



NEW JERSEY OFFICE OF
PLANNING ADVOCACY
December 10, 2025

PLAN ENDORSEMENT RECOMMENDATION REPORT

Township of Ocean, Ocean County

This document is a recommendation report prepared by the Office of Planning Advocacy (OPA) as staff to the State Planning Commission (SPC) based on input of our partner agencies, the Township of Ocean, Ocean County, and members of the public. OPA will post this report and other materials related to the Township's Plan Endorsement petition on our website. You can contact our office by email regarding petitions for Plan Endorsement by providing contact information, including name, organization, address, and e-mail address to ospmail@sos.state.nj.us.

Documents submitted by Township of Ocean can be found here:
<https://nj.gov/state/bac/planning/plan-endorsement/overview/>
Master Plan, Examination Report, Zoning and Land Use Maps, etc.

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Introduction and Background

The Township of Ocean (hereafter Ocean or Township) in Ocean County received Town Center designation on December 5, 2005, which was set to expire on June 30, 2020; however, the expiration had been extended through various extension approvals by legislation, executive orders, and/or State Planning Commission resolutions. Ocean's Center designation expired on March 31, 2023.

According to the Township's Municipal Self-Assessment (MSA) Report, Ocean is seeking Plan Endorsement to establish consistency among municipal, county, regional, and State agencies. The Township is also seeking Plan Endorsement to align its local planning goals and objectives with the State Development and Redevelopment Plan (State Plan). The Township seeks to bring back its Waretown Town Center.

This report contains findings and conclusions concerning consistency of the Township's plans with the State Plan. The review of the petition is based on information submitted by the petitioner and information otherwise available to OPA.

The SPC, by adopting a resolution in support of Plan Endorsement of the Township's plans, demonstrates that the Township is taking appropriate steps to plan for a more sustainable future by addressing their infrastructure, economic development, housing, open space, environmental, and resiliency concerns.

Plan Endorsement Petition Process

The Township initiated the Plan Endorsement process by attending a pre-petition meeting with OPA and our partner State agencies on February 25, 2020. Ocean established their Plan Endorsement Citizens Advisory Committee on August 17, 2021 via resolution #2021-223. The MSA was authorized by the Township via resolution #2022-275 on October 18, 2022. OPA and respective State agency partners responded with an Opportunity and Constraints Report on July 11, 2023.

Ocean sought to waive the Community Visioning step of their Plan Endorsement petition. The Township of Ocean's vision was affirmed by the Township's 2019 Master Plan Reexamination Report. The Township recognizes the importance of community visioning and public participation, and values both as important tools to inform and guide local planning efforts. It is only through the robust community visioning and public participation that Ocean Township has held in the last few years that led them to develop local planning documents that address the following: needs of a changing environment; respond to local market dynamics; reflect community values; and continue to effectively implement the vision of the Township's Town Center. The waiver request was approved by OPA's Executive Director on July 19, 2023.

The Township formally approved the Draft Plan Implementation Agreement (PIA) and Draft State Plan Policy Map Amendments on November 25, 2025 via Resolution no. 2025-236. The PIA included items that OPA and other State agencies believe will achieve consistency with the State Plan, as well as the updated Plan Endorsement Guidelines and amendments to the New Jersey Municipal Land Use Law, which address State priorities for environmental justice and climate resiliency, respectively.

Planning Milestones and Chronology

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	Reexamination Report
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

Location and Regional Context

According to the Township’s MSA:

Ocean Township is primarily located on the eastern bay shore of Barnegat Bay in central Ocean County. Its total jurisdiction is about 31.6 square miles, though much of it is encompassed by Barnegat Bay and only about 20.4 square miles comprised of land area to the east of Barnegat Bay. Ocean Township is bordered to the north by Lacey Township, to the south and west by Barnegat Township, and to the east by Barnegat Bay. Portions of Ocean Township, located to the east of Barnegat Bay, are bordered by Long Beach Township and Berkeley Township.

To the east across Barnegat Bay is Barnegat Inlet. There are also several uninhabited and undeveloped sedge islands adjacent to Barnegat Inlet that are within the Township’s jurisdiction. These, however, are owned by the State of New Jersey and are part of Island Beach State Park.

Ocean Township is divided by the Garden State Parkway (GSP), which runs in a northerly–southerly direction through the municipality. Ocean Township’s land use configuration is generally characterized by: the Pinelands to the west of the GSP, which comprises about 64.4 percent of its total land area; and the CAFRA zone to the east of the GSP, which comprises the remaining 35.6 percent of its total land area.

