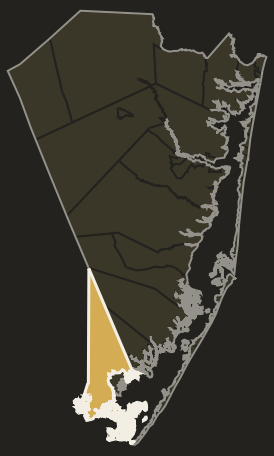
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AN IN DEPTH TOWN GUIDE

Living in Little Egg Harbor, 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 Little Egg Harbor

1	At a glance	The basics
2	A short history	How the town came to be
3	Sections of town	From the lagoons to the pines
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.

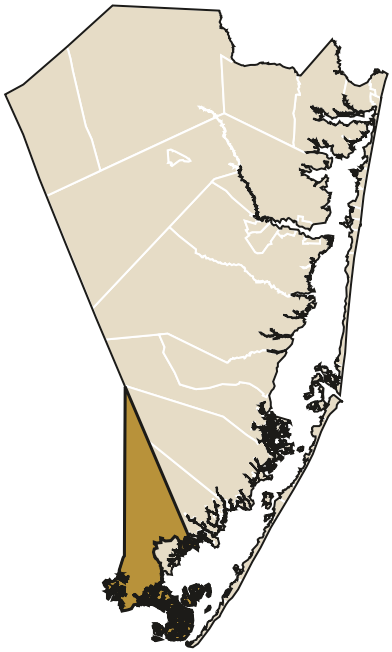
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1

AT A GLANCE

Little Egg Harbor at a glance

County	Ocean
Population	About 20,800 (2020 census)
Size	About 73 square miles, about 47 of it land
Setting	Bayfront lagoons, salt marsh and Pine Barrens at the southern end of Ocean County
Main roads	Garden State Parkway Exit 58 at County Route 539; U.S. Route 9; Radio Road



Little Egg Harbor in gold, in Ocean County

Little Egg Harbor, Tuckerton and Mystic Island

Tuckerton is a separate borough, incorporated in 1901, and Little Egg Harbor Township surrounds it completely. The two towns share the 08087 ZIP code, so a Tuckerton mailing address can belong to a home in either one. Each has its own government and its own property tax rate.

Mystic Island is not a town of its own. It is a community inside Little Egg Harbor Township, and its homes pay Little Egg Harbor taxes.

2

A SHORT HISTORY

The story of Little Egg Harbor

The Lenape held this land when Hendrick Jacobs Falkenberg bought an 800 acre tract from them in 1674, a purchase confirmed by deed in 1697, and he is considered the township's first European settler. The township was formed in 1740 from part of Northampton Township in Burlington County. In October 1778, British forces under Major Patrick Ferguson surprised American troops here in the Affair at Little Egg Harbor.

Little Egg Harbor was incorporated under the state's Township Act in 1798 and became part of Ocean County in 1891. Part of it went to Long Beach Township in 1899, and Tuckerton broke away in 1901, leaving that borough surrounded by the township. The Tuckerton Wireless Tower stood here from 1912 to 1955, and the lagoon community of Mystic Island grew on and around its site from the late 1950s.

KEY DATES

Timeline

1674	Hendrick Jacobs Falkenberg buys an 800 acre tract from the Lenape.
1740	The township is formed from part of Northampton Township in Burlington County.
1778	British forces surprise American troops in the Affair at Little Egg Harbor.
1798	Little Egg Harbor is incorporated as a township under the state's Township Act.

3

SECTIONS OF TOWN

From the lagoons to the pines

Mystic Island. A large lagoon community along the bay, reached by Radio Road, with homes on saltwater lagoons. Many homes here have been raised or rebuilt.

Osborn Island and the bay edge. The older bayside section of Mystic Island and nearby streets close to the marsh and Great Bay, with homes near the water.

Adult communities. Age restricted developments such as Cranberry Creek, Four Seasons at Harbor Bay, Four Seasons at Sea Oaks, Mystic Shores and Sunrise Bay, with single level homes and association fees and rules.

Route 9 and the inland neighborhoods. Neighborhoods on both sides of Route 9 around Tuckerton, including older place names such as Parkertown, West Tuckerton and Giffordtown, with single family homes on wooded lots.

Atlantis and the pinelands. The area around the county golf course off Country Club Boulevard and the forest to the west, part of which lies in the state Pinelands Area where building is limited.

> Little Egg Harbor covers a lot of ground, much of it water and marsh. Some of the names you will hear:

4

HOMES AND TAXES

What you will find

Lagoon homes in Mystic Island, where the early homes were small waterfront bungalows. Many have since been replaced by larger homes raised on pilings.

Adult community homes in age restricted communities such as Four Seasons at Harbor Bay, Four Seasons at Sea Oaks and Mystic Shores.

Single family neighborhoods inland, away from the bay, including newer construction.

Second homes seasonal homes near the water, especially in Mystic Island.

Worth knowing: Start with water. Many homes in the township, especially in Mystic Island, have been raised or rebuilt. For any home near the bay, ask for the flood zone, the elevation certificate and the flood history, and check whether it has been raised. Inland, part of the

township is in the state Pinelands Area, where Pinelands rules shape what can be built. In the age restricted communities, read the association rules and fees before you make an offer.

Property taxes

1.865%
2025 effective tax rate, as a share of market value

$6,670
2025 average residential tax bill

A home worth $350,000 on today's market would pay roughly $6,528 a year at Little Egg Harbor'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 Little Egg Harbor shops and eats

Little Egg Harbor has no true downtown, but Route 9 has an Acme and everyday shopping, and bigger stores are a short drive north in Manahawkin.

