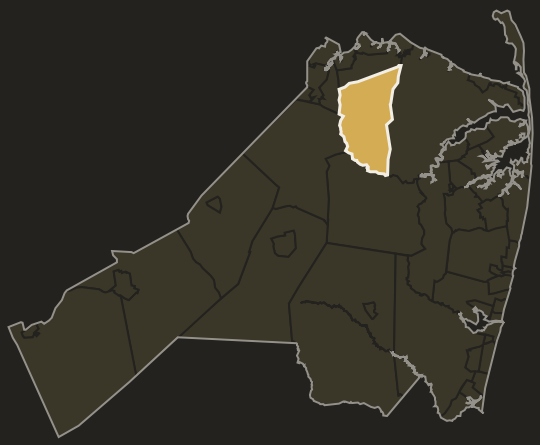
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AN IN DEPTH TOWN GUIDE

Living in Holmdel, 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.

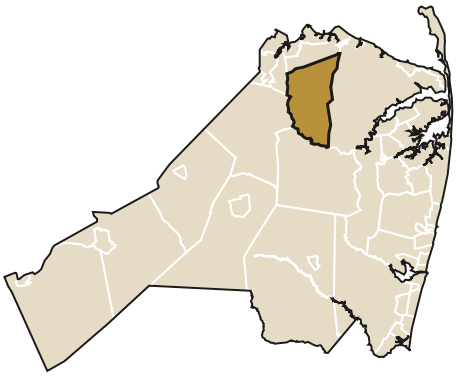
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AT A GLANCE

Holmdel at a glance

County	Monmouth
Population	About 17,400 (2020 census)
Size	About 18 square miles
Setting	Suburban neighborhoods, farms, parkland and wooded hills
Main roads	Garden State Parkway (Exits 114 and 116), Route 34, Route 35 and County Routes 516 and 520



Holmdel in gold, in Monmouth County

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A SHORT HISTORY

The story of Holmdel

The Lenape lived on this rolling land when Europeans arrived, and in 1675 it became part of the English Monmouth Tract. Dutch and English families farmed here for generations, and in the 1750s William Holmes built the Dutch style farmhouse now called the Holmes Hendrickson House. The area belonged to Middletown and then Raritan Township before Holmdel Township was incorporated on February 23, 1857.

Holmdel stayed a farming town well into the 1900s. Bell Labs changed that. In 1931 its engineer Karl Jansky did the first radio astronomy work here, the large Bell Labs Holmdel Complex opened in the early 1960s, and in 1964 two of its scientists detected the faint afterglow of the Big Bang, work that won a Nobel Prize. The Garden State Parkway and new neighborhoods followed.

KEY DATES

Timeline

1693	The area that becomes Holmdel is made part of Middletown Township.
1857	Holmdel Township is incorporated from part of Raritan Township, now Hazlet.
1931	Bell Labs engineer Karl Jansky begins the first radio astronomy work in Holmdel.
1964	Bell Labs scientists Arno Penzias and Robert Wilson detect the cosmic background radiation with the Holmdel Horn Antenna.

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SECTIONS OF TOWN

Old crossroads names still mark the map

Crawford Corners. The area around Crawfords Corner Road and Crawford Hill, the highest point in Monmouth County, home to town hall and the former Bell Labs building.

Around Holmdel Park. Longstreet Road and the surrounding streets, where homes sit near the county park's woods, ponds and farm.

Centerville. An old crossroads community whose name still marks a section and roads of the township.

Everett. Another historic crossroads name that still marks a part of the township and its roads.

Pleasant Valley. An old crossroads name, possibly the source of the township's name, that still marks part of town.

The Route 35 end. The northern part of the township near Hazlet, where Route 35 passes through with shopping and neighborhoods close by.

> Holmdel does not have one big downtown. It grew from farm crossroads, and several of those old names are still used for parts of the township today.

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HOMES AND TAXES

What you will find

Single family homes: In subdivisions built over many decades, from older ranches and colonials to large newer homes.

Homes on larger lots: Especially in the more rural sections, near farms and parkland.

Historic homes: Holmdel has several houses on the National Register of Historic Places, including the Holmes Hendrickson House, Kovenhoven and Old Kentuck.

Worth knowing: Lot size, zoning and utilities vary a lot from one Holmdel street to the next. Before you buy, confirm whether the home is on public water and sewer or uses its own well and septic system, and check for any farmland, wetlands or open space next door. New Jersey requires the well water to be tested before a home with a private well is sold. We sort this out before we price any Holmdel home.

Property taxes

1.657%
2025 effective tax rate, as a share of market value

$15,893
2025 average residential tax bill

A home worth $950,000 on today's market would pay roughly $15,742 a year at Holmdel'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 Holmdel shops and eats

Holmdel has no traditional downtown and no full supermarket, so most errands mean a short drive. Most stores and restaurants are along Route 35 at the north end of the township and at Bell Works, the former Bell Labs building.

Grocery stores

NORTH	**ShopRite** 3120 Route 35, Hazlet
NORTHWEST	**Stop & Shop** 1129 Route 34, Aberdeen Township
NORTHEAST	**Trader Joe's** 1447 Route 35, Middletown
SOUTHEAST	**Acme** 616 Newman Springs Road, Middletown
WEST	**Whole Foods Market** 113 Route 9, Marlboro

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

Dining

Crawfords Corner Road. The former Bell Labs building now holds a food hall and several places to eat.

Route 35. Restaurants in the shopping centers at the north end of the township and into Hazlet.

Downtown Red Bank. East on Newman Springs Road, Broad Street and Monmouth Street have a wide choice of restaurants.

Bell Works: On Crawfords Corner Road in Holmdel, the former Bell Labs building, now home to a food hall, restaurants, shops and a county library branch.

