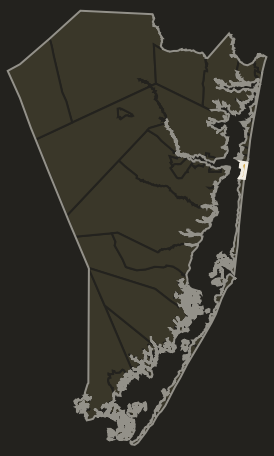
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AN IN DEPTH TOWN GUIDE

Living in Seaside Park, 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.

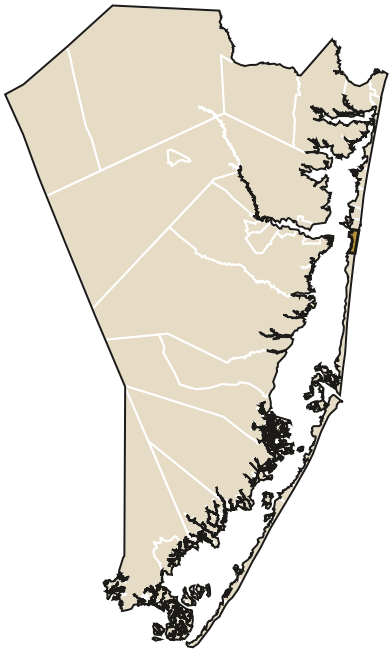
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AT A GLANCE

Seaside Park at a glance

County	Ocean
Population	About 1,400 (2020 census, before South Seaside Park joined)
Size	About 0.8 square miles including water, before the 2026 annexation
Setting	Oceanfront and bayfront on the Barnegat Peninsula, at the entrance to Island Beach State Park
Main roads	Route 35 through town to Island Beach State Park; Route 37 and Parkway Exit 82 via Seaside Heights



Seaside Park in gold, in Ocean County

Seaside Park, Seaside Heights and South Seaside Park

Seaside Park and Seaside Heights sit side by side on the same barrier island, but they are separate boroughs, each with its own government, beach badges and property tax rate. Seaside Park is the southern one, formed from Berkeley Township in 1898.

South Seaside Park, the roughly 10 block neighborhood between Seaside Park and Island Beach State Park, was part of Berkeley Township for decades. After a 2025 New Jersey Supreme Court ruling allowed it to leave Berkeley, Seaside Park voted to annex it, and the change took effect in April 2026. As of mid 2026, the two towns were still settling the division of assets, debt and tax revenue in Ocean County Superior Court. Older maps, records and tax figures may still show South Seaside Park as Berkeley Township, so check the current status for any specific property.

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A SHORT HISTORY

The story of Seaside Park

The Lenape fished and gathered shellfish here and are said to have called the area Seheyichbi, land bordering the ocean. When Berkeley Township was created from Dover Township in 1875, this stretch of the barrier island became its Sea Side Park section, a small summer settlement reached by rail and boat. Seaside Park was incorporated as a borough on March 3, 1898, from part of Berkeley Township.

The original borough ran only from 14th Avenue to North Avenue, about half its present size, and the Berkeley Tract to the north was added in 1900. The road bridge from Toms River opened in 1914, the same year the clerk began spelling the name as one word. In 2026 the borough annexed South Seaside Park from Berkeley Township after a long effort by its residents.

KEY DATES

Timeline

1898	Seaside Park is incorporated as a borough on March 3 from part of Berkeley Township.
1900	The Berkeley Tract, north of the original borough, is annexed.
1914	The Toms River Bridge opens across Barnegat Bay, and the name Seaside Park comes into regular use.
2026	The borough annexes South Seaside Park, home to about 450 residents, from Berkeley Township.

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SECTIONS OF TOWN

A narrow town between two waters

The oceanside. The numbered avenues east of Central Avenue running up to Ocean Avenue, the dunes and the beach. Mostly single family shore homes, from older cottages to newer raised houses.

The bayside. The lettered streets west of Central Avenue toward Barnegat Bay and the borough marina at J Street, with quieter blocks and bay views.

The north end. Blocks near the Seaside Heights line, where the shared boardwalk reaches into Seaside Park and summer activity is busiest.

South Seaside Park. The southern stretch toward Island Beach State Park, part of Berkeley Township until its annexation in 2026. Borough services there are still being phased in.

> Seaside Park sits on the Barnegat Peninsula, the long, narrow barrier peninsula that separates Barnegat Bay from the ocean. It borders Seaside Heights to the north and Island Beach State Park to the south. The park was not part of the 2026 annexation and remains in Berkeley Township.

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HOMES AND TAXES

What you will find

Oceanfront and near beach homes on the streets closest to the ocean.

Bayfront homes along Barnegat Bay, with water views to the west.

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

Second homes many homes in town are used seasonally.

Worth knowing: Every home in Seaside Park sits between the ocean and the bay, and the borough has its own bayfront hazard mitigation project. Ask for the flood zone, the elevation certificate and the flood history on any home. In South Seaside Park there is one more step: confirm which town's records apply, because the 2026 annexation is recent and the financial terms were still being settled.

