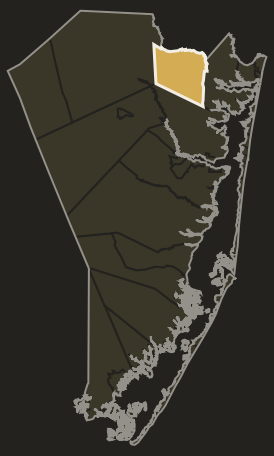
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AN IN DEPTH TOWN GUIDE

Living in Lakewood, 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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INSIDE THIS GUIDE

Living in Lakewood

1	At a glance	The basics
2	A short history	How the town came to be
3	Sections of town	Lakes, downtown and planned communities
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.

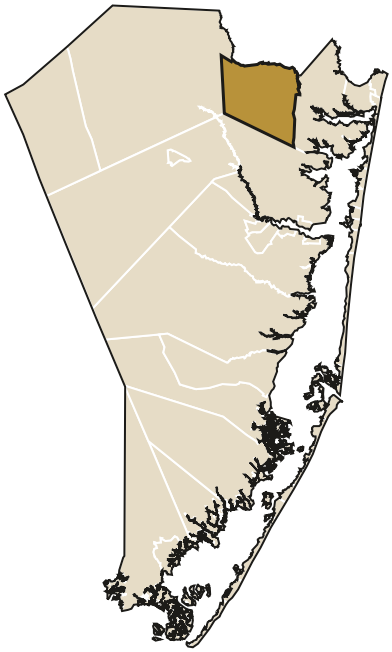
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1

AT A GLANCE

Lakewood at a glance

County	Ocean
Population	About 135,000 (2020 census)
Size	About 25 square miles
Setting	Downtown streets, lakes and pine woods, with dense neighborhoods and an industrial park
Main roads	Garden State Parkway Exit 89; Routes 9, 70 and 88; County Routes 526, 528, 547 and 549



Lakewood in gold, in Ocean County

2

A SHORT HISTORY

The story of Lakewood

The Lenape lived among these pine woods and streams before settlers arrived. Sawmills were working here by about 1750, and from 1815 local bog iron fed a furnace that Joseph W. Brick revived in 1833 as Bergen Iron Works. The village took the name Bricksburg in 1865 and was renamed Lakewood in 1880, when it was becoming a fashionable winter resort with grand hotels set in the pines.

Lakewood was incorporated as a township on March 23, 1892, from part of Brick Township. President Grover Cleveland wintered here, George Jay Gould's estate became Georgian Court University, and John D. Rockefeller's estate became Ocean County Park. The big hotels faded by the 1960s, when Leisure Village opened and new neighborhoods began replacing the woods and cranberry bogs.

KEY DATES

Timeline

1833	Joseph W. Brick revives the local iron furnace as Bergen Iron Works.
1880	Bricksburg is renamed Lakewood as it grows into a winter resort.
1892	Lakewood Township is incorporated on March 23 from part of Brick Township.
1963	Leisure Village opens for sale south of Route 70, among the first large planned communities of its kind in the township.

3

SECTIONS OF TOWN

Lakes, downtown and planned communities

Downtown. The older center of town around Clifton Avenue and the streets near the municipal building on Third Street, with shops, older homes and newer multifamily buildings close together.

Lake Carasaljo. The area around the long lake on Route 9, with Georgian Court University on its northern shore. Older homes and newer construction sit near the lakeside paths.

Route 88 and Ocean County Park. The eastern side of the township along Route 88 toward Brick and Point Pleasant, near Ocean County Park and Lake Shenandoah, with established neighborhoods and newer developments.

Leisure Village and Leisure Village East. Two large age restricted condominium communities south of Route 70, with single level homes and their own clubhouses and association rules.

Greenville, Seven Stars and South Lakewood. Older place names that still mark sections of the township toward its southern and western edges, where much newer subdivision building has taken place.

> Lakewood was a fashionable winter resort from the 1880s into the early 1900s, with grand hotels and estates set among the pines. The township was carved out of Brick Township in 1892. Starting in the 1960s, many of its woods and cranberry bogs gave way to housing developments, and building has continued ever since.

Some of the names you will hear:

4

HOMES AND TAXES

What you will find

Single family homes from older homes near downtown to subdivisions built from the 1960s on.

Two family homes, duplexes and townhouses which local zoning allows in many parts of town, and which make up a large share of newer construction.

Adult community homes in age restricted communities such as Leisure Village, Leisure Village East, Four Seasons at Lakewood, The Fairways at Lake Ridge, A Country Place and Lionshead Woods.

Condominiums and apartments which zoning allows in several residential and business districts.

Worth knowing: Lakewood has many zoning districts, and what can be built on a lot changes from one zone to the next. Two homes on the same street can be a single family house, one half of a duplex or a townhouse, and each is owned and financed differently. In the adult communities, association fees and rules apply. We confirm the zoning, the form of ownership and any association details before a home goes on the market or an offer goes in.

Property taxes

1.378%
2025 effective tax rate, as a share of market value

$8,976
2025 average residential tax bill

A home worth $650,000 on today's market would pay roughly $8,957 a year at Lakewood'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 Lakewood shops and eats

Lakewood has a busy downtown and commercial stretches along Route 9 and the other main roads, with independent grocers in town. The nearest chain supermarkets are just over the township line in Toms River, Brick and Howell.

Grocery stores

SOUTHWEST	**Stop & Shop** 2360 Lakewood Road, Toms River
EAST	**ShopRite** 668 Route 70, Brick

EAST	**Trader Joe's** 110 Brick Plaza, Brick
NORTH	**ALDI** 5010 Route 9, Howell
NORTH	**ShopRite** 4594 Route 9, Howell

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

Dining

Downtown and Clifton Avenue. The busy downtown streets, with many places to eat close together.

