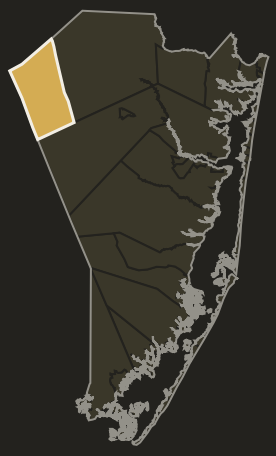
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AN IN DEPTH TOWN GUIDE

Living in Plumsted, 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.

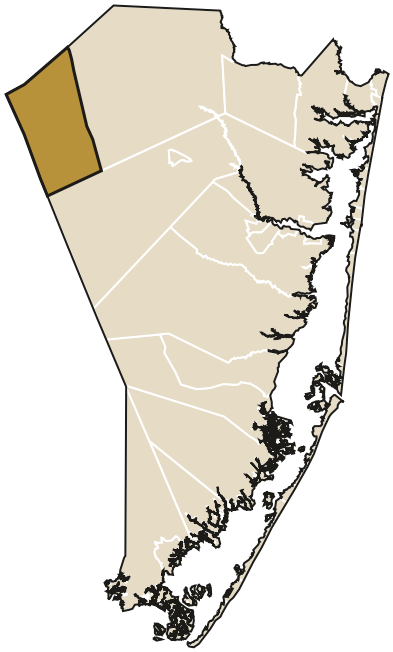
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AT A GLANCE

Plumsted at a glance

County	Ocean
Population	About 8,100 (2020 census)
Size	About 40 square miles, nearly all land
Setting	Preserved farmland, the village center of New Egypt, and forest and wildlife lands toward the Pinelands
Main roads	County Routes 528, 537 and 539; Interstate 195 reached through Upper Freehold or Jackson



Plumsted in gold, in Ocean County

Plumsted and New Egypt

New Egypt is not a separate town. It is a community and the main business district inside Plumsted Township, and it uses the 08533 ZIP code. Plumsted Township sets property taxes and provides local services for New Egypt homes.

New Egypt sits near the point where Ocean, Monmouth and Burlington counties meet, so a short drive can take you into three counties. Plumsted itself borders Jackson and Manchester in Ocean County, Upper Freehold in Monmouth County, and New Hanover, North Hanover and Pemberton townships in Burlington County.

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A SHORT HISTORY

The story of Plumsted

The Lenape lived in this country of streams, farmland and pine woods long before settlers arrived. The township takes its name from Clement Plumstead, an English Quaker who bought a large tract here but never saw it. Its village, New Egypt, has two naming stories: that Washington's aide gathered grain here after the Battle of Trenton, or that the area's plentiful corn earned it the name Egypt by 1793.

Plumsted was formed from part of Jackson Township on March 11, 1845, while still in Monmouth County, and became part of the new Ocean County in 1850. A mill gave the village the name Timmins Mill for a time, the railroad made New Egypt a busy stop, and Oakford Lake drew summer visitors in the early 1900s. Today much of the township is preserved farmland.

KEY DATES

Timeline

1793	The name Egypt is first recorded for the village, later New Egypt.
1845	Plumsted Township is formed on March 11 from part of Jackson Township, then in Monmouth County.
1850	Plumsted becomes part of the newly created Ocean County.
2022	The Downtown New Egypt sanitary sewer system goes into service around this time, replacing many septic systems in the town center.

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SECTIONS OF TOWN

A village and its countryside

New Egypt village. The township's center along Main Street (County Route 528), around Oakford Lake, with the municipal building and library on Evergreen Road. Older village homes sit close together near the lake and the shops.

East side toward Jackson. The part of the township on or east of Route 539 and Pinehurst Road, toward Jackson and the Colliers Mills woods. Homes sit on larger wooded lots, with some newer subdivisions.

West side farm country. The land west of Route 539 toward Upper Freehold and Burlington County, with preserved farms, older farmhouses and homes on country roads.

