

TOWNSHIP OF OCEAN
PLAN ENDORSEMENT
RECOMMENDATION

**Plan Implementation
Committee**

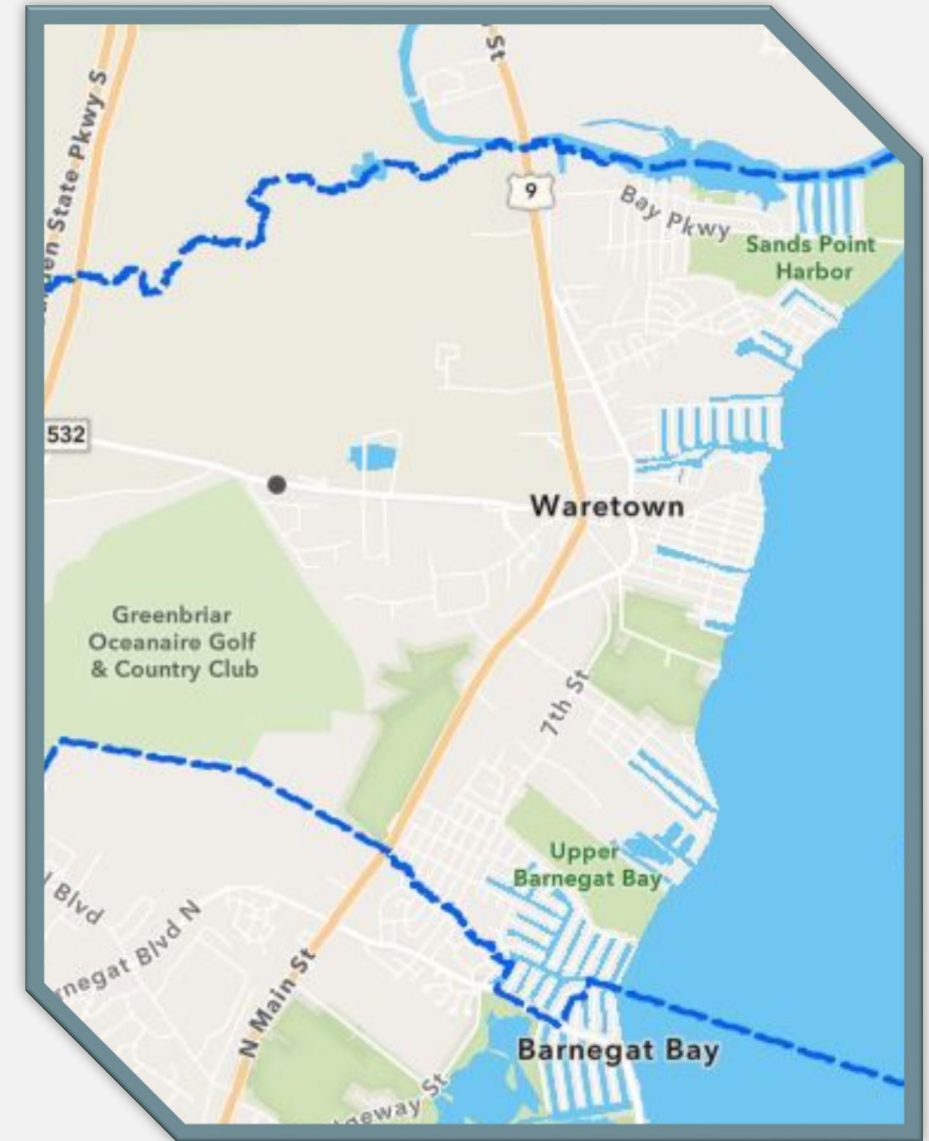
December 17, 2025

NJ Office of Planning Advocacy

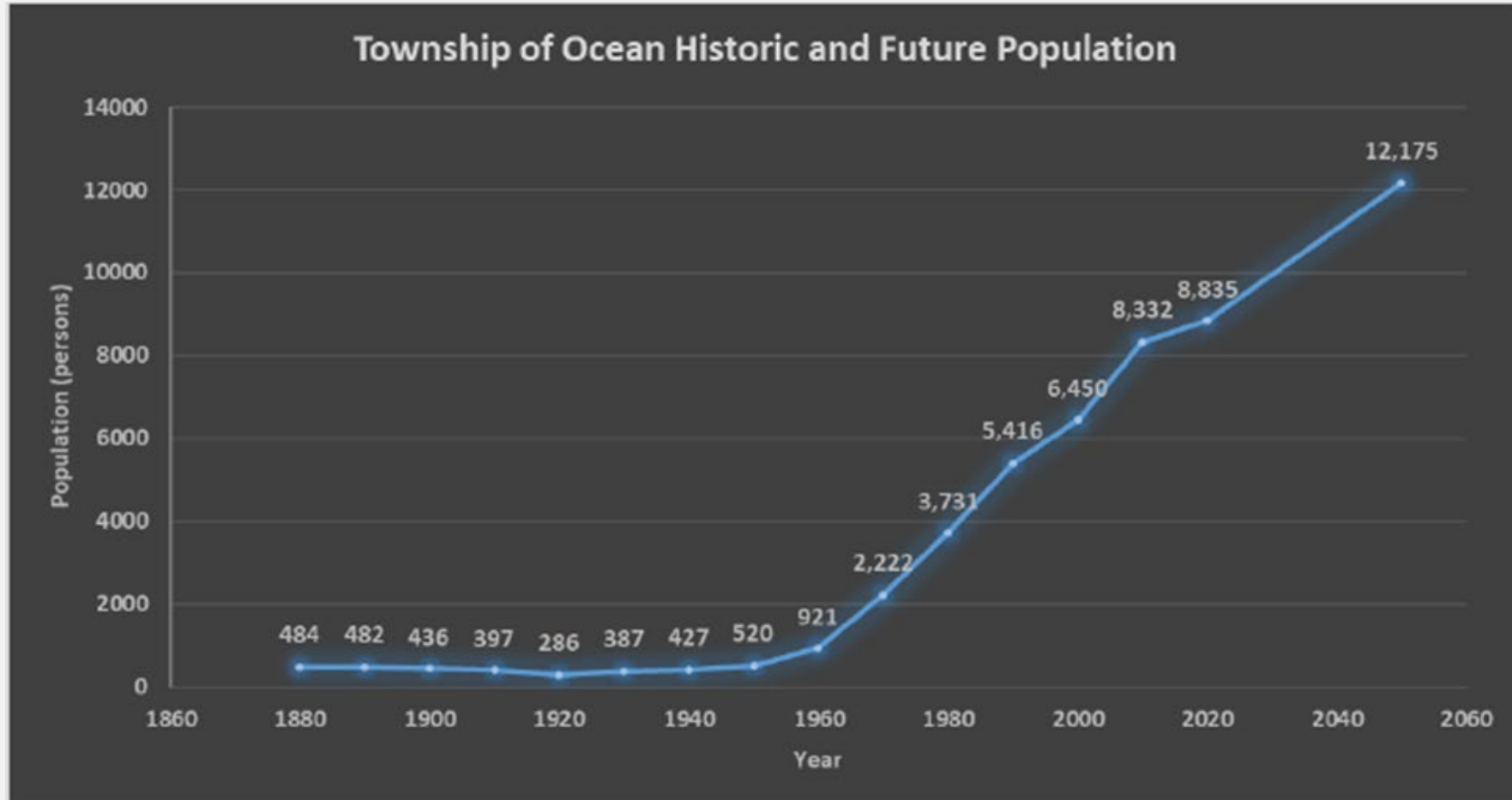


LOCATION & REGIONAL CONTEXT

- Located on the eastern bay shore of Barnegat Bay.
- Approximately 31.6 square miles
 - 20.4 square miles of land
 - 11.2 square miles of water
- Waretown is an unincorporated community.
- Borders Barnegat Light, Barnegat Township, Berkley Township, Lacey Township, and Long Beach Township.
- One of 56 municipalities located within NJ Pinelands National Reserve.



