

TOMS RIVER TOWNSHIP, NJ



TOWNSHIP COUNCIL MINUTES Wednesday, March 11, 2026 6:30 PM

1. **Meeting called to order.**

Council President Ciccozzi Called The Meeting To Order At Approximately 6:30 PM

2. **Flag salute.**

3. **Open Public Meetings Act statement.**

Council President Ciccozzi Read The Following Statement: "This Meeting Is Convened In Accordance With The Provisions Of The Open Public Meetings Act Of New Jersey. Let The Official Minutes Reflect That Adequate Notice Of This Meeting Has Been Provided By Publishing A Notice In The Asbury Park Press And The Star Ledger On Wednesday, January 7, 2026, And Thereafter Posting Same On The Town Hall Bulletin Board For Such Notices, And Filing Same With The Township Clerk, Pursuant To A Resolution Adopted By The Township Council On Thursday, January 1, 2026. The Meeting Dates Have Also Been Posted On The Township Web Page.

4. **ROLL CALL:**

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|-----------|---------------|
| BRADLEY | Present |
| BIANCHINI | Present |
| NIVISON | Present |
| CICCOZZI | Present |
| COLEMAN | Via Telephone |
| ABER | Present |
| O'TOOLE | Present |

5. **Minutes:** February 25 2026 Council Meeting

Motion: Approve February 25 2026 Meeting Minutes

Motion Made By: Thomas Nivison

Seconded: Clinton Bradley

Roll Call:

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| Council Member Bradley | Yes |
| Council Member Bianchini | Yes |
| Council Vice President Nivison | Yes |
| Council President Ciccozzi | Yes |
| Council Member Coleman | Yes |
| Council Member Aber | Yes |
| Council Member O'Toole | Yes |

6. Honoring Resolutions and Presentations:

Councilman Clinton Bradley Asked For A Moment Of Silence In Observance Of The American Soldiers Who Lost Their Lives In Iran.

Council President Ciccozzi Said A Prayer

a. Honoring The Family of Leonard G. "Bud" Lomell

Honoring Resolution Presented to the Family of Leonard G. "Bud" Lomell

Executive Session

7.

RESOLUTION Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Authorizing An Executive Session To Discuss Confidential Matters Including Active Litigation, Which Are Covered Under N.J.S.A. 10:4-12(B)(7), Which, By Express Provision Of Federal Law, State Statute, Or Rule Of Court Shall Be Rendered Confidential Or Excluded From The Provisions Of Subsection A Of N.J.S.A. 10:4-12(B)(7)

WHEREAS, The Township Council Of The Township Of Toms River Requests Authorization To Have An Executive Session To Discuss Confidential Matters Covered Under N.J.S.A. 10:4-12(B)(7) Including Active Litigation And Executive Session Minutes;

NOW, THEREFORE, BE IT RESOLVED By The Township Council Of The Township Of Toms River, In The County Of Ocean, And State Of New Jersey, As Follows:

1. It Hereby Authorizes The Township Council Of The Township Of Toms River To Have An Executive Session To Discuss Confidential Matters Covered Under N.J.S.A. 10:4-12(B)(7) Including Active Litigation And Executive Session Minutes.
2. A Certified Copy Of This Resolution Shall Be Provided By The Office Of The Township Clerk To Each Of The Following:
 - a. Mayor Daniel T. Rodrick
 - b. Township Council

- c. Business Administrator
- d. Human Resources
- e. Chief Financial Officer
- f. Township Attorney
- g. Municipal Clerk

Motion: Enter Executive Session at approx 7:25 PM

Motion Made By: Harry Aber

Seconded: Craig Coleman

Roll Call:

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|--------------------------------|-----|
| Council Member Bradley | Yes |
| Council Member Bianchini | Yes |
| Council Vice President Nivison | Yes |
| Council President Ciccozzi | Yes |
| Council Member Coleman | Yes |
| Council Member Aber | Yes |
| Council Member O'Toole | Yes |

Motion: Reconvene From Executive Session

Motion Made By: Robert Bianchini

Seconded: Clinton Bradley

Roll Call:

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| Council Member Bradley | Yes |
| Council Member Bianchini | Yes |
| Council Vice President Nivison | Yes |
| Council President Ciccozzi | Yes |
| Council Member Coleman | Yes |
| Council Member Aber | Yes |
| Council Member O'Toole | Yes |

Motion: Approve February 25th 2026 Executive Session Minutes

Motion Made By: Lynn O'Toole

Seconded: Robert Bianchini

Roll Call:

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|--------------------------------|-----|
| Council Member Bradley | Yes |
| Council Member Bianchini | Yes |
| Council Vice President Nivison | Yes |
| Council President Ciccozzi | Yes |
| Council Member Coleman | No |
| Council Member Aber | Yes |

Ordinances - Final Readings

8. **ORDINANCE** Implementing Site-Specific And Area-Specific Zoning Provisions To Effectuate The Township Of Toms River's Fourth Round Housing Element And Fair Share Plan, As Amended By The Settlement Structure Approved Through The Affordable Housing Dispute Resolution Program

WHEREAS, the Township of Toms River is a municipal corporation of the State of New Jersey authorized to regulate land use and zoning pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., and to undertake redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, on March 20, 2024, P.L. 2024, c. 2 was enacted, amending the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (the "Amended FHA") and establishing the Affordable Housing Dispute Resolution Program (the "Program") to facilitate municipal compliance with constitutional affordable housing obligations for the ten-year period from July 1, 2025 through June 30, 2035 (the "Fourth Round"); and

WHEREAS, the Township elected to participate in the Program and filed a declaratory judgment action under Docket No. OCN-L-331-25 seeking review of its Fourth Round Housing Element and Fair Share Plan (the "HEFSP"); and

WHEREAS, on June 20, 2025, the Township Planning Board adopted the Township's HEFSP and, on June 30, 2025, the Township Council ratified and endorsed the HEFSP; and

WHEREAS, Fair Share Housing Center ("FSHC") and multiple property owners, including 2008 Route 37 Associates, LLC and JD Jamestowne, LLC, filed challenges to the HEFSP pursuant to N.J.S.A. 52:27D-304. 1 (f)(2)(b); and

WHEREAS, on December 10, 2025, the Township Council approved a Settlement Agreement with FSHC (the "Settlement Agreement") to amend the Township's compliance structure and mechanisms to address its Fourth Round affordable housing obligations, subject to review and approval by the Program and the county level affordable housing judge; and

WHEREAS, to address its Fourth Round prospective need obligation of 649 units, the Township's plan in large part secures affordability through the preservation of existing affordable housing located throughout the Township, including through the extension of affordability controls and other preservation mechanisms authorized under the Amended FHA; and

WHEREAS, the Township's plan to provide affordable housing also requires the enactment of multiple additional zoning mechanisms to generate affordable housing for low- and moderate-income persons; and

WHEREAS, the Amended FHA requires that municipalities enact all ordinances necessary to effectuate its compliance mechanisms for the Fourth Round no later than March 15, 2026, and the Council wishes to now enact those ordinances to satisfy the statutory deadline; and

WHEREAS, pursuant to the HEFSP and Settlement Agreement, the Township Council finds it necessary and appropriate to enact a new affordable housing zone to be known as the "HB MF Highway Business Multi-Family Zone," attached hereto as **Exhibit A**, to generate 4 affordable units through the construction of two (2) floors atop an existing two-story retail and commercial structure at Block 796, Lot 3, commonly known as 2008 Route 37; and

WHEREAS, pursuant to the HEFSP and Settlement Agreement, the Township Council finds it necessary and appropriate to enact a new affordable housing zone to be known as the "EMF-23 Multifamily Zone," attached hereto as **Exhibit B1** to generate 42 affordable units at Block 610, Lots 1, 2, 3, 5, 11, 30, 31, & 33, commonly known as the Jamestowne Village Apartment complex through new construction and market-to-affordable conversions at the property; and

