

Proposal for State Plan Policy Map Amendment Block 1160.01, Lots 386 and 387

**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 for a particular area.

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 1160.01, Lots 386 and 387 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

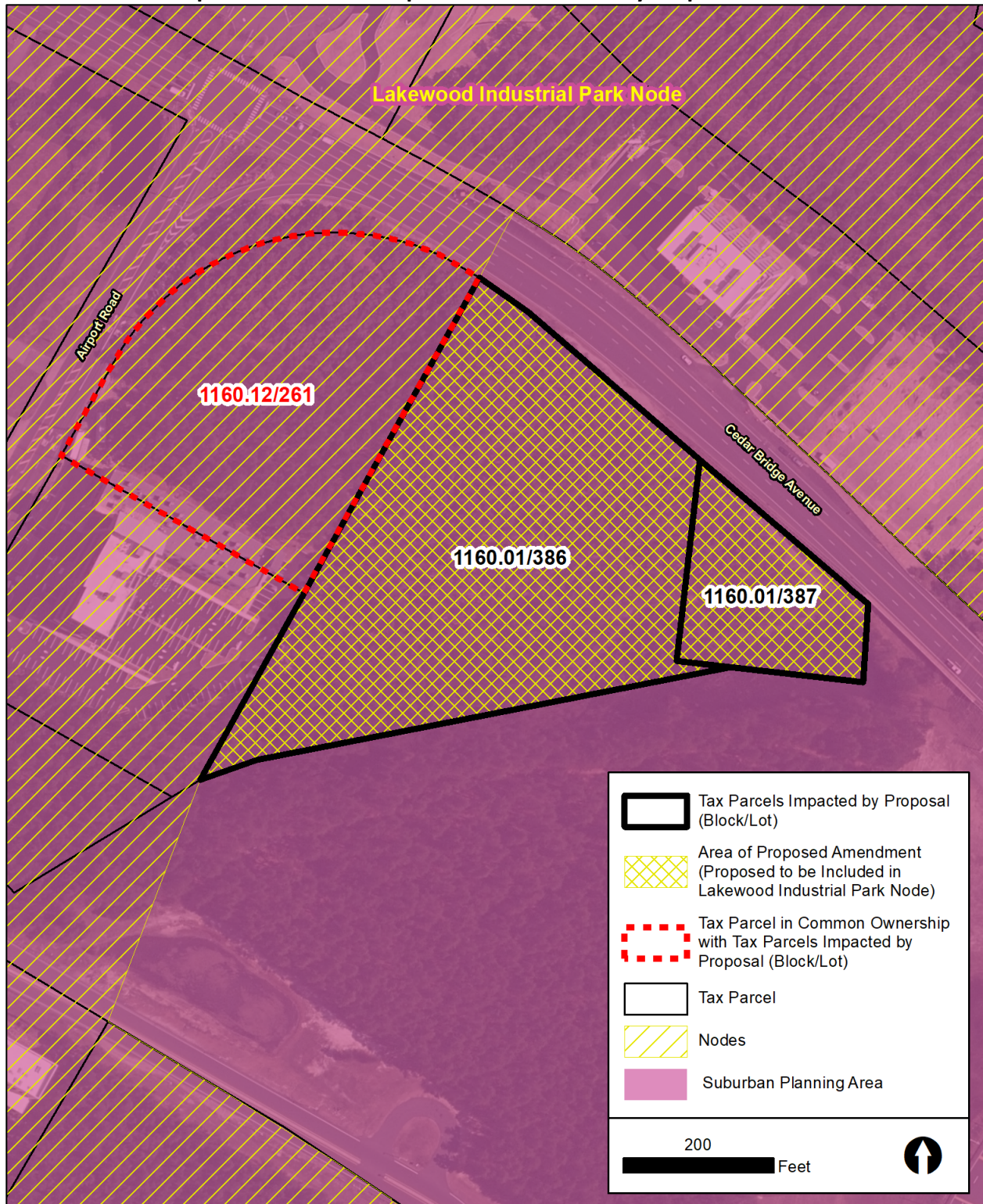
The proposed amendment to the State Plan Policy Map concerns Block 1160.01, Lots 386 and 387 in Lakewood Township, which are under common ownership. The area of the proposed amendment is located approximately 350 feet from the southeastern corner of Airport Road and Cedar Bridge Avenue in the eastern portion of the Township. The sole roadway frontage is located along Cedar Bridge Avenue.

