

THE ULTIMATE GUIDE

To Living In

WE LOVE OUR
COMMUNITY
AND I KNOW
YOU WILL TOO

OCEAN TOWNSHIP

New Jersey

Courtesy Of

Dennis Mark

REAL ESTATE

Knowing

kw OCEAN LIVING
KELLERWILLIAMS REALTY

Dennis Mark
REAL ESTATE

OCEAN TOWNSHIP, NJ



Ocean Township is a suburban community located in Monmouth County, New Jersey. Known for its family-friendly atmosphere, excellent schools, and convenient access to both the Jersey Shore and major metropolitan areas, it offers a balanced lifestyle with a mix of residential charm and urban proximity.

DEMOGRAPHICS

Understanding the demographics of Ocean Township can provide valuable insights into the community and its characteristics.



POPULATION

Approximately 27,796 residents



MEDIAN AGE

43 years old



GENDER BREAKDOWN



47%



53%



HOUSEHOLDS 10,900 households



1,915

NON-FAMILY

157



MEDIAN HOUSEHOLD INCOME

\$112,614



EDUCATION LEVELS

HIGH-SCHOOL
GRADUATE

94%

BACHELOR'S
DEGREE OR
HIGHER

33%



RACE AND ETHNICITY

74%

WHITE

11%

HISPANIC OR
LATINO

4%

ASIAN

10%

AFRICAN
AMERICA

1%

OTHER

Local **AUTHORITIES**

Ocean Township is governed by a Mayor and a Township Council. Key contacts include:

► **MAYOR**



Mayor John P. Napolitani, Sr

- Office Hours - Monday to Friday: 8:30 AM – 4:30 PM
- Location : 399 Monmouth Rd, Oakhurst, NJ 07755
- Appointments: 732-897-6160
- Website: jnapolitani@oceantwp.org

► **TOWNSHIP COUNCIL MEMBERS**

- Robert V. Acerra, Sr., David Fisher, Gitta D. Kaplan,
- Jeffrey Weinstein
- Office Hours: Monday to Friday 8:30 AM – 4:30 PM

► **OCEAN TOWNSHIP MUNICIPAL BUILDING**

- Address: 399 Monmouth Rd, Oakhurst, NJ 07755
- Phone: (732) 531-5000
- Website: <https://www.oceantwp.org/>



Township AUTHORITIES

Ocean Township operates several township authorities that manage essential services:

▶ OCEAN TOWNSHIP POLICE DEPARTMENT

- Chief: Michael Sorrentino
- Address: 50 Railroad Avenue, Waretown, NJ 08758
- Phone: (609) 693-4007

▶ OCEAN TOWNSHIP FIRE DISTRICT NO. 1

- Chief: (732) 531-5001
- Address: 50 Railroad Avenue, Waretown, NJ 08758
- Phone: (609) 693-4007

▶ OCEAN TOWNSHIP PUBLIC WORKS DEPARTMENT

- Director: Stephen Higgins
- Address: 399 Monmouth Road, Oakhurst, NJ 07755
- Phone: (732) 531-5001

Local UTILITIES

GAS & ELECTRIC

JERSEY CENTRAL POWER & LIGHT (JCP&L)

- Website: www.firstenergycorp.com
- Phone: 1-800-662-3115

NEW JERSEY NATURAL GAS (NJNG)

- Website: www.njng.com
- Phone: 1-800-221-0051

WATER & SEWER

NEW JERSEY AMERICAN WATER

- Website: www.amwater.com
- Phone: 1-800-272-1325

CABLE/ INTERNET

OPTIMUM

- Website: www.optimum.com
- Phone: 1-877-946-8639

Schools in OCEAN TOWNSHIP,

Ocean Township served by the Township Public Schools, which includes several elementary, middle, and high schools.

OCEAN TOWNSHIP ELEMENTARY SCHOOL

Address: 555 Dow Avenue, Oakhurst, NJ 07755

Phone: (732) 531-5690

Grades: PreK-4

Highlights: Strong early childhood education programs and a nurturing environment.

