

Township of Lacey

Ocean County, NJ

Master Plan Reexamination Report

Prepared by



Heyer, Gruel & Associates

Community Planning Consultants

236 Broad Street

Red Bank, NJ 077001

Lacey Township Reexamination Report

Township of Lacey
Ocean County, New Jersey

Adopted by the Planning Board on
, 2018

Prepared By:

Heyer, Gruel & Associates
Community Planning Consultants
236 Broad Street, Red Bank, NJ 07701
(732) 741-2900

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



Susan S. Gruel, P.P. #1955



Fred Heyer, AICP, P.P. #3581

Township Mayor and Committee

[Nicholas Juliano](#), Mayor

[Timothy McDonald](#), Deputy Mayor

Gary Quinn, Committeeman

[Peter Curatolo](#), Committeeman

Steven Kennis, Committeeman

Township Planning Board

Dan Cortese, Chairman

Stephen Kennis, Committeeman / Mayor's Designee

Gary Quinn, Committeeman

Robert Laureigh

Christopher Reid

Karen MacArthur

All Nappi

Vincent Layton

Jeffrey Dostal, 1st Alternate

Neal Marine, 2nd Alternate

Terry Brady, Esq., Planning Board Attorney

Bruce Jacobs, P.E., Planning Board Engineer

Susan Connor, Planning Board Secretary

Veronica Laureigh, Township Administrator

Michael O'Donnell, Township Engineer

TABLE OF CONTENTS

INTRODUCTION6

PERIODIC REEXAMINATION6

SECTION A. COMPREHENSIVE GOALS, OBJECTIVES, AND RECOMMENDATIONS8

 Goals and Objectives8

 Overall Goals.....8

 Land Use Goals and Objectives.....8

 Capital Facilities Goals and Objectives..... 10

 Economic Development Goals and Objectives..... 11

 Housing Goals and Objectives 11

 Transportation Goals and Objectives 12

SECTION B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED 14

 Overall Goals 14

 Land Use Goals and Objectives..... 15

 Land Use Recommendations 18

 Community Facilities Goals and Objectives..... 19

 Community Facilities Recommendations..... 20

 Economic Development Goals and Objectives 20

 Economic Development Recommendations 22

 Housing Goals and Objectives..... 22

 Housing Recommendations..... 24

 Circulation Goals and Objectives 24

 Circulation Recommendations 26

 Utility Service Goals and Objectives..... 27

 Utility Service Recommendations 27

 Recreation Goals and Objectives 28

 Recreation Recommendations..... 28

 Conservation Goals and Objectives..... 29

 Conservation Recommendations..... 30

 Historic Preservation Goals and Objectives..... 30

 Historic Preservation Recommendations..... 31

 Recycling Recommendations 31

 Farmland Preservation Recommendations 32

 Stormwater Management Recommendations 32

 Development Regulations Recommendations 32

SECTION C. SIGNIFICANT CHANGES IN ASSUMPTIONS IMPACTING THE MASTER PLAN.....	34
Local Demographic Characteristics	34
Land Use	40
Affordable Housing	43
Superstorm Sandy and Resiliency Planning	46
The Closure of Oyster Creek.....	51
Circulation Changes in the Route 9 Corridor	53
Ocean County Wastewater Management Plan Update	55
Plan Endorsement	57
SECTION D. RECOMMENDED CHANGES FOR THE TOWNSHIP'S MASTER PLAN AND LAND DEVELOPMENT REGULATIONS.....	66
Overall Goals	67
Land Use Goals and Objectives.....	67
Land Use Recommendations	69
Community Facilities Goals and Objectives	71
Community Facilities Recommendations.....	72
Economic Development Goals and Objectives	73
Economic Development Recommendations	74
Housing Goals and Objectives	74
Housing Recommendations.....	75
Circulation Goals and Objectives	75
Circulation Recommendations	76
Utility Service Goals and Objectives.....	77
Utility Service Recommendations	78
Recreation Goals and Objectives	79
Recreation Recommendations.....	79
Conservation Goals and Objectives	80
Conservation Recommendations.....	80
Sustainability and Resiliency Goals and Objectives.....	81
Sustainability and Resiliency Recommendations	81
Historic Preservation Goals and Objectives	81
Recycling Recommendations	82
STORMWATER MANAGEMENT RECOMMENDATIONS	82
SECTION E. RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE LAND USE ELEMENT OF THE MASTER PLAN.....	84

INTRODUCTION

This report constitutes a Master Plan Reexamination Report for the Township of Lacey as defined by the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89). The purpose of the Reexamination Report is to review and evaluate the local Master Plan and Development Regulations on a periodic basis in order to determine the need for updates and revisions. The Township adopted its last Master Plan in 1991 and subsequent Master Plan Reexaminations in 2004, 2012 and 2016.

The September 2012 Reexamination Report provides a set of updated recommendations across the functional planning areas of Land Use, Housing, Circulation, Utility Service, Community Facilities, Recreation, Conservation, Economic Development, Historic Preservation, Recycling, Farmland Preservation, and Stormwater Management. However, the Township's Goals and Objectives statements were not updated in 2012. The most recent set of goals and objectives originate in the Township's March 2004 Reexamination Report. Consequently, this Reexamination Report considers both documents; goals and objectives from 2004, and the additional functional recommendations from 2012. It should be noted that the adopted November 2016 Reexamination Report solely focused on revisions to the Land Use Element. Although there were a number of land use recommendations, the primary purpose was to implement an inclusionary multi-family overlay district along Lacey Road and Route 9. All of the 2016 Land Use recommendations were implemented through ordinance revisions.

This report constitutes a fourth review of the 1991 Master Plan, dated April 8, 1991. Section A identifies the goals and objectives which were established in the 2004 Reexamination Report and the recommendations added in the 2012 Reexamination Report. Sections B and C describe changes that have occurred in the Township, the County and the State since the adoption of the 2012 Reexamination Report related to Township-specific development issues and general shifts in planning assumptions. Finally, Sections D and E discuss recommended actions to be addressed by the Township.

PERIODIC REEXAMINATION

New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89) requires the Reexamination Report to contain the following:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report,
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date,

- C. The extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives,
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared, and
- E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c. 79 (C.40A: 12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

SECTION A. COMPREHENSIVE GOALS, OBJECTIVES, AND RECOMMENDATIONS

Goals and Objectives

During the 2004 Reexamination process, the Township Planning Board undertook a comprehensive review of the goals and objectives of the Township's Master Plan (1991). A set of revised goals and objectives was formulated and included in the 2004 Reexamination Report as the basis for plans, policy statements, and proposals going forward. The 2004 Reexamination Report identified the following goals and objectives:

Overall Goals

1. Maintain the existing quality of life of Lacey Township residents.
2. Encourage development regulations which would actively improve the quality of life of Lacey Township residents.
3. Provide contiguous land areas and compatibility among uses so as to protect sensitive natural areas, resources, and wildlife for future generations.
4. Adopt development regulations consistent with sound environmental policy and existing environmental regulations.
5. Encourage residential development at appropriate densities while providing for aesthetic and economic diversities.
6. Encourage the continued maintenance of all navigable waterways.
7. Encourage the resolution of traffic congestion in Lacey Township, particularly on Route 9.

Land Use Goals and Objectives

- A. Establish a coordinated and comprehensive approach to development.
 1. Maintain consistency of documents (master plan, zoning ordinance, capital improvement plan) so as to eliminate redundancy, confusion, and its consequent needless expenditure of funds.
 2. Review local administrative procedures and land development regulations to ensure that development opportunities are not hampered by unnecessary and costly regulatory delays.
 3. Manage development to preserve and enhance the character of the community.

4. Maintain appropriate professional capability to formulate and implement development activities.
5. Designate appropriate growth management districts for future guidance to developers.

B. Promote a diverse and efficient land development pattern.

1. Prepare detailed community design plans and standards
2. Provide for mixed-use patterns of development where the land is of such size and configuration as to permit energy efficient alternatives without impacting the existing development pattern of Lacey.
3. Manage development to the maximum extent practical so that traffic will not exceed the capacity of the existing road network.
4. Ensure a reasonable balance among all land uses.
5. Provide areas adjacent to existing commercial centers and major traffic arteries which can act as transition areas for light and noise separation isolating residential properties from intense commercial by providing interim non-competing professional or neighborhood office uses or multi-family residential uses.
6. Encourage the use of architectural design consistent with the residential and historical characteristics of Lacey Township.
7. Adopt a Historic Preservation Element that would identify historic areas containing historic structures, promote the adoption of development regulations that would encourage their preservation, and encourage the use of architectural design consistent with the residential and historical characteristics of Lacey Township.

C. Recognize and implement appropriate statutory regulations and authorities of other reviewing agencies.

1. Identify protect and preserve natural resources.
2. Ensure environmentally sensitive areas are given high priority for public acquisition.
3. Prevent the degradation of and maintain and enhance the capability of water resources.
4. Ensure that development will have safe and adequate wastewater treatment facilities.

5. Ensure that development will have safe and adequate potable water sources. Work and cooperate with the Lacey Municipal Utilities Authority in the development of appropriate well head protection ordinances.
 6. Maintain consistency with adjacent municipalities and appropriate governmental programs rules and regulations.
- D. Establish and promote an active open space system for the enjoyment of Lacey residents.
1. Prioritize the acquisition and development of existing open space for active or passive public recreational use.
 2. Encourage the development of sufficient recreational facilities that can benefit all age groups within all areas of the Township in future years.
 3. Promote zoning to encourage private recreation and cultural facilities which promote cultural enrichment such as concerts and the arts.
 4. Promote the adoption of an ordinance that would enable the imposition of a recreation assessment fee for new development.
 5. Promote the identification and designation of "Forked River Mountain" as a "historic feature" and the creation of a passive park accessible to the public. (At the time, the Board noted that the site is likely to be acquired by the New Jersey Division of Fish and Game.)

Capital Facilities Goals and Objectives

- A. Prioritize capital facilities and service that are compatible with development.
1. Request the referral by the Township Committee of individual capital improvement projects to the Planning Board for review and determination of consistency with the Master Plan.
 2. Review existing regulations, policies, and programs to maximize infrastructure maintenance and improvement efforts; including specific plans for pedestrian walkways and bikeways.
 3. Promote the adoption of an ordinance that would establish an assessment fund and require the payment of a sidewalk assessment fee by the applicant or developer whenever the installation of sidewalks is waived for any development.

4. Plan for and provide locations for future emergency service facilities necessary to service future development as projected by the land use plan.
- B. Support appropriate infrastructure development.
1. Provide support for off-tract capital facilities with the private sector paying its fair share.
 2. Maximize the maintenance and improvement of infrastructure necessary to support growth.
 3. Adopt additional zoning and land use regulations to require contributions of developers for their fair share of required costs of off-tract improvements in all areas permissible by law.

Economic Development Goals and Objectives

- A. Establish a coordinated and comprehensive approach to economic development.
1. Maintain the Economic Development Commission, which has been in existence for some time now and has been active in the community.
 2. Involve and include the Chamber of Commerce in consideration of development regulations that involve and affect the business community of the Township.
- B. Encourage economic development that is appropriate and compatible.
1. Encourage mixed-use patterns of development at appropriate locations and densities.
 2. Expand the economic base of Lacey Township introducing ratables while maintaining economically and environmentally compatible growth.
 3. Encourage energy efficiency and resource recycling programs.

Housing Goals and Objectives

- A. Establish a coordinated and comprehensive approach to concentrate housing development and expand the range of choices with respect to income groups.
1. Encourage housing densities based on the carrying capacities of existing infrastructure and natural resources.

2. Encourage a wide range of housing choices at reasonable cost, including owner-occupied two-family housing.
3. Streamline the permitting process by the continual review and updating of development and construction codes.
4. Support the expansion of housing at a reasonable cost at appropriate sites.
5. Establish and maintain a vigorous code enforcement program.
6. Plan for improved housing design.
7. Cooperate in meeting housing need allocations.
8. Devise strategies in coordinating housing with community services, economic development, and employment opportunities as well as education and public safety efforts.
9. Minimize displacement effects.
10. Establish a relationship between development and housing needs likely to be generated.
11. Develop a plan for the Township of Lacey to meet its adjusted Mount Laurel fair share obligation in providing appropriate areas for low- and moderate-income housing.

Transportation Goals and Objectives

- A. Establish adequate levels of transportation facilities and services to meet current and projected needs.
 1. Ensure that future planning activities and initiatives provide for existing and anticipated land uses, traffic demands, and regional concerns.
 2. Ensure areas are sufficiently linked with major highway and public transportation corridors.
 3. Develop by-pass road areas and encourage development to dedicate and construct the roadways wherever possible.
 4. Ensure public transportation services are expanded.
 5. Devise parking management strategies as follows:
 - a. Limitation of commercial vehicles in Residential Zones;

- b. Encourage shared parking facilities in Commercial Zones with cross-access agreements;
 - c. Consider public parking facilities in Historic Preservation areas; and
 - d. Address parking needs for public recreational areas.
- 6. Provide highway access control to facilitate mobility and promote orderly development.
- 7. Discourage wherever possible the construction of cul-de-sacs or dead-end streets where street continuations and links are desirable or required for traffic circulation.
- 8. Commission a traffic study to analyze the major intersections of the Township and evaluate the need for additional north-south roadways; particularly the use of the former railroad right-of-way and available adjacent lands.
- 9. Encourage the New Jersey Department of Transportation to evaluate and improve the signalized intersections along Route 9 including the addition of turning lanes and the installation of multi phased traffic signals.

SECTION B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED

Since the 2004 Reexamination, the Township has made progress in addressing its land development goals and objectives. As will be discussed below, many goals and objectives still remain valid. Note that in Section A, the goals and objectives were listed precisely as originally written in 2004. In the text to follow, however, some have been reclassified where a more specific functional category can be determined. For example, in 2004, an objective listed under land use was: "Prioritize the acquisition and development of existing open space for active or passive public recreational use." Below this objective is now listed under Recreation.

In addition to the goals and objectives listed in Section A, the 2012 Reexamination Report also added a number of recommendations for Township action across various functional areas of planning (e.g. transportation, open space, etc.) Progress and/or continued relevance for each goal, objective and recommendation provided in the 2004 and 2012 Reexamination Reports is discussed below.

Overall Goals

1. Maintain the existing quality of life of Lacey Township residents.

This goal continues to be valid.

2. Encourage development regulations which would actively improve the quality of life of Lacey Township residents.

This goal continues to be valid.

3. Provide contiguous land areas and compatibility among uses so as to protect sensitive natural areas, resources, and wildlife for future generations.

This goal remains valid and should be continually pursued. The emphasis on future generations in this goal fits into the framework of sustainability planning. The Township should expand its focus on sustainable development and sustainability planning.

4. Adopt development regulations consistent with sound environmental policy and existing environmental regulations.

This goal remains valid and should be continually pursued. The Township has taken steps to enact regulations that protect natural features and ecologically sensitive areas through ordinances such as those listed in the following table.

Ordinance	Date of Adoption/ Last Revision
Bulkheading and Shoreline Stabilization (Chapter 153)	1987
Construction, Renovation, and Demolition Debris Recovery Plan (Chapter 160)	2009
Flood Hazard Areas (Chapter 185)	2013
Invasive Plants (Chapter 206)	2013
Littering (Chapter 219)	1996
Shade Trees (Chapter 297-48)	2013
Solid Waste (Chapter 289)	2010
Stormwater Regulations for Non-Pinelands Areas (Chapter 291)	2014
Stormwater Regulations for Pinelands Areas (Chapter 292)	2007
Trees (Chapter 313)	1991

The Township should continue these efforts and adopt additional regulations which support sound environmental planning as needed.

5. Encourage residential development at appropriate densities while providing for aesthetic and economic diversities.

This goal continues to be valid, but the goal should be amended to recognize the Township's desire to target densities and economic activity to designated center areas.

6. Encourage the continued maintenance of all navigable waterways.

This goal continues to be valid.

7. Encourage the resolution of traffic congestion in Lacey Township, particularly on Route 9.

Traffic congestion on Route 9 is still an issue, so this goal remains valid. The Township will need to work with the State to address this issue given the jurisdiction of the road. Progress has been made toward reducing congestion, with the proposed construction of the parallel Railroad Avenue bypass road.

Land Use Goals and Objectives

1. Establish a coordinated and comprehensive approach to development.

This goal remains valid.

- 1. Maintain consistency of documents (master plan, zoning ordinance, capital improvement plan) so as to eliminate redundancy, confusion, and its consequent needless expenditure of funds.**

This objective remains valid, and should be continually pursued.

- 2. Review local administrative procedures and land development regulations to ensure that development opportunities are not hampered by unnecessary and costly regulatory delays.**

This objective remains valid.

- 3. Manage development to preserve and enhance the character of the community.**

This objective remains valid, but should be amended slightly to recognize the variation within the Township itself, inclusive of the idea that within the larger Township community, the identity of distinct neighborhoods and areas such as the Pinelands, Bayshore, marina, and retail/commercial district should be enhanced through placemaking efforts.

- 4. Maintain appropriate professional capability to formulate and implement development activities.**

This objective remains valid.