Shopping

Most everyday shopping is along Route 35 at the north end of the township and into Hazlet and Middletown. Bell Works also has shops in its atrium.

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GETTING AROUND

Roads and commuting

The Garden State Parkway runs through the middle of Holmdel. Exit 114 at Red Hill Road is shared with Middletown, and Exit 116 serves the PNC Bank Arts Center and the New Jersey Vietnam Veterans Memorial. Route 34 crosses the western part of the township and Route 35 the northern part, with short stretches of County Routes 516 and 520. There is no train station in Holmdel. The nearest stations on NJ Transit's North Jersey Coast Line are Hazlet, Middletown and Aberdeen Matawan. NJ Transit and Academy buses serve the area, and the SeaStreak ferry to New York leaves from Highlands. Most daily shopping is along the state highways and in neighboring towns.

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THINGS TO DO

Things to do in and around Holmdel

Holmdel Park. A 619 acre Monmouth County park at 44 Longstreet Road with more than 10 miles of trails, two playgrounds, a fishing pond, tennis courts, and skating and sledding in winter when conditions allow.

Historic Longstreet Farm. A nine acre living history farm inside Holmdel Park that shows Monmouth County farm life in the 1890s, with period buildings, working animals and crops.

Holmdel Arboretum. A collection of trees and shrubs inside Holmdel Park, started in 1963 to show how local species look when fully grown.

Holmes Hendrickson House. The 1750s Dutch style farmhouse built by William Holmes, which stands in Holmdel Park.

New Jersey Vietnam Veterans Memorial. An open air circular memorial off Garden State Parkway Exit 116, dedicated in 1995, with a museum and education center beside it.

Monmouth County Library, Holmdel Branch. The township's library branch at 101 Crawfords Corner Road, inside the former Bell Labs building designed by Eero Saarinen.

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MOVING CHECKLIST

Setting up your home in Holmdel

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

- [ ] **Township municipal building.** Holmdel Town Hall, 4 Crawfords Corner Road, Holmdel, NJ 07733.https://www.holmdeltownship.com

- [ ] **Property taxes.** Tax office phone 732-946-2820. The tax office is in town hall at 4 Crawfords Corner Road and also collects township sewer charges. 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.** Sewer: Holmdel Township sewer utility (where available). Water: a water company or private well, depending on the street. 732-946-2820. The township runs a sewer utility, billed with taxes through town hall, and wastewater is treated by the Bayshore Regional Sewerage Authority. Holmdel does not list a township water utility, so check the seller's bills to see whether the home has public water or a private well. Some homes also use septic systems. New Jersey requires the well water to be tested before a home with a private well is sold.

- [ ] **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.** Curbside recycling is picked up by zone; find your days on the 2026 Recycling Schedule, the recycling map or your recycling postcard on the Recycling page at holmdeltownship.com, or call 732-946-2820 ext. 1953. The township Recycling Center at 14 Crawfords Corner Road is open Monday, Wednesday and Friday. Ask the township how household trash is collected on your street.

- [ ] **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. Holmdel is inland and hilly, so flood risk is limited to land along its brooks and the Swimming River Reservoir.
- [ ] **Library.** Monmouth County Library, Holmdel Branch, 101 Crawfords Corner Road, Holmdel, NJ 07733.
- [ ] **Post office.** 10 Crawfords Corner Road, Holmdel, NJ 07733.

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. Holmdel also requires its own Occupancy Certificate of Code Compliance before any home is sold, transferred, leased or rented (Chapter 20 of the township code). It is issued by the Housing Bureau in the Community Development department after a visual inspection for unpermitted work, code violations and life safety devices. Apply online through the township's portal and use its Residential Occupancy Certificate Checklist; call 732-946-2820 with questions.

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QUESTIONS PEOPLE ASK

Questions people ask us about Holmdel

What is Bell Works in Holmdel?

Bell Works is the former Bell Labs Holmdel Complex on Crawfords Corner Road, designed by architect Eero Saarinen. Since 2013 it has been redeveloped as a mixed use building for offices and other uses. It was added to the National Register of Historic Places in 2017.

Is the PNC Bank Arts Center in Holmdel?

Yes. The PNC Bank Arts Center, an outdoor amphitheater that opened in 1968, is in Holmdel at Garden State Parkway Exit 116. The New Jersey Vietnam Veterans Memorial is on the same grounds.

Does Holmdel have a train station?

No. The closest NJ Transit stations are Hazlet, Middletown and Aberdeen Matawan, all on the North Jersey Coast Line. Holmdel does have two Garden State Parkway exits, 114 and 116.

What is the highest point in Monmouth County?

Crawford Hill in Holmdel, at 391 feet. Bell Labs ran a research site there until Nokia sold the property in 2021, and the township bought 35 acres of it, including the Holmdel Horn Antenna, in 2024. Holmdel is also where the Holmdel Horn Antenna helped find evidence of the cosmic microwave background in 1964.

Where is the closest grocery store to Holmdel?

Holmdel has no full supermarket of its own, but several are just over the line. The closest are a ShopRite on Route 35 in Hazlet, a Stop & Shop on Route 34 in Aberdeen and a Trader Joe's on Route 35 in Middletown. Toward the south side of town, there is an Acme on Newman Springs Road in Lincroft and a Whole Foods Market on Route 9 in Marlboro.

Are there restaurants in Holmdel?

Yes, though they are spread out rather than on a main street. Bell Works, the former Bell Labs building on Crawfords Corner Road, has a food hall and several restaurants, and more are along Route 35. Downtown Red Bank is a short drive east for more choices.

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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.

Crawford Corners	
Around Holmdel Park	
Centerville	
Everett	
Pleasant Valley	
The Route 35 end	

Is Holmdel 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 Holmdel, 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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