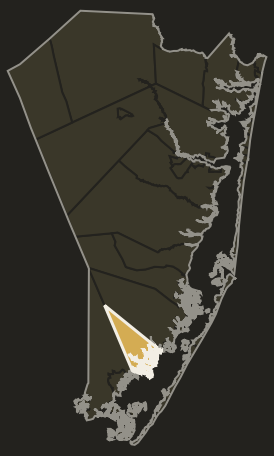
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AN IN DEPTH TOWN GUIDE

Living in Eagleswood, 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

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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.

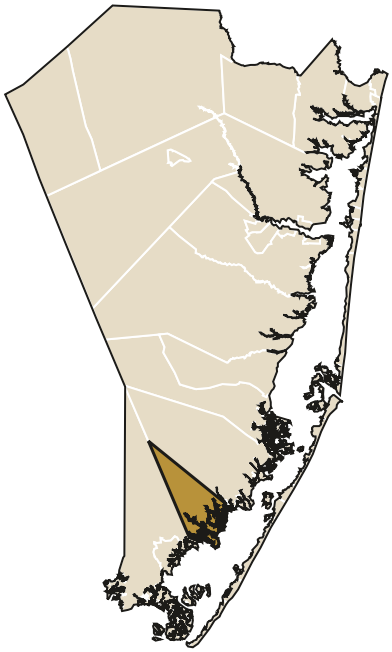
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AT A GLANCE

Eagleswood at a glance

County	Ocean
Population	About 1,700 (2020 census)
Size	About 19 square miles, about 16 of it land
Setting	Bayfront marsh, the Route 9 village of West Creek, and pinelands to the west
Main roads	U.S. Route 9; Parkway Exits 58 and 63 in neighboring towns



Eagleswood in gold, in Ocean County

Eagleswood and West Creek

West Creek is not a separate town. It is a village inside Eagleswood Township, and it gives the township its mailing address and ZIP code, 08092. The township's municipal building is on Division Street in West Creek.

Eagleswood was once much larger. It was formed from Stafford Township in 1874, and parts of it later became Beach Haven in 1890 and Long Beach Township in 1899.

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A SHORT HISTORY

The story of Eagleswood

Eagleswood sits on the mainland across the bay from Long Beach Island, between salt marsh to the east and pinelands to the west. Its main village, West Creek, grew up along Westecunk Creek near where it meets Barnegat Bay, and its people made their living from the bay and the woods. West Creek is credited as the birthplace of the Barnegat Bay sneakbox, a small hunting boat first built here in 1836.

Eagleswood was incorporated on March 17, 1874, from part of Stafford Township. At first it reached across the bay onto Long Beach Island, but parts of it became Beach Haven in 1890 and Long Beach Township in 1899. That left the small mainland township of bay marsh, village streets along Route 9 and pinelands that exists today, with its municipal building on Division Street in West Creek.

KEY DATES

Timeline

1836	The first Barnegat Bay sneakbox is built in West Creek.
1874	Eagleswood Township is incorporated from part of Stafford Township.
1890	Part of Eagleswood on Long Beach Island becomes the Borough of Beach Haven.
1899	Another part of the township goes to the new Long Beach Township.

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SECTIONS OF TOWN

Bay, village and pines

West Creek. The township's main village along Route 9, named for the creek that runs through it, with the municipal building on Division Street and older homes on village streets.

Dock Road and the bayfront. Dock Road runs east across the marsh to where Westecunk Creek meets Barnegat Bay. Homes toward the bay sit close to salt marsh and state owned wetland.

Staffordville and Cox's Crossing. Older place names along and near Route 9 at the north end of the township, toward Stafford, with homes on larger lots.

Stafford Forge and the pinelands. The wooded western part of the township, around the state wildlife management area and old cranberry bogs, inside the Pinelands where building is limited.

> Eagleswood borders Stafford Township, Little Egg Harbor Township and Long Beach Township. Place names you will see on maps and deeds include West Creek, Staffordville, Stafford Forge, Cox's Crossing, Spragueto wn, Parker Cove, Dinner Point, Horse Point and Mud Cove.

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HOMES AND TAXES

What you will find

Village homes: Houses in and around West Creek, the township's main village.

Bayside homes: Homes toward the marsh and the bay, including along Dock Road, some across the street from state owned wetlands.

Worth knowing: Start with the land rules in Eagleswood. Part of the township is in the state Pinelands Area and part is in the Pinelands National Reserve, and which one applies changes what you can build or add. Toward the bay, the land turns to salt marsh and state owned wetland, so get the flood zone, the elevation certificate and the flood history. Also confirm whether the home has public water and sewer or a private well and septic system.

Property taxes

2.024%	$7,644

2025 effective tax rate, as a share of market value	2025 average residential tax bill

A home worth $400,000 on today's market would pay roughly $8,096 a year at Eagleswood'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 Eagleswood shops and eats

Eagleswood is mostly marsh, woods and the small village of West Creek, so errands mean a short drive. Most people head north on Route 9 to Manahawkin in Stafford.

Grocery stores

NORTH	**ShopRite** 733 Route 72, Stafford (Manahawkin)
NORTH	**ALDI** 451 Martin Truex Jr. Boulevard, Stafford (Manahawkin)
NORTHEAST	**Acme** 609 East Bay Avenue, Stafford (Manahawkin)
SOUTHWEST	**Acme** 425 Route 9, Little Egg Harbor (Tuckerton mailing address)

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

Dining

Route 9 in West Creek. The few places to eat in the township are along Route 9 through the village.

