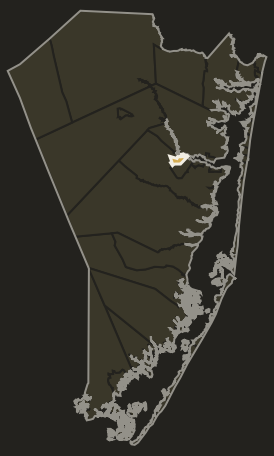
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AN IN DEPTH TOWN GUIDE

Living in South Toms River, 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.

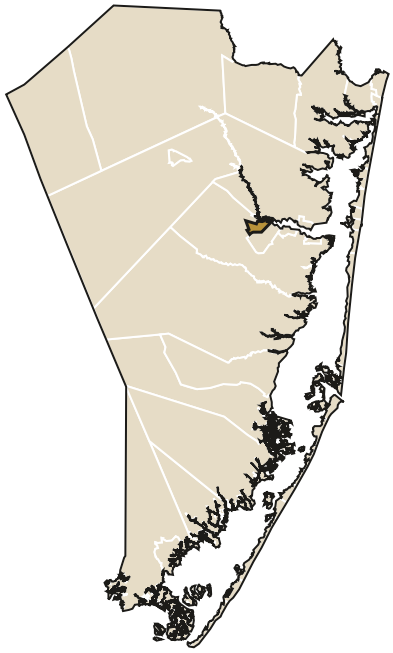
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AT A GLANCE

South Toms River at a glance

County	Ocean
Population	About 3,600 (2020 census)
Size	About 1.2 square miles
Setting	Suburban streets on the south bank of the Toms River, with Jakes Branch running through town
Main roads	Garden State Parkway Exit 80; U.S. Route 9; County Route 530 (Dover Road and South Main Street); Route 166



South Toms River in gold, in Ocean County

South Toms River is not part of Toms River

South Toms River is its own borough, with its own mayor, council and property tax rate. It was formed from part of Berkeley Township in 1927, and it sits on the south side of the river, across from Toms River Township.

The borough was named for the river and for the old village of Toms River, not for the township. Dover Township only took the name Toms River in 2006. Because many South Toms River homes use a Toms River mailing address, it is worth confirming which municipality a home is actually in before you compare taxes.

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A SHORT HISTORY

The story of South Toms River

The Lenape lived along the Toms River and its creeks long before settlers came, and for generations the south bank was woods, farms and cranberry country. The land was part of Dover Township until 1875, when Berkeley Township was created, and the riverbank community took its name from the Toms River and the village across the water.

South Toms River was created from part of Berkeley Township by an act of the Legislature on March 28, 1927, and approved by local voters on May 3, 1927. The first council met in a resident's home, and the borough later built halls on Center Street and Mill Street. After the Garden State Parkway was built through the middle of town, the borough grew into the neighborhoods of single family homes it has today.

KEY DATES

Timeline

1875	Berkeley Township is created from Dover Township, taking in the south bank of the Toms River.
1927	South Toms River is incorporated as a borough from part of Berkeley Township.
1930	The council begins meeting in the first borough hall on Bushwick Avenue, later renamed Center Street.
1963	A new borough hall on Mill Street is dedicated.

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SECTIONS OF TOWN

A river town in one square mile

Along the Toms River. The borough's north edge, with more than three miles of tidal river frontage, including the area around Cedar Point on Crabbe Road. Some homes have river views or water access.

Along Jakes Branch and Flint Lake. Streets beside the creek that winds east through town to the river, widening into Flint Lake near Flint Road.

Brookforest. Residential streets around Brookforest Drive near Jakes Branch, mostly single family homes on suburban lots.

Center Homes. The streets around Center Homes Park on Edgemont Terrace, an established neighborhood of modest single family homes.

South Main Street and Dover Road. County Route 530, the main road through town and across the river into Toms River, with older homes, the borough hall and local businesses.

> South Toms River borders Toms River Township across the river, along with Berkeley Township and Beachwood. Single family homes on suburban streets make up most of the borough. A few areas you will hear about:

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HOMES AND TAXES

What you will find

Single family homes: The main housing type in the borough, on suburban streets on both sides of the Parkway.

Riverfront and creekside homes: Homes near the Toms River and along Jakes Branch, where flood zones and wetlands come into play.

Worth knowing: South Toms River has two map questions. First, the Pinelands Commission lists the borough as partly inside the state designated Pinelands Area, so Pinelands rules can limit building or additions on some lots. Second, the flood maps. The Toms River is tidal and prone to flooding near its mouth. For any home near the river or Jakes Branch, get the flood zone, the elevation certificate and the flood history.

Property taxes

2.123%
2025 effective tax rate, as a share of market value

$6,006
2025 average residential tax bill

A home worth $300,000 on today's market would pay roughly $6,369 a year at South Toms River'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 South Toms River shops and eats

South Toms River has no supermarket of its own, but errands are short. The big stores are a few minutes north across the river on Route 37 in Toms River.

Grocery stores

NORTH	**ShopRite** 2 Route 37 West, Toms River
NORTHWEST	**ALDI** 740 Route 37 West, Toms River
NORTHEAST	**Stop & Shop** 353 Route 37 East, Toms River
SOUTHEAST	**ShopRite** 427 Route 9, Berkeley Township (Bayville)

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

Dining

South Main Street and Dover Road. The main road through town, with a few local places to eat close to the river.