Colliers Mills and the pinelands edge. The southeastern part of the township, much of it state wildlife land in the Pinelands National Reserve, with scattered homes on the roads that border it.

> Plumsted was formed in 1845 from part of Jackson Township while still in Monmouth County, and became part of Ocean County when the county was created in 1850. Some of the names you will hear:

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HOMES AND TAXES

What you will find

Village homes in and around New Egypt, close to Main Street and Oakford Lake.

Country homes and farms on larger lots along the county roads, many near preserved farmland.

Manufactured homes in Jensen's Deep Run, an age restricted community.

Worth knowing: Three things matter here. First, water and sewer. New Egypt had no public sewer system until a township project replaced aging septic systems in the town center, finished around 2022. Outside that area, many homes rely on septic systems and private wells. Ask which a home has, and plan for a septic inspection and a well test. Second, farmland preservation. Plumsted holds most of Ocean County's preserved farmland, with 38 farms and about 2,900 acres preserved, and preserved land carries permanent deed restrictions. Third, Plumsted is on the state's list of Pinelands Area municipalities, so Pinelands rules can apply to land in the township.

Property taxes

1.953%
2025 effective tax rate, as a share of market value

$8,862
2025 average residential tax bill

A home worth $450,000 on today's market would pay roughly $8,788 a year at Plumsted'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 Plumsted shops and eats

Plumsted has no supermarket. New Egypt has small shops for everyday needs, but a full grocery trip means a drive out of the township.

Grocery stores

SOUTHWEST	**Acme** 18 Broadway, Pemberton Township (Browns Mills mailing address)
SOUTHEAST	**Stop & Shop** 400 Lacey Road, Manchester (Whiting mailing address)
EAST	**ShopRite** 1001 Route 70, Manchester

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

Dining

Main Street in New Egypt. The village center along County Route 528, with a handful of casual places to eat and everyday shops.

Main Street in Allentown. North, a historic village center with a few restaurants near the old mill.

Downtown Bordentown. West, a walkable downtown along Farnsworth Avenue with many more restaurants.

Shopping

Everyday shopping is in New Egypt. For more, the Jackson Premium Outlets sit on County Route 537 at the Interstate 195 interchange in Jackson, and Route 70 in Manchester has larger stores.

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GETTING AROUND

Roads and commuting

Plumsted has no highway of its own. County Route 528 runs through New Egypt as Main Street, County Route 537 forms the northern border with Upper Freehold, and County Route 539 runs north and south through the eastern part of the township. The nearest limited access highway is Interstate 195, reached through Upper Freehold or Jackson. NJ Transit's 317 bus connects the township with Philadelphia, and Ocean Ride runs a local Shoppers Loop. There is no passenger rail. Most daily shopping is in New Egypt.

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THINGS TO DO

Things to do in and around Plumsted

Colliers Mills Wildlife Management Area. About 12,900 acres of state wildlife land shared with Jackson, part of the Pinelands National Reserve, with Success Lake, sand roads and trails for hiking, fishing and bird watching.

Oakford Lake. The lake in the middle of New Egypt that drew summer visitors in the early 1900s and still sits at the heart of the village.

New Egypt recreation complex. The township's ball fields, with baseball, softball, tee ball and football fields and a basketball court.

Volunteer Park. A small park in New Egypt built by local volunteers and rededicated by the township in recent years.

New Egypt Historical Society. The township's historical society preserves Plumsted's farm and village history and uses the township owned Singleton Farm, an early 1800s brick farmhouse, as its museum and meeting space.

Ocean County Library, Plumsted Branch. The township's public library branch at 119 Evergreen Road, next to the municipal building.

Union Transportation Trail. A 9 mile gravel rail trail just over the line in Upper Freehold, starting at Hornerstown, on the old railroad bed that once ran through New Egypt.

