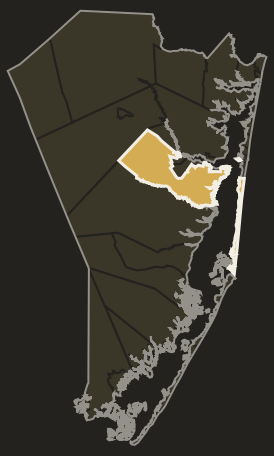
kw OCEAN LIVING
KELLERWILLIAMS. REALTY

AN IN DEPTH TOWN GUIDE

Living in Berkeley, 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.



Frana & Silk Real Estate Group

Vincent Frana, Broker Associate · Zachary Silk, Sales Associate

FRANASILK.COM

INSIDE THIS GUIDE

Living in Berkeley

1	At a glance	The basics
2	A short history	How the town came to be
3	Sections of town	From the Pine Barrens to the ocean
4	Homes and taxes	What you will find and what it costs to own
5	Groceries, dining and shopping	Where locals shop and eat
6	Getting around	Roads and commuting
7	Things to do	Parks, places and local events
8	Moving checklist	Setting up your new home
9	Questions people ask	Short, direct answers
10	Worksheets	To fill in on your visits

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.

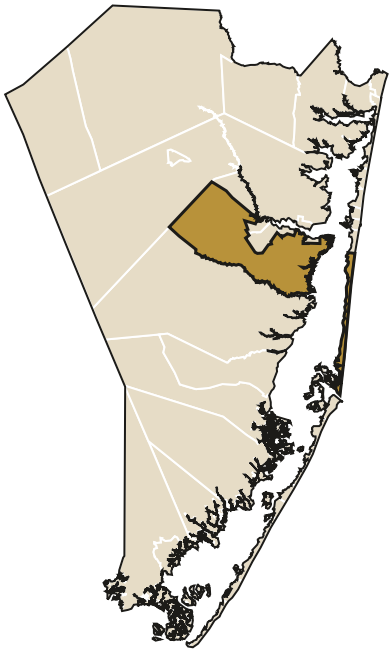
Vin and Zach

1

AT A GLANCE

Berkeley at a glance

County	Ocean
Population	About 43,800 (2020 census, before South Seaside Park joined Seaside Park)
Size	About 54 square miles in the 2020 census, about 43 of them land
Setting	Pinelands and Barnegat Bay shoreline
Main roads	Garden State Parkway exit 77, with exit 80 at the South Toms River line; Route 9; Route 37



Berkeley in gold, in Ocean County

Why so many Berkeley addresses say Toms River

Many homes in Berkeley Township have a Toms River or Bayville mailing address. The post office name does not tell you the town. Holiday City and Silver Ridge Park, for example, use Toms River addresses but sit entirely inside Berkeley Township, which sets their property taxes and runs their local services.

Several small boroughs nearby are separate towns with their own governments, even though they touch Berkeley or were once part of it: Pine Beach, Ocean Gate, Beachwood, South Toms River and Seaside Park. On land, Ocean Gate borders only Berkeley. When we price a home, we always confirm the actual municipality first.

2

A SHORT HISTORY

The story of Berkeley

Berkeley's first settlers lived along the Barnegat Bay shore in farmhouses and fishing shacks. The village now called Bayville began as Potters Creek, where John Rogers bought a farm in the late 1700s. It was later known as Dover Chapel and Chaseford before taking the Bayville name around 1870. Berkeley Township was incorporated on March 31, 1875, from part of Dover Township, today's Toms River.

The Central Railroad brought summer visitors in the late 1800s, and hotels rose at Pinewald, including the Royal Pines Hotel beside Crystal Lake in 1930. Out in the pines, Double Trouble was founded in 1903 for lumber and cranberries. Over the years several borough towns split off, from Seaside Park in 1898 to South Toms River in 1927. Later came the Holiday City and Silver Ridge Park adult communities west of the Parkway.

KEY DATES

Timeline

1870	The bayside village once called Potters Creek and Chaseford takes the name Bayville.
1875	Berkeley Township is incorporated from part of Dover Township, now Toms River.
1903	Edward Crabbe founds the village of Double Trouble for lumber and cranberry growing.
1930	The Royal Pines Hotel opens beside Crystal Lake in Pinewald.

3

SECTIONS OF TOWN

From the Pine Barrens to the ocean

Bayville. The township's main bayside area along Route 9 and Barnegat Bay, with town hall, the library and a mix of ranches, capes and newer homes, some on the water near Butler Beach.