Grocery stores

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

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

Dining

Route 9. The main commercial road through the township and Tuckerton, with shopping centers and everyday places to eat.

Radio Road toward Mystic Island. A handful of eateries along the road from Route 9 into Mystic Island.

Main Street in Tuckerton. Next door, with places to eat near the Tuckerton Seaport and Lake Pohatcong.

Beach Haven: North to Route 72, east across the bay to Long Beach Island and south on Long Beach Boulevard, where Bay Village is the heart of downtown Beach Haven, with restaurants and shops close by.

Shopping

Route 9 has everyday shopping in the township and in Tuckerton. For more, Route 72 in Manahawkin, in neighboring Stafford Township, has larger stores and shopping centers.

6

GETTING AROUND

Roads and commuting

The Garden State Parkway runs through the township, with Exit 58 at County Route 539 toward Tuckerton. Route 9 runs through the township and Tuckerton, and County Route 539 heads north through the pines. Radio Road leads from Route 9 in Tuckerton into Mystic Island. NJ Transit's 559 bus runs to Atlantic City, and Ocean Ride's OC6 route serves Little Egg Harbor and Stafford. There is no passenger rail. Most daily shopping is along Route 9, in the township and in Tuckerton.

7

THINGS TO DO

Things to do in and around Little Egg Harbor

Great Bay Boulevard Wildlife Management Area. About 5,980 acres of state salt marsh, estuary and islands along Great Bay Boulevard, popular for fishing, crabbing, kayaking and bird watching.

Ocean County Golf Course at Atlantis. A county run, par 72 public course designed by George Fazio, on Country Club Boulevard.

Pulaski Monument. A granite monument off Radio Road marking the Affair at Little Egg Harbor, the Revolutionary War fight of October 15, 1778.

Mystic Island Preserve. A 164 acre preserve owned by the New Jersey Natural Lands Trust, protecting marsh at the edge of the bay.

Township recreation programs. Year round township programs and events run by the Recreation Department, from senior lunches and game days to a December holiday celebration.

Ocean County Library, Little Egg Harbor Branch. The township's public library branch at 290 Mathistown Road, part of the Ocean County Library system.

8

MOVING CHECKLIST

Setting up your home in Little Egg Harbor

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

- [ ] **Township municipal building.** Little Egg Harbor Township Municipal Building, 665 Radio Road, Little Egg Harbor Township, NJ 08087.609-296-7241. https://www.leht.com

- [ ] **Property taxes.** Tax office phone 609-296-7241, ext. 240. The tax office is on the first floor of the Administrative Justice Complex at 665 Radio Road, with a drop box out front. 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. Unpaid water and sewer charges from the MUA are included in the township's December tax sale.

- [ ] **Water and sewer.** Little Egg Harbor Municipal Utilities Authority (LEHMUA). 609-296-1168 (main office); 609-296-7606 (service department). The MUA, at 823 Radio Road, provides public water and sewer in the township. Call the MUA to schedule a final reading and transfer the account at closing. Some homes in outlying areas may be on a private well or septic system, so confirm the service for each address.

- [ ] **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.** There is no trash or recycling pickup on Fridays. Bulk pickup runs by zone, one week a month. The current Trash, Recycling and Bulk Schedule is posted on the Trash and Recycling page of leht.com, and Public Works can be reached at 609-296-3600.

- [ ] **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. Homes near the bay, especially in Mystic Island, often sit in FEMA flood zones, so ask for the elevation certificate and whether the home has been raised. Little Egg Harbor takes part in FEMA's Community Rating System, which can lower flood insurance premiums; it entered in 2018 and was listed at Class 6 in the state's 2019 hazard mitigation plan. Ask the township for the current class.

- [ ] **Library.** Ocean County Library, Little Egg Harbor Branch, 290 Mathistown Road, Little Egg Harbor, 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. Little Egg Harbor also requires its own certificate for resales: the Zoning and Code Enforcement office posts an Existing Structure Certificate of Occupancy Application for resale and rental, plus a Temporary Waiver application. Call the township at 609-296-7241 (housing inspector ext. 161) to schedule and confirm fees.

9

QUESTIONS PEOPLE ASK

Questions people ask us about Little Egg Harbor

Is Tuckerton part of Little Egg Harbor?

No. Tuckerton is its own borough, even though Little Egg Harbor Township surrounds it completely. Because both use the 08087 ZIP code, a Tuckerton mailing address can belong to either town, and each sets its own property tax rate.

Is Mystic Island its own town?

No. Mystic Island is an unincorporated lagoon community inside Little Egg Harbor Township. It has no government of its own, so its homes are governed and taxed by the township.

What Garden State Parkway exit is Little Egg Harbor?

Exit 58, at County Route 539 toward Tuckerton. From there, Route 9 and local roads lead to Mystic Island and the rest of the township.

Where is the closest grocery store to Little Egg Harbor?

The Acme on Route 9 is in Little Egg Harbor itself, with a Tuckerton mailing address. For more choices, Manahawkin in Stafford Township, a short drive north, has a ShopRite on Route 72, an ALDI on Martin Truex Jr. Boulevard and another Acme on East Bay Avenue.

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.

Mystic Island	
Osborn Island and the bay edge	
Adult communities	
Route 9 and the inland neighborhoods	
Atlantis and the pinelands	

Is Little Egg Harbor 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 Little Egg Harbor, 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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