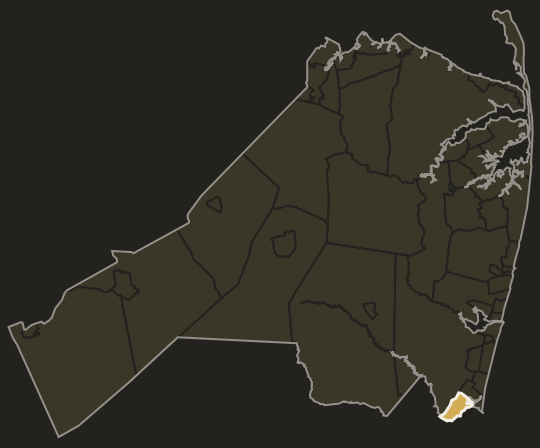
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AN IN DEPTH TOWN GUIDE

Living in Brielle, 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.

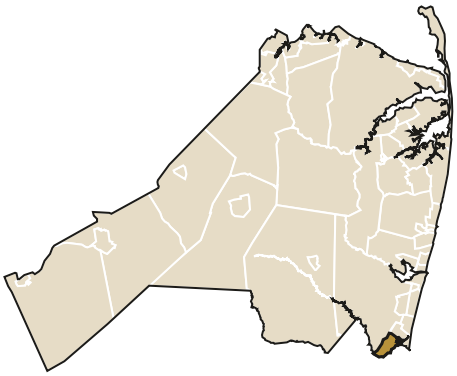
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AT A GLANCE

Brielle at a glance

County	Monmouth
Population	About 5,000 (2020 census)
Size	About 2.4 square miles, about a quarter of it water
Setting	River, creek and Glimmer Glass frontage around quiet residential streets
Main roads	Route 35 through town, Route 70 on the western edge, the start of Route 71; Parkway exit 98 via Route 34



Brielle in gold, in Monmouth County

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A SHORT HISTORY

The story of Brielle

The Lenape camped along this stretch of the Manasquan River to hunt and fish, and their temporary sites have been found near today's Birch Drive. Farmers settled here in the late 1600s, and by the early 1700s a small river port called Union Landing was building and loading ships. During the Revolution its salt works supplied the patriots and was burned by Loyalists in 1778, then rebuilt.

In 1881 the Brielle Land Association bought land north of Union Landing for summer homes and named it after Brielle in the Netherlands. Hotels and cottages lined the river, and Robert Louis Stevenson spent May 1888 here, naming Osborn Island Treasure Island. Brielle became its own borough in 1919, formed from part of Wall Township, and grew into a year round boating town.

KEY DATES

Timeline

1778	Loyalist raiders burn the Union Salt Works at Union Landing, which is rebuilt and reopens.
1881	The Brielle Land Association lays out summer home lots and names the area after Brielle in the Netherlands.
1888	Robert Louis Stevenson spends a month here and nicknames Osborn Island Treasure Island.
1919	Brielle Borough is incorporated from part of Wall Township.

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SECTIONS OF TOWN

Where you are on the water matters

Union Landing and the riverfront. The old river port area along the Manasquan River, where marinas and waterfront homes look across to Point Pleasant and Point Pleasant Beach.

Glimmer Glass. The tidal pond on the Manasquan line, once called Mud Pond, with homes along its shore near the 1898 drawbridge.

Debbie's Creek. A tidal creek reaching into the borough, with homes on bulkheaded lots, many with docks.

Manasquan Park. A named neighborhood inside Brielle. Despite the name, homes here are in Brielle and pay Brielle taxes.

Inland streets. Quiet residential blocks away from the water, with capes, ranches and colonials, a short drive to Union and Higgins Avenues.

> Brielle borders Manasquan to the north and east, Wall and Brick to the west, and Point Pleasant and Point Pleasant Beach across the river to the south. Its waterfront along the Manasquan River, Glimmer Glass and Debbie's Creek is all salt water and tidal.

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HOMES AND TAXES

What you will find

Waterfront homes: Homes on the river, Glimmer Glass and the creeks, some with docks and bulkheads.

In town streets: Older and newer detached homes on residential streets away from the water.

Worth knowing: For waterfront homes, the bulkhead, the dock and the flood zone can matter as much as the house. Check the condition of the bulkhead, whether the dock is permitted, and how deep the water is at low tide. Homes near the river and creeks can sit in FEMA flood zones, so ask for the elevation certificate and flood history too. New Jersey sellers must disclose a home's flood zone and flood history.

Property taxes

1.284%
2025 effective tax rate, as a share of market value

$14,907
2025 average residential tax bill

A home worth $1,150,000 on today's market would pay roughly $14,766 a year at Brielle'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 Brielle shops and eats

Brielle's daily shopping is along Union and Higgins Avenues, but there is no supermarket in town. The closest are just over the line in Wall and across the river in Point Pleasant.

Grocery stores

NORTHWEST	**ShopRite**	2433 Route 34, Wall (Manasquan mailing address)
NORTH	**Acme**	2007 Route 35, Wall Township
SOUTHWEST	**Stop & Shop**	3208 Bridge Avenue, Point Pleasant

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

Dining

Union Avenue. The main business street, with cafes, delis and everyday shops.

