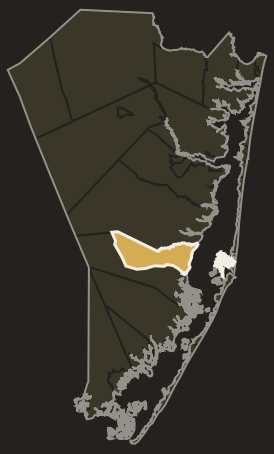
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AN IN DEPTH TOWN GUIDE

Living in Ocean Township (Waretown), NJ

A short history, the sections of town, homes and taxes, where to shop and eat, things to do, and a moving checklist for your new home.



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This guide goes deeper than our website: the history, the sections of town, a moving checklist and worksheets for your visits. Keep it, mark it up, and call either of us with questions.

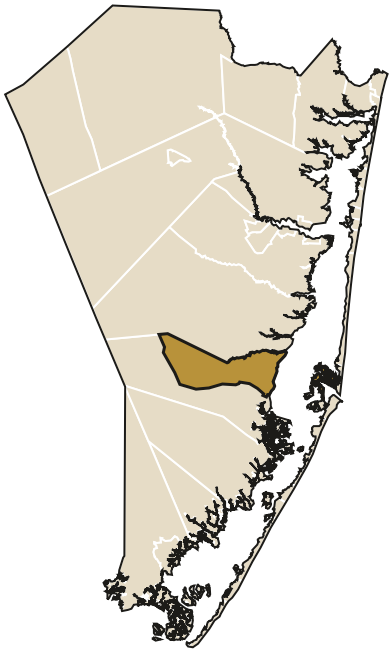
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AT A GLANCE

Ocean Township (Waretown) at a glance

County	Ocean
Population	About 8,800 (2020 census)
Size	About 33 square miles, about 21 of it land
Setting	Barnegat Bay waterfront on the east, Route 9 through the middle, Pine Barrens forest to the west
Main roads	Garden State Parkway Exit 69 at County Route 532; U.S. Route 9



Ocean Township (Waretown) in gold, in Ocean County

Ocean Township, Waretown and the other Ocean Township

Waretown is not a separate town. It is a community inside Ocean Township, Ocean County, and it uses the 08758 ZIP code. Many people use the name Waretown for the whole township, but Ocean Township is the municipality that sets property taxes and provides local services.

New Jersey also has an Ocean Township in Monmouth County, around Oakhurst and Wanamassa. The two are entirely separate towns with separate governments and tax rates. This guide covers the one in Ocean County, along Barnegat Bay.

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A SHORT HISTORY

The story of Ocean Township (Waretown)

Waretown is named for Abraham Weair, who arrived around 1737 with a small religious colony. When the colony moved on about a decade later, Weair stayed, ran a sawmill and became a leading figure in the settlement. Through the 1700s and 1800s Waretown was a shipbuilding center using local white cedar, and around 1900 baymen sold oysters, clams and scallops to markets as far away as New York.

Ocean Township was incorporated on April 13, 1876, from parts of Lacey Township and Union Township, now Barnegat. Long Beach Township was later carved out of it in 1899. Inland, people made charcoal, grew cranberries and gathered sphagnum moss, and sawmills stood at Wells Mills. The Saturday night music gatherings at the Albert brothers' cabin in the pines grew into Albert Music Hall, which opened in 1997.

KEY DATES

Timeline

1737	Abraham Weair arrives and later builds the sawmill that gives Waretown its name.
1876	Ocean Township is incorporated from parts of Lacey and Union townships.
1899	Long Beach Township is formed from part of Ocean Township.
1997	Albert Music Hall opens on Wells Mills Road, home of Saturday night Pine Barrens music.

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SECTIONS OF TOWN

From the bay to the pines

Waretown. The township's main community along Route 9 and Route 532 near the bay, with the municipal building and the library.

The bayfront developments. Named sections toward Barnegat Bay such as Barnegat Beach, Holiday Beach, Sands Point Harbor, Skippers Cove, Bay Haven and Pebble Beach, some on or near the water.

Greenbriar Oceanaire. An age restricted adult community in Waretown, listed by Ocean County with about 1,430 homes.

Brookville and Wells Mills. The wooded western part of the township along Wells Mills Road, where Pinelands rules shape what can be built.

> Ocean Township was formed in 1876 from parts of Lacey Township and what is now Barnegat Township. It borders Lacey, Barnegat and Berkeley townships on the mainland, and across the bay it touches Barnegat Light and Long Beach Township. Some of the names you will hear:

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HOMES AND TAXES

What you will find

Bayside homes in the neighborhoods toward Barnegat Bay, some on or near the water.

Single family homes along and off Route 9 and County Route 532 in and around Waretown.

