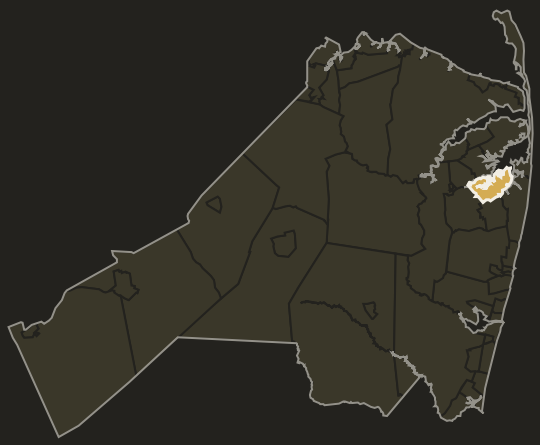
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AN IN DEPTH TOWN GUIDE

Living in Oceanport, 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.



Frana & Silk Real Estate Group

Vincent Frana, Broker Associate · Zachary Silk, Sales Associate

FRANASILK.COM

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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.

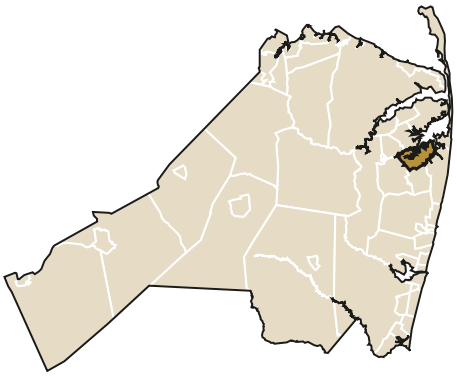
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AT A GLANCE

Oceanport at a glance

County	Monmouth
Population	About 6,150 (2020 census)
Size	About 3.8 square miles, including the river
Setting	River peninsula neighborhoods, a racetrack and former Army land under redevelopment
Main roads	County Route 537 through town, Route 71 along the edge, Route 36 nearby



Oceanport in gold, in Monmouth County

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A SHORT HISTORY

The story of Oceanport

The 1665 Monmouth Patent required its holders to buy land from the Native people who lived along the Shrewsbury River, and Quaker settlers soon followed. Sarah Reape, an early settler's widow, built her home on Pootapeck Neck and became the county's largest landowner; her Port Au Peck lands passed to her grandsons in 1716. In the 1700s the village, then called Peggy's Point, was the county's main port for shipping charcoal to New York.

Steamboats and then railroads, built in 1860 and 1875, brought new business, and the town was later known as Eatontown Dock before becoming Oceanport. Horse racing arrived with the first Monmouth Park in 1870, and in 1917 the Army opened Camp Vail, which grew into Fort Monmouth. Oceanport broke away from Eatontown Township as a borough in 1920, and since the fort closed in 2011 its Oceanport side has been redeveloped.

KEY DATES

Timeline

1716	Sarah Reape leaves her Port Au Peck lands on the Shrewsbury River to two grandsons.
1870	The first Monmouth Park racetrack opens on the western side of town.
1917	The Army opens Camp Vail on the old racetrack grounds, the start of Fort Monmouth.
1920	Oceanport is incorporated as a borough from part of Eatontown Township.

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SECTIONS OF TOWN

A small town with distinct corners

Port Au Peck. The eastern part of the borough along Port Au Peck Avenue and the Shrewsbury River, named for land held by one of the area's first settlers. Mostly single family homes, many near the water and creeks, with Blackberry Bay Park on the river.

Gooseneck Point and Blue Point Cove. Waterfront neighborhoods on points of land reaching into the river, with homes on or close to the water.

Oceanport Avenue and the old village. The center of the borough along Oceanport Avenue, with the small commercial area, older homes on the side streets and Monmouth Park racetrack and its seasonal train stop at the south end.

Fort Monmouth. The Oceanport side of the former Army post, now home to borough hall and being redeveloped with new homes, restored historic officers' housing and a film studio campus.

> Oceanport was settled in the 1600s and was once called Peggy's Point, then Eatontown Dock. It became a borough in 1920. Old place names still mark its sections.

