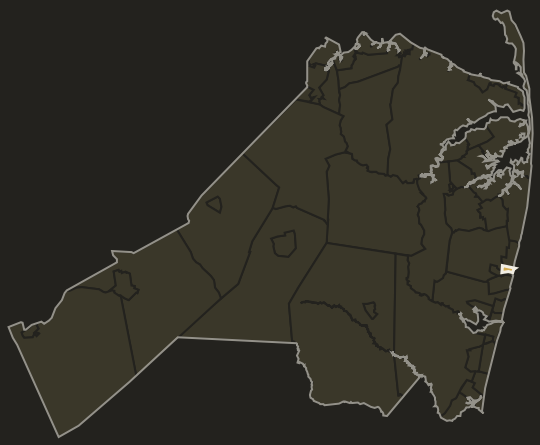
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AN IN DEPTH TOWN GUIDE

Living in Allenhurst, 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.

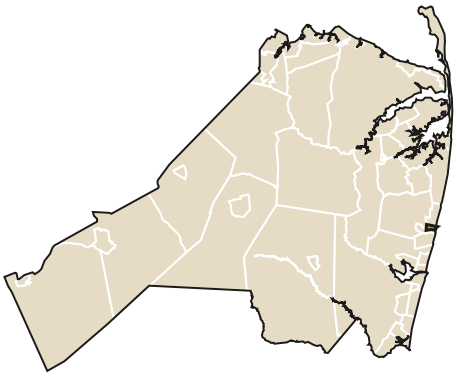
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AT A GLANCE

Allenhurst at a glance

County	Monmouth
Population	About 470 (2020 census)
Size	About 0.3 square miles
Setting	Oceanfront historic district of large older homes, bordered by Deal Lake
Main roads	Route 71 through town; the Garden State Parkway a short drive west



Allenhurst in gold, in Monmouth County

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A SHORT HISTORY

The story of Allenhurst

The Lenape lived along this part of the coast before European settlement, and for generations the land here was farmland in Shrewsbury Township and later Ocean Township. The community takes its name from Abner Allen, whose family farm covered about 120 acres between the ocean and Deal Lake.

In 1895 the Coast Land Improvement Company bought the Allen farm to build a planned summer resort, helped by the railroad line that put New York within easy reach. Allenhurst was incorporated as a borough from part of Ocean Township on April 26, 1897. Many of the Victorian, Queen Anne and Colonial Revival homes built in those early years still stand.

KEY DATES

Timeline

1895	The Coast Land Improvement Company buys the 120 acre Allen farm to build a resort community.
1897	Allenhurst is incorporated as a borough from part of Ocean Township.
1980	The Allenhurst train station is listed on the National Register of Historic Places.
2010	The Allenhurst Residential Historic District, with 412 contributing buildings, is listed on the National Register.

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SECTIONS OF TOWN

Small enough to walk end to end

Oceanfront blocks. The streets nearest the beach and the beach club, along Ocean Avenue. Many homes here date from the borough's early resort years.

The historic district. Most of the borough, roughly from the ocean to Main Street between Cedar Avenue and Elberon Avenue. Streets are lined with homes from the 1890s and early 1900s, and exterior changes are reviewed under the borough's preservation rules.

Main Street. Route 71, the western edge of the historic district, with the train station and a short row of shops.

Along Deal Lake. Homes on the borough's edge near Deal Lake, some with views of the water.

> Allenhurst was laid out in the late 1890s on the old Allen farm as a planned resort, and the borough was incorporated in 1897. It borders Deal, Interlaken, Loch Arbour and Ocean Township, with the ocean on the east and Deal Lake on the west.

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HOMES AND TAXES

What you will find

Historic homes: Large homes from the late 1800s and early 1900s in many styles, including Queen Anne, Shingle, Tudor Revival, Colonial Revival, Prairie, Mission and Craftsman.

Oceanfront and lakefront homes: Homes facing the ocean or Deal Lake.

Restored and rebuilt homes: Older homes updated under the borough's historic review.

Worth knowing: Most of Allenhurst is a historic district, and the borough's historic preservation ordinance requires a Certificate of Appropriateness from the Planning Board before a building permit is issued for most exterior changes. Ordinary repairs are exempt. If you plan to renovate, add on or rebuild, talk to the borough before you buy. Homes near the ocean and Deal Lake should also be checked for flood zone and elevation.

Property taxes

0.528%	$19,654

2025 effective tax rate, as a share of market value	2025 average residential tax bill

A home worth $3,700,000 on today's market would pay roughly $19,536 a year at Allenhurst'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 Allenhurst shops and eats

Allenhurst is almost all homes, with a short Main Street, so groceries and most errands mean a short drive west or a few minutes up or down Route 71.

Grocery stores

WEST	**Wegmans** 1104 Route 35, Ocean Township
WEST	**ShopRite** 2200 Route 66, Neptune Township
NORTH	**Stop & Shop** 150 West End Court, Long Branch

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

Dining

Main Street. The borough's small commercial block on Route 71 near the train station.

