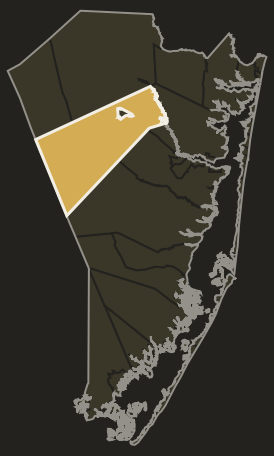
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AN IN DEPTH TOWN GUIDE

Living in Manchester, 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.

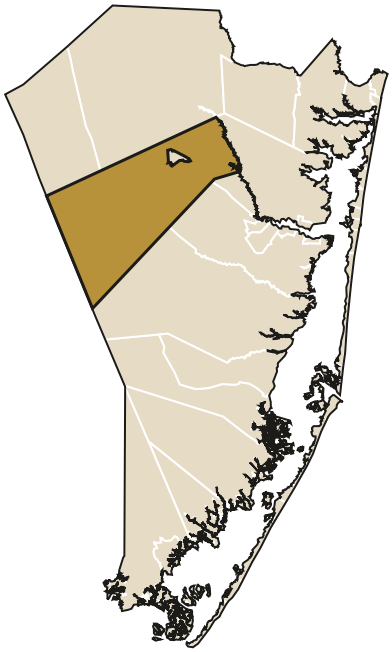
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AT A GLANCE

Manchester at a glance

County	Ocean
Population	About 45,100 (2020 census)
Size	About 83 square miles, nearly all of it land
Setting	Pine Barrens forest, lakes and planned communities, mostly inside the Pinelands
Main roads	Routes 70 and 37; County Routes 530, 539, 547 and 571; no Parkway exit in town



Manchester in gold, in Ocean County

Manchester, Whiting and Lakehurst

Whiting is not a separate town. It is an unincorporated community on the west side of Manchester Township, and Whiting mailing addresses, ZIP code 08759, cover a large share of the township. Other Manchester homes use Lakehurst addresses.

The Borough of Lakehurst is a different story. It is its own small town with its own government, completely surrounded by Manchester Township. A home with a Lakehurst address may be in either one, so we always confirm the municipality before we talk about taxes or rules.

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A SHORT HISTORY

The story of Manchester

The state created the township from part of Dover Township, today's Toms River, in April 1865, and William Torrey named it after the English mill city. Whiting, in the pines, grew up around Nathaniel Whiting's lumber mill and became a stop on the Central Railroad of New Jersey, with a junction where three rail lines met. In 1921 the Borough of Lakehurst split off as its own town, still surrounded by Manchester.

The township also holds most of the old Lakehurst Naval Air Station, now part of Joint Base McGuire-Dix-Lakehurst, where the airship Hindenburg was lost in 1937. Manchester had fewer than 1,000 residents in 1940. That changed in 1964, when building began on Crestwood Village in Whiting, the first of many adult communities. Pine Lake Park and its man made lake followed in the 1970s.

KEY DATES

Timeline

1865	Manchester Township is incorporated from part of Dover Township, now Toms River.
1921	The Borough of Lakehurst separates from Manchester Township.
1964	Construction begins on Crestwood Village in Whiting, the township's first adult community.
1970s	Pine Lake, the man made lake at the center of Pine Lake Park, is built.

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SECTIONS OF TOWN

A township of planned communities

Whiting. The west side of the township around the old rail stop, with Whiting mailing addresses (08759) and many of the adult communities.

Crestwood Village and the Whiting communities. West of the Lakehurst Circle, Crestwood Villages 1 through 7, Pine Ridge, Whiting Station and Cedar Glen Lakes, mostly single story ranches and attached homes.

Pine Lake Park. The township's largest neighborhood, east of Lakehurst, built around Pine Lake, with ranches, capes and split levels on wooded lots.

The eastern communities. East of the Lakehurst Circle toward Toms River, including Leisure Village West, Leisure Knoll and Renaissance, plus single family neighborhoods along Route 571 and Route 37.

The pines. Large tracts of state forest and wildlife land between the neighborhoods, much of it under Pinelands Commission rules.

> Much of Manchester is forest and state land, so its homes are concentrated in a handful of areas. Some of the names you will hear:

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HOMES AND TAXES

What you will find

Adult community homes mostly single story ranches and attached homes in communities of every size, from a few hundred homes to several thousand.

Single family neighborhoods in Pine Lake Park and other areas off Route 70 and Route 37, largely ranches, capes and split levels.

Cooperative and manufactured home communities where ownership works differently from a standard deed.

Wooded lots on the edges of the Pine Barrens, where Pinelands rules shape what can be built.

Worth knowing: Not every home in Manchester is bought the same way. In a cooperative such as Cedar Glen Lakes, buyers receive shares in a corporation rather than a deed, and the community approves each purchase. Manufactured home communities have their own

arrangements for the land. About 73 percent of the township falls under Pinelands Commission rules, which affect building and land use. We sort all of this out before a home goes on the market or an offer goes in.

Property taxes

1.514%
2025 effective tax rate, as a share of market value

$5,327
2025 average residential tax bill

A home worth $350,000 on today's market would pay roughly $5,299 a year at Manchester'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 Manchester shops and eats

Manchester is spread out, and there is no downtown. Most errands are along Route 70 and Route 37, with two supermarkets in the township and more a short drive east in Toms River.