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HOMES AND TAXES

What you will find

Waterfront homes: Homes on and near the Shrewsbury River.

In town streets: Single family homes on the streets between the river and the racetrack.

Restored Army housing: At East Gate, a century old Fort Monmouth officer housing complex was restored as duplexes and single family homes.

Worth knowing: Water is the big one. The borough sits on a peninsula in the Shrewsbury River. Ask for the flood zone, elevation certificate and flood history on every home, especially near the river. Buyers should also follow the Fort Monmouth redevelopment, which is changing the western side of town.

Property taxes

1.452%

$12,361

2025 average residential tax bill

2025 effective tax rate, as a share of market value	

A home worth $850,000 on today's market would pay roughly $12,342 a year at Oceanport'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 Oceanport shops and eats

Oceanport has no supermarket or shopping district of its own, but it sits right next to the stores along Route 36 and Route 35, so groceries are a short drive.

Grocery stores

SOUTH	**ShopRite** 145 Monmouth Road, West Long Branch
SOUTH	**ALDI** 200 Route 36, West Long Branch
WEST	**Trader Joe's** 1031 Broad Street, Shrewsbury
NORTHWEST	**Acme** 507 Prospect Avenue, Little Silver

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

Dining

Oceanport Avenue. The borough's small commercial strip, with a handful of places to eat.

Route 36 in West Long Branch and Eatontown. A short drive south and west, the highway corridor has many chain and local restaurants.

Ocean Avenue in Long Branch. A few minutes east, the Long Branch oceanfront has the area's largest cluster of restaurants near the boardwalk.

Downtown Red Bank: Northwest through Little Silver to Broad Street, a historic downtown known for its restaurants, boutiques and summer outdoor dining.

Pier Village, Long Branch: Southeast to the oceanfront in Long Branch, with restaurants on the boardwalk and local shops.

Shopping

Most shopping is a few minutes away along Route 36 and Route 35 in West Long Branch and Eatontown, where the former Monmouth Mall is being rebuilt as an open air center called Monmouth Square.

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GETTING AROUND

Roads and commuting

County Route 537 runs through the borough and Route 71 brushes its edge. Route 36 passes the entrance to Monmouth Park just outside the borough and leads west to Garden State Parkway exit 105 in Eatontown. NJ Transit's North Jersey Coast Line runs through Oceanport. The Monmouth Park station is a seasonal stop on racing days, and the full time stations nearby are Little Silver and Long Branch. NJ Transit bus 831 serves the borough. Most daily shopping is a short drive away in neighboring towns.

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THINGS TO DO

Things to do in and around Oceanport

Blackberry Bay Park. A borough park at 440 Port Au Peck Avenue on the Shrewsbury River, with a public boat ramp and room for community events.

Summer's End Festival. The borough's long running September festival at Blackberry Bay Park, now in its fifth decade, with food, music, children's activities, a pie and jam contest and fireworks at dusk.

Wolf Hill Recreation Area. A Monmouth County park at 3 Crescent Place with two softball fields, a free 18 hole disc golf course and a 4 acre off leash dog area, open daily from 7 a.m.

Gatta Park. The borough's sports complex with three artificial turf fields used for youth and community leagues.

Monmouth County Library, Oceanport Branch. The county library branch at 8 Iroquois Avenue, serving Oceanport residents.

The Shrewsbury River. The river and its creeks wrap around the borough, used for boating, kayaking and fishing, with water borders on Rumson, Little Silver and Monmouth Beach.

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MOVING CHECKLIST

Setting up your home in Oceanport

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

- [ ] **Borough hall.** Oceanport Borough Hall, 910 Oceanport Way, Oceanport, NJ 07757.https://oceanportboro.com

- [ ] **Property taxes.** Tax office phone 732-222-8221. The tax collector's office is in borough hall at 910 Oceanport Way, on the former Fort Monmouth grounds, open late on Thursdays. 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.** Water: New Jersey American Water. Sewer: Two Rivers Water Reclamation Authority. Water 1-800-272-1325; sewer 732-229-8578. The borough lists New Jersey American Water as its water utility, which bills customers directly, so start and stop service with them. Oceanport is a member town of the Two Rivers Water Reclamation Authority, which bills sewer service to each home directly on the same quarterly schedule as property taxes. The Authority asks that the closing attorney send it notice of the sale with the new owner's details.

