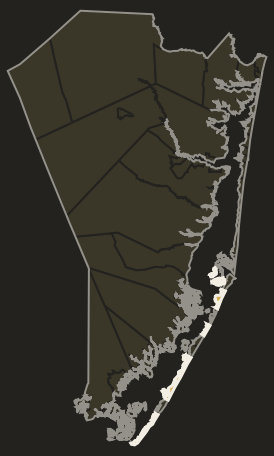
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AN IN DEPTH TOWN GUIDE

Living in Long Beach Township, 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.

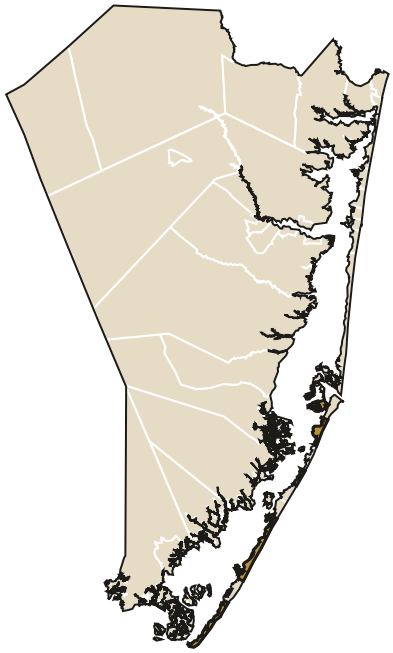
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AT A GLANCE

Long Beach Township at a glance

County	Ocean
Population	About 3,150 (2020 census)
Size	About 22 square miles, only about 5.5 of it land
Setting	Barrier island oceanfront and bayfront along Long Beach Island
Main roads	Long Beach Boulevard (County Route 607); Route 72 to the mainland and Parkway Exit 63



Long Beach Township in gold, in Ocean County

One township, four pieces of the island

Long Beach Island has six municipalities: Long Beach Township and the boroughs of Barnegat Light, Harvey Cedars, Surf City, Ship Bottom and Beach Haven. The township is the largest, and it is split into four separate land areas by the boroughs.

Names like Loveladies, Brant Beach, Spray Beach, North Beach Haven and Holgate are sections of Long Beach Township, not towns of their own. Beach Haven, Ship Bottom and Surf City are separate boroughs with their own governments, beach badges and tax rates, so we always confirm which town a home is in.

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A SHORT HISTORY

The story of Long Beach Township

The Lenape used Long Beach Island as a summer retreat for fishing and clamming, and hunters and other Europeans settled it for good from the 1690s. In 1886 the Tuckerton Railroad bridged Barnegat Bay, and small resort communities grew up along the island. Many of their names, such as Brant Beach, Spray Beach and the several Beach Havens, still mark the township's sections today.

Long Beach Township was incorporated on March 23, 1899, from parts of five mainland townships: Eagleswood, Little Egg Harbor, Ocean, Stafford and Union, now Barnegat. Barnegat City in 1904 and Ship Bottom in 1925 later broke away as boroughs. With them and the island's older boroughs in between, the township now sits in four separate pieces, from Loveladies in the north to Holgate at the southern tip.

KEY DATES

Timeline

1690s	Hunters and other Europeans begin settling Long Beach Island year round.
1886	The Tuckerton Railroad completes a bridge across Barnegat Bay to the island.
1899	Long Beach Township is incorporated from parts of five mainland townships.
1925	Ship Bottom Beach Arlington breaks away as a borough, the last part of the township to leave.

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SECTIONS OF TOWN

Section by section

Loveladies. The northernmost piece of the township, between Harvey Cedars and Barnegat Light, with oceanfront homes and bayfront streets along Long Beach Boulevard.

High Bar Harbor. A bayside neighborhood at the north end next to Barnegat Light, with homes on streets close to the bay.

North Beach. A small, separate piece of the township between Harvey Cedars and Surf City, mostly homes on narrow blocks between the ocean and the bay.

Brant Beach. The center of the township's largest piece, south of Ship Bottom, home to the municipal building at 6805 Long Beach Boulevard and Bayview Park.