Property taxes

1.083%
2025 effective tax rate, as a share of market value

$9,950
2025 average residential tax bill

A home worth $900,000 on today's market would pay roughly $9,747 a year at Seaside Park'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 Park shops and eats

Seaside Park has no full supermarket. The nearest is an Acme just north of Seaside Heights 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
NORTHWEST	**Stop & Shop**	353 Route 37 East, Toms River

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

Dining

Central Avenue and Ocean Avenue. The main roads through town, with a handful of casual restaurants, delis and ice cream spots, busiest in summer.

The Seaside Heights boardwalk. A short walk north, with boardwalk food and many more places to eat.

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

Shopping

For everyday shopping, most people cross the Route 37 bridges into Toms River, where Route 37 is lined with stores. The Ocean County Mall is on Hooper Avenue in Toms River.

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GETTING AROUND

Roads and commuting

Route 35 runs the length of Seaside Park and continues south to Island Beach State Park. To reach the mainland, head north into Seaside Heights and take Route 37 west over the Mathis and Tunney bridges through Toms River to Garden State Parkway Exit 82. NJ Transit runs seasonal 137 bus service through Seaside Park to New York's Port Authority Bus Terminal. 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 Park

Seaside Park beaches. Guarded ocean beaches in summer with seasonal badges, plus bayfront views from the marina lawn. The borough runs a junior lifeguard program at the North Avenue beach.

The boardwalk. The south end of the boardwalk shared with Seaside Heights, quieter than the amusement blocks to the north.

Island Beach State Park. Just south of town, about ten miles of undeveloped barrier island with swimming beaches, trails, fishing and nature programs.

Summer Concert Series. Free Monday night concerts at 7:30 on the municipal complex lawn between 5th and 7th Avenues, late June through August.

Seaside Park Marina lawn. The bayfront lawn at J Street and Central Avenue hosts summer flea markets and a food truck and music festival on the bay.

Labor Day Weekend Art Show. An annual borough art show on the Saturday of Labor Day weekend.

Holiday Craft Show. An early December craft show in the borough. Check the borough calendar for the date and place.

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MOVING CHECKLIST

Setting up your home in Seaside Park

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

- [ ] **Borough hall.** Seaside Park Borough Hall, 1701 North Ocean Avenue, Seaside Park, NJ 08752.https://www.seasideparknj.org

- [ ] **Property taxes.** Tax office phone 732-793-3700. The tax collector is in Borough Hall at 1701 North Ocean 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.** Seaside Park Borough Water and Sewer Utility. 732-793-3700, extension 102. The borough runs its own water and sewer utility. Bills are due April 1, July 1, October 1 and December 31, with a 10 day grace period, and are handled by the water and sewer collector at Borough Hall. Call to arrange a final reading before closing. Owners in newly annexed South Seaside Park should confirm their provider with Borough Hall.

- [ ] **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.** Garbage is picked up on Mondays in winter, twice a week from late April, with recycling on Wednesdays. Bulk items need a $10 permit per item. The schedule is on the Public Works page of the borough website; questions go to Public Works at 732-793-5100. South Seaside Park's schedule is being set separately.

- [ ] **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 Park 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 7 in the state's 2019 hazard mitigation plan. Ask the borough for the current class, and whether it now covers South Seaside Park.

- [ ] **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). 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. Seaside Park's code enforcement office posts housing inspection guidance and an As Is letter, and the borough's construction fee schedule lists a certificate of continued occupancy, which points to a borough inspection at sale. Confirm the current requirement and fee with code enforcement at 732-250-7569 before listing.

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QUESTIONS PEOPLE ASK

Questions people ask us about Seaside Park

Is South Seaside Park part of Seaside Park now?

Yes. After a 2025 New Jersey Supreme Court ruling allowed the neighborhood to leave Berkeley Township, Seaside Park voted to annex it, and the change took effect in April 2026. As of mid 2026, the two towns were still working out the division of assets, debt and tax revenue in court.

Are Seaside Park and Seaside Heights the same town?

No. Seaside Park is the southern of the two boroughs, between Seaside Heights and Island Beach State Park. The towns touch, but each has its own government, beach badges and tax rate.

How do you get to Island Beach State Park?

Take Route 37 east over Barnegat Bay to Seaside Heights, then follow Route 35 south through Seaside Park to the park entrance. Island Beach State Park, just south of Seaside Park, was not part of the 2026 annexation and remains in Berkeley Township.

What was the 2013 boardwalk fire?

It was a ten alarm fire in September 2013 that swept north from Funtown Pier until firefighters stopped it at Lincoln Avenue. It came less than a year after the boardwalk had been rebuilt.

Where is the closest grocery store to Seaside Park?

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

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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 oceanside	
The bayside	
The north end	
South Seaside Park	

Is Seaside Park 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 Park, 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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