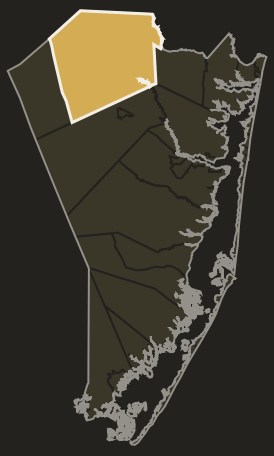
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AN IN DEPTH TOWN GUIDE

Living in Jackson, 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.

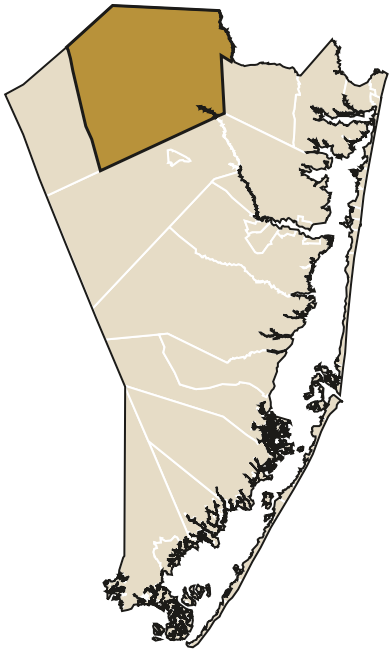
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AT A GLANCE

Jackson at a glance

County	Ocean
Population	About 58,500 (2020 census)
Size	About 100 square miles
Setting	Suburban neighborhoods, pine forest, lakes and larger lots toward the Pinelands
Main roads	Interstate 195 (Exits 16, 21 and 22) and county roads 526, 527, 528, 537, 547 and 571



Jackson in gold, in Ocean County

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A SHORT HISTORY

The story of Jackson

The Lenape lived among these pine woods and streams before English settlers bought land from them. Forestry was the first industry: sawmills cut lumber, and pine was burned for charcoal to fuel local furnaces that turned bog ore into iron. In the early 1840s a local schoolteacher, John Webb, is credited with taming the wild cranberry, and after the Civil War more than 200 bogs were in production here.

Jackson Township was formed on March 6, 1844, from parts of Dover, Freehold and Upper Freehold townships, and named for former President Andrew Jackson. The first town meeting was held in Cassville that April. Plumsted split off in 1845, and Jackson joined the new Ocean County in 1850. Poultry farming led the economy from about 1920 until the 1950s, and from 1960 on, homes steadily replaced farms.

KEY DATES

Timeline

1844	Jackson Township is formed on March 6 and holds its first town meeting in Cassville in April.
1845	Part of the township is set off to form Plumsted Township.
1850	Jackson becomes part of the newly created Ocean County.
1960	Housing begins to replace farms, growing from about 100 new homes a year to more than 1,000 a year by the 1970s.

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SECTIONS OF TOWN

Old crossroads names across a very big map

North Jackson and Jackson Mills. The northern part of the township near the Howell and Lakewood lines, along County Line Road and the roads around the old Jackson Mills crossroads. This is the most built up part of town, with established subdivisions of single family homes.

Cassville. The old crossroads where County Routes 571 and 528 meet, in the middle of the township, where the first town meeting was held in 1844. Homes range from older farmhouses to newer developments on wooded lots.

Whitesville and the Toms River side. The southeastern part of the township toward Toms River and Lakewood, around the old Whitesville crossroads, with neighborhoods of single family homes on wooded lots.

Prospertown and the Route 537 corridor. The northwestern corner along County Route 537 near Interstate 195, around Prospertown Lake, where the township's big attractions and outlet shopping are.

Colliers Mills and the pinelands. The southwestern part of the township on the Plumsted line, much of it state wildlife land within the Pinelands National Reserve, with homes on large rural lots.