The Beach Haven sections. The run of named sections between Brant Beach and Beach Haven, among them Beach Haven Crest, Beach Haven Terrace, Beach Haven Park, Peahala Park, Spray Beach and North Beach Haven. These are part of the township, not the Borough of Beach Haven.

Holgate. The southernmost piece, south of Beach Haven, with homes at the north end and a federal wildlife refuge covering the tip of the island.

> The township's sections run the length of the island. Some of the names you will hear:

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HOMES AND TAXES

What you will find

Oceanfront homes homes along the beach, behind the dunes.

Bayfront and lagoon homes homes on the bay side of the island, some with docks.

Island cottages and newer homes older shore cottages alongside newer homes built higher off the ground.

Second homes many homes are used seasonally or as summer rentals.

Worth knowing: Two checks come first on the island. One is flood risk. The flood zone, the elevation certificate and the flood history shape insurance, lending and what you may build, so ask for all three. The other is the municipality. A Long Beach Township section can sit

right next to Beach Haven, Ship Bottom or Surf City, and each town has its own tax rate and rules.

Property taxes

0.665%
2025 effective tax rate, as a share of market value

$11,901
2025 average residential tax bill

A home worth $1,800,000 on today's market would pay roughly $11,970 a year at Long Beach Township'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 Long Beach Township shops and eats

Long Beach Township has one full supermarket, an Acme on Long Beach Boulevard. For most other errands, people cross the Route 72 causeway to Manahawkin on the mainland.

Grocery stores

IN TOWN	**Acme** 9600 Long Beach Boulevard, Long Beach Township
WEST	**Acme** 609 East Bay Avenue, Stafford (Manahawkin mailing address)
WEST	**ShopRite** 733 Route 72, Stafford (Manahawkin mailing address)
WEST	**ALDI** 451 Martin Truex Jr. Boulevard, Stafford (Manahawkin mailing address)

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

Dining

Long Beach Boulevard through Brant Beach and the Beach Haven sections. Places to eat are spread along the Boulevard through the township's middle sections, and some close for the off season.

Beach Haven. The borough between Brant Beach and Holgate, with the island's largest cluster of restaurants and shops close together.

Ship Bottom and Surf City. North of Brant Beach near the Route 72 bridge, where restaurants line the Boulevard and more stay open year round.

Viking Village, Barnegat Light: North past Loveladies to the working fishing docks at the island's tip, with shops, handcrafted goods and fresh seafood.

Shopping

Island shopping is along Long Beach Boulevard. For larger stores, Route 72 crosses the bay to Manahawkin in Stafford Township, where the bigger shopping centers are.

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GETTING AROUND

Roads and commuting

Route 72 is the only road onto Long Beach Island. From Garden State Parkway Exit 63 in Stafford Township, it heads east and crosses Manahawkin Bay into Ship Bottom. From there, Long Beach Boulevard, County Route 607, runs north and south through every town on the island, and is the main road through each section of the township. Ocean Ride's OC9 LBI North and South bus runs a limited weekly schedule between the island and shopping in Stafford, and a free LBI Shuttle runs along Long Beach Boulevard; check current schedules. There is no passenger rail. Island shopping is along Long Beach Boulevard, and larger stores are on the mainland along Route 72 in Stafford.

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THINGS TO DO

Things to do in and around Long Beach Township

Long Beach Township beaches. About 12 miles of ocean beaches with lifeguards in summer, run by the Long Beach Township Beach Patrol. A township badge covers all of them, but not the beaches of the island's boroughs.

Bayview Park. A township park on the bay at West 68th Street in Brant Beach with a playground, kayak access and seasonal kayak and paddleboard storage, known for its sunsets.

Holgate and the Edwin B. Forsythe National Wildlife Refuge. The southern tip of the island is part of this federal refuge, closed to the public during the nesting season for beach birds.

Hideaway Nature Trail. A short township nature trail off West 105th Street, with kayak access at Hideaway Bay nearby.

68th Street recreation area. Courts for pickleball, bocce and basketball and a dog park beside the municipal building in Brant Beach.

