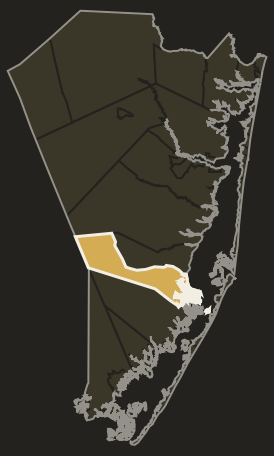
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AN IN DEPTH TOWN GUIDE

Living in Barnegat, 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.

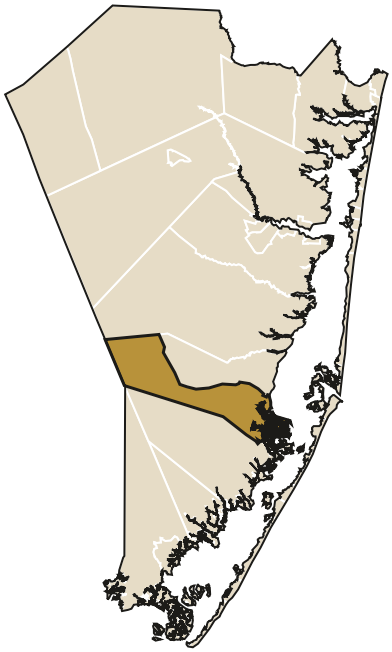
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AT A GLANCE

Barnegat at a glance

County	Ocean
Population	About 24,300 (2020 census)
Size	About 40 square miles, about 34 of it land
Setting	Historic bay village, bayfront marsh, newer neighborhoods and Pine Barrens to the west
Main roads	Garden State Parkway Exit 67; U.S. Route 9; Route 72 and County Routes 539 and 554



Barnegat in gold, in Ocean County

Barnegat is not Barnegat Light

Barnegat Township is on the mainland, along Route 9 and the west shore of Barnegat Bay. Barnegat Light is a separate borough at the northern tip of Long Beach Island, across the bay, and that is where Barnegat Lighthouse stands.

Inside the township, Barnegat is also the name of the old village along Route 9, which uses the 08005 ZIP code. Part of Ocean Acres, a large neighborhood shared with Stafford Township, is in Barnegat too.

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A SHORT HISTORY

The story of Barnegat

The Lenape spent summers along Barnegat Bay gathering clams and making wampum from the shells. Settlers of Dutch, English and Swedish origin arrived around 1720, and by 1750 families had homes near the creeks and the bay. The name comes from Barendegat, an early Dutch name for the inlet meaning an inlet of breakers. The township was incorporated in 1846 as Union Township, from parts of Dover and Stafford townships.

Barnegat grew up as a bay port. Its mariners carried cedar, pine and charcoal up and down the coast, local yards built schooners from 1860 to 1886, and later a glass works and the Perrine boat works made the village known for the Barnegat sneakbox. Union Township joined the new Ocean County in 1850 and took the name Barnegat Township in 1977.

KEY DATES

Timeline

1759	Levi Cranmer and Timothy Ridgway buy 500 acres along what is now East Bay Avenue, the first recorded land purchase in Barnegat.
1782	Patriot militia and Loyalists clash at Cedar Bridge, one of the last fights of the Revolutionary War.
1846	Union Township is incorporated from parts of Dover and Stafford townships.
1977	Union Township is renamed Barnegat Township.

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SECTIONS OF TOWN

From the bay village to the pines

Barnegat village. The old center along Route 9 and East and West Bay Avenue, where the town grew up as a bay port. Older homes, some from the sea captain era, sit on village streets a short drive from the bay.

The bayfront. Streets east of the village toward the marsh and the bay, around East Bay Avenue, Bayshore Drive and the municipal dock. Many homes here sit low near the water and some have been raised.

Ocean Acres. A large planned neighborhood west of the Garden State Parkway, shared with Stafford Township. Mostly single family homes on wooded lots, much of it built from the 1990s on.

