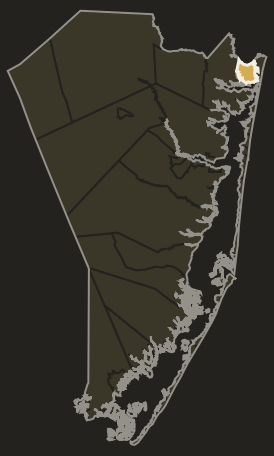
kw OCEAN LIVING
KELLERWILLIAMS. REALTY

AN IN DEPTH TOWN GUIDE

Living in Point Pleasant, 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

INSIDE THIS GUIDE

Living in Point Pleasant

1	At a glance	The basics
2	A short history	How the town came to be
3	Sections of town	Where you are on the water matters
4	Homes and taxes	What you will find and what it costs to own
5	Groceries, dining and shopping	Where locals shop and eat
6	Getting around	Roads, trains and boats
7	Things to do	Parks, places and local events
8	Moving checklist	Setting up your new home
9	Questions people ask	Short, direct answers
10	Worksheets	To fill in on your visits

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.

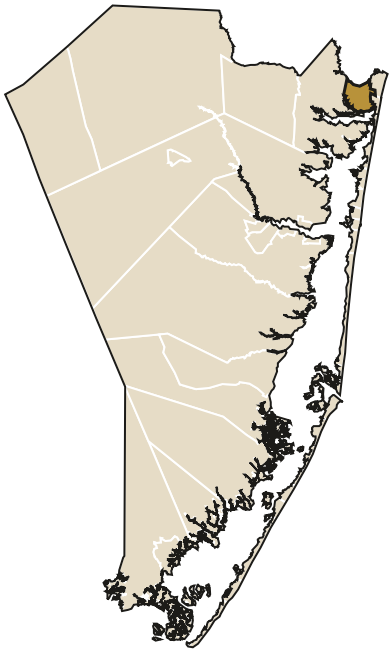
Vin and Zach

1

AT A GLANCE

Point Pleasant at a glance

County	Ocean
Population	About 18,900 (2020 census)
Size	About 4.2 square miles
Setting	River, canal, creek and bay frontage; quiet residential streets inland
Main roads	Route 88 and Bridge Avenue, both crossing the canal on lift bridges



Point Pleasant in gold, in Ocean County

Point Pleasant is not Point Pleasant Beach

They are two separate towns with separate governments and separate property taxes. Point Pleasant Beach is the smaller oceanfront borough with the boardwalk and the Manasquan Inlet. Point Pleasant, often called Point Pleasant Borough, is the larger, mostly residential town just west of it, with miles of river, canal and bay frontage.

Living in the Borough means the boardwalk, the ocean and the train station are a few minutes away, without the summer crowds on your street.

2

A SHORT HISTORY

The story of Point Pleasant

The Lenape used this land between the Manasquan River and Barnegat Bay long before settlers arrived. For generations it was part of a larger township, and the first village, Lovelandtown on the bay side, grew up around the Loveland family of baymen and boat builders. Point Pleasant Borough was incorporated from part of Brick Township in 1920.

The State of New Jersey dug the canal between 1916 and 1925, joining the Manasquan River to Barnegat Bay and splitting the town in two. Boating has shaped the borough ever since, from the old boatyards to the marinas along the river and canal today.

KEY DATES

Timeline

1817	Charles Stout builds the first home in Lovelandtown, the area's first village.
1920	Point Pleasant Borough is incorporated from part of Brick Township.
1925	The canal joins the Manasquan River and Barnegat Bay.
1964	The waterway is officially named the Point Pleasant Canal.

3

SECTIONS OF TOWN

Where you are on the water matters

Lovelandtown. The borough's oldest settled area, east of the canal and south of Bridge Avenue near the top of Barnegat Bay, where Bay Avenue was once Loveland Dock Road. One surviving house dates to 1850.

Clark's Landing and the riverfront. The north edge of town along the Manasquan River, where the old Clark's Landing resort stood off Arnold Avenue. Today the shoreline holds a marina, condominiums from the 1970s and riverfront homes.

Along the canal. Streets on both banks of the Point Pleasant Canal between the Route 88 and Bridge Avenue lift bridges. Canal front homes sit on bulkheaded lots facing a busy boating channel.

Beaver Dam Creek and Boat Point. The south end of the borough, along Beaver Dam Creek where it meets the Metedeconk River and the bay. Many homes here sit on the water, with docks and direct bay access.

