



State of New Jersey  
DEPARTMENT OF STATE  
NEW JERSEY STATE PLANNING COMMISSION  
P.O. BOX 820  
TRENTON, NEW JERSEY 08625-0820

PHILIP D. MURPHY  
*Governor*

THOMAS K. WRIGHT  
*Chairman*

SHEILA Y. OLIVER  
*LT. GOVERNOR*

DONNA A. RENDEIRO  
*Executive Director/Secretary*

Resolution No. 2023-08  
Page 1 of 3

Date: May 3, 2023  
Patron: Thomas Wright

**RESOLUTION**

**AUTHORIZING AN AMENDMENT TO THE STATE PLAN POLICY MAP IN THE TOWNSHIP OF TOMS RIVER, OCEAN COUNTY**

**WHEREAS**, pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq. (the Act), the State Planning Commission (the Commission) has prepared and adopted a State Development and Redevelopment Plan (the State Plan) which includes a State Plan Policy Map; and

**WHEREAS**, in adopting the State Plan, the Commission has utilized the concept of centers as the organizing planning principle for achieving a more effective and efficient pattern of development in the State of New Jersey; and

**WHEREAS**, the State Plan identifies and defines five types of centers: Urban Centers, Regional Centers, Town Centers, Village Centers, and Hamlets; it also identifies and defines Cores and Nodes and sets forth policies regarding the identification, delineation, development, and redevelopment of those entities; and

**WHEREAS**, the Commission is empowered, pursuant to N.J.S.A. 52:18A-203, to adopt rules and regulations to carry out and implement its statutory responsibilities and purposes; and

**WHEREAS**, pursuant to its authority under N.J.S.A. 52:18A-203, the Commission has adopted regulations, set forth in N.J.A.C. 5:85, that establish procedures for the filing of petitions with the Commission for the purpose of, inter alia, seeking Plan Endorsement, N.J.A.C. 5:85-7.1 et seq., and amendments to the State Plan Policy Map, N.J.A.C. 5:85-8.1 et seq., as a means to implement the State Plan and to foster cooperation and coordination of planning activities between the relevant State agencies and county and local governments; and,

**WHEREAS**, on January 2, 2018, the Commission granted Plan Endorsement to the Township of Toms River (Township) and designated 3 Regional Centers and 5 Cores; and

**WHEREAS**, as a condition of Plan Endorsement, the Township is required to submit a biennial report to the Commission; and

**WHEREAS**, on July 7, 2021, Township, submitted its biennial report; and

**WHEREAS**, as part of the biennial report, the Township chose to initiate a State Plan Policy Map Amendment Petition to add approximately 4.54 acres of land to its currently endorsed "Toms River Hooper Avenue Core North."

**WHEREAS**, public notice of the proposed map amendment was made pursuant to N.J.A.C. 5:85- 1.7(g) and property owners within 200 feet of the proposed map amendment were mailed notice of the map amendment; and

**WHEREAS**, the attached Staff Recommendation Report (Exhibit A) outlines the Office of Planning Advocacy's (OPA) analysis of the subject area identified in the Petition that it used in determining recommended boundaries it believes are suitable for inclusion into the Center boundaries as part of the proposed State Plan Policy Map amendment; and

**WHEREAS**, the Plan Implementation Committee met at a public hearing, noticed to the public, on April 19, 2023, to discuss the proposed map amendment and voted in favor of moving the petition to the Commission; and

**WHEREAS**, the Commission has reviewed the Executive Director's recommendation and supporting documentation and affirms that the proposed map amendment petition is consistent with the goals of the State Plan.

**NOW THEREFORE BE IT RESOLVED** that the Commission hereby authorizes a State Plan Policy Map amendment to add Block 192.05, Lots 47 and 48 in their entirety in the Township of Toms River, Ocean County, to the existing "Toms River Hooper Avenue Core North"; and

**BE IT FURTHER RESOLVED**, that the members of the Commission and the Executive Director and staff of OPA are hereby authorized and directed to execute such documents and to take such other actions as may be necessary or appropriate for the implementation of this Resolution.