Adult communities. Age restricted developments west of the village and the Parkway, among them Four Seasons at Mirage, Heritage Point, Heritage Bay and Pheasant Run. Homes are mostly single level, with association fees and rules.

Cedar Bridge and the pines. The western part of the township toward Route 72 and County Route 539, mostly Pine Barrens forest inside the state Pinelands Area, where building is limited.

> Barnegat was one of the leading seaports in the region in its early days, and glassmaking and shipbuilding grew up around the village. Today the township reaches from the bay west across the Parkway into the Pine Barrens. Some of the names you will hear:

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HOMES AND TAXES

What you will find

Older homes in and around the historic village near the bay.

Newer single family neighborhoods west of the Parkway, including Ocean Acres, much of it built since the 1990s.

Adult community homes in large age restricted communities such as Four Seasons at Mirage and Heritage Point.

Manufactured home communities such as Pinewood Estates, which have their own arrangements for the land.

Worth knowing: Barnegat sits partly inside the state Pinelands Area, and Pinelands rules affect what can be built on land in the western part of the township. Homes near the bay can fall in FEMA flood zones, which affects insurance and renovation rules. In the adult communities, association fees and rules apply. We sort out the land use rules, flood zone and community details for every Barnegat home before it is priced.

Property taxes

1.848%
2025 effective tax rate, as a share of market value

$7,608
2025 average residential tax bill

A home worth $400,000 on today's market would pay roughly $7,392 a year at Barnegat'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 Barnegat shops and eats

Barnegat has no mall, but everyday errands are close. Much of the township's shopping is along Route 9 on the east side, with an Acme on West Bay Avenue and bigger stores a short drive south in Stafford.

Grocery stores

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

SOUTH	**Acme** 609 East Bay Avenue, Stafford (Manahawkin)	

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

Dining

Route 9 through the village. Main Street through the old village, with everyday eateries, small shops and antique stores.

West Bay Avenue. The road from the Parkway at Exit 67 to Route 9, with shopping centers and casual places to eat.

Route 72 in Stafford. A short drive south, the main shopping and dining corridor for this part of the county.

Long Beach Island: East over the Route 72 bridge, then south to Beach Haven, where Bay Village and Schooner's Wharf have a variety of eateries and shops.

Downtown Toms River: North on Route 9 or the Parkway, a downtown with restaurants around Washington Street and Main Street.

Shopping

Route 9 covers everyday needs. For bigger stores, Route 72 in Stafford is a short drive south, with Stafford Park, a large shopping center, near Parkway Exit 63.

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GETTING AROUND

Roads and commuting

The Garden State Parkway runs north and south through the middle of Barnegat, with Exit 67 at West Bay Avenue. Exit 63 at Route 72 is just south in Stafford, and Exit 69 is just north in Ocean Township. Route 9 runs through the village on the east side, while Route 72 and County Route 539 cross the western part of the township. West Bay Avenue, County Route 554, runs across most of the township to Route 9. NJ Transit's 559 bus runs to Atlantic City. There is no passenger rail. Much of the township's shopping is along Route 9.

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THINGS TO DO

Things to do in and around Barnegat

Barnegat Municipal Dock. A township dock at 427 East Bay Avenue with a boat launch, crabbing, fishing, a picnic area and summer concerts on the bay.

Barnegat Bathing Beach. A township bay beach where no badge is required, with portable restrooms from Memorial Day to Labor Day.

Meadowedge Park. A quiet township park with marsh views, a gazebo, wildlife watching and a kayak launch.

Barnegat Historical Society museum and village. A four building museum on East Bay Avenue holding records and photographs from Barnegat's seafaring days, with free tours on summer Saturday afternoons.

Cedar Bridge Tavern Historic Site. An Ocean County historic site at 200 Old Halfway Road, near where one of the last fights of the Revolutionary War took place in 1782. The county marks the anniversary each December.

Edwin B. Forsythe National Wildlife Refuge. Federal refuge land along the bay, reached off Great Creek Road, known for its marshes and bird watching.

