

8

TOWNSHIP OF TOMS RIVER

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF TOMS RIVER, OCEAN COUNTY NEW JERSEY, REJECTING THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIR'S NON-BINDING CALCULATION OF THE TOWNSHIP'S AFFORDABLE HOUSING OBLIGATION AND ADOPTING THE TOWNSHIP'S CORRECTLY CALCULATED PRESENT NEED AND PROSPECTIVE NEED NUMBERS

JANUARY 29, 2025

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (the "**FHA**"); and

WHEREAS, pursuant to the FHA, municipalities are required to determine the Present Need obligation (Rehabilitation) and Prospective Need obligation (New Construction) of their fair share of the regional need for affordable housing ("**Fair Share Obligation**") during the 10-year period beginning on July 1, 2025 (the "**Fourth Round**"); and

WHEREAS, pursuant to the FHA, should a municipality determine its Fair Share Obligation by January 31, 2025, the municipality's determination shall be established by default and shall bear a presumption of validity beginning on March 1, 2025, unless challenged by an interested party on or before February 28, 2025; and

WHEREAS, pursuant to the FHA, any challenge to a municipality's determination must be initiated through the Affordable Housing Alternative Dispute Resolution Program (the "**Program**") and include the challenger's own calculation of the fair share obligations in compliance with said sections; and

WHEREAS, on October 18, 2024, the New Jersey Department of Community Affairs (the "**DCA**") published a report with an estimate of the fair share affordable housing obligations of all municipalities, which, pursuant to the FHA, may be taken into consideration by a municipality but shall not be binding on a municipality when calculating a municipality's respective Fair Share Obligation (the "**DCA Report**"); and

WHEREAS, the DCA Report calculated the obligation of the Township of Toms River (the "**Township**") as follows: a Present Need (Rehabilitation) obligation of 526 units and a Prospective Need (New Construction) obligation of 670 units; and

WHEREAS, the Township, with the assistance of its professionals, has performed a detailed analysis of the DCA's calculations and determined that the DCA's data with respect to vacant land within the Township must be adjusted to exclude various parcels; and

WHEREAS, the FHA has consistently defined prospective need to include "a projection of housing needs based on development and growth which is *reasonably likely to occur* in a region or a municipality, as the case may be, as a result of actual determination of public and private entities" (N.J.S.A. 52:27D-304 (j)); and

WHEREAS, municipalities throughout New Jersey have recently expressed their support for a calculation of "development and growth which is *reasonably likely to occur*" for the purpose of determining regional prospective need based upon the net number of new housing units constructed over each ten-year period for which the state's affordable housing rounds are established; and

WHEREAS, a determination of the number of new residential housing units, adjusted to remove tear down/rebuilds, represents a more solid foundation to project “development and growth which is *reasonably likely to occur*” than a reliance on “household change”; and

WHEREAS, establishing prospective need for affordable units based on twenty (20) percent of residential housing units *actually constructed* over a prior ten-year period accords with New Jersey’s long-standing policies of empowering municipalities to cure the abuse of exclusionary zoning with traditional inclusionary zoning; and

WHEREAS, the demand for market-rate housing is a reasonable basis for determining whether and to what extent a realistic opportunity for the creation of affordable housing may exist and the issuance of certificates of occupancy for new residential units is a reliable indicator of such demand; and

WHEREAS, the Township Council of the Township of Toms River (the “**Township Council**”) supports a calculation of regional prospective need based on certificates of occupancy rather than “household change;” and

WHEREAS, the Township Council has reviewed the findings of the Township’s professionals, which are described in the attached **Exhibit A**, and adopts a Fair Share Obligation for the Fourth Round as follows: a Present Need (Rehabilitation) obligation of 526 units and a Prospective Need (New Construction) obligation of 114 units; and

WHEREAS, as part of the next step in the process set forth in the FHA, a Housing Element and Fair Share Plan shall be prepared to establish the compliance mechanisms needed to satisfy the Township’s Fair Share Obligations; and

WHEREAS, as part of this next step in the process, the Township reserves its right to take a Vacant Land Adjustment (predicated upon a lack of vacant, developable and suitable land); a Durational Adjustment (whether predicated upon lack of sanitary sewer or lack of water); and/or an adjustment predicated upon regional planning entity formulas, inputs or considerations, as applicable, all of which may result in a reduction to the Township’s Fair Share Obligation; and

WHEREAS, the Township reserves its right to revise its Fair Share Obligation based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; an adjustment based upon any ruling in litigation involving affordable housing obligations; and any other applicable adjustments permitted in accordance with the Act and/or applicable regulations; and

WHEREAS, the FHA requires municipalities to satisfy various administrative and procedural requirements in connection with the adoption of a municipality’s Fair Share Obligation, including but not limited to the publication of this Resolution to the Township’s publicly accessible Internet website and the filing of an action with the Program through the Judiciary’s electronic filing systems, within forty-eight (48) hours of the adoption of this Resolution; and

WHEREAS, the Township Council directs the Acting Municipal Clerk to satisfy all required notice and publications requirements, and authorizes the Township and its professionals to take all actions required to file the necessary action with the Program.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Toms River that the:

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
2. The Township of Toms River’s Fair Share Obligation for the Fourth Round of affordable housing obligations consists of a Present Need obligation of 526 units and a Prospective Need obligation of 114 units.
3. The Township reserves its right to take a Vacant Land Adjustment; a Durational Adjustment; and/or an adjustment predicated upon regional planning entity

formulas, inputs or considerations, as applicable, all of which may result in a reduction to the Township's Fair Share Obligation.

4. The Township reserves its right to revise its Fair Share Obligation based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; an adjustment based upon any ruling in litigation involving affordable housing obligations; and any other applicable adjustments permitted in accordance with the Act and/or applicable regulations.
5. The Acting Municipal Clerk is directed to forward a copy of this Resolution to the Department of Community Affairs and to publish a copy to the Township's publicly accessible Internet website within forty-eight (48) hours of the adoption of this Resolution.
6. The Township's legal counsel is directed to file an action with the Affordable Housing Alternative Dispute Resolution Program regarding this Resolution, and the Mayor and Acting Municipal Clerk are authorized to execute any and all documents required for said purpose.
7. This Resolution shall take effect immediately.
8. 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) Township Attorney
- e) Township Planner
- f) New Jersey Department of Community Affairs
- g) Acting Municipal Clerk
- h) Township Tax Collector
- i) Township Tax Assessor

SO RESOLVED, as aforesaid

Approved as to Legal Form:



PETER S. PASCARELLA
ASSISTANT TOWNSHIP ATTORNEY

Certified as a true copy of the Resolution adopted by the Council on this 29th day of January, 2025.



STEPHEN A. HENSEL
ACTING MUNICIPAL CLERK

L-Jan 29, 2025-28





Alaimo Group

200 High Street, Mount Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-267-7452
201 Willowbrook Blvd, Wayne, New Jersey 07470 Tel: 973-523-6200 Fax: 973-523-1765

January 28, 2025

Mayor Daniel Rodrick and Toms River Council Members
Toms River Township
33 Washington Street
Toms River, NJ 08753

Re: Toms River Township Council
DCA Fourth Round Prospective Need Analysis
Planner's Report
Our File: M-0380-0012-000

Dear Mayor Rodrick and Council Members,

On March 20, 2024, Governor Murphy signed an Amendment to the Fair Housing Act ("Amended FHA") into law. Applying the standards in the Amended FHA, the New Jersey Department of Community Affairs (DCA) issued a report, dated October 18, 2024, setting forth nonbinding obligations for every municipality in the State. For Toms River, the DCA reported that the Township has a Present Need of 526 and a Round 4 Prospective Need of 670. As the Amended FHA states that the DCA's report shall be nonbinding, every municipality in New Jersey has the opportunity to review the DCA's data, correct for analytical errors, and establish its own calculation of the municipality's fair share obligation of the regional need for affordable housing during the Fourth Round (2025-2035).

On behalf of the Township, we took the opportunity to examine the data that the DCA used to calculate three allocation factors. We specifically reviewed the data and mapping layer the DCA used to calculate the Land Capacity Factor, and through analysis of each site and utilizing up-to-date data, we conclude that the Land Capacity Factor should be corrected. A corrected Land Capacity Factor results in a Round 4 Prospective Need of 514 Units. This report sets forth the basis for this conclusion.

The DCA Calculation

Housing Region – Toms River Township, per the FHA, is located in **Region 4**. This region includes Mercer, Monmouth, and Ocean Counties.

Regional Need – The FHA sets forth that the regional need for the 10-year-round (2025-2035) shall be based on the household change experienced in the region between the most recent federal decennial census, and the second-most recent federal decennial census. The resulting change in households is divided by 2.5. **DCA determined the regional need for Region 4 is 13,822.**

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

Mayor Daniel Rodrick
and Council Members

-2-

January 28, 2025

Equalized Nonresidential Valuation Factor – This step requires that the changes in nonresidential property valuations in the municipality, between 1999 and 2023, shall be divided by the regional total change in nonresidential valuation. The FHA states the data input shall be that which is published by the Division of Local Government Services. The division annually publishes a summary of municipal tax data, including a Non-Residential Summary of Non-Residential Value.

DCA determined Toms River’s Equalized Nonresidential Valuation Factor: 7.25%

Income Capacity Factor - This step is an average of 1) the municipal share of the regional sum of the differences between the median municipal household income and an income floor of \$100 below the lowest median household income in the region and 2) the municipal share of the regional sum of the differences between the median municipal household incomes and an income floor of \$100 below the lowest median household income in the region, weighted by the number of the households in the municipality. The FHA states the data input shall be American Community Survey (“ACS”) five-year estimates. The ACS publishes municipal median household incomes as part of its five-year estimates.

DCA determined Toms River’s Income Capacity Factor: 2.71%

Land Capacity Factor - Estimate municipal developable land using the most recent land use land cover data and weighing such land based on the planning area type in which such land is located. The FHA sets forth one of three weighting factors for a variety of planning areas across the state. Developed areas of the State, such as Planning Areas 1 and 2, Centers, etc. have a weight of 1.0. Rural and environmentally sensitive planning areas have a weight of zero; the remaining areas have a weight of 0.5.

DCA determined Toms River’s Land Capacity Factor: 4.59%

Evaluation of Land Capacity Factor

The DCA issued the data that was the basis for the land allocation factor on November 27th, over a month after the DCA deadline to issue its non-binding numbers under the Amended FHA.

