

# Township of Toms River State Plan Policy Map Amendment

Presented to the

## New Jersey State Planning Commission

### September 7, 2022

NJ Office of Planning Advocacy



# Biennial Review

- Toms River Township was Plan Endorsed on July 2, 2018.
- The Township submitted their first biennial report on July 7, 2021.
  - PIA lists 34 items to be completed during the 10 year endorsement period
  - 24 items have been completed
  - Remaining 10 items have a timetable listed as either ongoing or due by July 2, 2023.
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2020 Biennial Report: Status of PLA Efforts Township of Toms River

**STATUS OF PLANNING AND IMPLEMENTATION AGREEMENT EFFORTS**

Township Of Toms River  
Ocean County, New Jersey  
Planning and Implementation Agreement  
January 17, 2017: Updated January 22, 2021

#	ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	DELIVERABLE	TIME TABLE/STATUS
0.1	Update Master Plan	Tom River updates Master Plan which reflects the Township's Plan Endorsement petition.	as requested	Master Plan update	Completed in 2017. SPPM updated in January 2018.
0.2	Update land use and zoning ordinances to reflect agreed upon changes	Tom River updates land use and zoning ordinances to reflect uses and intensity of development commensurate with their proposed changes to planning areas, designated centers and cores.	as requested	Revisions to Land Development and Zoning Codes	Completed in 2017. SPPM updated in January 2018.
0.3	Development of CAFRA Consistency Statement	Toms River develops and submits for NJDEP review and acceptance a CAFRA Consistency Statement.	NJDEP	CAFRA Consistency Statement	Completed in 2017. CAFRA Notice published in August of 2018.
0.4	OPA updates SPPM with the proposed Map amendments from the SPC PE resolution - Centers, Cores and Planning Area changes	Toms River Township demonstrates satisfaction of conditions established by the SPC.	OPA revises SPPM and submits map changes to the New Jersey State Register	Changed SPPM for Toms River Township	Completed in 2017. SPPM updated in January 2018.
0.5	Evaluate the inclusion on the Toms River Township Recreational and Open Space Inventory maintain by the NJDEP Green Acres Program of additional undeveloped township owned lands.	Toms River will investigate and evaluate the inclusion of appropriate township owned lands on the Recreational and Open Space Inventory maintain by the NJDEP Green Acres Program where there are significant environmental limitations to development and/or that add to community resiliency.	DEP	List of township owned lands determined to be suitable for inclusion on the Recreational and Open Space Inventory for the Township maintained by the NJDEP Green Acres Program.	Completed in 2017. CAFRA Notice published in August of 2018.

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0.6	Improving quality of storm water runoff to Barnegat Bay from redevelopment sites	Working with NJDEP, develop and implement a strategy through appropriate revisions to the Land Development Ordinance and related ordinances that will improve the quality of storm water runoff to Barnegat Bay from sites undergoing redevelopment that would otherwise be exempt from providing storm water runoff controls.	DEP	Appropriate changes to Land Development and related ordinances that implement storm water quality improvement controls on redevelopment sites.	Completed in 2017. CAFRA Notice published in August of 2018.
0.7	Stream Corridor Protection Plan	Using current Code requirements and/or such modifications as necessary, submit document to NJDEP that the Township has or will have local controls in place that requires the protection and preservation of riparian corridors.	DEP	Stream Corridor Protection Plan or demonstration of equivalent riparian protection strategy under existing ordinances and/or such modifications as necessary.	Completed in 2017. CAFRA Notice published in August of 2018.
1. General					
1.1	NJDEP consideration of SPPM changes for use in CAFRA.	Toms River Township demonstrates satisfaction of conditions established by the SPC that are precedent to changes requested by the township to the SPPM and the submission to NJDEP of a CAFRA Consistency Statement		Notice in the New Jersey Register of NJDEP determination of SPPM changes in the CAFRA area	Completed in 2017. CAFRA Notice published in August of 2018.
1.2	Plan Endorsement biannual review	By a date agreed upon between the SPC and the Township and biannually thereafter, Toms River Township shall submit within six months of the action a report to OPA and the public concerning the terms of this PIA and related efforts pursuant to NJAC 5:85-7.12(c).	OPA will provide a template	Evaluation of Plan Endorsement and any township requested amendments to the Plan	Template provided in January of 2021 and used for this first Biennial Report.

