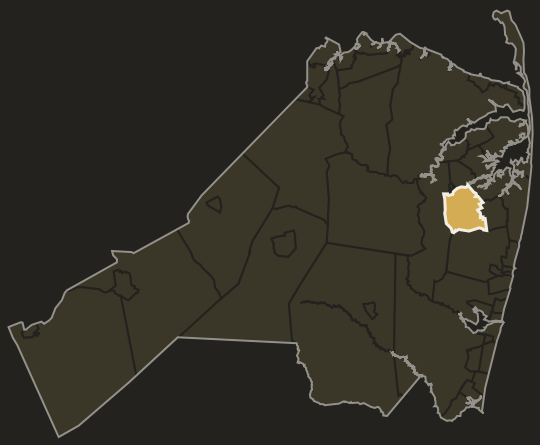
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AN IN DEPTH TOWN GUIDE

Living in Eatontown, 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 Eatontown

1	At a glance	The basics
2	A short history	How the town came to be
3	Sections of town	A town in the middle of a big change
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.

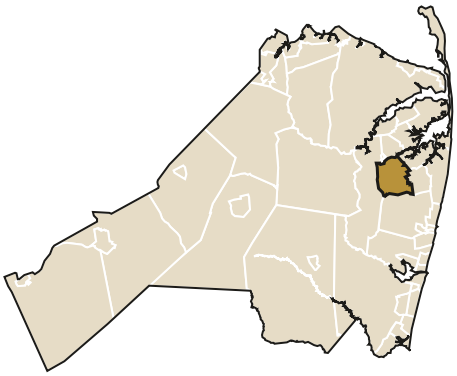
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1

AT A GLANCE

Eatontown at a glance

County	Monmouth
Population	About 13,600 (2020 census)
Size	About 5.9 square miles
Setting	Suburban neighborhoods around a busy highway crossroads
Main roads	Routes 35, 36, 18 and 71; Garden State Parkway exit 105 at the Tinton Falls line



Eatontown in gold, in Monmouth County

2

A SHORT HISTORY

The story of Eatontown

The Lenape lived in this part of Monmouth County before European settlement. Around 1670 Thomas Eaton surveyed the area and built a grist mill on the stream where Wampum Lake Park is today, and the village that grew up around it took his name. For two centuries it was part of Shrewsbury Township and later Ocean Township.

Eatontown Township was formed in 1873 from parts of Ocean and Shrewsbury townships, and it became a borough in 1926. The Army's Fort Monmouth, opened in 1917, shaped the town for most of the 1900s until it closed in 2011. Today the old fort and the former Monmouth Mall are both being rebuilt.

KEY DATES

Timeline

1670	Thomas Eaton builds a grist mill on the site of today's Wampum Lake Park.
1873	Eatontown Township is formed from parts of Ocean and Shrewsbury townships.
1926	Eatontown is reincorporated as a borough.
2011	The Army closes Fort Monmouth, opening its land for redevelopment.

3

SECTIONS OF TOWN

A town in the middle of a big change

The historic center. The old village around Broad Street (Route 71) and Main Street, near borough hall, the library and Wampum Lake. Streets here include some of the borough's oldest homes.

East of Route 35. The residential streets between Route 35 and the West Long Branch and Oceanport lines. The borough uses Route 35 as its dividing line for trash and recycling days, so locals often describe where they live by which side of the highway they are on.

West of Route 35. Neighborhoods running west toward Route 18 and the Tinton Falls line, with mostly single family homes on suburban streets, along with apartment and townhouse communities.

Fort Monmouth. The former Army post on the borough's east side, shared with Oceanport and Tinton Falls. Its land is being redeveloped with new housing, offices and a studio campus.

Monmouth Square. The former Monmouth Mall at Routes 35 and 36, being rebuilt as an open air center with shops, green space and apartments.

> Eatontown takes its name from Thomas Eaton, who built a grist mill around 1670 where Wampum Lake Park is today. It became a township in 1873 and a borough in 1926. Today it borders Shrewsbury, Oceanport, West Long Branch, Ocean Township and Tinton Falls.

4

HOMES AND TAXES

What you will find

Single family homes: On residential streets throughout the borough, away from the highway corridors.

New housing at Fort Monmouth: The borough approved 275 housing units on part of the former fort in 2022.

Apartments at Monmouth Square: The mall redevelopment plan calls for about 1,000 apartments, with completion estimated around 2028.

Worth knowing: Eatontown is in the middle of two of the biggest redevelopment projects in Monmouth County. Construction, traffic patterns and nearby land uses are changing, so we

look at what is planned near any home before pricing it. The Fort Monmouth land is overseen by the Fort Monmouth Economic Revitalization Authority, and its plans are public.

Property taxes

1.576%
2025 effective tax rate, as a share of market value

$11,411
2025 average residential tax bill

A home worth $700,000 on today's market would pay roughly $11,032 a year at Eatontown'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 Eatontown shops and eats

Eatontown is one of the area's main shopping crossroads, so errands rarely mean a long drive. Most stores and restaurants line Route 35 and Route 36.

Grocery stores

IN TOWN	**Whole Foods Market** 180 Route 35, Eatontown
NORTH	**Trader Joe's** 1031 Broad Street, Shrewsbury
EAST	**ShopRite** 145 Monmouth Road, West Long Branch
SOUTH	**Wegmans** 1104 Route 35, Ocean Township

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

Dining

Route 35. The main north to south highway, lined with shopping centers and places to eat, including around Monmouth Square.

