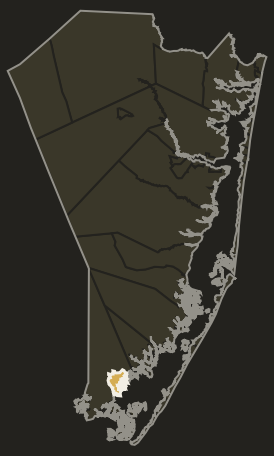
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AN IN DEPTH TOWN GUIDE

Living in Tuckerton, 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.

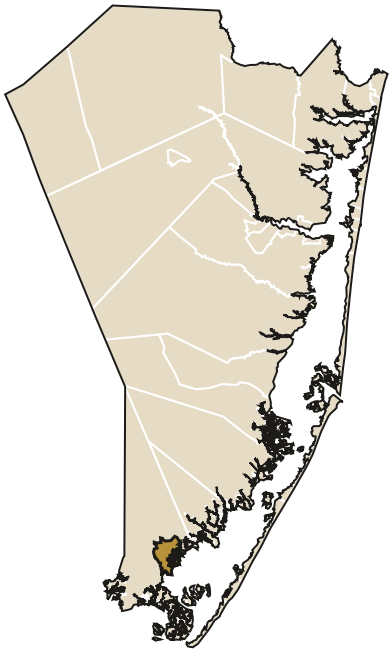
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AT A GLANCE

Tuckerton at a glance

County	Ocean
Population	About 3,600 (2020 census)
Size	About 3.8 square miles, about 3.4 of it land
Setting	Historic bay town with lagoon neighborhoods, wetlands and frontage on the bay
Main roads	U.S. Route 9 (Main Street); County Route 539 (Green Street); Garden State Parkway Exit 58 via Route 539



Tuckerton in gold, in Ocean County

Tuckerton and Little Egg Harbor

Tuckerton is its own borough, but on land it is completely surrounded by Little Egg Harbor Township. Tuckerton broke away from Little Egg Harbor and became a separate borough in 1901.

The two towns share the 08087 ZIP code, so a Tuckerton mailing address does not always mean a home is in the borough. Mystic Island, for example, is in Little Egg Harbor. The two towns have separate governments and separate property tax rates, so confirm the municipality on any listing.

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A SHORT HISTORY

The story of Tuckerton

Tuckerton grew up on land once held by the Lenape and was settled in 1698 by families including the Andrews, Falkinburgs, Shourds and Osborns. In 1704 Edward Andrews built a cedar log grist mill at the mouth of Tuckerton Creek, and that mill still stands. The settlement went by names such as Clamtown until March 1789, when Ebenezer Tucker hosted a feast and residents renamed it Tuckerton in his honor.

In 1791 Tuckerton became a federal port of entry with Tucker as its collector, and the Tuckerton Railroad arrived in 1871. The area moved from Burlington County to Ocean County in 1891, and Tuckerton was incorporated as a borough from part of Little Egg Harbor Township in 1901. The Tuckerton Seaport, a maritime museum and village, opened on Main Street in 2000.

KEY DATES

Timeline

1704	Edward Andrews builds a cedar log grist mill at the mouth of Tuckerton Creek.
1789	After a feast hosted by Ebenezer Tucker, residents rename the settlement Tuckerton.
1901	Tuckerton is incorporated as a borough from part of Little Egg Harbor Township.
2000	The Tuckerton Seaport maritime museum and village opens on Main Street.

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SECTIONS OF TOWN

From Main Street to the bay

Main Street. Route 9 through the center of town, with the Tuckerton Seaport, Borough Hall at 420 East Main Street, and older homes and small shops along the road.

Around Lake Pohatcong. Streets near the lake along Main Street and Lakeside Drive, next to Tip Seaman County Park, with established homes close to the water.

Along Tuckerton Creek and Green Street. The older blocks along the creek and County Route 539, which runs through town as Green Street, near the 1704 grist mill on Water Street.

Tuckerton Beach. A lagoon neighborhood toward the bay, reached by South Green Street, with homes along the lagoons.

> Most of Tuckerton is wetland and water. The developed part of town covers roughly a third of the borough, centered on Route 9 and Green Street.

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HOMES AND TAXES

What you will find

Single family homes: Most homes in the borough, on streets near Main Street, Green Street and Lake Pohatcong.

Lagoon homes: In the Tuckerton Beach lagoon section, with water access toward the bay.

Attached homes and apartments: A smaller share of townhouses and apartment buildings.

Worth knowing: Water decides a lot in Tuckerton. Large parts of town are in FEMA's AE and VE flood zones, and VE zones face wave action, so get the flood zone, the elevation certificate and the flood history, especially in the lagoons. Tuckerton is inside the Pinelands National Reserve but not the state designated Pinelands Area, a difference worth confirming before any building plans.

Property taxes

1.958%

$7,384

2025 average residential tax bill

2025 effective tax rate, as a share of market value

A home worth $400,000 on today's market would pay roughly $7,832 a year at Tuckerton'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 Tuckerton shops and eats

Tuckerton has a small Main Street of shops along Route 9, but no supermarket inside the borough. The nearest is just over the line in Little Egg Harbor, and the rest are a drive north in Manahawkin.

Grocery stores

WEST	**Acme** 425 Route 9, Little Egg Harbor (Tuckerton mailing address)
NORTH	**ShopRite** 733 Route 72, Stafford (Manahawkin)
NORTH	**ALDI** 451 Martin Truex Jr. Boulevard, Stafford (Manahawkin)
NORTHEAST	**Acme** 609 East Bay Avenue, Stafford (Manahawkin)

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

Dining

Main Street (Route 9). A few places to eat along Main Street near the Seaport and Lake Pohatcong.