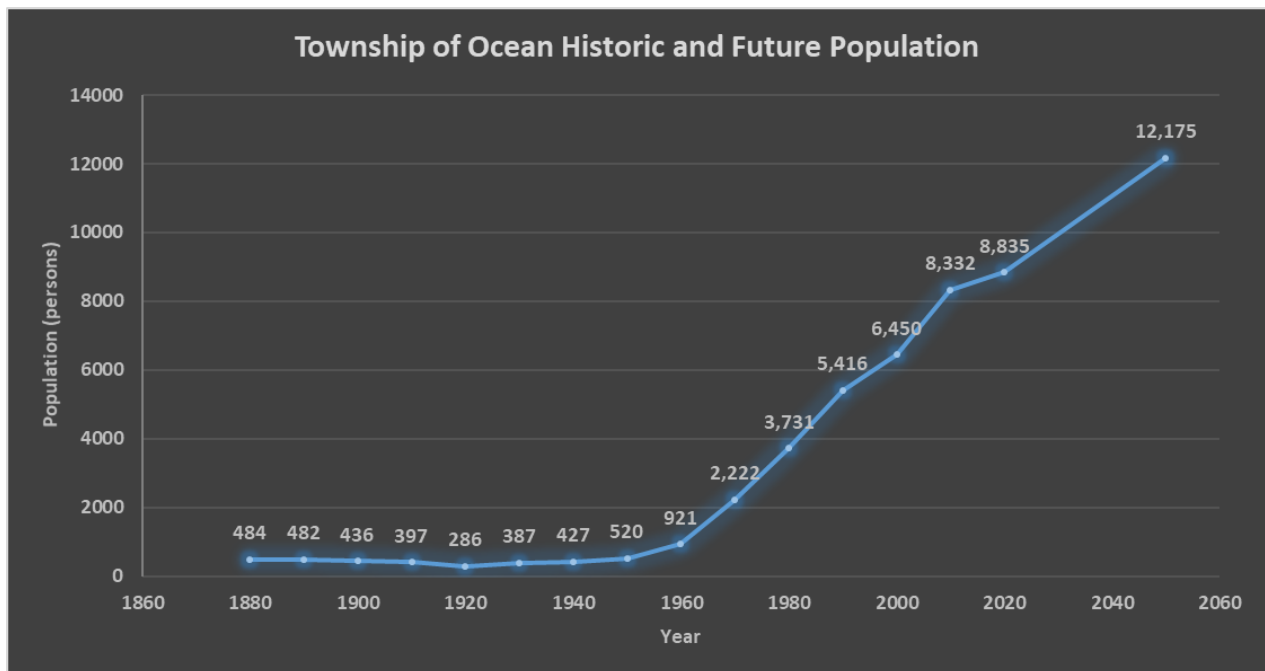
The eastern part of Ocean Township is the location of most development. It is marked by United States Route 9 (US Route 9), which also runs in a northerly–southerly direction. The land to the east of the GSP is generally developed with residential and maritime-related uses.

	Township of Ocean	Ocean County
Land Area (Sq. Mile)	20.4	628.30
Population (Persons)	8,915	659,197
Households	3,673	245,827
Average Household Size	2.4	2.7
Population Density (Persons/Sq. Mile)	437	1,049.2
Housing Units	4,260	296,757
Vacancy Rate	14%	60%
Median Household Income	\$107,364	\$84,464
Per Capita Income	\$52,696	\$42,910
Persons Below Poverty Rate	6.6%	10.3%

U.S. Census Bureau (2023). *American Community Survey 5-year estimates*. Retrieved from *Census Reporter Profile page for Ocean County, NJ* <http://censusreporter.org/profiles/05000US34029-ocean-county-nj/>
U.S. Census Bureau (2023). *American Community Survey 5-year estimates*. Retrieved from *Census Reporter Profile page for Ocean township, Ocean County, NJ* <http://censusreporter.org/profiles/>

Demographics and Ocean Township's Future

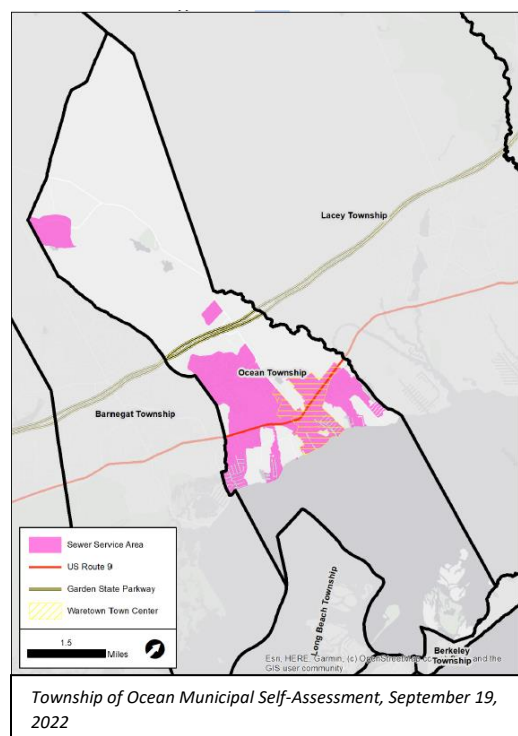
According the United States Census Bureau, Ocean Township's population was 8,835 residents at the time of the 2020 United States Census, which represents an increase of 503 residents since the time of the 2010 United States Census. This increase equates to an average annual change of approximately 0.60 percent, which was lower than the average annual change of 1.05 percent that occurred in Ocean County, but slightly more than the average annual change of 0.57 percent that occurred in New Jersey during the same period. With regard to the period between the 2000 and 2010 United States censuses, it is noted that the average annual change of 2.92 percent that occurred in Ocean Township was significantly higher than the average annual change of 1.28 percent that occurred in Ocean County and 0.45 percent that occurred in New Jersey.



The North Jersey Transportation Planning Authority forecasts the Township to have a population of 12,175 persons by 2050.

Infrastructure

Water and Sewer



According to Ocean's MSA, Water service in Ocean Township is provided by the Ocean Township Municipal Utilities Authority. The service area is located to the east of the GSP and encompasses an area of approximately 7.4 square miles. Water needs outside of the service area of the Ocean Township Municipal Utilities Authority are met via private wells.

The sewer service area in Ocean Township largely mimics the boundaries of the water service area. There are, however, two area to the west of the GSP that are included in the sewer service area. In total, the sewer service area encompasses 7.6 square miles.