Inland streets. The residential blocks between the river, canal and creek, around Route 88, Bridge Avenue and Beaver Dam Road. Homes are mostly capes, ranches and colonials, many expanded or rebuilt over the years.

> **Local tip:** the Route 88 and Bridge Avenue bridges over the canal are lift bridges. In summer they can open many times a day for boats, so the side of the canal you live on can shape your daily drive.

4

HOMES AND TAXES

What you will find

Waterfront homes with docks and bulkheads, from original shore cottages to new construction raised above flood elevation.

Capes, ranches and colonials on inland streets, many expanded or rebuilt over the years.

New construction where older homes have been replaced, often built up above flood elevation.

Worth knowing: for waterfront homes, the bulkhead, dock permits and flood zone can matter as much as the house itself. New Jersey sellers must disclose a home's flood zone and flood history, and we look at all three before we talk price.

Property taxes

1.437%
2025 effective tax rate, as a share of market value

$9,767
2025 average residential tax bill

A home worth $600,000 on today's market would pay roughly $8,622 a year at Point Pleasant's 2025 effective rate. Point Pleasant Beach is taxed separately and has a lower effective rate, 1.095 percent in 2025. Your actual bill depends on your assessment, so we pull the real tax record for any home you are considering.

5

GROCERIES, DINING AND SHOPPING

Where Point Pleasant shops and eats

Point Pleasant has a Stop & Shop on Bridge Avenue, and most everyday errands are along Bridge Avenue and Route 88. For more choices, Wall is a short drive north across the Manasquan River and Brick is just west.

Grocery stores

IN TOWN	**Stop & Shop** 3208 Bridge Avenue, Point Pleasant
NORTH	**ShopRite** 2433 Route 34, Wall (Manasquan mailing address)
NORTH	**Acme** 2007 Route 35, Wall Township
WEST	**Trader Joe's** 110 Brick Plaza, Brick
WEST	**ShopRite** 668 Route 70, Brick

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

Dining

Bridge Avenue. The borough's main commercial street, with everyday shops, eateries and the municipal building.

Route 88. The east to west corridor through town, with everyday shopping and places to eat on the way to Point Pleasant Beach.

Arnold Avenue in Point Pleasant Beach. Next door, a walkable downtown with many more restaurants and shops.

Manasquan: North across the Manasquan River to Main Street, a downtown with a wide variety of shops and restaurants.

Shopping

Everyday shopping is along Bridge Avenue and Route 88 in town. For bigger trips, Route 88 and Route 70 in Brick are lined with shopping centers, and the Ocean County Mall, the only enclosed mall in Ocean County, is on Hooper Avenue in Toms River.

6

GETTING AROUND

Roads, trains and boats

Route 88 is the main road through town and runs west to Brick and Lakewood. The Point Pleasant Beach station on NJ Transit's North Jersey Coast Line is right next door, with trains north toward Newark and New York. And for many residents, the most important route is by water: the canal and the Manasquan Inlet put the ocean and Barnegat Bay a short boat ride away.

7

THINGS TO DO

Things to do in and around Point Pleasant

Point Pleasant Canal. The northernmost stretch of the New Jersey Intracoastal Waterway, about two miles long with no locks. Watching the lift bridges rise for passing boats is a summer pastime.

Riverfront Park. A borough park on River Road along the Manasquan River with play equipment. It is home to the rebuilt Bennett log cabin and the borough's annual Earth Day celebration.

Bennett Cabin. A cedar log cabin built in the 1920s from logs cut along Beaver Dam Creek, taken apart log by log and rebuilt by volunteers at Riverfront Park in 2011. It hosts a free Old Fashioned Christmas each December.

Beaver Dam Creek County Park. A 40 acre Ocean County park at 3430 Bridge Avenue with a boardwalk through tidal wetlands, a picnic pavilion, playing fields and tennis courts.

Gull Island Conservation Area. A 48 acre Ocean County conservation area on the Manasquan River at 419 Broadway, with benches along the water for bird watching and fishing.

Manasquan River marinas. The river shoreline and the canal hold the borough's marinas and boatyards, with the Manasquan Inlet and the ocean a short run away by boat.

Ocean County Library, Point Pleasant Borough Branch. The borough's public library branch at 834 Beaver Dam Road, part of the Ocean County Library system.

Point Pleasant Historical Society and Museum. The society preserves the history of both Point Pleasants. Its museum is in Point Pleasant Beach Borough Hall at 416 New Jersey Avenue and opens Thursday afternoons and by appointment.