- 5. Designate appropriate growth management districts for future guidance to developers.**

This objective remains valid. The Township is making significant progress toward the achievement of this goal by pursuing Town Center designation through the Plan Endorsement process, which will target new development, redevelopment and growth to specific areas of the Township, where a mixture of uses and compact development patterns are encouraged. (e.g. Lacey Road and Route 9 corridors.)

- 2. Promote a diverse and efficient land development pattern.**

This goal remains valid. The current Town Center designation effort will further this goal, as well as many of the objectives listed below, by targeting development within areas that already contain adequate infrastructure adjacent to existing development so as to achieve an efficient and compact land development pattern.

- 1. Prepare detailed community design plans and standards.**

This objective remains valid and should be pursued on a neighborhood-basis with the input of residents.

- 2. Provide for mixed-use patterns of development where the land is of such size and configuration as to permit energy efficient alternatives without impacting the existing development pattern of Lacey.**

This objective remains valid in part, but requires amendment. The Township has made, and plans to continue making, progress toward opening areas to mixed-use patterns of development, which will permit walkable districts where energy efficient transit options are available to access goods and services. The Township has permitted mixed-use ground floor commercial with residential above along portions of the Lacey Road and Route 9 corridors, both of which are included in the Town Center proposal. In the Center area, it is anticipated that there will be some changes to and reconfigurations of the existing development pattern in order to encourage mixed-use development that is attractive from both a residential and commercial standpoint. Targeting mixed uses to the center, however, will have the secondary positive effect of preserving the existing densities of outlying neighborhoods.

3. Manage development to the maximum extent practical so that traffic will not exceed the capacity of the existing road network.

This objective remains valid, but should be amended to emphasize not only the role of managing development, but also the potential impacts of promoting alternative transportation methods in lessening impacts on the existing road network.

4. Ensure a reasonable balance among all land uses.

This objective remains valid.

5. Provide areas adjacent to existing commercial centers and major traffic arteries which can act as transition areas for light and noise separation isolating residential properties from intense commercial by providing interim non-competing professional or neighborhood office uses or multi-family residential uses.

This objective remains valid in part, but should be amended to remove the idea of "isolating" residential properties, recognizing the desirability of having some mixed-use areas, while continuing to respect low density, single-family neighborhoods with adequate buffering and connections.

6. Encourage the use of architectural design consistent with the residential and historical characteristics of Lacey Township.

This objective remains valid and should be pursued.

3. Recognize and implement appropriate statutory regulations and authorities of other reviewing agencies.

This goal remains valid.

- 1. Maintain consistency with adjacent municipalities and appropriate governmental programs rules and regulations.**

This objective continues to be valid.

Land Use Recommendations

- 1. There is a need for an Updated Land Use Element to incorporate zoning for non-age restricted multi-family residential development as a conditional use. The main purpose is to encourage affordably priced workforce housing for the residents of Lacey Township in close proximity to public transportation.**

The Township has made progress in achieving this recommendation. Since the 2012 Reexamination Report, the Land Use Element has been updated twice. The 2012 Reexamination itself included an update to the Land Use Element that introduced multi-family housing as a conditional use for the C-100, C-150, and C-200 zones, dwellings in mixed-use buildings in the C-150, C-200, and O-C zones, and two-family dwellings and mixed-use buildings along Manchester Avenue in the RO-100 zone.

The most recent update, in November 2016, was made primarily for the purpose of implementing a multi-family overlay district for properties fronting on Lacey Road and / or Route 9 that will target affordable housing in close proximity to transit and jobs.

As detailed in the following sections, revisions to the multi-family overlay district have recently been adopted.

- 2. There is a need to incorporate zoning for wireless communication equipment in the Township as a permitted use on municipal owned lands.**

This recommendation has been implemented.

- 3. There is a need to incorporate zoning for solar energy and small wind systems in the Township to reflect changing trends and conditions and other similar items governing alternative energy sources.**

This recommendation has been implemented.

- 4. In anticipation of the decommissioning of the nuclear power plant, it is recommended that the M-100 Zone should be expanded to include Lots 4.03, 4.04, 4.05 and 4.06 in Block 1001 that are currently in the M-6 Industrial Zone and that the permitted and conditionally permitted uses of the M-100 Zone be expanded to include those permitted and conditionally permitted**

uses specifically mentioned in the M-6 Zone. This will allow the Township more flexibility in enticing other alternative type power plants to develop in this area.

The M-100 zone was expanded as recommended, widening the array of permitted uses allowed on these lots. This recommendation was added to the 2012 Reexamination based on the findings of a feasibility study that considered potential land uses in the wake of the imminent decommissioning of the Oyster Creek Nuclear facility. These lots are now under consideration for industrial node status, which will aid the Township in reactivating this site for economic purposes after operations cease at Oyster Creek.

Community Facilities Goals and Objectives

1. Prioritize capital facilities and services that are compatible with development.

This goal remains valid.

- 1. Request the referral by the Township Committee of individual capital improvement projects to the Planning Board for review and determination of consistency with the Master Plan.**

This objective has been addressed.

- 2. Review existing regulations, policies, and programs to maximize infrastructure maintenance and improvement efforts; including specific plans for pedestrian walkways and bikeways.**

This objective remains valid, and should be actively pursued with regard to developing specific plans to improve and expand targeted pedestrian and bicycle routes.

- 3. Promote the adoption of an ordinance that would establish an assessment fund and require the payment of a sidewalk assessment fee by the applicant or developer whenever the installation of sidewalks is waived for any development.**

This objective has been implemented.

- 4. Plan for and provide locations for future emergency service facilities necessary to service future development as projected by the land use plan.**

This objective remains valid.

2. Support appropriate infrastructure development.

This goal remains valid.

- 1. Provide support for off-tract capital facilities with the private sector paying its fair share.**

This objective remains valid.

- 2. Maximize the maintenance and improvement of infrastructure necessary to support growth.**

This objective remains valid, but should be amended to emphasize the parallel goal of maximizing infrastructure efficiency by building off of existing systems within existing infrastructure service areas.

- 3. Adopt additional zoning and land use regulations to require contributions of developers for their fair share of required costs of off-tract improvements in all areas permissible by law.**

This objective continues to be implemented.

Community Facilities Recommendations

- 1. Lacey Township is situated equidistant between Community Memorial Hospital in Toms River and Southern Ocean County Hospital in Manahawkin. There is a need for an urgent care facility to reduce the demand on the hospital emergency rooms, while lessening the economic hardship of the Township's residents.**

This recommendation has been addressed. Urgent Care Now Lanoka Harbor is currently located at the intersection of Route 9 and Haines Street, which is within the northern extent of the proposed Center.

- 2. It is recommended that the Board of Education should extend the hours of the high school parking lot lights to provide lighting in order to increase safety for students before and after school.**

This recommendation has been addressed.

Economic Development Goals and Objectives

- 1. Establish a coordinated and comprehensive approach to economic development.**

This goal continues to be valid.

- 1. Maintain the Economic Development Commission, which has been in existence for some time now and has been active in the community.**

This objective remains valid and should be continually pursued. The Economic Development Commission has been active in recent years with the pursuit of center designation through the Plan Endorsement process. When the timing is appropriate, the Commission could further expand the scope of its efforts toward other aspects of business and economic development in Lacey. Consideration should be given to preparing an economic market study to identify targeted economic sectors and job creation.

2. Involve and include the Chamber of Commerce in consideration of development regulations that involve and affect the business community of the Township.

This objective continues to be valid.

2. Encourage economic development that is appropriate and compatible.

This goal remains valid, but should be amended to recognize that “appropriate and compatible” economic development is context-sensitive, and thus varies throughout the Township given adjacent land uses.

1. Encourage mixed-use patterns of development at appropriate locations and densities.

This objective remains valid, and is being actively pursued by the Township through zoning changes and Town Center designation. As described in the land use section, the Township has already revised the zoning regulations for several commercial zones to permit mixed-use commercial/residential buildings. These existing mixed-use areas overlap with the proposed Town Center, which will be the target location of most of the growth and redevelopment that will occur within the Township in the near future. Given that the opportunities for mixed-use developments now exist, the Township can move into the next phase of encouraging mixed-use land development by providing incentives for proposals with a mixed-use approach, or by focusing on particular areas of the Lacey Road / Route 9 corridors for redevelopment/ economic development (e.g. job creation).

2. Expand the economic base of Lacey Township introducing ratables while maintaining economically and environmentally compatible growth.

This objective remains valid. The Township is currently pursuing this objective through the Plan Endorsement center designation effort. Center designation is inherently designed to balance economic development and environmental preservation by

targeting growth to areas with existing infrastructure and away from sensitive natural environs.

3. Encourage energy efficiency and resource recycling programs.

This objective remains valid.

Economic Development Recommendations

1. There is a need for an Updated Economic Plan Element, including reference to the Lacey Business Park and uses therein.

This recommendation remains valid, and should be pursued in the immediate future. The Business Park is under consideration for designation as a State Plan Industrial Node.

2. Comments and input should be obtained from the Lacey Township Economic Development Commission, including suggestions to be incorporated within this report regarding a review of development regulations to encourage appropriate economic development through Zoning Ordinance amendments, including with the Historic Preservation District and the Oyster Creek Nuclear Power Plant property.

This recommendation remains valid and should be pursued in the short-term.

Housing Goals and Objectives

A. Establish a coordinated and comprehensive approach to concentrate housing development and expand the range of choices with respect to income groups.

This goal remains valid. The Township has been proactive in complying with the latest Third Round of affordable housing obligations. With the Township nearing complete build-out, finding additional sites suitable for inclusionary affordable housing development is a challenge. The Township has responded to this issue by targeting future development in the proposed center area with a mandatory affordable housing set-aside, which will encourage the expansion of housing affordability and choice as redevelopment occurs going forward.

1. Encourage housing densities based on the carrying capacities of existing infrastructure and natural resources.

This objective remains valid. In the development of its Town Center the Township considered the extent of the existing sewer service area, as well as the location of residences relative to environmentally sensitive areas. The center is the planned location of much of the Township's future residential growth and development.

2. Encourage a wide range of housing choices at reasonable cost, including owner-occupied two-family housing.

This objective remains valid.

3. Streamline the permitting process by the continual review and updating of development and construction codes.

This objective remains valid, and should be continually pursued.

4. Support the expansion of housing at a reasonable cost at appropriate sites.

This objective remains valid.

5. Establish and maintain a vigorous code enforcement program.

This objective remains valid, and should be continually implemented.

6. Plan for improved housing design.

This objective remains valid, but should be amended to reflect specific contexts or elements of housing design. For example, planning for improved housing design may involve elements of encouraging building techniques that make structures more resilient to natural disasters such as flooding, or aspects that preserve historical aesthetics, depending on the location of the property in question.

7. Cooperate in meeting housing need allocations.

The Township has currently complied with the Third Round of affordable housing allocations by adopting a Housing Element and Fair Share Plan (2017), and has received a Judgement of Repose (JOR) from the Court.

8. Devise strategies in coordinating housing with community services, economic development, and employment opportunities as well as education and public safety efforts.

This objective remains valid, and is being pursued through the Township's efforts as plan endorsement and center designation. Center-based development strategies encourage the colocation and coordination of these uses.

9. Minimize displacement effects.

This objective remains valid.

10. Establish a relationship between development and housing needs likely to be generated.

This objective is no longer valid. It references the growth share model of affordable housing obligation calculation that is no longer in use.

11. Develop a plan for the Township of Lacey to meet its adjusted Mount Laurel fair share obligation in providing appropriate areas for low- and moderate-income housing.

The Township has adopted a Housing Element/Fair Share Plan and has received a Judgement of Repose from the Court for addressing its affordable housing needs.

Housing Recommendations

1. With the current status of the State's certification of the Township's COAH Plan still unknown, the need for further master planning of the Housing Element cannot be determined at this time.

This recommendation is no longer valid. The Township has adopted a Housing Element/Fair Share Plan and has received a Judgement of Repose from the Court for addressing its affordable housing needs.

Circulation Goals and Objectives

1. Establish adequate levels of transportation facilities and services to meet current and projected needs.

This goal remains valid.

1. Ensure that future planning activities and initiatives provide for existing and anticipated land uses, traffic demands, and regional concerns.

This objective remains valid. The Township continues to consider the effect of development on the roadway network, and to coordinate land use and transportation planning including goods movement.

2. Ensure areas are sufficiently linked with major highway and public transportation corridors.

This objective remains valid, but should be amended slightly with more specific language as to what "areas" are being connected, and specifically identifying the intended public transportation corridors as Route 9 and Lacey Road.

3. Develop by-pass road areas and encourage development to dedicate and construct the roadways wherever possible.

This objective remains valid, although the Township has made extensive progress in developing Railroad Avenue as a by-pass route paralleling Route 9. Now that construction has begun to implement this roadway, the Township can turn its attention to other potential bypass routes.

4. Ensure public transportation services are expanded.

This objective remains valid. There are two forms of public transit in Lacey; the New Jersey Transit bus lines that run on Route 9, and the Ocean Ride County system provides service along Lacey Road, Route 9, and adjoining streets. The Township should work with NJ Transit to study the possibility of bus service along Lacey Road, and can also consider creating a senior bus line within the Township.

5. Devise parking management strategies as follows:

a. Limitation of commercial vehicles in Residential Zones;

This objective remains valid.

b. Encourage shared parking facilities in Commercial Zones with cross-access agreements;

This objective remains valid, and should be implemented particularly in the Center area to reduce the total amount of land devoted to parking in favor of effective and efficient parking strategies.

c. Consider public parking facilities in Historic Preservation areas; and

This objective requires further study and possible modification, as historic preservation areas are yet to be defined.

d. Address parking needs for public recreational areas.

This objective remains valid, but should be expanded to include the need to address infrastructure for alternate modes of transit at public recreation areas, including the installation of bike racks and other infrastructure that improves access to parks.

6. Provide highway access control to facilitate mobility and promote orderly development.

This objective remains valid. The Township will continue to coordinate with the State of New Jersey DOT to comply with highway access restrictions.

- 7. Discourage wherever possible the construction of cul-de-sacs or dead-end streets where street continuations and links are desirable or required for traffic circulation.**

This objective remains valid, particularly in neighborhoods with close proximity to the center area. The Township should continue to discourage cul-de-sacs.

- 8. Commission a traffic study to analyze the major intersections of the Township and evaluate the need for additional north-south roadways; particularly the use of the former railroad right-of-way and available adjacent lands.**

This objective is currently being implemented, with the Railroad Avenue by-pass road currently under construction.

- 9. Encourage the New Jersey Department of Transportation to evaluate and improve the signalized intersections along Route 9 including the addition of turning lanes and the installation of multi phased traffic signals.**

This objective remains valid, and is continually implemented. For example, the State DOT keeps a running inventory of roadway classifications, with parts of Route 9 in Lacey classified as Very Congested to Moderately Congested. The State plans to carry out a pavement resurfacing project on Route 9 from milepost 81.8 to 84.01 in Lacey, with construction scheduled in spring 2020 assuming funding is in place. Lacey participated in the Route 9 Corridor Integrated Land Use and Transportation Study in 2005. Currently, the DOT's Advanced Arterial Management group is awaiting final authorization for an Intelligent Transportation Systems project to study ten traffic signals along Route 9 from mileposts 80.0 to 83.0. The Township should continue this history of cooperation with and encouragement for State-sponsored action to improve the service levels on Route 9.

Circulation Recommendations

- 1. There is a need for the evaluation and improvement of the intersection of Route 9 and Taylor Lane.**

The Township has corresponded with the NJDOT regarding the need to evaluate intersections along the Route 9 corridor. The NJDOT has included these intersection assessments including the Taylor Lane intersection in their 2018 planned signal optimization projects.

- 2. There is a need to evaluate and restrict parking on side streets within commercial zones that intersect Lacey Road to help reduce the number of accidents between Route 9 and the Garden State Parkway entrance/exit ramps.**

This objective remains valid.

- 3. There is a need to incorporate a Complete Streets Policy as a means to provide safe access for all users by designing and operating a comprehensive, integrated, connected multi-modal network of transportation options.**

This recommendation has been implemented. The Township adopted a Complete Streets Policy that was developed as part of the 2012 Master Plan Reexamination Report. The Township will revise its ordinance to ensure that the policy is being implemented.

Utility Service Goals and Objectives

- 1. Ensure that development will have safe and adequate wastewater treatment facilities.**

This objective remains valid. The center is located within the existing sewer service area. The Ocean County Wastewater Management Plan (adopted in 2015) shows that the Ocean County Utility Authority's Central Water Pollution Control facility has sufficient capacity to serve Lacey and other municipalities at build-out.

- 2. Ensure that development will have safe and adequate potable water sources. Work and cooperate with the Lacey Municipal Utilities Authority in the development of appropriate well head protection ordinances.**

This objective remains valid, though the Township has made progress in implementing it. In October 2006, the Township adopted Ordinance No. 06-40, which added wellhead protection regulations for certain categories of development approvals for both the Pinelands and non-Pinelands areas of the Township. Wellhead protection areas are also included in the Township's definition of Environmentally Critical Areas.