I hereby certify that this resolution was  
duly adopted by the State Planning Commission  
at its meeting on May 3, 2023



Donna A Rendeiro, Secretary  
State Planning Commission  
Date: May 3, 2023



*State of New Jersey*

DEPARTMENT OF STATE  
BUSINESS ACTION CENTER  
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*Secretary of State*

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*LT. GOVERNOR*

DONNA A. RENDEIRO  
*Executive Director*

MEMORANDUM TO:	Donna Rendeiro
FROM:	Lisa Avichal
RE:	Toms River Township – Minor Map Amendment Petition
DATE:	April 27, 2023

On January 18, 2017, The New Jersey State Planning Commission granted The Township of Toms River conditional Plan Endorsement. The Commission authorized the conditional Plan Endorsement to become a final Endorsement upon the Township’s adoption of a municipal zoning map, zoning ordinance, and Master Plan with resiliency recommendations incorporated into each element, as set forth in the Planning and Implementation Agreement (PIA). On July 25, 2017, the Township updated and adopted its Land Use and Development Regulation Ordinance. The Township then amended its Zoning map on August 22, 2017. The Township of Toms River received Final Plan Endorsement on July 2, 2018 when the State Plan Policy Map was updated.

As part of Plan Endorsement, municipalities are responsible for submitting biennial reports to the Office of Planning Advocacy (OPA). These reports provide OPA with the status of their Planning and Implementation Agreement efforts. The Township of Toms River submitted their biennial report on July 7, 2021 (see report attached). The agreed upon PIA lists 34 items to be completed during the endorsement period. 24 items have been completed by the Township and the remaining 10 items have a timetable listed as either ongoing or due by July 2, 2023.

As part of the biennial report, the Township of Toms River submitted a petition to amend the State Plan Policy Map (see attached). The Township is petitioning for Block 192.05, Lots 47 and 48 to be added to the Toms River Hooper Avenue Core North in order to match the rezoning of the two lots from residential to Highway Business. Currently, the petitioned 4.54 acre area is a Suburban Planning Area (PA2). A single family home sits on Lot 47 and Lot 48 is primarily wooded. The petitioned area will be utilized for commercial uses. The two parcels are located near one of the busiest intersections in the Township, which is noted in the Circulation Element of their Master Plan.

The petitioned amendment will promote local, regional, and state goals and objectives by reconciling local zoning with the state identified growth areas. These parcels are now part of the revitalization efforts occurring along the northern portion of Hooper Avenue and Church Road. Additionally, the goal is to promote economic growth in this Core and by adding these parcels it will aid in the municipality’s pursuit that economic growth will continue. The

petitioned 4.54 acres does have Rank 4 Threatened and Endangered Habitat – Bald Eagle nesting and foraging habitat. This area is not in the FEMA Special flood hazard area.

The Township of Toms River publically noticed the map amendment on November 9, 2021 and held a public hearing on the proposed changes on November 22, 2021 via Zoom. The notice of the meeting was published in the Asbury Park Press and hard copies of the notice were mailed to all property owners within the area petitioned, as well as those property owners within 200 feet of the petitioned area. There were a total of 12 attendees at the meeting. David Roberts, AICP/PP, LLA, LEEP AP ND, Township Planner presented on the map amendment. After the presentation, David Roberts opened the hearing for public comment. 2 comments were made: one asking for the timelines for the proposed amendment and the second asking whether a copy of the presentation was available. A full recording of the public hearing was posting on the website on November 23, 2021. Those who were unable to attend or wished to comment at a later time had until November 30, 2021 to provide comments. No additional public comments were submitted.

It is my recommendation that the Township of Toms River's map amendment petition move forward to the Plan Implementation Committee and State Planning Commission for approval, with the addition of a Critical Environmental Site on Block 192.05 Lot 48 (see mapping attached), due to the Rank 4 habitat, and amending the Plan and Implementation Agreement to include the following items:

1. The municipality's zoning ordinance should be updated to include CES overlays for critical habitat as identified in the SPPM.
2. A Habitat Suitability Determination shall be prepared pursuant to N.J.A.C. 7:15-4.6 for project area with identified habitat Rank 3, 4, or 5.



# Toms River (northern map amendment) Highway Business Core

 Existing Core



400 Feet

# Toms River (northern map amendment) Highway Business Core

-  Proposed Core
-  Proposed CES



400 Feet