Rating: ★★★★★☆☆☆☆☆





WANAMASSA ELEMENTARY SCHOOL

Address: 901 Bendermere Avenue, Ocean, NJ 07712

Phone: (732) 751-2483

Grades: PreK-4

Highlights: Community involvement and a focus on individualized student attention.

Rating: ★★★★★☆☆☆☆☆



WAYSIDE ELEMENTARY SCHOOL

Address: 733 Bowne Road, Ocean, NJ 07712

Phone: (732) 531-5600

Grades: PreK-4

Highlights: Community involvement and a focus on individualized student attention.

Rating: ★★★★★★☆☆☆☆





OCEAN TOWNSHIP INTERMEDIATE SCHOOL

Address: 1200 West Park Avenue, Ocean, NJ 07712

Phone: (732) 531-5630

Grades: 5-8

Highlights: Strong academic performance and sports.

Rating: ★★★★★★☆☆☆☆



OCEAN TOWNSHIP HIGH SCHOOL

Address: 50 West Park Avenue, Oakhurst, NJ 07755

Phone: (732) 531-5650

Grades: 9-12

Highlights: Strong academic programs, Advanced Placement courses, and competitive athletics.

Rating: ★★★★★★☆☆☆☆



Neighborhoods in OCEAN TOWNSHIP, NJ



OAKHURST

- Rating: 9/10
- Character: Quiet, family-oriented, close to the beach.
- Best for: Families seeking a peaceful environment with beach access.



WANAMASSA

- Rating: 8/10
- Character: Suburban yet affordable, mix of older and modern homes, near Asbury Park.
- Best for: First-time homebuyers, commuters, young professionals.



WAYSIDE

- Rating: 8.5/10
- Character: Spacious and residential, upscale, more land per lot, great for privacy.
- Best for: Upsizing families, professionals seeking peace and space.



COLONIAL TERRACE

- Rating: 9/10
- Character: Home to the Colonial Terrace Golf Club, green spaces, and elegant curb appeal.
- Best for: Golfers, professionals, retirees.



DEAL PARK

- Rating: 8/10
- Character: Historic charm, older homes with character, large lots.
- Best for: Buyers who appreciate architectural style and mature landscaping.



WEST DEAL

- Rating: 8.5/10
- Character: Heavily residential, quiet, near synagogues and schools.
- Best for: Orthodox Jewish families, large households, community-focused living.



WHALEPOND

- Rating: 7.5/10
- Character: Tucked-away neighborhood with privacy and green surroundings.
- Best for: Nature lovers, those wanting less hustle.

55+ Community in OCEAN TOWNSHIP, NJ



CEDAR VILLAGE OCEAN

- Rating: 9/10
- Homes: ~Approximately 295.
- Style: 2–3 bedroom single-family homes, 1,500–2,400 sq ft
- HOA: Yes, covers lawn maintenance, snow removal, and access to amenities
- Amenities: Clubhouse with fitness center, heated outdoor pool, tennis and pickleball courts, sauna, steam room, business center, lounge, card rooms, billiards, and crafts rooms
- Vibe: Gated, active, and social community with a focus on leisure and wellness



ENCLAVE AT OCEAN

- Rating: 8/10
- Homes: ~75.
- Style: 3–5 bedroom single-family homes, up to 2,700 sq ft
- HOA: Yes, includes lawn maintenance and access to amenities.
- Amenities: Clubhouse, fitness center, and community events
- Vibe: Luxurious, serene community with a focus on tranquility



ROLLING MEADOWS AT WAYSIDE

- Rating: 8.5/10
- Homes: ~328.
- Style: 2–4 bedroom single-family homes, 1,500–2,400 sq ft
- HOA: Yes, includes clubhouse access and maintenance services
- Amenities: Clubhouse with fitness center, outdoor pool, tennis and bocce courts, library, billiards room, arts and crafts rooms, meeting room, indoor sauna, and shuffleboard
- Vibe: Spacious, active community with a variety of recreational options



