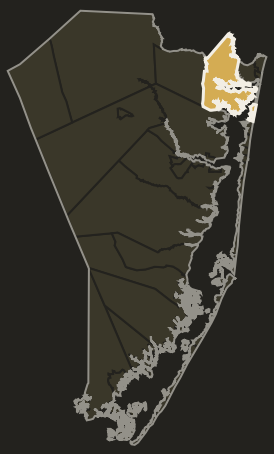
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AN IN DEPTH TOWN GUIDE

Living in Brick, 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 Brick

1	At a glance	The basics
2	A short history	How the town came to be
3	Sections of town	A town of many small neighborhoods
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.

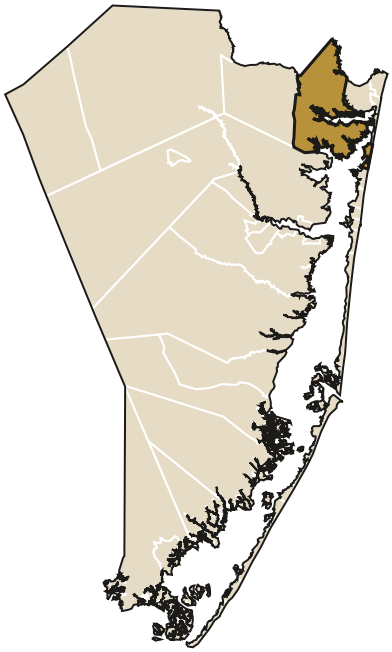
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1

AT A GLANCE

Brick at a glance

County	Ocean
Population	About 73,600 (2020 census)
Size	About 32 square miles, roughly a fifth of it water
Setting	River, bay and lagoon neighborhoods, plus oceanfront on the barrier island
Main roads	Garden State Parkway exits 89, 90 and 91; Routes 70, 88 and 35



Brick in gold, in Ocean County

2

A SHORT HISTORY

The story of Brick

The Lenape fished and camped along the Metedeconk River and the upper reaches of Barnegat Bay long before European settlers came. For generations the area was farms, cedar swamps and small crossroads villages such as Herbertsville, Osbornville and Burrsville. In 1833 Joseph W. Brick founded the Bergen Iron Works on the Metedeconk, and the township created on February 15, 1850, from parts of Dover and Howell townships, was named for him.

Brick was once much larger. Point Pleasant Beach and Bay Head left in 1886, Lakewood in 1892, Mantoloking in 1911 and Point Pleasant in 1920. For decades the township was a place of summer camps, cottages and cranberry bogs. The Garden State Parkway opened in 1954, and in the years that followed farms and woods became the year round neighborhoods that make up most of Brick today.

KEY DATES

Timeline

1827	Curtis Havens buys a one room cabin and 52 acres, the start of today's Havens Homestead.
1833	Joseph W. Brick founds the Bergen Iron Works on the Metedeconk River.
1850	Brick Township is incorporated on February 15 from parts of Dover and Howell townships.
1954	The Garden State Parkway opens, bringing a long run of year round home building.

3

SECTIONS OF TOWN

A town of many small neighborhoods

Herbertsville and Parkway Pines. The northwest corner of town near Parkway exit 91 and the Monmouth County line, one of Brick's oldest villages. Homes sit on larger, wooded lots with a quieter, more inland feel.

Laurelton, Breton Woods and Lake Riviera. The center of town around Route 88 and Route 70, built up mostly from the 1950s through the 1980s. Ranches, capes, split levels and colonials line established streets close to everyday shopping.

Along the Metedeconk River. Metedeconk, Riviera Beach and Swan Point line the south bank of the river on the north side of town. Many homes sit on the river or on lagoons with docks and quick access to the bay.

Cherry Quay, Shore Acres and Mandalay Park. Lagoon neighborhoods on the east side of the mainland where the river meets Barnegat Bay. Bulkheaded lots, boat lifts and a mix of original cottages and raised, rebuilt homes.

Osbornville. An older village on the bay side of the mainland around Drum Point Road and Mantoloking Road. A mix of established inland streets and bayfront and lagoon homes near Traders Cove.