Utility Service Recommendations

- 1. The construction of a significant number of new subdivisions and commercial developments has occurred since the last master plan was last updated in 2004. There is a need to obtain maps of current public water and sewer facilities from the Lacey M.U.A. and include them in the new Master Plan.**

This recommendation remains valid and has not yet been implemented. It should be implemented in the near future.

Recreation Goals and Objectives

1. Establish and promote an active open space system for the enjoyment of Lacey residents.

This goal remains valid, and is continually pursued by the Township.

1. Prioritize the acquisition and development of existing open space for active or passive public recreational use.

This objective remains valid.

2. Encourage the development of sufficient recreational facilities that can benefit all age groups within all areas of the Township in future years.

This objective remains valid, but should be amended to recognize the overall trend towards an aging population and ensuring that there are adequate recreational programs and facilities for seniors.

3. Promote zoning to encourage private recreation and cultural facilities which promote cultural enrichment such as concerts and the arts.

This objective remains valid.

4. Promote the adoption of an ordinance that would enable the imposition of a recreation assessment fee for new development.

This objective is no longer valid as this type of impact fee is not permitted by New Jersey land use law.

Recreation Recommendations

1. In light of the significant additional construction and upgrade of recreational facilities since the previous Master Plans, there is the need to update the list and mapping of Recreation Facilities, including bikeways and pedestrian ways.

This recommendation was implemented. The Township recently updated the inventory of community facilities including recreation facilities. In addition, the Township recently adopted resolution #2018-76 that acknowledges certain Township and vacant lands located out of the sewer service area that would be appropriate to include on the ROSI at a future time if the Township submits an application for Green Acres funding or for a permit from NJDEP.

- 2. Create a Municipal Public Access Plan to enhance public access to New Jersey's beaches, bays and waterways.**

This recommendation remains valid, with additional ideas for specific public access locations provided by the State Division of Parks and Forestry.

- 3. Promote the identification and designation of "Forked River Mountain" as a "historic feature" and the creation of a passive park accessible to the public. (At the time, the Board noted that the site is likely to be acquired by the New Jersey Division of Fish and Game.)**

This objective has been accomplished, albeit not precisely in the way envisioned in 2004. The Forked River Mountain Wildlife Management Area currently occupied 1,493 acres in the region of the Forked River Mountain, and the Candace McKee Ashmun Preserve at Forked River Mountain, managed by the New Jersey Conservation Foundation, contains an additional 4,000 acres across Lacey and Ocean Townships.

- 4. The "Leone I Clayton" mining site, which 13 years ago, more or less, had a 20-year window for mining, should be included in the Recreation Plan. Then, when the mining window has expired, the site is to be dedicated to the Township for recreational use, with a planned lake and adjacent lands.**

The recommendation remains valid with the exception that the Township does not want to take control of the site.

- 5. There is a need to provide fields for the Lacrosse recreation league In the Township.**

This recommendation remains valid.

- 6. It is recommended that the Township should consider installing lights along the walkway at Gillie Park.**

The Township has installed lights along the walkway at Gillie Park.

Conservation Goals and Objectives

- 1. Identify, protect, and preserve natural resources.**

This objective remains valid. The Township has measures in place for the protection of natural resource within its land development regulations, such as the requirement for major subdivision and site plan applicants to provide an environmental impact statement. The Township should continue to implement and strengthen these regulations.

- 2. Ensure environmentally sensitive areas are given high priority for public acquisition.**

This objective remains valid.

3. Prevent the degradation of and maintain and enhance the capability of water resources.

This objective remains valid. It is partially addressed by a number of Township ordinances, including the wellhead protection ordinance and stormwater management requirements that prioritize nonstructural best management practices for flood control, groundwater recharge, and pollutant reduction through environmentally sensitive site design and source controls.

Conservation Recommendations

1. There is the need to update the list and mapping of lands that have been acquired and are otherwise conserved by both the public and private sectors.

This recommendation has been implemented.

2. Any natural resources inventory mapping, which has been completed, should be obtained and included in the plan.

The Township recently completed an in depth Natural Resource Inventory (NRI).

3. The Conservation Plan element should be amended to be updated in light of the significant efforts which have occurred in the past years, specifically by way of recycling and environmental regulation.

This recommendation remains valid and should be implemented.

4. Comments and input should be obtained from the Lacey Township Environmental Commission.

This recommendation remains valid and is currently implemented on an on-going basis.

5. The Township should consider the requirement of "tree-save plans" for proposed development in an effort to save significant trees through more creative site design techniques.

This recommendation remains valid and should be implemented. While the Township has had a tree protection ordinance in effect for decades, it has not yet been updated to include "tree-save" techniques related to flexible site design.

Historic Preservation Goals and Objectives

1. Adopt a Historic Preservation Element that would identify historic areas containing historic structures, promote the adoption of development regulations that would encourage their

preservation, and encourage the use of architectural design consistent with the residential and historical characteristics of Lacey Township.

It is currently unknown whether this objective remains valid. See historic preservation recommendation No. 1 below.

Historic Preservation Recommendations

- 1. There is a need to prepare and adopt a Historic Preservation Element that would: identify historic areas containing historic structures; promote the adoption of development regulations that would encourage their preservation; and encourage the use of architectural design consistent with the residential and historical characteristics of Lacey Township.**

It is currently unknown whether this objective remains valid. Many of the Township's historical resources have been lost over time, though there are still some unaffected properties and structures. Before embarking on the creation of a Historic Preservation Element, the Township should first conduct a preliminary study inventorying the remaining historic properties, and determine at that time whether the preparation of a full historic preservation element is warranted.

- 2. Bay Avenue, which was formerly known as "Captain's Road", should be an emphasized element of the Historic District.**

This recommendation requires further study.

- 3. Examples of appropriate design features in the District would include parking areas behind or beside buildings, which would be set back less distance from the street; traditional or colonial type lighting; benches along walkways and sidewalk areas; sidewalks comprised of paver blocks or with paver blocks integrated with other materials; and "banners" identifying the District on light poles.**

These recommended elements of a historic district require further study.

- 4. Examples of architectural standards for new construction or renovations would include building accents; appropriate siding and shingles; roofing materials; etc.**

These recommended architectural standards require further study.

Recycling Recommendations

- 1. There is a need for an Updated Recycling Plan Element that reflects the goals and objectives of the Township's Solid Waste Ordinance.**

This recommendation was implemented in 2012 at the time of the last Master Plan Reexamination Report.

Farmland Preservation Recommendations

- 1. A new plan is not required. However, the Board recognizes the current Ocean County program, which has more applicability elsewhere in the County.**

This recommendation remains a valid statement of Township policy regarding farmland preservation.

Stormwater Management Recommendations

- 1. The construction of stormwater infrastructure in a significant number of new subdivisions and commercial developments coupled with many upgrades to the existing municipal stormwater collection system have been made since the stormwater mapping was last updated in 1996. There is a need to update the stormwater facilities and include them in the new master plan.**

This recommendation remains valid and has not yet been implemented. It should be implemented in the near future.

Development Regulations Recommendations

- 1. As a result of the widening of Lacey Road, it is recommended that the Township amend footnote 1.b. of Zoning Table 1 that refers to parking stall setbacks within the OC Office-Commercial zone to read, "The face of the interior perimeter curb of parking stalls closest to Lacey Road shall not be less than 10 feet from the right-of-way of Lacey Road."**

This recommendation remains valid, and does not appear to have been implemented.

- 2. There is a need to update the design standards for Shade Trees §297-48.**

This recommendation has been implemented. Shade Tree recommendations were included in the 2012 Reexamination Report, and adopted on September 12, 2013.

- 3. There is a need to prepare new landscape design standards for the Lacey Road and Route 9 corridors.**

This recommendation has been implemented in part. New landscape design standards were included in the 2012 Reexamination Report, but has not been adopted into the zoning

ordinance as Township regulations. The Township is continuing to review landscaping standards along with new sign standards.

SECTION C. SIGNIFICANT CHANGES IN ASSUMPTIONS IMPACTING THE MASTER PLAN

Since the Township adopted its 2012 Reexamination Report, there have been several significant changes at the state, county and local level affecting the assumptions, policies and objectives forming the basis of the Master Plan. This section summarizes the following trends and events, which have changed the basis for planning policy in Lacey Township:

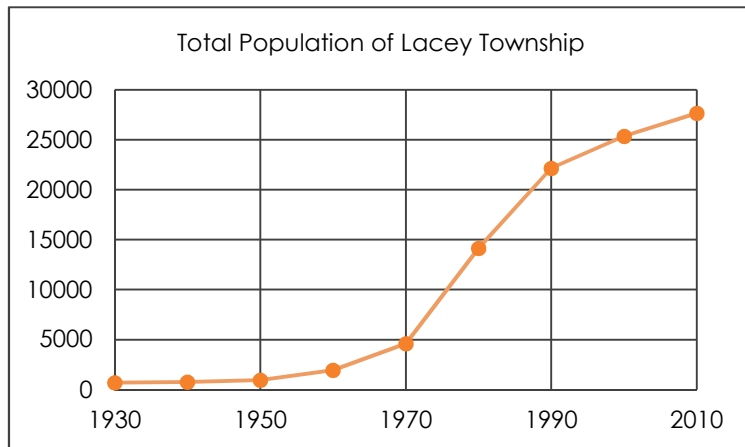
1. Demographic trends;
2. Land use changes;
3. Renewed activity in affordable housing;
4. Superstorm Sandy and hazard mitigation planning;
5. The imminent closure of Oyster Creek;
6. Circulation changes along the Route 9 corridor;
7. Ocean County's new wastewater management plan; and
8. Plan Endorsement efforts toward center designation.
9. Plan Endorsement Community Visioning

Local Demographic Characteristics

Overall Population

Lacey is still a growing municipality with an overall population that continues to rise, albeit at a slowed rate from the peak growth period of 1970 to 1990. The 2010 decennial census reported a population of 27,644 for Lacey Township. The rate of change between 2000 and 2010 was a 9% increase. Lacey represents 4.8% of the total population of Ocean County.

Year	Total Population Lacey Township	Population Change
1930	692	
1940	752	9%
1950	966	28%
1960	1,940	101%
1970	4,616	138%
1980	14,161	207%
1990	22,141	56%
2000	25,346	14%
2010	27,644	9%



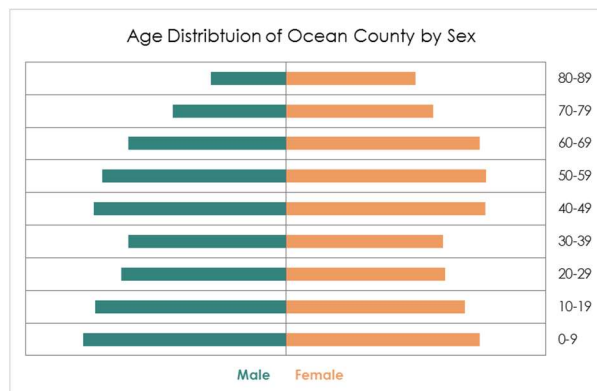
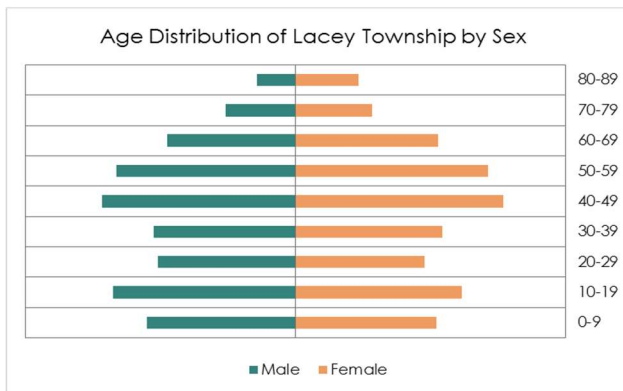
Population Density

As expected, the lowest population densities per square mile fall in census areas that overlap with the Pinelands. Densities in these census block groups can be as low as 8 persons per square mile. The highest population densities can be found along major roads, such as Route 9, Lacey Road, and Lakeside Drive. Densities within Forked River are along the mid- to low-range for the Township.

Age Distribution

The age structure of the Township is similar to that of Ocean County and the State of New Jersey as a whole. In Lacey, the age distribution resembles an uneven barbell. The age cohorts with the most members are the middle-aged groups of 40-49 and 50-59. While there is a substantial senior population, it is actually outweighed by younger age cohorts in the 0-9 and 10-19 age range.

Ocean County's age distribution is smoother than that of the Township, with less drastic changes between cohorts. The County as a whole also has more population in senior cohorts as relative to those in the youngest cohorts. The County also has more population in the 0-9 range than Lacey, indicating either a higher overall birthrate, or a lower incidence of families moving to the Township with very young children. Both pyramids show a pinch in the 20-29 and 30-39 age ranges. The age distribution of New Jersey mirrors that of Lacey Township.

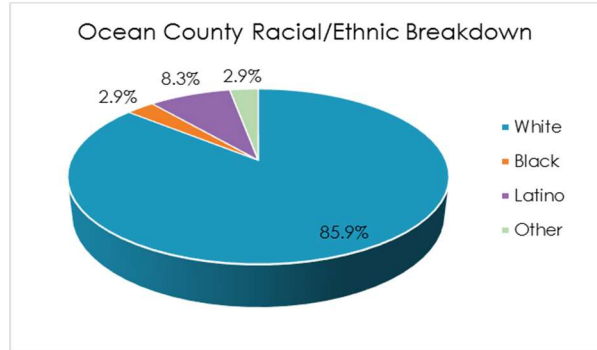
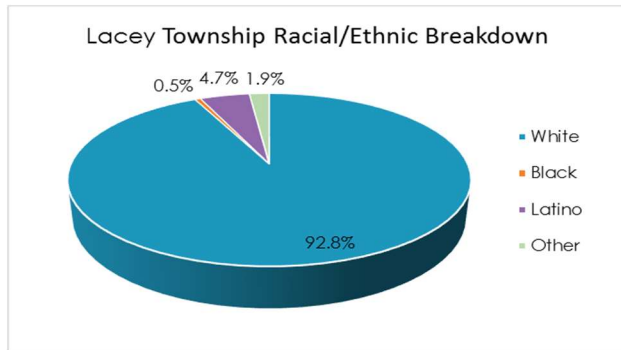


Racial/Ethnic Distribution

As of 2010, Lacey's racial / ethnic distribution was relatively uniform. Almost all of the population (92.8%) identifies as white. Latino is the next largest ethnic group, at 4.7% of the population. African American individuals make up less than one percent of the population.

Ocean County has a similar demographic makeup, with a slightly smaller portion of the population (85.9%) identifying as white, and comparatively larger percentages of black and latino populations.

The Township and County are quite different from the state as a whole, in which over a third of the population is not white.



Households and Housing Units

There are 10,183 households in Lacey Township, which constitutes 4.6% of all households located in Ocean County. Average household size in Lacey is 2.71 persons, higher than average household size in both Ocean County (2.58 persons) and the State (2.68 persons).

There are 11,537 housing units in the Township. Homeownership rates are very high in Lacey. At 89.1%, the Township's rate is 8 percentage points higher than that of Ocean County (81.1%), and 24 percentage points higher than that of the State. Vacancy rates in the Township are low (12% of total housing stock) as compared to Ocean County (20.5%). As with Ocean County overall, most vacancies represent seasonal homes occupied for a portion of the year. Almost all homes in the Township are single-family detached homes, a difference from the County, in which only three quarters of dwelling units are single-family detached homes.