WHEREAS, pursuant to the HEFSP and Settlement Agreement, the Township Council finds it necessary and appropriate to enact a new affordable housing zone to be known as the "MF- 18 Multifamily Zone," attached hereto as **Exhibit C**, to generate 134 affordable units through the construction of an inclusionary residential development on Rt. 70 at the following properties: Block 136, Lots 199-218; Block 137, Lots 219-223, 225-226, 228-231; Block 138, Lots 133-152 and 182-196; Block 139, Lots 153-157 and 159-178; Block 140, Lots 67-77, 80-86, and 113-132; Block 141, Lots 87-101 and 103-112; Block 142, Lots 1-20 and 47-66; Block 143, Lots 21-47; Block 135.02, Lots 106.02 and 108.01; and

WHEREAS, pursuant to the HEFSP and Settlement Agreement, the Township Council finds it necessary and appropriate to enact the Amendment to the Hooper-Claudina Redevelopment Plan (the "Redevelopment Plan") attached hereto as **Exhibit D**, in order to generate 6 additional affordable housing units by increasing the permitted dwelling units per acre from 10 to 18 in the Hooper-Claudina Redevelopment Area, as reflected by the two redlined amendments set forth at Pages 21 and 22, and as originally approved in the Township's Housing Element and Fair Share Plan adopted by the Planning Board and endorsed by the Township Council in June 2025; and

WHEREAS, the Township Council finds that each enactment adopted herein is independently justified under applicable law, advances sound planning principles, and collectively provides a realistic opportunity for the construction of low- and moderate-income housing consistent with the HEFSP and settlement structure amending the compliance mechanisms to address the Township's Fourth Round affordable housing obligations.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Toms River (the "Township Council") as follows:

Section 1. Incorporation of Findings.

The foregoing WHEREAS clauses are hereby incorporated as though fully set forth herein.

Section 2. Adoption of Implementing Zoning Provisions.

The Township hereby adopts the zoning provisions set forth in Exhibits A through D attached hereto and made a part of this Ordinance, each of which is intended to implement a discrete component of the Township's Fourth Round Housing Element and Fair Share Plan, as amended by the Settlement Agreement with Fair Share Housing Center approved by the Township Council on December 10, 2025.

Section 3. Exhibits Adopted.

The following Exhibits are hereby adopted with the same force and effect as if set forth at length in the body of this Ordinance:

Exhibit A: Overlay zone entitled "HB-MF Highway Business Multi-Family Zone," establishing site-specific zoning for Block 796, Lot 3, commonly known as 2008 Route 37, in order to generate 4 affordable units.

Exhibit B: Overlay zone entitled "EMF-23 Multifamily Zone," establishing site-specific zoning for Block 610, Lots 1, 2, 3, 5, 11, 30, 31, and 33, commonly known as the Jamestowne Village Apartment Complex, in order to generate 40 affordable units through new construction and market-to-affordable conversions.

Exhibit C: Overlay zone entitled "MF-18 Multifamily Zone," establishing site-specific zoning for an inclusionary multifamily development generating 134 affordable units applicable to the following properties at/near to the Route 70 corridor: Block 136, Lots 199-218; Block 137, Lots 219-223, 225-226, 228-231; Block 138, Lots 133-152 and 182-196; Block 139, Lots 153-157 and 159-178; Block 140, Lots 67-77, 80-86, and 113-132; Block 141, Lots 87-101 and 103-112; Block 142, Lots 1-20 and 47-66; Block 143, Lots 21-47; Block 135.02, Lots 106.02 and 108.01.

Exhibit D: Amendment to the Hooper-Claudina Redevelopment Plan to generate 6 additional affordable units by increasing the permitted dwelling units per acre from 10 to 18 in the Hooper-Claudina Redevelopment Area, consistent with the Township's Housing Element and Fair Share Plan adopted and ratified in June 2025.

Section 5. Severability.

If any section, subsection, paragraph, sentence, clause, or provision of this Ordinance or any Exhibit hereto is adjudged invalid, such adjudication shall not affect the validity of the remaining portions.

Section 6. Effective Date.

This Ordinance shall take effect upon final passage and publication according to law.

SO ORDAINED, as aforesaid.

EXHIBIT A

(Zoning to enact the "HB-MF Highway Business Multi-Family Zone" providing for the generation of affordable housing units at property designated as Block 796, Lot 3)

Section 1

A new section 348-10.____ Zone"

§348-10._ Purpose shall be created entitled "HB-MF Highway Business Multi-Family

It is the intent and purpose of this district, known as the **HB-MF Highway Business Multi-Family Zone ("HB-MF")**, to facilitate creation of inclusionary development that will diversify housing opportunities within the Township and satisfy a portion of the Township's Round 4 fair share obligation. This ordinance permits a mixed-use 20-unit inclusionary development in which 20 percent, or 4 affordable units, shall be set-aside as affordable units for very low-, low- and moderate income households.

§348-10._ Conflicts

1. To the extent there is a conflict between this ordinance and any other section of the Township's ordinances, this ordinance shall apply. When there is a conflict between the Township ordinances and the New Jersey Uniform Housing Affordability Controls standards (UHAC), the UHAC standards shall apply.
2. To the extent there is a conflict between this ordinance and New Jersey Residential Site Improvement Standards (RSIS), RSIS standards shall apply.

§348-10._ District Area

A. The district shall encompass the lands known as Block 796, Lot 3 on the official tax maps of the Township of Toms River.

§348-10._ Permitted uses

1. Permitted principal uses:

(l) Multifamily units above ground-level retail and second-floor office uses (mixed use) permitted in§ 348-10.26, Subsection A(l) through (4) with a maximum density of 20 units per acre. Multi-family units shall be subject to the affordable housing provisions of § 348-11.

2. Maximum of 16 market rate units
3. Minimum of 4 affordable units
4. All permitted principal uses listed under Section 348-10.26A of the Township ordinance, unless otherwise specified in Subsection D as a use requiring a conditional use
5. Required accessory uses
 1. Off-street parking subject to the provisions of§ 348-8.20, except shared parking between retail/office uses in mixed-use developments shall be permitted as of right with a minimum of l parking space required per dwelling unit during business

- hours in addition to the commercial required spaces:
2. Off-street loading subject to the provisions of Section 348-8.19.
100. Permitted accessory uses and structures
1. Fences subject to the provisions of Section 348-8.13
 2. Signs subject to the provisions of Section 348-8.26
 3. Bulk storage subject to the provisions of Section 348-8.6
 4. Other customary accessory uses and buildings which are clearly incidental to the principal use and building, Except 348-8.28 A for refuse areas shall conform with the setbacks noted in this ordinance for front setbacks and distance from property lines for refuse storage areas shall comply with the side yard setback.
 5. Outdoor display of goods subject to Sections 348-5.20 and 348-5.37
 6. Umbrellas subject to the provisions of Section 348-8.36
 7. Tents subject to the provisions of Section 348-8.37
 8. Electric Vehicle Charging and Service Equipment
101. Conditional Uses subject to the provisions of Article IX of this chapter
1. Public utilities (Section 348-9.6).
 2. Boatyards and marinas (Section 348-9.10).
 3. Farmers' markets or auction markets (Section 348-9.20).
 4. Bulk storage of fuel, provided that the storage area is used solely in conjunction with a retail or wholesale outlet and the storage containers are built below the ground or in accordance with the regulations adopted by the State of New Jersey.

§348-10. Area restrictions and regulations

1. Overall tract requirements
2. The maximum permitted residential density shall be 20 units.
3. Sidewalk with a width of 4 feet shall be provided along Rt 37.
4. Architectural elements such as bay or box windows, balconies, building offsets, variation of building materials, setbacks, colors, foundation plantings, textures and other architectural elements that achieve visual interest shall be considered and included in the project design.