The link to the DCA GIS data, and the description section (<https://njdca.maps.arcgis.com/home/item.html?id=12acdfe0a5104f8f8a2f604e96063e74>), includes the following language:

"The land areas identified in this dataset are based on an the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4) to estimate the area of developable land, within municipal and regional boundaries, that may accommodate development. **It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program.**"

- Consulting Engineers -

Mayor Daniel Rodrick
and Council Members

-3-

January 28, 2025

The areas identified as developable in the DCA's calculation of the Land Capacity factor is indeed overinclusive. Accordingly, we analyzed and determined that the land capacity allocation factor should be adjusted from 519.53-acres to 136.25-acres. When this correction is made, Toms River's Round 4 prospective need number should be 514 – not 670. The following analysis sets forth the basis for removing land treated as developable in the DCA's calculation:

Basis for Correction

Our analysis used the most up-to-date data available from the Township of Toms River and Ocean County. We first created a map of the Township displaying the DCA identified "developable" areas and included this layer on a series of site constraint maps. DCA sites located in one or more of these following layers were identified as nondevelopable:

- Environmental
 - Wetlands
 - Flood Prone Areas
- DCA Area Shape and Size
- Preserved Farmland and Open Space, ROSI Sites
- Sites with Site Plan Approvals
- Current/Past Affordable Housing Sites
- Land Locked/Access
- Site Ownership
- Utilities
- Public Property
- School Property
- Houses of Worship/Cemeteries

The attached spreadsheet shows how we applied the standards set forth above to determine a correct evaluation of how much land in Toms River is developable.

It is important to note that the analysis to correct the land allocation factor is different than the analysis to use the determine a municipality's entitlement to vacant land adjustment. While the analysis to correct the Land Capacity factor focuses on developable land, the analysis to support a vacant land adjustment focuses on land suitable for inclusionary development. Therefore, just because a site was not removed for purposes of calculating the land capacity factor has no bearing on whether it should be removed to calculate entitlement to a vacant land adjustment.

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

Mayor Daniel Rodrick
and Council Members

January 28, 2025

Impact of Correcting Land Capacity Factor

Toms River Obligation - The three factors (nonresidential value, income, and land capacity) are averaged and then applied to the regional need to determine how the need shall be allocated to each municipality.

Fourth Round Obligation		
Methodology Summary	DCA	Alaimo
Household Change (Region 5)	34554	34554
Low and Mod Home Estimate (Region 5)	13822	13822
Nonresidential Valuation Factor	7.25%	7.25%
Regional Income Capacity Factor	2.71%	2.71%
Land Capacity Factor	4.59%	1.20%
Average Factor	4.85%	3.72%
Prospective Need	670	514

NJILGA’s Proposed Fair Housing Amendment

The New Jersey Institute of Local Government Attorneys (NJILGA) has prepared and submitted, on October 15, 2024, a proposed amendment to the Fair Housing Act that would establish “more realistic fair share affordable housing obligations for NJ Municipalities for the Round 4 cycle.” By determining the obligation using certificates of occupancy for new dwelling units, the proposed amendment substantially reduces in a fair and accurate manner the state-wide affordable housing obligation. NJILGA states that only certificates of occupancy that have been issued for truly “new” residential units – i.e., new residential units that do not replace previously existing residential units – should be considered when determining the prospective regional need. Toms River Township supports and advances this commonsense amendment, as many homes damaged in 2012 during Hurricane Sandy were reconstructed in place. **NJILGA has calculated the Regional Need for Region 4 to be 3,042 units. With this regional need number applied, Toms River Township’s prospective need number would be 148 units. After applying our land capacity analysis to that number, Toms River Township’s prospective need number is reduced to 114 units.**

Should you need more information, please call.

Sincerely,

ALAIMO GROUP



Richard Hunt, PP, AICP
Senior Project Manager

RH

- Consulting Engineers -

Mayor Daniel Rodrick
and Council Members

-5-

January 28, 2025

cc: Peter Pascarella, Esq, Toms River Township Attorney
Louis N. Rainone, Esq, Toms River Township Affordable Housing Attorney
Christopher D. Zingaro, Esq, Toms River Township Affordable Housing Attorney
Jonathan Salonis, Toms River Township Business Administrator
John Mele, PE, PP, CME, CFM, Toms River Township Engineer
Stephen Hensel, Toms River Township Municipal Clerk

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

FID	OBJECTID	MUN	COUNTY	Region	Weight	Faci	WeightedAc	VacantAc	BLOCK	LOT	Reason	Bulldable
0	37830	TOMS RIVER TWP	OCEAN	4	0.5	0.147135	0.29427	564		10	Water Treatment Plant Privately Owned & In Flood Zone (AE)	No
1	37831	TOMS RIVER TWP	OCEAN	4	0.5	0.036071	0.072143	534.04		12	Under 0.8-acres	No
2	37832	TOMS RIVER TWP	OCEAN	4	0.5	0.159543	0.319085	535		14.02	Under 0.8-acres	No
3	37833	TOMS RIVER TWP	OCEAN	4	0.5	0.194859	0.389718	533.06		36	Under 0.8-acres	No
4	37834	TOMS RIVER TWP	OCEAN	4	0.5	0.160945	0.32189	535.01		1	Under 0.8-acres	No
5	37835	TOMS RIVER TWP	OCEAN	4	0.5	0.136882	0.273764	538		72	Under 0.8 Acres, land locked, too narrow for development	No
6	37836	TOMS RIVER TWP	OCEAN	4	0.5	0.032974	0.065949	538		72	Under 0.8 Acres, land locked	No
7	37837	TOMS RIVER TWP	OCEAN	4	0.5	0.980538	1.961077	538/507.02		72/26	Land Locked, in rear of NJDOT maint yard & exist homes, too nrw for dvprmt	No
8	37838	TOMS RIVER TWP	OCEAN	4	0.5	0.944175	1.888351	506.01		1.06, 1.07	Approved Affordable Housing Site - K. Hovnanian Ent.	No
9	37839	TOMS RIVER TWP	OCEAN	4	0.5	0.179634	0.359267	506.01		1.01	Approved Affordable Housing Site - K. Hovnanian Ent. / 30' Twp Drain Esmnt	No
10	37840	TOMS RIVER TWP	OCEAN	4	0.5	0.062471	0.124941	506.01		1.01, 1.02	Approved Affordable Housing Site - K. Hovnanian Ent.	No
11	37841	TOMS RIVER TWP	OCEAN	4	0.5	6.288771	12.577543	505		14, 15		Yes
12	39332	TOMS RIVER TWP	OCEAN	4	1	0.068507	0.068507	847		6	Zoning Approval - New SFD - Zoning Permit 22-0452 / In Flood Zone (AE)	No
13	39333	TOMS RIVER TWP	OCEAN	4	1	0.597769	0.597769	570		103	In Flood Zone (Coastal A) Seaward of LIMWA	No
14	39334	TOMS RIVER TWP	OCEAN	4	1	0.569045	0.569045	701		6.03, 6.04	Approved Zoning Permit 24-1696.	No
15	39335	TOMS RIVER TWP	OCEAN	4	1	0.11204	0.11204	1085.12		19	TR Twp Open Space 54:04-03.03	No
16	39336	TOMS RIVER TWP	OCEAN	4	1	0.184796	0.184796	1085.27		1	TR Twp Open Space 54:04-03.03	No
17	39337	TOMS RIVER TWP	OCEAN	4	1	0.167472	0.167472	1085.26		4	TR Twp Open Space 54:04-03.03	No
18	39338	TOMS RIVER TWP	OCEAN	4	1	0.176443	0.176443	570		1.01, 1.03	Completely in OC Utilities Authority Easement & Flood Zone	No
19	39339	TOMS RIVER TWP	OCEAN	4	1	0.115431	0.115431	789 / 1084		83 / 1084	Apparent Gore - Unknown Ownership, Under 0.8-acre, too narrow	No
20	39340	TOMS RIVER TWP	OCEAN	4	1	0.088821	0.088821	789		83	Apparent Gore - Unknown Ownership, Under 0.8-acre, too narrow	No
21	39341	TOMS RIVER TWP	OCEAN	4	1	0.172662	0.172662	658		10	Steep Slope Area / On Church & Charitable Property (15D)	No
22	39342	TOMS RIVER TWP	OCEAN	4	1	1.235159	1.235159	691		10.07, 10.08		Yes
23	39343	TOMS RIVER TWP	OCEAN	4	1	0.163191	0.163191	566.03		1	Within OC Utilities Auth Easment & Flood Zone	No
24	39344	TOMS RIVER TWP	OCEAN	4	1	0.241871	0.241871	785		180, 181	Under 0.8-acres	No
25	39345	TOMS RIVER TWP	OCEAN	4	1	0.126672	0.126672	785		180, 181	Under 0.8-acres	No
26	39346	TOMS RIVER TWP	OCEAN	4	1	1.371525	1.371525	694.16		13.02, 57	Land Locked Parcel	No
27	39347	TOMS RIVER TWP	OCEAN	4	1	0.066039	0.066039	1108.41		45	OC Public Property (15C) / In Flood Zone (AE)	No
28	39348	TOMS RIVER TWP	OCEAN	4	1	0.148824	0.148824	689		1, 3	Under 0.8-acres, irregular shape	No
29	39349	TOMS RIVER TWP	OCEAN	4	1	0.67793	0.67793	789		83	Apparent Gore - Unknown Ownership, Under 0.8-acre, too narrow	No
30	39350	TOMS RIVER TWP	OCEAN	4	1	0.087351	0.087351	672		5	Stormwater Basin & TR Twp Open Space 54:04-03.03	No
31	39351	TOMS RIVER TWP	OCEAN	4	1	0.09546	0.09546	672		5	Stormwater Basin & TR Twp Open Space 54:04-03.03	No
32	39352	TOMS RIVER TWP	OCEAN	4	1	0.372918	0.372918	537.02		10	Flood Zone AE / On Church & Charitable Property (15D)	No
33	39353	TOMS RIVER TWP	OCEAN	4	1	0.324844	0.324844	1594.99		28	Under 0.8-acres, land locked parcel	No
34	39354	TOMS RIVER TWP	OCEAN	4	1	1.033629	1.033629	537.02		10	On Church & Charitable Property (15D)	No
35	39355	TOMS RIVER TWP	OCEAN	4	1	0.081593	0.081593	688		125	TR Twp Public Property (15C), under 0.8 Acres	No
36	39356	TOMS RIVER TWP	OCEAN	4	1	0.786855	0.786855	537.02		107	In Flood Zone (AE)	No
37	39357	TOMS RIVER TWP	OCEAN	4	1	0.615685	0.615685	688.05		38.01, 38.02	Under 0.8-acres	No
38	39358	TOMS RIVER TWP	OCEAN	4	1	0.302101	0.302101	537.02		5	Under 0.8-acres	No
39	39359	TOMS RIVER TWP	OCEAN	4	1	0.184545	0.184545	724.48		48	DEP Wetlands (2007 Saline Marshes) / In Flood Zone (AE)	No
40	39360	TOMS RIVER TWP	OCEAN	4	1	0.905555	0.905555	688		29.03	Irregular contorted shape	No
41	39361	TOMS RIVER TWP	OCEAN	4	1	0.091963	0.091963	753		61	Under 0.8-acre, apparent gore unknown ownership, appears on TRHSEast site	No
42	39362	TOMS RIVER TWP	OCEAN	4	1	0.115419	0.115419	753		61	Under 0.8-acre, apparent gore unknown ownership, appears on TRHSEast site	No

