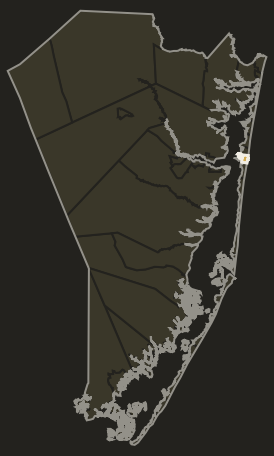
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AN IN DEPTH TOWN GUIDE

Living in Seaside Heights, 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.

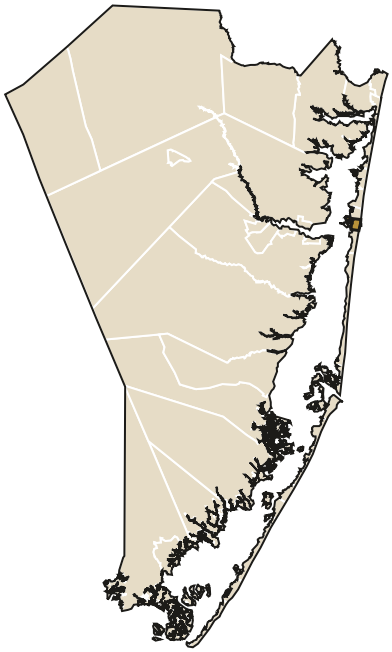
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AT A GLANCE

Seaside Heights at a glance

County	Ocean
Population	About 2,400 (2020 census)
Size	About 0.7 square miles, including water
Setting	Oceanfront and bayfront on the Barnegat Peninsula, with a boardwalk and amusement piers
Main roads	Route 37 over the Mathis and Tunney bridges from Toms River; Route 35; Parkway Exit 82 via Route 37



Seaside Heights in gold, in Ocean County

Seaside Heights and Seaside Park

Seaside Heights and Seaside Park sit side by side on the same stretch of barrier island, but they are two separate boroughs. Each has its own government, its own beach badges and its own property tax rate.

Seaside Heights is the northern of the two, where Route 37 comes over the bay. It was formed in 1913 from parts of Berkeley Township and what is now Toms River. Seaside Park is to the south, toward Island Beach State Park.

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A SHORT HISTORY

The story of Seaside Heights

Long before the boardwalk, this part of the Barnegat Peninsula was open dunes and marsh, used seasonally by the Lenape and later by fishermen and hunters from the mainland. Seaside Heights was incorporated as a borough on February 26, 1913, from parts of Berkeley Township and Dover Township, now Toms River, and named for its place on the Atlantic.

The first road bridge across Barnegat Bay from Toms River opened in October 1914, and day trippers soon followed. A boardwalk, amusement piers and a hand carved carousel, which arrived in 1928, turned the small borough into one of the best known boardwalk towns on the Jersey Shore. The population grew sharply through the 1920s, and summer visitors have shaped the town ever since.

KEY DATES

Timeline

1913	Seaside Heights is incorporated as a borough from parts of Berkeley and Dover townships.
1914	The Toms River Bridge across Barnegat Bay opens on October 23, linking the town to the mainland by road.
1928	A 1910 Dentzel and Looff carousel arrives in Seaside Heights.
2024	The restored carousel reopens on July 3 in its own building beside the boardwalk.

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SECTIONS OF TOWN

Ocean side, bay side

The boardwalk blocks. Streets nearest the beach around Ocean Terrace, closest to the boardwalk and the amusement piers. Lively in summer, with many seasonal rentals and older shore cottages.

Between the Boulevard and Central Avenue. The middle of town, along the two one way halves of Route 35, with a grid of small lots, cottages, duplexes and the borough's municipal complex on Grant Avenue.

The bay side. Quieter blocks west of Central Avenue toward Bay Boulevard and Barnegat Bay, with year round homes and some bay views.

The north end. Streets near the Route 37 bridges and the Toms River line, where the town meets Ortley Beach and the road to the mainland.

> Seaside Heights sits on the Barnegat Peninsula, the long, narrow barrier peninsula between Barnegat Bay and the ocean. It borders Toms River to the north, Seaside Park to the south, and Berkeley Township.

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HOMES AND TAXES

What you will find

Apartments and multifamily buildings more of them than in most shore towns.

Shore houses single family homes on the streets between the beach and the bay.

Bayfront homes along Barnegat Bay on the western side of town.

Seasonal homes a large share of homes are not lived in year round.

Worth knowing: Two things matter here. The first is water. Every home in town sits between the ocean and the bay, so get the flood zone, the elevation certificate and the flood history. The second is rentals. The borough requires a rental license with a home inspection, and owners must register occupants each time a rental changes hands. If you plan to rent a home out, read the current rental ordinance before you buy.

Property taxes

1.432%
2025 effective tax rate, as a share of market value

$7,629
2025 average residential tax bill

A home worth $550,000 on today's market would pay roughly $7,876 a year at Seaside Heights'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 Seaside Heights shops and eats

Seaside Heights is a boardwalk town with no full supermarket inside the borough. The nearest is an Acme just over the northern line in Ortley Beach, and the rest are over the Route 37 bridges in Toms River.

Grocery stores

NORTH	**Acme** 5 Ortley Plaza, Toms River (Seaside Heights mailing address)
NORTHWEST	**ShopRite** 860 Fischer Boulevard, Toms River
WEST	**Stop & Shop** 353 Route 37 East, Toms River

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

Dining

The boardwalk. Pizza, sausage and peppers, fried treats and sit down restaurants along the boardwalk, busiest from Memorial Day to Labor Day.