2. Bulk requirements:

(I) Minimum lot area: 15,000 square feet

2. Minimum lot width: 100 feet
3. Minimum lot depth: 150 feet
4. Minimum lot frontage: 100 feet
5. Minimum front yard setback: 60 feet

1. Parking areas, vehicular circulation aisles, and refuse storage areas: 25 feet fronting on Adams Avenue

6. Minimum side yard setback: 15 feet
1. Refuse Storage Areas: 5 feet (also pertains to other property lines, other than front yard setbacks)
7. Minimum rear yard setback: 60 feet
8. Maximum building coverage: 20%
9. Maximum impervious coverage: 80% (10) Maximum building height: 45 feet/4 stories
100. Consistency with concept plan:
 1. Residential development pursuant to the HB-MF Zone shall be generally consistent with the illustrative concept plan included herein.
 2. Ordinance Section 348-8.27(1) shall not apply. Ordinance Section 348-8.27(A) shall apply, except that, due to the property's dual frontage, a screened refuse area shall be permitted within the front yard setback along Adams Avenue, provided that no refuse area shall be located within the front yard setback along Route 37.

§348-10._ Affordable Housing Requirements

1. In accordance with the Fair Housing Act, and the Uniform Housing Affordability Controls (UHAC), a minimum of 20% of all residential dwelling units built within this district shall be set aside for very-low, low, and moderate income households. Should there be any conflict between the municipal ordinance and UHAC, the UHAC standard shall apply.
2. At least half of the affordable units shall be affordable to very low and low income households; and the remaining affordable units shall be affordable to moderate income households. The very low income units shall equal at least 13 percent of the total affordable units. A typical percentage of affordable housing units shall be 13 percent very low, 37 percent low and 50 percent moderate income units. The affordable units shall be located on site and shall be dispersed and integrated throughout the development in compliance with UHAC. The affordable housing shall be constructed in accordance with the affordable housing phasing schedule set forth in N.J.A.C. 5:97-6.4(d). Each affordable unit shall be deed-restricted to conform with the UHAC standards and shall be affirmatively marketed consistent with UHAC standards. No development fee shall be charged in addition to the set-aside requirement.

Section 2

The Township's Zoning Map shall be amended so that Block 796, Lot 3 shall be placed within the newly created HB-MF Highway Business Multi-Family Zone ("HB-MF"), as established by this ordinance.

EXHIBIT B

(Zoning to enact the "EMF-23 Multifamily Zone" providing for the generation of affordable housing units at property designated as Block 610, Lots 1, 2, 3, 5, 11, 30, 31, and 33)

§ 348-10.40 EMF-23 Multifamily Zone."

The goal of the EMF-23 zoning is to add inclusionary affordable housing with design elements similar to those of the existing housing developments in the zone.

1. Permitted uses.
 1. Multifamily dwellings at a density not to exceed 23.5 units per gross acre with 20% affordable set-aside for the entire site or amount agreed upon in court mediation or settlement agreements, subject to the provisions of § 348-8.18 and § 348-8.4, except none of the provisions shall be treated as variances but rather design waivers. Provision 348-8.18M shall not apply when existing buildings do not include breaks. Provision 8.18E shall not pertain so long as new buildings do not exceed the length of the existing building on site, and no design waiver is required for existing conditions that are not exacerbated by new improvements.
 2. Essential services.
2. Required accessory uses.
 1. Off-street parking subject to the provisions of § 348-8.20 or 1.35 parking spaces per dwelling unit, whichever is less restrictive.
3. Permitted accessory uses.
 1. Fences, subject to the provisions of § 348-8.13.
 2. Private swimming pools, subject to the provisions of § 348-8.21.
 3. Signs, subject to the provisions of § 348-8.26.
 4. Other customary accessory uses and buildings which are clearly incidental to the principal use and building.
4. Conditional uses subject to the provisions of Article IX of this article.

(l) Public utilities (§ 348-9.6).

5. Area, yard and building requirements.

(l) Minimum lot area: 1.5 acres.

2. Minimum lot width: 100 feet.
3. Minimum lot frontage: 100 feet.
4. Minimum lot depth: 100 feet.
5. Minimum front setback shall be no less than the existing front setback of existing buildings located on the site, except parking may encroach onto front setback where it has existed in the past.
6. Minimum rear setback shall be no less than the existing rear setback of existing buildings located on the site.
7. Minimum side setback shall be no less than the existing side setbacks of existing buildings located on the site.
8. Minimum unoccupied open space for multifamily dwellings: 20%. Open space may be spread throughout the site.
9. Maximum building height shall not exceed 40' with 3 stories, as measured either in feet

or in floor levels above the grade level as determined by the average grade elevation at the comers of the building, whichever is more restrictive.

EXHIBIT C

(Zoning to enact the "MF- 18 Multifamily Zone" providing for an inclusionary development project generating affordable housing units at property designated as Block 136, Lots 199-218; Block 137, Lots 219-223, 225-226, 228-231; Block 138, Lots 133-152 and 182-196; Block 139, Lots 153-157 and 159-178; Block 140, Lots 67-77, 80-86, and 113-132; Block 141, Lots 87-101 and 103-112; Block 142, Lots 1-20 and 47-66; Block 143, Lots 21-47; Block 135.02, Lots 106.02 and 108.01)

§ 348-10.18.1 MF- 18 Multifamily Zone.

1. Permitted uses.

1. Multifamily dwellings at a density not to exceed 18 units per gross acre, subject to the provisions of § 348-8.18. All developments shall comply with Article XI, and 10% of the total number of units developed must be provided for low-income households, and 10% of the total number of units developed must be provided for moderate-income households. Essential services.

(2) Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries and adult family care homes for elderly persons and physically disabled adults. **[Added 4-11-1990 by Ord. No. 2729- 90; amended 11-26-2002 by Ord. No. 3748-02]**

2. Required accessory uses.

1. Off-street parking subject to the provisions of § 348-8.20, in addition to Subsections H and P herein.

100. Permitted accessory uses.

1. Fences subject to the provisions of § 348-8.13.
2. Private swimming pools subject to the provisions of § 348-8.21.
3. Signs subject to the provisions § 348-8.26.
4. Other customary accessory uses and buildings which are clearly incidental to the principal use and building.

500. Conditional uses subject to the provisions of Article IX of this chapter.

9. Public utilities (§ 348-9.6).

501. Area, yard and building requirements. Development shall be in accordance with § 348-

8.18. In the event of conflict with the provisions of § 348-8.18, the provisions set forth here shall control.

1. Minimum lot area: 1.5 acres .

2. Minimum lot width: 100 feet.
3. Minimum lot frontage: 100 feet.
4. Minimum lot depth: 100 feet.
5. Minimum front setback: 35 feet.
6. Minimum rear yard setback:
 1. Principal structures: 20 feet.
2. Accessory buildings: 15 feet, unless greater setback is required for buffer and screening strips.
3. Private swimming pools: 10 feet, unless greater setback is required for buffer and screening strips.
4. Parking areas: five feet, unless greater setback is required for buffer and screening strips.
7. Minimum side yard setback:
 1. Principal structure: 20 feet.
 2. Accessory buildings: 15 feet, unless greater setback is required for buffer and screening strips.
 3. Swimming pools: 10 feet, unless greater setback is required for buffer and screening strips.
 4. Parking areas: five feet, unless greater setback is required for buffer and screening strips.
8. Minimum unoccupied open space: 20%.
9. Maximum building height: 40 feet, subject to the provisions of § 348-5.12. In any event, the building shall not contain more than three usable floor levels counted vertically at any point in the building above the grade level as determined by the average grade elevation of the corners of the building.
6. Courtyards. Courtyards bounded on three or more sides by wings of the same building or by the walls of separate buildings shall have a minimum court width of three feet for each one foot in height of the tallest building or building wing.
7. Variable bulk plane setback. The vertical plane of the building at the front, rear or side setback lines shall not exceed an inclined line of 40° from the horizontal established from the center line of the road or from a point four feet onto adjacent property and four feet vertical, which point is presumed to be the mid-height of a window on an adjacent property.
8. Garage and/or carport parking space shall not be counted toward meeting off-street parking requirements, unless the garage or carport space has a driveway in front of it, which is a minimum of 20 feet in depth and which driveway is adjacent and accessible from an access aisle or internal roadway.
9. Refuse storage. There shall be provided at least one outdoor refuse storage area of at least 100 square feet for each 20 dwelling units. The refuse storage area shall be suitably located and arranged for access and ease of collection; shall not be part of, shall not restrict or occupy any parking aisle; shall not be located further than 300 feet from the entrance to any unit which it is intended to serve; and shall be screened in accordance with the requirements of

Outdoor lighting. Interior development roads, parking areas, dwelling entranceways and pedestrian walks shall be provided with sufficient illumination to minimize hazards to pedestrians and motor vehicles utilizing the same, but in no case shall such lighting be less than is required to provide a minimum lighting level of 0.5 horizontal footcandle throughout such areas from dusk to dawn. Lights shall be shielded to avoid glare disturbing to occupants of the buildings. Lighting shall be so arranged as to reflect away from all adjoining properties.