HERITAGE VILLAGE AT OCEAN

- Rating: 7.5/10
- Homes: ~ Approximately 200.
- Style: 1–2 bedroom condominiums
- HOA: Yes, covers exterior maintenance and amenities.
- Amenities: Community center, social activities, and landscaped grounds.
- Vibe: Affordable, low-maintenance living with a strong sense of community



GREENBRIAR OCEANAIRE

- Rating: 9/10
- Homes: ~Approximately 1,400.
- Style: 2–3 bedroom single-family homes, 1,500–3,100 sq ft
- HOA: Yes, includes lawn maintenance and access to amenities
- Amenities: Clubhouse with indoor and outdoor pools, private 18-hole golf course, tennis courts, bocce courts, fitness center, and walking trails
- Vibe: Upscale, resort-style living with a strong emphasis on social activities

Outdoor Recreation

OCEAN TOWNSHIP, NJ

Public Parks & Fields



JOE PALAIA PARK

Disc golf course, playground, walking trails



WELTZ PARK

Peaceful, undeveloped space for nature walks and bird watching





DAVE DAHROUGE PARK

Active sports park suitable for team games and casual play



WAYSIDE PARK

Local park ideal for casual basketball games and community gatherings



Golf Courses



WILLIAM F. LARKIN GOLF COURSE

Public 9-hole golf course



OCEAN COUNTY GOLF COURSE AT ATLANTIS

Beginners, juniors, and those looking to practice their short game



Lakes, Rivers & Beaches



DEAL LAKE

(PARTIALLY IN OCEAN TOWNSHIP)

- Being New Jersey's largest coastal lake, freshwaterfishing, and peaceful paddling



WHALEPOND BROOK

- The primary natural waterway of Ocean Township and a critical part of the local watershed



WELTZ PARK STREAMS AND WETLANDS

- Quiet nature trails, birdwatching, and passive recreation



LONG BRANCH BEACH

(NEARBY – APPROXIMATELY 10 MINS AWAY)

- Featuring Boardwalk, amusement rides, arcades, restaurants

Dennis Mark
REAL ESTATE

Luxury | **KW** MILITARY
KW OCEAN LIVING
KELLERWILLIAMS REALTY

Annual Festivals **OCEAN TOWNSHIP,**



ITALIAN AMERICAN FESTIVAL

- Celebration of Italian heritage with family-friendly activities. Live music, food vendors, rides, games, and fireworks



JULY 4 CELEBRATION

- Patriotic celebration bringing the community together. Fireworks display, community picnic, live entertainment



Best Places to

EAT, DRINK & ENTERTAIN Restaurants



PICCOLA ITALIA



- Address: 1205 W Park Ave, Oakhurst, NJ 07755
- Phone: (732) 531-2660
- Rating: 9/10
- Known for: Authentic Italian cuisine with a modern twist
- Signature Dish: Burrata Ravioli, Herb-Seared Filet Mignon



CAFE 28



- Address: 835 W Park Ave, Ocean Township, NJ 07712
- Phone: (732) 933-1400
- Rating: 9/10
- Known for: Authentic Egyptian & Mediterranean cuisine
- Signature Dish: Slow-cooked, fall-off-the-bone lamb over rice



PEEL WOOD FIRED PIZZA



- Address: 2001 Bellmore St Ste B, Oakhurst, NJ 07755
- Phone: (732) 531-4478
- Rating: 9/10
- Known for: Buy One Get One Pasta Entrées: Every Wednesday
- Signature Dish: Vodka Piz z a

Caf é s



SWEET N JOE



- Address: 405 Wickapecko Dr, Ocean Township, NJ 07712
- Phone: (732) 366-9988
- Rating: 9.5/10
- Known for: A cozy dessert and coffee bar offering artisanal ice cream.
- Signature Drink: Artisanal Ice Cream Flavors & Espresso Drinks



DEAN'S NATURAL FOOD MARKET CAFÉ



- Address: 1119 NJ-35, Ocean Township, NJ 07712
- Phone: (732) 517-1515
- Rating: 8.5/10
- Known for: Health-focused café offering organic coffee, and smoothies.
- Signature Drink: Build-Your-Own Smoothies