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1.25	Plan Endorsement review	If Toms River adopts any new or significant change to the reexamination report, land use ordinance or other planning documents submitted as part of the Plan Endorsement, the Township shall submit a report to OPA and the public concerning the terms of this PIA and related efforts pursuant to NJAC 5:85-7.12(c).	OPA will provide a template	Evaluation of Plan Endorsement and any township requested amendments to the Plan Endorsement petition or	Addendum No. 1, adopted July 3, 2019, to Part 2 (Land Use Element) of 2017 Reexamination Report attached to this Biennial Report.
1.3	Inter-governmental coordination	Coordinate with planning efforts of adjoining municipalities, the County and State and regional planning efforts particularly concerning: regional planning, transportation, economic development, tourism, natural resource protection and open space and recreation.	County Planning Board, OPA, DOT, DEP, NJ Transit		Ongoing – Coordination with Ocean County on Downtown Circulation Improvements and BUILD Grant from FHWA, as well as inclusion of County Social Service in Hooper-Caudina Redevelopment
1.4	Center, Node, Core boundary modifications	As part of the biannual review the State Planning Commission agrees to reevaluate boundaries based on implementation of the PIA.	County Planning Board, OPA, DOT, DEP, NJ Transit		Township requests two boundary amendments in this Biennial Report
2.1	Master Plan	Review and update Master Plan goals and objectives as directed by the MLUL. The remaining elements need to be updated to reflect the community vision that was conducted as well as the Growth Management Plan and including Center Boundaries, update: C. Circulation D. Housing E. Historic Preservation F. Community Facilities G. Utilities H. Economic Development I. Conservation of Open Space			Ongoing  Addendum No. 1, adopted July 3, 2019, to Part 2 (Land Use Element) of 2017 Reexamination Report attached to this Biennial Report.
2.6	Plan Review	Establish a continuing program for re-evaluating the policies established by the Land Use Plan Element			Ongoing

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<b>3. Housing</b>					
3.1	Address housing needs	Continue compliance with any affordable housing obligations.			Ongoing Mid-Point Review Attached
<b>4. Open Space/Recreation</b>					
4.1	Open Space Plan & Update ROSI	Continually prioritize high value open space lands for acquisition. Implement the Open Space Plan Element of the Township Master Plan that identifies parcels for potential acquisition.	Ocean County and DEP- Green Acres		Ongoing as acquisitions are made or when plans change.
4.2	Pedestrian Linkages	Design, obtain funding and construct the trail network and pedestrian linkages with assistance provided by Environmental Commission.	DOT, County		Ongoing 2019 Bicycle-Pedestrian Tech Memo Attached.
4.3	Open Space Linkages	Create linkages between open space and recreation sites.	DEP		Ongoing
<b>6. Transportation and Circulation</b>					
6.1	The Circulation Element of the Master Plan should be updated.	The Township shall propose a detailed circulation strategy that describes circulation patterns and justifies how these proposals would help enhance mobility without negatively impacting bicyclists and pedestrians. The updated Circulation Element should include a clear statement that recognizes the role of state roads for conveying through rather than local traffic. The plan should provide access to local businesses on local roads. The statement should acknowledge that the State does not have the funds to widen Route 9 in the foreseeable future and that Toms River has investigated alternative roadway connections to lessen the traffic congestion on Route 9. More details are needed. It is also important that the plan integrates existing bus and shuttle services to address capacity issues.	DOT, NJ Transit & OPA	Circulation Element	Adopted in 2017. Bicycle Pedestrian Tech Memo completed in 2019.