The Township continues to maintain their utility infrastructure, and since 2013 they have replaced over 3 miles of water/sewer mains, upgraded their water treatment plants, and rehabilitated 3 sewer pump stations and 1 water tower.

Transportation and Circulation

The Township has a total of 63.7 miles of roadways, of which 2.9 miles are federal roadways; 5.4 miles are limited-access roadways (incl., access ramps); 16.8 miles are county roadways; and 38.6 miles are local roadways.

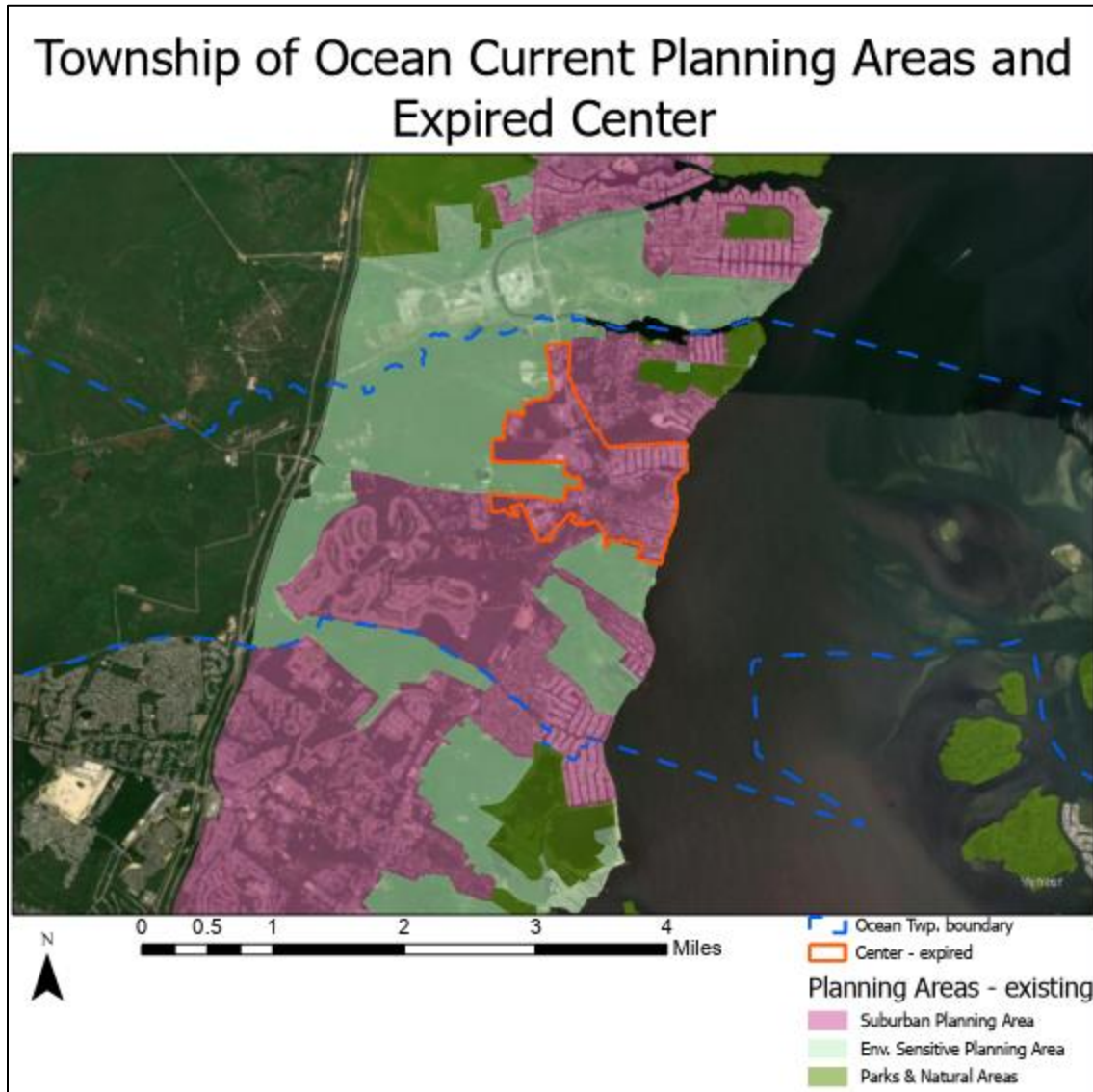
The major roadways in Ocean Township are: US Route 9, which runs in a northerly-southerly direction in the eastern mainland portion of the municipality; the GSP, which runs in a northerly-southerly direction in the central mainland portion of the municipality; and Wells Mills Road, which runs in an easterly-westerly direction through the mainland portion of the municipality.

With regard to public transportation, it is noted that Ocean Township is serviced by NJ Transit Bus Route No. 559, which provides service between Lakewood Township and Atlantic City, with stops at intermediate points. Service is operated daily, and the Township's stop is located at US Route 9 and Wells Mills Road. There are no active passenger or freight rail lines in Ocean Township.

State Plan Policy Map

Township of Ocean Town Center Designation

In 2005, the State Planning Commission designated a Town Center within the Township of Ocean. The following map shows the 2005 designated Town Center (now expired) and Planning Areas.