Ocean County Library, Long Beach Island Branch. The island's public library branch at 217 South Central Avenue in Surf City, part of the Ocean County Library system.

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MOVING CHECKLIST

Setting up your home in Long Beach Township

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

- [ ] **Township municipal building.** Long Beach Township Municipal Building, 6805 Long Beach Boulevard, Brant Beach, NJ 08008.609-361-1000. https://www.longbeachtownship.com

- [ ] **Property taxes.** Tax office phone 609-361-6682. The tax collector is in the municipal building at 6805 Long Beach Boulevard in Brant Beach. 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. Payment must arrive by the end of the grace period regardless of postmark. The township says its tax office is not notified when ownership changes and that the tax bill should be handed to the new owner at settlement, so new owners should contact the office right away to confirm where bills will be sent.

- [ ] **Water and sewer.** Long Beach Township Water and Sewer Department. 609-361-6677 (billing); 609-492-6314 (water and sewer department). The township provides water and sewer service, billed quarterly on March 1, June 1, September 1 and December 1, with a base charge plus usage billed one quarter behind. At sale, submit the township's Final Water Meter Reading form, posted on the Water and Sewer page.

- [ ] **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.** A waste hauler under contract with the township collects curbside, and the township Department of Public Works handles brush and appliance pickups by request (609-361-6676). The current recycling calendar and guide are on the Public Works page of longbeachtownship.com and in the Recycle Coach app. The township recycling center is at 7910 Long Beach Boulevard.

- [ ] **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. The township's own flood notice names low lying bayside areas such as North Beach Haven, Beach Haven Terrace and Beach Haven Crest as the most vulnerable, and the FEMA 50 percent rule can require raising a home during major renovation. Long Beach Township takes part in FEMA's Community Rating System, and since October 1, 2023 policyholders in town have received a 20 percent discount on flood insurance. The township's CRS coordinator can be reached at 609-361-6695.

- [ ] **Library.** Ocean County Library, Long Beach Island Branch (nearest branch), 217 South Central Avenue, Surf City, NJ 08008.

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. Long Beach Township also requires its own Resale Certificate of Occupancy, issued through the Construction and Zoning office after building and zoning inspections. The township posts a Resale CO checklist, application and a notarized Declaration of Deed Restriction. Inspections are on Wednesdays for the south end and Thursdays for the north end, slots are limited, and the certificate usually follows three to five business days after the inspections pass. Resale CO questions: 609-361-1000, ext. 6655.

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QUESTIONS PEOPLE ASK

Questions people ask us about Long Beach Township

Is Brant Beach its own town?

No. Brant Beach is a section of Long Beach Township, along with Loveladies, North Beach, Spray Beach, Holgate and others. The township sets the property taxes and runs the beaches for all of them.

Are Beach Haven and Ship Bottom part of Long Beach Township?

No. Beach Haven, Ship Bottom, Surf City, Harvey Cedars and Barnegat Light are separate boroughs on Long Beach Island. Each has its own government, beach badges and property tax rate.

Does a Long Beach Township beach badge work in other LBI towns?

No. The township badge covers the township's own beaches, from Loveladies to Holgate. The boroughs on the island sell their own badges. Badge prices and rules change each year, so check the current season.

How do you get to Long Beach Island?

Route 72 is the one road onto Long Beach Island. From Garden State Parkway Exit 63, follow it east through Stafford Township and over Manahawkin Bay into Ship Bottom. From there, Long Beach Boulevard runs north toward Loveladies and south toward Holgate, reaching every section of the township.

Where is the closest grocery store to Long Beach Township?

The township's supermarket is the Acme at 9600 Long Beach Boulevard. On the mainland, across the Route 72 causeway in Manahawkin, there are another Acme on East Bay Avenue, a ShopRite on Route 72 and an ALDI on Martin Truex Jr. Boulevard, all in Stafford Township.

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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.

Loveladies	
High Bar Harbor	
North Beach	
Brant Beach	
The Beach Haven sections	
Holgate	

Is Long Beach Township 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 Long Beach Township, 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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