Earth Day at Riverfront Park. An annual spring celebration run by the borough's Environmental Commission with music, children's activities and environmental groups.

8

MOVING CHECKLIST

Setting up your home in Point Pleasant

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

- [ ] **Borough hall.** Point Pleasant Borough Municipal Building, 2233 Bridge Avenue, Point Pleasant, NJ 08742.https://www.ptboro.com

- [ ] **Property taxes.** Tax office phone 732-892-3434. The tax office is in the municipal building at 2233 Bridge 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.** Point Pleasant Borough (borough owned water and sewer utility). The borough runs its own water system, drawing most of its water from borough wells treated at its own plant and buying some water in summer from New Jersey American Water and the Brick Township Municipal Utilities Authority. Water and sewer are billed by the borough, so schedule a final reading and transfer the account through the municipal building.

- [ ] **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 borough runs trash and recycling pickup by zone, with twice a week trash pickup in summer from early June through the second Monday of September. Find your days on the borough's Public Works page, in the Town Planner calendar, or in the Recycle Coach app.

- [ ] **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. Point Pleasant Borough takes part in FEMA's Community Rating System, which can lower flood insurance premiums for policyholders in town; it entered in 1993 and was listed at Class 7 in the state's 2019 hazard mitigation plan. Ask the borough for the current class.

- [ ] **Library.** Ocean County Library, Point Pleasant Borough Branch, 834 Beaver Dam Road, Point Pleasant, NJ 08742.

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). It is issued by the local fire safety enforcing agency after an inspection, so apply through the borough well before closing. 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. We could not confirm from an official borough source whether Point Pleasant requires a separate resale certificate of occupancy, so confirm with the borough's construction and code office before listing.

9

QUESTIONS PEOPLE ASK

Questions people ask us about Point Pleasant

What is the difference between Point Pleasant and Point Pleasant Beach?

They are two separate towns. Point Pleasant Beach is the smaller oceanfront borough with the boardwalk and the Manasquan Inlet. Point Pleasant, also called Point Pleasant Borough, is the larger, mostly residential town to the west, bordered by the Manasquan River, Barnegat Bay and Beaver Dam Creek. They have separate governments and separate property tax rates.

Can I keep a boat at my house in Point Pleasant?

Many homes along the river, the canal, the creeks and the bay have docks. Before you buy, check the condition of the bulkhead, whether the dock is permitted, and how deep the water is at low tide. We look at all three on every waterfront home.

Is there a train near Point Pleasant?

Yes. The Point Pleasant Beach station on NJ Transit's North Jersey Coast Line sits just east of the Borough, with service north toward Newark and New York.

Do I need flood insurance in Point Pleasant?

It depends on the address. Many waterfront homes are in FEMA flood zones, and lenders require flood insurance on federally backed mortgages in high risk zones. Many inland streets are not. New Jersey requires sellers to disclose a home's flood zone and any flood history.

Where is the closest grocery store to Point Pleasant?

The Stop & Shop at 3208 Bridge Avenue is in Point Pleasant itself. Just north across the Manasquan River in Wall Township, there are a ShopRite on Route 34 and an Acme on Route 35. To the west in Brick, there are a Trader Joe's at Brick Plaza and a ShopRite on Route 70.

Are there restaurants in Point Pleasant?

Yes, a handful, mostly along Bridge Avenue and Route 88. Point Pleasant Beach next door has many more, on Arnold Avenue downtown and along the boardwalk. Downtown Manasquan, just north across the Manasquan River, has restaurants along Main Street.

10

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.

Lovelandtown	
Clark's Landing and the riverfront	
Along the canal	
Beaver Dam Creek and Boat Point	
Inland streets	

Is Point Pleasant 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

Point Pleasant is our home base. Whether you are thinking about moving here or selling here, call or text either of us. We know these streets.



Vincent Frana

Broker Associate

732-567-4147



Zachary Silk

Sales Associate

732-773-3257

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

---

kw OCEAN LIVING
KELLERWILLIAMS REALTY

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

© 2026 Frana & Silk Real Estate Group. Each office is independently owned and operated. Frana & Silk Real Estate Group is a team operating under Keller Williams Realty Ocean Living. Vincent Frana, Broker Associate. Zachary Silk, Sales Associate. Licensed New Jersey real estate professionals. In New Jersey commissions are negotiable. Frana & Silk are licensed real estate agents and do not purchase homes. Any direct as is purchase is made by an independent investment buyer. This guide is general information, not legal or tax advice. Keller Williams Realty, LLC, a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act.

Equal Housing Opportunity