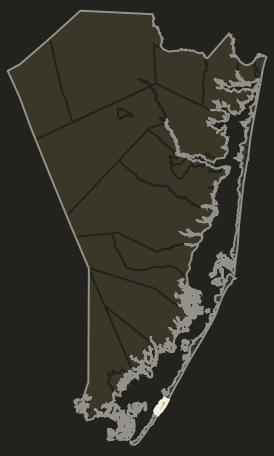
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AN IN DEPTH TOWN GUIDE

Living in Beach Haven, 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.

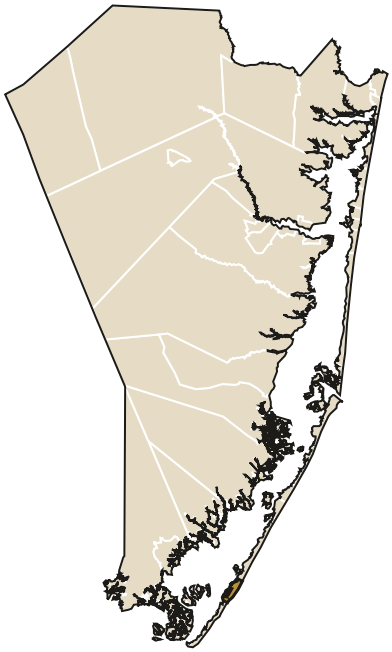
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AT A GLANCE

Beach Haven at a glance

County	Ocean
Population	About 1,000 (2020 census)
Size	About 2.3 square miles, about 1 of it land
Setting	Oceanfront and bayfront on the south end of Long Beach Island, with a historic district at its core
Main roads	Bay Avenue (County Route 607); Route 72 and Parkway Exit 63 to reach the island



Beach Haven in gold, in Ocean County

Beach Haven, Beach Haven West and Long Beach Township

The Borough of Beach Haven is on Long Beach Island. Beach Haven West is a different place: a lagoon community on the mainland in Stafford Township. The names are close, but the towns, governments and tax rates are separate.

Beach Haven also sits between two sections of Long Beach Township, a separate municipality. Holgate lies to the south and the township's largest section lies to the north. Check which town an address is actually in before comparing taxes or rules.

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A SHORT HISTORY

The story of Beach Haven

Long Beach Island was a summer fishing and clamming ground for the Lenape long before any resort. Beach Haven began as a planned resort, established in 1873 to house summer visitors from Philadelphia, and it grew into the island's grand hotel town, long known as the Queen City. When the railroad bridged Barnegat Bay in 1886, visitors could ride all the way to the island.

The borough was incorporated on November 11, 1890, from part of Eagleswood Township. Its core of Victorian era cottages and buildings, in Gothic, Queen Anne and Shingle styles, became the Beach Haven Historic District, listed on the National Register in 1983 and expanded in 2014 to 149 contributing buildings. The former Holy Innocents mission church in the district now houses the Long Beach Island Museum.

KEY DATES

Timeline

1873	Beach Haven is established as a summer resort for visitors from Philadelphia.
1886	The Tuckerton Railroad completes its bridge across Barnegat Bay to Long Beach Island.
1890	Beach Haven is incorporated as a borough from part of Eagleswood Township.
1983	The Beach Haven Historic District is listed on the New Jersey and National Registers of Historic Places.

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SECTIONS OF TOWN

A small grid between ocean and bay

The historic district. About 23 acres at the heart of the original resort, roughly between Bay and Atlantic Avenues from 5th Street to Chatsworth Avenue, with Victorian cottages and shingle style homes on tree lined blocks.

The oceanfront. Streets on the east side of town near the beach, with beach entrance pavilions at Fifth and Pearl Streets and the beach badge office at Centre Street.

Around Bay Avenue and Engleside Avenue. The town center, with Borough Hall at Bay and Engleside Avenues, Veterans Park, shops and places to eat within a few blocks.

