



Township of Lakewood

MUNICIPAL BUILDING
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April 7, 2017

Justin Flancbaum, Chairman

Lakewood Master Plan Committee

Sent via email

Dear Chairman Flancbaum,

I am writing to you on behalf of the Lakewood Industrial Commission. The commissioners have asked me to convey their interest and concern with the impact of non-commercial uses in the industrial parks, most significantly schools.

As the members of the master plan committee are likely aware, our industrial parks represent some 20-25% of local tax revenue. These taxpayer corporations, which use little to no local services while paying full taxes, are critical to the stability of Lakewood's tax base. Companies in the parks employ approximately 11,000 people in the regional economic center that is Lakewood Industrial Park.

With some 10% of Industrial Park buildings now converted to school use, we have reached a point where the issue is less that of reduced tax revenue, but more that of potential negative impact to surrounding businesses. Many of the companies resident in our park utilize heavy trucking and potentially dangerous industrial products and processes. The proximity of small children presents a challenge and threatens to drive companies out and/or discourage new companies from buying or leasing space in our park.

Several months ago, with the support of the township committee, I met with representatives of the business and school communities to develop a set of standards that would address the needs of both constituencies. The following are recommendations that are the result of those discussions. The proposed change to current zoning would be to make schools (in the industrial park only) a conditional use subject to the following requirements:



Conditional Use Requirements

1. Minimum lot size –3 acres (existing standard for industrial park lot size)
2. Maximum building coverage –**40%** (existing standard for industrial park bldg. coverage)
3. Minimum On-site Parking Requirements – 3 spaces per room (classroom, office, etc.).
4. Circulation Plan – A circulation plan is required which details bus and traffic movements. All loading, unloading, and bus stacking must be designed to occur on-site.
5. Buffer Requirements – Standard setbacks as per the zone designation as buffer to all adjacent properties, to be landscaped with trees, shrubs, and other suitable plantings. Any decrease in the standard buffer setbacks would be considered a violation of these conditional use requirements. **Alternative to plantings would be fence of at least 6’ or 8’ in height at property line with “wall effect”, e.g. vinyl or chain link with green inserts, while maintaining setbacks.**
6. All recreation and play areas must be fully fenced and must be exclusive of parking areas.
7. Noise control – At the discretion of the Planning or Zoning Board, additional buffering and/or noise regulation may be required to adjacent uses, including but not limited to fencing, landscape berms, plantings, etc. All bell systems shall be turned off when school is not in session, including nights and weekends.

The purpose of these requirements is to facilitate a mode of operation for schools in this zone that will minimize negative impact on local business neighbors and will allow each to operate in safety.

It is the recommendation and request of the Lakewood Industrial Commission that the Master Plan committee adopt this change as part of the new Master Plan. Please advise if I can add any information or if there are questions from members of the committee that we can address.

Respectfully submitted,



Steven Reinman

Executive Director, Lakewood Industrial Commission

cc: Commissioners and Liaisons, LIC