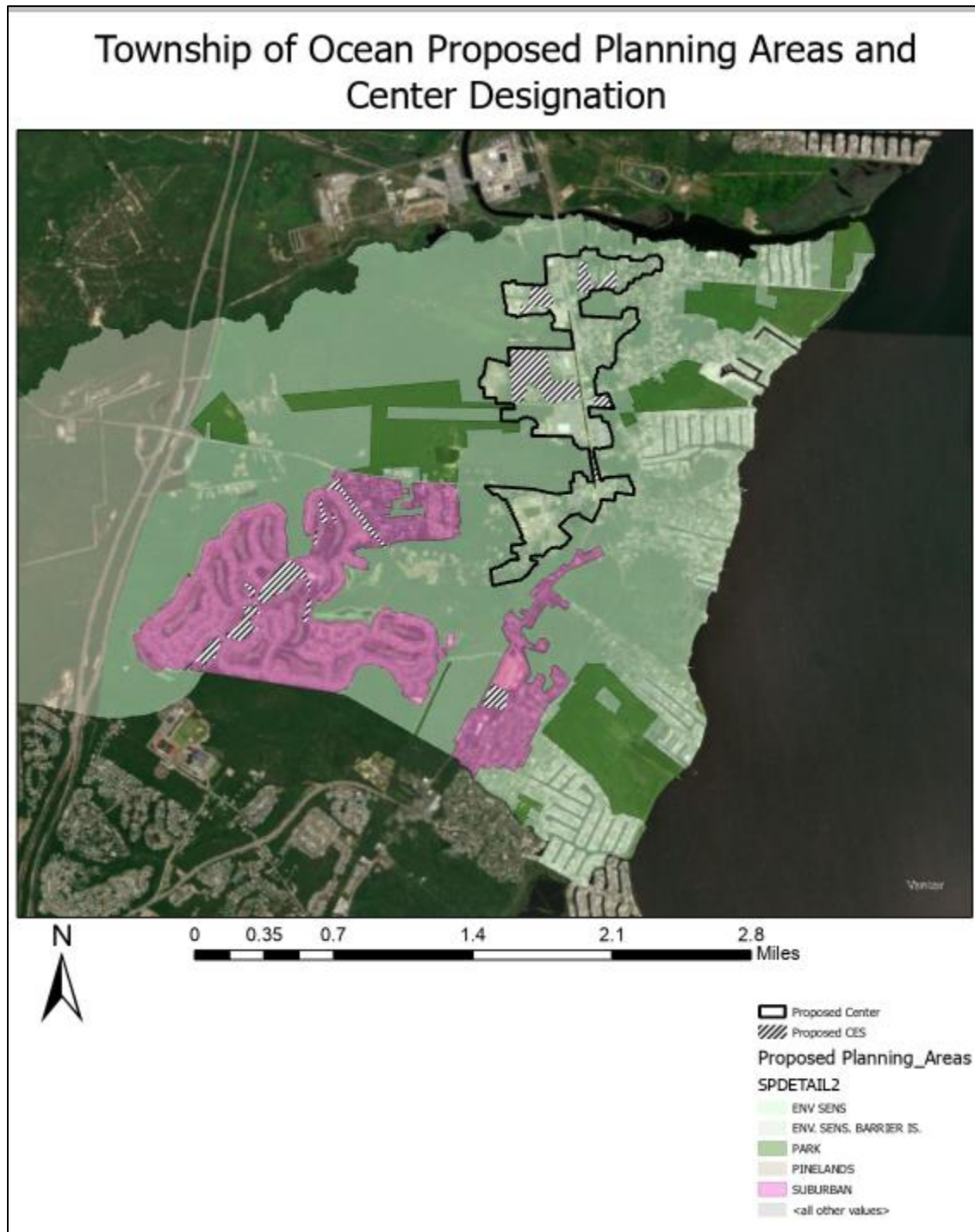


Current Designations and Mapping

On March 31, 2023, the 2005 Center Designation expired. This expiration led to the removal of the center designation from the State Plan Policy Map. Planning Areas are not affected by Plan Endorsement/Center Designation expirations.

Proposed Mapping

The following map shows the proposed map amendment for the Township of Ocean portion of the State Plan Policy Map.



Summary of Proposed Map

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	382.35	- 305.59

State Plan Goals and Review

Goal #1: Revitalize the State's Cities and Town

The development of the Waretown Town Center, which was endorsed by the SPC in 2005, is centered around the concept of redevelopment and will be effectuated by the Economic Redevelopment Plan.

The 2020 Waretown Town Center Economic Redevelopment Plan is meant to guide future redevelopment of properties that are east of the GSP and are north of Wells Road on the eastern side of US Route 9. In 2007, an amendment to the Plan established the framework for a pedestrian-oriented, mixed-use Center within the redevelopment plan area that was designated in the 2000 Economic Redevelopment Plan.

Goal #2: Conserve the State's Natural Resources and Systems

Ocean Township's zoning map has zones for the following:

- Bayfront Conservation – covers remaining undeveloped Bayfront locations which contain wetland subject to regulations by the State of New Jersey and contiguous woodlands having seasonally high water tables.
- Environmental Conservation – covers the environmentally sensitive areas lying outside of and to the west of the Waretown Town Center.
- Preservation Area – covers and conforms to the Pinelands Preservation Area. This area focuses on implementing land use policies and guidelines established in the Pinelands Comprehensive Management Plan for the preservation of natural resources and amenities.

The Ocean Township Master Plan promotes development in the Waretown Town Center. In its Redevelopment Plan, the Township explicitly sets aside certain land as preserved or restored open space so that development pressure is redirected away from sensitive lands and natural systems.

In March of 2025, the Township released their Stormwater Pollution Prevention Plan, which focused on managing stormwater runoff, preventing pollutants from entering surface waters and groundwater, protecting stream corridors, and safeguarding wetlands.