Route 72 and Route 9 in Manahawkin. A short drive north in Stafford, the area's main shopping and dining corridor.

Main Street in Tuckerton. South on Route 9, with places to eat near the Tuckerton Seaport and Lake Pohatcong.

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

Ship Bottom: East over the Route 72 bridge, where the road comes onto Long Beach Island and passes resort businesses.

Shopping

Route 72 in Stafford, a short drive north, covers most needs, with Stafford Park, a large shopping center, near Parkway Exit 63.

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GETTING AROUND

Roads and commuting

U.S. Route 9 is the main road through Eagleswood, running north to Manahawkin in Stafford and south to Tuckerton and Little Egg Harbor. The Garden State Parkway crosses the township but has no exits in it; the nearest are Exit 58 at County Route 539 in Little Egg Harbor and Exit 63 at Route 72 in Stafford. NJ Transit's 559 bus runs to Atlantic City, and Ocean Ride's OC6 route serves the area. There is no passenger rail. Most daily shopping is a short drive north along Route 9 and Route 72 in Stafford.

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THINGS TO DO

Things to do in and around Eagleswood

Stafford Forge Wildlife Management Area. About 12,600 acres of state land in Eagleswood, Stafford and Little Egg Harbor, with pine forest, former cranberry bogs, four ponds and the dammed Westecunk Creek.

Edwin B. Forsythe National Wildlife Refuge. Federal refuge land along the bay. The refuge lists Cedar Run Creek, off Cedar Run Dock Road, as a saltwater fishing spot.

Dock Road. A narrow road across the marsh to the mouth of Westecunk Creek on Barnegat Bay, with wide views over the wetlands to Long Beach Island.

Tuckerton Seaport. A short drive south in Tuckerton, a 40 acre maritime museum and village on Tuckerton Creek that tells the story of the baymen and boat builders of this shore.

Ocean County Library, Tuckerton Branch. The nearest public library branch, at 380 Bay Avenue in Tuckerton, part of the Ocean County Library system.

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MOVING CHECKLIST

Setting up your home in Eagleswood

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

- [ ] **Township municipal building.** Eagleswood Township Municipal Building, 146 Division Street, West Creek, NJ 08092.609-296-3040. https://www.eagleswoodtwpnj.us

- [ ] **Property taxes.** Tax office phone 609-296-3040, ext. 13. The tax collector is in the municipal building at 146 Division Street in West Creek, with a payment drop box at the front entrance. 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. The township notes that a written, owner signed change of address also updates the sewer bill.

- [ ] **Water and sewer.** Sewer: Eagleswood Township Public Utilities Division. Water: no township water utility found; homes are generally on private wells. 609-296-3040, ext. 19 (Public Works); 609-848-4992 (24 hour sewer emergencies). The township's utility division runs a sanitary sewer system and bills sewer along with taxes. The township code sets up no water utility, so confirm for each home whether it has a private well, and whether it is on township sewer or a septic system. A well test is worth ordering before 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.** Trash and recycling containers must be 32 gallons or smaller, and commercial grade cans are not allowed. Collection information is posted on the township website, and questions go to Public Works at 609-296-3040, ext. 19.

- [ ] **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. Land toward the bay turns to salt marsh, so homes east of Route 9 deserve a close look at the flood zone and elevation certificate. We did not find Eagleswood in FEMA's Community Rating System lists.

- [ ] **Library.** Ocean County Library, Tuckerton Branch (nearest branch), 380 Bay Avenue, Tuckerton, NJ 08087.

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. Eagleswood also issues its own Certificate of Occupancy for resales, through the township Zoning Department (609-296-3040, ext. 18; office hours Mondays and Thursdays, 3:30 to 7:30 p.m.). Construction permits are handled by Stafford Township under a shared service agreement (609-597-1000, ext. 8563).

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QUESTIONS PEOPLE ASK

Questions people ask us about Eagleswood

Is West Creek its own town?

No. West Creek is a village inside Eagleswood Township, not a separate municipality. It gives the township its 08092 ZIP code and is home to the municipal building on Division Street, but Eagleswood sets the property taxes and provides local services.

What Garden State Parkway exit is Eagleswood?

The Parkway passes through Eagleswood but has no exit in the township. The closest are Exit 58 at County Route 539 in Little Egg Harbor and Exit 63 at Route 72 in Stafford, and Route 9 connects both to West Creek.

Is Eagleswood in the Pinelands?

Partly. The Pinelands Commission lists Eagleswood as partly in the state Pinelands Area and partly in the Pinelands National Reserve. Rules on building and land use depend on where a property falls, so check before you buy land or plan changes.

Where is the closest grocery store to Eagleswood?

There is no supermarket in Eagleswood. The closest are a few miles north in Stafford: a ShopRite on Route 72, an ALDI on Martin Truex Jr. Boulevard and an Acme on East Bay Avenue, all in Manahawkin. To the south, there is an Acme on Route 9 in Little Egg Harbor, with a Tuckerton mailing address.

Was Beach Haven once part of Eagleswood?

Yes. Eagleswood was formed from Stafford Township in 1874, and parts of it later became Beach Haven in 1890 and Long Beach Township in 1899.

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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.

West Creek	
Dock Road and the bayfront	
Staffordville and Cox's Crossing	
Stafford Forge and the pinelands	

Is Eagleswood 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 Eagleswood, 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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