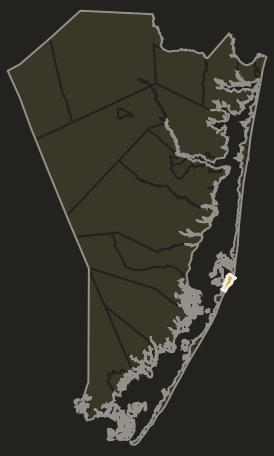
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AN IN DEPTH TOWN GUIDE

Living in Barnegat Light, 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.

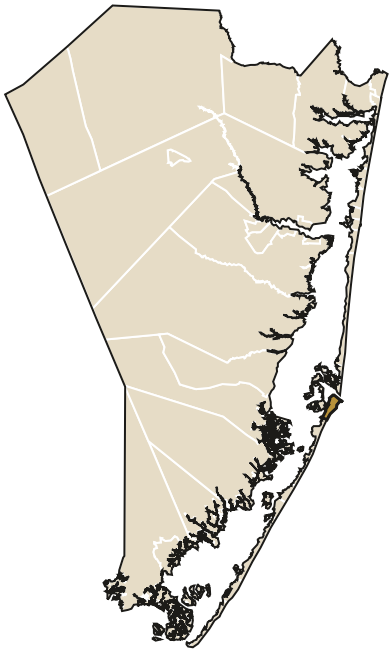
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AT A GLANCE

Barnegat Light at a glance

County	Ocean
Population	About 640 (2020 census)
Size	About 1.2 square miles, about 0.8 of it land
Setting	Oceanfront and bayfront at the north end of Long Beach Island, on Barnegat Inlet
Main roads	Central Avenue and Broadway (County Route 607); Route 72 and Parkway Exit 63 to reach the island



Barnegat Light in gold, in Ocean County

Barnegat Light is not Barnegat

Barnegat Light is a borough on Long Beach Island. Barnegat Township is a separate town on the mainland, across the bay. They have different governments, different tax rates and different ZIP codes. Barnegat Light uses 08006.

The borough was created in 1904 as Barnegat City. Voters renamed it Barnegat Light in 1948, in part to honor the lighthouse and in part to tell it apart from Barnegat Township.

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A SHORT HISTORY

The story of Barnegat Light

Dutch mariners in the 1610s called the inlet here barende gat, an inlet of breakers, the source of the name Barnegat. Bornt Slaght bought the northern tip of the island in 1801 and built its first structure, and a hotel followed in 1821. A first lighthouse went up in 1834. Its replacement, designed by George Meade, was lit on January 1, 1859, and locals still call it Old Barney.

In 1881 the Barnegat City Improvement Company laid out the streets, blocks and lots the town still uses, and the railroad arrived in 1886. Barnegat City was incorporated as a borough from part of Long Beach Township in 1904. Fishing docks grew on the bay side from the 1920s, and in 1948 voters renamed the town Barnegat Light, after the lighthouse and to set it apart from Barnegat Township.

KEY DATES

Timeline

1859	Barnegat Lighthouse, designed by George Meade, is first lit on January 1.
1881	The Barnegat City Improvement Company lays out the streets and lots the town still uses.
1904	Barnegat City is incorporated as a borough from part of Long Beach Township.
1948	A referendum renames the borough Barnegat Light.

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SECTIONS OF TOWN

The top of the island

Around the lighthouse. The north end of town at Barnegat Inlet, next to Barnegat Lighthouse State Park and the inlet jetty. Streets here sit close to the park and the water on two sides.

The oceanfront. Streets on the east side of town behind the dunes. The shoreline from East 8th Street north to the lighthouse is set aside as borough parkland.

Central Avenue and Broadway. The middle of town, a grid of numbered streets laid out in the 1880s around the two main north to south roads, with Borough Hall on East 7th Street.

The bay side. Homes west of Central Avenue facing Barnegat Bay, near the Coast Guard station, the municipal boat ramp at 10th Street and the bay beach at 25th Street.