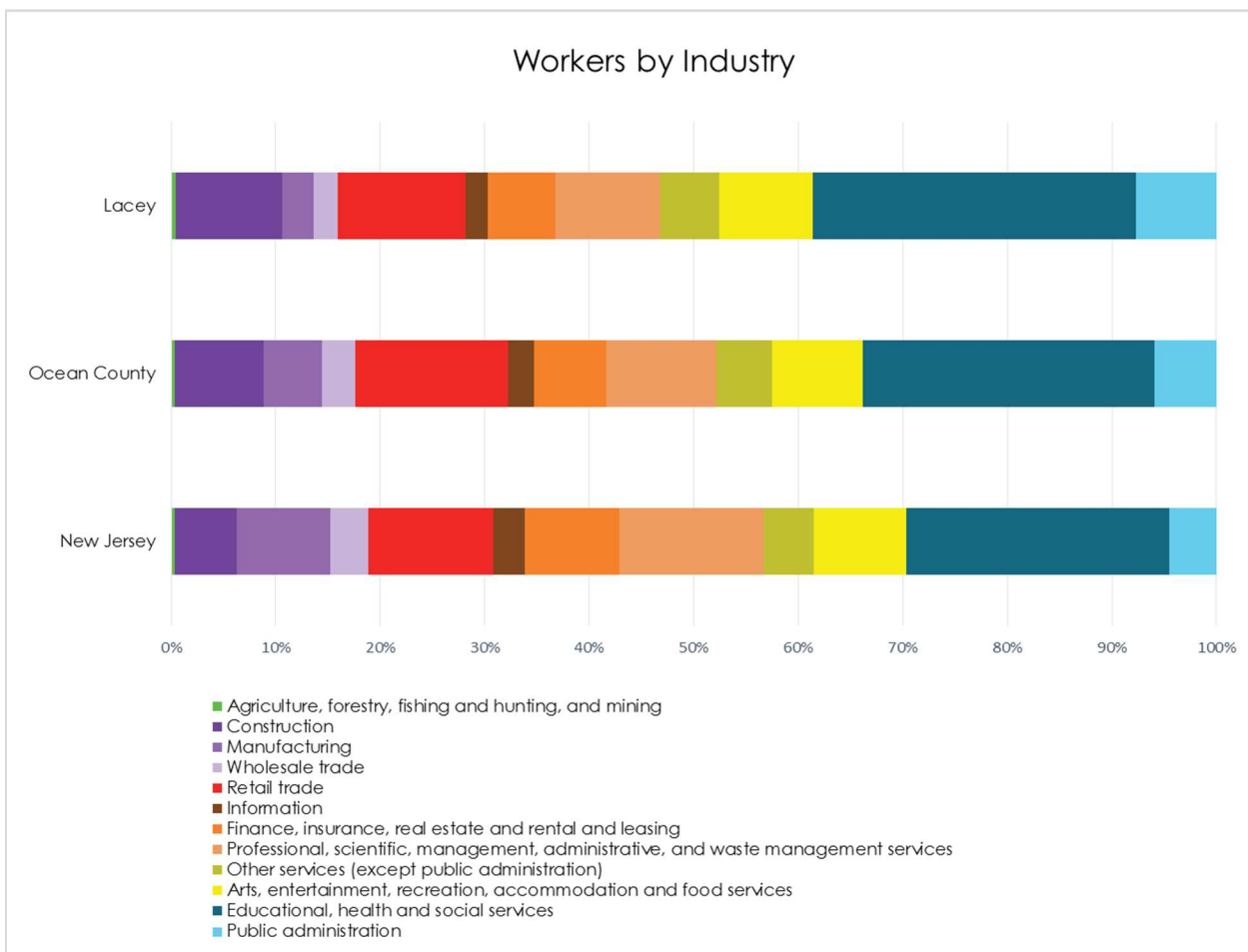
	Lacey Township	Ocean County
Total Housing Units	11,573	278,052
Occupied Units	10,183	221,111
Vacant Units	1,390	56,941
Percent Vacant	12.0%	20.5%
Types of Vacancies		
For rent	5.8%	8.5%
Rented, not occupied	0.4%	0.6%
For sale only	11.4%	8.0%
Sold, not occupied	2.2%	1.5%
For seasonal or occasional use	70.0%	73.9%
All other vacancies	10.3%	7.6%

Type of Unit	Lacey Township	Ocean County
Single Detached	95.3%	75.8%
Single Attached	1.3%	9.2%
2 Units	1.1%	3.3%
3 or 4 Units	0.1%	2.2%
5 to 9 Units	0.1%	2.0%
10 or More Units	2.0%	5.4%
Mobile Home	0.0%	2.1%

Income and Employment

Median household income in Lacey is \$71,714, which is significantly higher than the County's median household income (\$61,994). In fact, it is almost as high as the State median income (\$72,093). Per capita income measures follow a similar pattern, with Lacey's figure (\$33,665) lower than State (\$36,582) levels but higher than County levels (\$31,200). The 2011-2015 American Community Survey 5-year dataset estimates the poverty rate in Lacey (8.9%) to be lower than both the County (11.3%) and State (10.8%) rates. However, Lacey's unemployment rate (6.9%) is higher than that of both the County (5.2%) and the State (5.8%).

In 2010, the three largest industry sectors employing Lacey Township residents were: (1) education, health and social services; (2) retail trade; and (3) construction. While the first two categories are also large industries at the County and State levels, construction is not a top-three industry for the State and County. Lacey follows similar patterns to State and County industry sectors, with professional, scientific, management, administrative and waste management services being a major employment sector.



Lacey's population differs from the County and State because it is more heavily concentrated in the construction and public administration sectors. It is significantly less concentrated in manufacturing and wholesale trade.

Projections

The Plan Endorsement process will assist Lacey Township in planning for projected increases in population, households, and employment; in understanding the infrastructure needed to accommodate these jobs, housing, and people; and in providing adequate capacity for anticipated growth. Toward that end, this report includes projections of population, households, and employment through the year 2045 (the limit of available data).

This report utilizes population projection numbers provided by North Jersey Transportation Planning Authority (NJTPA), obtained from the Ocean County Department of Planning. NJTPA predicts population will increase by 4,435 people to 32,075 by 2045, a 16% change over 2010 values. Households will increase by 1,898, an increase of 19%. Job growth is anticipated to yield an additional 1,598 jobs between 2010 and 2045. This change would amount to an employment growth of 28% within the Township.

	2010 (Census)	2015 (NJTPA)	2020 (NJTPA)	2025 (NJTPA)	2030 (NJTPA)	2035 (NJTPA)	2040 (NJTPA)	2045 (NJTPA)
Population	27,640	27,747	28,142	28,823	29,583	30,962	31,656	32,075
Households	10,180	10,257	10,426	10,713	11,041	1,639	11,912	12,078
Jobs	5,640	6,333	6,545	6,671	6,784	6,963	7,133	7,238

Demographics Summary

The demographic trends discussed above present the image of a Township that will continue to grow into the future. Given the projections for the Township's population, and its policy in attracting additional economic development, preparation should be made for accommodating additional residential and economic growth. The Township envisions channeling this growth into center-based mixed-use development that builds off of the current locations of high population concentrations. One of the chief goals for future planning documents will be to create the opportunity for this type of development to occur. Compact, center-based development also makes sense, given the Township's significant environmental constraints.

Comparison of Key Demographic Indicators for Lacey, Ocean County, and New Jersey

	Lacey Township	Ocean County	New Jersey
Land Area (sq mi)	86.1	640.8	7,417
Population	27,644	576,567	8,791,894
Median Age	41.3	42.6	39.0
Households	10,183	221,111	3,214,360
Average Household Size	2.71	2.58	2.68
Housing Units	11,573	278,052	3,553,562
Home Ownership Rate	89.1%	81.1%	65.4%
Vacancy Rate	12%	20.5%	9.5%
Median Household Income	\$71,714	\$61,994	\$72,093
Per Capita Income	\$33,665	\$31,200	\$36,582
Poverty Rate	8.9%	11.3%	10.8%
Unemployment Rate	6.9%	5.2%	5.8%

Land Use

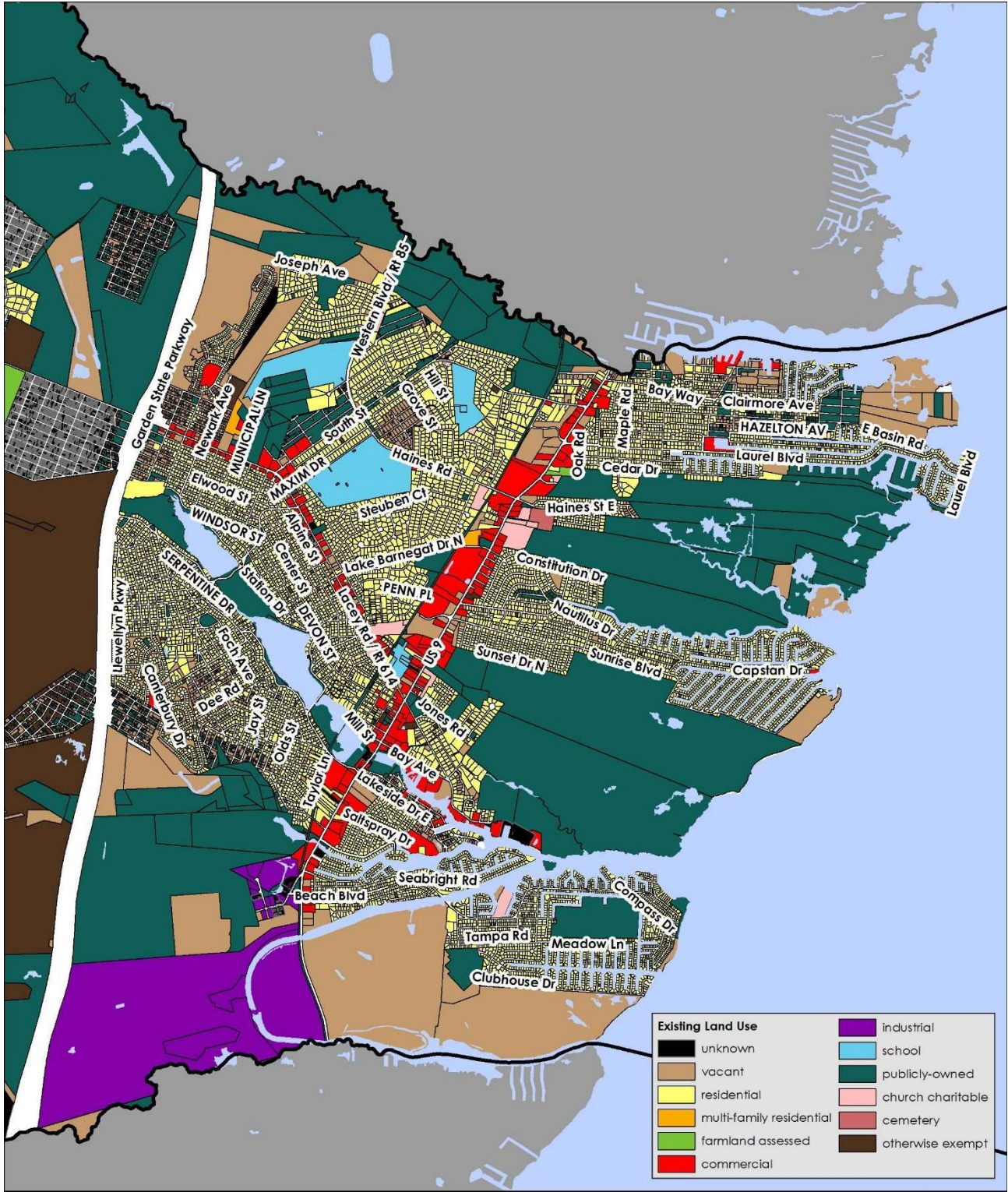
The 2012 Reexamination Report included an update to the Land Use Element that introduced multi-family housing as a conditional use for the C-100, C-150, and C-200 zones, dwellings in mixed-use buildings in the C-150, C-200, and O-C zones, and two-family dwellings and mixed-use buildings along Manchester Avenue in the RO-100 zone. Since the 2012 Land Use Element Update, mixed-use buildings and multi-family residences have been introduced into many zones as conditional uses, summarized in the following table:

Zone	Mixed-Use Permitted?	Min Lot Size (interior)	Density
C-300	Mixed-Use Permitted in conjunction with Retail Sales, Professional Office, or Personal Service uses; maximum of 2 apartments unless age-restricted (as accessory use); also permits townhouses and condos as conditional uses.	3 ac	max 10 units per gross acre for mf
C-200	Mixed-Use Permitted in conjunction with Retail Sales, Professional Office, or Personal Service uses; maximum of 2 apartments unless age-restricted (as accessory use); also permits townhouses and condos as conditional uses.	5 ac for multi-family uses	max 10 units per gross acre for mf
C-150	Mixed-Use Permitted in conjunction with Retail Sales, Professional Office, or Personal Service uses; maximum of 2 apartments unless age-restricted (as accessory use); also permits townhouses and condos as conditional uses.	45,000 sq ft	max 10 units per gross acre for mf
C-100	Mixed-Use Permitted in conjunction with Retail Sales, Professional Office, or Personal Service uses; maximum of 2 apartments unless age-restricted (as accessory use); also permits townhouses and condos as conditional uses.	5 ac for multi-family uses	max 10 units per gross acre for mf
OC	Mixed-Use Permitted in conjunction with Retail Sales, Professional Office, or Personal Service uses; maximum of 2 apartments unless age-restricted	20,000	
RO-100	Mixed-Use Permitted in conjunction with Office and Personal Business Service Uses; duplexes permitted as a conditional use.	15,000	

As the table above illustrates, a number of the zones in Lacey already include a mixed-use component, which is one of the defining characteristics of center-based development.

The M-100 zone was expanded as recommended, widening the array of permitted uses allowed on these lots. This recommendation was added to the 2012 Reexamination based on the findings of a feasibility study that considered potential land uses in the wake of the imminent decommissioning of the Oyster Creek Nuclear facility. These lots are now under consideration for industrial node status,

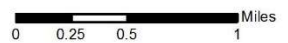
which will aid the Township in reactivating this site for economic purposes after operations cease at Oyster Creek.



Lacey Township Plan Endorsement

Source: NJOGIS, NJGIN, NJDEP, NJDOT

Existing Land Use



Affordable Housing

Lacey has a history of addressing its constitutional obligation to provide its fair share of regional low- and moderate-income housing. However, the "Third Round" of affordable housing has been a decades-long conflict over methodologies, during which municipalities struggled to comply with their obligations while unit figures and procedures continually shifted, or were brought back to the drawing board.

Lacey first petitioned COAH for substantive certification of its second round Housing Element and Fair Share plan on June 6, 2000. Second round interim substantive certification was valid until December 20, 2005, or one year after the effective date of the adoption of COAH's third round methodology and rules (December 20, 2004). The Township revised its Housing Element and Fair Share Plan and submitted it to COAH in 2008, after the first iteration of the Third Round Rules were promulgated.

Prior to any action by COAH on Lacey Township's revised Plan, the third round regulations were challenged. COAH revised its third round rules effective June 2, 2008 and again on October 20, 2008 to address the 2007 Appellate Division decision challenging the rules. The Court directed COAH to derive obligation numbers using a methodology similar to that which was used in the first and second rounds, rather than relying on the newer growth share approach.

COAH made no progress in adopting a constitutional framework for affordable housing methodology. In March 2015, the New Jersey Supreme Court disbanded COAH. Before its decision in re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Council on Affordable Housing, 221 N.J. 1 (2015) ("Mount Laurel IV"), the Court held that because COAH was no longer functioning, trial courts were to resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations, and also established a transitional process for municipalities to seek a Judgment of Compliance and Repose ("JOR") in lieu of Substantive Certification from COAH.

On January 18, 2017 in Re Declaratory Judgment Actions Filed by Various Municipalities, County of Ocean, Pursuant To The Supreme Court's Decision In In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015), the Court decided that for the sixteen year period between 1999 and 2015 (known as the "gap period") when the Council on Affordable Housing failed to implement rules creating fair share obligations for municipalities, the Mount Laurel constitutional obligation did not go away. Therefore, municipalities also continue to be responsible for the need created during the gap period.

With a final set of Third Round procedures being adjudicated in the Courts, the Township took a proactive stance and made the decision to enter into a settlement agreement with Fair Share Housing Center, which would enable the Township to move forward with a known obligation figure. The settlement agreement was executed on October 13, 2016.

The Agreement set the Township's cumulative 1987-2025 obligation as follows:

- Rehabilitation Component = 54 units
- Prior Round Obligation 1987-1999 = 580 units
- Third Round Obligation 1999-2025 = 581 units

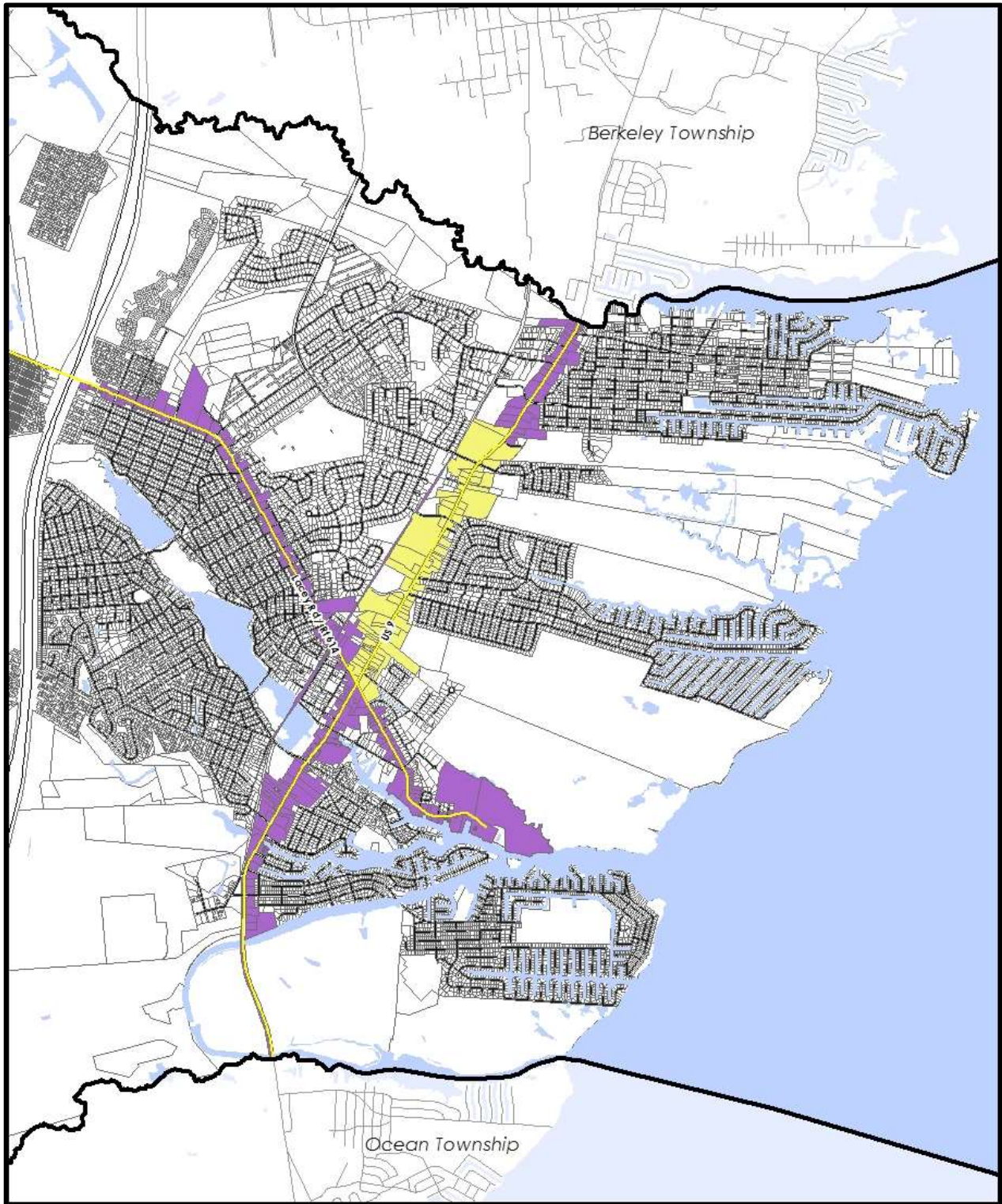
These components yield a total obligation of 1,215 units. Given Lacey's environmental constraints and the extent of existing development, there is a lack of available developable vacant land upon which the Township can create realistic opportunities for affordable housing at the present time. To demonstrate the extent of the lack of available land, the Township undertook a vacant land assessment. The analysis concluded that the Township's Realistic Development Potential was limited to 112 affordable units.