43	39363	TOMS RIVER TWP	OCEAN	4	1	0.567795	0.567795	753	61	Under 0.8-acre, apparent unknown ownership, appears on TRHSEast site	No
44	39364	TOMS RIVER TWP	OCEAN	4	1	0.665769	0.665769	688.03	15.03, 55	Under 0.8-acre, land locked parcel	No
45	39365	TOMS RIVER TWP	OCEAN	4	1	0.417272	0.417272	401.09/745	2-Jul	Majority on TR Twp Public Property (15C) / Portion Unknown Ownership	No
46	39366	TOMS RIVER TWP	OCEAN	4	1	0.231425	0.231425	688.03	15.03	Under 0.8-Acre, Area in rear of parking lot	No
47	39367	TOMS RIVER TWP	OCEAN	4	1	0.126454	0.126454	688.03	14.08, 15.03	Small Portion on TR Twp Public Property (15C), Under 0.8 Acre, land locked by parking	No
48	39368	TOMS RIVER TWP	OCEAN	4	1	3.807794	3.807794	694.14	6.06, 6.07, 6.1	2022 Subdivision Approvals	No
49	39369	TOMS RIVER TWP	OCEAN	4	1	0.769425	0.769425	609.01	13.02	Under 0.8-acres	No
50	39370	TOMS RIVER TWP	OCEAN	4	1	0.096754	0.096754	630	27, 28	Under 0.8-acres	No
51	39371	TOMS RIVER TWP	OCEAN	4	1	0.176727	0.176727	688.1	7	Under 0.8-acres, in rear of Church And Charitable Property (15D)	No
52	39372	TOMS RIVER TWP	OCEAN	4	1	0.066946	0.066946	608	19.01	Stormwater Basin	No
53	39373	TOMS RIVER TWP	OCEAN	4	1	0.068779	0.068779	760	46, 47	Under 0.8-acres	No
54	39374	TOMS RIVER TWP	OCEAN	4	1	0.563964	0.563964	608	19.01	OC Board Social Services-Zoning Permit 21-1042 - Prop Generator Station	No
55	39375	TOMS RIVER TWP	OCEAN	4	1	5.459355	5.459355	591.25	15, 28, 44, 50		Yes
56	39376	TOMS RIVER TWP	OCEAN	4	1	0.216659	0.216659	608	19.01	OC Board Social Services-Zoning Permit 21-1042 - Prop Bldg	No
57	39377	TOMS RIVER TWP	OCEAN	4	1	8.861318	8.861318	404	62, 79	Approved Affordable Housing Site - JSM Route 166	No
58	39378	TOMS RIVER TWP	OCEAN	4	1	3.654071	3.654071	693	4.03	OC Natural Lands Trust Property (Cedar Grove Site)	No
59	39379	TOMS RIVER TWP	OCEAN	4	1	1.208009	1.208009	608 / 597	19.01 / 16.01	Hooper-Caudina Redevelopment Plan - Veterans Hospital	No
60	39380	TOMS RIVER TWP	OCEAN	4	1	0.090952	0.090952	597	16.01, 45	Hooper-Caudina Redevelopment Plan - Veterans Hospital	No
61	39381	TOMS RIVER TWP	OCEAN	4	1	0.082283	0.082283	443.19	46.02	On Church & Charitable Property (15D)	No
62	39382	TOMS RIVER TWP	OCEAN	4	1	0.07543	0.07543	596	203, 205, 208	Hooper-Caudina Redevelopment Plan - Veterans Hospital	No
63	39383	TOMS RIVER TWP	OCEAN	4	1	0.137179	0.137179	596	217, 218, 232	Hooper-Caudina Redevelopment Plan - Veterans Hospital	No
64	39384	TOMS RIVER TWP	OCEAN	4	1	0.336566	0.336566	443.19	46.02	On Church & Charitable Property (15D)	No
65	39385	TOMS RIVER TWP	OCEAN	4	1	1.243034	1.243034	443.19	46.02	On Church & Charitable Property (15D)	No
66	39386	TOMS RIVER TWP	OCEAN	4	1	1.599373	1.599373	595	159, 162	Hooper-Caudina Redevelopment Plan - Veterans Hospital	No
67	39387	TOMS RIVER TWP	OCEAN	4	1	0.171233	0.171233	591	1	On Church & Charitable Property (15D)	No
68	39388	TOMS RIVER TWP	OCEAN	4	1	1.212286	1.212286	591	1	On Church & Charitable Property (15D)	No
69	39389	TOMS RIVER TWP	OCEAN	4	1	0.828401	0.828401	601	1	Partially on Approved Affordable Housing-N. Kaplan, remaining under 0.8 Ac	No
70	39390	TOMS RIVER TWP	OCEAN	4	1	0.134528	0.134528	411	114	On Church & Charitable Property (15D)	No
71	39391	TOMS RIVER TWP	OCEAN	4	1	0.084379	0.084379	405.11	71	Property Owned by State of NJ - Highway Authority	No
72	39392	TOMS RIVER TWP	OCEAN	4	1	0.104141	0.104141	608	2.03	In Flood Zone (AE)/Drainage Area for Camelot at Seacourt Development	No
73	39393	TOMS RIVER TWP	OCEAN	4	1	0.319647	0.319647	411	114	On Church & Charitable Property (15D)	No
74	39394	TOMS RIVER TWP	OCEAN	4	1	2.67759	2.67759	443.04	31	On Church & Charitable Property (15D)	No
75	39395	TOMS RIVER TWP	OCEAN	4	1	1.473815	1.473815	443.4	12	TR Twp Open Space 54:04-03.03, land locked	No
76	39396	TOMS RIVER TWP	OCEAN	4	1	1.479599	1.479599	579	1	OC Public Property (15C)(Sheriffs comm center, maint depart & others)	No
77	39397	TOMS RIVER TWP	OCEAN	4	1	0.711118	0.711118	608	2.03	In Flood Zone (AE)/Drainage Area for Camelot at Seacourt Development	No
78	39398	TOMS RIVER TWP	OCEAN	4	1	0.665089	0.665089	1501.1	10, 11	Under 0.8-acres	No
79	39399	TOMS RIVER TWP	OCEAN	4	1	1.646932	1.646932	579	3	Department of Human Services, regional school open campus, DCA area in rear	No
80	39400	TOMS RIVER TWP	OCEAN	4	1	0.15838	0.15838	572	13	Under 0.8-acres	No
81	39401	TOMS RIVER TWP	OCEAN	4	1	1.040787	1.040787	540.1	21.07		Yes
82	39402	TOMS RIVER TWP	OCEAN	4	1	2.130558	2.130558	572	13		Yes
83	39403	TOMS RIVER TWP	OCEAN	4	1	6.362885	6.362885	578	11, 18		Yes
84	39404	TOMS RIVER TWP	OCEAN	4	1	0.275336	0.275336	411.34	12	Under 0.8 Acres, too narrow	No
85	39405	TOMS RIVER TWP	OCEAN	4	1	0.767934	0.767934	411.32	8	Under 0.8 Acres, too narrow	No
86	39406	TOMS RIVER TWP	OCEAN	4	1	1.079006	1.079006	444	154	20' OC Drainage Esmnt / On Church & Charitable Property (15D)	No

87	39407	TOMS RIVER TWP	OCEAN	4	1	0.929037	0.929037	411.21	3			Yes
88	39408	TOMS RIVER TWP	OCEAN	4	1	0.722311	0.722311	571.7	21	Under 0.8 Acres		No
89	39409	TOMS RIVER TWP	OCEAN	4	1	2.399406	2.399406	443.35	90	TR Twp Open Space 54:04-03.03		No
90	39410	TOMS RIVER TWP	OCEAN	4	1	0.151838	0.151838	442.57	36	TR Twp Open Space 54:04-03.03, under 0.8 Ac irregular contorted shape, pond		No
91	39411	TOMS RIVER TWP	OCEAN	4	1	0.92932	0.92932	443.3	66.01	TR Twp Open Space 54:04-03.03		No
92	39412	TOMS RIVER TWP	OCEAN	4	1	5.881166	5.881166	443.3	66.01	TR Twp Open Space 54:04-03.03		No
93	39413	TOMS RIVER TWP	OCEAN	4	1	0.10914	0.10914	411	106	Under 0.8 Ac, commercial operation, only access to area is on jughandle		No
94	39414	TOMS RIVER TWP	OCEAN	4	1	0.112509	0.112509	414	8	Under 0.8-acres		No
95	39415	TOMS RIVER TWP	OCEAN	4	1	0.080364	0.080364	414	8	Under 0.8-acres		No
96	39416	TOMS RIVER TWP	OCEAN	4	1	0.299593	0.299593	409	30.02	TR National guard armort, under 0.8 Ac, irregular contorted shape		No
97	39417	TOMS RIVER TWP	OCEAN	4	1	3.153819	3.153819	414	8			Yes
98	39418	TOMS RIVER TWP	OCEAN	4	1	2.305211	2.305211	442.52	41	TR Twp Open Space 54:04-03.03 (15C)		No
99	39419	TOMS RIVER TWP	OCEAN	4	1	0.27108	0.27108	578.01	23	Under 0.8 Ac, irregular contorted shape, only access on jughandle		No
100	39420	TOMS RIVER TWP	OCEAN	4	1	0.068883	0.068883	573	11	TR Twp Public Property (15C), under 0.8 Ac		No
101	39421	TOMS RIVER TWP	OCEAN	4	1	0.747258	0.747258	571	68	NJ Highway Authority, Police Complex		No
102	39422	TOMS RIVER TWP	OCEAN	4	1	0.06217	0.06217	571	68	NJ Highway Authority, Police Complex		No
103	39423	TOMS RIVER TWP	OCEAN	4	1	2.866698	2.866698	442.69	61	TR Twp Open Space 54:04-03.03 (15C)		No
104	39424	TOMS RIVER TWP	OCEAN	4	1	0.610113	0.610113	409	30.02	TR National gaurd armory, area under 0.8 Ac, irregular contorted shape		No
105	39425	TOMS RIVER TWP	OCEAN	4	1	0.089548	0.089548	414	57	Under 0.8-acres		No
106	39426	TOMS RIVER TWP	OCEAN	4	1	0.073594	0.073594	472	2	Stormwater Basin with 5 Outfalls		No
107	39427	TOMS RIVER TWP	OCEAN	4	1	1.011393	1.011393	414	8, 57			Yes
108	39428	TOMS RIVER TWP	OCEAN	4	1	4.70828	4.70828	573	11	TR Twp Public Property (15C), TR Police Department		No
109	39429	TOMS RIVER TWP	OCEAN	4	1	0.231798	0.231798	442.43	22	TR Twp Open Space 54:04-03.03 (15C)		No
110	39430	TOMS RIVER TWP	OCEAN	4	1	0.545566	0.545566	442.35	15	Under 0.8-acres		No
111	39431	TOMS RIVER TWP	OCEAN	4	1	0.071612	0.071612	472	2	Stormwater Basin with 5 Outfalls		No
112	39432	TOMS RIVER TWP	OCEAN	4	1	0.347883	0.347883	472	2	In 50' Access Esmnt for 1298 Industrial Way		No
113	39433	TOMS RIVER TWP	OCEAN	4	1	1.052265	1.052265	571	68	NJ Highway Authority, Police Complex		No
114	39434	TOMS RIVER TWP	OCEAN	4	1	3.987088	3.987088	571	68	NJ Highway Authority, Police Complex		No
115	39435	TOMS RIVER TWP	OCEAN	4	1	0.073823	0.073823	472	11.02	Approved Site Plan - CAFRA Tree Save Area		No
116	39436	TOMS RIVER TWP	OCEAN	4	1	0.23628	0.23628	472	11.02	Approved Site Plan - CAFRA Tree Save Area		No
117	39437	TOMS RIVER TWP	OCEAN	4	1	0.057171	0.057171	571	68	Police Complex, under 0.8 Ac		No
118	39438	TOMS RIVER TWP	OCEAN	4	1	0.526424	0.526424	418	1	Under 0.8-acre, site triangle and tree easement on front of property		No
119	39439	TOMS RIVER TWP	OCEAN	4	1	2.402572	2.402572	413	42	Stormwater Basin / OC Public Property (15C)		No
120	39440	TOMS RIVER TWP	OCEAN	4	1	0.652806	0.652806	442.76	26	TR Twp Open Space 54:04-03.03 (15C), under 0.8 Ac, land locked		No
121	39441	TOMS RIVER TWP	OCEAN	4	1	0.363921	0.363921	413	42	Stormwater Basin / OC Public Property (15C)		No
122	39442	TOMS RIVER TWP	OCEAN	4	1	0.193698	0.193698	413	42	Stormwater Basin / OC Public Property (15C)		No
123	39443	TOMS RIVER TWP	OCEAN	4	1	2.027996	2.027996	394.06	124.01			Yes
124	39444	TOMS RIVER TWP	OCEAN	4	1	2.125958	2.125958	413	42	Stormwater Basin / OC Public Property (15C)		No
125	39445	TOMS RIVER TWP	OCEAN	4	1	0.101647	0.101647	411.02	44	Covered by OC Sewerage Authority Esmnt / TR Twp Public Property (15C)		No
126	39446	TOMS RIVER TWP	OCEAN	4	1	0.41574	0.41574	410.04	41	Under 0.8-acres		No
127	39447	TOMS RIVER TWP	OCEAN	4	1	4.669132	4.669132	394.13	80	Single Family Residence and Farm		No
128	39448	TOMS RIVER TWP	OCEAN	4	1	5.48018	5.48018	411	28.01			Yes
129	39449	TOMS RIVER TWP	OCEAN	4	1	2.179008	2.179008	410.03	41	On Church & Charitable Property (15D)		No
130	39450	TOMS RIVER TWP	OCEAN	4	1	1.415802	1.415802	411.01	51	TR Twp Public Property (15C), irregular contorted shape		No