The Township seeks to include all areas of Block 1160.01, Lots 386 and 387 in the Lakewood Industrial Park Node, which is a designated node on the State Plan Policy Map and exists to the west, north, and south of the area of the proposed amendment.

Please note that commercial uses and vacant lands are the predominant land uses of surrounding areas. In addition, it should be noted that although the area of the proposed amendment is not technically located within an Urban Enterprise Zone or Foreign Trade Zone, adjacent Block 1160.12, Lot 261, which is under common ownership but not part of this proposal, is located within an Urban Enterprise Zone and Foreign Trade Zone.

The area impacted by the proposed amendment is approximately 5.48 acres. Map 1 depicts the current and proposed State Plan Policy Map boundaries.

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 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 proposed State Plan Policy Map amendment would facilitate development within an established industrial park and on currently undeveloped lands located within the Lakewood Industrial Park Node.*
 - *In addition, development within an adjacent Urban Enterprise Zone and Foreign Trade Zone would be facilitated (n.b., adjacent Block 1160.12, Lot 261, which is under common ownership with and adjacent to the area of the proposed amendment, is located within an Urban Enterprise Zone and Foreign Trade Zone).*
- Create a balanced and compatible arrangement of residential, business, and industrial land uses and minimize land use conflicts.
 - *The area of the proposed amendment is located within the ABC (Airport Business Commercial) Zone District. The proposed State Plan Policy Map amendment, which would result in the expansion of the Lakewood Industrial Park Node to include Block 1160.01, Lots 386 and 387, would promote and facilitate balanced and compatible development.*
- Encourage future residential and non-residential growth in a coordinated and managed manner.
 - *The proposed State Plan Policy Map amendment would facilitate development within an established industrial park that is located within the ABC (Airport Business Commercial) Zone District. Clearly, the proposed amendment would encourage future growth in a manner that is coordinated and managed in accordance with the established land use plan of the Township.*

Economic Development Strategies:

- Actively promote the Urban Enterprise Zone program and Foreign Trade Zone.
 - *Although the area of the proposed State Plan Policy Map amendment is not located within an Urban Enterprise Zone or Foreign Trade Zone, adjacent Block 1160.12, Lot 261, which is under common ownership with the area of the proposed amendment and currently undeveloped, is located within both an Urban Enterprise Zone and Foreign*

Trade Zone. Given the adjacency of these areas and the commonality of ownership, it is concluded that the proposed State Plan Policy Map Amendment would spur development on adjacent Block 1160.12, Lot 261. Thus, the proposed State Plan Policy Map amendment would result in the promotion of the Urban Enterprise Zone and Foreign Trade Zone programs and, therewith, support State and Federal economic development initiatives.

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 development within an established industrial park that is located within the ABC (Airport Business Commercial) Zone District. This would not only provide an opportunity to enhance the municipal and county tax bases, but also to facilitate job creation.*
 - *The fact that the area of the proposed State Plan Policy Map amendment is located directly adjacent to an Urban Enterprise Zone and Foreign Trade Zone, which include an adjacent property (viz., Block 1160.12, Lot 261) that is under common ownership with the area of the proposed amendment, further supports enhancement of the municipal and county tax bases, as well as facilitates job creation.*

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 Lakewood Industrial Park Node is an integral part of Lakewood Township's overall center-based development strategy. The proposed State Plan Policy Map amendment would further legitimize the Township's center-based development strategy, which was originally outlined in the 2013 Lakewood Smart Growth Plan and endorsed by the State Planning Commission.*

State Goals and Objectives

By granting the proposed State Plan Policy Map amendment, the State Planning Commission would act to facilitate development on an undeveloped site that is located adjacent to Block 1160.12, Lot 261, which is: under common ownership with the area of the proposed

amendment; currently undeveloped; and located within an Urban Enterprise Zone. Given the adjacency of Block 1160.12, Lot 261 and the commonality of ownership with the area of the proposed amendment, it is concluded that the proposed State Plan Policy Map amendment would spur development within an Urban Enterprise Zone. Thus, by granting the proposed amendment, the State Planning Commission would be promoting the State of New Jersey's Urban Enterprise Program and its objective of fostering "an economic climate that revitalizes designated urban communities and stimulates their growth by encouraging businesses to develop and create private sector jobs through public and private investment."¹