Route 9 in Little Egg Harbor. Next door on both sides of town, with everyday shopping centers and casual places to eat.

Manahawkin and Long Beach Island. North on Route 9 to Route 72 in Stafford, and over the causeway to the restaurants along Long Beach Boulevard.

Historic Smithville: South on Route 9 into Galloway Township, a restored village with more than 80 shops and the historic Smithville Inn.

Shopping

Main Street has several local shops. For bigger trips, Route 72 in Stafford, near Parkway Exit 63, has two large shopping centers, Stafford Park and Manahawkin Commons.

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GETTING AROUND

Roads and commuting

U.S. Route 9 runs through the northern part of town as Main Street and meets the southern end of County Route 539, which runs north and south through the borough as Green Street. For the Garden State Parkway, take Route 539 north to Exit 58 in Little Egg Harbor Township, or Route 9 south to Exit 50 in Bass River Township. NJ Transit's 559 bus runs to Atlantic City, and Ocean Ride's local route connects Little Egg Harbor and Stafford. There is no train service. Most of the borough's shops and businesses line Route 9.

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THINGS TO DO

Things to do in and around Tuckerton

Tuckerton Seaport. A 40 acre working maritime museum and village at 120 West Main Street, open year round, with historic and recreated buildings along Tuckerton Creek, a recreated Tucker's Island Lighthouse, creek tours and programs on the baymen and boat builders of the Jersey Shore.

Stanley H. "Tip" Seaman County Park. A 22 acre Ocean County park on Lake Pohatcong with walking paths, fishing and a small car top boat launch.

Lake Pohatcong. The lake along Main Street, with a boardwalk along its shore that makes for an easy walk in the middle of town.

South Green Street Park. A borough park at the end of South Green Street on Great Bay, with a renovated fishing pier that reaches about 60 feet into the bay and a view of the sunrise.

Ocean County Library, Tuckerton Branch. The borough's public library branch at 380 Bay Avenue, part of the Ocean County Library system.

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MOVING CHECKLIST

Setting up your home in Tuckerton

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

- [ ] **Borough hall.** Tuckerton Borough Hall, 420 East Main Street, Tuckerton, NJ 08087.609-296-2701. https://tuckertonborough.com

- [ ] **Property taxes.** Tax office phone 609-296-4900. The tax and utility collector is at Borough Hall, 420 East Main Street. 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.** Borough of Tuckerton Water and Sewer Department. 609-296-9222 (department); 609-296-4900 (billing). The borough provides water and sewer service from its yard at 445 South Green Street. Bills are quarterly, due August 1, November 1, February 1 and May 1, and must be received by the 10th to avoid interest. Call the department to arrange a final reading and transfer the account at closing.

- [ ] **Electric.** Atlantic City Electric. 1-800-642-3780 (customer service); 1-800-833-7476 (outages, 24 hours).

- [ ] **Gas.** New Jersey Natural Gas. 1-800-221-0051 (customer service); 1-800-427-5325 (gas leaks, 24 hours).

- [ ] **Trash and recycling.** Look up your trash and recycling days through the RecycleCoach link on the Public Works page of tuckertonborough.com. Leaves and brush go out on Tuesdays and bulk items on Fridays, both by calling Public Works first at 609-296-5058.

- [ ] **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. Large parts of town, including the Tuckerton Beach lagoons, lie in FEMA flood zones, so ask for the elevation certificate early. Tuckerton joined FEMA's Community Rating System in 1993, but the state's 2019 hazard mitigation plan lists its participation as rescinded, so the CRS discount should not be assumed. Ask the borough for its current status.

- [ ] **Library.** Ocean County Library, Tuckerton Branch, 380 Bay Avenue, Tuckerton, NJ 08087.

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 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. Tuckerton also has its own resale inspection: the borough's Construction and Code Enforcement office posts a Rental and Resale Inspection Checklist, updated October 2026. Call the office at 609-296-2447 to schedule and to confirm fees.

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QUESTIONS PEOPLE ASK

Questions people ask us about Tuckerton

Is Tuckerton part of Little Egg Harbor?

No. Tuckerton broke away from Little Egg Harbor in 1901 and has been a separate borough ever since. Little Egg Harbor still surrounds it on land and shares its 08087 ZIP code, but the two have separate governments and property tax rates.

Why was Tuckerton called Clamtown?

Clamtown was one of several early names for the settlement, along with Andrew Mills and Middle of the Shore. In 1789 Ebenezer Tucker hosted a feast in Clamtown, and residents then changed the name to Tuckerton in his honor.

What is the Tuckerton Seaport?

It is a working maritime museum and village on Main Street that opened in May 2000. Its 40 acres along Tuckerton Creek include 17 historic and recreated buildings, a recreated Tucker's Island Lighthouse and a nature trail through the wetlands.

What Garden State Parkway exit is Tuckerton?

Exit 58, signed for County Route 539, is the closest from the north. Route 539 runs south from the exit into Tuckerton. From the south, Exit 50 in Bass River Township connects to Route 9, which runs east into town.

Where is the closest grocery store to Tuckerton?

The closest is the Acme on Route 9, just over the border in Little Egg Harbor Township with a Tuckerton mailing address. The next nearest are in Manahawkin, part of Stafford Township: a ShopRite on Route 72, an ALDI on Martin Truex Jr. Boulevard and an Acme on East Bay Avenue.

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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.

Main Street	
Around Lake Pohatcong	
Along Tuckerton Creek and Green Street	
Tuckerton Beach	

Is Tuckerton 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 Tuckerton, 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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