The Township adopted a new Housing Element and Fair Share Plan in March 2017 outlining the ways in which it has met its prior round obligation, and strategies for accommodating its Realistic Development Potential, which include the following:

- Contracting with an administrative agent to implement a Home Improvement Program to address its rehabilitation obligation
- Participating in the Ocean County CDBG and HOME Housing Rehabilitation Programs
- Credits without controls for for-sales units (units constructed between April 1980 and December 1986)
- Family rental units
- Age-restricted rental units
- Supportive / special needs housing units

After rehabilitation, prior round, and the Realistic Development Potential are accounted for, the Township was left with an unmet need of 469 units. To address the unmet need, the Township adopted an inclusionary zoning overlay on November 30, 2016, which covers all properties with frontage on US- 9 and/or Lacey Road east of the Garden State Parkway. Within the overlay zone district, an affordable housing set aside is required for any multi-family development of five or more units at a rate of 15% for rental projects and 20% for sale projects. The ordinance ensures that as properties come up for redevelopment, a portion of the units will be available to low and moderate-income households.

At the end of 2017, revisions to the overlay zoning were adopted in order to delete the Oyster Creek site and to mandate commercial development on the ground flood in certain areas along the Route 9 corridor.



Lacey Plan Endorsement
**Multi Family
 Inclusionary Zone
 Overlay District**
 Heyer, Gruel & Associates

- MFIZ-I District
- MFIZ-I District: Required Ground Floor Commercial

Sources: Parcels - NJGIN,
 Zoning extent - Township Data



Superstorm Sandy and Resiliency Planning

The experience of Superstorm Sandy and Hurricane Irene changed the way that many communities in New Jersey addressed local land use planning. These storms caused tremendous damage to homes, utilizes, public spaces, and other community facilities. In the face of proven vulnerability to natural hazards, municipalities, counties, and other regional entities in New Jersey are introducing resiliency, sustainability, and hazard mitigation measures into community development practices.

Sustainability is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Resiliency is defined as the capacity of a system to withstand disturbance while still retaining its fundamental structure, function, and internal feedbacks. One key aspect of resiliency is the use of mitigation techniques before disaster strikes in order to anticipate and potentially avoid likely threats to life and property.

Lacey Township was particularly affected by Sandy. Impacts from the storm surge and wind damage were detailed in the Township's 2014 Strategic Recovery Planning Report (SRPR), including:

- Damage to 652 residential properties, 545 of which sustained major damage and 107 of which sustained severe damage;
- Damage to more than 1,095 businesses and financial losses from the disruption of operations;
- Flooding of approximately 175 roadways;
- Disruption to electricity and sewer service utilities; and
- Damage to Bayfront Park.

The worst flood damage to residential properties occurred in the portions of the Township situated to the east of Route 9, in communities such as Bayside Beach, Lanoka Harbor, Riviera Beach, Sunrise Beach, Forked River Beach, and Parker's Point. Electrical service was interrupted in all parts of the Township, impacting private users as well as public communication networks and pump stations. Some portions of the Township remained without power for two weeks.

Sustainability and resiliency planning are closely tied to emergency management and hazard planning, the purpose of which are to support efforts that contribute to disaster mitigation, preparedness, response, and recovery.

These types of planning approaches require an analysis of existing land use patterns and development regulations in the context of unique local environmental conditions and knowledge of local susceptibility to natural hazards such as flooding, wave action, hurricane winds, and other potential threats to life and property. The goal of these efforts is to create land use policy that respects

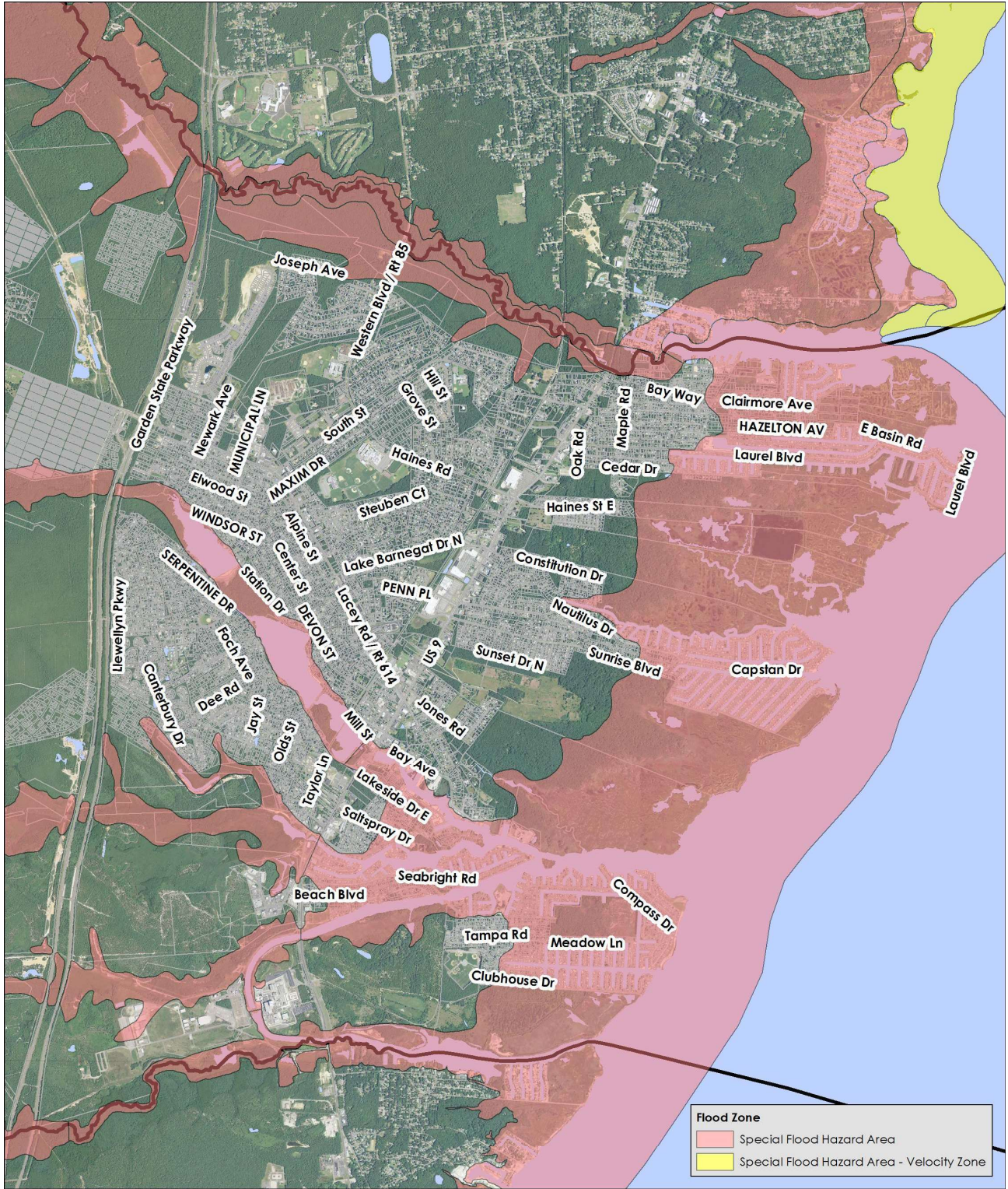
the realities of local natural features, so that the natural and built environments work in concert to minimize the impacts of storms and other emergency events. Resiliency and sustainability measures impact multiple functional areas of a community's physical development, from the form and location of permitted land uses, to the condition and redundancy of vital transportation networks and utility infrastructure, to the ability of a community to rebound economically in the wake of storm damage.

The Township's SRPR contains several recommendations that bolster Lacey's hazard mitigation and resiliency planning and implementation efforts, including:

1. Employ storm-resistant building strategies in all future municipal construction in areas to the east of the Garden State Parkway, including:
 - a. the use of steel, concrete, or wooden pilings to elevate buildings and protect them from storm surge;
 - b. reinforcing construction so as to provide increased strength and wind load resistance;
 - c. designing buildings to be aerodynamic; using wind-resistance doors and windows; and
 - d. using flexible (e.g., wood) or high-strength (e.g., reinforced concrete) building materials.
2. Enhance pump stations:
 - a. Install elevated generators.
 - b. Elevate electric cabinets.
3. Secure critical infrastructure:
 - a. Install waterproof water meters.
 - b. Install rainfall stoppers under manhole covers.
4. Provide elevated generators at public schools.
5. Partner with key institutions to develop an emergency shelter for Township residents:
 - a. Develop partnerships.
 - b. Examine potential locations.
 - c. Develop an emergency shelter operation plan.
6. Develop and implement an emergency communications plan between Township and County officials, police and emergency services, and local utilities.
7. Develop a plan to make communication facilities and infrastructure more robust and storm-resistant, including:
 - a. Provide generators at Township antennas and secure antennas.
 - b. Invest in a radio system for use by police and utility workers.

8. Automate and expedite processing of building and zoning permits.
9. Explore opportunities to participate in the Community Rating System.
10. Adopt a master plan element for floodplain management.
11. Incorporate the principles of the 2013 Multi-Jurisdictional All Hazard Mitigation Plan into the Lacey Township Master Plan.
12. Develop a municipal emergency operations management plan that includes provisions for: a community emergency response team; a Township-wide evacuation system; and, an emergency operations center.
13. Secure funds to raise buildings above baseline flood elevation.
14. Preserve environmentally sensitive lands to maximize stormwater infiltration and promote resiliency.
15. Develop a municipal Geographic Information System (GIS) to support future planning efforts.
16. Implement permanent shoreline stabilization measures at the terminus of Laurel Boulevard in Forked River Beach.

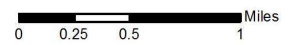
In May 2014, the Federal Emergency Management Administration approved the Ocean County All-Hazard Mitigation Plan, which includes municipal data. According to the Plan, 16% of the parcels in Lacey Township are located in the Special Flood Hazard Area, with a total combined improvement value of \$815,384,000. According the County's comparative risk assessment analysis, Lacey Township is at a higher than County-average risk for flooding, hurricane damage, utility interruptions, wildfire, climate change, transportation accidents, urban fire and explosion, nuclear incidents, tornadoes, and earthquakes.



Lacey Township Plan Endorsement

Flood Hazard Areas

Source: FEMA August 2017



The Township suggested fourteen prioritized mitigation projects that were included in the County Plan, summarized in the chart below.

Mitigation Action or Program	Priority
South Dock Flood Control – replace docks and bulkheads to protect from coastal erosion and flood-related hazards	High
Bayberry Flood Control – fix drainage in Marshlands	High
NE Pines Flood Control Project	High
Elevate 243 dwellings in Lacey Township through HMGP, RFC, FMA, and CDGA funds	High
Continue to participate in the National Flood Insurance Program to support proactive floodplain management	High
Continue to enforce building codes thus protecting homes from risk related to hazards including flooding, fire, wind, earthquake, winter storm	High
Bay Front Control Project – add floodhead/walls and rip rap to protect Bay Front Park from flood related hazards	High
Reactivate the CRS Program	High
Join FireWise to mitigate wildfire and wildfire impacts on properties	High
Develop a Reverse 911 System to assist in communication for all hazards	High
Create an emergency AM Radio Station	High
Maintain and update Township Facebook page	High
Purchase and install permanent generators and elevate equipment control panels to maintain critical community services during utility interruptions. – Municipal Utilities Authority	High
Purchase and install permanent generators at schools. – Lacey BOE	High

The Closure of Oyster Creek

Lacey is home to the Oyster Creek Nuclear Power Generating Station, located in the south-central portion of the Township. Oyster Creek is the oldest operating commercial nuclear power plant in the country. It is quickly approaching the end of its operational life, and is scheduled to be decommissioned at the end of 2019. The decommissioning of the plant will have a drastic impact on the fiscal condition of Lacey Township and regional employment. The plant operates with 700 full time employees, and 42 percent of the Township's annual budget comes from fees paid by the facility.

Anticipating the significant challenges that decommissioning will represent, Lacey Township proactively undertook a feasibility study in September 2012, examining the potential of installing a new, non-nuclear power generation facility on a nearby parcel to offset the loss of the nuclear plant. The alternatives analysis considered several different types of power-generation, and determined that a gas fired combined cycle power generation facility would be the most feasible option in terms of time, statewide energy goals, existing infrastructure, and similarity of scale to the existing facility. It would, however require significant upgrades to the existing gas distribution pipeline.

The Report identified several obstacles that would need to be overcome in order to site a new power generating facility, including obtaining industrial water service capacity; upgrades to the gas distribution pipeline; the constraints of the current CAFRA impervious surface limits based on existing planning area designation; restrictive zoning regulations; initial project costs; working around environmental constraints, and the objections of other competing parties.

While the establishment of a new gas fired plant would help to stabilize Lacey's tax base and consumer energy prices, it would not completely address the effects of decommissioning. Such a plant would employ around 25 to 30 people, far short of the 700 full time staff now working at Oyster Creek. Consequently, the Township feels the need to expand its economic development strategy well beyond considerations of a new power generating facility. Both the industrial node designation in the area of the existing power plant and Town Center designation would enable the Township to address the future economic challenges with an approach grounded in smart growth land development practices.

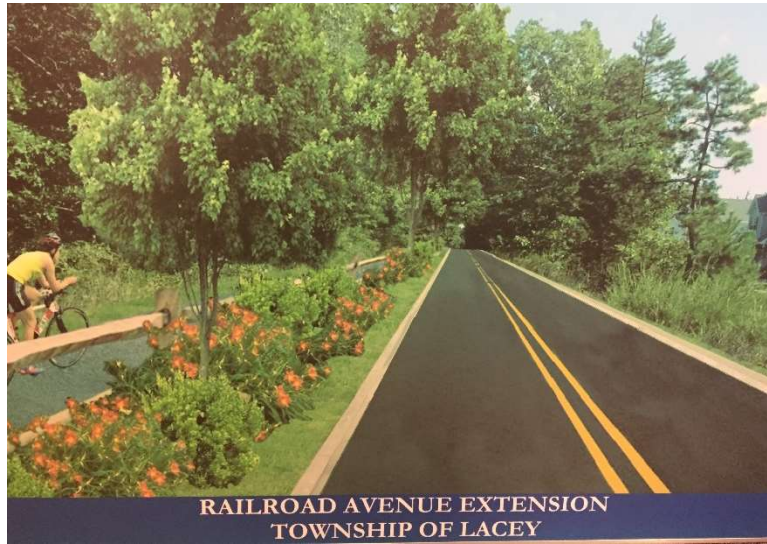
As part of the ongoing Plan Endorsement process, the Office of Planning Advocacy undertook an analysis of the Township at residential and commercial build-out given current zoning limitations. This study found that there is particular potential for job growth in the existing Business Park 1 Zone and the Marine Commercial Zone. The M-1 district and the C-100 zoning district has the potential to create thousands of jobs in the coming decades. Lacey has a strong asset with its waterfront property and can further expand on this with future development while also incorporating resiliency. A vision which

realistically understands the Township's capacity and the statewide demand for job growth in the Township should be created to promote opportunities for unique niche economic areas that will support and sustain current and future residents of all income levels.