10. Recreation.

1. Passive recreation areas, such as pathways, seating areas and lawns, shall be provided and suitably arranged throughout any multifamily site.
2. If a swimming pool area or areas are to be installed, they shall include a pool of a size at least equivalent to 15 square feet per unit, provided that no pool less than 500 square feet shall be allowed, and no pool greater than 3,000 square feet shall be required. Suitable provisions for lavatories and storage shall be provided in conjunction with pools. Swimming pools shall be subject to the provisions of § 348- 8.8.
12. Building elevation break. Buildings shall have no more than two dwelling units in a line without setbacks and/or breaks in building elevation of at least five feet.
13. Walkways. Concrete walkways, at least four feet wide or of such other dimension and composition as may be approved by the Planning Board, shall be provided where normal pedestrian traffic is likely to occur.
14. Internal roadways. Internal roadways shall be constructed in accordance with the standards for public streets in this chapter.

0. Bedrooms. All rooms, exclusive of living rooms, dining rooms, kitchens and bathrooms, which contain 70 square feet or more of floor area, shall be considered bedrooms. If a dining room is not directly accessible from and adjacent to both the kitchen and living room, it shall also be considered a bedroom.

P. Parking. Compliance with § 348-8.20,

EXHIBIT D

(Amendment to the Hooper-Claudina Redevelopment Plan)

Motion: Approve Item 8

Motion Made By: Lynn O'Toole

Seconded: Harry Aber

Roll Call:

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| Council Member Bradley | No |
| Council Member Bianchini | Abstained |
| Council Vice President Nivison | Abstained |

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| Council President Ciccozzi | No |
| Council Member Coleman | Yes |
| Council Member Aber | Yes |
| Council Member O'Toole | Yes |

9. **ORDINANCE** Of The Township Of Toms River To Amend § 348-11, Article Xi ("Affordable Housing Provisions") With Revised Regulations Pursuant To Newly Enacted Regulations At N.J.A.C. 5:99 And N.J.A.C. 5:80-26.1, Et Seq. (Uniform Housing And Affodability Controls)

Motion: Approve Item 9

Motion Made By: Lynn O'Toole

Seconded: Harry Aber

Roll Call:

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| Council Member Bradley | No |
| Council Member Bianchini | Yes |
| Council Vice President Nivison | Yes |
| Council President Ciccozzi | Yes |
| Council Member Coleman | Yes |
| Council Member Aber | Yes |
| Council Member O'Toole | Yes |

10. **ORDINANCE** Designating Certain Properties As An Affordable Housing Overlay Zone With The "Mf-16 Multifamily Zone" Designation To Provide A Realistic Opportunity For The Construction Of Low- And Moderate-Income Housing

WHEREAS, The Township Of Toms River (The "Township") Is Authorized To Regulate Land Use And Zoning Pursuant To The Municipal Land Use Law, N.J.S.A. 40:55D-1 Et Seq.; And

WHEREAS, The Township Has Adopted A Housing Element And Fair Share Plan Establishing Strategies To Satisfy Its Constitutional Obligation To Provide A Realistic Opportunity For The Construction Of Low- And Moderate-Income Housing During The "Fourth Round" Compliance Cycle; And

WHEREAS, The Township Council Finds It Appropriate To Designate The Properties Set Forth At **Exhibit A** (The "Designated Overlay Parcels") As An Affordable Housing Overlay Zone With The "MF-16 Multifamily Zone" Designation To Provide A Realistic Opportunity For The Creation Of Affordable Housing; And

WHEREAS, The Township Council Also Finds It Appropriate To Require That Two Parcels Of The Designated Overlay Parcels, Known As Block 171, Lots 23 And 42 On The Official Tax Map Of The Township Of Toms River, Although Part Of The New Overlay With The "MF-16 Multifamily Zone" Shall Be Required To Satisfy A One

Hundred Percent (100%) Set-Aside, Which Shall Provide An Additional, Alternative Means Of Implementing The Township's Affordable Housing Plan For The Fourth Round For The Purpose Of Providing The Township's Fair Share Of The Regional Need For Low And Moderate-Income Housing; And

WHEREAS, The Township Council Further Finds That The Designation Of The Properties As An Overlay With The "MF-16 Multifamily Zone" Is An Appropriate Legislative Mechanism To Facilitate The Production Of Affordable Housing To Meet The Township's Fair Share Obligations For The Fourth Round And Future Affordable Housing Rounds.

WHEREAS, Pursuant To The Enactment Of This Ordinance §348-11.2 Shall Be Modified To Reflect The Set Asides Set Forth Herein, Including But Not Limited To A 100% Set Aside For Block 171, Lots 23 And 42 On The Official Tax Mapp Of The Township Of Toms River,

NOW, THEREFORE, BE IT ORDAINED By The Township Council Of The Township Of Toms River, County Of Ocean, State Of New Jersey, As Follows:

1. The Properties Identified In Exhibit A, Attached Hereto And Incorporated Herein By Reference (The "Designated Overlay Parcels"), Are Hereby Designated As An Affordable Housing Overlay Zone With The "MF-16 Multifamily Zone" Designation. The Zoning Standards, Regulations, And Requirements Applicable To The MF-16 Multifamily Zone Shall Apply To The Designated Overlay Parcels.
2. Notwithstanding Any Provision Of This Ordinance To The Contrary, Two (2) Parcels Identified Within The Designated Overlay Parcels, Which Are Known As Block 171, Lots 23 And 42 Of The Official Tax Map Of The Township Of Toms River, Shall Be Required To Satisfy A One Hundred Percent (100%) Affordable Housing Set-Aside Requirement. Aside From This Set Aside Requirements, The Zoning Standards, Regulations, And Requirements Applicable To The MF-16 Multifamily Zone Shall Apply.
3. Pursuant To The Enactment Of This Ordinance §348-11.2 Shall Be Modified To Reflect The Set Asides Set Forth Herein, Including But Not Limited To A 100% Set Aside For Block 171, Lots 23 And 42 On The Official Tax Mapp Of The Township Of Toms River.
4. If Any Section, Subsection, Paragraph, Sentence, Clause, Or Provision Of This Ordinance Or Any Exhibit Hereto Is Adjudged Invalid, Such Adjudication Shall Not Affect The Validity Of The Remaining Portions.
5. This Ordinance Shall Take Effect Upon Final Passage And Publication According To Law.

SO ORDAINED, As Aforesaid.

EXHIBIT A

(Designated Overlay Parcels)

| Street Address | Block | Lot | Qualifier | Lot Size | Additional Lots |
|------------------|-------|-----|-----------|----------|-----------------|
| 133 Riverwood Dr | 171 | 7 | | 16.36 | |
| 1940 Lakewood Rd | 171 | 11 | | 28.73 | 17,18,19,32 |
| 1940 Lakewood Rd | 171 | 11 | B01 | | |
| 1956 Lakewood Rd | 171 | 20 | | 8.73 | |
| 1962 Lakewood Rd | 171 | 21 | | 1.48 | |
| 1970 Lakewood Rd | 171 | 22 | | 9.87 | |
| 1970 Lakewood Rd | 171 | 22 | b02 | | |
| 1976 Lakewood Rd | 171 | 42 | | .88 | |
| 1980 Lakewood Rd | 171 | 23 | | 8.24 | |

Motion: Approve Item 10

Motion Made By: Harry Abber

Seconded: Lynn O'Toole

Roll Call:

| | |
|--------------------------------|-----------|
| Council Member Bradley | No |
| Council Member Bianchini | Abstained |
| Council Vice President Nivison | No |
| Council President Ciccozzi | No |
| Council Member Coleman | Yes |
| Council Member Aber | Yes |