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6.2	Any new infill development/redevelopment that occurs along existing linear highway corridors should be concentrated as much as possible to connect to existing uses and promote walking and biking among uses.	In collaboration with the appropriate traffic engineering staff, improve mobility and connectivity by incorporating and connecting infrastructure such as sidewalks, bump-outs, on-street parking, bike lanes, trails, paths and refuge islands; and reduce the negative impact of linear corridor features such as multiple driveways, excessive pedestrian crossing distances, light poles or wayfinding sign poles in the center of sidewalks, and elimination of green strips between sidewalk and curb at bus stop locations.	DOT & NJTransit		2017 Master Plan Land Use Element identified vacant land along Hooper Avenue Corridor for investigation for Area In Need of Redevelopment to link Esplanade Office Park with Seacourt Pavilion and to reinforce Ocean County Mall. Redevelopment Plan provides opportunities for multimodal linkages.
6.3	Continue to work with NJ Transit and DOT to improve Bus service along route 9	Develop an implementable plan to improve Bus service along Route 9.	NJTransit & DOT		2-5 years
6.3	Transit Village	Explore eligibility and suitability of Transit Village designation through a preapplication meeting	DOT & NJTransit		2-5 years
6.4	TOD Development	Develop and utilize best TOD and center-based design strategies where appropriate.	DOT & NJTransit		Adopted Downtown Phase 1 Waterfront Redevelopment Plan that emphasizes TOD.
6.4	Access Management	Continue to work with NJTPA, NJ DOT and Lakewood to address access management planning along Route 9 and other state highways.	DOT in conjunction with NJTPA's Route 9 corridor study		2-5 years
6.5	Goods movement	As part of the Circulation Plan update, incorporate a strategy for dealing with retail, commercial or truck freight traffic along state, county and municipal roadways as it relates to existing and future land use patterns.	DOT in conjunction with NJTPA's Route 9 corridor study		Circulation Element adopted in 2017.
6.6	Transportation Demand Management (TDM)	As part of the Circulation Plan update, incorporate a strategy to utilize transportation demand management (TDM) measures for trip reduction where applicable, such as ridesharing, vanpooling, transit and park-and-rides	NJTPA, Greater Mercer TMA, NJTransit and DOT in conjunction with NJTPA's Route 9 corridor study		Downtown Phase 1 Waterfront Redevelopment Plan requires TDM Plan for every project.

