planning Area (Planning Area 5), the preservation of natural landscapes and environmentally sensitive areas is promoted.*
- Relate future residential growth to the municipal infrastructure.
 - *The proposed State Plan Policy Map amendment would facilitate the construction of a solid waste transfer station. This facility would support solid waste collection and disposal for existing and future development, including residential development, within the Township.*
- Encourage appropriate development of vacant or underutilized parcels.
 - *The proposed State Plan Policy Map amendment would facilitate the construction of a solid waste transfer station on the existing site of the Lakewood Township Department of Public Works Complex. This is an appropriate development of a property that has additional capacity for development.*

Brick Township Master Plan

The area of the proposed State Plan Policy Map amendment is located more than 7,300 feet (1.38 miles) from Brick Township. It is, therefore, concluded that granting the proposed amendment will have no impact on the implementation of Brick Township’s municipal master plan.

Nonetheless, it is noted that Brick Township’s municipal master plan supports center-based development. This is demonstrated by the fact that it identifies the Brick Town Center¹ as its approach to center-based development. Although the Brick Town Center does not include an industrial component, there is consistency between the Brick Township and Lakewood Township municipal master plans in that they both provide support for center-based development. By granting the proposed amendment to the State Plan Policy Map, the State Planning Commission would not only further legitimize Lakewood Township’s approach to

¹ The Brick Town Center borders on Lakewood Township and has key frontages along Chambers Bridge Road (Ocean County Route 549), NJ Route 70, NJ Route 88, Brick Boulevard, Hooper Avenue, and Jack Martin Boulevard.

center-based development, but also facilitate adequate service delivery, which is fundamental to the success of its overall, center-based development concept.

In addition to the above, it is noted that granting the proposed amendment to the State Plan Policy Map would be consistent with the following objectives of Brick Township’s municipal master plan (*comments provided in italics*):

- To encourage a balanced and compatible arrangement of residential and other appropriate land uses.
 - *The proposed State Plan Policy Map amendment would not impact existing zoning and would, moreover, be compatible with the existing land use arrangement of the Township. By virtue of the fact that Lakewood Township received Plan Endorsement from the State Planning Commission on December 7, 2017, it is clear that the Township has a “balanced and compatible arrangement of residential and other appropriate land uses.”*
- To [...] direct new development into areas of existing infrastructure.
 - *The proposed State Plan Policy Map amendment would facilitate the construction of a solid waste transfer station on the existing site of the Lakewood Township Department of Public Works Complex, which has access to existing roadway, sewer and water infrastructure.*

Achieving Consistency with the New Jersey State Development and Redevelopment Plan

As detailed in the consistency assessments above, the proposed State Plan Policy Map amendment is consistent with and promotes goals, objectives, and policies of the New Jersey State Development and Redevelopment Plan. Additionally, by granting the proposed amendment, numerous strategies and recommendations of the 2017 Lakewood Township Master Plan and 2011 Ocean County Comprehensive Master Plan, as well as the amended Ocean County District Solid Waste Management Plan, would be advanced while maintaining consistency with the New Jersey State Development and Redevelopment Plan.

Conclusion

Lakewood proposes a State Plan Policy Map amendment, which would have the impact of creating a new node, entitled “Public Service Node,” on: Block 549.01, Lot 1 (n.b., only portions of Block 549.01, Lot 1 that are located within the Suburban Planning Area [Planning Area 2] are included in the proposed amendment); Block 549.02, Lot 1; Block 554, Lot 1; and adjacent rights-of-way of America Avenue and Drexel Avenue. As shown in this proposal, the requested amendment would not only be consistent with the New Jersey State Development and Redevelopment Plan, but also promote the implementation of the 2017 Lakewood Township Master Plan, 2011 Ocean County Comprehensive Master Plan, and Ocean County District Solid Waste Management Plan as amended through January 19, 2022. In addition, the proposed amendment would have no impact on surrounding municipalities.