



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. 2022-12  
Page 1 of 3

Date: September 7, 2022  
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; 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. 5:85-8.3 et seq., that establish a process for amendments to the State Plan Policy Map of the State Plan as a means to implement the State Plan and to foster cooperation and coordination of planning activities between State agencies and county and local governments; and

**WHEREAS**, on July 7, 2021, The Township of Toms River, submitted its biennial report; and

**WHEREAS**, as part of the biennial report, the Township of Toms River chose to initiate a State Plan Policy Map Amendment Petition to add approximately 9 acres of land to their currently endorsed Toms River Hooper Avenue Core South; and

**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 Township of Toms River published a standard legal advertisement in the Asbury Park Press, provided written notice to the Township and County Planning Boards, notified the State Planning Commission and Office of Planning Advocacy; and

**WHEREAS**, the attached Staff Recommendation Report (Exhibit A) outlines the Office of Planning Advocacy's 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 public hearings, noticed to the public, on August 11, 2022, to discuss the proposed map amendment and voted in favor of moving the petition to the Commission; and

**WHEREAS**, the Commission has reviewed the Commission's 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 592 Lots 72-95, Block 594 Lots 139-158, Block 595 Lots 159, 162, 163, 188, 198-202, Block 596 Lots 203-246, Block 597 Lots 49-71 and Unimproved ROW of Castlebuono Ave., Cirpriano Ave., and Sarno Ave, east of the centerline of Salerno Ave, inclusive of Salerno Ave., and the ROW of Reggio Ave., and Nocero Place in their entirety in Township of Toms River, Ocean County, to the existing Toms River Hooper Avenue Core South; and

**BE IT FURTHER RESOLVED**, that the members of the Commission and the Executive Director, and staff of the Office for Planning Advocacy 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 September 7, 2022

A handwritten signature in cursive script, reading "Donna A. Rendeiro".

---

Donna A Rendeiro, Secretary  
State Planning Commission  
Dated: September 7, 2022