Council Member O'Toole

Yes

11. **ORDINANCE** Of The Township Council Of The Township Of Toms River, In The County Of Ocean, And State Of New Jersey, Repealing Chapter 363 (Mobile Home Parks), Section Ii (Rent Leveling; Rent Leveling Board), And Repealing Chapter 71 (Statutory Boards And Commissions), Subsection J (Rent Leveling Board)

Motion: Approve Item 11

Motion Made By: Clinton Bradley

Seconded: Robert Bianchini

Roll Call:

| | |
|--------------------------------|-----|
| Council Member Bradley | Yes |
| Council Member Bianchini | Yes |
| Council Vice President Nivison | Yes |
| Council President Ciccozzi | Yes |
| Council Member Coleman | No |
| Council Member Aber | No |
| Council Member O'Toole | No |

12. **ORDINANCE** Of The Township Council Of The Township Of Toms River, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter 50 Of The Township Code To Mandate Minimum Staffing Levels For The Police Department

WHEREAS, An Independent "Comprehensive Efficiency Study" Conducted By The Government Strategy Group In 2021 Documented That The Toms River Police Department (TRPD) Operates In A "Lean And Efficient" Manner With No Recommendations To Reduce Personnel; And

WHEREAS, Despite The Findings Of Said Study, The TRPD Is Currently Operating With A Significant Deficit Of Approximately 20 Sworn Officers Compared To 2024 Staffing Levels, With The Roster Falling From 163 In January 2024 To Approximately 146 By Late 2025; And

WHEREAS, This Reduction In Force Has Occurred While The Township Population Has Grown To Over 100,000 Residents And Annual Calls For Service Have Increased To Approximately 85,000; And

WHEREAS, Despite The Above, The Current Administration Has Failed To Maintain A Robust Department, Allowing The Force To Shrink Significantly Below The Authorized Strength Of 16 Officers Through Attrition And A Freeze On Hiring And Promotions; And

WHEREAS, The Township Council Finds That Maintaining An Active Roster Of No Less Than 162 Sworn Officers Is A Non-Negotiable Requirement For Public Safety, Officer Safety, And Effective Emergency Response;

NOW, THEREFORE, BE IT ORDAINED, By The Township Council Of The Township Of Toms River, County Of Ocean, State Of New Jersey, As Follows:

SECTION 1. Chapter 50 Of The Toms River Township Code Is Hereby Amended By Adding A New Subsection §50-3.1 To Read As Follows:

§50-3.1 Maintenance Of Authorized Strength:

The Toms River Police Department Shall Be Maintained At A Staffing Level Sufficient To Ensure The Safety Of The Township. Notwithstanding Any Other Provision Of Law Or Administrative Policy, The Department Shall Have No Less Than 162 Sworn Officers On The Active Roster At All Times.

For Purposes Of This Section Roster Is Defined As The Following Positions To Maintain The Minimum Roster Of 162:

- a. Chief Of Police: One (1).
- b. Captain Of Police/Deputy Chief Of Police: Three (3).
- c. Lieutenant Of Police: Seven (7).
- d. Sergeant Of Police: Twenty (20).
- e. Detective Of Police: Sixteen (16).
- f. Traffic Safety Officer: Two (2).

G. Police Officers: One Hundred Thirteen (113).

SECTION 2. Mandatory Filling Of Vacancies.

- A. In The Event The Number Of Personnel In Any Rank Or Classification Falls Below The Numbers Established In Section 1, The Administration Shall Immediately Take All Necessary Steps To Hire, Promote, Or Appoint Qualified Individuals To Restore The Department To The Mandated Staffing Levels Within Ninety (90) Days
- B. Appointments To Fill Vacancies Shall Be Completed Within Ninety (90) Days, Except Where Delayed By Circumstances Beyond The Township's Control, In Which Case A Written Report Explaining The Delay Shall Be Submitted By The Business Administrator To The Township Council Every Thirty (30) Days Until The Vacancy Is Filled.
- C. Nothing Herein Shall Be Construed To Interfere With The Lawful Operational Command Of The Police Department, But This Section Shall Be Binding On The Executive Administration Of The Township.

SECTION 2 - Budget Requirement

The Annual Municipal Budget Shall Include Sufficient Appropriations To Fund The Authorized Staffing Level Established Herein.

SECTION 3. All Ordinances Or Parts Of Ordinances Inconsistent Herewith Are Hereby Repealed To The Extent Of Such Inconsistency.

SECTION 4. If Any Section, Subsection, Sentence, Clause, Or Phrase Of This Ordinance Is For Any Reason Held To Be Unconstitutional Or Invalid, Such Decision Shall Not Affect The Remaining Portions Of This Ordinance.

SECTION 5. This Ordinance Shall Take Effect Immediately Upon Final Passage And Publication As Required By Law.

Motion: Approve Item 12

Motion Made By: Thomas Nivison

Seconded: Clinton Bradley

Roll Call:

| | |
|--------------------------------|-----|
| Council Member Bradley | Yes |
| Council Member Bianchini | Yes |
| Council Vice President Nivison | Yes |
| Council President Ciccozzi | Yes |
| Council Member Coleman | Yes |
| Council Member Aber | Yes |
| Council Member O'Toole | Yes |

Ordinances - First Readings

Motion: Table Items 13, 14, 15 (First Reading Ordinances) Until Next Council Meeting

Motion Made By: Lynn O'Toole

Seconded: Robert Bianchini

Roll Call:

| | |
|--------------------------------|-----|
| Council Member Bradley | Yes |
| Council Member Bianchini | Yes |
| Council Vice President Nivison | No |
| Council President Ciccozzi | Yes |
| Council Member Coleman | Yes |
| Council Member Aber | No |
| Council Member O'Toole | Yes |

13. **ORDINANCE** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Amending And Supplementing Subsection F Of Section 1 (Establishment) Of Chapter 71 (Statutory Boards And Commissions) To Eliminate Health Benefits For Members Of The Toms River Municipal Utilities Authority

14. **ORDINANCE** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Amending And Supplementing Subsections C And G Of Section 14 (Employee Health Benefits) Of Chapter 104 (Employee Regulations And Benefits)

To Eliminate Health Benefits And The Health Benefit Waiver Payment For Part-Time Elected Officials

15. **ORDINANCE** Of The Toms River Amending 23-10 Of The Toms River Code And Defining "Official Business" For The Purpose Of Municipal Vehicle Utilization And Establishing Restrictions On Use

Resolutions

16. **RESOLUTION** Of The Township Council, Township Of Toms River, Ocean County, New Jersey, Introducing, Approving, And Establishing The Date For A Public Hearing On The 2026 Toms River Special Improvement District Budget

WHEREAS, The Toms River Township Business District Improvement Budget Is Stated Below;

NOW, THEREFORE, BE IS RESOLVED By The Township Council Of The Township Of Toms River, County Of Ocean And State Of New Jersey, As Follows:

1. It Hereby Adopts The Toms River Business Improvement District Budget For 2026 As Follows:

SOI Ratables S02 Ratables
\$168,439,300
\$ 57,657,000

Total 2026 Revenue To Be Raised By Taxation

| | |
|---------------|--------------|
| SOI Budget | \$264,600.00 |
| SO2 Budget | \$29,400.00 |
| SO1 Proposed | \$0.158 |
| 2026 Tax Rate | |
| SO2 Proposed | \$0.051 |
| 2026 Tax Rate | |

2. Schedule A Attached Is The TR BID Budget Worksheet.
3. Public Hearing Of The Budget Shall Be Held At The Toms River Township Council Meeting To Be Held:

Wednesday, April 8, 2026 At 6:30 P.M. Toms River Municipal Building 33 Washington Street
Toms River, NJ 08753
L. Manuel Hirshblond Meeting Room

At Which Time The Public Shall Be Heard And At Which Time The Township Council

Shall Consider Said Budget For Final Adoption. Formal Action May Be Taken.

4. The Municipal Clerk Shall Advertise This Resolution, In Its Entirety, As Public Notice Of Its Introduction And As Public Notice Of The Hearing.