Adult community homes in Greenbriar Oceanaire, an age restricted community.

Homes near the pines in the more wooded parts of the township, where Pinelands rules can apply.

Worth knowing: Ocean Township has two sets of rules, and which one matters depends on where the home sits. On the wooded side, the township is partly in the state Pinelands Area and partly in the Pinelands National Reserve, where Pinelands rules shape what can be built. On the bay side, flood risk is the bigger question, so ask for the flood zone, the elevation certificate and the flood history on any bayside home. New Jersey sellers must disclose both the flood zone and the flood history.

Property taxes

1.567%
2025 effective tax rate, as a share of market value

$7,369
2025 average residential tax bill

A home worth $450,000 on today's market would pay roughly $7,052 a year at Ocean Township (Waretown)'s 2025 effective rate. Your actual bill depends on your assessment, so we pull the real tax record for any home you are considering.

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GROCERIES, DINING AND SHOPPING

Where Ocean Township (Waretown) shops and eats

Errands in Ocean Township mean Route 9. There is a ShopRite in Waretown, and more stores a short drive south in Barnegat and Manahawkin.

Grocery stores

IN TOWN	**ShopRite** 501 Route 9, Ocean Township (Waretown)
SOUTH	**Acme** 912 West Bay Avenue, Barnegat
SOUTH	**ShopRite** 733 Route 72, Stafford (Manahawkin)
SOUTH	**ALDI** 451 Martin Truex Jr. Boulevard, Stafford (Manahawkin)

Checked October 2026. Stores open, close and move, so call ahead before a first trip.

Dining

Route 9 in Waretown. The township's main road, with its casual places to eat and everyday shopping.

Route 9 in Forked River. A few minutes north in Lacey Township, with more places to eat along Main Street.

Route 72 and Manahawkin. South on Route 9 in Stafford Township, a larger shopping and dining area on the way to Long Beach Island.

Downtown Toms River: North on Route 9, which becomes Main Street, to Washington Street, a business district with restaurants and shops.

Long Beach Island: South on Route 9 and east on Route 72 over the causeway, with restaurants along Long Beach Boulevard.

Shopping

Everyday shopping is along Route 9. For bigger trips, Route 72 in Stafford, near Parkway Exit 63, has two large shopping centers, Stafford Park and Manahawkin Commons.

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GETTING AROUND

Roads and commuting

Garden State Parkway Exit 69 connects to County Route 532, signed for Waretown and Forked River. U.S. Route 9 runs north and south through Waretown, toward Lacey and Toms River in one direction and Barnegat and Manahawkin in the other. NJ Transit's 559 bus connects the township to Atlantic City, and Ocean Ride runs a local Waretown Shoppers Loop. There is no passenger rail. The Barnegat Branch Trail, built on an old rail line, passes through for walking and biking. Most daily shopping is along Route 9.

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THINGS TO DO

Things to do in and around Ocean Township (Waretown)

Wells Mills County Park. The largest park in the Ocean County system, more than 900 acres of pine and oak forest on Route 532, with over 27 miles of marked trails, a lake and the Wells Mills Nature Center.

Albert Music Hall. A nonprofit hall at 131 Wells Mills Road run by the Pinelands Cultural Society, with live acoustic music in the Sounds of the Jersey Pines tradition every Saturday night year round. Doors open at 5:30 PM.

Waretown Lake and Recreation Area. A township park with a swimming lake, tennis courts, a playground and a pavilion.

Sands Point Park. A township boat launch on the bay with a fishing pier and a fish cleaning station.

Barnegat Branch Trail. A walking and biking trail on the old Central Railroad line, with seven continuous miles open between Barnegat and Lacey Township.

Ocean County Library, Waretown Branch. The township's public library branch at 112 Main Street in Waretown.

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MOVING CHECKLIST

Setting up your home in Ocean Township (Waretown)

Tick each one off as you go. Most of these take one phone call or a few minutes online.

- [ ] **Township municipal building.** Ocean Township Municipal Building, 50 Railroad Avenue, Waretown, NJ 08758.https://www.twp.ocean.nj.us

- [ ] **Property taxes.** Tax office phone 609-693-3302. The tax office is in the municipal building at 50 Railroad Avenue in Waretown. New Jersey property taxes are paid quarterly, due February 1, May 1, August 1 and November 1, with a 10 day grace period before interest is charged back to the due date. Not receiving a bill does not change the due date, so new owners should confirm with the tax office where bills will be sent.

- [ ] **Water and sewer.** Ocean Township Department of Utilities (township owned water system). 609-693-3302 (municipal building). The township's Department of Utilities, based at the municipal building, runs the public water system serving much of the township. Homes in the wooded western areas may be on private wells or septic, so confirm with the seller, and call the township to arrange a final reading and account transfer.