Circulation Changes in the Route 9 Corridor

Mobility within Lacey Township will be impacted significantly by the implementation of the multi-modal Railroad Avenue road and trail extension that will be installed parallel to Route 9.

The Railroad Avenue project will be constructed within the former Barnegat Branch railroad right-of-way. The project has two main goals, which are to address traffic



congestion on Route 9 by providing a parallel bypass road for non-truck traffic, and to create an open space / recreation opportunity for cyclists and pedestrians.

The roadway and bicycle / pedestrian path will run 1.9 miles from Lacey Road in the south to South Street in the north. A traffic study anticipating the effects of the Railroad Avenue Extension was completed in April 2008, which found that the project would divert traffic from Route 9 and Lake Barnegat Drive. Improved roadway conditions are expected at several key intersections with Route 9, including South Street, Laurel Blvd, Haines Street, Musket Drive, 1st Street, Sunrise Blvd, and Lacey Road. Modeling and traffic projections have illustrated that in comparison with no-build/no-change scenario, construction of the Railroad Avenue Extension will elevate roadway levels of service in the peak afternoon travel periods from the E to F “unacceptable” range to B and C levels of service.

The project is currently under construction. The Township has already obtained a CAFRA permit from NJDEP. The permit, issued on October 16, 2014, authorizes the construction of the 1.9-mile bypass road, consisting of two 11-foot wide travel lanes and an 8-foot wide pedestrian/bike pathway. In terms of alignment, South Street will connect Railroad Avenue to Route 9, with a new right turn lane in the southbound direction at the Route 9 and South Street intersection to facilitate access to westbound South Street. Use is limited to cars and school buses, excluding large trucks and trailers, with a posted speed of 30 miles per hour. The bicycle/pedestrian path completes an integral link in the Ocean County Barnegat Bay Trail, and will be separated from the roadway by a vegetated buffer with fencing and landscaping as depicted in the image above.

The project is supported by both NJDOT and Ocean County. Anticipated benefits for residents from the Railroad Avenue Extension are expected to include the following positive changes:

- Reduced congestion on Route 9;

- Improved connectivity between residential communities and local / regional destinations;
- Relief of through-traffic currently utilizing Lake Barnegat Drive to bypass Route 9;
- Improved safety and a reduction of accident volumes;
- Expanded recreational opportunities and improved user experience of bikers and walkers who already use the existing ROW;
- Improved connectivity to Hebrew park.

In addition to addressing problematic transportation infrastructure and vehicular traffic patterns, municipalities are taking a wider view of their transit systems to develop multi-modal circulation networks that are functional for pedestrians and cyclists, as well as cars. This movement comes from an expanded understanding of the health and quality-of-life benefits that accrue to communities that present a wider array of transportation options to residents and visitors, allowing network users to access the combined benefits of recreation and transportation. Sidewalk requirements and the Township's Complete Streets Policy are examples of initiatives already being conducted in Lacey that further these aims.





Ocean County Wastewater Management Plan Update

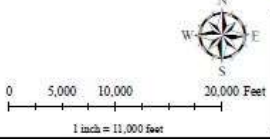
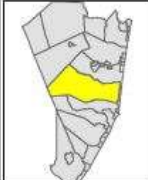
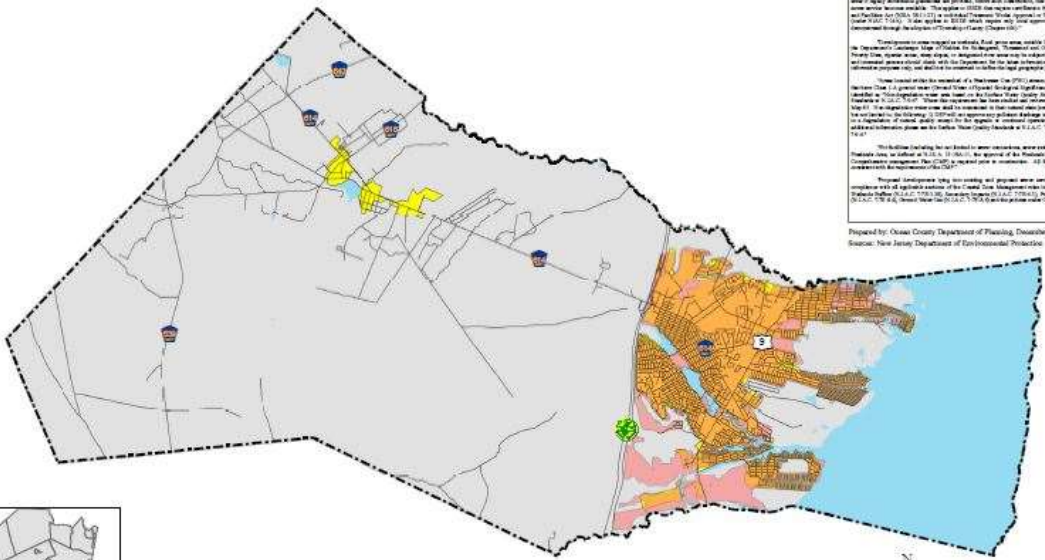
The ability of Lacey's wastewater and water supply infrastructure to serve existing and future needs as determined by the Ocean County Wastewater Management Plan was previously discussed. In short, the County Plan found that the wastewater demand within the sewer service area as calculated at build-out with an additional 2,000 to 3,000 residential units and over 5 million square feet of commercial space can be accommodated.

There is, however, discrepancy between municipal zoning regulations and the nitrate dilution capacity in one watershed area within Lacey (HUC020403011110), which contains the commercial and industrially zoned areas in the vicinity of the Oyster Creek Nuclear Generating Station. If these areas developed to the full extent permitted, they would discharge more than their proportional share of the total assimilative capacity of the watershed area, and would cause the HUC 11 to exceed its nitrate target. The Plan notes that any future development in the area in question is almost certainly to be either NJPDES permitted or added to the SSA through amendment. The Wastewater Management Plan also anticipates that a significant percentage of the remaining area in question will be designated for preservation during the course of the Plant decommissioning.

In addition to its discussion of system capacity, the 2015 County Plan also caused changes in assumptions by adjusting the extent of the mapped and approved sewer service area within the Township. In accordance with NJDEP policy, only existing development and vacant land that is not affected by regulated environmental constraints may be included in the SSA. The portions of the SSA that were removed by the new County Plan were mainly located in such environmentally sensitive areas. Smaller areas that were removed include sections of undeveloped lands between Laurel Harbor and Sunrise Beach, and surrounding Deer Head Lake and Lake Barnegat. The largest areas removed were located in the southeast portion of the Township, including parcels owned by Exelon Generation Company and the federal government.

All existing development in Lacey east of the Garden State Parkway is connected to the existing sewer system. The SSA was expanded to incorporate the Pinelands Village areas along Lacey Road west of the Garden State parkway, and in small areas with existing development along Pheasant Hollow Drive, Colgate Avenue, and Nautilus Boulevard.

- Legend**
-  Roads
 -  Previously Approved Sewer Service Area
 -  Adopted Sewer Service Area
 -  Area of Overlap



LACEY TOWNSHIP
OCEAN COUNTY, NJ

DELTA MAP

SIGNIFICANT CHANGES

1. Purpose of this map is to show the sewer service areas and the areas of overlap between the previously approved sewer service area and the newly adopted sewer service area. The map is intended for informational purposes only and does not constitute a contract or warranty of any kind.

2. The map is based on the most current information available to the Township. The Township is not responsible for any errors or omissions on the map.

3. The map is subject to change without notice. The Township reserves the right to update the map at any time.

4. The map is not intended to be used for legal purposes. It is intended for informational purposes only.

5. The map is not intended to be used for engineering or construction purposes. It is intended for informational purposes only.

6. The map is not intended to be used for any other purpose. It is intended for informational purposes only.

7. The map is not intended to be used for any other purpose. It is intended for informational purposes only.

8. The map is not intended to be used for any other purpose. It is intended for informational purposes only.

9. The map is not intended to be used for any other purpose. It is intended for informational purposes only.

10. The map is not intended to be used for any other purpose. It is intended for informational purposes only.

Prepared by: Ocean County Department of Planning, December 2012
Source: New Jersey Department of Environmental Protection

Plan Endorsement

Lacey Township is currently in the process of pursuing Town Center designation through the State Plan Endorsement Process. Plan Endorsement is a cooperative process through which New Jersey State agencies and local jurisdictions verify that municipal planning documents reflect State goals and objectives. The Township originally was pursuing a Regional Center designation; however, in response to State Agency comments, the Township amended its application in December, 2017 to request a Town Center designation.

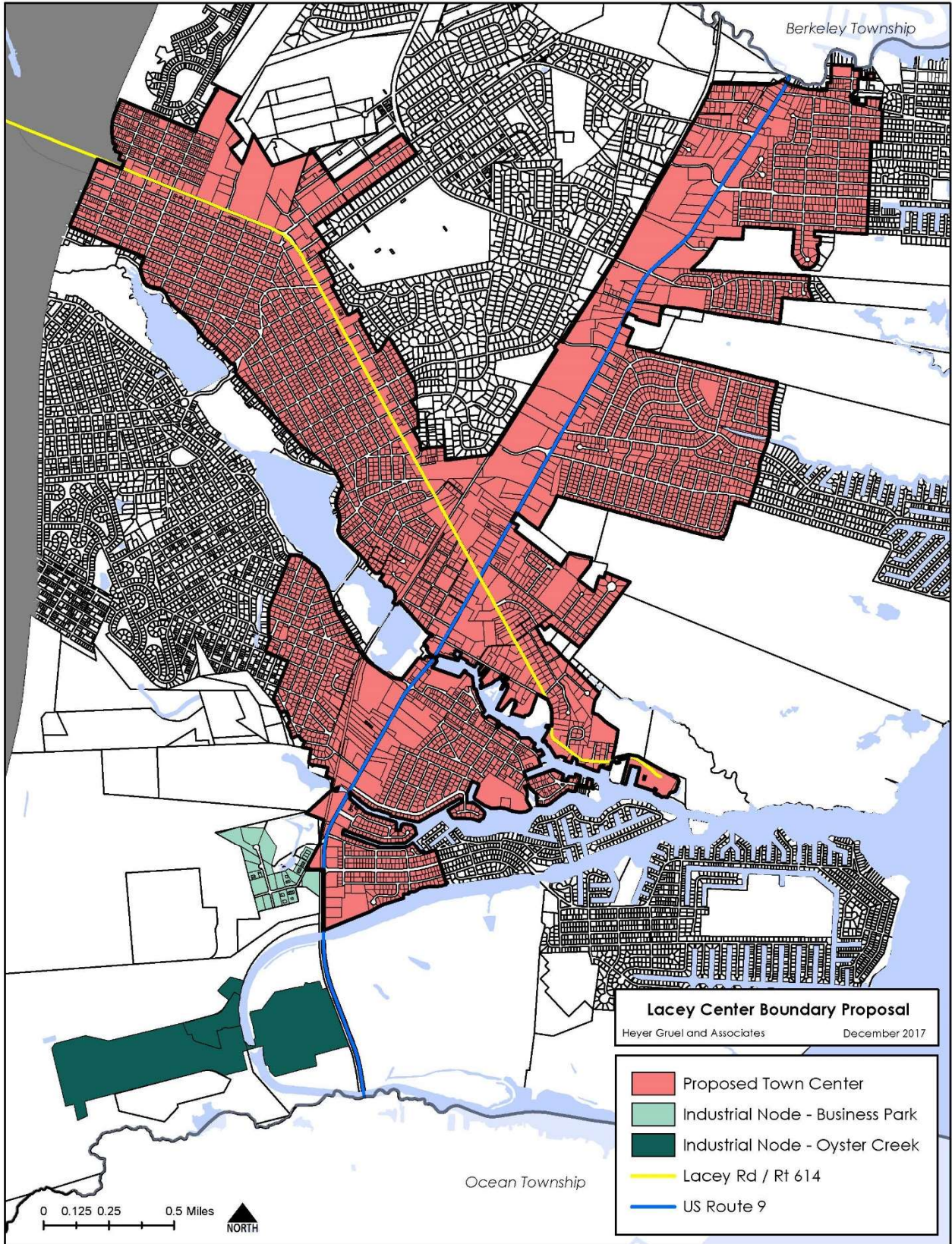
The State Planning Commission adopted the most recent State Development and Redevelopment Plan (SDRP) on March 1, 2001. The SDRP contains a number of goals and objectives regarding the future development and redevelopment of New Jersey. The primary objective of the SDRP is to guide development to areas where infrastructure is available in developed or developing suburbs, and in urban areas. Concentrated growth will have the positive effects of consuming less land, depleting fewer natural resources and using the State's infrastructure more efficiently.

The SDRP contains a State Plan and Policy Map, which classifies all of the land in New Jersey as belonging to specific Planning Areas. The portion of Lacey Township to the east of the Garden State Parkway contains lands in several Planning Areas. For coastal and Bayshore municipalities that must adhere to the Coastal Area Facilities Review Act (CAFRA) the assignment of Planning Area categories has real consequences for local development. Impervious surface limits for proposed development are set based on the planning area classification. One way to change these limits is to pursue Center designation, an official land category established in the SDRP.

Lacey Township is pursuing Plan Endorsement in anticipation of future economic development initiatives. With the closure of the Oyster Creek Nuclear Facility, the Township will be undertaking an intensive economic development program to mitigate the loss of the plant. It is the vision of Township officials and residents that future economic development initiatives will take a center-based form, assisting the Township in transitioning away from the strip-based auto-oriented economic development patterns of the past to siting new businesses in neighborhood-based, pedestrian-friendly nodes of mixed-use development. Center designation through the Plan Endorsement process would affirm the intentions of the Township to pursue these forms of compact, mixed-use developments, and will allow for greater impervious cover within the center and industrial nodes while also allowing for the development specifications that will enable businesses to more easily locate in Lacey Township.

State Development and Redevelopment Plan Goals

The SDRP articulates eight overarching statewide goals for community development. The designation of a Town Center and Industrial Nodes in Lacey Township contributes to each of these goals in the following ways:



1. *Revitalize the State's cities and towns.*

Lacey is a largely built-out community. It has expanded to the extent possible given its location in two of the State's major protected environmental regions – the pinelands area and the coastal CAFRA area. The character of the Township's development has historically been largely suburban in nature, with vehicular-oriented arterial commercial corridors surrounded by residential neighborhoods. At this point in time, the Township recognizes the need for revitalization, particularly if it is to meet other significant planning-related goals such as the provision of affordable housing and economic development in the face of the closure of the Oyster Creek nuclear plant. If the Township is to maintain and improve its existing quality of life, there is widespread recognition that some change is required.

Center Designation will permit the Township to consider larger-scale redevelopment initiatives that can revitalize the status quo in the following ways:

- Encouraging new development patterns that attract different types of households desiring the conveniences of walkable, mixed-use, well-designed communities;
- Creating the development conditions necessary to attract investment from businesses that will create local jobs; and
- Permitting residential development near the Township's core, representing a local consumer market that will support Township businesses.

Recent Township actions such as the expansion of mixed-use zones, the affordable housing overlay, the complete streets policy, among others have established many of the regulatory and policy bases for center-based development. Town Center designation will add the physical ability through greater impervious coverage to accommodate redevelopment of a denser, more center-based characteristic.

2. *Conserve the State's natural resources and systems.*

Center designation gives clear direction to developers as to the Township's desired location for development, and incentivizes the siting of development within areas that are already developed. Although it is very unlikely that greenfield development would occur within Lacey due to the preponderance of environmentally sensitive areas and corresponding development restrictions, center designation carves out a portion of the Township where higher impervious surface thresholds capture new development, steering it away from the natural resources areas located outside of the center.

3. *Promote beneficial economic growth, development and renewal for all New Jersey residents.*

The investment incentives created through center designation will promote economic growth within the Township.

4. *Protect the environment, prevent and clean up pollution.*

As the Township pursues economic development, it is committed to implementing parallel sustainability measures that can mitigate some of these elevated impacts, such as the non-structural stormwater best management practices discussed above, and the permanent preservation of Township-owned conservation lands that protect wetlands and other natural features that perform vital pollution-related ecosystem services.

5. *Provide adequate public facilities and services at a reasonable cost.*

As center designation encourages economic and residential development within a limited portion of the Township, it will become easier to match community services with the neighborhoods they are meant to serve. A confined service area implies that the provision of services can be accomplished more efficiently, i.e. at a reasonable cost, building on existing services and infrastructure.

6. *Provide adequate housing at a reasonable cost.*

The proposed Town Center is being implemented in concert with the Township's Housing and Fair Share Plan. All of the affordable housing that will be built is anticipated to be located within the Town Center. Designation will assist developers in accomplishing larger inclusionary projects.