Bars and Pubs



OTTO'S TAVERN



- Address: 845 W Park Ave, Ocean Township, NJ 07712
- Phone: (732) 531-5050
- Rating: 8/10
- Known for: A welcoming neighborhood atmosphere, exceptional bar food, and one of the best Happy Hours in the area.
- Signature Drink: Lemon Pepper Martini

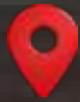


KANE BREWING COMPANY



- Address: 1750 Bloomsbury Ave, Ocean Township, NJ 07712
- Phone: (732) 922-8600
- Rating: 9.5/10
- Known for: High-quality, unfiltered craft ales with American and Belgian influences.
- Signature Dish: Overhead Double IPA — a stronger, hoppier version for IPA lovers.

Entertainment



SILVERBALL RETRO ARCADE – ASBURY PARK, NJ



- Address: 1000 Ocean Ave N, Asbury Park, NJ 07712
- Rating: 9.5/10
- Known for: A nostalgic arcade experience featuring over 300 vintage pinball machines and classic arcade games from the 1930s to today. Offers unlimited play with hourly admission, plus Skee Ball, air hockey, and a snack bar.



STUMPY'S HATCHET HOUSE – WASTONTOWN, NJ



- Address: [Exact address not available]
- Rating: 8.5/10
- Known for: An indoor axe-throwing venue offering a unique and safe environment for groups to enjoy this engaging activity. Ideal for team-building events, parties, and casual outings.



TOUT THE SHORE BIKE RENTALS – ASBURY PARK, NJ



- Rating: 8/10
- Known for: Providing a variety of bicycles for rent, allowing visitors to explore the scenic Jersey Shore at their own pace. Offers hourly and daily rental options.



ASBURY PEDAL BOATS – ASBURY PARK, NJ



- Address: Lake Ave, Asbury Park, NJ 07712, United States
- Rating: 7.5/10 (based on customer reviews)
- Known for: Offering pedal boat rentals on Wesley Lake, providing a fun and relaxing way to enjoy the water and surrounding views. Suitable for families and couples.



GO PLAY ARCADE



- Address: 1102 Main St Belmar, NJ 07719
- Rating: 7/10
- Known for: A family-friendly arcade featuring a mix of classic and modern games, suitable for all ages. Offers a variety of entertainment options and prize redemption games.

Sights & Attractions **OCEAN TOWNSHIP, NJ**

Ocean Township is rich in natural beauty and offers several attractions for residents and visitors alike.

Weltz Park



Rating: ★★★★★★★★★★☆☆

Known for: Small-town charm, historic buildings.