131	39451	TOMS RIVER TWP	OCEAN	4	1	0.370754	0.370754	411.02	44	TR Twp Public Property (15C), under 0.8 Ac	No
132	39452	TOMS RIVER TWP	OCEAN	4	1	2.549458	2.549458	410.03	46		Yes
133	39453	TOMS RIVER TWP	OCEAN	4	1	0.167975	0.167975	442	17	TR Twp Open Space 54:04-03.03 (15C)	No
134	39454	TOMS RIVER TWP	OCEAN	4	1	0.41461	0.41461	442	17	TR Twp Open Space 54:04-03.03 (15C)	No
135	39455	TOMS RIVER TWP	OCEAN	4	1	0.635281	0.635281	394.48	161	Under 0.8 Ac	No
136	39456	TOMS RIVER TWP	OCEAN	4	1	1.893764	1.893764	411.01	51	TR Twp Public Property (15C), irregular contorted shape	No
137	39457	TOMS RIVER TWP	OCEAN	4	1	0.086222	0.086222	394.22	42	TR Twp Public Property (15C), under 0.8 Ac	No
138	39458	TOMS RIVER TWP	OCEAN	4	1	0.561652	0.561652	412.34	17, 18	Under 0.8-acres	No
139	39459	TOMS RIVER TWP	OCEAN	4	1	0.559388	0.559388	394.48	171	On Church & Charitable Property (15D)	No
140	39460	TOMS RIVER TWP	OCEAN	4	1	0.491479	0.491479	394.48	171	On Church & Charitable Property (15D)	No
141	39461	TOMS RIVER TWP	OCEAN	4	1	1.100382	1.100382	413.04	40		Yes
142	39462	TOMS RIVER TWP	OCEAN	4	1	11.217214	11.217214	442	8.08, 17	TR Twp Open Space 54:04-03.03 (15C)	No
143	39463	TOMS RIVER TWP	OCEAN	4	1	4.582464	4.582464	394	116, 71.01, 1	NLTF - Kettle Creek Watershed Conservation Area	No
144	39464	TOMS RIVER TWP	OCEAN	4	1	0.241089	0.241089	394.48	186	TR Twp Open Space 54:04-03.03 (15C)	No
145	39465	TOMS RIVER TWP	OCEAN	4	1	1.453466	1.453466	412.12	22.06, 26.02		Yes
146	39466	TOMS RIVER TWP	OCEAN	4	1	1.072717	1.072717	413.04	31		Yes
147	39467	TOMS RIVER TWP	OCEAN	4	1	9.040287	9.040287	413	8	NLTF - Kettle Creek Watershed Conservation Area / OC Public Property (15C)	No
148	39468	TOMS RIVER TWP	OCEAN	4	1	0.181777	0.181777	412.12	26.02	Under 0.8-acres	No
149	39469	TOMS RIVER TWP	OCEAN	4	1	0.260425	0.260425	412.12	22.06	Under 0.8-acres	No
150	39470	TOMS RIVER TWP	OCEAN	4	1	0.275157	0.275157	411	87	2021 Boy Scouts - Traffic Signal & Road Esrmt / TR Twp Public Prop (15C)	No
151	39471	TOMS RIVER TWP	OCEAN	4	1	6.818264	6.818264	410.02	25, 26.15	Majority on Church & Charitable Property (15D), 0.46 Ac portion developable, under 0.8	No
152	39472	TOMS RIVER TWP	OCEAN	4	1	13.502203	13.502203	394	116, 173	NLTF - Kettle Creek Watershed Conservation Area / OC Public Property (15C)	No
153	39473	TOMS RIVER TWP	OCEAN	4	1	0.203334	0.203334	410.01	33.02	On Church & Charitable Property (15D)	No
154	39474	TOMS RIVER TWP	OCEAN	4	1	7.949597	7.949597	410.01	31.02, 32, 33.		Yes
155	39475	TOMS RIVER TWP	OCEAN	4	1	0.628531	0.628531	394.52	1	Under 0.8-acres	No
156	39476	TOMS RIVER TWP	OCEAN	4	1	0.130057	0.130057	410.01	31.01	Under 0.8 Ac, Irregular shape	No
157	39477	TOMS RIVER TWP	OCEAN	4	1	5.216359	5.216359	410	28		Yes
158	39478	TOMS RIVER TWP	OCEAN	4	1	1.308626	1.308626	413	15.02	On Church & Charitable Property (15D)	No
159	39479	TOMS RIVER TWP	OCEAN	4	1	0.598402	0.598402	412.14	1	Under 0.8-acres	No
160	39480	TOMS RIVER TWP	OCEAN	4	1	0.168837	0.168837	413	1	On Church & Charitable Property (15D)	No
161	39481	TOMS RIVER TWP	OCEAN	4	1	0.612864	0.612864	413	13.04	Stormwater Basin / TR Twp Public Property (15C)	No
162	39482	TOMS RIVER TWP	OCEAN	4	1	0.206909	0.206909	413	1	On Church & Charitable Property (15D)	No
163	39483	TOMS RIVER TWP	OCEAN	4	1	2.366963	2.366963	393.03	15		Yes
164	39484	TOMS RIVER TWP	OCEAN	4	1	1.170053	1.170053	394	2	Ocean County Natural Lands Trust Fund - Conserved	No
165	39485	TOMS RIVER TWP	OCEAN	4	1	1.211216	1.211216	394	2	Ocean County Natural Lands Trust Fund - Conserved	No
166	39486	TOMS RIVER TWP	OCEAN	4	1	0.35672	0.35672	364	16.03	Under 0.8 Ac, minimal frontage, County owned	No
167	39487	TOMS RIVER TWP	OCEAN	4	1	0.677399	0.677399	396.01	28	Owned by Utility (TR Water Company) / In Flood Zone (AE)	No
168	39488	TOMS RIVER TWP	OCEAN	4	1	1.248243	1.248243	233.24	37		Yes
169	39489	TOMS RIVER TWP	OCEAN	4	1	1.960001	1.960001	393	8	Stormwater Drainage Basin / OC Public Property (15C)	No
170	39490	TOMS RIVER TWP	OCEAN	4	1	29.260093	29.260093	364	16.03, 25, 86		Yes
171	39491	TOMS RIVER TWP	OCEAN	4	1	17.079611	17.079611	393	6	2003 Res Approval Major Subdivision - Twp Acquisition (15C)	No
172	39492	TOMS RIVER TWP	OCEAN	4	1	0.770383	0.770383	410	8.07	Site has recently been developed.	No
173	39493	TOMS RIVER TWP	OCEAN	4	1	0.145643	0.145643	410	1	Stormwater Basin / On Church & Charitable Property (15D)	No
174	39494	TOMS RIVER TWP	OCEAN	4	1	3.193555	3.193555	394	47	TR Twp Open Space 54:04-03.03 (15C)	No

