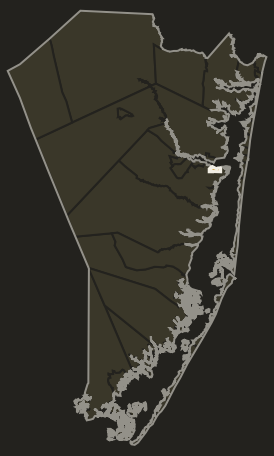
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AN IN DEPTH TOWN GUIDE

Living in Ocean Gate, 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.

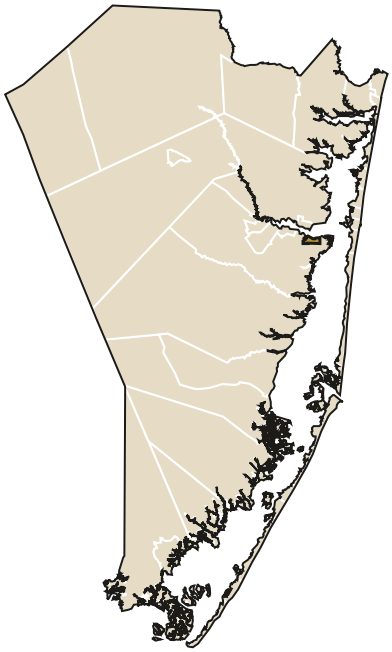
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AT A GLANCE

Ocean Gate at a glance

County	Ocean
Population	About 1,900 (2020 census)
Size	About 0.5 square miles
Setting	Riverfront cottage town on the Toms River near Barnegat Bay
Main roads	Ocean Gate Drive (County Route 625) to Route 9 in Berkeley Township



Ocean Gate in gold, in Ocean County

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A SHORT HISTORY

The story of Ocean Gate

Ocean Gate sits on Good Luck Point, where the Toms River widens into Barnegat Bay. In 1881 the Pennsylvania Railroad laid a single track across Captain Caleb Grant's 600 acre farm and meadows, carrying excursion trains to the beach resorts at Seaside Park and Bay Head. Visitors who came through by train began building summer cottages here, and the cottage colony grew along the riverfront.

The borough was incorporated from part of Berkeley Township on February 28, 1918, and added another piece of Berkeley in 1953. In 1929 AT&T bought 175 acres nearby for a shortwave radio station that connected telephone calls to ships at sea. Today Ocean Gate is a small year round town of about half a square mile, still built around its boardwalk and river beaches.

KEY DATES

Timeline

1881	The Pennsylvania Railroad lays track across Good Luck Point, bringing the first summer visitors.
1918	Ocean Gate Borough is incorporated from part of Berkeley Township.
1929	AT&T buys 175 acres for a shortwave radio station serving ships at sea.
1953	The borough annexes an additional portion of Berkeley Township.

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SECTIONS OF TOWN

Half a square mile on the river

The boardwalk blocks. The streets along the Toms River, where the boardwalk runs from the yacht club east toward the end of town. Homes here face the river beaches, and many have been raised.

The interior grid. A compact grid of avenues a few blocks back from the water, with older cottages from the summer colony days next to rebuilt and newer homes.

Ocean Gate Avenue. The main street through town, reached from Route 9 in Berkeley Township by Ocean Gate Drive, with borough hall, public works and the few local businesses.

> Ocean Gate is bordered on land only by Berkeley Township. Its streets run down to the Toms River, and the boardwalk follows the shoreline from the Ocean Gate Yacht Club to the eastern end of town.

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HOMES AND TAXES

What you will find

Shore cottages smaller older homes that trace back to the borough's start as a summer cottage community.

Rebuilt and raised homes homes that have been rebuilt or raised.

Riverfront homes homes near the boardwalk with views across the Toms River.

Worth knowing: Ocean Gate sits only a few feet above sea level on the Toms River, so flood risk is the main question. Many homes have been rebuilt or raised and others have not, and that difference matters for insurance. Ask for the flood zone, the elevation certificate and the flood history, and check whether the home has been raised. New Jersey sellers must disclose the flood zone and flood history.

Property taxes

1.777%
2025 effective tax rate, as a share of market value

$7,526
2025 average residential tax bill

A home worth $400,000 on today's market would pay roughly $7,108 a year at Ocean Gate'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 Ocean Gate shops and eats

Ocean Gate is a small residential borough with no supermarket or shopping district. Errands mean a short drive to Route 9 in Berkeley or north into Toms River.

Grocery stores

SOUTHWEST	**ShopRite** 427 Route 9, Berkeley (Bayville mailing address)
NORTH	**ShopRite** 860 Fischer Boulevard, Toms River
NORTHWEST	**Stop & Shop** 353 Route 37 East, Toms River

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

Dining

Ocean Gate Avenue. The borough's main street, with a couple of casual spots near the water.

