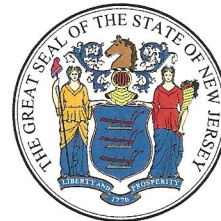




Borough of South Toms River

Incorporated May 2, 1927



New Jersey Business Action Center
Office for Planning Advocacy
Attn: Gerard Scharfenberger, Director
Department of State
P.O. Box 820
Trenton, New Jersey 08625-0820

Borough Hall, 19 Double Trouble Rd., South Toms River, NJ 08757
Telephone: 732-349-0403
Fax: 732-349-5266

Dear Mr. Scharfenberger:

The Borough of South Toms River hereby submits the attached documents in kind request of a pre-petition meeting to begin our effort to obtain Plan Endorsement.

South Toms River is currently subject to CAFRA (Coastal Area Facility Review Act) guidelines which limit coastal development. The Borough has been encumbered in its development CAFRA Site Coverage and Intensity Values, resulting in a less-walkable and vibrant downtown. With the possibility of Site Coverage limitations being raised, a more traditional and cohesive downtown could be created with a main street atmosphere, local business opportunities, and mixed use development.

In short, it is the Borough's intent to go through the Plan Endorsement process in order to spur greater economic development through more flexible regulations.

The following items are enclosed for your office's review:

- Land Development Regulations Chapter XXVI
- Zoning Map, dated 7/2013
- Master Plan, dated 2/1/13
- Route 166 Corridor Waterfront Redevelopment Plan, dated 1/30/15
- Ordinance 8-13, amending Land Development Ordinance, dated 7/15/13
- Ordinance 9-17, amending Dover Road Redevelopment Plan, dated 10/23/17
- Redevelopment Study Area Determination of Need for Block 5, Lots 1-4 and 6, dated 8/26/14
- Ocean County Wastewater Management Plan, Chapter 29 South Toms River
- Borough of South Toms River Strategic Recovery Planning Report, dated 5/4/15
- "Getting to Resilience" Recommendations Report, prepared by the Jacques Cousteau National Estuarine Research Reserve, dated 10/2014
- NJDEP Documents
 - Letter from NJDEP, regarding Cedar Cove Marina, dated 3/1/12
 - Administrative Order and Notice Of Civil Administrative Penalty Assessment, regarding Cedar Cove Marina
 - Administrative Consent Order, regarding Cedar Cove Marina
 - Field Notice of Violations, dated 5/29/07
 - NJDEP Investigation Report, dated 7/13/07
- Letter from NJDOT re: Boat Slip Encroachments, dated 3/1/12
- Cancellation of Capital Ordinances, Resolution R2017, dated 11/27/17

- Preliminary Stormwater Audit of South Toms River Borough, Ocean County, NJPDES Permit Number NJG0150622, PI Number 202083, dated 3/2/15
- List of Subdivision and Site Plans 01/01/13 thru 01/01/18

Also attached is a copy of the municipal Resolution Authorizing the Creation Establishing the Plan Endorsement Citizens' Advisory Committee, including a Public Notice of the meeting and any comments pertaining to the resolution received at the meeting in accordance with the requirements of submittal.

Our Planning Consultant/Project Manager for South Toms River's Plan Endorsement and Town Center Designation Process is Debbie Alaimo Lawlor, FAICP, PP of Maser Consulting. She may be reached at dlawlor@maserconsulting.com or cell: 862.324.0104 / office: 973.398.3110 ext: 4560.

Thank you in advance for your time in assisting with our endeavor to pursue Plan Endorsement.

Sincerely,

A handwritten signature in blue ink, appearing to read "Oscar L. Cradle Sr.", written in a cursive style.

Reverend Oscar L. Cradle Sr.
Mayor