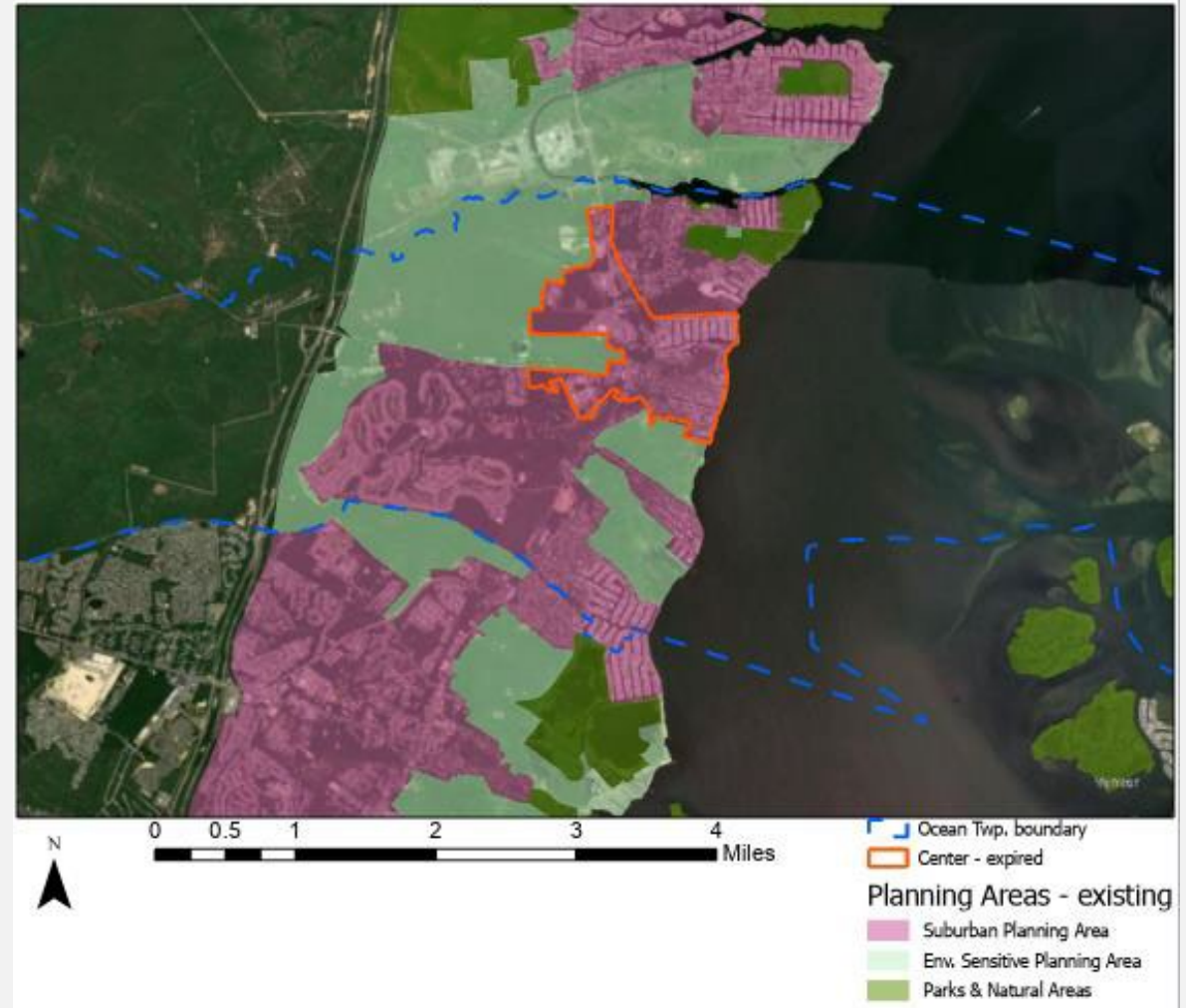
DEMOGRAPHICS/TRENDS



PLAN ENDORSEMENT

- Received Town Center Designation on December 5, 2005.
 - Expired on March 31, 2023
- Initiated the process for Plan Endorsement on February 25, 2020.
- Ocean is seeking Plan Endorsement to establish consistency among municipal, county, regional, and State agencies.
- The Township seeks for Plan Endorsement to bring back its Town Center Designation.