7. *Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.*

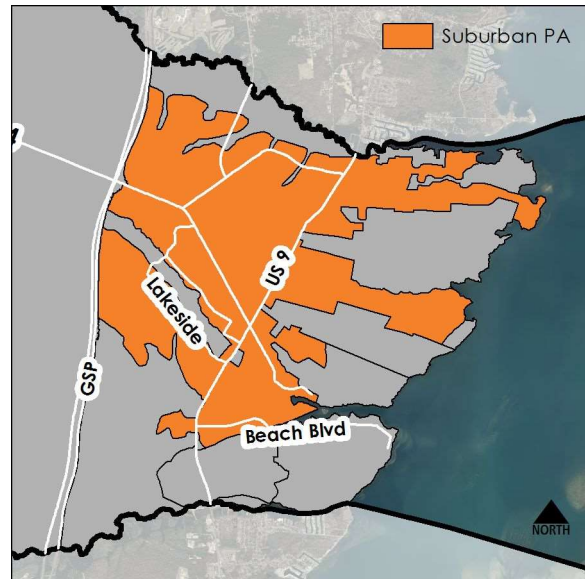
The location of the Town Center incorporates the Township's historic Forked River district, as well as a number of recreational areas and the planned portion of the Ocean County Barnegat Bay Trail alongside the Route 9 bypass road. Encouraging additional residential development in proximity to these areas will provide additional users of these facilities.

8. *Ensure sound and integrated planning and implementation statewide.*

The Town Center designation is being pursued in close coordination with representatives of the Township and the state, working together to define its boundaries and ensure that the ultimate character of the Town Center reflects statewide planning and development goals.

Suburban Planning Area (PA 2) Goals

The vast majority of the proposed Town Center is located within Planning Area 2. The Suburban Planning Area (PA 2), is the largest non-pinelands Planning Area in Lacey. According to its text, the State Plan “anticipates growth throughout New Jersey in all Planning Areas. The character, location and magnitude of this growth vary among Planning Areas according to the specific character of the area.” The State Plan envisions PA 2 as the location providing for much of the State's future development. At present, the SDRP describes existing suburbs as low-density, automobile-centric



developments where the pattern of scattered subdivisions and employment centers offers few focal points for community interaction. Extending services and infrastructure throughout these low-density areas requires a tremendous amount of resources, driving up the cost of property taxes.

The SDRP promotes forms of new growth that break from these historical patterns of sprawl toward compact development in Centers. While the magnitude of growth will be large in PA 2, the character of development will be compact, drawing on existing infrastructure. In this way, the SDRP endeavors to redesign areas of sprawl and reverse trends toward further sprawl. Select policy objectives for the Suburban Planning Area are:

1. Guide development and redevelopment into more compact forms such as Center and former single-use developments that have been retrofitted or restructured to accommodate mixed-use development, redevelopment, services and cultural amenities. Provide a full range of housing choices primarily in Centers.
2. Guide opportunities for economic development into Centers.
3. Emphasize the use of public transportation systems and encourage densities capable of supporting transit.
4. Conserve continuous natural systems, the continued viability of agriculture, and provide maximum active and passive recreational opportunities.
5. Encourage redevelopment efforts in existing Centers and single-use areas which can be redeveloped into mixed-use areas.
6. Phase and program the extension of public facilities and services to support development in Centers.

CAFRA Coastal Suburban Planning Area

All of the land in Lacey Township east of the Garden State Parkway and not contained within the Pinelands is located within the portion of the coast regulated by the State's Coastal Area Facilities Review Act (CAFRA). CAFRA was enacted in order to counteract development pressures that threatened the quality of waterfront and aquatic natural resources in areas along New Jersey's shoreline. With the passage of CAFRA, the New Jersey Department of Environmental Protection received the authority to regulate all major development within the delineated CAFRA area, thereby controlling the water pollution, beach deterioration, and exacerbated stormwater runoff associated with increased development in this environmentally, economically, and culturally important area of the State.

The State Planning Commission and NJDEP coordinate planning policy in the CAFRA zone. NJDEP adopted rules that incorporate portions of the State Plan and the State Plan Policy Map into the Rules on Coastal Zone Management. A number of statewide planning policies are included in the SDRP covering the coastal region of New Jersey, including:

1. Rely on the plans and regulations of the NJDEP which may incorporate policies of the State Plan as a basis for implementing the objectives of the federal Coastal Zone Management Act and CAFRA. Coordinate efforts to establish an intergovernmental coastal management program.
2. Promote well-planned coastal communities that sustain economies and the natural environment. Manage development to protect and enhance the special uses and unique qualities of the coastal area.
3. Coordinate growth management plans and policies with response to planning and mitigation for disasters.
4. Promote coastal maintenance and restoration, and encourage recreational opportunities and public access.

Reciprocally, the CAFRA legislation integrates State Plan goals, objectives, and mapped planning areas. The standard State Plan Areas become "Coastal" Planning Areas in the CAFRA zone. CAFRA section 7:7-13.15 anticipates that the existing inventory of undeveloped and underdeveloped land in the Suburban Coastal Planning Area should be sufficient to accommodate much of the market demand for future growth and development in the CAFRA area. Further, ***internally-oriented, mixed-use centers should be encouraged in the Coastal Suburban Planning Area***, although development not in or adjacent to an existing sewer service area should be less intensive. Policy objectives are as follows:

1. Encourage mixed-use development and redevelopment in compact centers.

2. Guide opportunities for economic development and employment in centers, and promote seasonal and year-round travel and tourism activities in the coastal resort areas.
3. Encourage links from coastal suburban areas to employment centers within public transit, and promote transportation systems that address the special seasonal demands of travel and tourism along the coast.
4. Ensure adequate wastewater treatment capacity, and minimize off-site stormwater runoff by encouraging the use of best management practices which protect the character of natural drainage systems.

The proposed Town Center in Lacey addresses each of the policy objectives for Planning Area 2, both generally and in the context of the Coastal planning areas. The intention for the center is to create a mixed-use portion of the Township that combines symbiotic uses; encourages economic development to locate within the center; ties neighborhoods to transit access points; conserves natural areas by incentivizing development outside of the environs; encourages the redevelopment of single-use areas; and achieves efficient use of existing public infrastructure without further costly expansions.

State Plan Goals for Centers and Nodes

The purpose of the Township's Plan Endorsement application is to pursue CAFRA Town Center and Industrial Node designation for portions of Lacey Township, with an understating of the character of land development envisioned for these areas by the SDRP, and the intent of aligning the Township's local land development policies to reflect state-level goals for nodes and centers.

As expressed in the SDRP, Centers are made up of three key components:

1. *Clear boundaries, delineated to reflect physical features and / or changes in the character of development;*

The proposed Town Center has clear boundaries along environmentally sensitive physical features, the sewer service area, and takes into consideration relative differences in the character of existing development.

2. *Cores, which serve as the commercial, cultural, and civic heart of the center;*

The Core has been drawn around the commercial heart of the Township.

3. *Neighborhoods, which contain a balanced mix of uses, are defined by walking distances of approximately 10 minutes (1/2 mile), and have a clear identity and personality.*

In most areas, the Town Center was extended out from its mixed-use core area by a half-mile network distance in order to capture a ten-minutes walking time.

Through the Plan Endorsement process, municipalities pursuing center-based designation must demonstrate that their Master Plan and other land development policy documents envision the following community characteristics:

1. *The center's accommodation of anticipated future population and employment;*

It is anticipated that the Center and its Nodes will accommodate thousands of new residential units including affordable units and thousands of jobs.

2. *A mixed-use character within proposed zones;*

It has been demonstrated that the Town Center builds from the Township's existing mixed-use areas, and will continue to encourage a trend toward mixed-use development.

3. *A pedestrian-friendly and transit-oriented circulation network;*

It has been demonstrated that the Township developed the Town Center boundary with reference to existing transit-oriented development, and that the Township has put in place supportive policies such as a Complete Streets policy and sidewalk improvement requirements.

4. *Increased access to community facilities; and*

The Township is committed to aligning future community facilities with center-based development as it unfolds.

5. *The Center's role in its regional context.*

With the presence of Oyster Creek, Lacey has historically played a central economic role in the regional economy. Despite the impending decommissioning of the plant, Lacey is pursuing Town Center designation as a proactive measure in adapting to changed circumstances, attempting to find ways that will enable it to continue to provide of regional economic leadership into the next decades through center and node designation.

The Township has utilized documents prepared in the course of the Plan Endorsement process to inform this Master Plan Reexamination Report, including the Township-authored Municipal Self-Assessment Report and the State's Opportunities and Constraints Report.

SECTION D. RECOMMENDED CHANGES FOR THE TOWNSHIP'S MASTER PLAN AND LAND DEVELOPMENT REGULATIONS

While Lacey Township already incorporates elements of planning and regulation that support a center-based community development pattern, additional recommendations are made, particularly in light of the changes of planning assumptions discussed above. Additional recommendations are detailed below by functional planning area, and include the existing objectives related to center-based development so that a complete recommended set of goals and objectives is indexed in one location.

The Community Vision Statement is incorporated as the Township's new set of goals. Previous goals and objectives that are still valid have become the Township's objectives.

Principles, Goals and Objectives Element

The Principles, Goals and Objectives Element of the Lacey Township Master Plan presents the community's overall vision for the future, honing in on the specific goals, principles and objectives that will advance the Township toward its desired future.

The Community Vision Statement is the broadest view of Lacey's future, containing the policies toward which it is striving. The community vision is the starting point and contains the fundamental ideas against which proposed land development regulations, public investments, and other policies are weighed. Township planning policy and land development action will be grounded in the following:

Community Vision Statement

Twenty years from now, in 2037...

Lacey Township is a thriving community, known regionally for the many economic and residential opportunities available within its borders. The diversity of the Township's individual neighborhoods, each of which bring something different and interesting to the quality of life in Lacey, has been maintained and strengthened. The unique characteristics of the pinelands, marina district, historic Forked River, Bayshore, and retail districts have been reinforced. The Township has taken proactive steps to protect its natural, environmental, coastal, and remaining historic resources, recognizing these assets as the very attributes that make Lacey a desirable place to live, work, and spend leisure time. Goals related to both economic development and environmental preservation, sustainability, and resiliency have been balanced through center-based development techniques and context-

sensitive land development regulations. Center-based strategies have targeted growth to the specific areas of the Township that can accommodate more intense development, and have simultaneously directed development away from and preserved the Township's most sensitive environmental features, leaving a legacy of stewardship and sense of place for future generations.

Overall Goals

1. Maintain the existing quality of life of Lacey Township residents.
2. Encourage development regulations which would actively improve the quality of life of Lacey Township residents.
3. Encourage economic development in appropriate locations
4. In keeping with the Township's recognition of sustainability and resiliency principles, provide contiguous land areas and compatibility among uses so as to protect sensitive natural areas, resources, and wildlife for future generations.
5. Adopt development regulations consistent with sound environmental policy and existing environmental regulations.
6. Encourage residential development at appropriate densities while providing for aesthetic and economic diversities, targeting economic and residential development to the Township's anticipated Town Center area in accordance with smart growth principles.
7. Encourage the continued maintenance of all navigable waterways.
8. Encourage the resolution of traffic congestion in Lacey Township, particularly on Route 9, working with State and County agencies when necessary.

Land Use Goals and Objectives

1. Target growth to appropriate locations that respects existing development patterns.
 - a. Manage development to preserve and enhance the character of the community overall, while also encouraging placemaking techniques that recognize the unique identities of distinct areas such as the Pinelands, Bayshore, marina, and retail/commercial districts.
 - b. Prepare detailed community design plans and standards based on the input of local residents.

- c. Encourage the use of architectural design consistent with the residential and historical characteristics of Lacey Township.
 - d. Provide areas adjacent to existing commercial centers and major traffic arteries which can act as transition areas for residential properties from intense commercial activity.
- 2. Design regulations for the center district that result in development that is compact and walkable.
 - a. Designate appropriate center and node districts for future guidance to developers as to the Township's target growth areas.
 - b. Promote a diverse and efficient land development pattern.
 - c. Manage development to the maximum extent practical so that traffic will not exceed the capacity of the existing road network, and encourage development to address traffic by also promoting alternative transportation methods such as walking and bicycling.
- 3. Build upon the zoning districts that currently permit mixed-use development to encourage the collocation of commercial and residential developments that mutually support one another with convenient access to goods and to a stable customer base.
 - a. Provide for mixed-use patterns of development within designated center areas in order to permit efficient development patterns, the least costly provision of infrastructure, and the ability of residents to more easily access commercial areas, community facilities, and community amenities.
- 4. Establish a coordinated and comprehensive approach to development.
 - a. Maintain consistency of documents (e.g. master plan, zoning ordinance, capital improvement plan) so as to eliminate redundancy, confusion, and its consequent needless expenditure of funds.
 - b. Review local administrative procedures and land development regulations to ensure that development opportunities are not hampered by unnecessary and costly regulatory delays.
 - c. Maintain appropriate professional capability to formulate and implement development activities.
 - d. Ensure a reasonable balance among all land uses.

- e. Recognize and implement appropriate statutory regulations and authorities of other reviewing agencies.
- f. Maintain consistency with adjacent municipalities and appropriate governmental programs rules and regulations.

Land Use Recommendations

1. Encourage the development of distinct neighborhoods that can easily be distinguished through streetscaping, architectural design and types of uses, both within and outside of the proposed center area.
2. Implement land use-related recommendations of the County Hazard Mitigation Plan, including:
 - a. Complete the South Dock Flood Control project – replace docks and bulkheads to protect from coastal erosion and flood-related hazards;
 - b. Complete the Bayberry Flood Control project – fix drainage in Marshlands;
 - c. Complete the NE Pines Flood Control Project;
 - d. Elevate 243 dwellings in Lacey Township;
 - e. Continue to participate in the National Flood Insurance Program to support proactive floodplain management;
 - f. Continue to enforce building codes thus protecting homes from risk related to hazards including flooding, fire, wind, earthquake, winter storm; and
 - g. Reactivate the CRS Program.
3. Implement land use- and construction-related recommendations of the Township Strategic Recovery Planning Report, including:
 - a. Employ storm-resistant building strategies in all future municipal construction in areas to the east of the Garden State Parkway, including:
 - i. the use of steel, concrete, or wooden pilings to elevate buildings and protect them from storm surge;
 - ii. reinforcing construction so as to provide increased strength and wind load resistance;

- iii. designing buildings to be aerodynamic; using wind-resistance doors and windows; and
 - iv. using flexible (e.g., wood) or high-strength (e.g., reinforced concrete) building materials.
 - b. Automate and expedite processing of building and zoning permits.
 - c. Adopt a master plan element for floodplain management.
 - d. Secure funds to raise buildings above baseline flood elevation.
 - e. Develop a municipal Geographic Information System (GIS) to support future planning efforts.
 - f. Implement permanent shoreline stabilization measures at the terminus of Laurel Boulevard in Forked River Beach.
- 4. Designate additional Areas in Need of Redevelopment or Rehabilitation within the planned Town Center where there are large tracts of underutilized lands near existing development, including:
 - a. The area in the vicinity of the municipal complex bounded by the Garden State Parkway, Arthur Street, and Daniel Street;
 - b. The properties fronting on Route 9 from Lakeside Drive to Parkers Pt Boulevard.
 - c. The Oyster Creek Area
- 5. If designated, prepare redevelopment plans with appropriate and use standards and bulk standards for mixed-use, compact development and/or economic redevelopment.
- 6. Identify long-term inundation caused by sea level rise as a hazard in municipal plans and consider disclosing hazard risks to potential buyers or developers.
- 7. There is a need to prepare new landscape design standards for the Lacey Road and Route 9 corridors.

This recommendation has been implemented in part. New landscape design standards were included in the 2012 Reexamination Report, but they do not appear to have been adopted into the zoning ordinance as Township regulations. The Township is continuing to review landscape standards along with new sign standards.

Community Facilities Goals and Objectives

1. Prioritize capital facilities and services that are compatible with development.
 - a. Review existing regulations, policies, and programs to maximize infrastructure maintenance and improvement efforts; including specific plans for pedestrian walkways and bikeways.
 - b. Plan for and provide locations for future emergency service facilities necessary to service future development as projected by the Land Use plan.
2. Support appropriate infrastructure development.
 - a. Maximize the maintenance and improvement of infrastructure necessary to support growth, and prioritize the use of existing infrastructure systems and service areas.
 - b. Adopt additional zoning and land use regulations to require contributions of developers for their fair share of required costs of off-tract improvements in all areas permissible by law.
3. Plan and provide locations for future emergency service facilities necessary to service future development as projected by the Land Use Plan and site these facilities within the Town Center so as to be easily accessible for the Township's center.

Community Facilities Recommendations

1. Site all community facilities outside of the floodplain and areas affected by projected sea level rise.
2. Adopt a Township-wide focus on emergency management, with each department contributing to ensure minimal interruption of services.
3. Implement community facilities-related recommendations of the Township Strategic Recovery Planning Report, including:
 - a. Partner with key institutions to develop an emergency shelter for Township residents:
 - i. Develop partnerships and examine potential locations.
 - ii. Develop an emergency shelter operation plan.
 - b. Develop and implement an emergency communications plan between Township and County officials, police and emergency services, and local utilities.
 - c. Develop a plan to make communication facilities and infrastructure more robust and storm-resistant, including:
 - i. Provide generators at Township antennas and secure antennas.
 - ii. Invest in a radio system for use by police and utility workers.
 - d. Develop a municipal emergency operations management plan that includes provisions for: a community emergency response team; a township-wide evacuation system; and, an emergency operations center.
4. Implement community facilities-related recommendations of the County Hazard Mitigation Plan, including:
 - a. Join FireWise to mitigate wildfire and wildfire impacts on properties.
 - b. Purchase and install permanent generators at schools.
 - c. Develop a Reverse 911 System to assist in communication for all hazards.
 - d. Create an emergency AM Radio Station.
 - e. Maintain and update Township Facebook page.