Downtown Toms River. Just across the river, Washington Street and Main Street have a walkable mix of restaurants and cafes.

Route 37 and Route 9. A short drive north in Toms River, the main corridors for everyday restaurants and shopping.

Seaside Heights: East on Route 37 over the bay bridges, a boardwalk with a wide variety of food, amusements, bars and restaurants.

Shopping

Route 37 in Toms River is the closest shopping corridor, and the Ocean County Mall, the only enclosed mall in Ocean County, is on Hooper Avenue in Toms River.

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GETTING AROUND

Roads and commuting

The Garden State Parkway cuts through the borough, with Exit 80 inside South Toms River. U.S. Route 9 joins the Parkway at Exit 80 and runs with it north across the river, past Exit 81 for Lakehurst Road and Exit 82 for Route 37, before leaving at Exit 83 in Toms River. County Route 530 runs through town as Dover Road and South Main Street and crosses into Toms River, and Route 166 clips the northeastern corner. NJ Transit's 559 bus connects the borough with Atlantic City. There is no train station. For daily shopping, most people head a short drive across the river into Toms River.

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THINGS TO DO

Things to do in and around South Toms River

Mathis Veterans Memorial Park. A borough waterfront plaza on the Toms River along Atlantic City Boulevard (Route 166), with a promenade and views up the river.

Cedar Point. Borough land on Crabbe Road along the river, with a small beach, a fishing pier and woods.

Jakes Branch County Park. A 400 acre Ocean County park just over the line at 1100 Double Trouble Road in Beachwood, with a nature center, Pinelands trails and programs.

Riverfront Landing County Park. A small county park across the river in downtown Toms River at 71 East Water Street, good for a picnic by the water.

Borough festivals. The borough's STR Live program hosts family festivals, live music and senior socials. Check the borough calendar for dates.

Ocean County Library, Beachwood Branch. The nearby library branch at 126 Beachwood Boulevard, a short drive south.

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MOVING CHECKLIST

Setting up your home in South Toms River

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

- [ ] **Borough hall.** South Toms River Borough Hall, 19 Double Trouble Road, South Toms River, NJ 08757.https://www.southtomsriver.org

- [ ] **Property taxes.** Tax office phone 732-349-0403. The tax collector is in Borough Hall at 19 Double Trouble Road. 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.** Water: Veolia (listed by the borough under its former name, United Water). Sewer: South Toms River Sewerage Authority. 732-244-9722 (South Toms River Sewerage Authority). Water is supplied by a private water company, which the borough still lists as United Water, now part of Veolia; check a recent bill for the account and arrange a final reading. Sewer is billed by the South Toms River Sewerage Authority, also at 19 Double Trouble Road, which takes payments online. Settle and transfer both accounts at 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.** Trash is picked up every Tuesday in the 1st and 3rd districts and every Thursday in the 2nd district. Recycling follows its own schedule, and bulk pickup dates are on the borough's yearly calendar; request bulk pickup at least a week ahead through the Clerk's Office at 732-349-0403.

- [ ] **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 Toms River and along Jakes Branch are the ones most likely to be in a flood zone; most of the borough sits on higher ground. New Jersey sellers must disclose a home's flood zone and flood history. South Toms River was not listed in FEMA's Community Rating System in the state's 2019 hazard mitigation plan.

- [ ] **Library.** Ocean County Library, Beachwood Branch (nearest), 126 Beachwood Boulevard, Beachwood, NJ 08722.

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. South Toms River also requires a Certificate of Continued Occupancy when a home is bought, sold or rented. The borough's Zoning and Code Enforcement office handles it, with an online form and a Housing Resale Form through the borough's online permit portal. Building and fire permits go through the Toms River Building Department under a shared arrangement (732-341-1000, extension 8320).

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QUESTIONS PEOPLE ASK

Questions people ask us about South Toms River

Is South Toms River part of Toms River?

No. South Toms River is a separate borough, formed from part of Berkeley Township in 1927, on the south bank across from Toms River Township. Many homes use a Toms River mailing address, but the borough has its own government and property tax rate.

What Garden State Parkway exit is South Toms River?

Exit 80 is inside the borough. U.S. Route 9 joins the Parkway there and runs north with it into Toms River, where Exits 81 and 82 serve Lakehurst Road and Route 37.

Is South Toms River in the Pinelands?

Partly. The New Jersey Pinelands Commission lists South Toms River among the municipalities that are partly in the state designated Pinelands Area and partly in the Pinelands National Reserve. Whether Pinelands rules apply depends on where a property sits, so check before you plan to build or expand.

Why is it called South Toms River?

The borough was named for the Toms River and the old community of Toms River, which took their names from Captain William Tom. It was not named for Toms River Township, which was called Dover Township until 2006.

Where is the closest grocery store to South Toms River?

There is no supermarket inside South Toms River. The closest are just north in Toms River: a ShopRite at 2 Route 37 West, an ALDI at 740 Route 37 West and a Stop & Shop at 353 Route 37 East. There is also a ShopRite on Route 9 in Bayville, part of Berkeley Township.

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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.

Along the Toms River	
Along Jakes Branch and Flint Lake	
Brookforest	
Center Homes	
South Main Street and Dover Road	

Is South Toms River 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 South Toms River, 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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