

Township of Toms River State Plan Policy Map Amendment

Presented to the
Plan Implementation Committee

April 19, 2023



PLAN ENDORSEMENT STATUS

- Toms River Township was Plan Endorsed on July 2, 2018.
- The Township submitted their first biennial report on July 21, 2021.
- As part of the biennial report, the Township submitted a petition to amend the State Plan Policy Map.

TOWNSHIP OF TOMS RIVER OCEAN COUNTY, NEW JERSEY



Biennial Report on the Township of Toms River's
Status of Its Planning and Implementation Agreement Efforts

PRESENTED TO:

The State Planning Commission
Donna Rendeiro, Esq., Executive Director, Office of Planning Advocacy
Lisa Avichal, Area Planner, Office of Planning Advocacy

SUBMITTED BY:

David Glynn Roberts, PP/AICP, LLA, LEED AP ND
Township Planner, Township of Toms River

January 21, 2021

STATE PLAN POLICY MAP AMENDMENT

- The Township is petitioning for the following Block and Lots to be included into the Toms River Hooper Avenue Core North.
 - Block 192.05, Lots 47 and 48
- The Township is petitioning for the Core boundary to include these two lots that have been rezoned from Residential to Highway Business, which now match the zoning of the Core.

EXISTING CORE



PROPOSED CORE



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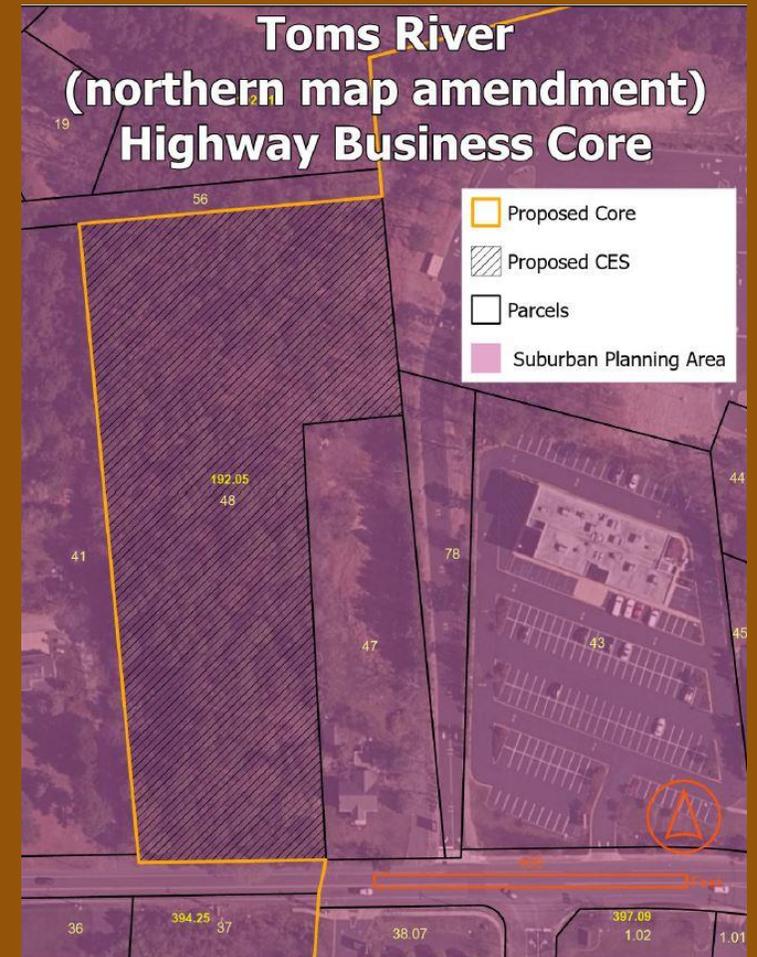
STATE PLAN POLICY MAP AMENDMENT

- Suburban Planning Area (PA 2)
- 4.54 acre proposed addition
- Lot 48 is primarily wooded and does show Rank 4 Threatened and Endangered Habitat.

EXISTING CORE



PROPOSED CORE

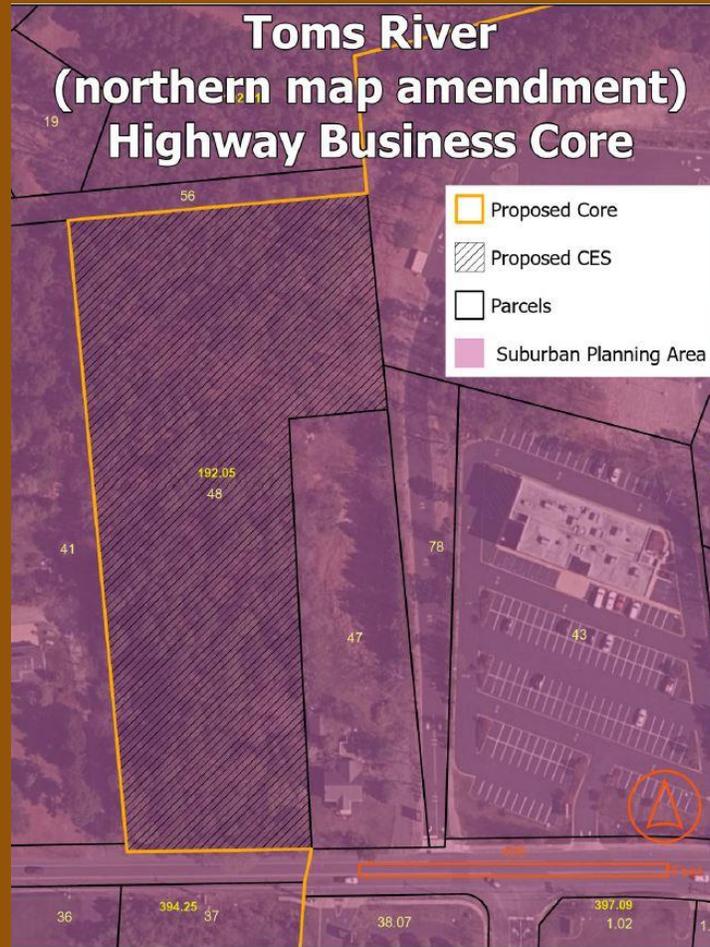


RECOMMENDATION

It is my recommendation that the map amendment petition move forward to the State Planning Commission for approval;

- Critical Environmental Site on Block 192.05 Lot 48
- Amend the PIA to include the following items:
 - The municipality's zoning ordinance should be updated to include CES
 - A Habitat Suitability Determination (HSD) shall be prepared

PROPOSED CORE



PROPOSED PIA CHANGE

8.5	Financial Assistance	Apply for public and private community development grants.	EDA, CPA, NPP, HUD, CDBG and DOT, DCA	Ongoing
8.7	Farmers Market	Promote the creation of a Farmers Market to promote the Jersey Fresh brand in the Regional Center.	Dept of Ag	1 year
9. Creating a Sense of Place				
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 CPA	5 years
9.2	Streetscape Design	Develop a streetscape design, which includes signage to identify the Center.	DOT, Ocean County and CPA	2 years
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	2 years, ongoing
9.4	Educational Programs	Encourage educational programs for conservation of lands, historic resources, community facilities and local businesses.	SHPQ	Ongoing
10. Map Amendments				
10.1	Add appropriate Overlay Zones to Zoning Ordinance/Map	The municipality's zoning ordinance should be updated to include CES zoning for critical habitat as identified in the SPPM. 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.	CPA	Updated zoning ordinance Ongoing
10.2	Habitat Suitability Determination		DEP	Submit Habitat Suitability Determination to DEP Ongoing