



# State of New Jersey

DEPARTMENT OF STATE  
BUSINESS ACTION CENTER  
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DONNA A. RENDEIRO  
*Executive Director*

MEMORANDUM TO: State Planning Commission

FROM: Donna Rendeiro

RE: Proposed Toms River Map Amendment

DATE: April 27, 2023

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As you may know, the Township of Toms River was endorsed in January 2017. For some time now, the Office of Planning Advocacy has been working with the Township on their biennial review.

The Township of Toms River submitted its biennial report on July 7, 2021. The agreed-upon PIA lists 34 items to be completed during the endorsement period. Twenty-four 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 their biennial review, the Township 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. 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.

I concur with the recommendation of OPA's Area Planner that this 4.54-acre extension to the current Core should be granted with a Critical Environmental Site (CES) on Block 192.05 Lot 48, as well as amending the Plan and Implementation Agreement to include updating the municipal zoning ordinance to include the CES overlay and that a Habitat Suitability Determination be prepared for any project area with identified habitat Rank 3, 4, or 5.