175	39495	TOMS RIVER TWP	OCEAN	4	1	1.692722	1.692722	410	8.01, 8.02, 8.1	Site has recently been developed.	No
176	39496	TOMS RIVER TWP	OCEAN	4	1	1.120528	1.120528	410	1	On Church & Charitable Property (15D)	No
177	39497	TOMS RIVER TWP	OCEAN	4	1	5.063892	5.063892	394	45, 47	TR Twp Open Space 54:04-03.03 (15C)	No
178	39498	TOMS RIVER TWP	OCEAN	4	1	2.116575	2.116575	172.04	12	Approved Major Site Plan on File - Zoning Permit 24-0426	No
179	39499	TOMS RIVER TWP	OCEAN	4	1	1.110498	1.110498	394.25	42.08	TR Twp Open Space 54:04-03.03 (15C)	No
180	39500	TOMS RIVER TWP	OCEAN	4	1	0.062377	0.062377	397.02	43	TR Twp Open Space 54:04-03.03 (15C)	No
181	39501	TOMS RIVER TWP	OCEAN	4	1	1.14165	1.14165	394	17	On Church & Charitable Property (15D)	No
182	39502	TOMS RIVER TWP	OCEAN	4	1	0.325187	0.325187	231	28	Board of Fire Commisioners Public Property (15C), under 0.8 Ac	No
183	39503	TOMS RIVER TWP	OCEAN	4	1	0.550205	0.550205	231	28	Board of Fire Commisioners Public Property (15C), under 0.8 Ac	No
184	39504	TOMS RIVER TWP	OCEAN	4	1	0.385419	0.385419	192.56	1	On Church & Charitable Property (15D)	No
185	39505	TOMS RIVER TWP	OCEAN	4	1	1.503326	1.503326	394.25	37		Yes
186	39506	TOMS RIVER TWP	OCEAN	4	1	0.689584	0.689584	394	130.02	Approx 15%-20% in Flood Zone / OC Public Property (15C), under 0.8 Ac	No
187	39507	TOMS RIVER TWP	OCEAN	4	1	0.765048	0.765048	394	17	On Church & Charitable Property (15D)	No
188	39508	TOMS RIVER TWP	OCEAN	4	1	0.990818	0.990818	392.06	2	Site Under Construction - Zoning Permit 24-0615.	No
189	39509	TOMS RIVER TWP	OCEAN	4	1	0.446507	0.446507	234.05	32.02	Under 0.8-acres	No
190	39510	TOMS RIVER TWP	OCEAN	4	1	0.254699	0.254699	350.04	13, 18	Portion Site on Private Road per TM 24.01, under 0.8-acre	No
191	39511	TOMS RIVER TWP	OCEAN	4	1	0.820063	0.820063	394	13.05, 14, 15	OC Public Property (15C), irregular contorted shape	No
192	39512	TOMS RIVER TWP	OCEAN	4	1	0.749708	0.749708	254	32.02	Under 0.8-acre, portion of lot has shed on it	No
193	39513	TOMS RIVER TWP	OCEAN	4	1	0.909192	0.909192	231	20		Yes
194	39514	TOMS RIVER TWP	OCEAN	4	1	3.280561	3.280561	192.05	48		Yes
195	39515	TOMS RIVER TWP	OCEAN	4	1	0.104988	0.104988	231	7	Former Dover Mun Landfill (54:04-03.03) / TR Twp Public Property (15C)	No
196	39516	TOMS RIVER TWP	OCEAN	4	1	3.848369	3.848369	170	1.09		Yes
197	39517	TOMS RIVER TWP	OCEAN	4	1	0.115437	0.115437	234.09	62	Under 0.8-acres	No
198	39518	TOMS RIVER TWP	OCEAN	4	1	0.914607	0.914607	230	12.01	On Church & Charitable Property (15D)	No
199	39519	TOMS RIVER TWP	OCEAN	4	1	0.975873	0.975873	192.01	2	Portion of Site in Drainage Easement & TR Twp Open Space 54:04-03.03 (15C)	No
200	39520	TOMS RIVER TWP	OCEAN	4	1	6.662728	6.662728	192	35.01, 35.02, TM	Exempted Road Purposes Prop Fischer Blvd Extension / OC PP (15C)	No
201	39521	TOMS RIVER TWP	OCEAN	4	1	1.399672	1.399672	230	4	Land Locked.	No
202	39522	TOMS RIVER TWP	OCEAN	4	1	2.472713	2.472713	231	7	Former Dover Mun Landfill (54:04-03.03) / TR Twp PP (15C)	No
203	39523	TOMS RIVER TWP	OCEAN	4	1	9.346872	9.346872	172	14	Township has approved Site Plans for 16 Unit Warehouse.	No
204	39524	TOMS RIVER TWP	OCEAN	4	1	0.066175	0.066175	231	7	Former Dover Mun Landfill (54:04-03.03) / TR Twp PP (15C)	No
205	39525	TOMS RIVER TWP	OCEAN	4	1	0.073794	0.073794	192.14	1	Land Locked btwn HOA Common Area & Development / TR Twp PP (15C)	No
206	39526	TOMS RIVER TWP	OCEAN	4	1	1.338158	1.338158	172	47	JCP&L substation, narrow frontage	No
207	39527	TOMS RIVER TWP	OCEAN	4	1	0.348572	0.348572	230	4	Land Locked.	No
208	39528	TOMS RIVER TWP	OCEAN	4	1	1.418186	1.418186	231	7	Former Dover Mun Landfill (54:04-03.03) / TR Twp PP (15C)	No
209	39529	TOMS RIVER TWP	OCEAN	4	1	0.263188	0.263188	231	7	Former Dover Mun Landfill (54:04-03.03) / TR Twp PP (15C)	No
210	39530	TOMS RIVER TWP	OCEAN	4	1	1.06325	1.06325	172	26.06		Yes
211	39531	TOMS RIVER TWP	OCEAN	4	1	4.359453	4.359453	231	7	Former Dover Mun Landfill (54:04-03.03) / Tr Twp PP (15C)	No
212	39532	TOMS RIVER TWP	OCEAN	4	1	3.038859	3.038859	171	40	On Church & Charitable Property (15D)	No
213	39533	TOMS RIVER TWP	OCEAN	4	1	1.555233	1.555233	231	7	Former Dover Mun Landfill (54:04-03.03) / TR Twp PP (15C)	No
214	39534	TOMS RIVER TWP	OCEAN	4	1	1.00634	1.00634	390	9.05	Site has been developed - Zoning Permit 21-0576.	No
215	39535	TOMS RIVER TWP	OCEAN	4	1	1.544354	1.544354	390	9.07		Yes
216	39536	TOMS RIVER TWP	OCEAN	4	1	3.841764	3.841764	192.02	110	Land Locked / TR Twp Public Propoerty (15C)	No
217	39537	TOMS RIVER TWP	OCEAN	4	1	0.22664	0.22664	192.35	487	Possibly Preserved? Silverton Farms	No
218	39538	TOMS RIVER TWP	OCEAN	4	1	0.323596	0.323596	298.04	56	Competely within Wetlands Buffer & Conservation Easement / TR Twp PP (15C)	No

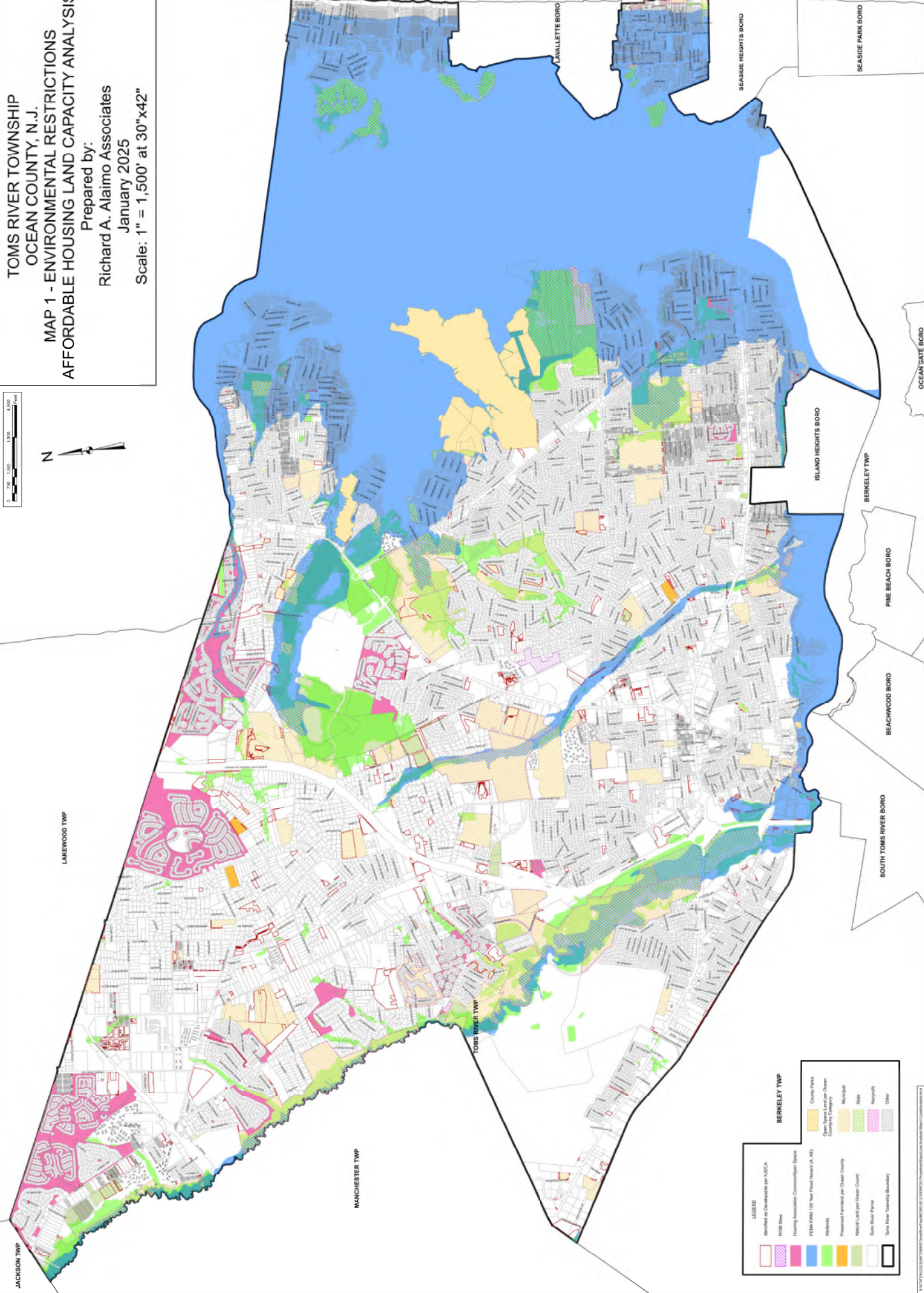
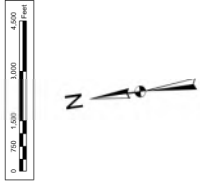
219	39539	TOMS RIVER TWP	OCEAN	4	1	0.064448	0.064448	192.35	487	Possibly Preserved? Silverton Farms	No
220	39540	TOMS RIVER TWP	OCEAN	4	1	15.17151	15.17151	171	7, 11	TR Land Acquisition 2019 - John P Herlihy / TR Twp PP (15C)	No
221	39541	TOMS RIVER TWP	OCEAN	4	1	0.559933	0.559933	230.04	4, 5	TR Township Open Space 54:04-03.03 (15C) (Approx. 35%)	No
222	39542	TOMS RIVER TWP	OCEAN	4	1	0.087863	0.087863	298.04	56	Completely within Wetlands Buffer & Conservation Easement / TR Twp PP (15C)	No
223	39543	TOMS RIVER TWP	OCEAN	4	1	0.767286	0.767286	172	29	OC Public Property (15C)	No
224	39544	TOMS RIVER TWP	OCEAN	4	1	7.750418	7.750418	172	8.42, 16	Storm Drainage Basin / OC Public Property (15C)	No
225	39545	TOMS RIVER TWP	OCEAN	4	1	0.125947	0.125947	192.35	487	Land Locked sliver in Common Area of Holiday City.	No
226	39546	TOMS RIVER TWP	OCEAN	4	1	4.572596	4.572596	390	1.01, 1.03, 28	Exempted 21-plus nonprofit ownership lot 28, resident property on lot 28	No
227	39547	TOMS RIVER TWP	OCEAN	4	1	7.731323	7.731323	230.02	13, 19, 02	TR Twp Public Property (15C)	No
228	39548	TOMS RIVER TWP	OCEAN	4	1	0.136527	0.136527	171.01	13	Within Conservation Easement / On Church & Charitable Property (15D)	No
229	39549	TOMS RIVER TWP	OCEAN	4	1	0.198392	0.198392	172	30	Under 0.8 Ac, part of Hecht Trailer operation, DCA area in rear w/no access	No
230	39550	TOMS RIVER TWP	OCEAN	4	1	22.199002	22.199002	171	20, 21, 22, 23	TR Twp Public Property (15C), majority of area in the light industrial zone	No
231	39551	TOMS RIVER TWP	OCEAN	4	1	0.540597	0.540597	172	8.43	Under 0.8-acres	No
232	39552	TOMS RIVER TWP	OCEAN	4	1	2.945551	2.945551	192.58	18		Yes
233	39553	TOMS RIVER TWP	OCEAN	4	1	1.857913	1.857913	172	8.43	OC Drainage Easement cover majority of site prevents access	No
234	39554	TOMS RIVER TWP	OCEAN	4	1	1.329861	1.329861	192.55	18	JCP&L Substation.	No
235	39555	TOMS RIVER TWP	OCEAN	4	1	3.980547	3.980547	192.55	14		Yes
236	39556	TOMS RIVER TWP	OCEAN	4	1	0.10978	0.10978	171.07	7	Completely on Conservation & Open Space Easement	No
237	39557	TOMS RIVER TWP	OCEAN	4	1	0.389783	0.389783	172	44	Under 0.8 Ac, part of Hecht Trailers operation, zoned light industrial	No
238	39558	TOMS RIVER TWP	OCEAN	4	1	0.162838	0.162838	172	1	Under 0.8 Ac, part of Hecht Trailers operation, zoned light industrial	No
239	39559	TOMS RIVER TWP	OCEAN	4	1	0.595625	0.595625	173	16.12	Under 0.8 Ac	No
240	39560	TOMS RIVER TWP	OCEAN	4	1	5.28179	5.28179	192.55	14		Yes
241	39561	TOMS RIVER TWP	OCEAN	4	1	0.465869	0.465869	169	2	TR Land Acquisition 2019 - Township Park (Horse Park) / TR Twp PP (15C)	No
242	39562	TOMS RIVER TWP	OCEAN	4	1	0.172834	0.172834	312	5	TR MUA 20' Utility Esmnt on Site & 8' Service / OC Public Property (15C)	No
243	39563	TOMS RIVER TWP	OCEAN	4	1	1.461602	1.461602	171.07	7	Completely on Conservation & Open Space Easement	No
244	39564	TOMS RIVER TWP	OCEAN	4	1	0.523802	0.523802	172	37	Undr 0.8 Ac, 1/2 lot lot contains Hecht Trailer operation	No
245	39565	TOMS RIVER TWP	OCEAN	4	1	0.665407	0.665407	169	28	New Single Family & accessory building - Zoning Permit 22-1980,	No
246	39566	TOMS RIVER TWP	OCEAN	4	1	0.065785	0.065785	171.08	48.01	Under 0.8-acres	No
247	39567	TOMS RIVER TWP	OCEAN	4	1	0.061147	0.061147	319	635	Under 0.8-acres	No
248	39568	TOMS RIVER TWP	OCEAN	4	1	0.598827	0.598827	173	48	Under 0.8 Ac, too narrow for development	No
249	39569	TOMS RIVER TWP	OCEAN	4	1	1.290008	1.290008	171.08	3, 10.01	Completely on Conservation & Open Space Easement	No
250	39570	TOMS RIVER TWP	OCEAN	4	1	0.078694	0.078694	173	26.06	Under 0.8-acres	No
251	39571	TOMS RIVER TWP	OCEAN	4	1	0.092557	0.092557	173	15	Under 0.8 Ac, too narrow for development, on residential property & Qfarm	No
252	39572	TOMS RIVER TWP	OCEAN	4	1	0.175664	0.175664	173	48	Under 0.8 Ac, too narrow for development	No
253	39573	TOMS RIVER TWP	OCEAN	4	1	10.41624	10.41624	192.58	79		Yes
254	39574	TOMS RIVER TWP	OCEAN	4	1	0.137947	0.137947	311	1.19	Under 0.8-acres	No
255	39575	TOMS RIVER TWP	OCEAN	4	1	0.064827	0.064827	184	1	Under 0.8-acres	No
256	39576	TOMS RIVER TWP	OCEAN	4	1	0.171363	0.171363	183	16, 27, 28, 31	Under 0.8-acres	No
257	39577	TOMS RIVER TWP	OCEAN	4	1	0.060279	0.060279	185	1	Under 0.8-acres	No
258	39578	TOMS RIVER TWP	OCEAN	4	1	0.125538	0.125538	185	29, 30, 31	Under 0.8-acres	No
259	39579	TOMS RIVER TWP	OCEAN	4	1	0.094624	0.094624	186	14, 15	Under 0.8-acres	No
260	39580	TOMS RIVER TWP	OCEAN	4	1	0.434467	0.434467	191	1.01, 1.02	Residential home, remaining area under 0.8 Ac	No
261	39581	TOMS RIVER TWP	OCEAN	4	1	1.648016	1.648016	189	1, 6	TR Township Open Space 54:04-03.03 (15C)	No
262	39582	TOMS RIVER TWP	OCEAN	4	1	0.088744	0.088744	187	1, 6	2023 Approved Major Subdivision Plan-Hickory St	No