The fishing docks. The working commercial fishing docks on the bay between about West 17th and West 20th Streets, with homes on the streets around them.

> Barnegat Light is bounded by Barnegat Inlet to the north, the Atlantic Ocean to the east and Barnegat Bay to the west. To the south it meets Loveladies, a section of Long Beach Township.

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HOMES AND TAXES

What you will find

Oceanfront homes: Homes facing the beach and dunes on the east side of town.

Bayfront homes: Homes on Barnegat Bay, facing west toward the mainland.

Interior streets: Homes on the streets between the beach and the bay, near Central Avenue and Broadway.

Worth knowing: Almost every home in Barnegat Light is close to the water, so we start with flood risk. Get the flood zone, the elevation certificate and the flood history for any home you are considering, and expect many lenders to require flood insurance. The town has a long storm record, from the 1944 hurricane to the 1962 Ash Wednesday storm, and the inlet shoreline needs jetties and yearly dredging to hold its shape. New Jersey sellers must disclose the flood zone and flood history, and we look at both before we price a home.

Property taxes

0.594%
2025 effective tax rate, as a share of market value

$9,326
2025 average residential tax bill

A home worth $1,550,000 on today's market would pay roughly $9,207 a year at Barnegat Light'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 Light shops and eats

There is no supermarket in Barnegat Light. Errands mean a drive south on Long Beach Boulevard, and for a full grocery run most people cross the Route 72 bridge to Manahawkin in Stafford.

Grocery stores

SOUTH	**Acme**	9600 Long Beach Boulevard, Long Beach Township
SOUTHWEST	**Acme**	609 East Bay Avenue, Stafford (Manahawkin)
SOUTHWEST	**ShopRite**	733 Route 72, Stafford (Manahawkin)
SOUTHWEST	**ALDI**	451 Martin Truex Jr. Boulevard, Stafford (Manahawkin)

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

Dining

Broadway. The town's small business street, with a handful of places to eat, many of them seasonal.

The bayside fishing docks. The working docks around West 18th Street, where old fishing shacks now hold eateries and shops beside the fleet.

Long Beach Boulevard south. Heading down the island through Surf City, Ship Bottom and on to Beach Haven, where more places stay open year round.

Viking Village: In town on the bay, a working commercial fishing dock with family owned shops and fresh seafood.

Shopping

There is no shopping center at this end of the island. For bigger stores, people cross the Route 72 bridge to Stafford, where Stafford Park and other business areas line Route 72 near the Parkway.

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GETTING AROUND

Roads and commuting

Garden State Parkway Exit 63 leads to Route 72, the only road onto Long Beach Island. Route 72 crosses Manahawkin Bay on the Dorland J. Henderson Memorial Bridge and ends in Ship Bottom. From there, Long Beach Boulevard (County Route 607) runs north through Surf City, the North Beach section of Long Beach Township, Harvey Cedars and Loveladies into Barnegat Light, where it becomes Central Avenue and Broadway. No state or U.S. highway enters the borough. Ocean Ride's OC9 LBI North and South bus runs a limited weekly schedule between the island and shopping in Stafford, and a free LBI Shuttle runs along Long Beach Boulevard; check current schedules. There is no passenger rail. For larger shopping trips, most people head south on the island or over the bridge to Stafford.

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THINGS TO DO

Things to do in and around Barnegat Light

Barnegat Lighthouse State Park. A state park at the northern tip of the island where visitors can climb Old Barney in season, visit the interpretive center and walk a short maritime forest trail.

Barnegat Lighthouse. Designed by George Meade and first lit in 1859, it stands 172 feet tall with 217 steps. Its beam went dark in 1944 and was relit on January 1, 2009.

Barnegat Light ocean beaches. Borough owned beaches with lifeguards from mid June through Labor Day. Badges are required for ages 12 and over, with a senior badge for those 65 and over, and free beach wheelchairs can be reserved.

