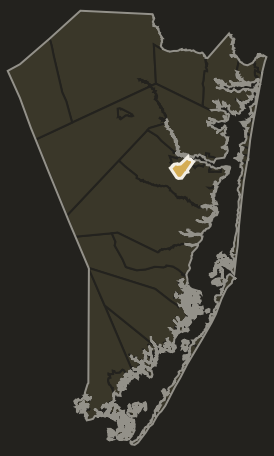
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AN IN DEPTH TOWN GUIDE

Living in Beachwood, 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.

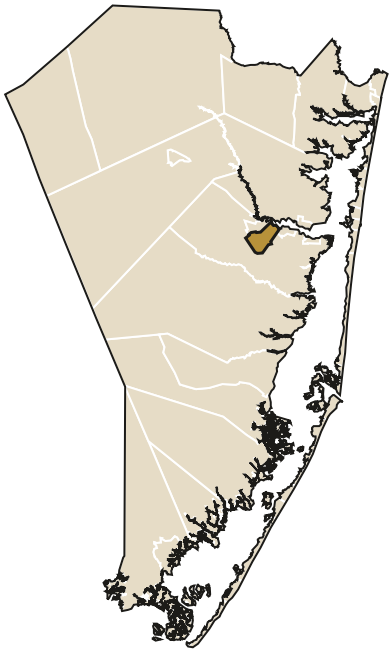
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AT A GLANCE

Beachwood at a glance

County	Ocean
Population	About 10,900 (2020 census)
Size	About 2.8 square miles
Setting	Year round neighborhoods between the Toms River and the edge of the Pine Barrens
Main roads	U.S. Route 9 and the Garden State Parkway, with Exit 80 at Double Trouble Road and Route 9



Beachwood in gold, in Ocean County

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A SHORT HISTORY

The story of Beachwood

Beachwood began as a newspaper promotion. In 1914 the publishers of the New York Tribune backed the purchase of 1,763 acres of Berkeley Township along the Toms River for a summer colony. Buyers paid $19.60 for a lot 20 by 100 feet and got a six month subscription to the paper. The first residents arrived in April 1915, and the first cottages went up that summer, with plans for a clubhouse, pier and bath house.

A property owners association formed in 1916 to run local services and push for independence. The state passed an act creating Beachwood Borough from part of Berkeley Township on March 22, 1917, and voters approved it that April. The summer colony slowly became a year round town, growing from 20 residents in 1920 to more than 4,000 by 1970, with the Garden State Parkway and Route 9 running through it.

KEY DATES

Timeline

1914	The publishers of the New York Tribune back the purchase of 1,763 acres for the Beachwood summer colony.
1915	The first residents move in and the first cottages are built.
1917	Beachwood Borough is incorporated from part of Berkeley Township.
1972	The Beachwood Sewerage Authority is created to collect the borough's wastewater.

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SECTIONS OF TOWN

From the river to the pines

Near the river. The streets closest to the Toms River and Beachwood Beach, where the 1914 colony began. Many homes here sit on the small lots of the original plan, some combined over the years.

Along Route 9. The center of town along Atlantic City Boulevard, the borough's main road, with side streets of ranches and capes.

Around Beachwood Boulevard. The middle of the borough, home to the library and public works yard, with established year round neighborhoods.

The pinelands side. The western part of town toward Double Trouble Road and Jakes Branch County Park, with more wooded lots at the edge of the Pine Barrens.

> Beachwood became a borough in 1917, formed from part of Berkeley Township. It borders Berkeley Township, Pine Beach and South Toms River, and it uses its own ZIP code, 08722.

The town's story starts in 1914, when the publishers of the New York Tribune bought 1,763 acres for a summer colony. Each buyer got a lot 20 by 100 feet and a six month subscription to the paper. The first residents arrived in April 1915.

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HOMES AND TAXES

What you will find

Homes on colony era lots: The 1914 plan sold lots 20 by 100 feet, so ask how many original lots a home sits on.

Homes near the river: Streets close to the Toms River and the borough beach.

Homes near the pines: Streets on the western side of town toward Double Trouble Road and Jakes Branch County Park.

Worth knowing: Lot size is the Beachwood question. The 1914 plan sold lots only 20 feet wide, so read the survey and check how many original lots a home sits on before you plan an addition or a new build. Beachwood is also on the Pinelands Commission's list of Ocean County towns in the state Pinelands Area, so ask whether Pinelands rules reach the property. Closer to the river, get the flood zone and flood history, which New Jersey sellers must disclose.

Property taxes

1.789%
2025 effective tax rate, as a share of market value

$6,635
2025 average residential tax bill

A home worth $350,000 on today's market would pay roughly $6,262 a year at Beachwood'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 Beachwood shops and eats

Beachwood has no supermarket or downtown of its own, but Route 9 runs through the middle of the borough and the big stores of Toms River are just across the river.

Grocery stores

NORTH	**ShopRite** 2 Route 37 West, Toms River
NORTHEAST	**Stop & Shop** 353 Route 37 East, Toms River
NORTHWEST	**ALDI** 740 Route 37 West, Toms River
SOUTHEAST	**ShopRite** 427 Route 9, Berkeley Township (Bayville)

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

Dining

Route 9 (Atlantic City Boulevard). The main road through the borough, with a handful of casual places to eat and everyday shopping.