The bay side. Homes west of Bay Avenue facing the bay toward the mainland, near the municipal boat ramp, the Dock Road boat slips and the bayside pavilion at Taylor Avenue.

> Beach Haven became its own borough in 1890, formed from part of Eagleswood Township. It borders Long Beach Township on the island, and Little Egg Harbor Township across the water.

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HOMES AND TAXES

What you will find

Historic resort homes: Queen Anne, Shingle Style and Gothic buildings in the Beach Haven Historic District, listed on the National Register in 1983.

Oceanfront and ocean block homes: Homes on and near the beach on the east side of town.

Bayfront homes: Homes on the bay side, west of Bay Avenue.

Worth knowing: Two things shape what you can do with a Beach Haven home. The first is the historic district. For a home on the district list, a full Certificate of Appropriateness goes through the borough's Historic Preservation Advisory Commission before a building or zoning permit application will be accepted, so check with the zoning office before you plan changes. The second is water, since the bay is only a few blocks from the beach. Get the flood zone, the elevation certificate and the flood history, which New Jersey sellers must disclose.

Property taxes

0.765%
2025 effective tax rate, as a share of market value

$12,295
2025 average residential tax bill

A home worth $1,600,000 on today's market would pay roughly $12,240 a year at Beach Haven'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 Beach Haven shops and eats

Beach Haven is one of the few towns on Long Beach Island with its own grocery store, and much of daily life is within a short walk or bike ride. For a bigger shopping trip, most people cross the Route 72 bridge to Stafford.

Grocery stores

IN TOWN	**Murphy's Fresh Market** 9 South Bay Avenue, Beach Haven
NORTH	**Acme** 9600 Long Beach Boulevard, Long Beach Township
NORTH	**Acme** 609 East Bay Avenue, Stafford (Manahawkin)
NORTH	**ShopRite** 733 Route 72, Stafford (Manahawkin)

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

Dining

Bay Avenue. The main street through town, lined with restaurants and shops, with more open year round than most of the island.

Centre Street and Engleside Avenue. Side streets between Bay Avenue and the beach with more places to eat close to the historic district.

The north end of Bay Avenue. A cluster of shops and eateries near the bay at the north end of town, busy all summer.

Ship Bottom: North on Long Beach Boulevard, where Route 72 comes onto the island and passes resort businesses.

Shopping

Bay Village and Schooner's Wharf cover gifts and everyday browsing. 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 Ship Bottom, Long Beach Boulevard (County Route 607) runs south through Long Beach Township into Beach Haven, where it becomes Bay Avenue. 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 over the bridge to Stafford.

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THINGS TO DO

Things to do in and around Beach Haven

Beach Haven beaches. Guarded ocean beaches with badges checked from 10 a.m. to 5 p.m. daily except Wednesdays, roughly mid June through Labor Day. The beach patrol and badge office are at Centre Street.

Concerts on the Green at Veterans Park. Free outdoor concerts on Wednesday evenings in Veterans Park on Amber Street, typically late June through late August.

Long Beach Island Historical Museum. The island's history museum at 129 Engleside Avenue, in the former Holy Innocents mission church inside the historic district.

Beach Haven Historic District. The core of the 1870s resort, listed on the National Register in 1983 and expanded in 2014, good for an easy walk past Victorian cottages.

Borough parks and courts. Playgrounds at Taylor Avenue and Nelson Avenue, tennis courts at Pearl Street, pickleball, and a bayside pavilion at Taylor Avenue.

Municipal boat ramp and Dock Road slips. A borough boat ramp, plus six transient public boat slips on Dock Road available during the day.

Beach Haven Public Library. The borough's own public library at 219 North Beach Avenue, open Monday through Saturday.