Bay beach at 25th Street. A guarded bay beach at 25th Street and Bayview Avenue, with calmer water suited to young children.

Municipal boat ramp and slips. The borough boat ramp at 10th Street and Bayview Avenue, with daily, weekly and season passes and seasonal municipal slips.

Barnegat Light Historical Society Museum. A museum in the borough's 1903 schoolhouse on Central Avenue, holding the first order Fresnel lens that once sat atop the lighthouse.

Ocean County Library, Long Beach Island Branch. The island's public library branch at 217 South Central Avenue in Surf City, part of the Ocean County Library system.

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MOVING CHECKLIST

Setting up your home in Barnegat Light

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

- [ ] **Borough hall.** Barnegat Light Borough Hall, 10 East 7th Street, Barnegat Light, NJ 08006.https://barnegatlight.org

- [ ] **Property taxes.** Tax office phone 609-494-9196. The tax and utility collector is at Borough Hall, 10 East 7th Street. 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. The borough notes that postmarks are not accepted as proof of timely payment. 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.** Borough of Barnegat Light Public Works and Water Sewer Department. 609-494-9196. The borough provides water and sewer service and bills it quarterly through the tax and utility collector, with payments due April 15, July 15, October 15 and January 15. Ask Borough Hall for a final reading and account transfer at closing.

- [ ] **Electric.** Atlantic City Electric. 1-800-642-3780 (customer service); 1-800-833-7476 (outages, 24 hours).

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

- [ ] **Trash and recycling.** Garbage goes out Monday and Thursday, and single stream recycling is collected every Wednesday from June through September and every other Wednesday the rest of the year. The current year's schedule and guidelines are on the Garbage and Recycling page of barnegatlight.org. Call Borough Hall to schedule bulk metal, appliance and special pickups.

- [ ] **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. On the island every home is close to the water, so ask for the flood zone and the elevation certificate early. Barnegat Light takes part in FEMA's Community Rating System, which can lower flood insurance premiums; it entered in 1992 and was listed at Class 8 in the state's 2019 hazard mitigation plan. Ask the borough for the current class.

- [ ] **Library.** Ocean County Library, Long Beach Island Branch (nearest branch), 217 South Central Avenue, Surf City, NJ 08008.

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). It is issued by the local fire safety enforcing agency after an inspection, so apply well before closing. 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 borough source whether Barnegat Light requires a separate resale certificate of occupancy, so confirm with the borough's Building Department at 10 West 10th Street (609-494-3522) before listing.

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QUESTIONS PEOPLE ASK

Questions people ask us about Barnegat Light

Is Barnegat Light the same as Barnegat?

No. Barnegat Light is a borough at the north end of Long Beach Island, and Barnegat Township is a separate town on the mainland across the bay. Each has its own government, its own ZIP code and its own property tax rate.

Can you climb Barnegat Lighthouse?

Yes. The lighthouse stands in Barnegat Lighthouse State Park, and visitors can climb its 217 steps when it is open, which is seasonal and weather permitting. Check the state park's current hours before you go.

How do you get to Barnegat Light?

Drive to the north end of Long Beach Island. From Garden State Parkway Exit 63, take Route 72 east over the bridge into Ship Bottom, then turn north on Long Beach Boulevard. Stay on it past Surf City, North Beach, Harvey Cedars and Loveladies, and it becomes Central Avenue in Barnegat Light.

Was Barnegat Light once called Barnegat City?

Yes. The borough was formed in 1904 as Barnegat City. Voters chose the name Barnegat Light in 1948, after the lighthouse.

Where is the closest grocery store to Barnegat Light?

There is no supermarket in Barnegat Light. The nearest on the island is the Acme at 9600 Long Beach Boulevard in Long Beach Township, toward the south end. Over the Route 72 bridge in Stafford, there are an Acme, a ShopRite and an ALDI 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.

Around the lighthouse	
The oceanfront	
Central Avenue and Broadway	
The bay side	
The fishing docks	

Is Barnegat Light 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 Light, 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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