

**TOWNSHIP OF OCEAN
PLAN ENDORSEMENT
RECOMMENDATION**

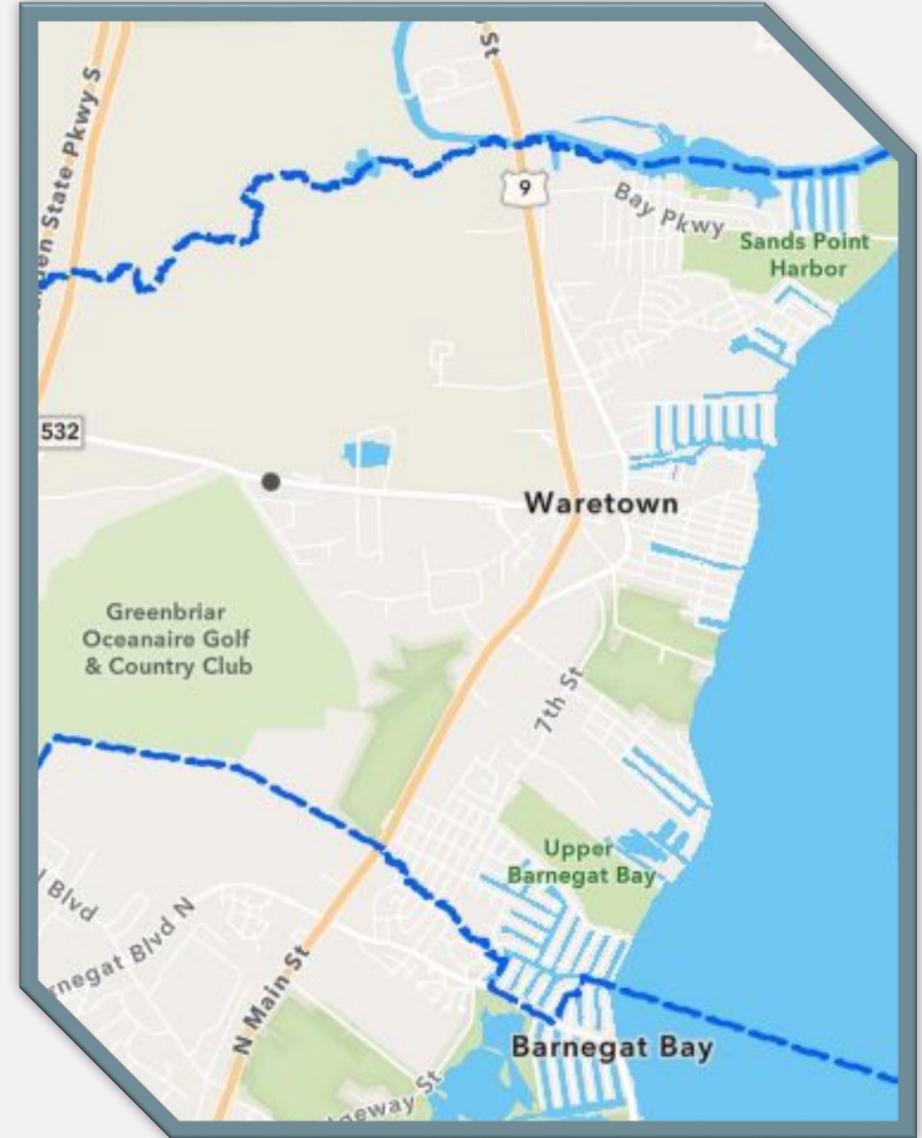
**State Planning
Commission**
December 17, 2025