Township of Ocean Current Planning Areas and Expired Center



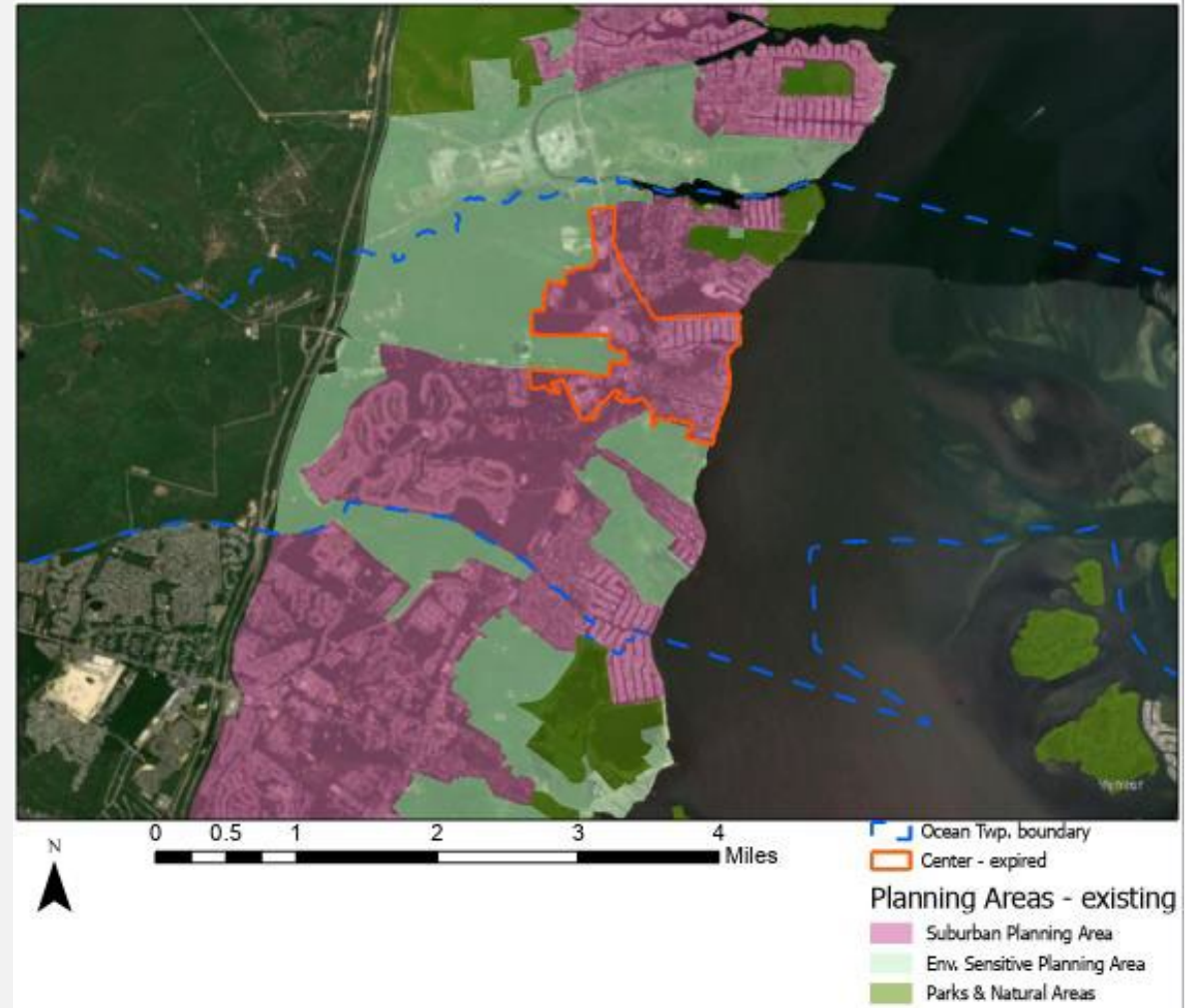
PLANNING MILESTONES

Event(s)	Date	Notes
Master Plan	1982	
Town Center Designation	December 5, 2005	Expired March 31, 2023
Master Plan Reexamination Report	2015	
Master Plan Reexamination Report	November 7, 2019	
Vision Statement	November 7, 2019	
Plan Endorsement – Prepetition Meeting	February 25, 2020	
Municipal Self-Assessment	October 18, 2022	Resolution no. 2022-275
Plan Implementation Agreement	November 25, 2025	Resolution no. 2025-236

EXISTING MAPPING

- One December 5, 2005 the 2003 Center Designation expired.
- Town Center was removed from the State Plan Policy Map.
- Planning Areas remained.