5. A Certified Copy Of This Resolution Shall Be Provided By The Office Of The Township Clerk To Each Of The Following:

- a. Mayor Daniel T. Rodrick
- b. Chief Financial Officer
- c. Township Attorney
- d. Township Auditor
- e. Tax Assessor
- f. Tax Collector
- g. Division Of Local Government Services 101 S. Broad Street

PO Box 803
Trenton, NJ 08625-0803

Motion: Approve Item 16
Motion Made By: Clinton Bradley
Seconded: Robert Bianchini

Roll Call:

| | |
|--------------------------------|-----|
| Council Member Bradley | Yes |
| Council Member Bianchini | Yes |
| Council Vice President Nivison | Yes |
| Council President Ciccozzi | Yes |
| Council Member Coleman | No |
| Council Member Aber | No |
| Council Member O'Toole | No |

Items From The Floor

17. **RESOLUTION** Of No Confidence In Mayor Daniel Rodrick

WHEREAS, The Mayor Of Toms River, Daniel Rodrick, Has Consistently Demonstrated A Pattern Of Administrative Negligence And Disregard For The Will Of The Residents, Resulting In A Breakdown Of Essential Municipal Services And Public Trust; And

WHEREAS, The Mayor Failed To Perform Due Diligence In Securing Timely Joint Insurance Fund (JIF) Renewals, Creating An Entirely "Manufactured Crisis" That Risked A Lapse In Liability And Casualty Coverage For Township Employees And

Police Officers As Of December 31, 2025; And

WHEREAS, Despite A 2024 Efficiency Study Confirming The Toms River Police Department (TRPD) Was Running Effectively, The Mayor Has Presided Over A Significant Decline In Staffing Dropping From 163 Officers In January 2024 To An Estimated 146 By Late 2025; And

WHEREAS, The Mayor Has Ignored A Successful Petition Drive Supported By Thousands Of Residents To Restore TRPD Positions, Choosing Instead To Move Forward With Staffing Cuts And Administrative Maneuvers That Have Severely Impacted Department Morale; And

WHEREAS, The Mayor Unilaterally Shut Down The Toms River Animal Shelter In June 2024, Dismissing A Petition From Thousands Of Residents To Keep It Open And Ignoring The Availability Of A \$1 Million Donation Dedicated To The Facility's Operation; And

WHEREAS, The Mayor Has Undermined The Administrative Integrity Of The Township By Appointing Warren "Drew" Chabot To The Critical Role Of Business Administrator- Originally Hired As A Director Of Recreation At \$105,000-Promptly Elevating Him To The Position Of Acting Business Administrator With A Significantly Increased Salary Of \$175,000, Despite Public Concerns Regarding His Qualifications, Lack Of Educational Degree For The Position And Lack Of Prior Municipal Management Experience For A Town Of Toms River's Size; And

WHEREAS, The Mayor Further Damaged Public Trust By Pushing For The Appointment Of Donald F. Burke As Special Counsel For The Township In May 2024, Despite Failing To Disclose At The Time Of The 4-3 Vote That Burke Was Simultaneously Representing The Mayor Personally In High-Stakes Tenure Litigation Against The Middletown Township School District; And

WHEREAS, The Mayor And Administration Has Failed To Effectively Enforce Rental Inspections And Code Enforcement, While Simultaneously Engaging In Contentious Affordable Housing Negotiations That Were Initially Marked By Legal Disputes Over State Mandates Before Seeking Council Approval Of A Pressured Settlement Negotiated By The Mayor; And

WHEREAS, The Township Council Serves As The Legislative Body Responsible For Ensuring That Municipal Governance Is Conducted In A Professional, Respectful, And Responsible Manner; And

WHEREAS, On March 10, 2026, Mayor Rodrick Issued A Written Communication To Residents On Official Township Of Toms River Letterhead Regarding The Township's Affordable Housing Obligations; And

WHEREAS, The March 10, 2026 Communication Urged Residents To Contact Certain Members Of The Township Council And Included The Personal Cellular Telephone Numbers Of Councilmembers Robert Bianchini, Tom Nivison, David Ciccozzi, And

Clinton Bradley; And

WHEREAS, The Use Of Official Municipal Communications To Publicly Disseminate Personal Contact Information Of Elected Officials Without Their Consent Raises Serious Concerns Regarding Personal Privacy, Safety, And The Appropriate Use Of Municipal Resources; And

WHEREAS, The Township Council Believes That This Action Represents A Serious Lapse In Judgment And Undermines The Cooperative Working Relationship Necessary Between The Executive And Legislative Branches Of Municipal Government.

WHEREAS, The Mayor Has Engaged In Personal Attacks Against The Township Council, Including The Improper Publicization Of Personal Phone Numbers Of Council Members, Fostering A Hostile And Unprofessional Governing Environment;

NOW, THEREFORE, BE IT RESOLVED, That The Township Council Of Toms River Hereby Expresses Its Vote Of No Confidence In Mayor Daniel Rodrick For His Continued Failures In Leadership, Administrative Incompetence, And Disregard For The Safety And Well-Being Of The Residents Of Toms River.

ADOPTED This 11 Day Of March, 2026

Approved As To Legal Form: Certified As A True Copy Of The Resolution Adopted By The Council On This Day Of March 11. 2026.

Certified Copies: A Certified Copy Of This Resolution Shall Be Provided To The Mayor, The Township Attorney, The Township Clerk, NJ Department Of Community Affairs And The Toms River Ethics Board

Motion: Approve Item 17

Motion Made By: Thomas Nivison

Seconded: Clinton Bradley

Roll Call:

| | |
|--------------------------------|-----|
| Council Member Bradley | Yes |
| Council Member Bianchini | Yes |
| Council Vice President Nivison | Yes |
| Council President Ciccozzi | Yes |
| Council Member Coleman | Yes |
| Council Member Aber | Yes |
| Council Member O'Toole | Yes |

Consent Agenda

All matters listed under the heading "Consent Agenda" will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired on any item, that will be considered separately.

18. Consent Items

Motion: Approve Consent Agenda
Motion Made By: Thomas Nivison
Seconded: Clinton Bradley
Roll Call:

| | |
|--------------------------------|-----|
| Council Member Bradley | Yes |
| Council Member Bianchini | Yes |
| Council Vice President Nivison | Yes |
| Council President Ciccozzi | Yes |
| Council Member Coleman | Yes |
| Council Member Aber | Yes |
| Council Member O'Toole | Yes |

- a. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey Authorizing Refund And Cancelations Of Tax Payments

WHEREAS, AN OVERPAYMENT OF TAXES HAS APEARED ON THE FOLLOWING PROPERTY(JES FOR THE YEAR (S) INDICATED, DUE TO DUPLICATE TAX PAYMENTS,

WHEREAS, The Party Or Parties Have Shown Proof Of Payment And/Or Have Executed An Affidavit For Same, And;

WHEREAS, The Party Or Parties Have Delivered To The Municipality And Executed Voucher For Same.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF TOMS RIVER, IN THE COUNTY OF OCEAN AND STATE OF NEW JERSEY, AS FOLLOWS:

1. A Refund Shall Be Processed To Party Or Parties To Wit As Follows

| Name | Block | Lot | Qua/Year | Amount |
|---------------------------------|--------------|------------|-----------------|---------------|
| Corelogic Centralized Refund | 232.01 | 48 | 2026/1 | \$1,365.08 |
| Corelogic Centralized Refund | 412.41 | 55 | 2026/1 | \$1,467.72 |
| Corelogic Centralized Refund | 443.30 | 46 | 2026/1 | \$2,032.65 |
| Corelogic Centralized Refund | 508.01 | 8 | 2026/1 | \$1,093.76 |
| Corelogic Centralized Refund | 571.71 | 17 | 2026/1 | \$1,716.49 |
| Corelogic Centralized Refund | 919.02 | 28 | 2026/1 | \$2,917.32 |
| Corelogic | 1086.02 | 31 | 2026/1 | \$1,647.22 |

| | | | | |
|--------------------|---------|----|--------|--------------------|
| Centralized Refund | | | | |
| Corelogic | 1097.01 | 77 | 2026/1 | \$5,440.43 |
| Centralized Refund | | | | |
| Corelogic | 1694.03 | 5 | 2026/1 | \$1,618.13 |
| Centralized Refund | | | | |
| Total | | | | \$19,298.80 |

2. Township Clerk Shall Send A Copy Af This Resolution To Township Auditor, Township Chief Financial Officer And Tax Collector.