Downtown Asbury Park. Just south, Cookman Avenue and the boardwalk have a wide choice of restaurants and cafes.

Norwood Avenue in Deal. Just north on Route 71, a few more places to eat.

Pier Village: North in Long Branch, a beachfront development with restaurants on the boardwalk facing the ocean.

Shopping

For bigger errands, most people head a few minutes west to Route 35 and Route 66 in Ocean Township.

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GETTING AROUND

Roads and commuting

Route 71 is the only significant highway in Allenhurst, running north toward Deal and Long Branch and south toward Asbury Park. The Garden State Parkway is a short drive west. The Allenhurst station on Main Street is on NJ Transit's North Jersey Coast Line, between Elberon and Asbury Park, with service toward Newark, Secaucus, Hoboken and New York Penn Station. NJ Transit bus 837 provides local service.

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THINGS TO DO

Things to do in and around Allenhurst

Allenhurst Beach Club. The borough's oceanfront beach club, with lifeguards, a pool, an umbrella deck, a swim team and summer programs. Daily beach passes are sold at the Cedar Avenue and Allen Avenue gates in season.

Allenhurst Residential Historic District. More than 400 contributing buildings from the borough's resort years, listed on the National Register in 2010, easy to see on foot.

Allenhurst train station. A historic station on Main Street, listed on the National Register in 1980 and still in service on NJ Transit's North Jersey Coast Line.

Deal Lake. Monmouth County's largest lake, cared for by a commission of the towns around it. The borough offers residents storage for kayaks and canoes.

Asbury Park boardwalk. A short drive or bike ride south across Deal Lake, with beaches, Convention Hall and the Paramount Theatre.

Township of Ocean Library. The nearest Monmouth County Library branch, at 701 Deal Road in neighboring Ocean Township. Allenhurst is a member of the county library system.

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MOVING CHECKLIST

Setting up your home in Allenhurst

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

- [ ] **Borough hall.** Allenhurst Borough Hall, 125 Corlies Avenue, Allenhurst, NJ 07711.https://www.allenhurstnj.org

- [ ] **Property taxes.** Tax office phone 732-531-2757. The tax collector is in borough hall at 125 Corlies 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.** Water: New Jersey American Water. Sewer: Township of Ocean Sewerage Authority. 1-866-269-2837 (New Jersey American Water); 732-531-2213 (Township of Ocean Sewerage Authority). New Jersey American Water lists Allenhurst among the towns its coastal water system serves, so start or stop water with the company directly. Sewage is treated by the Township of Ocean Sewerage Authority in Oakhurst, which also serves Ocean Township, Deal, Interlaken and Loch Arbour. Ask borough hall how sewer charges are billed for the home.

- [ ] **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.** Household trash is picked up from the rear yard on Tuesday and Friday in cans of 30 gallons or less. Recycling and paper go out on Wednesday. Bulk items, appliances and tires need advance payment through borough hall. The full rules are in the Refuse and Recycling Guide on allenhurstnj.org.

- [ ] **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 Monmouth County Commissioner of Registration or Superintendent of Elections. Registration closes 21 days before an election. The Monmouth 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 beach and along Deal Lake are the most likely to sit in mapped flood zones. New Jersey sellers must disclose a home's flood zone and flood history. We did not find Allenhurst in FEMA's Community Rating System.

- [ ] **Library.** Monmouth County Library, Township of Ocean Branch (nearest branch), 701 Deal Road, Ocean, NJ 07712.

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), issued by the local fire official after an inspection. 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. Allenhurst also requires a certificate of occupancy when a home is sold. The application, called Certificate of Occupancy, Home Sale, and the smoke and carbon monoxide alarm application are both on the borough's Forms page under Zoning Board and Code Enforcement. Contact the zoning and code officer at borough hall, 732-531-2757, by appointment, and apply well before closing.

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QUESTIONS PEOPLE ASK

Questions people ask us about Allenhurst

Is Allenhurst a historic district?

Most of it is. The Allenhurst Residential Historic District was added to the National Register of Historic Places in 2010, with 412 contributing buildings. The borough also has its own historic preservation ordinance that reviews exterior changes.

Does Allenhurst have a train station?

Yes. The Allenhurst station on Main Street is on NJ Transit's North Jersey Coast Line. The next stops are Elberon to the north and Asbury Park to the south.

How big is Allenhurst?

Very small. The borough covers about a quarter of a square mile, and about 470 people lived there in the 2020 census. It sits between the ocean and Deal Lake.

Do I need approval to renovate a home in Allenhurst?

Often, yes. Inside the historic district, a Certificate of Appropriateness from the Planning Board is required before a building permit is issued for exterior work that changes a major architectural feature. Ordinary repairs are exempt.

Where is the closest grocery store to Allenhurst?

There is no supermarket in Allenhurst itself. The closest are a Wegmans on Route 35 in Ocean Township and a ShopRite on Route 66 in Neptune, both a short drive west. To the north, there is a Stop & Shop on West End Court in Long Branch.

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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.

Oceanfront blocks	
The historic district	
Main Street	
Along Deal Lake	

Is Allenhurst 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 Allenhurst, 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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