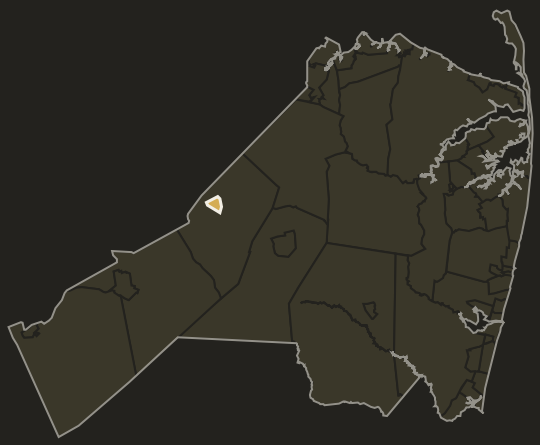
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AN IN DEPTH TOWN GUIDE

# Living in Englishtown, 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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# Living in Englishtown


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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.

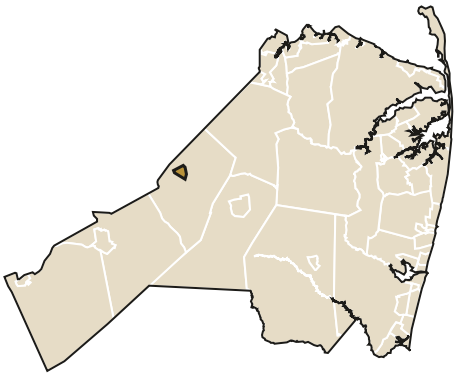
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AT A GLANCE

# Englishtown at a glance

| | |
|---|---|
| **County** | Monmouth |
| **Population** | About 2,300 (2020 census) |
| **Size** | About 0.6 square miles |
| **Setting** | Small historic town center surrounded by Manalapan Township |
| **Main roads** | County Routes 522 and 527; Route 9 a short drive east in Manalapan |



Englishtown in gold, in Monmouth County

## An Englishtown address is not always Englishtown

Englishtown Borough is its own municipality, with its own government and its own property taxes. It is small, about 0.6 square miles, and Manalapan Township surrounds it completely.

The confusing part is the mail. The Englishtown post office and its 07726 ZIP code also serve much of Manalapan and some nearby areas, and even Raceway Park, which is in Old Bridge Township in Middlesex County, has an Englishtown ZIP code. When we price or search for a home, we always confirm which municipality it is actually in, because that decides the tax rate and the town services.

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A SHORT HISTORY

# The story of Englishtown

This was Lenape country before European settlement. The earliest recorded landowner was James Johnston, an Englishman, in 1688, and before 1730 the English family bought a large tract of farmland here and gave the village its name. A main road linked Monmouth Court House, now Freehold, through Englishtown into Middlesex County, and the village grew into a local trading stop along it.

After the Battle of Monmouth in June 1778, George Washington made his headquarters at the Village Inn and began the court martial of General Charles Lee there. A railroad from Freehold to Jamesburg passed through in the 1850s. Englishtown was set off from Manalapan Township as its own borough on January 4, 1888, and Manalapan still surrounds it on every side.

KEY DATES

# Timeline

| | |
|---|---|
| 1732 | The oldest part of the Village Inn is built, later becoming a tavern at Main and Water Streets. |
| 1778 | Washington begins the court martial of General Charles Lee at the Village Inn on June 30. |
| 1853 | The first section of the Freehold and Jamesburg Agricultural Railroad opens through the area. |
| 1888 | Englishtown is incorporated as a borough from part of Manalapan Township on January 4. |

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SECTIONS OF TOWN

# A small town with a historic center

**Main Street and Water Street.** The historic center of the borough, around the Village Inn and Borough Hall. Older homes, some from the 1700s and 1800s, stand close to the street beside a few small shops.

**Residential side streets.** The blocks just off Main Street, a short walk from the center, with a mix of older and newer single family homes on modest lots.

**Along County Routes 522 and 527.** The edges of the borough where the county roads lead out toward Manalapan, with homes from several eras. The Manalapan line is only a few blocks away in any direction, so check which town a home is in.

> Englishtown was set off from Manalapan Township as a borough in 1888 and was named for the English family, early landowners here. In the 1700s a main road linked Monmouth Court House, now Freehold, to Englishtown and on into Middlesex County, and the town became a local trading center.

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HOMES AND TAXES

# What you will find

**Older homes near the center:** Along and near Main Street, where some buildings date to the 1700s and 1800s.

**Single family homes:** On the residential streets that make up most of the borough.

**Worth knowing:** Because the Englishtown ZIP code covers so much more than the borough, the mailing address alone does not tell you which town a home is in. Englishtown Borough and Manalapan Township have different tax rates and services. We confirm the municipality and the block and lot on every property. For older homes near the historic center, we also look closely at age, updates and past permits.

## Property taxes

**1.930%**

2025 effective tax rate, as a share of market value

**$9,870**

2025 average residential tax bill

A home worth $500,000 on today's market would pay roughly $9,650 a year at Englishtown'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 Englishtown shops and eats

Englishtown is a small borough with a short Main Street and no supermarket of its own. Groceries and most errands mean a short drive, usually east to Route 9 in Manalapan and Freehold Township.

## Grocery stores

| | |
|---|---|
| EAST | **Wegmans**<br>55 Route 9, Manalapan |
| EAST | **Trader Joe's**<br>4331 Route 9, Freehold Township |
| NORTHEAST | **Whole Foods Market**<br>113 Route 9, Marlboro |
| SOUTHEAST | **Stop & Shop**<br>160 Village Center Drive, Freehold Township |
| WEST | **Stop & Shop**<br>1600 Perrineville Road, Monroe Township |

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

## Dining

**Main Street.** A handful of small places to eat in the historic center, within walking distance for much of the borough.