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MOVING CHECKLIST

Setting up your home in Beach Haven

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

- [ ] **Borough hall.** Beach Haven Borough Hall, 300 Engleside Avenue, Beach Haven, NJ 08008.609-492-0111. https://beachhaven-nj.gov

- [ ] **Property taxes.** Tax office phone 609-492-0111, ext. 211. The tax and utility collector is at Borough Hall, 300 Engleside 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. The borough does not honor postmarks, and tax bills are usually mailed once a year in late July or August. 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 Beach Haven Water Department and Sewer Utility. 609-492-0111, ext. 212 (billing). The borough provides both water and sewer service; the former Beach Haven Sewerage Authority has been merged into the borough. Water and sewer come on one bill, due quarterly on March 1, June 1, September 1 and December 1. The borough posts a Final Water and Sewer Meter Read Form for use at sale.

- [ ] **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.** Borough crews collect trash weekly most of the year and twice a week from June through September, on days set by north and south zones. Recycling is every Wednesday in season and every other Wednesday in winter. Holidays shift the schedule, so check the current Trash and Recycling Calendar on the Public Works page of beachhaven-nj.gov, or call Public Works at 609-492-2525.

- [ ] **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. The borough says all of Beach Haven lies in a FEMA Special Flood Hazard Area, and the FEMA 50 percent rule can require raising a home during major renovation. Beach Haven takes part in FEMA's Community Rating System, and property owners receive a 25 percent discount on flood insurance premiums. Homes in the historic district may also need review by the Historic Preservation Advisory Commission before exterior changes.

- [ ] **Library.** Beach Haven Public Library, 219 North Beach Avenue, Beach Haven, 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). In Beach Haven it is scheduled through the borough's fire inspector. 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. Beach Haven also requires its own Resale Certificate of Occupancy, handled by the Construction and Zoning office: $75 per residential unit, with a $20 reinspection fee. Inspections are Tuesday and Thursday afternoons, the home must be empty with alarms off and pets out, and the borough asks for two weeks to schedule. A deed restriction form must be filed with the Ocean County Clerk, and the home's Resident Emergency Access Placard must be posted and left for the new owner. Resale questions: 609-492-0111, ext. 224.

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QUESTIONS PEOPLE ASK

Questions people ask us about Beach Haven

Is Beach Haven the same as Beach Haven West?

No. Beach Haven West is a lagoon community on the mainland in Stafford Township, while the Borough of Beach Haven is on Long Beach Island. The names are close, but the governments and property tax rates are separate.

Do you need a beach badge in Beach Haven?

Yes, during guarded hours from Memorial Day to Labor Day. Prices and rules change from year to year, so check the borough's details for the current season before you go.

Is Beach Haven a historic district?

Part of it is. The Beach Haven Historic District covers the core of the original resort, about 30 blocks from 5th Street to Chatsworth Avenue between Bay and Atlantic Avenues. It was listed on the National Register of Historic Places in 1983, and changes to homes in the district start with the borough's Historic Preservation Advisory Commission.

How do you get to Beach Haven?

Head for the south end of Long Beach Island. From Garden State Parkway Exit 63, take Route 72 east over the bridge into Ship Bottom and turn south on Long Beach Boulevard. The boulevard runs through Long Beach Township and becomes Bay Avenue when you reach Beach Haven.

Where is the closest grocery store to Beach Haven?

Beach Haven has its own grocery store, Murphy's Fresh Market at 9 South Bay Avenue. A few miles north on the island, there is an Acme at 9600 Long Beach Boulevard in Long Beach Township. Over the Route 72 bridge in Stafford, there are an Acme and a ShopRite in Manahawkin.

Are there restaurants in Beach Haven?

Yes. Beach Haven has many places to eat along Bay Avenue and nearby side streets, and Bay Village and Schooner's Wharf, at the north end of town, have a variety of eateries and shops. Beach Haven has more businesses open year round than towns farther north on Long Beach Island.

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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.

The historic district	
The oceanfront	
Around Bay Avenue and Engleside Avenue	
The bay side	

Is Beach Haven 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 Beach Haven, 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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