Township of Ocean Current Planning Areas and Expired Center



PROPOSED MAPPING

Planning Area	Label	Existing Acreage	Proposed Acreage
Suburban	PA2	2,828.66	833.27
Environmentally Sensitive	PA5	1,794.59	3,368.17
Environmentally Sensitive/ Barrier Island	PA5B	34.19	1.76
Parks and Open Space	Parks/Open Space	659.83	1,153.91
Critical Environmental Site	CES (Overlay)	0	109.26

Center Designation	Expired Acreage	Proposed Acreage	Change in Acreage
Town Center	687.94	382.25	-305.59

Township of Ocean Proposed Planning Areas and Center Designation



0 0.35 0.7 1.4 2.1 2.8 Miles

- Proposed Center
- Proposed CES
- Proposed Planning_Areas**
- SPDETAIL2**
- ENV SENS
- ENV. SENS. BARRIER IS.
- PARK
- PINELANDS
- SUBURBAN
- <all other values>

GOALS OF THE STATE PLAN

- Goal #1: Revitalize the State's Cities and Towns
- Goal #2: Conserve the State's Natural Resources and Systems
- Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey
- Goal #4: Protect the Environment, Prevent and Clean Up Pollution
- Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost
- Goal #6: Provide Adequate Housing at a Reasonable Cost
- Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value
- Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

GOALS OF THE STATE PLAN

- Waretown Town Center
 - Economic Redevelopment Plan
- **Goal #1: Revitalize the State's Cities and Towns**
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GOALS OF THE STATE PLAN

- Zoning Map: Bayfront Conservation, Environmental Conservation, Preservation Area
 - Master Plan
 - Stormwater Pollution Prevention Plan
 - Environmental Commission and Green Team
- Goal #1: Revitalize the State's Cities and Towns
 - **Goal #2: Conserve the State's Natural Resources and Systems**
 - Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey
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GOALS OF THE STATE PLAN

- Waretown Town Center
 - Economic Development Committee
- Goal #1: Revitalize the State's Cities and Towns
 - Goal #2: Conserve the State's Natural Resources and Systems
 - **Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey**
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GOALS OF THE STATE PLAN

- Environmental Commission
 - Stormwater Pollution Prevention Plan
 - Annual Town-wide Clean-Up
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GOALS OF THE STATE PLAN

- Ocean Township School District
 - Ocean County Fire and First Aid Training Center
 - Ocean Township Police Department
 - Waretown Volunteer Fire Company
 - Ocean Township Municipal Building
 - Waretown Branch Library of the Ocean County Library
 - Waretown First Aid Squad
- Goal #1: Revitalize the State's Cities and Towns
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GOALS OF THE STATE PLAN

- Master Plan Reexamination Housing Goal
 - Housing Element and Fair Share Plan
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GOALS OF THE STATE PLAN

- Historical Society
 - Wells Mills Park,
 - Tuomey Park
 - Crystal Bay Peninsula Park
 - Waretown Bayfront Park & Pier
 - Sands Point Park/Boat Ramp
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GOALS OF THE STATE PLAN

- Pursuing Plan Endorsement
 - Plan Implementation Agreement
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PLAN IMPLEMENTATION AGREEMENT

The Township of ocean formally approved the Plan Implementation Agreement (PIA) on November 25, 2025 via Resolution no. 2025-236.

RECOMMENDATION

Based on the Township of Ocean's continuing efforts in working with the State and Ocean County in achieving consistency with both the State Development and Redevelopment Plan and with the Ocean County Plans, it is recommended that the Township of Ocean's petition move forward to the State Planning Commission in order to be awarded their Plan Endorsement inclusive of the proposed Town Center.