NJ Office of Planning Advocacy

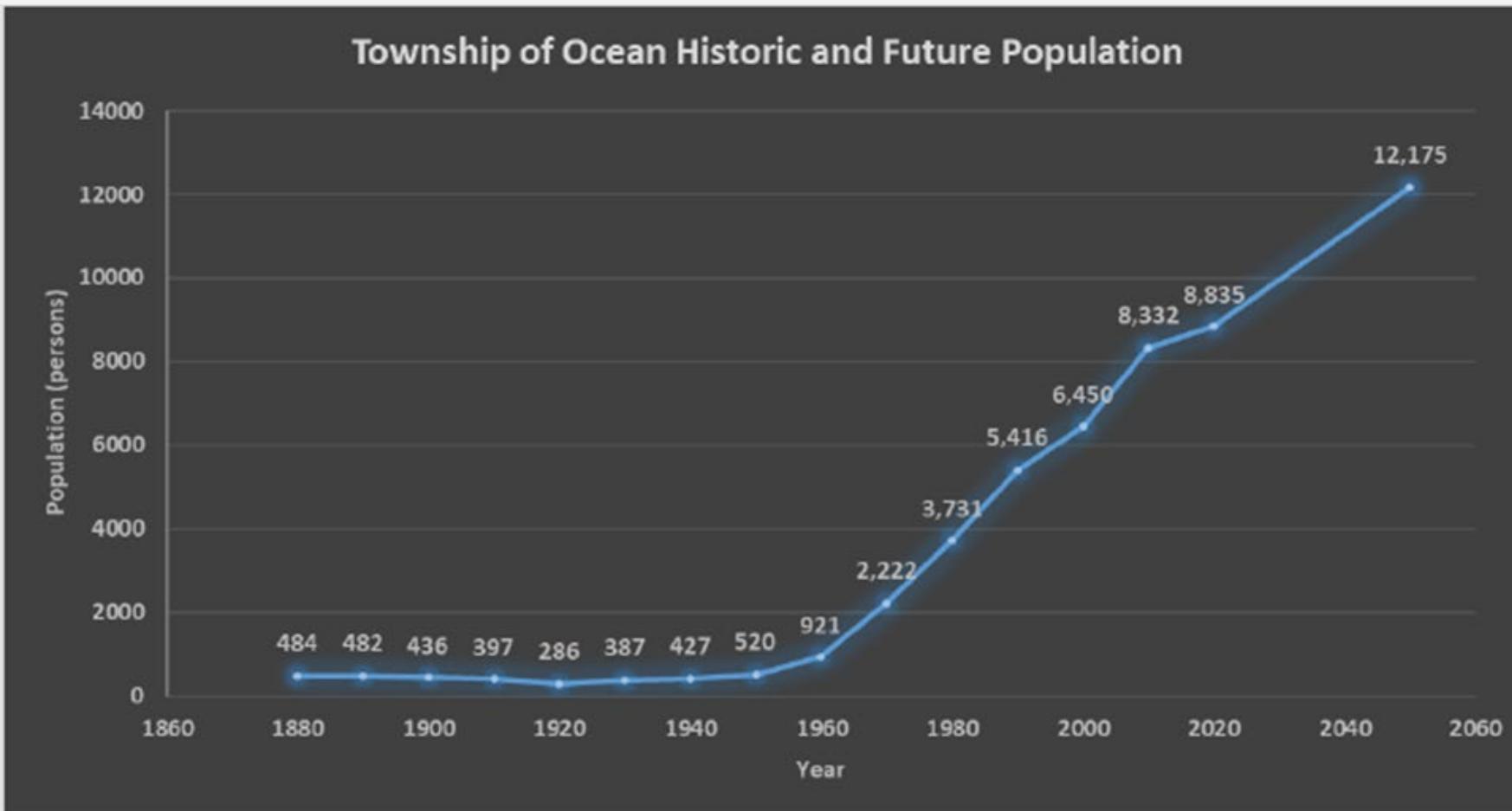


LOCATION & REGIONAL CONTEXT

- 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.



