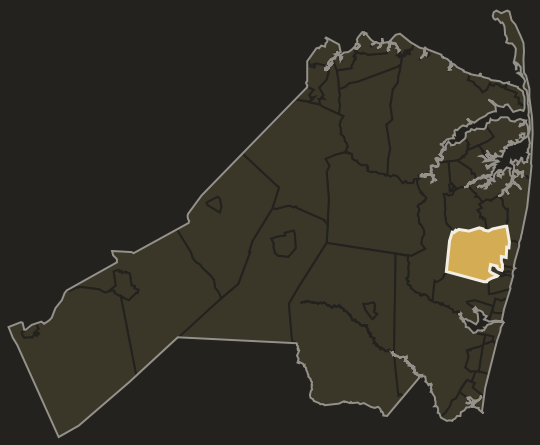
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AN IN DEPTH TOWN GUIDE

Living in Ocean 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.

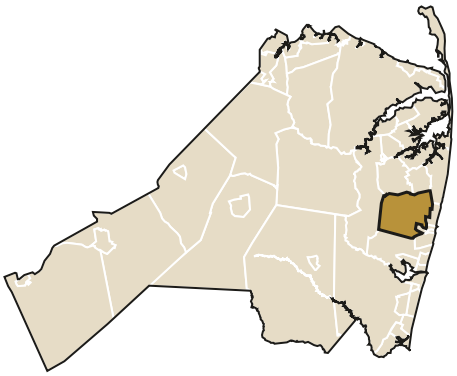
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AT A GLANCE

Ocean Township at a glance

County	Monmouth
Population	About 27,700 (2020 census)
Size	About 11 square miles
Setting	Suburban neighborhoods just inland from the shore towns, bordering Deal Lake
Main roads	Route 18 (exits 11 and 12), Route 35, Route 66 and Route 71



Ocean Township in gold, in Monmouth County

Which Ocean Township?

New Jersey has two Ocean Townships. This guide covers the Township of Ocean in Monmouth County, home to Oakhurst, Wanamassa and Wayside. The other Ocean Township is in Ocean County, and its main community is Waretown.

The name comes from history. When the township was formed in 1849 it ran all the way to the ocean. Long Branch, Asbury Park, Deal, Allenhurst, Interlaken, Neptune and other shore towns were later carved out of it, which left today's township just inland.

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A SHORT HISTORY

The story of Ocean Township

The Lenape lived in this part of Monmouth County before European settlers came. Farms spread across the area in the 1700s; the Woolley family built a house at what is now Deal Road and Route 35 and kept it until 1926. For generations the land was part of Shrewsbury Township, until Ocean Township was created from it in 1849.

The new township once stretched from the Shrewsbury River to Avon by the Sea. Over the next century Long Branch, Asbury Park, Deal, Allenhurst, Interlaken, Loch Arbour and others split away, leaving the township built around its villages of Oakhurst, Wanamassa and Wayside. Its largest park, Joe Palaia Park, was once the Army's Deal Test Site.

KEY DATES

Timeline

1849	Ocean Township is created from part of Shrewsbury Township.
1867	Long Branch becomes the first of many towns to split away from the township.
1957	Loch Arbour separates, the last town to leave Ocean Township.
2005	The 1700s Eden Woolley House is saved and moved to Joe Palaia Park to house the township's historical museum.

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SECTIONS OF TOWN

Oakhurst, Wanamassa, Wayside and more

Oakhurst. The northern and central part of the township around Monmouth Road, home to town hall and its own 07755 ZIP code. Most streets are residential, lined with single family homes.

Wanamassa. The southern part of the township along the north shore of Deal Lake and Sunset Avenue, with its own fire district. It is mostly single family streets, some of them close to the lake.

Wayside. The western part of the township near Route 18, Deal Road and West Park Avenue, a name shared with neighboring Tinton Falls. It is mainly suburban single family neighborhoods.