Ocean Township Historical Museum

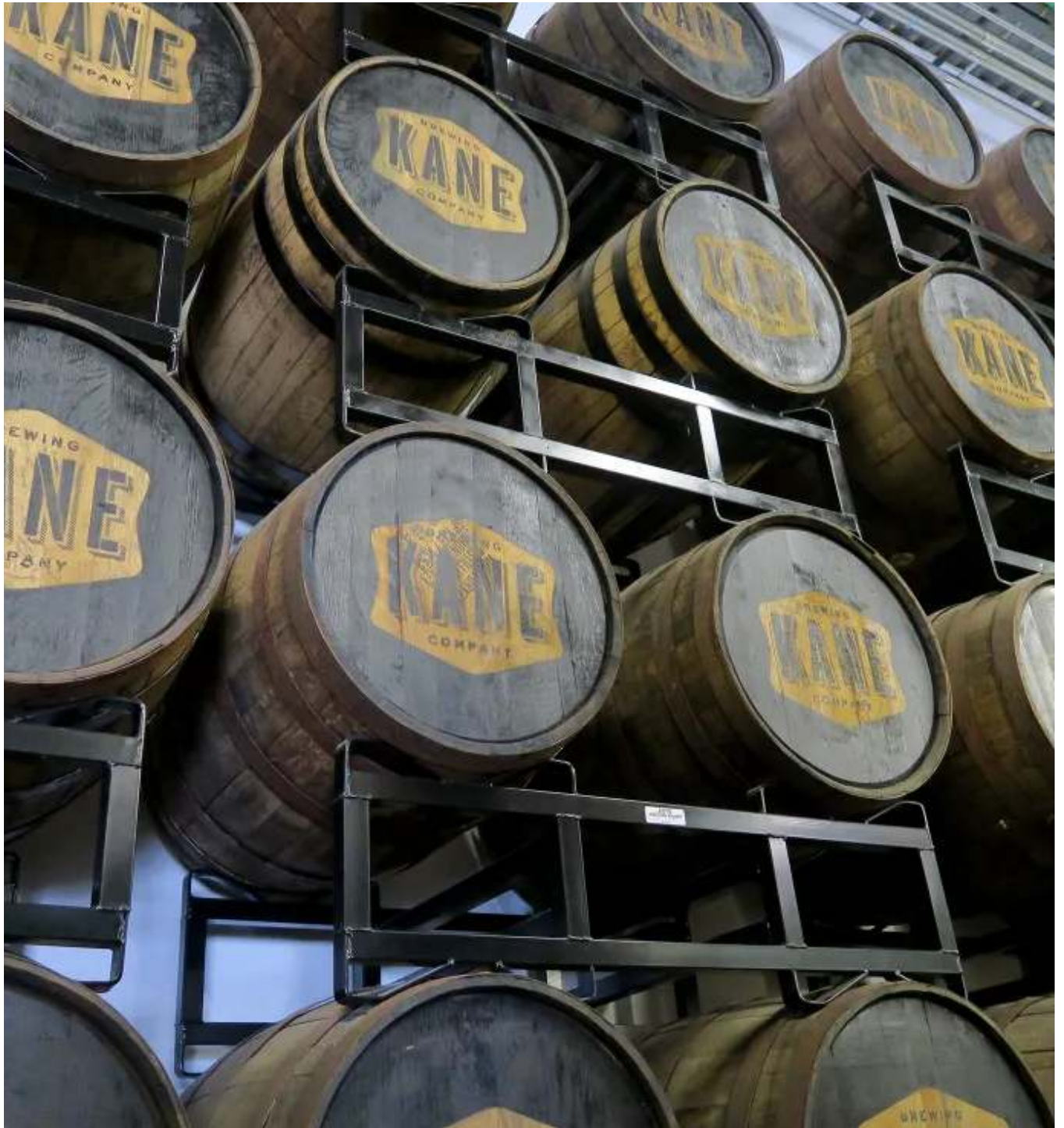


Rating: ★★★★★★☆☆

Known for: Preserving local history and exhibits in a historic home



Kane Brewing Company



Rating: ★★★★★ ★★★★★★☆☆

Known for: Craft beer innovation and brewery tours

This award-winning craft brewery is a local favorite, known for its seasonal and small-batch brews.

Top Places to Br

CHILDREN FOR ENTERTAINMENT



OCEAN TOWNSHIP LIBRARY

- Address: 701 Deal Rd, Oakhurst, NJ 07755
- Known for: Storytimes, educational programs, crafts, reading clubs, and interactive learning activities for kids of all ages.

Rating: ★★★★★★★★☆☆



SKY ZONE TRAMPOLINE PARK

- Address: 1000 NJ-66, Ocean Township, NJ 07712
- Phone: (732) 531-5867
- Known for: Indoor trampoline jumping, dodgeball, foam pits, ninja courses, birthday parties, and active family fun.

Rating: ★★★★★★★★☆☆





SPLASHDOWN BEACH WATERPARK (NEARBY OCEAN TOWNSHIP)

- Address: 2010 Lanes Mill Rd, Manasquan, NJ 08736
- Known for: Water slides, lazy river, wave pool, toddler splash zones

Rating: ★★★★★★★☆☆☆



THE FUNPLEX (NEARBY OCEAN TOWNSHIP)

- Address: 250 Schanck Rd, Freehold, NJ 0772
- Known for: Indoor amusement center with rides, arcade games, laser tag, bowling, and toddler play areas.