Route 36. The east to west highway toward Long Branch and the Parkway, with more everyday restaurants.

Broad Street. The older main street through the center of town, with a smaller mix of local eateries.

Downtown Red Bank: North through Shrewsbury to Broad Street and Monmouth Street, a downtown with restaurants, shops and live entertainment.

Pier Village, Long Branch: East toward the ocean, an oceanfront complex with restaurants and shops along the boardwalk.

Shopping

The former Monmouth Mall at Routes 35 and 36 is being rebuilt as Monmouth Square, where a new Whole Foods Market opened in July 2026. The rest of Route 35 and Route 36 is lined with shopping centers.

6

GETTING AROUND

Roads and commuting

Routes 35 and 36 run through the center of the borough, Route 18 crosses the southwest part and Route 71 the north. Route 36 begins at Garden State Parkway exit 105 on the Tinton Falls line and runs east past Monmouth Square. County Routes 537 and 547 also pass through. Eatontown has no train station of its own; NJ Transit's North Jersey Coast Line runs through neighboring towns to the east. NJ Transit buses 831 and 832 provide local service. Daily shopping is along Routes 35 and 36.

7

THINGS TO DO

Things to do in and around Eatontown

Wampum Lake Park. A borough park and lake on the site of Thomas Eaton's early mill, built largely by the Works Progress Administration and dedicated in 1940.

Wolcott Park. A borough park with softball fields, tennis, pickleball and basketball courts, a playground and a picnic pavilion.

Eatontown Historical Museum. A house at 75 Broad Street whose oldest room dates to the mid 1700s, owned by the borough since 1978. It is open the first Sunday of each month from 1 to 4 pm.

Historical Fitness Walk. A self guided walking tour of the borough's historic district created by the Eatontown Historical Society, with a printable brochure on the borough website.

Earth Day at borough hall. A spring event at 47 Broad Street with free paper shredding for residents, paired with borough wide cleanups in April and October.

Eatontown Public Library. The borough's own library at 33 Broad Street, a member of the Monmouth County Library system.

8

MOVING CHECKLIST

Setting up your home in Eatontown

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

- [ ] **Borough hall.** Eatontown Borough Hall, 47 Broad Street, Eatontown, NJ 07724.732-389-7600. https://eatontownnj.com

- [ ] **Property taxes.** Tax office phone 732-389-7604. The tax collector is in borough hall at 47 Broad Street. 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: Eatontown Sewerage Authority. 1-800-652-6987 (New Jersey American Water); 732-389-7605 (Eatontown Sewerage Authority). Water comes from New Jersey American Water, so start or stop service with the company directly. Sewer service is billed locally by the Eatontown Sewerage Authority; wastewater is treated by the regional Two Rivers Water Reclamation Authority, which charges the borough rather than homeowners. Ask for a final sewer reading or bill at 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.** The borough collects trash in borough issued containers twice a week: Tuesday and Friday east of Route 35, Monday and Thursday west of Route 35. Recycling is collected every other Wednesday, and bulk pickup runs by month. The full schedule is in the borough's yearly calendar booklet on eatontownnj.com, or call Public Works at 732-389-7651.

- [ ] **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.** Eatontown is inland, and most of the borough sits outside high risk flood zones, though some homes near brooks and Wampum Lake may be mapped. 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. We did not find Eatontown in FEMA's Community Rating System.

- [ ] **Library.** Eatontown Public Library (Monmouth County Library member), 33 Broad Street, Eatontown, NJ 07724.

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. Eatontown also requires its own certificate of occupancy before a home is sold, rented or otherwise changes occupants (Borough Code Chapter 116, Certificates of Occupancy, rewritten in August 2026). The borough combines it with the state alarm certificate into one certificate of smoke alarm, carbon monoxide alarm and compliance, issued by the borough's code enforcement officer, housing official or fire inspectors after an inspection that also looks at items such as electrical work, egress windows and handrails. The certificate is valid for 60 days, so time the inspection with the closing and call borough hall for the application.

9

QUESTIONS PEOPLE ASK

Questions people ask us about Eatontown

Is Fort Monmouth in Eatontown?

Partly. The former Army post spread across Eatontown, Oceanport and Tinton Falls and officially closed on September 15, 2011. Its redevelopment is overseen by the Fort Monmouth Economic Revitalization Authority.

Where is the Netflix studio in New Jersey?

Netflix is building a studio campus on about 292 acres of the former Fort Monmouth in Eatontown and Oceanport. Crews set the final structural beams on the first sound stages in June 2026, and Netflix has said the first phase is on track for summer 2027, with the next phase targeted for fall 2028.

What is happening to the Monmouth Mall?

It is being redeveloped as Monmouth Square. The project broke ground in May 2024, the enclosed mall closed to the public that August, and the plan adds green space, medical offices and about 1,000 apartments, with completion estimated around 2028.

Does Eatontown have a train station?

No. NJ Transit's North Jersey Coast Line runs through neighboring towns to the east. In Eatontown itself, NJ Transit provides local bus service on routes 831 and 832.

Where is the closest grocery store to Eatontown?

Eatontown has its own Whole Foods Market, which opened at Monmouth Square on Route 35 in July 2026. Just outside the borough there is a Trader Joe's on Broad Street in Shrewsbury, a ShopRite on Monmouth Road in West Long Branch and a Wegmans on Route 35 in Ocean Township.

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.

The historic center	
East of Route 35	
West of Route 35	
Fort Monmouth	
Monmouth Square	

Is Eatontown 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 Eatontown, 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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