- [ ] **Electric.** Jersey Central Power and Light (JCP&L), a FirstEnergy company. Outage line 1-888-544-4877.

- [ ] **Gas.** New Jersey Natural Gas. 1-800-221-0051 (customer service); 1-800-427-5325 (gas leaks, 24 hours).

- [ ] **Trash and recycling.** Check the township website or call the municipal building at 609-693-3302 for trash and recycling days and the bulk pickup schedule.

- [ ] **Driver's license and voting.** New Jersey law (N.J.S.A. 39:3-36) requires drivers to report a new address to the Motor Vehicle Commission within one week, and the MVC prefers that you do it online. To register to vote or update your address, use the state's online voter registration or send a paper form to the Ocean County Commissioner of Registration or Superintendent of Elections. Registration closes 21 days before an election. The Ocean County Clerk handles vote by mail ballots.

- [ ] **Flood zone.** Look up any address on the FEMA Flood Map Service Center at msc.fema.gov. New Jersey sellers must disclose a home's flood zone and flood history. Flood zones matter most in the bayfront developments east of Route 9; ask for the elevation certificate on any home near the water. Ask the township whether it currently takes part in FEMA's Community Rating System.

- [ ] **Library.** Ocean County Library, Waretown Branch, 112 Main Street, Waretown, NJ 08758.

Checked October 2026. Phone numbers and schedules change, so confirm with each office.

WHEN YOU SELL

The certificate every sale needs

New Jersey requires a Certificate of Smoke Alarm and Carbon Monoxide Alarm Compliance before a one or two family home is sold (N.J.A.C. 5:70-2.3), issued by the local fire official after an inspection. Since February 3, 2025 (P.L. 2025, c.19), a portable fire extinguisher is no longer part of this certificate for one and two family homes. We could not confirm from an official township source whether Ocean Township requires a separate resale certificate of occupancy or inspection, so confirm with the township's construction and code office before listing.

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QUESTIONS PEOPLE ASK

Questions people ask us about Ocean Township (Waretown)

Is Waretown its own town?

No. Waretown is the main community in Ocean Township, Ocean County, not a separate municipality. Many people use the name for the whole township, but Ocean Township sets property taxes and provides local services for homes with a Waretown 08758 address.

Is Ocean Township in Ocean County the same as Ocean Township in Monmouth County?

No. They are two separate municipalities, each with its own government and tax rate. The Ocean County township is home to Waretown on Barnegat Bay. The Monmouth County township includes Oakhurst and Wanamassa.

What Garden State Parkway exit is Waretown?

Exit 69, at County Route 532, signed for Waretown and Forked River. Route 532 connects the Parkway with Route 9 in Waretown, and Wells Mills County Park and Albert Music Hall are both on Route 532.

What is Albert Music Hall?

Albert Music Hall, on Wells Mills Road (Route 532) in Waretown, is run by the nonprofit Pinelands Cultural Society. It grew out of Saturday night music sessions held by the Albert brothers in the Waretown pines, and it still hosts Saturday night concerts of Pinelands music. The current hall opened in 1997.

Where is the closest grocery store to Waretown?

There is a ShopRite on Route 9 in Waretown, in Ocean Township. The next closest supermarkets are south on Route 9: an Acme on West Bay Avenue in Barnegat, then a ShopRite on Route 72 and an ALDI on Martin Truex Jr. Boulevard in Manahawkin, part of Stafford Township.

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TO FILL IN ON YOUR VISITS

Touring the sections of town

Drive or walk each part of town at different times of day. Note the streets you liked, the traffic, the water and anything to ask us about.

Waretown	
The bayfront developments	
Greenbriar Oceanaire	
Brookville and Wells Mills	

Is Ocean Township (Waretown) right for you?

HOW WELL DOES THE TOWN FIT?	GREAT FIT	OKAY	NOT A FIT
Getting to work and family	☐	☐	☐
Groceries and everyday errands	☐	☐	☐
Restaurants and things to do	☐	☐	☐
Parks and time outdoors	☐	☐	☐
Being on or near the water	☐	☐	☐
Flood zone and insurance	☐	☐	☐
Property taxes	☐	☐	☐
The kinds of homes available	☐	☐	☐
Traffic and summer crowds	☐	☐	☐
How it feels on the streets you saw	☐	☐	☐

Streets or homes to look at again

Questions to ask us

TALK IT THROUGH

Call or text either of us

Thinking about moving to Ocean Township (Waretown), or selling a home there? Call or text either of us. We will tell you what we know about the town, honestly, and help you plan the next step.



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More guides and our town guides at **franasilk.com**

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