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MOVING CHECKLIST

Setting up your home in Plumsted

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

- [ ] **Township municipal building.** Plumsted Township Municipal Building, 121 Evergreen Road, New Egypt, NJ 08533.609-758-2241. https://www.plumsted.gov

- [ ] **Property taxes.** Tax office phone 609-758-2241, ext. 121. The tax collector is in the municipal building at 121 Evergreen Road, open Monday through Thursday from 8:30 a.m. to 5 p.m. and Friday mornings. New Jersey property taxes are paid quarterly, due February 1, May 1, August 1 and November 1. Plumsted's grace period is shorter than many towns: payment must be received by the 5th of the due month, or 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.** Plumsted Municipal Utilities Authority (sewer, New Egypt area); private wells and septic elsewhere. 609-244-0425 (Plumsted MUA). The Plumsted Municipal Utilities Authority runs the Downtown New Egypt sewer system, placed in service around 2021 to 2022, but not every property in its service area is connected yet. Homes outside that area use septic systems, and most homes in the township rely on private wells. New Jersey's Private Well Testing Act requires the well water to be tested before a home with a private well is sold. Ask the seller whether the home is on public sewer, and transfer any MUA account before closing.

- [ ] **Electric.** Jersey Central Power and Light (JCP&L), a FirstEnergy company. Outage line 1-888-544-4877.

- [ ] **Gas.** New Jersey Natural Gas where lines are available; many rural homes use propane or oil. 1-800-221-0051 (customer service); 1-800-427-5325 (gas leaks, 24 hours).

- [ ] **Trash and recycling.** The Plumsted MUA provides household trash and recycling and bills for it. New owners sign up through the MUA rather than calling the hauler. Trash is picked up weekly: Thursday for homes on or east of Route 539 and Pinehurst Road, Friday for homes to the west. Recycling is every two weeks and bulk pickup is monthly. The 2026 East and West service calendars are on plumstedmuanj.gov (609-244-0425).

- [ ] **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.** Plumsted is inland, and flood zones are mostly limited to land along Crosswicks Creek, its branches and the lake. 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. Plumsted was not listed as a participant in FEMA's Community Rating System in the state's 2019 hazard mitigation plan.

- [ ] **Library.** Ocean County Library, Plumsted Branch, 119 Evergreen Road, New Egypt, NJ 08533.

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 after a local 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 Plumsted, the township says this smoke and carbon monoxide certification is the only inspection required for a resale, so there is no separate continued certificate of occupancy. The Construction Office at the municipal building handles it under Ordinance 2014-03. The fee is $75, with $50 for a reinspection, paid in advance. Inspections are done Monday afternoons from 4 to 6 p.m. without a set appointment, so an adult must be home or a lockbox code provided. Smoke alarms must be 10 year sealed battery units, and any alarm with a removable battery fails.

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QUESTIONS PEOPLE ASK

Questions people ask us about Plumsted

Is New Egypt its own town?

No. New Egypt is an unincorporated community inside Plumsted Township and serves as the township's main business district. It uses the 08533 ZIP code, and Plumsted Township sets property taxes for New Egypt homes.

How did New Egypt get its name?

One story says George Washington, after his victory at Trenton in 1776, said his aide Joseph Curtis had "been to Egypt and gotten the corn" after gathering grain here. Other accounts say the name Egypt was first recorded in 1793 and referred to the area's plentiful corn, with New added later.

Is there public sewer in Plumsted?

In part. The township built a sewer system for the New Egypt town center to replace failing septic systems, completed around 2022. Many homes outside that area rely on septic systems and private wells, so ask about both before you buy.

Is Plumsted farmland preserved?

Much of it. State figures through 2020 show 38 preserved farms covering about 2,900 acres in Plumsted, the large majority of all preserved farmland in Ocean County. Preserved farms carry permanent restrictions on development.

Where is the closest grocery store to Plumsted?

There is no supermarket in Plumsted. The nearest are an Acme in Browns Mills, part of Pemberton Township, to the southwest, and a Stop & Shop on Lacey Road in Whiting, part of Manchester Township, to the southeast. There is also a ShopRite on Route 70 in Manchester.

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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.

New Egypt village	
East side toward Jackson	
West side farm country	
Colliers Mills and the pinelands edge	

Is Plumsted 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 Plumsted, 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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