263	39583	TOMS RIVER TWP	OCEAN	4	1	20,409099	20,409099	171.09	37	2022 Major Subdivision with Resolution of approval	No
264	39584	TOMS RIVER TWP	OCEAN	4	1	0,072116	0,072116	119	1, 103	Under 0.8 Ac, Irregular contorted shape	No
265	39585	TOMS RIVER TWP	OCEAN	4	1	0,079954	0,079954	117	105	Under 0.8 Ac, lack of access	No
266	39586	TOMS RIVER TWP	OCEAN	4	1	0,100952	0,100952	120	10	State of NJ Public Property (15C), under 0.8 Ac	No
267	39587	TOMS RIVER TWP	OCEAN	4	1	0,102415	0,102415	37	175	Affordable Hsng Site North Pointe Hollow Pt 1986 Credits (Built & Occupied)	No
268	39588	TOMS RIVER TWP	OCEAN	4	1	1,39432	1,39432	128 / 37	1 / 289	House of Worship on majority of lot, DCA area has minimal frontage	No
269	39589	TOMS RIVER TWP	OCEAN	4	1	4,710173	4,710173	135.01	7	Approved Affordable Housing Site - L, Arya	No
270	39590	TOMS RIVER TWP	OCEAN	4	1	1,07913	1,07913	164	5		Yes
271	39591	TOMS RIVER TWP	OCEAN	4	1	1,985891	1,985891	154	1	Approved Affordable Housing Site - TAS/Krupnick - Rt 9, 60 affordable units	No
272	39592	TOMS RIVER TWP	OCEAN	4	1	0,444613	0,444613	154	24, 47	Approved Affordable Housing Site - TAS/Krupnick - Rt 9, 60 affordable units	No
273	39593	TOMS RIVER TWP	OCEAN	4	1	2,290216	2,290216	150	5, 21, 36, 50	Approved Affordable Housing Site - TAS/Krupnick - Rt 9, 60 affordable units	No
274	39594	TOMS RIVER TWP	OCEAN	4	1	0,065518	0,065518	163	48	TR Twp Public Property (15C)	No
275	39595	TOMS RIVER TWP	OCEAN	4	1	1,991634	1,991634	153	1, 10, 19, 22,	Approved Affordable Housing Site - TAS/Krupnick - Rt 9, 60 affordable units	No
276	39596	TOMS RIVER TWP	OCEAN	4	1	0,097035	0,097035	193	3	Under 0.8-acres	No
277	39597	TOMS RIVER TWP	OCEAN	4	1	0,060093	0,060093	163	28	Under 0.8-acres	No
278	39598	TOMS RIVER TWP	OCEAN	4	1	2,036643	2,036643	149	63, 67, 93, 95	Approved Affordable Housing Site - TAS/Krupnick - Rt 9, 60 affordable units	No
279	39599	TOMS RIVER TWP	OCEAN	4	1	0,138227	0,138227	162	1, 4, 6	State of NJ - DOT Owned (15C) - Block 162, Lot 1	No
280	39600	TOMS RIVER TWP	OCEAN	4	1	0,503671	0,503671	156	6, 13	Approved Affordable Housing Site - TAS/Krupnick - Rt 9, 60 affordable units	No
281	39601	TOMS RIVER TWP	OCEAN	4	1	0,283413	0,283413	193	3	Under 0.8-acres	No
282	39602	TOMS RIVER TWP	OCEAN	4	1	2,148278	2,148278	152	3, 19, 20, 29,	Approved Affordable Housing Site - TAS/Krupnick - Rt 9, 60 affordable units	No
283	39603	TOMS RIVER TWP	OCEAN	4	1	0,8105	0,8105	148	121, 129	Approved Affordable Housing Site - TAS/Krupnick - Rt 9, 60 affordable units	No
284	39604	TOMS RIVER TWP	OCEAN	4	1	0,363338	0,363338	148	132, 134, 160	Approved Affordable Housing Site - TAS/Krupnick - Rt 9, 60 affordable units	No
285	39605	TOMS RIVER TWP	OCEAN	4	1	0,667339	0,667339	148	136, 137, 139	Approved Affordable Housing Site - TAS/Krupnick - Rt 9, 60 affordable units	No
286	39606	TOMS RIVER TWP	OCEAN	4	1	1,865948	1,865948	99	746, 1342		Yes
287	39607	TOMS RIVER TWP	OCEAN	4	1	0,264346	0,264346	155	26, 33	Approved Affordable Housing Site - TAS/Krupnick - Rt 9, 60 affordable units	No
288	39608	TOMS RIVER TWP	OCEAN	4	1	1,079908	1,079908	151	1, 175	Approved Affordable Housing Site - TAS/Krupnick - Rt 9, 60 affordable units	No
289	39609	TOMS RIVER TWP	OCEAN	4	1	2,257056	2,257056	147	179, 188, 193	Approved Affordable Housing Site - TAS/Krupnick - Rt 9, 60 affordable units	No
290	39610	TOMS RIVER TWP	OCEAN	4	1	0,127607	0,127607	146	233, 234, 235	Under 0.8-acres	No
291	39611	TOMS RIVER TWP	OCEAN	4	1	0,1036	0,1036	146.01	246, 247	Approved Affordable Housing Site - TAS/Krupnick	No
292	39612	TOMS RIVER TWP	OCEAN	4	1	0,420115	0,420115	146.01	237, 241	Approved Affordable Housing Site - TAS/Krupnick - Rt 9, 60 affordable units	No
293	39613	TOMS RIVER TWP	OCEAN	4	1	0,097965	0,097965	146.01	254, 269	Approved Affordable Housing Site - TAS/Krupnick / Half on TR Twp PP (15C)	No
294	39614	TOMS RIVER TWP	OCEAN	4	1	0,093119	0,093119	146.01	256, 267	Approved Affordable Housing Site - TAS/Krupnick	No
295	39615	TOMS RIVER TWP	OCEAN	4	1	9,361389	9,361389	135.02	106.02, 109.C		Yes
296	39616	TOMS RIVER TWP	OCEAN	4	1	0,605411	0,605411	146	2, 3	State of NJ Public Land - Rt 70 ROW Parcel (15C)	No
297	39617	TOMS RIVER TWP	OCEAN	4	1	1,828759	1,828759	99	742		Yes
298	39618	TOMS RIVER TWP	OCEAN	4	1	0,104265	0,104265	135.02	110,01	Under 0.8-acres	No
299	39619	TOMS RIVER TWP	OCEAN	4	1	0,425361	0,425361	40	2, 769	TR Twp Public Property (15C), too narrow	No
300	39620	TOMS RIVER TWP	OCEAN	4	1	0,064372	0,064372	60	1233	OC Public Property (15C)	No
301	39621	TOMS RIVER TWP	OCEAN	4	1	16,41071	16,41071	159	9,01, 10,01, 1	Toms River Township Open Space 54-04-03.03 (15C)	No
302	39622	TOMS RIVER TWP	OCEAN	4	1	0,064369	0,064369	60	1223	Under 0.8-acres	No
303	39623	TOMS RIVER TWP	OCEAN	4	1	0,057224	0,057224	60	1183	Area less than 2,500 s.f.	No
304	39624	TOMS RIVER TWP	OCEAN	4	1	7,255822	7,255822	40	765, 766, 767	OC Natural Lands Trust Property TR Corridor Conservation Area (15C)	No
305	39625	TOMS RIVER TWP	OCEAN	4	1	0,317027	0,317027	144	3,01, 3,02	State of NJ Public Property (15C), Under 0.8 Ac	No
306	39626	TOMS RIVER TWP	OCEAN	4	1	0,060973	0,060973	142	1	Under 0.8 Ac	No