> Jackson has no single downtown. It grew around small crossroads and mill villages, and many of those names still show up on street signs and in conversation: Jackson Mills, Cassville, Whitesville, Van Hiseville, Holmansville, Prospertown and Colliers Mills among them. Vista Center is the one area the Census Bureau tracks as its own community.

Because the township is so large, the feel changes a lot from one end to the other. Neighborhoods near the Lakewood and Howell borders are more built up, while the southern and western parts, including the Colliers Mills area on the Plumsted line, stay wooded and open. Streams feeding both the Metedeconk River and the Toms River run through the township.

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HOMES AND TAXES

What you will find

Single family homes in subdivisions of many ages, from older ranches and split levels to newer colonials.

Age restricted communities with their own clubhouses, rules and monthly association fees.

Larger lots and wooded properties in the less developed parts of the township.

Worth knowing: Part of Jackson lies inside the Pinelands National Reserve, where building and land use follow stricter state rules. If you are buying land or planning an addition, we check where the property sits first. If a home has a private well, New Jersey requires the water to be tested before the sale, and in any 55 and over community we review the association rules and fees before you commit.

Property taxes

1.458%

2025 effective tax rate, as a share of market value

$9,038

2025 average residential tax bill

A home worth $600,000 on today's market would pay roughly $8,748 a year at Jackson'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 Jackson shops and eats

Jackson is large and spread out, with no single downtown, so errands usually mean a drive. Most everyday shopping is in centers along the main county roads and just over the line on Route 9 in Howell.

Grocery stores

IN TOWN	**ShopRite**	260 North County Line Road, Jackson
NORTHEAST	**ShopRite**	4594 Route 9, Howell
EAST	**ALDI**	5010 Route 9, Howell
SOUTHEAST	**ShopRite**	1001 Route 70, Manchester
SOUTHEAST	**Stop & Shop**	2360 Lakewood Road, Toms River

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

Dining

County Line Road. Shopping centers on the north side of town near the Lakewood and Howell lines, with casual places to eat.

County Route 537 near Interstate 195. Quick service and casual places near the outlets and the attractions on the township's northwest side.

Route 9 in Howell. Just over the township line to the northeast, a long commercial road with many more places to eat.

Downtown Toms River. South to Main Street and Washington Street in the county seat, with sit down restaurants near the river.

Shopping

The Jackson Premium Outlets, with more than 70 stores, sits off Interstate 195 at County Route 537 near Six Flags. The Freehold Raceway Mall, a regional mall with more than 200 stores, is northeast on Route 537 in Freehold Township.

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GETTING AROUND

Roads and commuting

Interstate 195 crosses the northern part of the township, with Exit 16 at County Route 537 on the Millstone line, Exit 21 at County Route 527 and Exit 22 at Jackson Mills. That puts the Garden State Parkway and the shore to the east and the New Jersey Turnpike to the west. County roads 526, 527, 528, 537, 547 and 571 carry most local traffic. NJ Transit's 317 bus runs between Philadelphia and the shore, and a seasonal 308 bus connects Six Flags with the Port Authority Bus Terminal in Manhattan. Everyday shopping is along the main county roads, with more in nearby Lakewood, Howell and Freehold.

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THINGS TO DO

Things to do in and around Jackson

Colliers Mills Wildlife Management Area. About 12,900 acres of state land shared with Plumsted, part of the Pinelands National Reserve, with Success Lake, sand roads and trails for hiking, fishing and bird watching.

Prospertown Lake. A state wildlife management area lake off County Route 537, known for fishing.

Forest Resource Education Center. A free state forestry education center with miles of trails through pine woods along the Toms River.

Justice Complex. The township's main recreation complex on West Veterans Highway, with turf and grass fields, the Jackson Jungle wooden playground, a therapeutic playground, a skate park, a hockey rink and a spray park.

Johnson Memorial Park. A township park at Cooksbridge Road and Manhattan Street with fields, tennis, pickleball and bocce courts, a dog park and a playground.