The Boulevard and Central Avenue (Route 35). Places to eat and seasonal shops along both one way streets through town.

Route 37 in Toms River. Over the bay bridges on the mainland, the main year round corridor for restaurants and shopping.

Downtown Toms River: West on Route 37 to the county seat's downtown, with restaurants along Washington Street near Main Street.

Shopping

Shops in town are mostly on and near the boardwalk. For everyday shopping, Route 37 in Toms River is lined with stores, and the Ocean County Mall is on Hooper Avenue in Toms River.

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GETTING AROUND

Roads and commuting

Route 37 crosses Barnegat Bay on the Thomas A. Mathis and J. Stanley Tunney bridges and ends at Route 35 in Seaside Heights. Head west on Route 37 through Toms River to reach the Garden State Parkway at Exit 82. Route 35 runs north toward Point Pleasant, and south through Seaside Park to Island Beach State Park. NJ Transit runs seasonal 137 bus service to Newark Penn Station and the Port Authority Bus Terminal in New York, and Ocean Ride runs a local route to Toms River. There is no passenger rail. Most daily shopping is over the bridges in Toms River.

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THINGS TO DO

Things to do in and around Seaside Heights

The boardwalk. About two miles of boardwalk shared with Seaside Park, with two amusement piers, arcades, games and food, and a sky ride along the north end.

Seaside Heights beaches. Guarded ocean beaches in summer with daily and seasonal beach passes; check the borough's Beach Operations page for fees and rules.

Dr. Floyd L. Moreland Carousel. A hand carved 1910 Dentzel and Looff carousel with a 1923 Wurlitzer band organ, restored and reopened in 2024 in a carousel museum building beside the boardwalk between Carteret and Sampson Avenues.

Island Beach State Park. A few miles south through Seaside Park, about ten miles of undeveloped barrier island with swimming beaches, trails and bay views.

Ocean County Library, Upper Shores Branch. The library branch for the northern barrier island towns, a short drive north in Lavallette.

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MOVING CHECKLIST

Setting up your home in Seaside Heights

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

- [ ] **Borough hall.** George E. Tompkins Municipal Complex, Building B, 100 Grant Avenue, Seaside Heights, NJ 08751.https://www.seaside-heightsnj.org

- [ ] **Property taxes.** Tax office phone 732-793-9100. The tax collector is in the municipal complex, Building B, at 100 Grant Avenue, and taxes can be paid online through the borough website. 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.** Seaside Heights Borough Water and Sewer Utility. 732-793-9100. The borough owns and runs the public water and sewer system, with the office in the municipal complex at 100 Grant Avenue. Call to arrange a final reading and move the account to the buyer 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.** Borough public works crews handle trash and recycling. The residential garbage and recycling schedule is posted on the Public Works page of the borough website, and the recycling center is at 900 Bay Boulevard. Public Works: 732-793-0313.

- [ ] **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, and ask for the elevation certificate on any home here. New Jersey sellers must disclose a home's flood zone and flood history. Seaside Heights takes part in FEMA's Community Rating System, which can lower flood insurance premiums for policyholders in town; it entered in 2017 and was listed at Class 8 in the state's 2019 hazard mitigation plan. Ask the borough for the current class.

- [ ] **Library.** Ocean County Library, Upper Shores Branch (nearest), 112 Jersey City Avenue, Lavallette, NJ 08735.

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). 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. Seaside Heights also requires its own inspection when a property changes hands. The Code Enforcement and Housing office handles it through a Title Transfer Application; after the application and fee are received, an inspector calls to schedule. Inspections are Tuesday through Thursday, so apply early. Code Enforcement: 732-793-9100 or housing@seaside-heightsnj.org.

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QUESTIONS PEOPLE ASK

Questions people ask us about Seaside Heights

Are Seaside Heights and Seaside Park the same town?

No. Seaside Heights and Seaside Park are separate boroughs that share the same stretch of barrier island. Seaside Heights is the northern one, where Route 37 lands from Toms River, and each town has its own government, beach badges and property tax rate.

How do you get to Seaside Heights from the Parkway?

Take Garden State Parkway Exit 82 to Route 37 east. Route 37 runs through Toms River and crosses Barnegat Bay on the Mathis and Tunney bridges, ending at Route 35 in Seaside Heights.

Is the Seaside Heights carousel open again?

Yes. The Floyd L. Moreland Carousel, a 1910 Dentzel and Looff carousel with a Wurlitzer band organ, reopened in 2024 after a full restoration. The borough acquired it from Casino Pier, and it now runs in a new pavilion by the boardwalk.

Do you need a license to rent out a home in Seaside Heights?

Yes. The borough requires a rental license, which includes a home inspection, and owners must register occupants each time the rental changes hands. The borough has tightened its rental rules more than once in recent years, so check the current ordinance.

Where is the closest grocery store to Seaside Heights?

There is no full supermarket inside Seaside Heights. The closest is the Acme at Ortley Plaza, just north of the borough in the Ortley Beach section of Toms River. Over the Route 37 bridges in Toms River, there is a ShopRite on Fischer Boulevard and a Stop & Shop on Route 37 East.

Are there restaurants in Seaside Heights?

Yes. The boardwalk is lined with food stands, restaurants and bars, and there are more places to eat along the Boulevard and Ocean Terrace. Over the Route 37 bridges, Toms River has many more choices.

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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 boardwalk blocks	
Between the Boulevard and Central Avenue	
The bay side	
The north end	

Is Seaside Heights 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 Seaside Heights, 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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