Holiday City. A large age restricted community off Route 37 just west of the Parkway, with Toms River mailing addresses. Its sections of single story homes each have their own association.

Silver Ridge Park. The neighboring age restricted community, split into East, West, North and the Westerly Extension, with single story homes and attached garages.

Pinewald. An older community between Route 9 and the Parkway, laid out as a resort in the 1880s and again in the 1920s, around Crystal Lake and Pinewald-Keswick Road.

The pinelands side. The western part of the township, much of it in the Pinelands National Reserve, with Double Trouble State Park and wooded lots.

> Berkeley is a large township with very different areas inside it. Some of the names you will hear:

4

HOMES AND TAXES

What you will find

Ranch homes in Holiday City detached, single story homes on lots of at least 50 by 100 feet, with a range of models from the original plans to heavily updated homes.

Silver Ridge Park homes single story homes on crawl spaces with attached garages, on lots of about 60 by 100 feet.

Other adult communities including Sonata Bay in Bayville, along with the Holiday City and Silver Ridge Park sections.

Bayside and inland neighborhoods in Bayville, Pinewald and Manitou Park, with a mix of ranches, capes, split levels and newer construction.

Worth knowing: Adult communities are a big part of Berkeley, and each association has its own rules, fees, amenities and approval steps. They follow federal 55 and over housing rules, so it is worth knowing how a given section handles ownership and occupancy before you list or make an offer. Along the bay, flood zone matters too. New Jersey sellers must

disclose a home's flood zone and flood history, and we explain what that means for a specific address.

Property taxes

1.498%
2025 effective tax rate, as a share of market value

$5,442
2025 average residential tax bill

A home worth $350,000 on today's market would pay roughly $5,243 a year at Berkeley's 2025 effective rate. Your actual bill depends on your assessment, so we pull the real tax record for any home you are considering.

5

GROCERIES, DINING AND SHOPPING

Where Berkeley shops and eats

Berkeley has no downtown, but daily shopping is close. Route 9 through Bayville has a ShopRite and everyday stores, and Route 37, just north of Holiday City in Toms River, is lined with businesses.

Grocery stores

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

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

Dining

Route 9 through Bayville. The township's main road, with casual places to eat and everyday shopping along both sides.

Route 37 in Toms River. Just north of Holiday City and Silver Ridge Park, a busy corridor lined with restaurants and stores.

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.

Seaside Heights: East on Route 37 over Barnegat Bay, a two mile boardwalk with a wide variety of foods and desserts.

Shopping

Route 9 in Bayville covers everyday needs. For bigger stores, Route 37 in Toms River is lined with businesses, and the Ocean County Mall sits on Hooper Avenue off Route 37 East.

6

GETTING AROUND

Roads and commuting

Garden State Parkway exit 77 serves Berkeley directly, and exit 80 sits just over the line in South Toms River, so the drive north toward Toms River and Monmouth County or south toward Atlantic City is easy. Route 9 runs north and south through Bayville, and Route 37 runs just north of Holiday City. To reach the ocean beaches and Island Beach State Park, you cross Barnegat Bay on Route 37 and head south on Route 35. NJ Transit bus service and Ocean Ride local routes run through the township, but there is no train station. Daily shopping is mostly along Route 9 in Bayville and along Route 37.

7

THINGS TO DO

Things to do in and around Berkeley

Island Beach State Park. About ten miles of undeveloped barrier island at the south end of the Barnegat Peninsula, still part of Berkeley Township, with ocean swimming, fishing, kayaking and bird watching.

Double Trouble State Park. Historic cranberry bogs, a restored company village and a nature trail along Cedar Creek, shared with Lacey Township.

Veterans Park and the summer concerts. A township park in Bayville that hosts the popular summer concert series on Wednesday evenings in July and August, including a concert with fireworks around the Fourth of July.

Founder's Day. The township's yearly celebration each September, held in recent years together with a San Gennaro Festival.

Butler Beach. A township bay beach at the end of Butler Boulevard in Bayville.

John C. Bartlett, Jr. County Park at Berkeley Island. A small Ocean County park on Barnegat Bay at the end of Brennan Concourse in Bayville.

Barnegat Branch Trail. A walking and biking trail on the old Central Railroad line, which once had a station serving Pinewald and Bayville.

Ocean County Library, Berkeley Branch. The township's public library branch at 30 Station Road in Bayville.