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

Federal Goals and Objectives

By granting the proposed State Plan Policy Map amendment, the State Planning Commission would facilitate development on an undeveloped site that is located adjacent to Block 1160.12, Lot 261, which is: under common ownership with the area of the proposed amendment; currently undeveloped; and located within a designated Foreign Trade Zone. Thus, by granting the proposed amendment, the State Planning Commission would be promoting the United States Foreign Trade Zone Program, which was authorized by the United States Congress in 1934 and is used to encourage activity and added value at American facilities in competition with foreign alternatives by allowing delayed or reduced duty payments on foreign merchandise, as well as other savings. These benefits are important, because they enhance the competitiveness of American industries in a global marketplace, promote job retention and creation, and encourage further investment.

Impacts on Zone District

The area of the proposed amendment is located within the ABC (Airport Business Commercial) Zone District. The purpose of the ABC (Airport Business Commercial) Zone District is to facilitate the development of a variety of commercial uses within the vicinity of the Lakewood Municipal Airport, such as: corporate headquarters; office parks and buildings; professional and medical offices; laboratories and research facilities; publishing; printing and reproduction; computer service centers; airports; hotels; conference centers; manufacture, assembly, compounding, processing, and packaging of various products; showrooms; warehouse outlets; retail outlets and stores; bottling plants; enameling and electroplating; restaurants; communication companies; and similar or related uses on lots with a minimum area of three acres.

¹ New Jersey Department of Community Affairs. (2018). *New Jersey Urban Enterprise Zone Program* [Brochure]. New Jersey Department of Community Affairs, Trenton. Online Linkage: <https://www.nj.gov/dca/affiliates/uez/publications/pdf/UEZBrochure.pdf>

The proposed amendment would have no impact on the zone district. Indeed, no change in zoning is proposed. The area of the proposed amendment would remain within the ABC (Airport Business Commercial) Zone District.

In addition to the above, it is noted that immediately surrounding properties are also located within the ABC (Airport Business Commercial) Zone District.

Impacts on Adjacent Municipalities

The area of the proposed amendment is located approximately 1,650 feet (0.31 mile) from the nearest adjacent municipality (viz., Brick Township). Given the small size of area of the proposed amendment and its distance from adjacent municipalities, no impact on adjacent municipalities is anticipated. The anticipated lack of impact is further supported by the fact that the right-of-way of the Garden State Parkway exists between the area of the proposed amendment and the nearest adjacent municipality (viz., Brick Township).

Impacts on Adjoining Zone District of Adjacent Municipalities

As previously noted, the area of the proposed amendment is located approximately 1,650 feet (0.31 mile) 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 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 development on an undeveloped site, which is located within an established industrial park that has access to existing roadway and water infrastructure (n.b., the property owner is currently coordinating with relevant agencies to secure an amendment of the Ocean County Sewer Service Area, which would result in the inclusion of Block 1160.01, Lots 386 and 387 in same). 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.
 - *A grant of the proposed amendment would have effect of expanding the Lakewood Industrial Park Node to include Block 1160.01, Lots 386 and 387, both of which are located within the Suburban Planning Area (Planning Area 2) and in an established industrial park. This would further legitimize and promote 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.
 - *A grant of the proposed amendment would facilitate development on an undeveloped site that is located within an established industrial park and adjacent to an Urban Enterprise Zone and Free Trade Zone, which include a property under common ownership that forms a contiguous area with the area of the proposed amendment (viz., 1160.12, Lot 261). This would increase Lakewood Township’s competitiveness and promote job creation.*

In addition to the above, it is noted that granting the proposed State Plan Policy Map amendment, which would effectuate an expansion of the Lakewood Industrial Park Node, would be consistent with the New Jersey State Development and Redevelopment Plan's policy for nodes, which states that "[...] 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 Suburban Planning Areas [...]." Thus, expansion of the Lakewood Industrial Park Node in the Suburban Planning Area (Planning Area 2) would be consistent with the New Jersey State Development and Redevelopment Plan's policy for nodes.