Rating: ★★★★★★★★★★☆☆



SEAVIEW SQUARE MALL PLAY AREA

- Address : 2315 NJ-66, Ocean Township, NJ 07712
- Known for: Indoor play area for young children, family-friendly shopping environment, seasonal events for kids.

Rating: ★★★★★★★★☆☆



Best Places for Date Night & Adult Beverages



OTTO'S "A NEIGHBORHOOD TAVERN"



- A lively and welcoming tavern known for its friendly atmosphere and classic bar fare.



MILLER'S ALE HOUSE



- A casual sports bar offering a wide selection of beers and hearty American dishes in a vibrant setting.

Best-Rated Small Businesses OCEAN TOWNSHIP, NJ



TIKI IMAGE TANNING & AIRBRUSH SALON

Category: Tanning Salon | Rating: 4.8★ (Google) | Phone: (732) 695-2244

- Address: 2313 NJ-66, Ocean, NJ 07712
- Website: <https://www.tikiimage.com/>
- Overview: A favorite among locals for a sun-kissed glow all year round, Tiki Image offers premium tanning and wellness services in a clean, tropical-themed setting.



ORGANIC DRY CLEANERS

Category: Dry Cleaning | Rating: 4.7★ (Google) | Phone: (732) 531-3903

- Address: 1211 NJ-35, Ocean Township, NJ 07712
- Website: <https://organiccleanersnj.com/>
- Overview: co-conscious residents love this spot for its toxin-free and eco-friendly cleaning approach without compromising on quality.



SHEAR DESIGN HAIR STUDIO

Category: Hair Salon | Rating: 4.9★ (Google) | Phone: (732) 531-1122

- Address: 1100 NJ-35 E, Ocean Township, NJ 07712
- Website: <https://www.facebook.com/p/Shear-Design-Hair-Studio-100063454250367/>
- Overview: A full-service salon known for expert styling, trendy color work, and a friendly atmosphere. A go-to for locals seeking a fresh look.



ROCKSTAR NAILS N SPA

Category: Nail Salon | Rating: 4.8★ (Google) | Phone: (732) 531-8889

- Address: 1100 NJ-35 #26, Ocean Township, NJ 07712
- Website: <https://rockstarnailsnspa.com/>
- Overview: A vibrant and relaxing nail spa with skilled technicians and standout nail art. Great for pampering or special events.



FLUFF AND FOLD LAUNDRY

Category: Laundromat | Rating: 4.8★ (Google) | Phone: (732) 531-4333

- Address: 1111 NJ-35, Ocean Township, NJ 07712
- Website: <https://fluffandfoldlaundromat.com/locations/ocean-township/>
- Overview: This modern laundromat is beloved for its cleanliness, efficiency, and friendly customer service—ideal for both DIY and drop-off laundry.



SHORE SUDS LAUNDROMAT

Category: Laundromat | Rating: 4.7★ (Yelp) | Phone: (732) 364-3944

- Address: 4054 U.S. 9, Howell, NJ 07731
- Website: shoresuds-laundromat.com
- Overview: Shore Suds Laundromat is a modern facility offering self-service washing and drying, as well as wash-and-fold services.



DYLAN GRAY AUTO REPAIR

Category: Auto Repair | Rating: 4.9★ (Google) | Phone: (732) 774-4000

- Address: 1418 NJ-35, Ocean Township, NJ 07712
- Website: <https://dylangrayauto.com/>
- Overview: A locally trusted auto repair shop known for honesty, transparent pricing, and top-notch mechanical work.



TEAM EXPRESS CAR WASH

Category: Car Wash | Rating: 4.7★ (Google) | Phone: (732) 531-9274

- Address: 2118 NJ-35, Oakhurst, NJ 07755
- Website: <https://theteamcarwash.com/ocean>
- Overview: This high-volume, fast-service car wash is a staple for residents wanting spotless cars with minimal wait.



