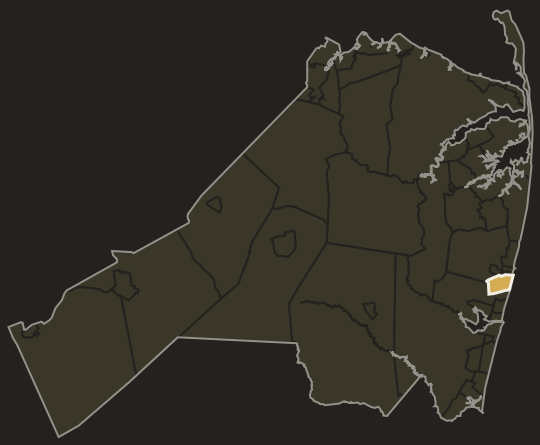
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AN IN DEPTH TOWN GUIDE

Living in Asbury 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.

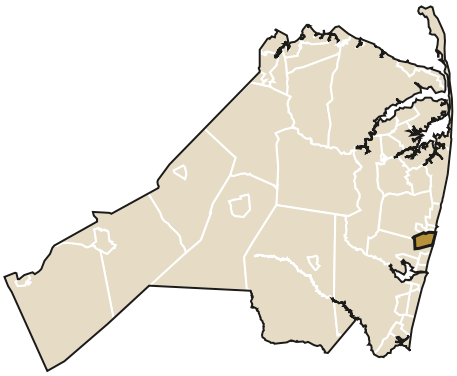
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AT A GLANCE

Asbury Park at a glance

County	Monmouth
Population	About 15,200 (2020 census)
Size	About 1.6 square miles
Setting	Compact oceanfront city with a boardwalk, a downtown grid and three lakes
Main roads	Route 71 (Main Street); Asbury Avenue west to Route 35, Route 66 and Parkway exit 100



Asbury Park in gold, in Monmouth County

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A SHORT HISTORY

The story of Asbury Park

The Lenape lived along this coast before European settlers came, and for generations the land between Deal Lake and Wesley Lake was farmland and woods in Shrewsbury Township and then Ocean Township. In 1871 James A. Bradley, a New York brush manufacturer, bought the tract and laid out a planned seaside resort, naming it for Francis Asbury, the first American bishop of the Methodist Episcopal Church.

Asbury Park was incorporated as a borough from part of Ocean Township in 1874 and became a city in 1897. Its boardwalk, Convention Hall and the Paramount Theatre, built in the 1920s, made it one of the best known resorts on the coast. In the 1960s and 1970s its clubs gave rise to the Sound of Asbury Park that drew national attention.

KEY DATES

Timeline

1871	James A. Bradley buys the land and begins laying out a planned seaside resort.
1874	Asbury Park is incorporated as a borough from part of Ocean Township.
1897	Asbury Park becomes a city.
1979	Convention Hall and the Paramount Theatre are listed on the National Register of Historic Places.

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SECTIONS OF TOWN

Between Deal Lake and Wesley Lake

The oceanfront. The blocks along Ocean Avenue and the boardwalk, where waterfront redevelopment has added hotels and condominium buildings near the beach.

Downtown. The grid around Cookman Avenue, Bangs Avenue and Mattison Avenue, with the commercial historic district and the train station.

Along Deal Lake. The north end of the city, where homes face Deal Lake and the borders with Loch Arbour, Interlaken and Ocean Township.

Around Sunset Lake. Streets around Sunset Park and its lake in the southern part of the city, close to Wesley Lake and Ocean Grove.

The West Side. The neighborhoods west of the railroad along Springwood Avenue, one of the city's main east to west corridors, with Springwood Park at its center.

> Asbury Park was developed in 1871 by James A. Bradley as a planned seaside resort, and it became a city in 1897.

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HOMES AND TAXES

What you will find

Victorian homes: Many homes from the city's early growth in the late 1800s, in a full range of Victorian styles.

Multi family homes and apartment buildings: Two family homes and larger rental buildings throughout the city.

Condominiums: Newer condo buildings near the beach, such as North Beach.

Worth knowing: Asbury Park has a rent control ordinance, adopted by the City Council in 2021, that limits yearly rent increases on many rental buildings with multiple units. If you are buying a building with apartments, ask how the ordinance applies before you sign. Homes near the ocean and the three lakes should also be checked for flood zone and elevation.

Property taxes

1.763%
2025 effective tax rate, as a share of market value

$11,178
2025 average residential tax bill

A home worth $650,000 on today's market would pay roughly $11,460 a year at Asbury 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 Asbury Park shops and eats

Asbury Park has a real downtown, with shops and restaurants around Cookman, Bangs and Mattison avenues and more along the boardwalk. For a big grocery run, most people drive a mile or two west.

Grocery stores

WEST	**ShopRite** 2200 Route 66, Neptune Township
NORTHWEST	**Wegmans** 1104 Route 35, Ocean Township
SOUTHWEST	**Stop & Shop** 116 Route 35, Neptune City

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

Dining

Cookman Avenue and downtown. The heart of downtown, with restaurants, coffee houses and bars along Cookman, Bangs and Mattison avenues.

The boardwalk and Ocean Avenue. Places to eat along the boardwalk and across Ocean Avenue.

Main Avenue in Ocean Grove. Just south across Wesley Lake in Neptune Township, a Victorian main street with sidewalk cafes.

Downtown: Restaurants, bars and coffee houses along Cookman Avenue and the streets around it, a short walk from the train station.

