

BOROUGH OF SEASIDE HEIGHTS  
PLAN ENDORSEMENT  
RECOMMENDATION

**State Planning  
Commission  
August 6, 2025**

**NJ Office of Planning Advocacy**



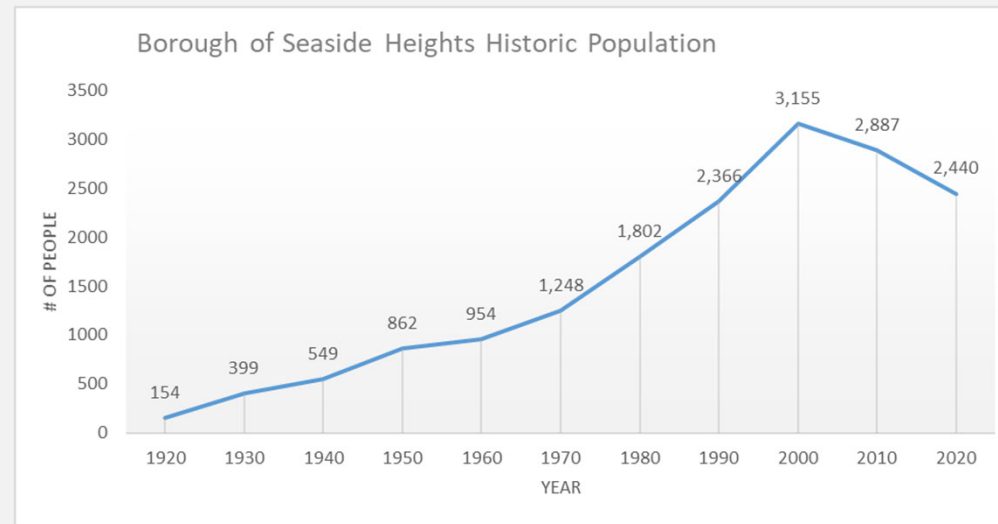
## LOCATION & REGIONAL CONTEXT

- Located on the Barnegat Peninsula
- Approximately 0.74 square miles
  - 0.62 square miles of land
  - 0.13 square miles of water
- Borders Berkeley Township, Seaside Park, and Toms River
- Recognized as a seaside vacation destination and draws an array of vacationers throughout the year.



## DEMOGRAPHICS/TRENDS

- 5 populations
  - **Year-round residents**
  - **Off-season renters**
  - Second homeowners
  - Visitors
  - Day trippers
- Experienced decline of 4.8% from 2000 to 2010.
- Experienced a decline of 17.7% from 2010-2020.
- Forecasts predict a population of 3,467 persons by 2050.



## PLAN ENDORSEMENT

- Received Town Center Designation on July 16, 2003.
  - Expired on March 31, 2023
- Initiated the process for Plan Endorsement on March 3, 2020.
- Seaside Heights is seeking to remain committed to investing and improving the quality of the community for its residents and visitors alike.
- The Borough seeks for Plan Endorsement to bring back its Town Center Designation.



# PLANNING MILESTONES

Event(s)	Date	Notes
Master Plan	1979	readopted in 1985
Master Plan Reexamination Report	1996	
Town Center Designation	July 16, 2003	Expired March 31, 2023
Master Plan Reexamination Report	May, 2005	
Vision Plan	October, 2009	
Revitalization Plan	December, 2005	
Plan Endorsement – Prepetition Meeting	March 3, 2020	
Municipal Public Access Plan	April 3, 2021	
Hazard Vulnerability Assessment	March 4, 2022	
Municipal Self-Assessment	March 2, 2023	Resolution no. 23-91
Stormwater Management Plan	March 23, 2023	
Master Plan Reexamination Report	January 25, 2023	
Vision Statement	October 18, 2023	Resolution no. 23-263
Plan Implementation Agreement	June 18, 2025	Resolution no. 25-170

## EXISTING MAPPING

- One March 31, 2023 the 2003 Center Designation expired.
- Town Center was removed from the State Plan Policy Map.
- Planning Areas remained.





## PROPOSED MAPPING

Planning Area	Label	Existing Acreage	Proposed Acreage
Environmentally Sensitive	PA5	86.19	86.19
Environmentally Sensitive/ Barrier Island	PA5B	309.76	279.51
Parks and Open Space	Parks/Open Space	0	32.8

Center Designation	Expired Acreage	Proposed Acreage	Change in Acreage
Town Center	273.37	89.48	-183.89



## 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

- Dual role of shore tourism and a central city on a barrier island.
  - Borough's vision includes revitalization efforts.
  - Revitalization Plan
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## GOALS OF THE STATE PLAN

- Planning Area designation of PA5B
  - CAFRA
  - 2007 Water Resources Development Act
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## GOALS OF THE STATE PLAN

- Master Plan Economic Plan Element
  - Business Improvement District
  - Revitalization Plan
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## GOALS OF THE STATE PLAN

- Beach maintenance program
  - Encourages recycling and provides curbside pickup
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## GOALS OF THE STATE PLAN

- Seaside Heights School District
  - Ocean County Library System
  - Police Department, Fire Rescue, Emergency Medical Services
  - Municipal Complex
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## GOALS OF THE STATE PLAN

- 2 Government sponsored low-income housing assistance programs
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## GOALS OF THE STATE PLAN

- Municipal Public Access Plan
- Dr. Floyd L. Moreland Dentzel/Looff Carousel
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## GOALS OF THE STATE PLAN

- Pursuing Plan Endorsement
  - Plan Implementation Agreement
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# PLAN IMPLEMENTATION AGREEMENT

The Borough of Seaside Heights formally approved the Plan Implementation Agreement (PIA) on June 18, 2025 via Resolution no. 25-170.

## RECOMMENDATION

Based on the Borough of Seaside Heights'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 Borough of Seaside Heights their Plan Endorsement.