**Route 9 in Manalapan.** A few minutes east, with many casual places to eat in the shopping centers along the highway.

**Downtown Freehold.** Southeast along County Route 522, the county seat's Main Street has the widest choice of sit down restaurants nearby.

### Shopping

Route 9 is the main shopping road, running through Manalapan to the Freehold Raceway Mall, a regional mall with more than 200 stores in Freehold Township.

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GETTING AROUND

## Roads and commuting

County Route 522 and County Route 527 are the main roads through the borough. Route 9 runs north and south a short drive east in Manalapan. NJ Transit's 139 bus runs between Englishtown and the Port Authority Bus Terminal in Midtown Manhattan. There is no train station; the old Freehold and Jamesburg railroad through the area was abandoned by the early 1930s. Most daily shopping is a short drive away along the Route 9 corridor.

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THINGS TO DO

## Things to do in and around Englishtown

**The Village Inn.** A tavern whose oldest part dates to 1732, where Washington began the court martial of General Charles Lee in 1778. It is listed on the National Register of Historic Places and is owned by the Battleground Historical Society, which opens it for tours on the third Sunday of each month.

**Veterans' Monument.** A small pocket park and memorial on Main Street, built where the old town hall stood until it was taken down in 2000.

**Sanford Park.** The borough's park, which residents can reserve for gatherings through Borough Hall.

**Monmouth Battlefield State Park.** A short drive south, thousands of acres of fields, orchards and trails where the Battle of Monmouth was fought, with a visitor center overlooking the battlefield.

**Battle of Monmouth reenactment.** A two day living history weekend at the battlefield each June, with encampments, cannon and musket demonstrations and a reenactment of the battle.

**Manalapan Recreation Center.** Just outside the borough on Route 522, a large township park with ball fields, courts, trails and a splash pad, and home to Manalapan Day each June.

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MOVING CHECKLIST

# Setting up your home in Englishtown

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

- [ ] **Borough hall.** Englishtown Borough Hall, 15 Main Street, Englishtown, NJ 07726.732-446-9235. https://www.englishtownnj.com

- [ ] **Property taxes.** Tax office phone 732-446-9235, ext. 213. The tax collector is at Borough Hall, 15 Main Street, open weekdays from 8 a.m. to 4 p.m., and taxes and utility bills can also be paid online through the borough 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.** Borough of Englishtown water and sewer utility. 732-446-9469, ext. 210. Englishtown runs its own water and sewer utility, and the water and sewer clerk at Borough Hall handles billing, open weekdays from 8 a.m. to 2 p.m. Schedule a final reading and transfer the account through that office before closing. The borough has posted notices to utility customers that mention New Jersey American Water, so ask the borough whether any change in the water or sewer system is planned.

- [ ] **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.** Englishtown runs trash and recycling as a borough solid waste utility, billed through the water and sewer office at Borough Hall (732-446-9469, ext. 210). Pickup is done by the borough's contracted hauler. Call Borough Hall for your pickup 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.** Englishtown is an inland borough with little flood risk for most homes. 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. Englishtown was not listed as a participant in FEMA's Community Rating System in the state's 2019 hazard mitigation plan.
- [ ] **Library.** Monmouth County Library Headquarters (nearest, in Manalapan), 125 Symmes Drive, Manalapan, NJ 07726.
- [ ] **Post office.** Englishtown Post Office, 9 Taylors Mills Road, Manalapan, NJ 07726.

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. Englishtown posts its own 2026 application for this certificate on the borough website. 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. Englishtown also requires a certificate of continued occupancy (CCO) inspection. The borough's zoning and code enforcement office handles it (732-446-9235, ext. 221), with CCO inspections held on Monday mornings, and the CCO application and checklist are listed on the borough's forms page. Call that office early to learn the current fee and what the inspector checks.

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QUESTIONS PEOPLE ASK

# Questions people ask us about Englishtown

### Is Englishtown the same as Manalapan?

No. Englishtown is a separate borough with its own government and taxes, and Manalapan Township surrounds it completely. Many Manalapan homes use an Englishtown mailing address and the 07726 ZIP code, but they are in Manalapan.

### Is Raceway Park in Englishtown?

No. Raceway Park is in Old Bridge Township, in Middlesex County. It has an Englishtown ZIP code, which is why it is so often called Englishtown.

### What happened at the Village Inn?

During the Revolutionary War, Washington used the Village Inn as a headquarters. On June 30, 1778, he began the court martial of General Charles Lee there over Lee's conduct at the Battle of Monmouth. The Battleground Historical Society bought the building in 1978.

### Is there a bus from Englishtown to New York?

Yes. NJ Transit's 139 bus runs between Englishtown and the Port Authority Bus Terminal in Midtown Manhattan.

### Where is the closest grocery store to Englishtown?

Englishtown has no supermarket of its own, so the closest are a few minutes east on Route 9. There is a Wegmans on Route 9 in Manalapan and a Trader Joe's on Route 9 in Freehold Township. A Whole Foods in Marlboro and Stop & Shop stores in Freehold Township and Monroe Township are also close by.

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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.

| | |
|---|---|
| Main Street and Water Street | |
| Residential side streets | |
| Along County Routes 522 and 527 | |

# Is Englishtown 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 Englishtown, 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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