PETSMART GROOMING – OCEAN

Category: Pet Grooming | Rating: 4.5★ (Google) | Phone: (732) 918-1391

- Address: 2391 NJ-66, Ocean, NJ 07712
- Website: <https://stores.petsmart.com/nj/ocean/ocean-neptune/grooming>
- Overview: A convenient option for pet owners seeking grooming with flexible scheduling and consistent quality for both dogs and cats.



ALLYSON'S FLOWERS

Category: Florist | Rating: 4.9★ (Google) | Phone: (732) 531-4100

- Address: Ocean Township, NJ (home-based florist)
- Website: https://allysonsflowers.com/nj_ocean-township/
- Overview: A charming flower shop known for creative floral designs and reliable delivery—perfect for celebrations, sympathy, and holidays.

What's So Great About

OCEAN TOWNSHIP,


Ideal Location at the Jersey Shore

Ocean Township offers the best of both worlds — close proximity to the beach (just minutes from Asbury Park, Long Branch, and Deal) and convenient access to highways like Route 18 and the Garden State Parkway. Whether you're commuting to NYC or heading down the Shore, the location makes life easier and more enjoyable.

Diverse and Family-Friendly Neighborhoods

From the peaceful, suburban feel of Wayside to the vibrant communities in Oakhurst and Wanamassa, Ocean Township offers a variety of neighborhoods to suit every lifestyle. Whether you're looking for quiet cul-de-sacs, historic homes, or modern developments, you'll find a place that feels like home.

Dennis Mark
REAL ESTATE

Luxury | 
KW OCEAN LIVING
KELLERWILLIAMS REALTY

Top-Rated Public Schools and Private Options

Ocean Township schools are highly rated, offering strong academic programs, active sports teams, and a supportive community for students. Plus, the area offers access to respected private schools nearby, making it a great choice for families focused on education.

Thriving Local Business Scene

The town boasts a rich blend of small businesses — from cozy cafes and boutique fitness studios to salons, artisan shops, and beloved restaurants. It's easy to support local here, and the sense of community among business owners adds to the town's charm.

Plenty of Parks, Recreation & Green Space

Ocean Township is home to several parks like Joe Palaia Park, which offers walking trails, fields, and seasonal events. Residents enjoy easy access to outdoor activities like biking, jogging, and playground fun, making it a perfect place for active lifestyles and family bonding.

I HOPE YOU ENJOYED YOUR TOUR OF *Ocean Township, NJ*

I Hope You Enjoyed This Guide Ocean Township, NJ offers the perfect balance between suburban peace and Jersey Shore excitement. With strong schools, easy commuting, beautiful parks, and proximity to beaches and nightlife, it's a fantastic place to put down roots. Whether you're raising a family, retiring, or simply looking for a lifestyle upgrade, Ocean Township could be your perfect match.

DISCLAIMER

This guide is for informational purposes only and reflects the most accurate data available at the time of writing. All prices, services, and community details are subject to change. Readers are advised to conduct their own research, verify all information independently, and consult with local professionals before making any decisions related to moving or purchasing property. We hold no liability for decisions made based on this content.

Dennis Mark Interdonato

REALTOR ASSOCIATE

PSA, RENE, ABR ePRO, SFR,
Certified Divorce Real Estate Expert | CDRE®

NJAR Circle of Excellence 2022 - 2024

NJ Realtors 2025 State Selection - Communications Committee

MOMLS 2025 Selection - Public Relations Committee

MOMLS 2025 Selection - Grievance Committee



THANK YOU!

I would love the opportunity to work with you, and I truly look forward to building our relationship together

Direct: 732-598-2672 Office: 848-241-6955
dennismark@kw.com | dennismarkrealestate.com

Keller Williams Realty Ocean Living
1513 Richmond Ave
Point Pleasant, NJ 08742

KELLERWILLIAMS
Luxury | KW MILITARY
KW OCEAN LIVING
KELLERWILLIAMS. REALTY

Dennis Mark
REAL ESTATE



@DENNISMARKREALESTATE



@REDWHITEANDREALESTATE



@DENNISMARKREALESTATE



@DENNISMARKKW



@DENNISMARKINTERDONATO