Route 9. The main north to south road through the township, lined with shopping centers and casual places to eat.

Route 70 and Route 88. East and west corridors toward Brick and Point Pleasant, with more restaurants and shopping.

Point Pleasant Beach. East on Route 88, the boardwalk and Arnold Avenue offer many more choices near the ocean.

Shopping

Commercial stretches line Route 9 and the other main roads, and Route 70 leads east into Brick, with more shopping centers. For a mall, the Ocean County Mall, the only enclosed mall in Ocean County, is south on Hooper Avenue in Toms River.

6

GETTING AROUND

Roads and commuting

The Garden State Parkway runs along the eastern side of Lakewood, with Exit 89 at Route 70 and Cedar Bridge Avenue. The old Exit 88 closed in 2014. Route 9 runs north and south through the middle of town, Route 70 crosses the south side and Route 88 heads east toward Brick and Point Pleasant. Lakewood Terminal, owned and operated by NJ Transit, is a regional bus hub with the 137 and 139 to the Port Authority Bus Terminal in New York, the 67

to Newark, the 317 to Philadelphia and the 559 to Atlantic City, plus Ocean Ride local routes. There is no passenger rail. Commercial stretches line Route 9 and the other main roads.

7

THINGS TO DO

Things to do in and around Lakewood

Ocean County Park. The former John D. Rockefeller estate on Route 88, now a county park with a swimming lake, trails, tennis courts, sports fields and cross country skiing in winter.

Lake Carasaljo. A man made lake on the South Branch of the Metedeconk River, with jogging paths around it and canoe and kayak access.

Lake Shenandoah County Park. An Ocean County park on Route 88 with a lake for fishing and paddling, fishing piers and walking paths.

Pine Park. A township park on Country Club Drive, once part of George Jay Gould's estate, with ball fields, courts and picnic areas.

Minor league baseball. The township's ballpark is home to the Jersey Shore BlueClaws, a Single A affiliate of the Philadelphia Phillies, with home games from April through September.

Ocean County Library, Lakewood Branch. The township's public library branch at 301 Lexington Avenue.

8

MOVING CHECKLIST

Setting up your home in Lakewood

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

- [ ] **Township municipal building.** Lakewood Township Municipal Building, 231 Third Street, Lakewood, NJ 08701.https://www.lakewoodnj.gov

- [ ] **Property taxes.** Tax office phone 732-364-2500. The tax collector is in the municipal building at 231 Third Street, and taxes can 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.** Depends on the address: Lakewood Township Municipal Utilities Authority or New Jersey American Water. Lakewood is split between public water and sewer providers, so ask the seller for a recent water and sewer bill to see which serves the home. Schedule a final reading with that provider before closing, and transfer the account to the new owner.

- [ ] **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.** The township's Department of Public Works, One America Avenue, collects garbage and recycling on weekday routes. Bulk trash and bulky recyclables are picked up once a month on Wednesdays by zone; call Public Works by the day before to be added to the list, and put items out no earlier than the Saturday before. The 2026 bulk schedule is on the Public Works page of lakewoodnj.gov, and cans can be requested through the township's 3-1-1 app (732-905-3405).

- [ ] **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.** Lakewood is inland, and flood zones are mostly limited to land along the Metedeconk River branches, its lakes and streams. 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. Lakewood was not listed as a participant in FEMA's Community Rating System in the state's 2019 hazard mitigation plan.

- [ ] **Library.** Ocean County Library, Lakewood Branch, 301 Lexington Avenue, Lakewood, NJ 08701.

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 after a local inspection. In Lakewood, the application goes through Code Enforcement at 212 Fourth Street (732-364-3760), which also takes resale and rental applications through its online portal. 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. Lakewood requires a rental certificate of occupancy before new tenants move in. We could not confirm whether it also requires a separate certificate of occupancy when an owner occupied home is sold, so confirm with Code Enforcement before listing.

9

QUESTIONS PEOPLE ASK

Questions people ask us about Lakewood

Is there a Garden State Parkway exit in Lakewood?

Yes. Exit 89 serves Lakewood at Route 70 and Cedar Bridge Avenue on the eastern side of the township. The old Exit 88 closed in 2014. Route 9 and Route 88 also connect Lakewood to Toms River, Howell, Brick and Point Pleasant.

Can you take a bus from Lakewood to New York City?

Yes. NJ Transit routes 137 and 139 run from Lakewood Terminal on 1st Street to the Port Authority Bus Terminal in Manhattan. The terminal also has buses to Newark, Philadelphia and Atlantic City.

Was Lakewood once a resort town?

Yes. From the 1880s, Lakewood was a fashionable winter resort with large hotels set among the pines. George Jay Gould's estate is now Georgian Court University, and John D. Rockefeller's estate became Ocean County Park, which opened in 1940.

Are there adult communities in Lakewood?

Yes. Lakewood has several age restricted communities, including Leisure Village, which opened for sale in 1963, Leisure Village East, Four Seasons at Lakewood, The Fairways at Lake Ridge, A Country Place and Lionshead Woods. Each has its own fees and rules, and we can walk you through recent sales in any of them.

Where is the closest grocery store to Lakewood?

The closest chain supermarkets are just over the township line: a Stop & Shop on Lakewood Road in Toms River, a ShopRite on Route 70 and a Trader Joe's at Brick Plaza in Brick, and a ShopRite and an ALDI on Route 9 in Howell. Lakewood also has independent grocers in town.

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.

Downtown	
Lake Carasaljo	
Route 88 and Ocean County Park	
Leisure Village and Leisure Village East	
Greenville, Seven Stars and South Lakewood	

Is Lakewood 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 Lakewood, 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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