Brick's beach section. A stretch of the barrier island along Route 35 between Mantoloking and Toms River's Normandy Beach, cut off from the mainland by the bay. Ocean and bayfront homes and the township's three ocean beaches.

> Brick is really a collection of communities, and the feel changes block by block. Some of the names you will hear:

Two homes a mile apart in Brick can be very different purchases. Flood zone, bulkhead condition and lot size change value more here than in most towns, which is why we price Brick homes street by street.

4

HOMES AND TAXES

What you will find

Ranches, capes and split levels from the 1950s through the 1970s make up much of the inland housing, many of them updated over the years.

Waterfront homes on lagoons, the river and the bay, from original cottages to new construction raised above flood elevation.

Newer colonials in the western neighborhoods closer to the Parkway.

Condominiums, townhomes and adult communities, which make Brick a common choice for downsizing without leaving the shore.

Worth knowing: many waterfront and lagoon homes sit in FEMA flood zones. That affects insurance cost, renovation rules and what a buyer's lender will require. New Jersey sellers must now disclose a home's flood zone and flood history, and we walk every buyer and seller through what that means for a specific address.

Property taxes

1.575%

2025 effective tax rate, as a share of market value

$8,093

2025 average residential tax bill

The effective rate is the easiest way to estimate. A home worth $500,000 on today's market would pay roughly $7,875 a year at Brick'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 Brick shops and eats

Brick has no single downtown, but daily errands are easy. Route 70 and Route 88 carry most of the shopping, with several supermarkets along Route 70 and Brick Boulevard.

Grocery stores

IN TOWN	**Stop & Shop** 55 Brick Boulevard, Brick
IN TOWN	**ShopRite** 668 Route 70, Brick
IN TOWN	**Trader Joe's** 110 Brick Plaza, Brick
IN TOWN	**ALDI** 780 Route 70, Brick
NORTHEAST	**Stop & Shop** 3208 Bridge Avenue, Point Pleasant

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

Dining

Route 70. The main east to west road across town, lined with shopping centers and places to eat, including Brick Plaza.

Route 88. Runs from Lakewood through Laurelton toward Point Pleasant, with a steady string of restaurants and everyday shopping.

Brick Boulevard and Hooper Avenue. North to south roads through the middle of town with casual restaurants and shopping, leading south toward Toms River.

Point Pleasant Beach and downtown Toms River. For a walkable night out, people head east to Arnold Avenue and the boardwalk in Point Pleasant Beach or south to Washington Street in Toms River.

Downtown Toms River: South on Hooper Avenue to the county seat's downtown, with restaurants along Washington Street near Main Street.

Shopping

Route 70 and Route 88 carry most of Brick's shopping, with shopping centers including Brick Plaza on Route 70. The Ocean County Mall is a short drive south on Hooper Avenue in Toms River.

6

GETTING AROUND

Roads and commuting

Brick has three Garden State Parkway exits, 89, 90 and 91, which makes it one of the easier shore towns to commute from, north toward Monmouth County and New York or south toward Toms River and Atlantic City. Route 70 runs east to west across town, Route 88 connects to Lakewood and Point Pleasant, and Route 35 runs along the barrier island. Nearly every daily errand is a short drive, with Route 70 and Route 88 carrying most of the shopping.

7

THINGS TO DO

Things to do in and around Brick

Brick ocean beaches. Three township beaches on the barrier island along Route 35, known as Brick Beach I, II and III, with seasonal badges and lifeguards in summer.

Windward Beach Park. A township park with a small bayside beach on the Metedeconk River, popular with families in summer.

Brick Summerfest. The township's free summer concert series along the Metedeconk River, with a food court and fireworks over the river at the season finale.

Traders Cove Marina and Park. A township marina and waterfront park off Mantoloking Road on Barnegat Bay. Free Wednesday evening concerts on the lawn in August; bring a chair or a blanket.

