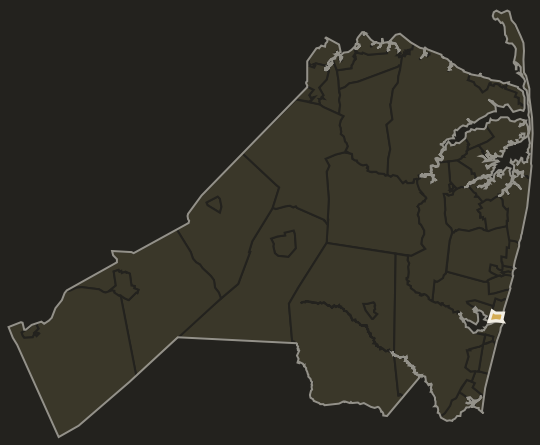
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AN IN DEPTH TOWN GUIDE

Living in Avon by the Sea, 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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INSIDE THIS GUIDE

Living in Avon by the Sea

1	At a glance	The basics
2	A short history	How the town came to be
3	Sections of town	Ocean, river and lake
4	Homes and taxes	What you will find and what it costs to own
5	Groceries, dining and shopping	Where locals shop and eat
6	Getting around	Roads and commuting
7	Things to do	Parks, places and local events
8	Moving checklist	Setting up your new home
9	Questions people ask	Short, direct answers
10	Worksheets	To fill in on your visits

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.

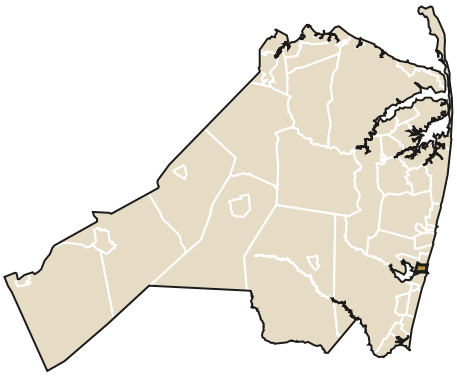
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1

AT A GLANCE

Avon by the Sea at a glance

County	Monmouth
Population	About 1,900 (2020 census)
Size	About half a square mile
Setting	Oceanfront and riverfront borough of residential streets around Main Street
Main roads	Route 71 through town; Route 35 just west, with Route 138, I-195 and the Parkway beyond



Avon by the Sea in gold, in Monmouth County

2

A SHORT HISTORY

The story of Avon by the Sea

The Lenape knew this shore and the river they called Nolletquesset, now the Shark River. By about 1855 the land was known as New Branch, and later Philadelphia tobacco manufacturer Edward Batchelor bought some 300 acres and named the resort Key East. The Avon Inn, built in 1883 at the foot of Sylvania Avenue, became its best known landmark.

Avon was incorporated by an act of the Legislature on March 23, 1900, from part of Neptune City, and most likely took its name from the Avon Inn. Surveyors had already laid out the streets, and roads, a sewer system and a pavilion on Ocean Avenue followed. A boardwalk came soon after incorporation, and the library was built in 1916.

KEY DATES

Timeline

1883	The Avon Inn is built at the foot of Sylvania Avenue in the resort then called Key East.
1900	Avon-by-the-Sea is incorporated as a borough from part of Neptune City.
1916	The borough library is built.

3

SECTIONS OF TOWN

Ocean, river and lake

Along Ocean Avenue. The oceanfront blocks facing the boardwalk and the borough's seven ocean beaches. Large older shore homes stand beside newer houses built to current flood elevations.

On the Shark River. The south side of town along the river and the Shark River Inlet, looking across the water to Belmar. Some homes here face the river directly.

Near Sylvan Lake. The north end of town, where Sylvan Lake forms the line with Bradley Beach. Streets are short, quiet and close to both the lake and the beach.

Main Street and the west side. The blocks around Main Street, which is Route 71, with borough hall, the library and local shops. Homes here are mostly older single family houses on lots laid out in the late 1800s.

> Avon became a borough in 1900, taking its name from the earlier Avon Inn. It borders Bradley Beach, Neptune City, Neptune Township and, across the Shark River, Belmar.

4

HOMES AND TAXES

What you will find

Older shore homes: Homes on lots laid out when the town was first surveyed in the late 1800s, many updated over the years.

Riverfront and lakefront homes: Homes along the Shark River and near Sylvan Lake.

New and rebuilt homes: Newer construction where older homes were replaced, some built at or above flood elevation.

Worth knowing: Avon has water on three sides, and the borough requires some construction to be elevated to or above the base flood elevation shown on FEMA maps. Ask for the flood zone, the elevation certificate and the flood history on every home, and check the preliminary FEMA map, which the borough uses for new construction and substantial improvements.

Property taxes

0.710%

2025 effective tax rate, as a share of market value

$12,158

2025 average residential tax bill

A home worth $1,700,000 on today's market would pay roughly $12,070 a year at Avon by the Sea's 2025 effective rate. Your actual bill depends on your assessment, so we pull the real tax record for any home you are considering.

5

GROCERIES, DINING AND SHOPPING

Where Avon by the Sea shops and eats

Avon by the Sea has shops along Main Street and Ocean Avenue but no supermarket, so the weekly grocery run means a short drive to Route 35.

Grocery stores

NORTHWEST	**Stop & Shop**	116 Route 35, Neptune City
NORTHWEST	**ShopRite**	2200 Route 66, Neptune Township
SOUTHWEST	**ShopRite**	1732 Route 35, Wall (Belmar mailing address)

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

Dining

Main Street (Route 71). Avon's small downtown near borough hall, with cafes and a handful of places to eat.