Downtown Toms River. North on Route 9 across the river, the county seat's downtown, with places to eat around Washington Street and Main Street.

Route 37 in Toms River. A few minutes north, a busy corridor lined with restaurants and stores.

Seaside Heights: East on Route 37 over the bridges to the barrier island, a two mile boardwalk with a wide variety of foods and desserts.

Shopping

Route 37 in Toms River, a few minutes north, is lined with businesses. Farther east, the Ocean County Mall sits on Hooper Avenue off Route 37.

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GETTING AROUND

Roads and commuting

Route 9 runs through the center of Beachwood, north into South Toms River and Toms River and south into Berkeley Township. The Garden State Parkway also crosses the borough, and Exit 80 connects to Double Trouble Road, Dover Road and Route 9 at the South Toms River line. NJ Transit's 559 bus runs between Lakewood, Toms River and Atlantic City. There is no passenger rail. Route 9 and nearby Toms River are the closest places for daily shopping.

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THINGS TO DO

Things to do in and around Beachwood

Jakes Branch County Park. An Ocean County park of about 400 acres at 1100 Double Trouble Road, with more than 8 miles of trails and a nature center whose fifth story observation deck looks out over the Pine Barrens.

Beachwood Beach. The borough's beach on the Toms River, open with a borough recreation badge. Swimming was closed in 2024 and 2025 because of bacteria levels while the sand stayed open, so check the current season.

Riverfront gazebo, launch ramp and boat slips. The borough's waterfront facilities on the Toms River, with a boat launch ramp, borough boat slips and a gazebo that can be reserved.

Mayo Park. A borough park that residents can reserve for gatherings through the recreation department.

Beachwood Community Center. A borough building used for programs and available to rent for events.

Ocean County Library, Beachwood Branch. The borough's public library branch at 126 Beachwood Boulevard.

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MOVING CHECKLIST

Setting up your home in Beachwood

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

- [ ] **Borough hall.** Beachwood Borough Hall, 1600 Pinewald Road, Beachwood, NJ 08722.732-286-6000. https://www.beachwoodusa.com

- [ ] **Property taxes.** Tax office phone 732-286-6000 ext. 204. The tax office is in borough hall at 1600 Pinewald Road, and taxes can also be paid online through the borough website. 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.** Water: Beachwood Borough Water Department. Sewer: Beachwood Sewerage Authority. 732-286-6000 ext. 320 (borough water); 732-240-2608 (sewerage authority). Beachwood draws its drinking water from three borough wells in the Kirkwood aquifer and bills water through borough hall. Sewer is billed separately by the Beachwood Sewerage Authority, an independent agency created in 1972, with quarterly bills due January 1, April 1, July 1 and October 1. When a home is sold, arrange final readings and transfers with both.

- [ ] **Electric.** Jersey Central Power and Light (JCP&L), a FirstEnergy company. Outage line 1-888-544-4877.

- [ ] **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 and recycling by zone, Tuesday through Friday, with carts at the curb by 7 AM. Your zone, the bulk pickup calendar and holiday changes are on the Public Works page of the borough website. Public Works is at 1150 Beachwood Boulevard, 732-286-6010.

- [ ] **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. In Beachwood the question mainly applies to streets right along the Toms River; most of the borough is inland. We found no record of the borough taking part in FEMA's Community Rating System.

- [ ] **Library.** Ocean County Library, Beachwood Branch, 126 Beachwood Boulevard, Beachwood, NJ 08722.

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), issued by the local fire official after an inspection. 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. Beachwood also requires a Certificate of Continued Occupancy before a home can be sold (borough code section 17-12.3A). The borough's housing inspector inspects the home first, and the certificate is good for 60 days. Use the Resale Application Packet on the borough website and contact the construction and code enforcement office at borough hall, 732-286-6000.

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QUESTIONS PEOPLE ASK

Questions people ask us about Beachwood

Is Beachwood part of Toms River?

No. Beachwood has been its own borough since 1917, formed from part of Berkeley Township. It borders South Toms River, Pine Beach and Berkeley Township, and it has its own government and property tax rate.

Can you swim at Beachwood Beach?

Swimming was banned at Beachwood Beach for the rest of the 2024 season and for all of 2025 after high bacteria counts, though the sand stayed open. Check with the borough for the current season.

What Garden State Parkway exit is Beachwood?

Exit 80, which connects to Double Trouble Road, Dover Road and Route 9 at the South Toms River line. Route 9 then runs south through Beachwood.

How did Beachwood start?

Beachwood started as a newspaper's summer colony. In 1914 the publishers of the New York Tribune bought 1,763 acres and sold lots 20 by 100 feet, each with a six month subscription to the paper. The first residents moved in during April 1915.

Where is the closest grocery store to Beachwood?

There is no supermarket in Beachwood itself. The closest are a few minutes north in Toms River: a ShopRite at 2 Route 37 West, a Stop & Shop on Route 37 East and an ALDI on Route 37 West. To the south, there is a ShopRite on Route 9 in Bayville, part of Berkeley Township.

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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.

Near the river	
Along Route 9	
Around Beachwood Boulevard	
The pinelands side	

Is Beachwood 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 Beachwood, 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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