Barnegat Branch Trail. A county rail trail on the old Central Railroad of New Jersey line, running north from Barnegat toward Toms River.

Ocean County Library, Barnegat Branch. The township's public library branch at 112 Burr Street, part of the Ocean County Library system.

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MOVING CHECKLIST

Setting up your home in Barnegat

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

- [ ] **Township municipal building.** Barnegat Township Municipal Building, 900 West Bay Avenue, Barnegat, NJ 08005.609-698-0080. https://www.barnegat.net

- [ ] **Property taxes.** Tax office phone 609-698-0080, ext. 143. The tax and utility collector is in the municipal building at 900 West Bay Avenue. 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.** Barnegat Township Water and Sewer Utility. 609-698-6185, ext. 110. The township runs its own water and sewer utility, billed quarterly through the tax and utility collector's office. Ask for a final reading and account transfer at closing. Some homes in outlying areas may be on a private well or septic system, so confirm the service for each address.

- [ ] **Electric.** Split by the Garden State Parkway: Jersey Central Power and Light (JCP&L) east of the Parkway; Atlantic City Electric west of the Parkway. JCP&L 1-800-662-3115 (customer service), 1-888-544-4877 (outages); Atlantic City Electric 1-800-642-3780 (customer service), 1-800-833-7476 (outages).

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

- [ ] **Trash and recycling.** Trash and recycling routes are posted as a schedule on the Public Works page of barnegat.net, along with leaf, brush and shredding dates. Weather changes are announced on the township's bulletin line, 609-698-0080, ext. 127.

- [ ] **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. Homes near the bay can fall in FEMA flood zones, and the township posts elevation certificates on file for many bayfront addresses on its flood insurance page. Barnegat takes part in FEMA's Community Rating System, which can lower flood insurance premiums; it entered in 2014 and was listed at Class 7 in the state's 2019 hazard mitigation plan. Ask the township for the current class.

- [ ] **Library.** Ocean County Library, Barnegat Branch, 112 Burr Street, Barnegat, NJ 08005.

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). Barnegat's building department says this certification goes through the State, and links the State's instructions on its Home Re-Sale page. 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. Barnegat also requires its own resale Certificate of Occupancy before a home is sold or rented, plus a Letter of No Interest for a resale. Both are handled through the township Construction Office at the municipal building (609-698-0080, ext. 153), so apply well before closing.

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QUESTIONS PEOPLE ASK

Questions people ask us about Barnegat

Is Barnegat Lighthouse in Barnegat Township?

No. Barnegat Lighthouse is in the Borough of Barnegat Light, at the northern tip of Long Beach Island. Barnegat Township is a separate town on the mainland, across Barnegat Bay.

Does Barnegat have a beach?

Yes, on the bay. Barnegat Township has a bay bathing beach that does not require a badge, plus a public dock with a boat launch, crabbing and fishing. The nearest ocean beaches are on Long Beach Island, reached by Route 72 through Stafford.

What Garden State Parkway exit is Barnegat?

Exit 67 at West Bay Avenue is in Barnegat Township. Exit 63 at Route 72 is just south in Stafford, and Exit 69 is just north in Ocean Township.

What adult communities are in Barnegat?

Barnegat has several age restricted communities, including Four Seasons at Mirage, Heritage Point, Heritage Bay, Pheasant Run at Barnegat and Horizons at Barnegat. Each has its own fees and rules, and we can walk you through recent sales in any of them.

Where is the closest grocery store to Barnegat?

Barnegat has its own Acme at 912 West Bay Avenue. A ShopRite is just north on Route 9 in Waretown, part of Ocean Township. To the south in Stafford, there is a ShopRite on Route 72, plus an ALDI and another Acme in Manahawkin.

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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.

Barnegat village	
The bayfront	
Ocean Acres	
Adult communities	
Cedar Bridge and the pines	

Is Barnegat 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 Barnegat, 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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