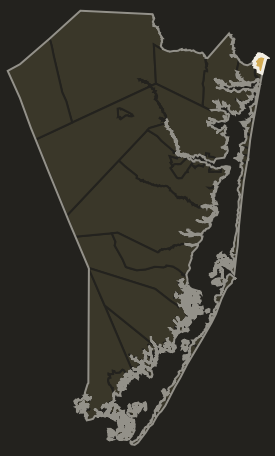
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AN IN DEPTH TOWN GUIDE

Living in Point Pleasant Beach, 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.

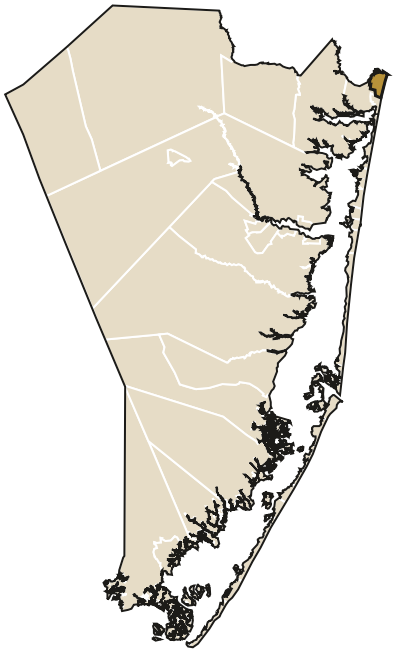
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AT A GLANCE

Point Pleasant Beach at a glance

County	Ocean
Population	About 4,800 (2020 census)
Size	About 1.7 square miles, including water
Setting	Oceanfront and inlet town with a compact downtown and river frontage to the north
Main roads	Route 35 through town and the eastern end of Route 88; Parkway exit 98 via Route 34



Point Pleasant Beach in gold, in Ocean County

Point Pleasant Beach is not Point Pleasant

They are two separate boroughs in Ocean County, with separate governments and separate property taxes. Point Pleasant Beach is the smaller oceanfront town with the boardwalk, the beaches and the Manasquan Inlet. Point Pleasant, often called Point Pleasant Borough, is the larger, mostly residential town just to the west, along the Manasquan River, the Point Pleasant Canal and Barnegat Bay.

The two towns sit side by side, and Route 88 ends at Route 35 right on the line between them, so it is easy to cross from one to the other without noticing. We always confirm the municipality on the tax record before we talk about a home. We have a separate guide for Point Pleasant Borough.

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A SHORT HISTORY

The story of Point Pleasant Beach

The Lenape were the first people here, at the point of land where the Manasquan River meets the sea. Fishermen and farmers settled in the 1700s, and in 1826 Thomas Cook, who owned one of five beachfront farms, opened his farmhouse to summer boarders. Captain John Arnold built a road to the ocean in 1870, now Arnold Avenue, and persuaded the railroad to come in 1880.

Point Pleasant Beach separated from Brick Township and became a borough in 1886, the same year as Bay Head. A permanent boardwalk followed in 1915. When the Manasquan Inlet closed in the late 1920s the fishing fleet suffered, and the inlet was reopened with stone jetties in 1931. Fishing boats and the boardwalk have defined the town ever since.

KEY DATES

Timeline

1826	Thomas Cook opens his beachfront farmhouse to boarders, the start of the town's summer trade.
1880	The railroad reaches Point Pleasant, with the first passengers arriving on July 3.
1886	Point Pleasant Beach is incorporated as a borough from part of Brick Township.
1931	The Manasquan Inlet is reopened with stone jetties, bringing back the fishing fleet.

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SECTIONS OF TOWN

Ocean, inlet and downtown

The oceanfront and boardwalk. Streets near the beach and the boardwalk, which runs about a mile south from the inlet. Summer cottages, year round homes and newer raised houses, busiest from June to Labor Day.

The inlet and Channel Drive. The north end of town along the Manasquan Inlet, where trawlers, party boats and charter boats tie up. Homes here look out on a working waterfront.

Downtown. Blocks around Arnold Avenue, the train station and Route 35, with older homes on walkable streets close to shops and the borough hall.

Toward the river. The northwest side of town near the Manasquan River and the Route 35 bridge to Brielle, with a mix of cottages and riverfront homes.

The south end. Quieter residential streets south of the boardwalk toward the Bay Head line, mostly single family homes a few blocks from the beach.

> Point Pleasant Beach is small enough to walk, but each part of town has a different feel, especially in summer.

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HOMES AND TAXES

What you will find

Shore homes near the beach: Older cottages alongside newer homes, many rebuilt and raised on pilings.

In town streets: Older homes on smaller lots within walking distance of downtown and the train.

Near the water: Homes close to the inlet and the Manasquan River, where the water view and the flood zone go together.

Worth knowing: Flood risk shapes everything here. Ask for the flood zone, the elevation certificate and the flood history on every home. New Jersey sellers must disclose a home's flood zone and flood history. Also expect summer traffic and parking demand near the boardwalk, which matters if you are looking at a home a block or two from the beach.

Property taxes

1.095%
2025 effective tax rate, as a share of market value

$10,430
2025 average residential tax bill

A home worth $950,000 on today's market would pay roughly $10,402 a year at Point Pleasant Beach'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 Point Pleasant Beach shops and eats

Point Pleasant Beach has a walkable downtown on Arnold Avenue and a boardwalk. For groceries, the nearest supermarkets are a short drive west in Point Pleasant and north in Wall.