West Deal and the eastern edge. The corner of the township next to Deal, Allenhurst and Long Branch, where some addresses use those towns' ZIP codes. A local name, West Deal, is still heard here.

Along Route 35. The township's main commercial corridor runs north to south through the middle of town, with shopping centers and offices, and residential streets on either side.

> Ask someone where they live and you will often hear the neighborhood, not the township. Oakhurst and Wanamassa are large enough that the Census Bureau counts each as its own community. You will also hear older place names such as West Deal, Colonial Terrace, Deal Park, Wertheins Corner and Poplar.

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HOMES AND TAXES

What you will find

Single family neighborhoods: Streets of homes built over many decades across Oakhurst, Wanamassa and Wayside.

Homes near Deal Lake: Streets near the 158 acre lake the township shares with six other towns.

Apartment communities: Including complexes along Deal Road.

Worth knowing: Two things come up often. First, the mailing address does not always say Ocean Township. Homes here carry Oakhurst, Ocean or Asbury Park addresses, and a few use Allenhurst, Deal or Long Branch, so always confirm the municipality on the tax record.

Second, the township's brooks can flood in heavy rain. A 2011 storm flooded homes near Whale Pond Brook and in Poplar Village, and federal money was later used to buy out 32 homes there. Ask for the flood zone and flood history on any home near Whale Pond Brook or the township's other brooks.

Property taxes

1.323%
2025 effective tax rate, as a share of market value

$12,289
2025 average residential tax bill

A home worth $950,000 on today's market would pay roughly $12,568 a year at Ocean 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 Ocean Township shops and eats

Ocean Township has no downtown of its own. Errands happen along Route 35 and Route 66, with a Wegmans on Route 35 and more supermarkets just over the line in Eatontown, West Long Branch, Long Branch and Neptune.

Grocery stores

IN TOWN	**Wegmans** 1104 Route 35, Ocean Township
NORTH	**Whole Foods Market** 180 Route 35, Eatontown
NORTH	**ShopRite** 145 Monmouth Road, West Long Branch
NORTHEAST	**Stop & Shop** 150 West End Court, Long Branch

SOUTH	**ShopRite** 2200 Route 66, Neptune Township	

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

Dining

Route 35. The main corridor through the township, with most of its restaurants and shopping.

Monmouth Road in Oakhurst. A local road through the older part of Oakhurst with smaller places to eat.

Nearby downtowns. Asbury Park's Cookman Avenue and boardwalk are a few minutes south across Deal Lake, and Long Branch's oceanfront is a short drive north.

Asbury Park: Southeast to Cookman Avenue and the boardwalk, with restaurants, bars, coffee houses and live music.

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

Shopping

Route 35 and Route 66 carry most of the shopping. Just north on Route 35, the former Monmouth Mall in Eatontown is being rebuilt as an open air center called Monmouth Square.

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GETTING AROUND

Roads and commuting

Route 18 runs through the western side of the township, with exit 11 at Deal Road and exit 12 at West Park Avenue. Route 35 crosses the eastern side, Route 66 forms the southern border with Neptune, and Route 71 runs along the eastern edge near Deal and Long Branch. The Garden State Parkway is just west in Tinton Falls. NJ Transit's North Jersey Coast Line passes through the township without stopping, and the nearest stations are Allenhurst and Elberon. Local NJ Transit buses 832 and 837 serve the township. Daily shopping is along Route 35 and Route 66.

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THINGS TO DO

Things to do in and around Ocean Township

Joe Palaia Park. The township's largest park, on the former Army Deal Test Site off Deal Road, with walking and biking trails.

Township of Ocean Historical Museum. Housed in the Eden Woolley House, a home dating to the 1700s that was moved to Joe Palaia Park in 2005. Check the museum website for open hours.

Deal Lake. Monmouth County's largest lake, about 158 acres, forms the township's southern edge and is known for fishing and rowing. A seven town commission has cared for it since 1974.