Ocean Township also has an Environmental Commission with 10 active members that meets every month as well as a Green Team with 9 active members. Both groups encourage responsible environmental practices.

Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

The development of the Waretown Town Center is envisioned to include commercial uses that serve local and regional residents. In addition, the Township's zoning provides support for marine commercial uses in appropriate locations. Again, the 2020 Waretown Town Center Economic Redevelopment Plan is meant to guide the redevelopment of this area.

The Township has an Economic Development Committee. The purpose of the Committee is to foster and encourage the continual growth of established local industries, professional organizations, and other commercial and business enterprises, and to facilitate a continuous and ongoing relationship with local industries, professional organizations, and other commercial and business enterprises for the continued economic advancement and betterment of the local community.

Goal #4: Protect the Environment, Prevent and Clean Up Pollution

As previously mentioned, Ocean Township has an Environmental Commission with 10 active members that meets every month as well as a Green Team with 9 active members. Both groups encourage responsible environmental practices.

In March of 2025, the Township released their Stormwater Pollution Prevention Plan, which focused on managing stormwater runoff, preventing pollutants from entering surface waters and groundwater, protecting stream corridors, and safeguarding wetlands.

Ocean Township has also adopted performance standards that promote public health by ensuring that development does not emit harmful pollution. Ocean Township has adopted stormwater, flood hazard control, and similar environmental regulations to limit the impacts of development.

In June of 2025, the Township held their 25th Annual Town-Wide Clean Up Weekend, where bulk garbage and recycling was the main focus.

Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost

The Ocean Township School District serves students from pre-kindergarten through sixth grade. The district is comprised of 2 schools: Waretown Elementary School and Frederic A. Priff Elementary School. For seventh and twelfth grades, public school students attend the schools of the Southern Regional School District, which serves five municipalities.

Public facilities and services in Ocean Township also include:

- Waretown Center of the Ocean County Vocational Technical School System, which is located at 423 Wells Mills Road;
- Waretown Elementary School, which is located at 64 Railroad Avenue;
- Frederic Priff School, which is located at 139 Wells Mills Road;
- Ocean County Fire and First Aid Training Center, which is located at the terminus of Volunteer Way;
- Ocean Township Police Department, which is located at 50 Railroad Avenue;
- Waretown Volunteer Fire Company, which is located at 117 Wells Mills Road;
- Ocean Township Municipal Building, which is located at 50 Railroad Avenue;

- Waretown Branch Library of the Ocean County Library, which is located at 112 Main Street; and
- Waretown First Aid Squad, which is located at 13 Bryant Road.

Goal #6: Provide Adequate Housing at a Reasonable Cost

The 2019 Master Plan Reexamination Report's Housing Goal states two objectives: "(1) Encourage a variety of housing types suiting the needs of all income and age levels; and (2) Incorporate low- and moderate-income housing in Centers in accordance with the State Development and Redevelopment Plan and Council on Affordable Housing regulations."

As reflected in Ocean Township's 2017 Housing Element and Fair Share Plan, there are a total of 276 existing or prospective units of affordable housing within the Township. The implementation of the Township's 2017 Housing Element and Fair Share Plan, which identifies existing and proposed affordable housing developments would be supported being approved for Plan Endorsement.

As of August 2022, construction of 54 affordable housing units was approved at the "Cornerstone at Waretown."

Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

The Township has the following recreational areas:

- Wells Mills Park, which is located at 905 Wells Mill Road;
- Tuomey Park, which is located at 239 11th Street;
- Crystal Bay Peninsula Park, which is located at the end of Tuscarora Avenue;
- Waretown Bayfront Park & Pier, which is located at the end of Bryant Road; and
- Sands Point Park/Boat Ramp, which is located at 49 Dock Avenue.

The Township has a Historical Society with 9 active members that meet every month at the Little Red School House Museum.

Goal #8: Ensure Sound, Integrated Planning and Implementation Statewide

Ocean Township is pursuing Plan Endorsement in order to have consistency between the State Plan's goals and policies and County plans. The Township formally approved the Plan Implementation Agreement (PIA) on November 25, 2025 via Resolution no. 2025-236, which commits the Township to completing the items listed in a timely manner.

Planning and Implementation Agreement

As previously stated, the Township of Ocean formally approved the PIA on November 25, 2025 via Resolution no. 2025-236. The PIA is attached.

Staff Recommendation

Based on the work the Township of Ocean has supplied, and the actions it has taken and committed to complete, it is OPA's recommendation that the State Planning Commission adopt the Resolution for Plan Endorsement.