- [ ] **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.** Trash is picked up twice a week by district, Monday and Thursday or Tuesday and Friday, and recycling twice a month by zone, split roughly at Myrtle Avenue. Public Works handles brush, leaves, bulk, metal and electronics. The district map and trash and recycling calendar are on the borough website, or call borough hall.

- [ ] **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 Monmouth County Commissioner of Registration or Superintendent of Elections. Registration closes 21 days before an election. The Monmouth County Clerk handles vote by mail ballots.

- [ ] **Flood zone.** Look up any address on the FEMA Flood Map Service Center at msc.fema.gov; flood maps are also available at borough hall. New Jersey sellers must disclose a home's flood zone and flood history. Oceanport sits on a peninsula in the Shrewsbury River, and about 44 percent of the borough is in the 1 percent annual chance flood zone, so ask for the flood zone, elevation certificate and flood history on every home. Oceanport takes part in FEMA's Community Rating System at Class 8, which gives policyholders a premium discount of 10 percent in Zone AE and 5 percent in Zone X.

- [ ] **Library.** Monmouth County Library, Oceanport Branch, 8 Iroquois Avenue, Oceanport, NJ 07757.

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). In Oceanport, every sale or rental must apply to the borough Fire Prevention office for a smoke and carbon monoxide certificate, through the online application on the borough website. 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. Oceanport also requires its own resale inspection: under the borough's Rental, Resale and New Tenant Certificates program, every residential or commercial resale must be inspected and approved by the Housing Inspector or Construction Official before closing. Apply through the Code Enforcement office (732-222-8221) or the Rental/Resale (Real Estate) Certificate application on the Construction page, and schedule early.

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QUESTIONS PEOPLE ASK

Questions people ask us about Oceanport

Is Monmouth Park in Oceanport?

Yes. Monmouth Park racetrack opened in Oceanport in 1946 on the site of the 1888 Elkwood Park track. It hosted the Breeders' Cup in 2007, and NJ Transit runs seasonal train service to the Monmouth Park station on racing days.

What is happening at Fort Monmouth?

The Army post closed in 2011, and its land in Oceanport and Eatontown is being redeveloped. Netflix is building a studio campus on about 292 acres of the former fort. Its first sound stages were topped out in June 2026, and the first phase is targeted for summer 2027. The borough's own municipal hall moved to Fort Monmouth in 2021.

Does Oceanport have a train station?

Only a seasonal one. The Monmouth Park station on the North Jersey Coast Line is served on racing days. For everyday trains to New York and Newark, riders use the nearby Little Silver or Long Branch stations.

Do I need flood insurance in Oceanport?

It depends on the address. Much of Oceanport is near the Shrewsbury River and its creeks, and lenders require flood insurance on federally backed mortgages in high risk flood zones. Homes in Port Au Peck and the other river sections deserve the closest look.

Where is the closest grocery store to Oceanport?

The closest supermarkets are ShopRite on Monmouth Road and ALDI on Route 36, both in West Long Branch, just south of Oceanport. Trader Joe's is on Broad Street in Shrewsbury and Acme is on Prospect Avenue in Little Silver. There is no supermarket in Oceanport itself.

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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.

Port Au Peck	
Gooseneck Point and Blue Point Cove	
Oceanport Avenue and the old village	
Fort Monmouth	

Is Oceanport 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 Oceanport, 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.



Vincent Frana

Broker Associate

732-567-4147



Zachary Silk

Sales Associate

732-773-3257

More guides and our town guides at **franasilk.com**

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KELLERWILLIAMS REALTY

Keller Williams Realty Ocean Living, 1513 Richmond Ave, Point Pleasant, NJ 08742. Office 848-241-6955.

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