307	39627	TOMS RIVER TWP	OCEAN	4	1	0.709281	0.709281	144	3.05	Under 0.8 Ac	No
308	39628	TOMS RIVER TWP	OCEAN	4	1	0.112545	0.112545	138	133	Under 0.8-acres	No
309	39629	TOMS RIVER TWP	OCEAN	4	1	0.123605	0.123605	136	199	Under 0.8-acres	No
310	39630	TOMS RIVER TWP	OCEAN	4	1	0.146455	0.146455	61.01	55	Under 0.8 Ac	No
311	39631	TOMS RIVER TWP	OCEAN	4	1	0.391947	0.391947	4	3.01	Under 0.8 Ac, land locked, residential home on lot	No
312	39632	TOMS RIVER TWP	OCEAN	4	1	2.007578	2.007578	3.01	3	Southern Portion is in Ocean County Toms River Corridor Conservation Area	No
313	39633	TOMS RIVER TWP	OCEAN	4	1	0.095599	0.095599	13.01	8	Land Locked by Forest Preservation Area (South)	No
314	39634	TOMS RIVER TWP	OCEAN	4	1	0.367881	0.367881	13.01	12	Land Locked by a Forest Preservation Area	No

**TOMS RIVER TOWNSHIP
OCEAN COUNTY, N.J.
MAP 1 - ENVIRONMENTAL RESTRICTIONS
AFFORDABLE HOUSING LAND CAPACITY ANALYSIS**

Prepared by:
Richard A. Alaimo Associates
January 2025
Scale: 1" = 1,500' at 30"x42"



LEGEND

	Included in Developable per NJCCA		County Parks
	RIOP Sites		Open Space Land per Ocean County Category
	Housing Affordable Community/Open Space		Municipal
	FEMA FEMA 100 Year Flood Hazard (A, AE)		State
	Wetlands		Other
	Preserved Farmland per Ocean County		
	Historic Land per Ocean County		
	Tom's River Pasture		
	Tom's River Township Boundary		

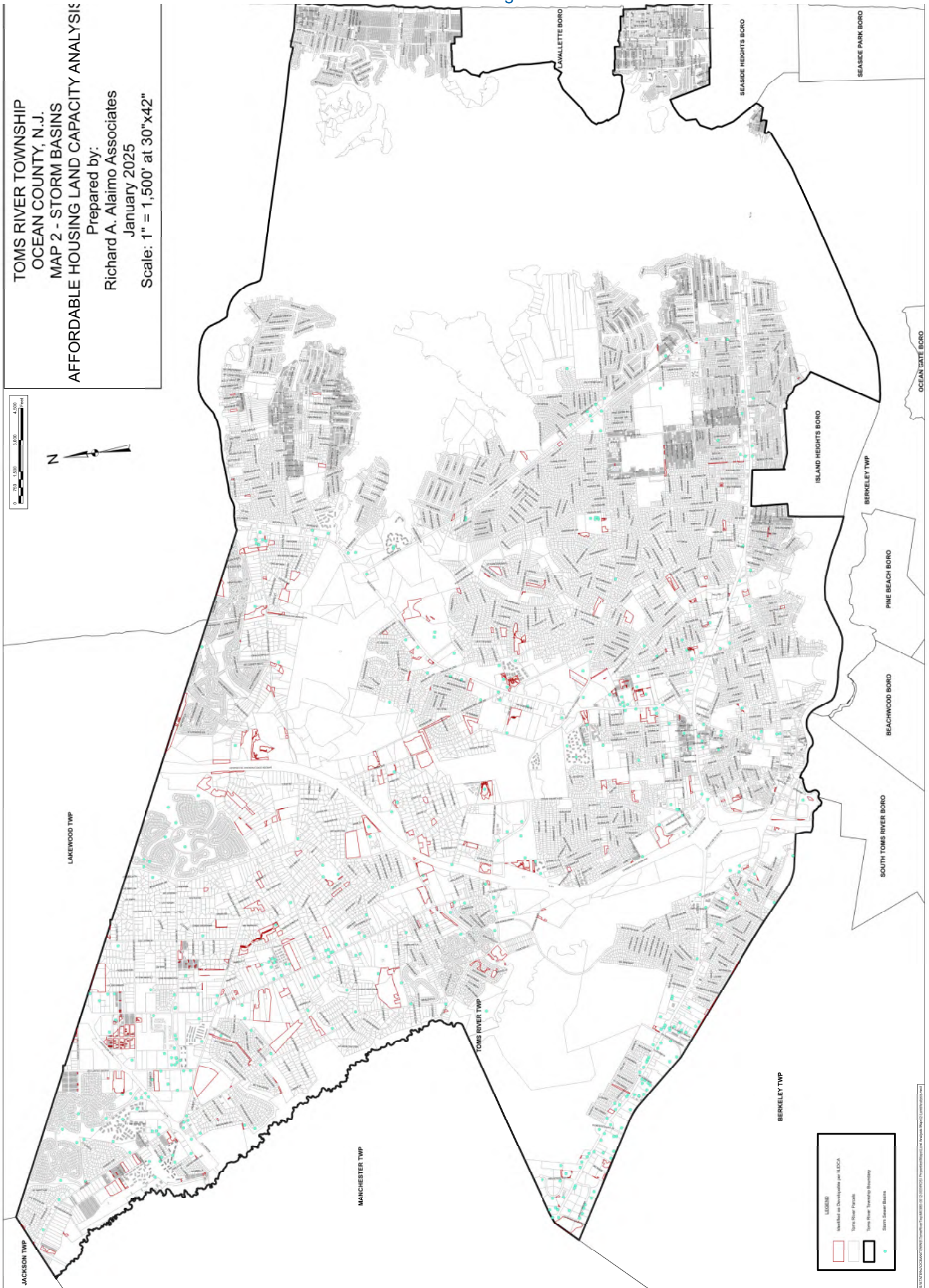
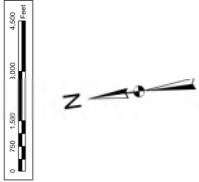
BERKELEY TWP

	County Parks
	Open Space Land per Ocean County Category
	Municipal
	State
	Other

OCN-L-000331-25 Map 1 - Environmental Restrictions Affordable Housing Land Capacity Analysis (17 of 21)

**TOMS RIVER TOWNSHIP
OCEAN COUNTY, N.J.
MAP 2 - STORM BASINS
AFFORDABLE HOUSING LAND CAPACITY ANALYSIS**

Prepared by:
Richard A. Alaimo Associates
January 2025
Scale: 1" = 1,500' at 30"x42"

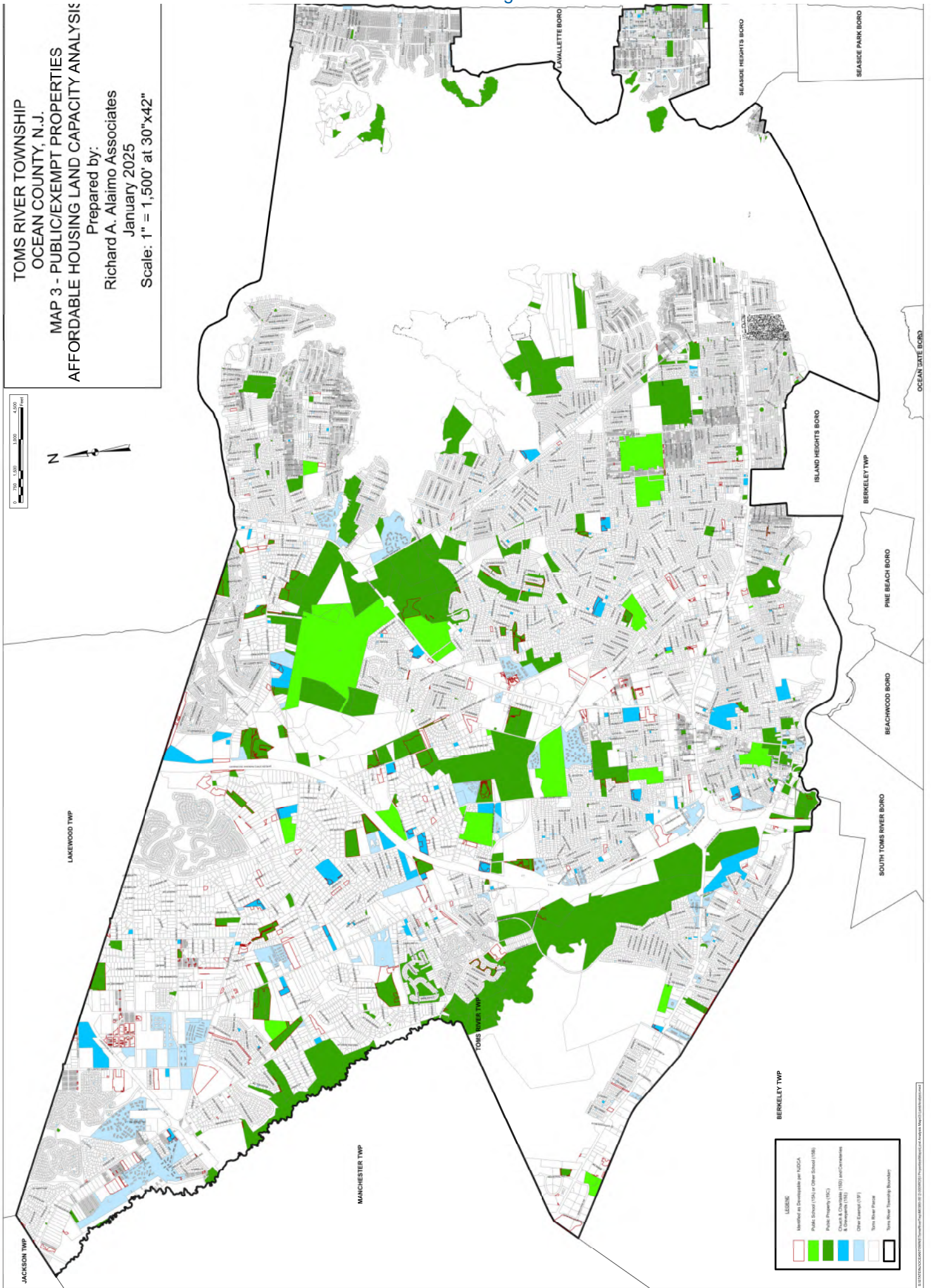
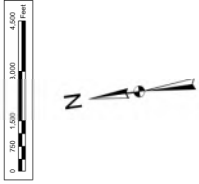