DRAFT Township of Ocean Plan and Implementation Agreement

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
A1	Administrative	*	One year from endorsement and biennially thereafter, report to the SPC about the status of your planning efforts, ordinance adoption and other accomplishments from the PIA.	Planning Board and governing body	OPA	Continuous, see comments.	First year = Annual Report then Biennial Reports for the next 8 years on PIA action status..
A2	Administrative	*	After adoption, the municipality shall submit any new or modified land use ordinance or other planning document.	Planning Board and governing body	Technical assistance	Include in biennial report.	
B1	Public Info & Community Engagement		Begin participating in the Sustainable Jersey program by engaging a Green Team and recruiting capable volunteer residents and others to support actions committed to by the municipality.	Governing body, Green Team	OPA, SJ	ongoing	Is community currently registered with Sustainable Jersey? Certified? (check report for list of actions completed.) Many PE actions could be undertaken by a Green Team and gain significant points for Bronze or even Silver certification and maybe even a Gold Star. If no Green Team, could an environmental Commission or equivalent serve?
B2	Public Info & Community Engagement		Many actions would benefit from public engagement including education about issues, resident assistance with actions, participation in decision making and support for a path to resiliency and sustainability. An early action should be a public forum(s) designed to recruit short and long-term public engagement, sharing information/goals, highlighting opportunities for participation, volunteerism and meaningful involvement in community planning and decision making.	Governing body, Planning Board, Green Team, chamber (s), churches, schools, other local and regional organizations as partners/invitees.	OPA, DEP, local groups & regional NGOs/universities	Year 1 and periodically thereafter to update/engage residents on progress on key issues.	Forum(s) should be designed with a well developed outreach element to ensure equitable inclusion and meaningful turn out and facilitated to maximize results.
C1	Climate Resilience Planning	*	Develop, adopt, and implement a climate change-related hazard vulnerability assessment (CCRHA) that meets the requirements of the MLUL per P.L.2021, c.6.	All municipal hands should be engaged.	OPA, DVRPC, DEP, SJ	1-4 years	Municipality should review its existing data, maps, HMP Annex and assessments and compile any additional data into an assessment and strategy to satisfy the requirements for the CCRHA in the MLUL per NJDEP. Expand on the local annex to the county HMP to include climate impacts for temperature, precipitation, flooding, heat island, and vulnerability of public and private potable wells, pump stations and wastewater treatment. o Identify and document any utility sites, facilities, equipment, conveyance piping, overhead utility lines, etc. that may be vulnerable to climate impacts or other environmental hazards. o Confirm the condition and capacity of these utility sites, facilities, equipment, etc. o DEP strongly advises against new utility development in areas identified as vulnerable to natural hazards in current and projected condition. Findings from the CCRHA should guide strategies and actions to increase resilience and reduce risk moving forward. The Township completed a CCRHA in December 2023
C2	Climate Resilience Planning	*	Review and update the Flood Damage Protection Ordinance with the current NJ Model Ordinance (revised 2020) at in order to stay compliant with NFIP.	Planning Board and governing Body	DEP	1-4, contingent on DEP assistance	Date of Flood Loss ordinance? (Ecode360) NJDEP updated the model ordinance in December 2020 to be compliant with NFIP. The model ordinance provided by NJDEP can be found at https://www.nj.gov/dep/floodcontrol/modelord.htm The Township's Chapter 180 Flood Damage Prevention of the Township Code, was on 4/19/22.
C3	Climate Resilience Planning		Review the Blue Acres Program and see if it might be an option for the Non-mitigated repetitive loss properties in the community.	Governing Body	DEP, OEM, FEMA		Check HMP for # Repetitive loss properties and Severe Repetitive Loss property, # NFIP properties; # claims etc. (132 NFIP policies with 101 losses during participation).

C4	Climate Resilience Planning		Community Rating System	Governing Body	DEP, OEM, FEMA		Join the CRS and take actions recommended by the rating system to reduce flood insurance premiums The Township participates in CRS and is a Class 6 community.
D1	Land Use	*	Review plans and ordinances and remove impediments to, and encourage, green design throughout the community. Make necessary modifications to ensure that innovative and sustainable construction alternatives and materials (such as green roofs) are permitted. Consider approving incentives for using innovative roofing alternatives and materials.	Planning Board and governing Body	OPA, NJDEP technical assistance	1-3 years	Sustainable Jersey points and support The Township has Ordinance No 2024-5 and Ordinance No. 2024-6.
D2	Land Use	*	Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations.	Planning Board and governing Body	DEP, Sustainable NJ	1-4 years after CCRHVA	Sustainable Jersey points and support. Address MLUL requirements.
D3	Land Use	*	The municipality shall enhance its zoning regulations and building codes to encourage building outside of the flood zone and to minimize construction in flood prone areas to reconstruction of existing buildings. Flood zone area new construction or redevelopment of existing buildings should avoid high density concentration and areas of severe flooding. Placement of critical facilities and utilities in flood zones should be avoided whenever possible. Affordable housing should be sited to avoid flood zone and hazardous areas.	Planning Board	DEP (Bureau of Climate Resilience Planning)	1-3 years After CCRHVA	The Township's Chapter 180 Flood Damage Prevention of the Township Code, was on 4/19/22.
D4	Land Use		Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones	Planning Board	OPA/SJ		
D5	Land Use		Update the Open Space & Recreation Plan (OSRP). Explore open space and recreation opportunities with the State and County. Explore purchases of additional properties for active recreation, preservation and flood protection.	Work with County	Green Acres Funding and County as applicable.	1-3 years after CCRHVA	Petitioner will work closely with Green Acres, local advisory committee, County, County Improvement Authority and property owners to negotiate the purchase of properties to be permanent open space.
D6	Land Use	*	Add appropriate Overlay Zones to Zoning Ordinance/Map.	Planning Board	County	1-3 years after Plan Endorsement	The municipality's zoning ordinance should be updated to include overlays that address stormwater management, aquifer recharge, steep slopes, 100 year and 500 year flood zones and critical habitat and habitat corridors. This includes a CES overlay for structures in the 100 year and 500 year flood zone and environmentally sensitive areas (ESA).
D7	Land Use	*	Establish an affordable housing obligation and plan through a settlement agreement (if warranted), create a spending plan and work to meet it as needed. Be sure to avoid flood hazard areas when siting affordable housing.	Governing body, planning board	DCA, OPA	1-3 years, dependent on situation.	DCA determines which communities meet the bar for PE - depending on community housing market, demographics, current need etc. The Township has engaged an affordable housing planner and is currently working on a plan based on the recent legislation.
D8	Land Use		Vacant Land Inventory	Governing body, planning board	DCA, OPA, DEP		
E1	Energy	*	• Public EV charging infrastructure feasibility and supporting ordinances	Planning Board, Governing Body & Green Team	BPU, DEP, SJ possible \$\$	1-2 years	Sustainable Jersey points and support The Township's Chapter 387 of the Township code details out Electric Vehicles in the Township