5. Utilize build-out data and NJTPA population projections for areas within the planned Town Center in order to estimate population trends and plan for adequate community facilities accordingly.

Economic Development Goals and Objectives

1. Prepare an Updated Economic Plan Element, focusing on land development regulations affecting the planned Town Center and industrial node areas.
 - a. Study existing zoning use regulations in commercial areas, particularly in the marine commercial district and M-1 district, with the intent of determining whether additional use categories can be permitted that would allow for commercial or industrial operations with regional draw.
2. Redevelop portions of the Route 9 and Lacey Road corridors to serve greater public purpose with viable retail, service, and other commercial establishments.
 - a. Encourage mixed-use patterns of development at appropriate locations and densities.
3. Reconfigure the vacant and underutilized strip-style developments currently existing along Route 9 and Lacey Road to better accommodate customers and employers.
4. Provide realistic opportunities for both big box stores and small “mom and pop” operations.
5. Reinforce the efforts of the Economic Development Commission, which can consider the potential effects of special economic designations, such as Business Improvement Districts or Redevelopment Areas, in stimulating economic activity.
6. Establish a coordinated and comprehensive approach to economic development.
 - a. Involve and include the Chamber of Commerce in consideration of development regulations that involve and affect the business community of the Township.
 - b. Encourage economic development that is appropriate, compatible, and context sensitive, with a focus on concentrating economic development within the planned Town Center and industrial nodes.
 - c. Expand the economic base of Lacey Township, introducing ratables while maintaining economically and environmentally compatible growth through the utilization of center-based growth that is inherently designed to balance economic development and environmental preservation by targeting growth to areas with existing infrastructure and away from sensitive natural environs.

Economic Development Recommendations

1. Promote mixed-use developments within Forked River's Historic District that can capitalize on its historic character and Bayshore location.
2. Implement the recommendations of the Oyster Creek Feasibility Study, including:
 - a. Pursue a gas-fired combined cycle power generation facility in the vicinity of the existing power plant.
3. Consider implementing some of the local economic development strategies suggested by Sustainable Jersey, including:
 - a. Instituting a Buy Local campaign that ties patronage of local businesses to a small property tax reduction.
4. Integrate the eastern portion of the Township with the Pinelands area through recreational trails in order to promote recreational and eco-tourism.

Housing Goals and Objectives

1. Provide, through zoning, a range of housing options to meet the needs and preferences of households with varying needs and preferences.
 - a. Encourage a wide range of housing choices at reasonable cost, including owner occupied two-family housing, multi-family housing, and townhouse development, particularly within the Multi-Family Inclusionary Zone Overlay District.
 - b. Streamline the permitting process by the continual review and updating of development and construction codes.
 - c. Support the expansion of housing at a reasonable cost at appropriate sites.
2. Continue to comply with all requirements of the State's affordable housing fair share program.
3. Encourage a pattern of development in which residential densities peak within the Township's center, allowing for mixed-use growth and development in the center while preserving the character of existing neighborhoods and the natural environment.
 - a. Target new development to the planned Town Center, which is located within the extent of the existing sewer service area.
 - b. Establish and maintain a vigorous code enforcement program.

- c. Plan for improved housing design by encouraging building techniques that make structures more resilient to natural disasters such as flooding.
- d. Devise strategies in coordinating housing with community services, economic development, and employment opportunities as well as education and public safety efforts.

Housing Recommendations

- 1. Promote mix-use development policies that create neighborhood commercial districts to serve the daily shopping and recreation needs of the center neighborhood planning areas.

Circulation Goals and Objectives

- 1. Establish adequate levels of transportation facilities and services to meet current and projected needs.
 - a. Ensure that future planning activities and initiatives provide for existing and anticipated land uses, traffic demands, and regional concerns.
 - b. Develop by-pass road areas and encourage development to dedicate and construct the roadways wherever possible.
 - c. Implement parking management strategies.
- 2. Provide more bicycle and pedestrian infrastructure.
 - a. The new bike and pedestrian path along the Route 9 bypass road provides a missing link that will be incorporated into the Ocean County Barnegat Branch Trail. The Township should study the possibility of linking this regional trail with local points of interest and commercial areas.
 - b. Discourage wherever possible the construction of cul-de-sacs or dead-end streets where street continuations and links are desirable or required for traffic circulation and/or pedestrian pathways.
 - c. Create additional crossings that assist pedestrians in crossing Route 9 and Lacey Road.
 - d. Continue the practice of assessing a sidewalk fee by the applicant or developer whenever the installation of sidewalks is waived for any development.
- 3. Consider additional public transit options and routes.

- a. Work with Ocean County to expand access to the Ocean Ride County system, which currently provides service along Lacey Road, Route 9, and adjoining streets.
 - b. Work with NJ Transit to study the possibility of bus service along Lacey Road.
 - c. Consider creating a dedicated Township senior bus line.
4. Work with the State and County to coordinate transit improvements.
- a. Provide highway access control to facilitate mobility and promote orderly development by coordinating with the State of New Jersey DOT to comply with highway access restrictions.
 - b. Encourage the New Jersey Department of Transportation to evaluate and improve the signalized intersections along Route 9 including the addition of turning lanes and the installation of multi phased traffic signals.

Circulation Recommendations

1. Complete the construction of the Railroad Avenue by-pass road and trail in the former railroad right-of-way and available adjacent lands.
2. Implement the goals of the Township's Complete Streets policy that have yet to be addressed, including:
 - a. Create a comprehensive, integrated, connected multi-modal network by facilitating connection to bicycling and walking trip generators such as employment, education, residential, recreation, retail centers and public facilities.
 - b. Provide safe and accessible accommodations for existing and future pedestrian, bicycle and transit facilities.
 - c. Establish a checklist of pedestrian, bicycle and transit accommodations such as accessible sidewalk curb ramps, crosswalks, countdown pedestrian signals, signs, curb extensions, pedestrian scale lighting, bike lanes and shoulders for consideration in each project.
 - d. Additionally, sidewalks, dedicated bicycle paths, and/or multi-use path shall be included in all new construction and reconstruction projects on "major roadways" and "safe routes" as defined by Ordinance and those used by more than 1,000 vehicles per day.
 - e. Establish a procedure to evaluate resurfacing projects for Complete Streets.

- f. Address the need for bicyclists and pedestrians to cross corridors, as well as travel along them, in a safe, accessible and convenient manner; therefore, the design of intersections, interchanges and bridges shall anticipate use by bicyclists and pedestrians.
3. Establish a Safe Routes to School program.
4. Capitalize on the Barnegat Branch Trail to begin expanding the Township's network of bicycle paths by extending routes laterally from the BBT spine east toward the Bayshore recreational facilities and public water access points, and west toward the pinelands.
5. Analyze the flooding of roadways that occurred during Superstorm Sandy, particularly along evacuation routes, and establish priorities for infrastructure improvements related to reducing flood hazards.
6. Update Township policies related to freight and goods movement to reflect current best practices for Smart Growth Environments.
7. Address parking issues, including the following:
 - a. Evaluate and restrict parking on side streets within commercial zones that intersect Lacey Road to help reduce the number of accidents between Route 9 and the Garden State Parkway entrance/exit ramps.
 - b. Limit the parking of commercial vehicles in Residential Zones.
 - c. Encourage shared parking facilities in Commercial Zones with cross-access agreements.
 - d. Address parking needs for public recreational areas, and ensure that recreational areas include facilities supporting alternate modes of transportation, such as adequate bike racks.
 - e. Require greener parking lots, with expanded landscaping, tree cover, and permeable pavement requirements.
8. There is a need for the evaluation and improvement of the intersection of Route 9 and Taylor Lane.

Utility Service Goals and Objectives

1. Ensure that development will have safe and adequate wastewater treatment facilities.

- a. Evaluate the potential impact that any zoning changes could have to capacity in a build-out scenario, particularly within the planned Town Center.
2. Ensure that development will have safe and adequate potable water sources.
 - a. Evaluate the potential impact that any zoning changes could have to water availability in a build-out scenario, particularly within the planned Town Center.
 - b. Continue to protect water supply through conservation-related ordinances such as the wellhead protection ordinance.

Utility Service Recommendations

1. Obtain maps of current public water and sewer facilities from the Lacey MUA and include them in the Master Plan.
2. Implement utility-related recommendations of the Township Strategic Recovery Planning Report, including:
 - a. Enhance pump stations:
 - i. Install elevated generators.
 - ii. Elevate electric cabinets.
 - b. Secure critical infrastructure:
 - i. Install waterproof water meters.
 - ii. Install rainfall stoppers under manhole covers.
3. Implement utility-related recommendations of the County Hazard Mitigation Plan
4. Address regional energy needs within the industrial node by encouraging an energy provider to fill the market void created by the closure of Oyster Creek.
5. Work with utilities to institute resiliency programs and streamline the application process for resiliency-related utility projects such as the elevation of substations, etc.
6. Consider the use of micro-grids for power provision that can create redundancy within the electrical grid to assist in rapidly restoring power after a system shock.
7. Continue to support alternative energy efforts such as small solar and wind.

Recreation Goals and Objectives

1. Establish and promote an active open space system for the enjoyment of Lacey residents.
 - a. Prioritize the acquisition and development of existing open space for active or passive public recreational use.
 - b. Promote zoning to encourage private recreation and cultural facilities which promote cultural enrichment such as concerts and the arts.
2. Encourage the development of sufficient recreational facilities that can benefit all age groups within all areas of the Township in future years, especially seniors.

Recreation Recommendations

1. Prepare an updated Recreation Element that considers the following:
 - a. The location of recreation facilities in relation to the floodplain;
 - b. Park service areas, especially within the Town Center area;
 - c. The availability of parks in proximity to neighborhoods; and
 - d. The network of potential bicycle and pedestrian connections connecting recreational facilities.
2. Create a Municipal Public Access Plan to enhance public access to New Jersey's beaches, bays and waterways.
 - a. Cedar Creek is an official component of the State Trails System, with kayaking and canoeing permitted from Dover Forge in Double Trouble State Park to Route 9. Develop additional access points to Cedar Creek, at but not limited to the following locations:
 - i. The former Barnegat Branch Railroad Trestle adjacent to Lacey Township's William Hebrew Park, which was historically utilized as a canoe/kayak access location;
 - ii. Cedar Creek at Western Boulevard; and
 - iii. The Barnegat Branch Railroad Trestle off South Street.
3. Implement the recreation-related recommendations of the County Hazard Mitigation Plan, including:
 - a. Complete the Bay Front Control Project, consisting of adding floodhead / walls and rip rap to protect Bay Front Park from flood-related hazards.

4. Limit recreation equipment located in the floodplain to temporary or movable equipment.
5. Promote the Township's access to State Forest land by creating a bike/jogging and/or multi-use trail connecting the planned Town Center to these recreation areas.
6. Provide fields for the Lacrosse recreation league In the Township.

Conservation Goals and Objectives

1. Continue to identify, protect, and preserve natural resources and environmentally sensitive features such as wetlands and floodplain areas.
 - a. Ensure environmentally sensitive areas are given high priority for public acquisition.
 - b. There is the need to update the list and mapping of lands that have been acquired and / or otherwise conserved by both the public and private sectors.
 - c. Input should be obtained from the Lacey Township Environmental Commission.
2. Prevent the degradation of and maintain and enhance the capability of water resources through regulation and management of Township's watershed areas.
 - a. Update the Township's Stormwater Management Plan to include the most recent and effective non-point source pollution mitigation standards.
3. When redevelopment occurs, consider requirements for cluster development and other flexible development options that would reserve larger land areas as open space or conservation land.

Conservation Recommendations

1. The Conservation Plan element should be amended in light of the significant efforts which have occurred in the past years, specifically by way of recycling and environmental regulation.
2. Implement the conservation-related recommendations of the Township SRPR, including:
 - a. Preserve environmentally sensitive lands to maximize stormwater infiltration and promote resiliency.
3. Develop a list of potential properties for acquisition and prioritize.
4. The Township should consider the requirement of "tree-save plans" for proposed development in an effort to save significant trees through more creative site design techniques.

5. Pursue actions related to open space that will elevate the Township's CRS rating for the National Flood Insurance Program, such as items 420 (open space preservation) and 450 (stormwater management).

Sustainability and Resiliency Goals and Objectives

1. Lacey Township recognizes the need for sustainability and resiliency planning.
2. Sustainability is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. If it is possible to generate citizen interests and participation, the Township will explore the formation of a Green Team and participation in Sustainable Jersey, the statewide program to implement sustainable practices across many community development dimensions.
3. Resiliency is defined as the capacity of a system to withstand disturbance while still retaining its fundamental structure, function, and internal feedbacks. One pillar of resiliency is the use of mitigation techniques before disaster strikes in order to anticipate and potentially avoid likely threats to life and property. The Township should ensure that any proposed zoning changes are viewed in light of resiliency requirements, and include aspects meant to mitigate potential environmental disasters, such as base flood elevation requirements.

Sustainability and Resiliency Recommendations

1. Develop a Sustainability and Resiliency Master Plan Element.
2. Review community facilities and infrastructure that were flooded and damaged during Sandy.
3. Include resiliency-related projects in the Township's Capital Improvement Plan.

Historic Preservation Goals and Objectives

1. Inventory existing historic buildings and properties.
 - a. Ensure that Bay Avenue, which was formerly known as "Captain's Road," is part of this inventory.
2. Based on the result of the inventory, potentially prepare a Historic Preservation Master Plan Element.

Recycling Recommendations

1. An Updated Recycling Plan Element should be prepared that reflects the goals and objectives of the Township's Solid Waste Ordinance.

STORMWATER MANAGEMENT RECOMMENDATIONS

1. Implement the remaining check list items identified in the 2007 Stormwater Management Plan which have not been identified:
 - a. Provide incentives for the use of vegetation as filters for stormwater runoff.
 - b. Allow for permeable material to be used in overflow parking areas.
 - c. Provide incentives for parking designs that reduces impervious cover, rather than providing only surface parking lots.
 - d. Allow for sidewalks constructed with pervious material
 - e. Encourage developers to disconnect impervious surfaces to promote pollutant removal and groundwater recharge.
2. Create community programs to provide education and physical materials (such as rain barrels) that homeowners can implement on their own property to improve stormwater infiltration, building off the work of organizations such as the Ocean County Soil Conservation District's Soil Health Improvement Project.
3. Incentivize the use of vegetative green infrastructure techniques, such as bioswales and rain gardens, which provide multiple benefits, including stormwater runoff retention, reduced heat island effects, and improved air quality.
4. Update build-out analyses and include it within the Utilities Element as zoning changes occur. This should include any changes made since the 2015 Wastewater Management Plan.
5. Ensure sufficient treatment capacity and sufficient conveyance capacity to the OCUA, and reflect this in the Utilities Element.
6. For HUC-02040301100, Lacey Township, should consider strategies to reduce the impact of current zoning within the HUC on the nitrate standard within the Township's Land Use, Conservation, and/or Utilities Element.
 - a. When appropriate, the Township WMP should be amended to reflect any strategies identified to reduce the impact its zoning has on the build-out for this HUC.

7. Work with the NJDEP's Bureau of Non-Point Pollution Control to identify areas where stormwater management should be improved to reduce the impact of increased impervious cover limits on the surrounding water bodies.
8. Under the Stormwater Management regulations at N.J.A.C. 7:8-4.3(d), the Stormwater Management Plan must be reexamined within one year of the Master Plan reexamination. The Township should update the Stormwater Management Plan by the end of 2018.
9. The construction of stormwater infrastructure in a significant number of new subdivisions and commercial developments coupled with many upgrades to the existing municipal stormwater collection system have been made since the stormwater mapping was last updated in 1996. The stormwater facilities should be updated and included in the new Stormwater Management Plan.

SECTION E. RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE LAND USE ELEMENT OF THE MASTER PLAN

There is currently one designated Redevelopment Area in Lacey Township, covering Lots 8.02 and 9 in Block 1837. The Redevelopment Plan for this area was adopted in November 2013. The overall goal of the redevelopment plan was to promote and facilitate the redevelopment and reuse of a former nursing home and Township-owned vacant land as an 100% affordable housing project. Construction of this project is nearing completion. The Redevelopment Plan area has since been expanded to include Block 1837.01, Lots 3.01, 4.01, 8.03, and 8.04.

Township is encouraged to evaluate the possibility of the establishment of redevelopment or rehabilitation areas in appropriate locations, particularly within the Town Center and Industrial Nodes. Because the Township is currently nearing complete build-out, both local and state planning agencies anticipate that in order to become less reliant on the automobile, provide for additional housing including affordable housing, and provide employment and economic development, redevelopment is a priority. The proposed center designation will allow for redevelopment initiatives by encouraging new development patterns that reflect a walkable downtown, the necessary residential development to support a downtown, and the reconfiguration of existing vacant, underutilized commercial sites so that they are more amenable to development.