

TOMS RIVER TOWNSHIP, NJ



**TOWNSHIP COUNCIL AGENDA
Wednesday, April 8, 2026
6:30 PM**

1. **Meeting called to order.**
2. **Flag salute.**
3. **Open Public Meetings Act statement.**

4. **ROLL CALL:**

BRADLEY	_____
BIANCHINI	_____
NIVISON	_____
CICCOZZI	_____
COLEMAN	_____
ABER	_____
O'TOOLE	_____

5. **Minutes:**
6. **Honoring Resolutions and Presentations:**

Executive Session

Ordinances- Final Readings

7. **ORDINANCE** Designating Block-171, Lots 23 And 42 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

Ordinances - First Readings

8. **ORDINANCE** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Authorizing The Mayor To Execute And The Township Clerk To Attest To A Renewal Lease Agreement With Docksider Marina Llc, To Lease A Section Of Block 1097.01, Lot 172, For Township-Operated Recreational Kayak

Launch And Associated Amenities

9. **ORDINANCE** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Vacating The Public Right And Interest In A Portion Of Germania Court, Between Route 37 West And Wren Place, And Acceptance Of A Dedication For An Extension Of Wren Place, In The Township Of Toms River, Block 509.01, Lots 16, 18 And Block 509.02, Lots 1 And 2, Pursuant To Township Code, Chapter 448, Street Vacation Procedures
10. **ORDINANCE** Implementing A New Affordable Housing Zone To Be Known As The "Emf-23 Multifamily Zone," Attached As Exhibit A, To Generate 42 Affordable Units At Block 610, Lots 1, 2, 3, 5, 11, 30, 31, & 33 (Jamestowne Village)
11. **ORDINANCE** Implementing A New Affordable Housing Zone To Be Known As The "Hb-Mf Highway Business Multi-Family Zone," Attached 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
12. **ORDINANCE** Enacting An Amendment To The Existing HooperClaudina Redevelopment Plan 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
13. **ORDINANCE** To Exceed The Municipal Budget Appropriation Limits And To Establish A Cap Bank (N.J.S.A. 40A: 4-45.14)

Resolutions

14. **RESOLUTION** Of The Township Council, Township Of Toms River, Ocean County, New Jersey, Approving The 2026 Toms River Special Improvement District Budget
15. **RESOLUTION** Of The Township Of Toms River Committing To The Adoption Of Implementing Ordinances And Resolutions In Connection With Its Fourth Round Affordable Housing Obligation
16. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Authorizing Reading Of The Township Of Toms River 2026 Calendar Year Budget By Title Only
17. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Waiving Local Review Of The Township Budget
18. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Certifying Compliance With The United States Equal Employment Opportunity Commission'S "Enforcement Guidance On The Consideration Of Arrest And Conviction Records In Employment Decisions Under Title Vii Of The Civil Rights Act Of 1964," Pursuant To N.J.S.A. 40A:4-5.
19. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean

County, New Jersey Introducing The 2026 Municipal Budget And Setting The Date For Public Hearing

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.

20. Consent Items

- a. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey Authorizing Refunds And Cancellations Of Tax Payments
- b. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey Certifying An Entitlement Of A 100% Disabled Veterans Status For The Owners Of Various Properties To Be Canceled And/Or Refunded
- c. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Authorizing The Mayor To Execute And The Municipal Clerk To Attest To An Agreement With The State Of New Jersey, Acting Through Its Commissioner Of Transportation, For The Installation And Operation Of Rectangular Rapid Flashing Beacons ("Rrfb") With Pedestrian Push Buttons, Lighting And Flashing Beacons At The Intersections Of Route 35 South & 2Nd Avenue (M.P. 7.08), And Route 35 South & Harbor Drive (M.P. 6.18), In The Township Of Toms River To Expedite The Safe Movement And Conduct Of Pedestrian And Vehicular Traffic
- d. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Authorizing Change Order No. 3 With Procomm Systems Inc., For Various Rf Monopole Projects For Additional Work For The Demolition Of An Existing Tower, In The Total Maximum Amount Not To Exceed \$54,451.15
- e. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey Authorizing The Issuance Of Massage Business Licenses
- f. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Authorizing The Mayor To Execute And The Municipal Clerk To Attest To The Annual Amendment To The Interim Settlement Agreement Between Union Carbide Corporation And The Township Of Toms River
- g. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Authorizing The Purchase Of An Aev Traumahawk 172" Type I, Back Entry, Ford F550 Ambulance For The Police Department, From Vci Emergency Vehicle Specialists, Llc, Utilizing The National Cooperative Pricing System, Houston-Galveston Area Council (Hgac), Identifier #Am10-23,

Which Expires September 30, 2027, In The Total Contract Amount Not To Exceed \$370,646.00

- h. **RESOLUTION** Of The Township Council, Township Of Toms River, Ocean County, New Jersey Renewing A Shared Services Agreement With The Borough Of South Toms River For Uniform Construction Code Plan Review And Inspection Services
- i. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Accepting Performance Guarantees For A Major Site Plan Known As Block 412.34, Lot 16, 17, 18 (9 Raymond Avenue)
- j. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Releasing Maintenance Guarantees For A Minor Subdivision Known As Block 697, Lot 7, 8 And 9 (14 & 16 Holly Street)
- k. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Accepting Performance Guarantees For A Minor Site Plan Known As Block 542, Lot 1-34 (14 South Dakota Avenue)
- l. **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 135, Lot 4 (117 / 185 Route 70)
- m. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Releasing Maintenance Guarantees For A Major Site Plan Known As Block 529.04, Lot 16 (180 Route 37 West)
- n. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Accepting Replacement Maintenance Guarantees For A Major Site Plan Known As, Block 723, Lot 2 (465 Route 37 East)
- o. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Accepting Performance Guarantees For A Minor Site Plan Known As Block 694.15, Lot 10.01 (1402 Route 37 East)
- p. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Releasing Performance Guarantees And Accepting Maintenance Guarantees For A Major Site Plan Known As Block 172 Lot 13.03 (1879 Lakewood Road)
- q. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Accepting Performance Guarantees For A Major

Site Plan Known As Block 159, Lot 6.04
(2363 Lakewood Road)

- r. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Releasing The Safety And Stabilization Performance Guarantee For A Major Site Plan Known As Block 931.04, Lot 30-36 (Heron Lane)
- s. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Releasing Performance Guarantees And Accepting Maintenance Guarantees For A Major Subdivision Known As Block 390, Lot 7.01 (New Hampshire Avenue)
- t. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Authorizing The Official Closeout Of The Contract With P&A Construction Inc. As The Lowest Bidder Meeting All The Bid Specifications, For The 2024 Toms River Paving Program (Const-2024-107), Acceptance Of Maintenance Bond, Release Of Performance Bond
- u. **RESOLUTION** Of The Township Council Of The Township Of Toms River, Ocean County, New Jersey, Authorizing The Issuance Of A Firework Display Permit Pursuant To N.J.S.A. 21:3-3, To Garden State Fireworks Inc., To Conduct Fireworks Displays At Shelter Cove Beach, 1390 Bay Avenue, Toms River Township, On Tuesdays, June 23, 2026, July 7, 2026, July 21, 2026, July 28, 2026, August 4, 2026, August 18, 2026 And September 1, 2026, From 9:00 P.M. To 9:45 P.M.

Reports

Approval of Bills

Public Comments

Elected Official's Comments