Lake Eno. A township lake on Lakeview Drive with a fishing and boat launching pier and an observation deck.

Jackson Day. The township's annual community celebration, held again in 2026. Check jacksontwpnj.net for the date.

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MOVING CHECKLIST

Setting up your home in Jackson

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

- [ ] **Township municipal building.** Jackson Township Municipal Building, 95 West Veterans Highway, Jackson, NJ 08527.732-928-1200. https://www.jacksontwpnj.net

- [ ] **Property taxes.** Tax office phone 732-928-1200, ext. 1273. The tax collector is in the municipal building at 95 West Veterans Highway, open weekdays from 8:30 a.m. to 4:30 p.m. 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 township may set a later grace date when bills go out late, so check its tax page. 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.** Jackson Township Municipal Utilities Authority where available; private wells and septic in much of the township. The Jackson Township Municipal Utilities Authority provides public water and sewer in parts of the township. Many homes, especially in the rural southern and western areas, have a private well and septic system instead. New Jersey's Private Well Testing Act requires the well water to be tested before a home with a private well is sold. Ask the seller which a home has, and if it is on the MUA, schedule a final reading before closing.

- [ ] **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.** Jackson does not collect household garbage. Each owner hires one of the licensed private haulers the township lists on its Garbage Collection page, and the hauler sets the schedule. Recycling, bulk, brush and leaf pickup information is on the township's Recycling, Bulk and Brush page of jacksontwpnj.net, or call the municipal building at 732-928-1200.

- [ ] **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.** Jackson is inland, and flood zones are mostly limited to land along the streams that feed the Metedeconk and Toms rivers. 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. Jackson was not listed as a participant in FEMA's Community Rating System in the state's 2019 hazard mitigation plan.

- [ ] **Library.** Ocean County Library, Jackson Branch, 2 Jackson Drive, Jackson, NJ 08527.

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. Jackson requires a Rental Certificate of Occupancy, with a $100 fee and an inspection by Code Enforcement (732-928-1200, ext. 1293 or 1295), before new tenants move into a rental. We found no township requirement for a separate certificate of occupancy when an owner occupied home is sold, but confirm with Code Enforcement before listing, and allow for the rental certificate if the buyer plans to rent the home.

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QUESTIONS PEOPLE ASK

Questions people ask us about Jackson

Is Six Flags Great Adventure in Jackson, NJ?

Yes. Six Flags Great Adventure opened in Jackson Township in 1974 and sits off County Route 537. The resort complex also includes the Wild Safari Adventure and the Hurricane Harbor water park. Interstate 195 Exit 16 is the closest highway exit.

Are there 55 and over communities in Jackson, NJ?

Yes. Westlake Golf and Country Club and Four Seasons at Metedeconk Lakes are both age restricted communities in Jackson Township. Each has its own clubhouse, association rules and monthly fees, which are worth reviewing before you buy.

Is Jackson Township in the Pinelands?

Part of it is. A portion of Jackson lies within the Pinelands National Reserve, including state land like Colliers Mills Wildlife Management Area. Properties in the Pinelands area follow stricter state land use rules, so it matters most if you plan to build or subdivide.

How big is Jackson Township?

Jackson covers about 100 square miles of land and water in northern Ocean County. About 58,500 people lived there as of the 2020 census.

Where is the closest grocery store to Jackson?

The ShopRite on North County Line Road is in Jackson itself. Just over the township line, there are a ShopRite and an ALDI on Route 9 in Howell, a ShopRite on Route 70 in Manchester and a Stop & Shop on Lakewood Road in Toms River. Which one is closest depends on where in the township you live.

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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.

North Jackson and Jackson Mills	
Cassville	
Whitesville and the Toms River side	
Prospertown and the Route 537 corridor	
Colliers Mills and the pinelands	

Is Jackson 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 Jackson, 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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