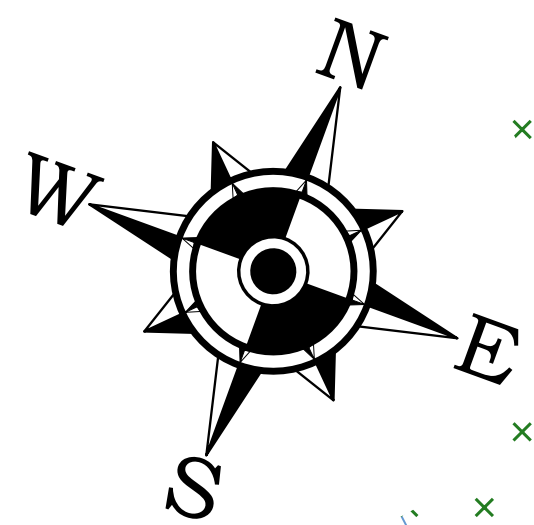




General Notes & Data Sources:
This Geographic Information System (GIS) Map is for demonstration purposes only, any use of this product with respect to accuracy and precision shall be the sole responsibility of the end user.
The Zoning Map shown on this map are referenced, in part, from ground surveys, aerial surveys and recorded plans, and documents, and are to be used for approximate location purposes only.
This map was created, in part, utilizing parcel data provided by Ocean County via NJGIN as of 2026.
This map was created utilizing zoning data provided by Manchester Township as of 2026.
Additional GIS resource data was provided by the New Jersey Geographic Information Network (NJGIN), the New Jersey Department of Transportation (NJDOT), the New Jersey Department of Environmental Protection (NJDEP), the New Jersey Office of Information Technology (NJ-OIT), and the New Jersey Office of GIS (NJOGIS). The data was obtained and provided by the various New Jersey Departments at the New Jersey Geographic Information Network (NJGIN) <https://pinelands.newjersey.com/data-arcgis.com>. This secondary product has not been verified by (NJGIN/NJDOT/NJOGIS/NJDOT/NJDEP) and is not state-authorized.
All positions are based on the following:
• NAD 83 (horizontal datum)
• New Jersey State Plane Coordinate System
• English units (US Survey Feet)
The geodetic accuracy and precision of the Geographic Information System (GIS) data contained in this mapping has not been developed nor verified by a professional licensed land surveyor and shall not be nor is intended to be used in matters requiring delineation and location of true ground horizontal and/or vertical controls, unless otherwise noted.

Adopted September 14, 2026

DATE: 6/23/26
ASHTON G. JONES, PP
NJ PROFESSIONAL PLANNER NO. 33L00633800

Redevelopment Districts

- RD-1: 2065 Route 37 Redevelopment District
- RD-2: Whiting Landfill Redevelopment Overlay District
- RD-3: 2132 Route 37 Redevelopment District
- RD-4: 2121 Lake Road Redevelopment Overlay District

Zoning Districts Within Pinelands

- MI: Military Installation
- POR-LI: Pinelands Office, Research and Light Industrial
- WTO-P: Whiting Town Office - Professional
- PED-1: Planned Environmental District - 1
- PED-9: Planned Environmental District - 9
- PFA-S: Pinelands Forest Area - Sending (20)
- PFA-R: Pinelands Forest Area - Receiving (3.2)
- PPA: Pinelands Preservation Area
- PRA: Pinelands Rural Agriculture - 1
- WTRA: Whiting Town Rural
- PR-40: Pinelands Residential - 40,000 Sq. Ft.
- WTR-40: Whiting Town Residential - 40,000 Sq. Ft.
- BVR-40: Beckerville Village Single Family Residential
- PR-15: Pinelands Residential - 15,000 Sq. Ft.
- WTRC: Whiting Town Retirement Community
- PAF-2: Pinelands Affordable Housing Zone
- WTHD: Whiting Town Highway Development
- PB-1: Pinelands Business
- WTB-1: Whiting Town Business - 1

Zoning Districts Within CAFRA

- LI: Light Industrial
- OR-LI: Office, Research and Light Industrial
- O-P: Office Professional
- FA-S: Forest Area - Sending
- FA-R: Forest Area - Receiving
- RA: Rural Agriculture - 1
- R-40: Residential - 40,000 Sq. Ft.
- R-20: Residential - 20,000 Sq. Ft.
- R-15: Residential - 15,000 Sq. Ft.
- R-14: Residential - 14,000 Sq. Ft.
- R-10: Residential - 10,000 Sq. Ft.
- R-10A: Residential - 10,000 Sq. Ft.
- RC: Retirement Community
- RC-2: Retirement Community - 2
- MF: Multi-Family
- RC/RCL: Retirement Community / Residential Cluster
- MP: Mobile Home Park
- HD-10: Highway Developments - 10 Acres
- HD-3: Highway Development - 3 Acres
- HD-3A: Highway Development - 3 Acres
- B-1: Business
- TC: Town Center

Basemap

- Whiting Boundary
- Stream/River
- Waterbody
- Public Open Space
- State of New Jersey
- County of Ocean
- Manchester Township
- Facilities
- Board of Education
- Elementary School
- High School
- Library
- Medical Center
- Municipal Complex
- Park
- Recycling Facility
- Township Garage

Zoning Revisions	
Ordinance No.	Adoption Date
97-008	5/22/1997
97-038	1/26/1998
99-001	2/22/1999
00-019	8/14/2000
00-044	1/22/2001
05-023	5/9/2005
05-025	5/23/2005
05-053	11/28/2005
07-018	5/29/2007
10-006	2/22/2010
11-025	11/28/2011
14-015	10/14/2014
14-016	10/14/2014
15-009	5/26/2015
16-036	12/12/2016
17-002	2/13/2017
17-024	11/13/2017
17-025	11/13/2017
18-035	12/10/2018
20-021	7/13/2020
20-022	7/13/2020
20-028	9/14/2020
20-031	9/14/2020
23-009	8/26/2023
24-009	3/11/2024
24-030	9/9/2024
26-023	4/13/2026
26-025	3/23/2026
26-026	3/23/2026
26-028	3/23/2026
26-044	9/14/2026

BASEMAP REVISIONS				
No	DESCRIPTION	DATE	BY	CHK BY
4				
3				
2	Revised Adoption Date	9/21/2026	NJL	KRZ
1	Revisions per Pinelands Commission comments	7/14/2026	NJL	KRZ



Zoning Map
Manchester Township
Ocean County
05/19/2026

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