Township parks. Neighborhood parks include Weltz Park, Dave Dahrouge Park and Wayside Park, plus the tennis and pickleball courts at Oakhurst Firemen's Field.

Township of Ocean Library. A Monmouth County Library branch at 701 Deal Road with programs for all ages, a quiet study room and concerts and films, supported by an active Friends group.

Department of Human Services and Senior Center. The township's recreation and community services office at 601 Deal Road runs recreation programs and a senior center calendar.

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MOVING CHECKLIST

Setting up your home in Ocean Township

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

- [ ] **Township municipal building.** Ocean Township Town Hall, 399 Monmouth Road, Oakhurst, NJ 07755.732-531-5000. https://oceantwp.org

- [ ] **Property taxes.** Tax office phone 732-531-5000, ext. 3340. The tax collector is in town hall at 399 Monmouth Road. 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. Taxes and sewer charges can be paid through the township's online tax and sewer payment link. 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: Township of Ocean Sewerage Authority. 1-866-269-2837 (New Jersey American Water); 732-531-2213 (Township of Ocean Sewerage Authority). The township points residents to New Jersey American Water for water service, so start or stop water with the company directly. Sewer service comes from the Township of Ocean Sewerage Authority, whose offices and treatment plant are at 224 Roosevelt Avenue in Oakhurst. The authority also serves Deal, Allenhurst, Interlaken and Loch Arbour.

- [ ] **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.** Township crews collect household garbage, bulk trash and single stream recycling. Schedules are on the Public Works pages of the township website, or call 732-531-5001.

- [ ] **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.** Most of the township is inland, but homes along Deal Lake, its branches and the brooks that feed it can sit in mapped flood zones. 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. Ask the township whether it takes part in FEMA's Community Rating System and its current class.

- [ ] **Library.** Monmouth County Library, Township of Ocean Branch, 701 Deal Road, Ocean, NJ 07712.

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. In Ocean Township the fire inspections are handled by the fire districts: Fire District 1 (Oakhurst) and Fire District 2 (Wanamassa, Fire Marshal's Office at 2001 Sunset Avenue, 732-988-0880), so apply to the district that covers the home. The township's Division of Housing, Code Enforcement and Clean Communities schedules housing inspections at 732-531-5000, ext. 3392. We could not confirm from an official source whether the township requires its own certificate of occupancy on resale, so confirm with that office before listing.

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QUESTIONS PEOPLE ASK

Questions people ask us about Ocean Township

Is Ocean Township in Ocean County?

No. This Ocean Township is in Monmouth County and includes Oakhurst, Wanamassa and Wayside. A separate Ocean Township in Ocean County is centered on Waretown. They have different governments and different property taxes.

Are Oakhurst and Wanamassa their own towns?

No. Oakhurst and Wanamassa are unincorporated communities inside Ocean Township. The Census Bureau counts each as a census designated place, and Oakhurst has its own ZIP code, 07755, but both are governed and taxed by the Township of Ocean.

Does Ocean Township have a beach?

No. Despite the name, today's township does not reach the ocean. The shore towns that once belonged to it, including Deal, Allenhurst, Asbury Park and Long Branch, now sit between the township and the beach.

Is there a train station in Ocean Township?

No. A short stretch of NJ Transit's North Jersey Coast Line passes through the eastern part of the township, but it has no station there. The nearest stations are Allenhurst and Elberon.

Where is the closest grocery store to Ocean Township?

Wegmans on Route 35 is the township's own large supermarket. Whole Foods Market is just north on Route 35 in Eatontown, ShopRite is in West Long Branch and on Route 66 in Neptune, and Stop & Shop is on West End Court in Long Branch. The former Super Foodtown in Ocean Township closed in 2022.

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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.

Oakhurst	
Wanamassa	
Wayside	
West Deal and the eastern edge	
Along Route 35	

Is Ocean 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 Ocean 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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Equal Housing Opportunity