Ocean Avenue and the boardwalk. Seasonal spots near the beach in summer.

Main Street in Belmar. Just across the Shark River bridge, a larger downtown with many more choices.

Asbury Park: North on Route 71, downtown around Cookman Avenue and the boardwalk, with a large number of restaurants, bars and coffee houses.

Shopping

Larger stores are along Route 35 in Neptune City, Neptune and Wall, all a few minutes west.

6

GETTING AROUND

Roads and commuting

Route 71 is the main road through Avon, running north into Bradley Beach and south across the Shark River into Belmar. Route 35 is just outside the borough and connects to Route 138 and Interstate 195, with the Garden State Parkway nearby. There is no train station in Avon. The closest stations on NJ Transit's North Jersey Coast Line are Bradley Beach and Belmar. NJ Transit buses 317 to Philadelphia and 830 for local service also run through the area. Daily shopping is along Main Street and Ocean Avenue.

7

THINGS TO DO

Things to do in and around Avon by the Sea

Avon beaches and boardwalk. Seven designated ocean beaches along a boardwalk with restrooms at Lincoln and Norwood Avenues. The beach is open year round, with badges required in the lifeguarded season and a reduced senior badge for those 65 and over.

Avon pool. The borough swimming pool on Ocean Avenue, open in summer to members and the guests they sponsor, with water aerobics and a yearly water ballet show.

Summer entertainment on the boardwalk. The borough's free summer shows on the boardwalk, with the schedule posted each year on the borough website.

Shark River Inlet. The ocean entrance to the Shark River on the borough's south side, where people walk the riverfront and watch boats pass between the river and the ocean.

Sylvan Lake. The small lake at the north end of town, shared with Bradley Beach.

Avon Public Library. The borough's own library at Fifth and Garfield Avenues, in use since 1916.

Town wide garage sale and holiday tree lighting. Two of the borough's yearly community events, along with a Halloween party run by the Recreation Department.

8

MOVING CHECKLIST

Setting up your home in Avon by the Sea

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

- [ ] **Borough hall.** Avon-by-the-Sea Borough Hall, 301 Main Street, Avon-by-the-Sea, NJ 07717.732-502-4510. https://www.avonbytheseanj.com

- [ ] **Property taxes.** Tax office phone 732-502-4510, ext. 233. The tax collector is in borough hall at 301 Main Street, open 8:30 a.m. to 4:30 p.m. 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. Avon requires payment to arrive by the 10th; a postmark does not count. 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 Avon-by-the-Sea Water and Sewer Department. 732-502-4506. Avon runs its own water and sewer utility from an office at 609 Woodland Avenue. Bills are due April 1, June 1, October 1 and December 1, with a 10 day grace period. Ask the department for a final reading before closing and to transfer the account.

- [ ] **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 twice a week, on Mondays and Thursdays, with bulk items on the second pickup of the week by appointment. The recycling center at Jefferson Avenue and South Station Avenue is open Monday through Saturday, 8 a.m. to 2 p.m. Dates are on the borough calendar and in the free Recycle Coach app.

- [ ] **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. New Jersey sellers must disclose a home's flood zone and flood history. Avon has the ocean, the Shark River and Sylvan Lake around it, and the borough uses the preliminary FEMA map for new construction and substantial improvements. Avon takes part in FEMA's Community Rating System, which can lower flood insurance premiums for policyholders in town; it entered in 2016 and was listed at Class 6 in the state's 2019 hazard mitigation plan. Ask the borough for the current class.

- [ ] **Library.** Avon Public Library, Fifth and Garfield Avenues, Avon-by-the-Sea, NJ 07717.

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; in Avon this is the borough's Fire Bureau, and the fee rises the closer you apply to the change of occupant. 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. Avon also requires its own Certificate of Occupancy inspection for sales and for all rentals. Apply through the Fire Bureau at borough hall (firebureau@avonbytheseanj.com) at least 14 days ahead. The borough will not issue the certificate while violations are open, and its checklist covers items such as handrails, GFI outlets, windows and screens, egress locks and exterior condition.

9

QUESTIONS PEOPLE ASK

Questions people ask us about Avon by the Sea

Does Avon by the Sea have a train station?

No. The closest stations are Bradley Beach and Belmar, both on NJ Transit's North Jersey Coast Line and a short drive or walk away. NJ Transit buses 317 and 830 also serve the area.

Do you need a beach badge in Avon by the Sea?

Yes, in summer. The borough sells daily and season badges for the lifeguarded season, which starts Memorial Day weekend, and young children are free. Dates, age limits and prices are set each year, so check the borough before you go. The beach is open year round.

How did Avon by the Sea get its name?

The borough was incorporated in 1900 and took its name from the Avon Inn, a hotel built in 1883. Before that the land was known by other names, including New Branch.

Where is the closest grocery store to Avon by the Sea?

There is no supermarket in Avon itself. The closest are a Stop & Shop on Route 35 in Neptune City and a ShopRite on Route 66 in Neptune, both a short drive northwest. To the southwest, there is a ShopRite on Route 35 in Wall Township, just past Belmar.

Is Avon the same as Neptune City or Bradley Beach?

No. Avon is its own borough with its own government and property taxes. It borders Bradley Beach to the north and Neptune City and Neptune Township to the west, with Belmar across the Shark River.

10

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 Ocean Avenue	
On the Shark River	
Near Sylvan Lake	
Main Street and the west side	

Is Avon by the Sea 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 Avon by the Sea, 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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