E2	Energy		Make your town EV Friendly (choose 3) *update zoning ordinances to require pre-wiring for EV chargers as part of a redevelopment plan or for a specific zone(1-2 yrs.); *Adopt a PEV ordinance to include regulation and design standards for EVSE, EV parking spaces and design guidelines for installation of EVSE (1-2 yrs.); * Training for local officials and require local first responders to participate in education on PE and EVSE(1-2 yrs.); *Incentivize EV ready by reducing or waiving permit fees and providing recognition for businesses/entities that do it (2-3 yrs.); *Commitment from 3 or more partners for workplace or multi-family chargers (2-5 yrs.).	Planning Board, Governing Body & Green Team	BPU, DEP, SJ possible \$\$	(Endorsed communities must do at least 3, which Galloway already has done.)	Sustainable Jersey points and support
E3	Energy	*	Develop a community GHG Reduction Action Plan, including GHG reduction targets. GHG reduction actions should be incorporated into land use element of master plan. 1) Conduct Local Government Energy Audit (LGEA) of municipal facilities and operations, at a minimum, and community-wide audits, if feasible, and 2) using the results of these audits, develop action plans for reducing municipal energy consumption and GHG emissions - use NJ's 2020 GHG emissions reduction target as a goal	Planning Board, Governing Body & Green Team	Bd of Public Utilities (BPU) Clean Energy Program provides funding for municipal energy audits: (http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit)	Timeline as provided PE guidelines (2 years with phasing)	see DVRPC report
E4	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Governing Body		Year 1	https://www.sustainablejersey.com/actions/#open/action/482
E5	Energy		Greening the municipal fleet: • Fleet Inventory and target for green fleet conversion.	Governing Body	Sustainable Jersey points and support	must do year 1	
E6	Energy	*	Renewable Energy Generation: *Onsite Solar or *Geothermal system or *buy electric from a renewable source or *community solar project or *Renewable Energy Aggregation	Governing Body	BPU, DEP, SJ possible \$\$	must do 3 within 4 years	Sustainable Jersey points and support
E7	Energy		Implement energy efficiency measure for facilities	Governing Body	BPU, DEP, SJ possible \$\$		Sustainable Jersey points and support
E8	Energy		Greening the municipal fleet: * Trip optimization software * Proper vehicle maintenance * Driver training *purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Governing Body	BPU, DEP, SJ possible \$\$	recommended	Sustainable Jersey points and support
E9	Energy		Greening the municipal fleet: • purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Governing Body	BPU, DEP, SJ possible \$\$	must initiate by yr. 2 (can be multi-year)	Sustainable Jersey points and support
F1	Conservation	*	Tree Protection Ordinance , Tree Risk Assessment Plan as needed. Consider NJUCG accreditation	Planning Board, Governing Body & Green Team	DEP - Bureau of Sustainability; NJDEP Parks and Forestry; NJ Forest Fire Service; Sustainable Jersey	2-3 years	NJDEP Urban and Community Forestry guidelines are here: https://www.state.nj.us/dep/parksandforests/forest/community/Information_for_Municipalities.html The Township has Ordinance No 2024-13
F2	Conservation	*	Adopt a wellhead protection ordinance in addition to the Environmentally Critical Area protection with specifics to protect water quality and public health.	Planning Board, Governing Body & Green Team	DEP	2-3 years	Chapter 410-33 of the Township Code is in regards to Wellhead Protection Overlay Zone.
F3	Conservation	*	Develop and adopt a Water Conservation Ordinance that is mutually agreeable to the Township and DEP	Planning Board, Governing Body & Green Team	DEP	2-3 years	Chapter 402 of the Township Code is in regards to Water Conservation.