Higgins Avenue. A second short commercial strip with places to eat and the post office.

Main Street in Manasquan. Next door to the north, a walkable downtown with more restaurants.

Point Pleasant Beach: South across the Manasquan River on Route 35, a boardwalk about a mile long with food from sausage sandwiches to sushi.

Belmar: North on Route 71 through Manasquan, Sea Girt and Spring Lake. Main Street is a walkable downtown known for a broad range of cuisines.

Shopping

Larger stores are just over the line in Wall, along Route 34 and Route 35, including Wall Towne Center at Route 34 and Lakewood Road.

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GETTING AROUND

Roads and commuting

Route 35 runs through the middle of Brielle and crosses the Manasquan River on a drawbridge into Point Pleasant Beach. Route 71 begins at Route 35 in Brielle and runs north through Manasquan and Sea Girt. Route 70 runs along the western edge of town, and Routes 34, 35 and 70 meet just over the line in Wall at the former Brielle Circle, now a signal controlled intersection. Garden State Parkway exit 98 in Wall connects to Route 34 south. Brielle has no train station; the North Jersey Coast Line passes through town, and the closest station is Manasquan. NJ Transit buses 317 and 830 also serve the area. Daily shopping is along Union and Higgins Avenues, with larger stores nearby in Wall.

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THINGS TO DO

Things to do in and around Brielle

Manasquan River. The river that defines Brielle, lined with marinas and boatyards, with the Manasquan Inlet and the ocean just downstream.

Glimmer Glass Bridge. An 1898 drawbridge between Brielle and Manasquan, listed on the National Register of Historic Places in 2008.

Treasure Island. Osborn Island, now officially Nienstedt Island, sits in the river within the borough. Stevenson gave it its nickname in 1888, and it is best seen from the shore.

Brielle Park and Carpenter Park. The borough's two neighborhood parks, each with a playground.

Brielle Public Library. The borough's own library at 610 South Street, which carries the local history book The History of Brielle, Union Landing Revisited.

Manasquan beaches and inlet. Brielle has no ocean beach, but the Manasquan beaches, the inlet and Fisherman's Cove Conservation Area are a few minutes away.

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MOVING CHECKLIST

Setting up your home in Brielle

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

- [ ] **Borough hall.** Brielle Borough Hall, 601 Union Lane, Brielle, NJ 08730.https://briellenj.gov

- [ ] **Property taxes.** Tax office phone 732-528-6600. The tax office is in borough hall at 601 Union Lane. 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.** Brielle Borough Water and Sewer Department. 732-449-6463. The borough bills water and sewer itself, and wastewater is treated by the South Monmouth Regional Sewerage Authority. At closing, the attorney, agent or title company sends the borough's Final Read Request Form at least 24 hours ahead; a $65 reading fee is added to the final bill, and unpaid bills become the buyer's responsibility.

- [ ] **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 once a week by the borough's contractor, on a Monday or Thursday route depending on the street. The route maps, the recycling schedule and the yard waste schedule are on the borough website at briellenj.gov.

- [ ] **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. Homes along the Manasquan River, Glimmer Glass and Debbie's Creek can sit in mapped flood zones, so ask for the elevation certificate. Brielle was not listed in FEMA's Community Rating System in the state's 2019 hazard mitigation plan; ask the borough whether it participates now.
- [ ] **Library.** Brielle Public Library, 610 South Street, Brielle, NJ 08730.
- [ ] **Post office.** 412 Higgins Avenue, Brielle, NJ 08730.

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 state certificate for one and two family homes. Brielle also requires its own Certificate for Sale or Rental, a continued certificate of occupancy (CCO), before a sale closes. Apply online through the borough's Sale and Rental Certificate application. The borough's inspection checklist covers the exterior, smoke and carbon monoxide alarms, electrical, plumbing, egress and more, and still lists a fire extinguisher near the kitchen, so confirm current requirements with borough hall.

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QUESTIONS PEOPLE ASK

Questions people ask us about Brielle

Does Brielle have a beach?

Not on the ocean. Brielle is on the Manasquan River, and Manasquan sits between it and the ocean. The Manasquan beaches and the Manasquan Inlet are a short drive away.

Does Brielle have a train station?

No. The North Jersey Coast Line runs through Brielle, but the closest station is Manasquan, just to the north. Trains run north toward Newark, Hoboken and New York Penn Station and south to Point Pleasant Beach and Bay Head.

Where does the name Brielle come from?

The borough is named after Brielle in the Netherlands. The riverside setting reminded one of the 1881 developers of the Dutch town. Before that, the area was known as Union Landing.

Where is the closest grocery store to Brielle?

There is no supermarket in Brielle itself. The closest are a ShopRite at Wall Towne Center on Route 34 and an Acme on Route 35, both just north in Wall Township. Across the Manasquan River, there is a Stop & Shop on Bridge Avenue in Point Pleasant.

Is Brielle in Monmouth or Ocean County?

Monmouth County. The Manasquan River is the county line here, so Point Pleasant and Point Pleasant Beach, directly across the river, are in Ocean County.

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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.

Union Landing and the riverfront	
Glimmer Glass	
Debbie's Creek	
Manasquan Park	
Inland streets	

Is Brielle 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 Brielle, 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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