A2. WHEREAS, AN OVERPAYMENT OF TAXES HAS APEARED ON THE FOLLOWING PROPERTY(IES FOR THE YEAR (SJ INDICATED, DUE TO DUPLICATE TAX PAYMENTS,

WHEREAS, The Party Or Parties Have Shown Proof Of Payment And/Or Have Executed An Affidavit For Same, And;

WHEREAS, The Party Or Parties Have Delivered To The Municipality And Executed Voucher For Same.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF TOMS RIVER, IN THE COUNTY OF Ocean AND STATE OF NEW JERSEY, AS FOLLOWS:

1. *A Refund Shall Be Processed To Party Or Parties To Wit As Follows:*

| Name | Block | Lot | Qua/Year | Amount |
|-----------------------------|--------------|------------|-----------------|--------------------|
| Lereta LLC | 609.01 | 11 | 2026/1 | \$10,684.47 |
| Safeland Title Agency | 1500.01 | 12 | 2026/1 | \$1,713.66 |
| Denan Hochman | 808 | 16 | 2026/1 | \$9,419.34 |
| Total | | | | \$21,817.47 |

2. *Township Clerk Shall Send A Copy Af This Resolution To Township Auditor, Township Chief Financial Officer And Tax Collector.*

b. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Certifying Entitlement Of A 100% Disabled Veterans Status For The Owners Of Various Properties To Be Canceled And/Or Refunded

WHEREAS The Owner Of Real Property In The Township Of Toms River Known As

Block 722 Lot 122, Located At 311 Poe Avenue, Has Been Certified By The Tax Assessor As A Of A 100% Disabled Veteran, Effective January 1, 2026, And **WHEREAS** Property Taxes For 2026, As Of The Effective Date Of The Certification Of Disability By The Tax Assessor, Are To Be Cancelled; And **WHEREAS** Any Taxes Paid After The Date Of This Resolution By The Property Owner (Or On His Behalf), Are To Be Cancelled And/Or Refunded From The Date Of This Resolution.
NOW, THEREFORE, BE RESOLVED By The Township Council Of The Township Of Toms River, In The County Of Ocean, And State Of New Jersey, As Follows:

1. All 2026 Real Property Block 722 Lot 122 Due On Or After January 1, 2026, Shall Be Cancelled.
2. All Real Property Taxes From The Date Of This Resolution Paid On Block 722 Lot 122, If Any, Shall Be Refunded On A Pro-Rated Basis From January 1, 2026.
3. This Exemption Shall Continue For Future Tax Years Provided That The Owner Of This Real Property Continues To Qualify For An Exemption Under N.J.S.A. 54:4-3.30A.
4. A Certified Copy Of This Resolution Shall Be Provided By The Office Of The Township Clerk For Each Of The Following:
 - a. Mayor
 - b. Business Administrator
 - c. Township Attorney
 - d. Chief Financial Officer
 - e. Township Assessor
 - f. Township Tax Collector

WHEREAS The Owner Of Real Property In The Township Of Toms River Known As Block 825 Lot 31.03, Located At 623 Anthony Avenue, Has Been Certified By The Tax Assessor As A Of A 100% Disabled Veteran, Effective January 1, 2026, And **WHEREAS** Property Taxes For 2026, As Of The Effective Date Of The Certification Of Disability By The Tax Assessor, Are To Be Cancelled; And

WHEREAS Any Taxes Paid After The Date Of This Resolution By The Property Owner (Or On His Behalf), Are To Be Cancelled And/Or Refunded From The Date Of This Resolution.

NOW, THEREFORE, BE RESOLVED By The Township Council Of The Township Of Toms River, In The County Of Ocean, And State Of New Jersey, As Follows:

1. All 2026 Real Property Block 825 Lot 31.03 Due On Or After January 1, 2026, Shall Be Cancelled.
2. All Real Property Taxes From The Date Of This Resolution Paid Block 825 Lot 31.03, If Any, Shall Be Refunded On A Pro-Rated Basis From January 1, 2026.
3. This Exemption Shall Continue For Future Tax Years Provided That The Owner Of This Real Property Continues To Qualify For An Exemption Under N.J.S.A. 54:4-3.30A.

4. A Certified Copy Of This Resolution Shall Be Provided By The Office Of The Township Clerk For Each Of The Following:

- a. Mayor
- b. Business Administrator
- c. Township Attorney
- d. Chief Financial Officer
- e. Township Assessor
- f. Township Tax Collector

c. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey Extending The February 1St Grace Period

WHEREAS The February 1St Tax Quarter Grace Period To Pay Without Interest Was February 10Th As Required Under R.S. 54:4-67 And Approved By Township Council On January 1St By Resolution.

Whereas On February 9Th In The Morning, The Building Was Closed Due To A Water Line

WHEREAS The Building Was Closed For Repair And Testing And Reopened On February 17Th

WHEREAS The Tax Collector Extended The Grace Period Until February 17Th As The Tax Collector's Office Was Closed To The Public On February 10Th

WHEREAS The Tax Collector Notified The Tax Specialist For The Division Of Local Government Services Of The Required Extension Who Recommend The Township Council Give Formal Approval Under R.S. 54:4-67

NOW, THEREFORE, BE IT RESOLVED By The Township Council Of The Township Of Toms River, County Of Ocean, State Of New Jersey, That The Grace Period For The February 1St Tax Quarter Be Extended Until February 17Th

A Certified Copy Of This Resolution Shall Be Provided By The Office Of The Township Clerk To Each Of The Following:

- a. Mayor
- b. Council
- c. Business Administrator
- d. Township Attorney
- e. Township Auditor
- f. Chief Financial Officer
- g. Tax Collector

- d. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Accepting Reduced Performance Guarantees For A Major Subdivision Known As Block 173, Lots 5, 11, 12 And 46 (1815 Lakewood Road)

WHEREAS, the Township Engineer has reported to the Township Council with respect to a Major Subdivision known as Block 173, Lot 5, 11, 12 & 46.

WHEREAS, Reduced Performance Bonds have been posted as follows:

1. Surety Rider # 4300152 in the amount of \$113,700.00 which represents the ninety percent portion of the performance guarantee amount.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF TOMS RIVER, IN THE COUNTY OF OCEAN AND STATE OF NEW JERSEY, as follows:

1) The bonds set forth in the preamble hereto are hereby approved. Township Clerk shall send a certified copy hereof to each of the following:

- a. Township Engineer
- b. Chief Financial Officer
- c. Township Attorney
- d. Infinity Lane Holdings, LLC

1815 Lakewood Road
Toms River, NJ 08755

- e. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Accepting Reduced Performance Guarantees For A Major Site Plan Known As Block 318, Lot 1 & Block 319, Lot 1 (Whitesville Road)

WHEREAS, The Township Engineer Has Reported To The Township Council With Respect To A Major Site Plan Known As Block 318 & 319, Lots 1 & 1.

WHEREAS, Reduced Performance Bonds Have Been Posted As Follows:

1. Surety Bond # PR2753420 In The Amount Of \$32,200.00 Which Represents The Ninety Percent Portion Of The Performance Guarantee Amount

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF TOMS RIVER, IN THE COUNTY OF OCEAN AND STATE OF NEW JERSEY, As Follows:

- 1) The Bonds Set Forth In The Preamble Hereto Are Hereby Approved.
- 2) Said Bond Approval Is Conditioned Upon Compliance By BHHMSHM, LLC., Its Successors And Assignees, With All Terms Set Forth In The Preamble Hereof And All Requirements Of The Land Use Ordinance Of The Township Of Toms River.