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
 - *Expanding the Lakewood Industrial Park Node would facilitate development on an undeveloped site within the Suburban Planning Area (Planning Area 2), thereby providing an opportunity to develop a valuable economic asset through private investment and stimulate job creation.*
- Goal 2: Conserve the State's Natural Resources and Systems
 - *Development within the Lakewood Industrial Park Node would channel development into a sustainable location, which has access to public improved roadways and is located in public water service area (n.b., the property owner is currently coordinating with relevant agencies to secure an amendment of the Ocean County Sewer Service Area, which would result in the inclusion of Block 1160.01, Lots 386 and 387 in same) and is located adjacent to an Urban Enterprise Zone and Foreign Trade Zone. By developing within the Lakewood Industrial Park Node, sprawl-type development would be mitigated, and the environs would be protected.*
- Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey
 - *The proposed State Plan Policy Map amendment would facilitate development on an undeveloped site located within an established industrial park in the ABC (Airport Business Commercial) Zone District of Lakewood Township. Development of this site would increase Lakewood's competitiveness and promote job creation.*

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 12,850 feet (2.43 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.
 - *Granting the proposed amendment to the State Plan Policy Map would further legitimize Lakewood Township’s overall, center-based development concept by promoting development within the Lakewood Industrial Park Node. In addition, there would be no negative impact on the transition of uses since the area of the proposed amendment is located entirely within and surrounded by the ABC (Airport Business Commercial) Zone District and no changes to existing zoning are proposed.*
- 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.
 - *Granting the proposed amendment to the State Plan Policy Map would facilitate development within the Lakewood Industrial Park Node, which is part of Lakewood Township’s overall, center-based development concept. Center-based development prioritizes and concentrates development in planned centers, cores, and nodes and, therewith, facilitates environmental conservation and protection of the environs.*
- Encourage controlled and properly designed commercial and industrial development in areas so designated on the [m]aster [p]lan.
 - *Granting the proposed amendment would encourage development within the ABC (Airport Business Commercial) Zone District of Lakewood Township.*

Brick Township Master Plan

The area of the proposed State Plan Policy Map amendment is located more than 1,650 feet (0.31 miles) from Brick Township. Additionally, the right-of-way of the Garden State Parkway exists between the area of the proposed amendment and the municipal boundary with 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 Center² 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 further legitimize Lakewood Township’s approach to center-based development and, moreover, promote development within the Lakewood Industrial Park Core, which is an integral part of Lakewood Township’s 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.
 - *Granting the proposed amendment to the State Plan Policy Map would facilitate the development of an undeveloped site within the ABC (Airport Business Commercial) Zone District.*
- To [...] direct new development into areas of existing infrastructure.
 - *Granting the proposed amendment to the State Plan Policy Map would facilitate development of a site that: has existing access to a public improved roadway; and is located within a public water service area (n.b., the property owner is currently coordinating with relevant agencies to secure an amendment of the Ocean County Sewer Service Area, which would result in the inclusion of Block 1160.01, Lots 386 and 387 in same).*

[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 an 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 would be advanced while maintaining consistency with the New Jersey State Development and Redevelopment Plan. The State of New Jersey’s Urban Enterprise Zone Program, as well as the United States Government’s Foreign Trade Zone Program, would also be advanced as a result of the fact that the area of the proposed State Plan Policy Map amendment is situated adjacent to an Urban Enterprise Zone and a Foreign Trade Zone, which include an adjacent property that is under common ownership with the area of the proposed amendment (viz., Block 1160.12, Lot 261).

² 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.

Conclusion

Lakewood proposes a State Plan Policy Map amendment, which would have the impact of including Block 1160.01, Lots 386 and 387 within the Lakewood Industrial Park Node. 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 and the 2011 Ocean County Comprehensive Master Plan, while advancing the State of New Jersey's Urban Enterprise Zone Program and the United States Government's Foreign Trade Zone Program. In addition, the proposed amendment would have no impact on surrounding municipalities.