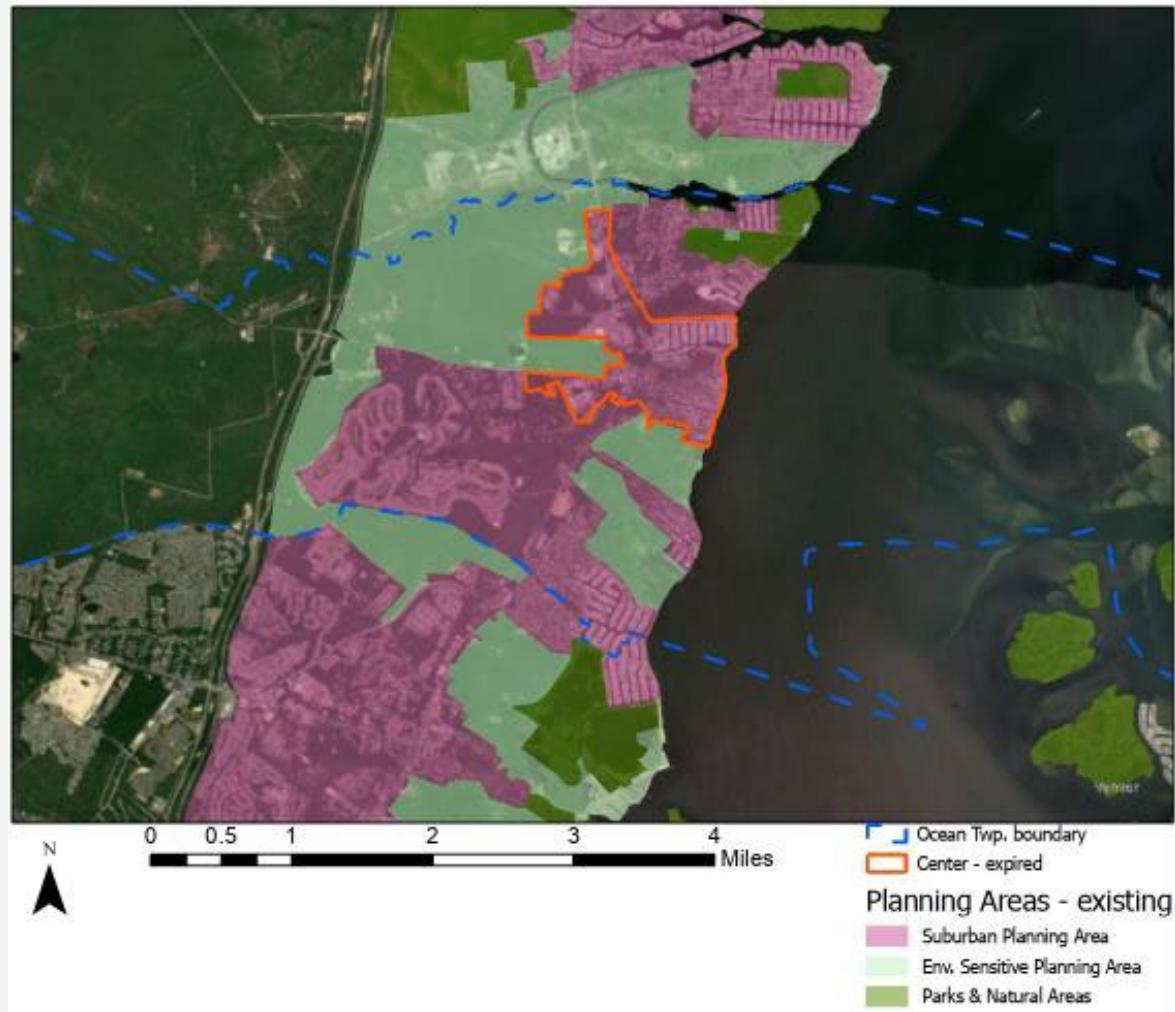
DEMOGRAPHICS/TRENDS



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



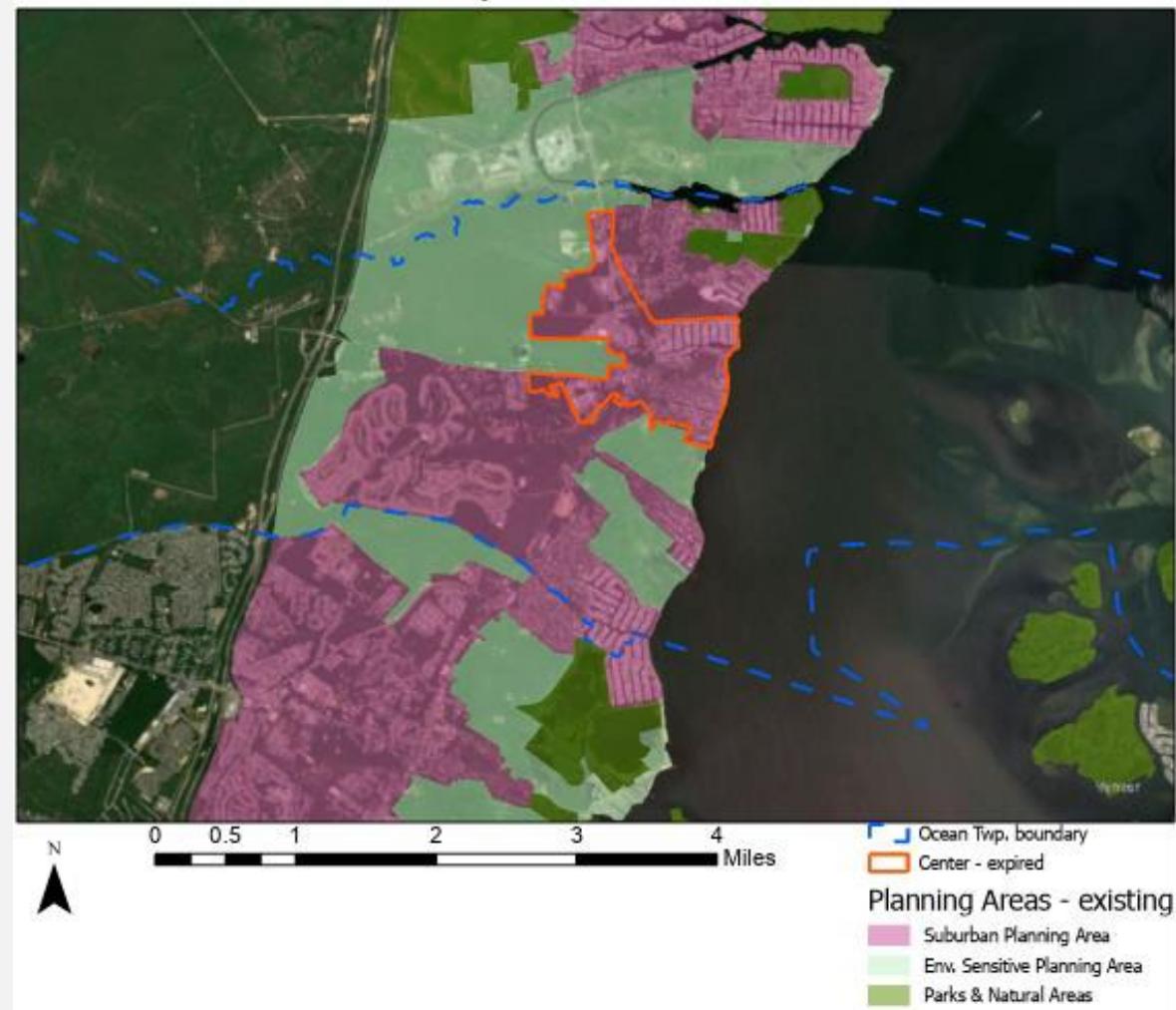
PLANNING MILESTONES

| 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

- On 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

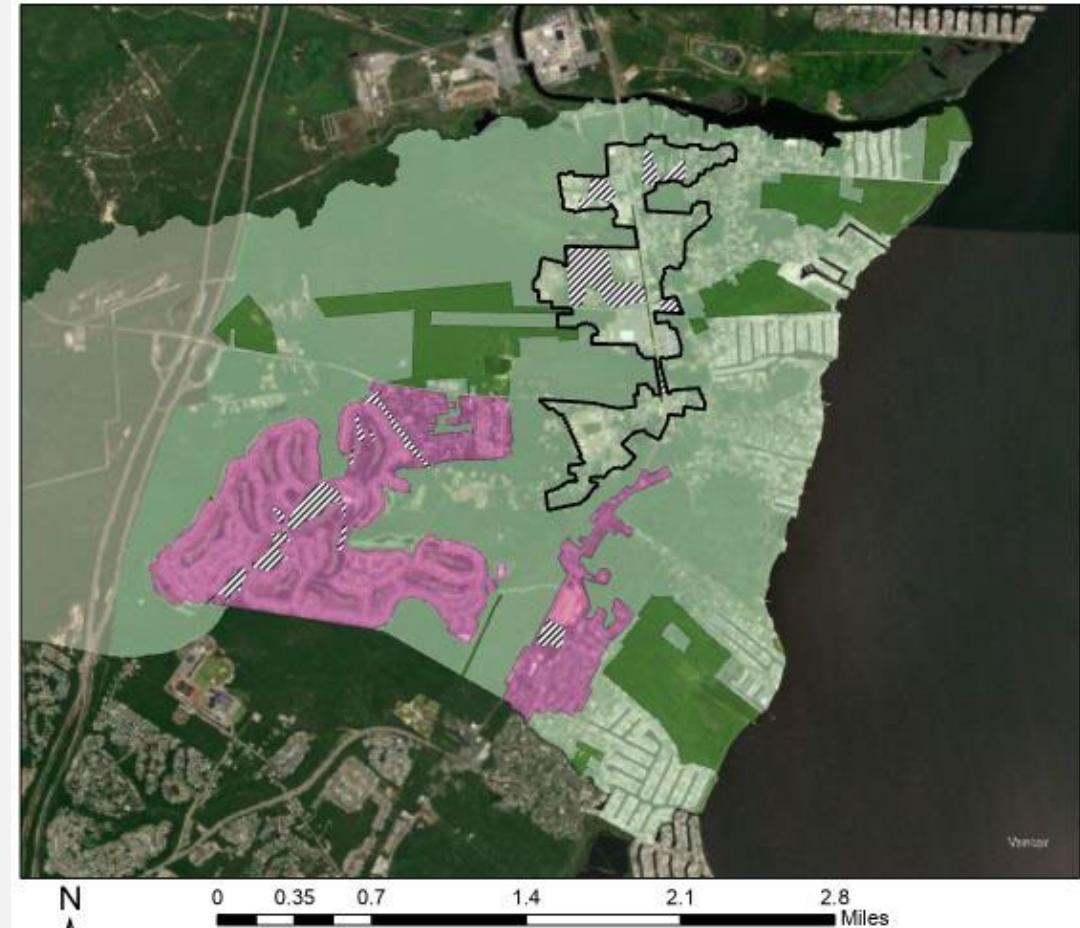


PROPOSED MAPPING

| 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



■ 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
- 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
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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
- Goal #1: Revitalize the State's Cities and Towns
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- Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

GOALS OF THE STATE PLAN

- Pursuing Plan Endorsement
- Plan Implementation Agreement
- Goal #1: Revitalize the State's Cities and Towns
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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 State Planning Commission award Township of Ocean their Plan Endorsement.