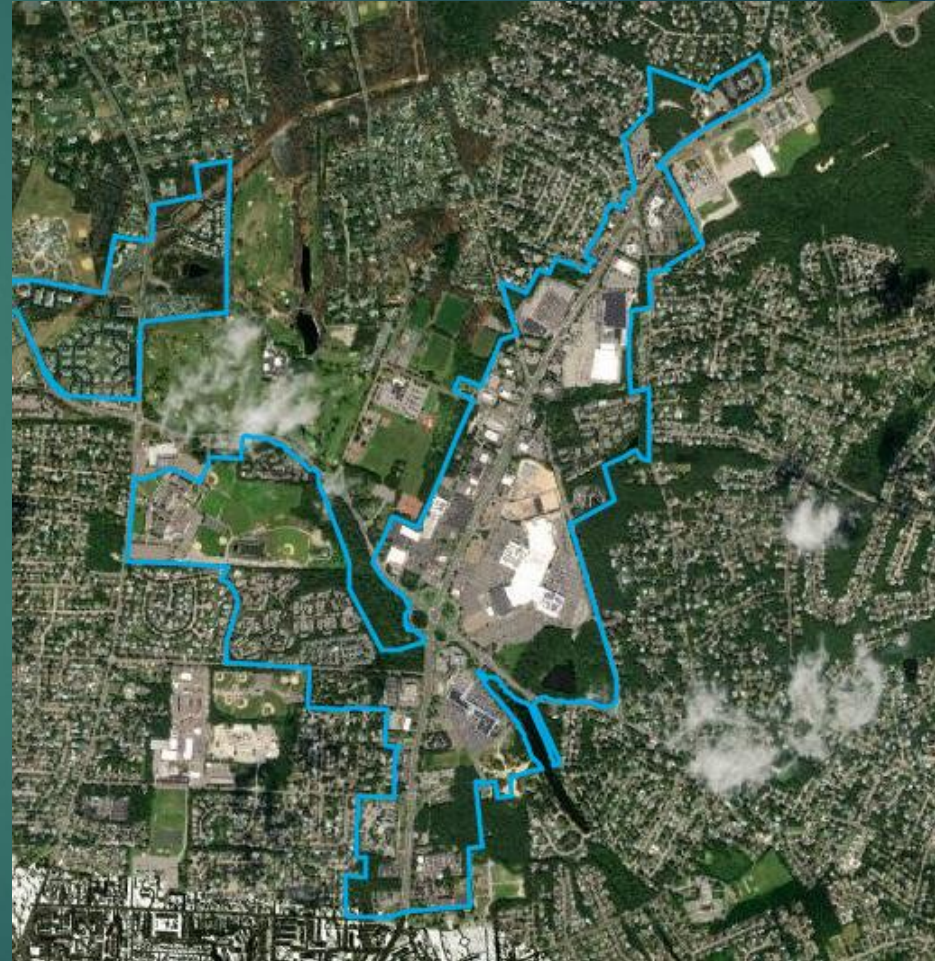
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<b>8. Economic Development</b>					
8.4	Implement Redevelopment Plans	Maximize the net capture of visitors to State, County and local open space areas.	DEP, BAC, EDA		Three redevelopment plans (attached) have been adopted. Another has been completed and is under review by Council.
8.4	Tourism	Maximize the net capture of visitors to State, County and local open space areas.	DEP		Three redevelopment plans emphasize water and bus transportation, restaurant & entertainment. Hidden History Trail project is being implemented to foster cultural heritage tourism (see attached final report).
8.5	Financial Assistance	Apply for public and private community development grants	EDA, OPA, NPP, HUD, CDBG and DOT, DCA		Grants obtained from FHWA, NJDEP, NJDOT and Ocean County Tourism in past two years.
8.7	Farmers Market	Promote the creation of a Farmers Market to promote the Jersey Fresh brand in the Regional Center.	Dept of Ag		TR Business Improvement District (TRBID) operates a downtown farmers market every Weds.
<b>9. Creating a Sense of Place</b>					
9.1	Strengthen Regional Center Identity	Build upon Toms River's economic and cultural identity to establish a destination for Ocean County and Monmouth Counties.	DOT, DEP and OPA		Joint efforts by the Township and TRBID have resulted in a new artisan distillery, microbrewery and theater company opening in downtown in past two years.
9.2	Streetscape Design	Develop a streetscape design, which includes signage to identify the Center.	DOT, Ocean County and OPA		Applied for TAP grants for Main Street streetscape in 2018 and 2020.
9.3	Destination Guide	Publish an easy to use destination guide that lists events and places of interest to market the Regional Center	Ocean County		Hidden History Trail joint venture of TRBID and Township Historic Preservation Commission to be launched in 2021 (attached brochure).
9.4	Educational Programs	Encourage educational programs for conservation of lands, historic resources, community facilities and local businesses.	SHPO		See Hidden History Trail

# State Plan Policy Map Amendment

- Toms River Township is petitioning for the Toms River Hooper Avenue Core South to align with their DCA approved Hooper-Caudina Redevelopment Area.
- The Township is petitioning for the following Block and Lots to be included into the Toms River Hooper Avenue Core South.
  - Block 592, Lots 72-95
  - Block 594, Lots 139-158
  - Block 595, Lots 159, 162, 163, 188, 198-202
  - Block 596, Lot 203-246
  - Block 597, Lots 49-71
  - Unimproved ROW of Castlebuono Ave., Cirpiano Ave., and Sarno Ave, east of centerline of Salerno Ave, inclusive of Salerno Ave., and the ROW of Reggio Ave., and Nocero Place in their entirety.





