



# Township of Lakewood

MUNICIPAL BUILDING  
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OFFICE OF THE MUNICIPAL MANAGER  
Thomas L. Henshaw

May 4, 2017

Mr. Justin Flanbaum, Chairman  
Lakewood Township Master Plan Committee  
231 Third Street  
Lakewood, NJ 08701

Dear Justin & Committee Members:

I want to take a minute to thank all of you for the hard work & dedication you have shown over the course of this Master Plan review. It has been a long and at times controversial process. Listening to the many different points of view and condensing them into a growth strategy must have seemed impossible at times.

It is never easy to reconcile opinions which seem to be polar opposites, yet this is exactly what the Township has asked of you. I am asking one more thing of you & that is for all members to form their own, unbiased opinions. While it is important to hear what everyone has to say, it is equally important that you weigh what you have learned and apply it fairly to all the different parts of the Master Plan – Parks & Open Space, Transportation, Downtown, Senior Community Needs and yes, even Density.

Density and growth are surely the lightning rods of this Master Plan. We need you to honestly evaluate where, or if higher density is appropriate for Lakewood's next steps.

I know that the entire committee appreciates the hard work you have already put in and I promise you that we'll honor that work and produce a Plan we can all be proud of.

Thank you again.

Sincerely,

Raymond Colas  
Mayor

Marianne Miller  
Deputy Mayor

Albert Akerman  
Committeeman

Michael D'Lillo  
Committeeman

Neil Lichtenstein  
Committeeman

On May 4, 2017 we on the Mater Plan Advisory Committee received an email with the above letter attached. The letter was from the Township Committee regarding our continued work towards developing the next generation Master Plan for Lakewood. The plan that will provide a blue print for running this town over the next ten years. As you can see the letter thanks the committee members for all the hard work to date. As you read through this letter you may even get the perception that the Mayor and other Committee members are are recognizing the difficult task at hand and asks the committee members to "form their own, unbiased opinions". My problem with this letter is what it does not clearly state. It does not give the Master Plan Committee members any direction. It does not take a stand on Density, Open Spaces, Ratable and Non ratable properties or Zoning. One would expect that the elected officials of the Town of Lakewood, many who have been serving on the Township Committee for years, would have some valuable inside statistics regarding what has transpired on the key issues since the last plan was issued. The Master Plan is an important document for any town, too important for a Mayor a group of Committeemen to take a "laissez faire" attitude. Where is their vision for the Township?

From: Mike McLaughlin