8

MOVING CHECKLIST

Setting up your home in Berkeley

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

- [ ] **Township municipal building.** Berkeley Township Town Hall, 627 Pinewald-Keswick Road, Bayville, NJ 08721.https://berkeleytownship.org

- [ ] **Property taxes.** Tax office phone 732-244-7400. The tax office is in town hall at 627 Pinewald-Keswick Road, and bills can also be paid online through the township 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.** Berkeley Township Municipal Utilities Authority for much of the township; Aqua New Jersey in parts of Bayville; private wells in some areas. 732-237-0100 (Berkeley Township MUA). Berkeley does not have a single water provider. The township MUA supplies water within its service area, which does not cover the whole township, and Aqua New Jersey serves parts of Bayville. Some homes still use private wells. Check a recent bill or ask the seller which company serves the home, then arrange a final reading and transfer the account.

- [ ] **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.** Find your trash, recycling and bulk pickup days in the Garbage, Recycling and Bulk Schedule on the township's Sanitation and Recycling page, or in the Recycle Coach app. Public Works is at 630 Pinewald-Keswick Road, 732-349-4616.

- [ ] **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. Flood zones matter most along Barnegat Bay and the creeks in Bayville; the adult communities west of the Parkway sit on higher ground. Berkeley Township takes part in FEMA's Community Rating System, which can lower flood insurance premiums; it reached Class 5 in 2020, worth a 25 percent discount for eligible policies. Ask the township for the current class.

- [ ] **Library.** Ocean County Library, Berkeley Branch, 30 Station Road, Bayville, NJ 08721.

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. Berkeley Township also requires a Certificate of Occupancy every time a home is sold or rented. Apply through the township Code Enforcement Office in town hall, 732-244-7400 ext. 1237, using the Resales Application on the township website. In the age restricted communities, the township also needs an original, signed approval letter from the homeowners association before a resale or transfer; copies are not accepted.

9

QUESTIONS PEOPLE ASK

Questions people ask us about Berkeley

Is Holiday City in Berkeley Township or Toms River?

Holiday City at Berkeley, Carefree, West, South and Holiday Heights are all in Berkeley Township, as is Silver Ridge Park, even though their mailing addresses say Toms River. Holiday City at Silverton is a separate community in Toms River Township. The difference matters for property taxes and local services.

Does Berkeley Township have beaches?

Yes, on Barnegat Bay, including Butler Beach, Amherst Beach and Allen Road Beach. Berkeley's oceanfront neighborhood, South Seaside Park, became part of Seaside Park on April 6, 2026, so the nearest ocean beaches are now in Seaside Park and in Island Beach State Park, which is still part of Berkeley Township.

Is Pine Beach part of Berkeley Township?

No. Pine Beach became its own borough in 1925 and has its own government. Ocean Gate, Beachwood, South Toms River and Seaside Park are also separate towns, and on land Ocean Gate borders only Berkeley.

Is Berkeley Township in the Pinelands?

Much of it is. About 72 percent of Berkeley's land is inside the Pinelands National Reserve, mostly in the western part of the township. Pinelands rules can affect what can be built on a given lot, so we check before you buy land or plan an addition.

Where is the closest grocery store to Berkeley Township?

Berkeley has its own ShopRite on Route 9 in Bayville. Near Holiday City and the township's north edge, there are an ALDI and a ShopRite on Route 37 West and a Stop & Shop on Route 37 East, all in Toms River.

10

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.

Bayville	
Holiday City	
Silver Ridge Park	
Pinewald	
The pinelands side	

Is Berkeley 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 Berkeley, 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.



Vincent Frana

Broker Associate

732-567-4147



Zachary Silk

Sales Associate

732-773-3257

More guides and our town guides at **franasilk.com**

kw OCEAN LIVING
KELLERWILLIAMS REALTY

Keller Williams Realty Ocean Living, 1513 Richmond Ave, Point Pleasant, NJ 08742. Office 848-241-6955.

© 2026 Frana & Silk Real Estate Group. Each office is independently owned and operated. Frana & Silk Real Estate Group is a team operating under Keller Williams Realty Ocean Living. Vincent Frana, Broker Associate. Zachary Silk, Sales Associate. Licensed New Jersey real estate professionals. In New Jersey commissions are negotiable. Frana & Silk are licensed real estate agents and do not purchase homes. Any direct as is purchase is made by an independent investment buyer. This guide is general information, not legal or tax advice. Keller Williams Realty, LLC, a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act.

Equal Housing Opportunity