Route 9 in Berkeley Township. A few minutes west, with everyday places to eat and shopping.

Downtown Toms River. North across the river, the county seat's downtown, with places to eat around Washington Street and Main Street.

Seaside Heights: East on Route 37 over Barnegat Bay, a boardwalk town with food stands, restaurants and bars.

Shopping

Everyday shopping is along Route 9 in Berkeley and Route 37 in Toms River. The Ocean County Mall is on Hooper Avenue in Toms River.

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GETTING AROUND

Roads and commuting

No state or federal highways run through Ocean Gate. Ocean Gate Drive, County Route 625, connects the borough to Route 9 in Berkeley Township, and Route 9 leads to the Garden State Parkway in Berkeley and South Toms River. Route 37 and downtown Toms River are a short drive north. There is no passenger rail. Daily shopping is along Route 9 in Berkeley Township and in Toms River.

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THINGS TO DO

Things to do in and around Ocean Gate

Ocean Gate boardwalk. A boardwalk along the Toms River from the Ocean Gate Yacht Club east toward the end of town, open year round.

Wildwood Avenue and Anglesea Avenue beaches. River beaches open year round, with lifeguards in season. Beach badges and parking permits are sold by the borough.

Ocean Gate splash park. A borough splash park for children ages 3 to 12 at 151 East Longport Avenue, open daily in season.

Jay Marles Memorial Park. A borough park at Wildwood and East Long Branch avenues, named for the late Ocean Gate patrolman Jay Marles.

Ocean Gate car show. A borough car show held in recent years; the 2026 show was moved to October 24 because of weather.

Ocean County Library, Berkeley Branch. The nearest library branch, a short drive away at 30 Station Road in Bayville.

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MOVING CHECKLIST

Setting up your home in Ocean Gate

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

- [ ] **Borough hall.** Ocean Gate Borough Hall, 801 Ocean Gate Avenue, Ocean Gate, NJ 08740.732-269-3166. https://oceangatenjgov.com
- [ ] **Property taxes.** Tax office phone 732-269-3166 ext. 110. The tax, water and sewer office is in borough hall at 801 Ocean Gate Avenue. 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.** Ocean Gate Borough (borough billed water and sewer). 732-269-3166 ext. 110. Water and sewer are billed by the borough tax office, quarterly, due January 2, April 1, July 1 and October 1, with a 10 day grace period. Each bill needs its own payment. Ask the tax office about a final reading and transferring the account at 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.** The current trash and recycling schedule is posted on the borough website under Residents and Visitors. The borough recycling center at 60 East Arverne Avenue takes paper, bottles and cans Friday through Monday mornings, and leaves and brush go to the convenience center at 200 East Arverne Avenue. Public Works: 732-269-3166 ext. 111.

- [ ] **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. Ocean Gate sits only a few feet above the river, so much of the borough is in a mapped flood zone; ask for the elevation certificate on any home. The borough requires new construction to sit at least one foot above the base flood elevation. We found no record of Ocean Gate taking part in FEMA's Community Rating System.

- [ ] **Library.** Ocean County Library, Berkeley Branch (nearest branch), 30 Station Road, Bayville, NJ 08721.

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. Ocean Gate's construction and code office posts an Application for Resale Existing Structure along with an inspection request form, which points to a borough resale inspection. Confirm the current requirement, fee and timing with the code office at 732-269-3166 ext. 120 or 129 before listing.

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QUESTIONS PEOPLE ASK

Questions people ask us about Ocean Gate

Is Ocean Gate on the ocean?

No. Despite the name, Ocean Gate is on the Toms River, near where the river meets Barnegat Bay. Its beaches and boardwalk face the river. The nearest ocean beaches are across the bay on the barrier island.

Is Ocean Gate part of Berkeley Township?

No. Ocean Gate has been its own borough since 1918, when it was formed from part of Berkeley Township. Berkeley surrounds it on land, but each town has its own government and property tax rate.

Does Ocean Gate have a boardwalk?

Yes. Ocean Gate's boardwalk runs along the Toms River from the Ocean Gate Yacht Club to the eastern end of town. It has been rebuilt and is open year round.

Where is the closest grocery store to Ocean Gate?

There is no grocery store in Ocean Gate. The closest is the ShopRite on Route 9 in Bayville, part of Berkeley Township, just southwest of the borough. To the north in Toms River, there is a ShopRite on Fischer Boulevard and a Stop & Shop on Route 37 East.

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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.

The boardwalk blocks	
The interior grid	
Ocean Gate Avenue	

Is Ocean Gate 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 Ocean Gate, 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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