Grocery stores

SOUTHWEST	**Stop & Shop** 3208 Bridge Avenue, Point Pleasant
NORTHWEST	**ShopRite** 2433 Route 34, Wall (Manasquan mailing address)
NORTH	**ALDI** 1919 Route 35, Wall Township
NORTH	**Acme** 2007 Route 35, Wall Township

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

Dining

Arnold Avenue. The walkable downtown near the train station, lined with restaurants, cafes and shops open all year.

The boardwalk. Casual food, ice cream and seasonal stands along the boardwalk, busiest in summer.

Channel Drive and the inlet. Seafood and waterfront dining near the fishing docks at the north end of town.

Route 35 (Richmond and Cincinnati Avenues). The main road through town, with places to eat along both one way streets.

Shopping

Everyday shopping is downtown on Arnold Avenue. For larger stores, Route 88 runs west through Point Pleasant toward Brick, and Route 35 and Route 34 lead north into Wall.

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GETTING AROUND

Roads and commuting

Route 35 is the main highway through town. Downtown it splits into a pair of one way streets, Richmond Avenue southbound and Cincinnati Avenue northbound, then crosses the Manasquan River on a drawbridge into Brielle. Route 88 begins at Route 35 on the Point Pleasant line and runs west through Point Pleasant toward Lakewood. Garden State Parkway exit 98 in Wall connects to Route 34 south toward Point Pleasant and Route 35. The Point Pleasant Beach station on Arnold Avenue is on NJ Transit's North Jersey Coast Line, with trains north toward Newark, Hoboken and New York Penn Station and one stop south to Bay Head. NJ Transit buses 317 and 830 and Ocean Ride local routes also serve the borough. Daily shopping is downtown, with larger stores a short drive west.

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THINGS TO DO

Things to do in and around Point Pleasant

Beach

The boardwalk. About a mile long from the Manasquan Inlet south, with amusement rides, an aquarium, arcades and food along its middle stretch.

Manasquan Inlet and Loughran's Point Park. A small park at the inlet with a play area, a gazebo and the Fisherman's Memorial statue, dedicated in 2000. A good place to watch boats come and go.

Channel Drive fishing fleet. One of the shore's working fishing ports, where party and charter boats sail daily in season and commercial boats unload.

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

Point Pleasant Historical Society Museum. Local history of both Point Pleasants, inside Borough Hall at 416 New Jersey Avenue. Open Thursday afternoons from 1 to 3 and by appointment.

Ocean County Library, Point Pleasant Beach Branch. The borough's public library branch at 710 McLean Avenue.

Seafood Festival. A large annual festival each September with food, crafts and music. Check the date each year.

Tree Lighting and Santa Arrival. A free holiday evening downtown run by the Chamber of Commerce the weekend after Thanksgiving, with carriage rides and photos with Santa.

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MOVING CHECKLIST

Setting up your home in Point Pleasant Beach

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

- [ ] **Borough hall.** Point Pleasant Beach Borough Hall, 416 New Jersey Avenue, Point Pleasant Beach, NJ 08742.https://www.pointpleasantbeach.org

- [ ] **Property taxes.** Tax office phone 732-892-1118. The tax collector's office is in Borough Hall at 416 New Jersey 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.** . We could not confirm who provides water and sewer in Point Pleasant Beach. The borough is not listed in New Jersey American Water's nearby service area. Ask Borough Hall which utility serves the home and how to schedule a final reading before 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.** We could not confirm whether the borough or a contractor collects trash and recycling, or the current schedule. Call Borough Hall at 732-892-1118 for pickup days.

- [ ] **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. Homes near the ocean, the inlet and the river are the most likely to sit in a flood zone. New Jersey sellers must disclose a home's flood zone and flood history. Point Pleasant Beach takes part in FEMA's Community Rating System, which can lower flood insurance premiums for policyholders in town; it entered in 1992 and was listed at Class 6 in the state's 2019 hazard mitigation plan. Ask the borough for the current class.

- [ ] **Library.** Ocean County Library, Point Pleasant Beach Branch, 710 McLean Avenue, Point Pleasant Beach, 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 official after an inspection, so apply 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 Beach requires its own resale certificate of occupancy or inspection, so confirm with the borough's construction and code office before listing.

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QUESTIONS PEOPLE ASK

Questions people ask us about Point Pleasant Beach

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

They are two separate boroughs. Point Pleasant Beach is the smaller oceanfront town with the boardwalk and the Manasquan Inlet. Point Pleasant, also called Point Pleasant Borough, is the larger, mostly residential town just to the west. They have separate governments and separate property tax rates.

Does Point Pleasant Beach have a train station?

Yes. The Point Pleasant Beach station on Arnold Avenue is on NJ Transit's North Jersey Coast Line. Trains run north toward Newark, Hoboken and New York Penn Station, and Bay Head, the end of the line, is the next stop south.

Who runs the beaches in Point Pleasant Beach?

Most of the beachfront is privately owned and operated by beach businesses rather than the borough. Access fees and rules are set each season, so check the current year's details before you go.

Which side of the Manasquan Inlet is Point Pleasant Beach on?

The south side. Point Pleasant Beach is in Ocean County, and Manasquan, on the north side of the inlet, is in Monmouth County.

Where is the closest grocery store to Point Pleasant Beach?

The closest is the Stop & Shop on Bridge Avenue in Point Pleasant, just southwest of the borough. To the north in Wall Township, there is a ShopRite on Route 34 and an ALDI and an Acme on Route 35.

Are there restaurants in Point Pleasant Beach?

Yes. Arnold Avenue is the downtown, with a growing restaurant scene, and the boardwalk offers food ranging from sausage sandwiches to sushi.

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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 oceanfront and boardwalk	
The inlet and Channel Drive	
Downtown	
Toward the river	
The south end	

Is Point Pleasant Beach 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 Point Pleasant Beach, 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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