Shopping

Everyday shopping is downtown. For bigger stores, Asbury Avenue leads west to the Asbury Park Circle, and Route 35 and Route 66 in Neptune and Ocean Township have the larger stores.

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GETTING AROUND

Roads and commuting

Main Street is Route 71, running north toward Allenhurst and south past Ocean Grove. Asbury Avenue leads west to the Asbury Park Circle at Route 35 and Route 66, and Route 66 continues to Garden State Parkway exit 100. Route 33 ends at Route 71 just south of the city in Neptune Township. The Asbury Park station on Cookman Avenue is on NJ Transit's North Jersey Coast Line, between Allenhurst and Bradley Beach. NJ Transit buses 317, 830, 832, 836 and 837 stop there. Daily shopping is downtown, around Cookman, Bangs and Mattison avenues.

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THINGS TO DO

Things to do in and around Asbury Park

Asbury Park boardwalk and beaches. The city's best known public space, with beaches, volleyball courts, a playground and a dog park. Beach badges are sold in summer, with a discounted season badge for seniors.

Convention Hall and the Paramount Theatre. A city owned landmark on the boardwalk built between 1928 and 1930 and designed by Warren and Wetmore, the architects of Grand Central Terminal. Listed on the National Register of Historic Places in 1979, it hosts concerts, sports and special events.

Sunset Park and Sunset Lake. A five block park around a lake between Webb and Bond streets, one of the city's largest green spaces away from the beach.

Wesley Lake. The narrow lake between Asbury Park and Ocean Grove, running from Bond Street to the boardwalk.

Deal Lake. Monmouth County's largest lake, on the city's northern border, with a public boat ramp in Asbury Park and a long tradition of fishing.

Springwood Park. A city park on Springwood Avenue on the West Side, opened in 2016.

Asbury Park Public Library. The city's own library at 500 First Avenue.

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MOVING CHECKLIST

Setting up your home in Asbury Park

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

- [ ] **City hall.** Asbury Park City Hall, One Municipal Plaza, Asbury Park, NJ 07712.732-775-2100. https://www.cityofasburypark.com

- [ ] **Property taxes.** Tax office phone 732-502-5198. The Tax and Sewer Collections office is in city hall at One Municipal Plaza. 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. Tax and sewer bills can be paid online through the city's payment page. 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: City of Asbury Park. 1-866-269-2837 (New Jersey American Water); 732-502-5198 (city tax and sewer collections). New Jersey American Water lists Asbury Park among the towns its coastal water system serves, so start or stop water with the company directly. Sewer is billed by the city and paid to the Tax and Sewer Collections office in city hall. For a sewer emergency after hours or on weekends, the Public Works line is 732-774-5131.

- [ ] **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.** Public Works, at 9 Main Street, handles collection and runs the recycling center at 818 Springwood Avenue (weekdays 4 pm to 8 pm, weekends 10 am to 2 pm). Call Public Works at 732-775-0900 or check the city website for your collection days.

- [ ] **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, Deal Lake, Wesley Lake and Sunset 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 Asbury Park in the state's 2019 list of FEMA Community Rating System towns; ask the city whether it takes part now.

- [ ] **Library.** Asbury Park Public Library, 500 First Avenue, Asbury Park, 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. Asbury Park also requires a Certificate of Resale Compliance (City Code section 12-7.1) before a property is transferred. City inspectors check the interior and exterior, including walls, windows, electrical, plumbing, heating, smoke and carbon monoxide alarms, stairs and railings, and confirm that every open permit has passed final inspection. The fee is $125 for a single family home or condominium and $150 for a two family home, plus a $20 Lead Hazard Assistance Fund fee, paid by check or money order. For minor issues the city may issue a conditional certificate that must be cleared within 21 days. The certificate is handled by Code Enforcement in city hall (732-502-5742), and the application must be completed before closing; applications and payment can be submitted online through the city's SDL portal.

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QUESTIONS PEOPLE ASK

Questions people ask us about Asbury Park

Does Asbury Park have a train station?

Yes. The Asbury Park station on Cookman Avenue at Main Street is on NJ Transit's North Jersey Coast Line. Several NJ Transit bus routes also stop there, including the 317, 830, 832, 836 and 837.

Does Asbury Park have rent control?

Yes. The City Council adopted a rent control ordinance in 2021 that caps yearly rent increases on covered rental buildings. A broader version proposed by referendum was defeated by voters in April 2021, and the council's ordinance stayed in place. Anyone buying a rental building should review how the current ordinance applies.

Is Ocean Grove part of Asbury Park?

No. Ocean Grove is part of Neptune Township, just south of Asbury Park across Wesley Lake. Homes there pay Neptune Township property taxes.

Do you need a beach badge in Asbury Park?

Yes, in summer. The city sells season and daily beach badges, with a discounted season badge for seniors 62 and over.

Where is the closest grocery store to Asbury Park?

The closest large supermarkets are just west of the city. ShopRite is on Route 66 in Neptune, Wegmans is on Route 35 in Ocean Township, and Stop & Shop is on Route 35 in Neptune City. All three are a short drive from downtown.

Are there restaurants in Asbury Park?

Yes, a lot of them. Downtown around Cookman Avenue and the boardwalk have a large number of restaurants, bars and coffee houses, along with breweries and live music. Ocean Grove's Main Avenue, with sidewalk cafes, is just south across Wesley Lake.

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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 oceanfront	
Downtown	
Along Deal Lake	
Around Sunset Lake	
The West Side	

Is Asbury 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 Asbury 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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