Township Clerk Shall Send A Certified Copy Hereof To Each Of The Following:

- a. Township Engineer
- b. Chief Financial Officer
- c. Township Attorney
- d. BHHMSHM, LLC

1241 East 32Nd Street
 Brooklyn NY 22210

- f. **RESOLUTION** Of The Township Council, Township Of Toms River, Ocean County, New Jersey, Authorizing The Award Of Contract For The Bey Lea Golf Course Irrigation System Control Panel (Const-2025-307) To Willow's Bend, As The Second Lowest, Responsive, Responsible Bidder, For A Total Contract Price Not To Exceed \$98,495.00

WHEREAS, The Division Of Purchasing Is Requesting Authorization To Award A Contract For Bey Lea Golf Course Irrigation System Control Panel (Const-2025-307) To Willow's Bend For A Total Contract Price Not To Exceed \$98,495.00; And
WHEREAS, Two (2) Bids Were Received On December 17, 2025, As Follows:

Par Driven
 404 W. Furrow Lane
 Newark, DE 19702 , \$58,927.34

Willow's Bend PO Box 1344
 Belle Mead, NJ 08502 \$98,495.00

WHEREAS, The Low Bidder, Par Driven, Withdrew Their Bid. The Recreation Department And Bey Lea Golf Course Recommend Awarding The Bid To The Second Lowest Responsive, Responsible Bidder, Willow's Bend;

NOW, THEREFORE, BE IT RESOLVED By The Township Council, Township Of Toms River, Ocean County, New Jersey, As Follows:

- 1. It Hereby Authorizes The Township To Award A Contract For Bey Lea Golf Course Irrigation System Control Panel To Willow's Bend, As The Second Lowest Responsive, Responsible Bidder.
- 2. Funds In The Amount Not To Exceed \$98,495.00, Are Available In The Following Accounts:

X-04- -238 002 - \$ 5,876.89
 X-04- -238-004 - \$ 187.16
 X-04- -238 008 - \$39,103.00
 X-04- -238-010 - \$41,227.00 X-04- -238 003 - \$12,100.95

- 3. The Award Of This Contract Is Subject To All The Terms And Conditions Of The Bid Specifications.
- 4. A Certified Copy Of This Resolution Shall Be Provided By The Office Of The Township Clerk To Each Of The Following:
 - a. Mayor Daniel T. Rodrick

- b. Township Council
- c. Acting Business Administrator
- d. Chief Financial Officer
- e. Township Attorney
- f. Division Of Purchasing
- g. All Aforementioned Bidders

- g. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Consenting To The Mayor's Appointment Of Charles Demey To Serve As The Construction Official Of The Township Of Toms River, Effective Retroactive To February 2, 2026

WHEREAS, Mayor Daniel T. Rodrick Has Nominated Charles Demey To Serve As The Construction Official Of The Township Of Toms River, Effective Retroactive To February 2, 2026; And

WHEREAS, The Township Council Has Considered Same And Hereby Gives Its Consent To This Appointment;

NOW, THEREFORE, BE IT RESOLVED By The Township Council Of The Township Of Toms River, In The County Of Ocean, And State Of New Jersey, As Follows:

1. It Hereby Consents To The Mayor's Appointment Of Charles Demey To Serve As The Construction Official Of The Township Of Toms River, Effective Retroactive To February 2, 2026.
2. Mr. Demey Shall Receive A Salary Within The Range Of The Prevailing Salary Ordinance.
3. A Certified Copy Of This Resolution Shall Be Provided By The Office Of The Township Clerk To Each Of The Following:

- a. Mayor Daniel T. Rodrick
- b. Township Council
- c. Business Administrator
- d. Chief Financial Officer
- e. Township Attorney
- f. Personnel Dept.
- g. Payroll Dept.
- h. Human Resources
- i. Building Dept.
- j. Charles Demey

- h. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, To Amend The 2026 Temporary Budget Pursuant To N.J.S.A. 40A:4-20

WHEREAS, The Township Council Of The Township Of Toms River Passed A 2026 Temporary Budget Resolution On January 1, 2026; And,

WHEREAS, N.J.S.A. 40A:4-20 Authorizes The Township Council By Resolution Adopted By A Two-Thirds Vote Of The Full Membership Thereof To Make Emergency Temporary Appropriations;

NOW, THEREFORE, BE IT RESOLVED By The Township Council Of The Township Of Toms River, In The County Of Ocean And State Of New Jersey, That The Attached List Of 2026 Emergency Temporary Appropriations Are Hereby Approved.

BE IT FURTHER RESOLVED That Certified Copies Of This Resolution Be Provided By The Office Of The Township Clerk To Each Of The Following:

1. Administrator
2. Township Attorney
3. Chief Financial Officer
4. Affected Department Heads

Reports

Motion: Approve Reports

Motion Made By: Thomas Nivison

Seconded: Lynn O'Toole

Roll Call:

| | |
|--------------------------------|-----|
| Council Member Bradley | Yes |
| Council Member Bianchini | Yes |
| Council Vice President Nivison | Yes |
| Council President Ciccozzi | Yes |
| Council Member Coleman | Yes |
| Council Member Aber | Yes |
| Council Member O'Toole | Yes |

| | | |
|--------------------------------|--------------|--------------|
| 19. Building Department | 2026 | 2025 |
| Building Permits - February | \$241,200.00 | \$268,484.00 |
| Building Permits - YTD | \$454,199.00 | \$603,291.00 |
| Recreation Department | 2026 | 2025 |
| Bey Lea Golf Course - February | \$21,154.32 | \$21,525.40 |
| Bey Lea Golf Course - YTD | \$32,800.71 | \$32,665.78 |
| Winding River - February | \$113,005.00 | \$131,881.00 |
| Winding River - YTD | \$277,929.00 | \$291,769.00 |

Approval of Bills

Motion: Approve Bill List

Motion Made By: Clinton Bradley

Seconded: Thomas Nivison

Roll Call:

| | |
|--------------------------------|-----|
| Council Member Bradley | Yes |
| Council Member Bianchini | Yes |
| Council Vice President Nivison | Yes |
| Council President Ciccozzi | Yes |
| Council Member Coleman | Yes |
| Council Member Aber | Yes |
| Council Member O'Toole | Yes |

Councilman Bradle Voted No To Bills Payable To Shore News Media

Council President Ciccozi Voted No To Bills Payable To Shore News Media

Councilman Aber Abstained from:

PO # 26-00718 in the amount of \$3,166.74 & 26-00984 In the amount of \$1,894.87 Payable to Veolia Water

PO # 26-00811 in the amount of \$4,200 Payable to Toms River Municipal Utilities Authority

Elected Official's Comments

Councilman Aber Wished Everyone A Safe Trip Home

Councilman Bradley Wished Everyone A Safe Trip Home

Councilman Bianchini Wished Everyone A Safe Evening

Council Vice President Nivison Said Mayor Rodrick Doesn't Care About The Town

Council President Ciccozzl Thanked Everyone For Coming, Urged Residents To Continue Attending

Public Comments

Carlos Almizar, Winteringham - Spoke About Affordable Homes

Joe Vigna, 2911 Rock Hill Lane, Toms River - Spoke About Maintaining Professionalism

Julie Adamek, 69 Cedar Grove Road, Toms River - Spoke About An Incident In Toms River On Charles Drive

Pat, Ortley Beach - Suggested Executive Sessions Be Held Prior To The Meeting, Spoke About Affordable Housing.

Paul Williams, Broad Street, Toms River - Asked The Township Attorney About Filing Charges Against People That Obstruct The Council Meetings

Tom Fredella, 752 Jacqueline Court -

Dennis Galante, 1149 Cherokee Court, Toms River - Advised The Council Meeting Live Stream Ended, Spoke About Roberts Rules & The 1St Reading Of Ordinances Being Tabled

Motion: Adjourn Meeting at 11:03 PM

Motion Made By: Clinton Bradley

Seconded: Harry Aber

Roll Call:

| | |
|--------------------------------|-----|
| Council Member Bradley | Yes |
| Council Member Bianchini | Yes |
| Council Vice President Nivison | Yes |
| Council President Ciccozzi | Yes |
| Council Member Coleman | Yes |
| Council Member Aber | Yes |
| Council Member O'Toole | Yes |