Grocery stores

IN TOWN	**ShopRite** 1001 Route 70, Manchester
IN TOWN	**Stop & Shop** 400 Lacey Road, Manchester (Whiting mailing address)
EAST	**ShopRite** 2 Route 37 West, Toms River
NORTHEAST	**Stop & Shop** 2360 Lakewood Road, Toms River

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

Dining

Route 70. The main road across the middle of the township, with casual places to eat and everyday shopping.

Lacey Road in Whiting. The shopping area serving the western communities, with everyday stores and places to eat.

Route 37 toward Toms River. East of the township, a busy corridor lined with restaurants and stores.

Downtown Toms River: East on Route 37 to the county seat's downtown, with restaurants along Washington Street near Main Street.

Shopping

Daily shopping is along Route 70 and Route 37. For a mall, the Ocean County Mall is on Hooper Avenue in Toms River, reached by Route 37 east.

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GETTING AROUND

Roads and commuting

Route 70 runs through the middle of Manchester and Route 37 crosses the eastern side toward Toms River, where most daily shopping and services are found along both roads. There are no highway exits inside the township. The Garden State Parkway is reached in Toms River or Berkeley, and Interstate 195 in Jackson. Ocean Ride runs local routes, including the Whiting and Manchester lines. There is no passenger rail, though Whiting was once a stop on the Central Railroad of New Jersey.

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THINGS TO DO

Things to do in and around Manchester

Harry Wright Lake. A township lake and recreation area in Whiting that hosts summer evening events, with free children's rides, tribute bands and fireworks.

ConcertFest. The township recreation department's summer concert event, held most recently in 2025.

Whiting Wildlife Management Area. State owned Pine Barrens land in the township, open for walking, fishing and hunting in season.

Manchester Wildlife Management Area. Another large tract of state owned pine forest inside the township, managed by the state Division of Fish and Wildlife.

Ocean County Library, Manchester Branch. The township's full service library branch at 21 Colonial Drive, next to the municipal building.

Whiting Reading Center. A smaller Ocean County Library location in the Whiting Commons Shopping Center at 400 Lacey Road, close to the western adult communities.

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MOVING CHECKLIST

Setting up your home in Manchester

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

- [ ] **Township municipal building.** Manchester Township Municipal Building, 1 Colonial Drive, Manchester, NJ 08759.https://www.manchestertwp.com

- [ ] **Property taxes.** Tax office phone 732-657-8121. The tax office is in the municipal building at 1 Colonial Drive. 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.** Manchester Township water and sewer utility (township owned). 732-914-1200 (utilities plant); 732-657-8121 ext. 3700 (billing). The township runs its own water and sewer utility in two service areas split at the Lakehurst Circle: the eastern area includes Pine Lake Park, Leisure Village West, Leisure Knoll and Renaissance, and the western area includes Crestwood Village, Pine Ridge and Whiting Station. Cedar Glen Lakes gets township sewer only. For a sale, fax a final read request to Revenue Collections at 732-408-0370, then call the utilities plant to book an inside reading; someone must be home. Homes outside the service areas may have private wells or septic, so ask.

- [ ] **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 2026 recycling schedule and the bulk, leaf and brush schedule are posted on the Public Works page of the township website, and pickup reminders are available through Recycle Coach. Public Works: 732-657-8121 ext. 3300.

- [ ] **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.** Manchester is an inland township, and most homes are outside mapped flood zones, though streets near streams and lakes can be the exception. Check 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.

- [ ] **Library.** Ocean County Library, Manchester Branch, 21 Colonial Drive, Manchester, NJ 08759.

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. Manchester's building department handles re-occupancy inspections for rentals through its online portal, but we could not confirm from an official source whether the township requires a separate certificate of occupancy or inspection when a home is sold. Confirm with the building department at 732-657-6700 before listing. Adult and cooperative communities may have their own approval steps as well.

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QUESTIONS PEOPLE ASK

Questions people ask us about Manchester

Is Whiting, NJ its own town?

No. Whiting is an unincorporated community within Manchester Township, and it uses the 08759 ZIP code. Manchester Township sets property taxes and provides local services for Whiting homes.

Is Lakehurst part of Manchester Township?

No. The Borough of Lakehurst is a separate municipality, but it is completely surrounded by Manchester Township. Some Manchester homes also use Lakehurst mailing addresses, so it is worth confirming which town a home is actually in.

Where did the Hindenburg crash?

The Hindenburg disaster of May 6, 1937 happened at Lakehurst Naval Air Station, which lies in Manchester and Jackson townships and is now part of a joint military base. Because the site is on an active base, visits are by guided tour arranged in advance through the Navy Lakehurst Historical Society.

What adult communities are in Manchester Township?

Manchester has one of the largest concentrations of adult communities in New Jersey. They include Crestwood Village, Pine Ridge at Crestwood, Whiting Station at Crestwood, Leisure Village West, Leisure Knoll, Cedar Glen Lakes, Cedar Glen West and Renaissance at Manchester. Each has its own fees, rules and ownership structure, and we can walk you through recent sales in any of them.

Where is the closest grocery store to Manchester?

Manchester has two supermarkets of its own: a ShopRite on Route 70 and a Stop & Shop on Lacey Road in Whiting. Just east of the township line, Toms River has a ShopRite on Route 37 West and a Stop & Shop on Lakewood Road.

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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.

Whiting	
Crestwood Village and the Whiting communities	
Pine Lake Park	
The eastern communities	
The pines	

Is Manchester 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 Manchester, 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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