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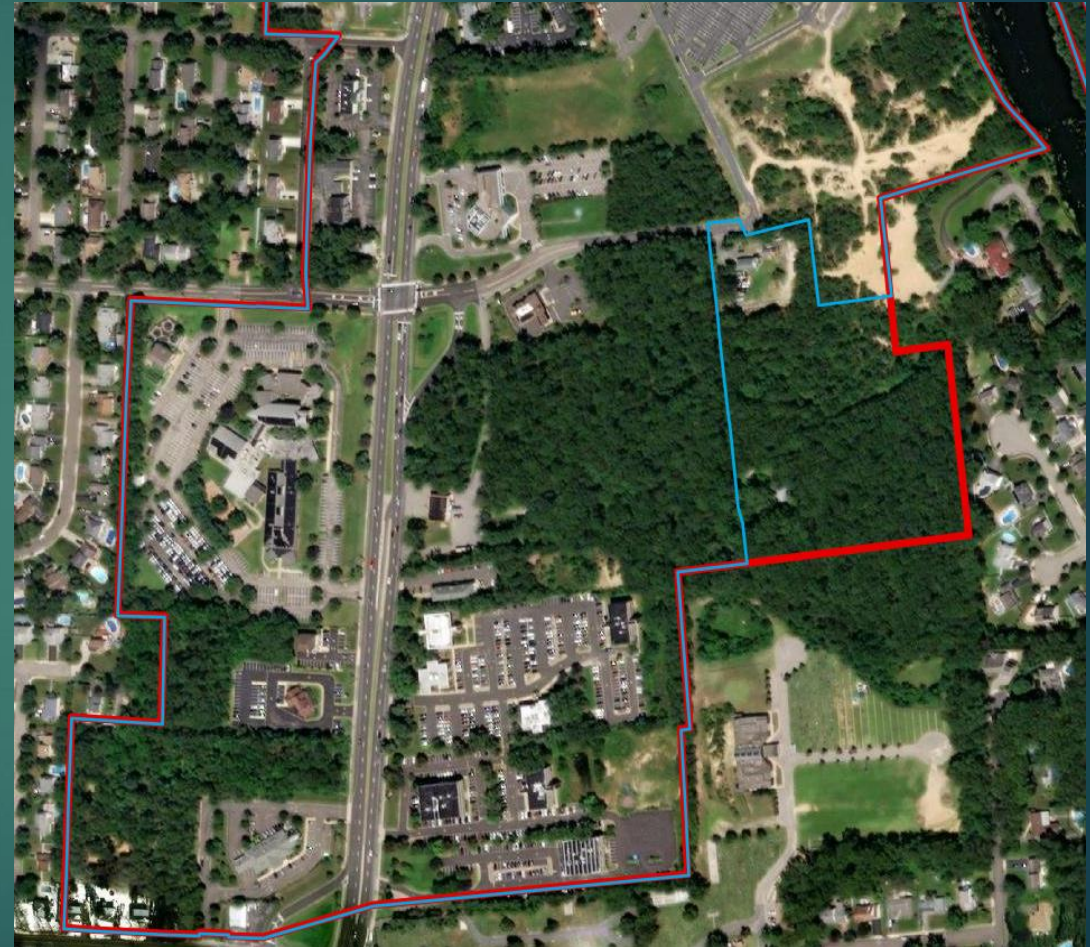
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- The goal of the Hooper-Caudina Redevelopment Plan is to promote the development of a campus for a new Veterans Affairs (VA) clinic for Ocean County.
- This extension to the Core South will also enable flexibility in organizing the more appropriate areas of the Redevelopment Area for residential development.



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# Recommendation

It is recommended that the Township of Toms River's State Plan Policy Map Amendment be granted by State Planning Commission.