LEGEND

- Storm Basins
- Storm Basins
- Toms River Township Boundary
- Storm Basins
- Storm Basins
- Storm Basins

TOMS RIVER TOWNSHIP
OCEAN COUNTY, N.J.
MAP 3 - PUBLIC/EXEMPT PROPERTIES
AFFORDABLE HOUSING LAND CAPACITY ANALYSIS

Prepared by:
Richard A. Alaimo Associates
January 2025
Scale: 1" = 1,500' at 30"x42"



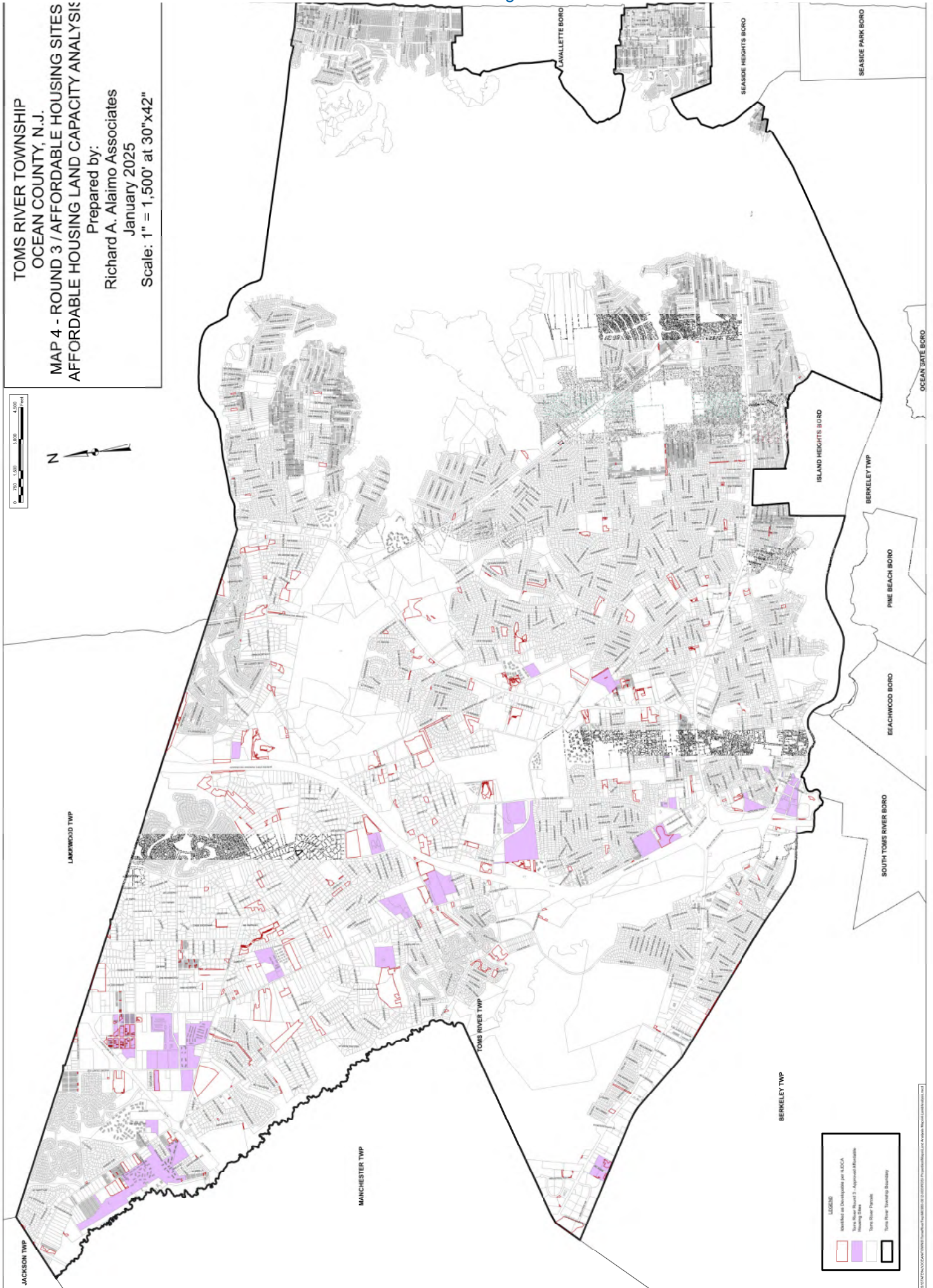
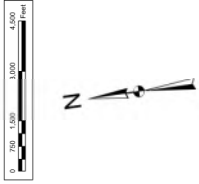
LEGEND

- Identify As Determined per NJACA
- Public School (ISA or Other School) (USB)
- Public Property (PC)
- State Parks, Recreation & Open Space (SR)
- Other Exempt (OT)
- Toms River Parcel
- Toms River Township Boundary

OCN-L-000331-25-Map 3 - Public/Exempt Properties - Affordable Housing Land Capacity Analysis - January 2025

**TOMS RIVER TOWNSHIP
OCEAN COUNTY, N.J.
MAP 4 - ROUND 3 / AFFORDABLE HOUSING SITES
AFFORDABLE HOUSING LAND CAPACITY ANALYSIS**

Prepared by:
Richard A. Alaimo Associates
January 2025
Scale: 1" = 1,500' at 30"x42"



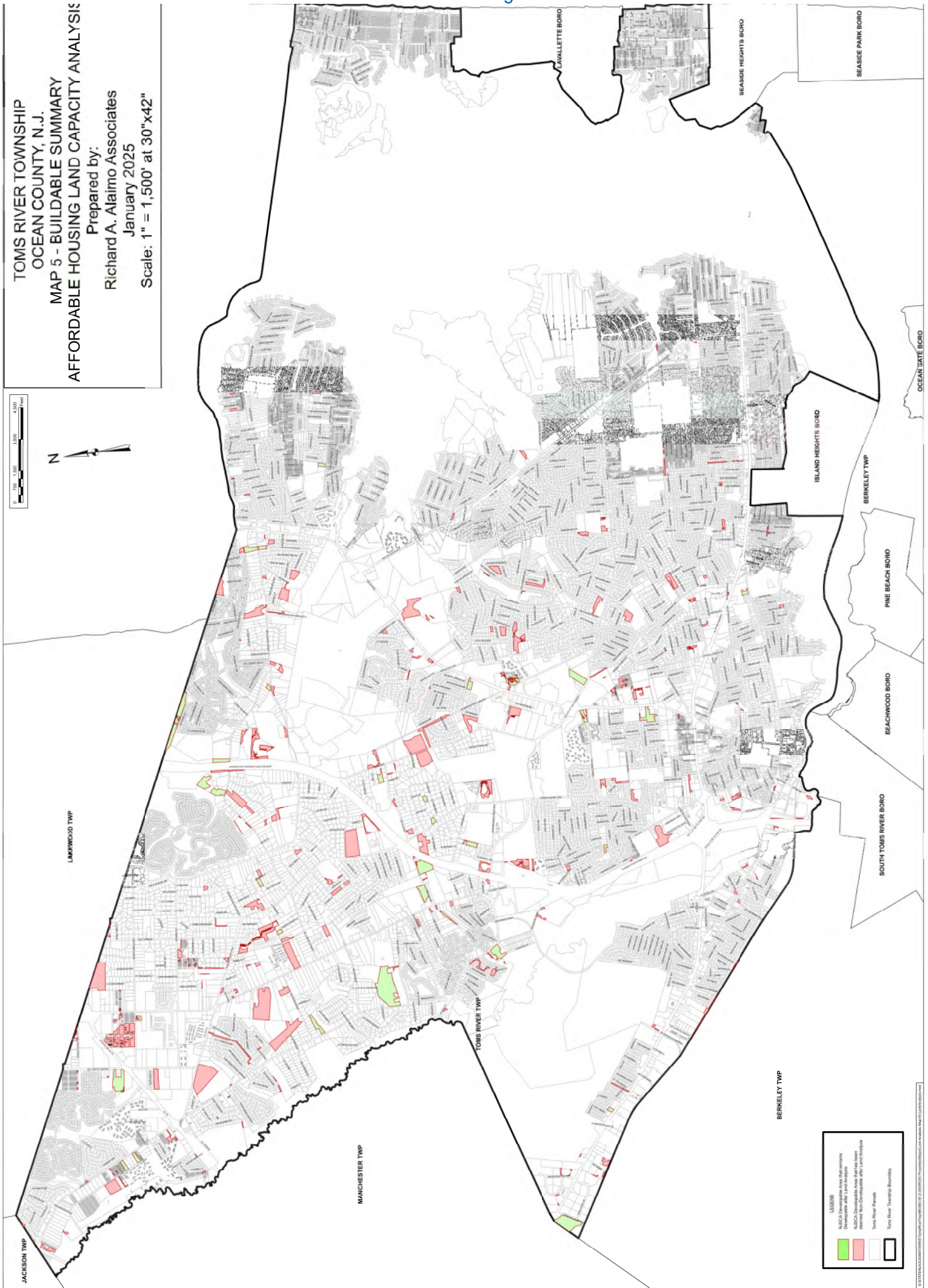
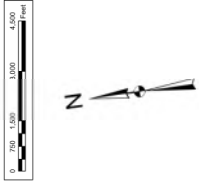
LEGEND

- Identified as Developable per LCCA
- Round 3 - Approved Affordable Housing Sites
- Township Boundary

OCN-L-000331-25-Map 4 - Round 3 - Affordable Housing Land Capacity Analysis - January 2025

TOMS RIVER TOWNSHIP
OCEAN COUNTY, N.J.
MAP 5 - BUILDABLE SUMMARY
AFFORDABLE HOUSING LAND CAPACITY ANALYSIS

Prepared by:
Richard A. Alaimo Associates
January 2025
Scale: 1" = 1,500' at 30"x42"



LEGEND

- Buildable Area
- Non-Developable Area
- ALMCA Designable Area that has been determined Non-Developable after Land Analysis
- Township Parcels
- Township Township Boundary