Havens Homestead Museum. The Havens family farmhouse at 521 Herbertsville Road, run by the Brick Township Historical Society, with rooms of 1800s household items, a barn and a cranberry shed. Admission is free; tours are on weekends in season, so check hours first.

Brick Township Reservoir. An 80 acre reservoir on the Wall Township line with a 1.7 mile walking trail around the water and fishing allowed.

Mantoloking Bridge Fishing Pier. An Ocean County fishing pier at 30 Mantoloking Road, beside the bridge over Barnegat Bay.

Ocean County Library, Brick Branch. A large branch at 301 Chambers Bridge Road with free programs, including local history talks.

8

MOVING CHECKLIST

Setting up your home in Brick

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

- [ ] **Township municipal building.** Brick Township Municipal Building, 401 Chambers Bridge Road, Brick, NJ 08723.https://www.bricknj.gov

- [ ] **Property taxes.** Tax office phone 732-262-1000. The tax collector's office is in the municipal building at 401 Chambers Bridge Road, and taxes can also be paid online through the township website. 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.** Brick Township Municipal Utilities Authority (BTMUA). 732-458-7000. The BTMUA, at 1551 Highway 88 West, provides water and sewer service in Brick, drawing much of its water from the Metedeconk River and the Brick reservoir. Call the BTMUA to schedule a final reading and move the account into the buyer's name before 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 and single stream recycling are collected through the township, with recycling picked up every other week in the blue can. Find your pickup days on the township's When Is My Collection page or in the Recycle Coach app, or call public works at 732-262-1000.

- [ ] **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. Many river, lagoon, bay and barrier island homes in Brick sit in FEMA flood zones, while much of the inland township does not. New Jersey sellers must disclose a home's flood zone and flood history. Brick takes part in FEMA's Community Rating System, which can lower flood insurance premiums for policyholders in town; it entered in 2017 and was listed at Class 6 in the state's 2019 hazard mitigation plan. Ask the township for the current class.

- [ ] **Library.** Ocean County Library, Brick Branch, 301 Chambers Bridge Road, Brick, NJ 08723.

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. Brick's township code requires a rental certificate of occupancy, issued by the construction code official, before a rental unit is occupied by a new tenant, but we found no resale certificate of occupancy for owner occupied homes. Confirm with the building department at 732-262-1030 before listing, and ask about any open permits.

9

QUESTIONS PEOPLE ASK

Questions people ask us about Brick

Does Brick have beaches?

Yes. Brick has three public ocean beaches on the barrier island along Route 35, plus Windward Beach Park, a bayside beach on the Metedeconk River.

Do I need flood insurance in Brick?

It depends on the address. Many waterfront and lagoon homes in Brick are in FEMA flood zones, and lenders require flood insurance on federally backed mortgages in high risk zones. New Jersey also requires sellers to disclose a home's flood zone and any flood history, so you can see the risk before you buy.

Is Brick a good place to commute from?

Brick has three Garden State Parkway exits, 89, 90 and 91, plus Routes 70 and 88, which makes it one of the more convenient shore towns for driving north into Monmouth County or south toward Toms River.

Are there adult communities in Brick?

Yes. Brick has several age restricted and adult communities, along with condominiums and townhomes, which makes it a popular choice for people downsizing at the shore. We can walk you through the fees, rules and recent sales for each one.

Where is the closest grocery store to Brick?

Brick has several supermarkets of its own: a Stop & Shop on Brick Boulevard, a ShopRite and an ALDI on Route 70, and a Trader Joe's at Brick Plaza. On the north side of town, the Stop & Shop on Bridge Avenue in Point Pleasant is just over the line.

Are there restaurants in Brick?

Yes. Brick has no single downtown, but restaurants are spread along its main roads, especially Route 70, Route 88, Brick Boulevard and Hooper Avenue. Point Pleasant Beach and downtown Toms River are short drives away.

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.

Herbertsville and Parkway Pines	
Laurelton, Breton Woods and Lake Riviera	
Along the Metedeconk River	
Cherry Quay, Shore Acres and Mandalay Park	
Osbornville	
Brick's beach section	

Is Brick 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 Brick, 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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