F4	Conservation	*	Prepare and adopt a Habitat Conservation Plan and protection measures to maintain habitat. Coordinate with county and surrounding municipalities to expand corridors of open space and natural features to support habitat connectivity.	Planning Board, Governing Body & Green Team	DEP technical assistance and funding	2-3 years	The Habitat Conservation may potentially be included as part of the Conservation Plan rather than an individual plan. NJDEP Connecting Habitats Across NJ (CHANJ) mapping can be of assistance to identify potential corridors https://www.njfishandwildlife.com/ensp/chanj.htm
F5	Conservation	*	Review and update as necessary the Natural Resource Inventory, including climate change observations and concerns as they are relevant. DEP can assist with identifying what to update.	Planning Board, Governing Body & Green Team	DEP, County	3-5 years after CCRHVA	Incorporate findings from the CCRHVA, and CES overlays as appropriate.
F6	Conservation	*	Review and update as necessary the inventory of contaminated sites, identify if any of these Known Contaminated Sites (KCS) are within the proposed center and/or are vulnerable to climate change.	Planning Board, Governing Body & Green Team		1-3 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.
F7	Conservation	*	Adopt a stream corridor/Riparian Zone protection ordinance	Planning Board, Governing Body & Green Team		1-4 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.
G1	Transportation & Circulation	*	Incorporate Complete and Green Streets policy and Implementation Plan into the Circulation Element of the Master Plan All new transportation projects that impact any Right-of-Way made within Township of Galloway will be consistent with this plan and the adopted Complete Streets Policy.	Planning Board, Governing Body & Green Team	NJDOT, SJ, DVRPC	5 years: during next master plan reexamination or circulation plan element amendment, whichever occurs first.	Samples provided
G2	Transportation & Circulation	*	Update the Circulation Element of Master Plan to address opportunities for shared parking, goods movement, improvements to bicycle and pedestrian access and transit, along with continued growth in the community. In particular, reduce congestion and ensure that non-vehicular transportation is encouraged.	Planning Board, Governing Body & Green Team	NJDOT, DVRPC	5 years: during next master plan reexamination or circulation plan element amendment, whichever occurs first.	Municipality agrees to work on the Circulation Element.
G3	Transportation & Circulation		Implement expansion of bike/ped network.	Governing Body, Planning Board	NJDOT, DVRPC		
H1	Transit		Pursue improved transit facilities including increased offerings, heightened safety and dependability, and ridership enticements including covered bus stops.		Coordinate between Municipality (s), County, NJ Transit and DOT*		NJ Transit and DOT* Coordinate between Twp., County, NJ.
I1	Infrastructure	*	Review and update as necessary Utilities Element of the Master Plan. Confirm the condition and capacity of the stormwater drainage system and water supply. Incorporate climate change implications.	Governing Body, Planning Board, Municipal utilities authority	NJ American Water, BCBC, DEP	5 years: during next master plan reexamination or utilities plan element amendment, whichever occurs first.	New utility lines and associated infrastructure should be planned to avoid flood prone areas and existing utility infrastructure currently in or projected to be flood prone in the future should be addressed.
I2	Infrastructure	*	Confirm that the County has submitted a WMP with a local Chapter and a new FWSA map pursuant to 7:15-4.2 (c)	County with municipal	NJDEP		
I3	Infrastructure	*	Evaluate and update regularly the Stormwater Management Plan and Ordinance for consistency with the current Stormwater Management Rules. Be sure to submit MS-4 Permit reports each May.	Engineer, Governing Body and Planning Board	DEP	1-2 years	The Township has Ordinance No 2024-5 and Ordinance No. 2024-6.

I4	Infrastructure		Adopt an Impervious Surface Reduction Ordinance. Incorporate expected increases in precipitation and temperature related to adverse impacts of climate change into an impervious surface reduction ordinance. Include measures to manage stormwater on-site rather than as runoff ; Future redevelopment projects shall incorporate means to minimize and/or reduce new and/or existing impervious surfaces.	Governing body	NJDEP		
I5	Infrastructure/ Utilities	*	Initiate conversations with the county about a regional wastewater plant out of the flood zone	Governing Body, Planning Board, Municipal utilities authority	NJDEP		Wastewater plants in Ocean County are owned and operated by the Ocean County Utilities Authority (OCUA). There are three existing plants. The Township Engineer is not aware of any plans of OCUA to construct new plants.
I6	Infrastructure/ Utilities	*	Discuss permit options for drainageways; maintenance/emergency repairs	Governing body	NJDEP		
J1	Sustainability		Develop green building and sustainable design guidelines for new development - consider requiring "green buildings" (LEED, Green Globes) in redevelopment areas, to the extent practicable.	Planning Board, Governing Body & Green Team	SJ, OPA		Sustainable Jersey points and support
J2	Sustainability	*	Streamline zoning code and permitting requirements to encourage solar and geothermal.	Planning Board, Governing Body & Green Team	DEP, BPU, SJ	1-2 year	Sustainable Jersey points and support
J3	Sustainability		MLUL encourages municipalities to include a Green Building & Sustainability Element in their master plan to help establish policies and initiatives for achieving sustainability		DEP, Sustainable Jersey	Recommended. Report on progress in biennial review	
J4	Sustainability		Statement of consistency and recycling ordinance		SJ, OPA, Clean Communities		
K1	Economic Development		Prepare an economic sustainability plan working regionally as appropriate. S		OPA, DVRPC, DEP, SJ		
L1	Historic Resources	*	Review and update Historic Preservation Inventory. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Governing Body	SHPO, County	Report on progress in biennial review	Review the NJ Historical Commission's (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants . Work with SHPO to develop planning documents some guidance is provided at : https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf
L2	Historic Resources		Prepare Historic Resources Element	Governing Body	SHPO, County	Report on progress in biennial review	Review the NJ Historical Commission's (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants . Work with SHPO to develop planning documents some guidance is provided at : https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf
M1	Planning	*	Update the Community Facilities Plan	Planning Board	Technical assistance	5 years: during next master plan reexamination or community facilities plan element amendment, whichever occurs first.	
M2	Planning	*	5 year Capital Improvement Plan as per MLUL	Governing Body			
M3	Planning				NJDA		Utilizes the County's Farmland Preservation Plan as a guide and can adopt a resolution accepting the current county plan.
N1	Environmental Justice	*	Follow the requirements of EO23 pursuant to NJDEP guidelines to review, identify, and update documents as necessary.		NJDEP	1-3 years after provision of guidance	Monitor for changes in municipality that may warrant more environmental justice actions in the future.
O1	Redevelopment	*	Review Community Asset Map and let DCA know of any updates that should be made	Planning Board, Governing Body & Green Team	NJDCA	Within first year and each time there is a new redevelopment plan	https://www.arcgis.com/apps/webappviewer/index.html