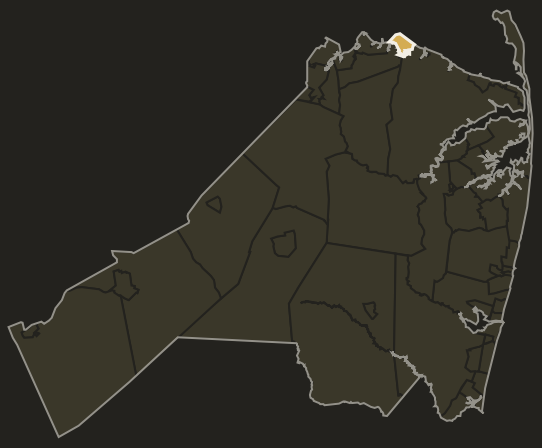
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AN IN DEPTH TOWN GUIDE

Living in Keansburg, 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.

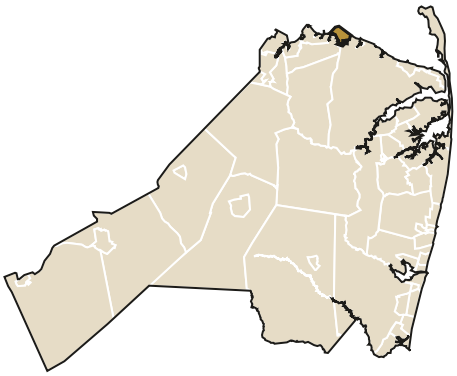
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AT A GLANCE

Keansburg at a glance

County	Monmouth
Population	About 9,800 (2020 census)
Size	About 1 square mile of land, plus open water of Raritan Bay inside its borders
Setting	Bayfront beach, creeks and compact in town streets
Main roads	Route 36 along the southern border; Parkway Exit 117 nearby in Hazlet



Keansburg in gold, in Monmouth County

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A SHORT HISTORY

The story of Keansburg

The Lenape called this stretch of the bay shore Wakioak, often translated as land of plenty. Henry Hudson's Half Moon is said to have anchored nearby in 1609. The settlement that grew up here was known as Waackaack, then Tanner's Landing after its small port, and later Granville. In 1884 a new post office took the name Keansburg, honoring John Kean.

Keansburg began as a fishing village and grew into a summer resort. In 1906 the New Point Comfort Beach Company laid out Beachway, and from 1910 steamboats carried visitors from New York to the town's pier. Keansburg was incorporated as a borough on March 26, 1917, from parts of Middletown Township and Raritan Township, now Hazlet. By the 1960s it had become a year round residential town.

KEY DATES

Timeline

1884	A post office opens and the village of Granville takes the name Keansburg.
1906	The New Point Comfort Beach Company lays out Beachway along the bay.
1910	Scheduled steamboat service begins between New York and Keansburg.
1917	Keansburg is incorporated as a borough from parts of Middletown and Raritan Townships.

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SECTIONS OF TOWN

From the beachfront to Route 36

Beachway and the beachfront. The streets along the bay around Beachway, close to the beach, the pavilion and the Bay Walks. Homes are mostly former summer cottages and small year round houses on compact lots.

Point Comfort. A named section of the borough developed by the New Point Comfort Beach Company in the early 1900s, with closely spaced older homes near the water.

Beacon Beach. Another old resort era name that still marks part of the borough near the bay.

Main Street and Church Street. The center of town around borough hall, with older single family and two family homes on a grid of short blocks.

Toward Carr Avenue and Route 36. The southern part of the borough, farther from the water, with a mix of older homes and later houses closer to the highway.

> Keansburg is small, and most of it sits within walking distance of the bay. A few old place names still mark parts of the borough.

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HOMES AND TAXES

What you will find

Homes near the bay: Single family homes on compact lots close to the beach and the creeks.

In town streets: Older single family homes on smaller lots across the borough.

Homes near Waackaack Creek: Homes along the tidal creek, which the borough tracks with a tide gauge for high water.

Worth knowing: Flood risk is the first thing to check in Keansburg. The borough sits on Raritan Bay and Waackaack Creek. An Army Corps of Engineers beach erosion and hurricane protection project with levees and dunes protects the borough. The borough keeps a list of elevation certificates, so ask for the flood zone, the certificate and the flood history on any home you are considering.

Property taxes

2.429%
2025 effective tax rate, as a share of market value

$7,478
2025 average residential tax bill

A home worth $300,000 on today's market would pay roughly $7,287 a year at Keansburg'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 Keansburg shops and eats

Keansburg has small shops and casual places to eat, but no full supermarket. For a big grocery run, most people drive a few minutes south to Route 35 in Middletown and Hazlet.

Grocery stores

SOUTH	**ShopRite**	1500 Route 35, Middletown
SOUTH	**Trader Joe's**	1447 Route 35, Middletown
SOUTHWEST	**ALDI**	3020 Route 35, Hazlet
SOUTHWEST	**ShopRite**	3120 Route 35, Hazlet
SOUTHEAST	**Stop & Shop**	850 Route 35, Middletown

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

Dining

Beachway. The bayfront strip near the beach and the amusement area, with seasonal casual food.

Main Street and Carr Avenue. The borough's everyday commercial streets, with places to eat mixed in among local shops.

Route 35 in Middletown and Hazlet. A few minutes south, a long commercial corridor with many more restaurants.

Downtown Keyport: West on Route 36 to West Front Street, a shopping district one block from the waterfront with many restaurants, several with live music.

Atlantic Highlands: East on Route 36 to First Avenue and the harbor, with gift shops, galleries and places to eat.

Downtown Red Bank: Southeast on Route 35 to Broad Street and Monmouth Street, a downtown with everything from fine dining to casual food, and outdoor dining on Broad Street in season.

Shopping

Route 35 in Hazlet and Middletown, a few minutes south, is the main shopping road, lined with supermarkets and shopping centers, including the Hazlet Town Center.

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GETTING AROUND

Roads and commuting

Route 36 runs along the southern edge of Keansburg, and Garden State Parkway Exit 117 is a short drive west in Hazlet. NJ Transit's 817 bus provides local service, and Academy buses also run along Route 36. The closest train stations are Hazlet and Middletown on NJ Transit's North Jersey Coast Line, and ferries to New York leave from elsewhere on the Bayshore. Daily shopping is in town and along Route 36.

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THINGS TO DO

Things to do in and around Keansburg

Keansburg Beach and Bay Walks. A free bay beach reached by two wooden Bay Walks, with metered parking next to them and views to the New York skyline. Swimming is allowed from daybreak to dusk, with no lifeguards.

Beach Pavilion and playground. At Beachway and Main Street, with restrooms, an outdoor shower and a small playground open all year.

Henry Hudson Trail. A paved Monmouth County trail on an old railroad line that passes through the Bayshore, good for walking and biking toward Atlantic Highlands.

Friendship Park. A quiet park on Main Street with a tribute to the Irish Famine.

Forest Park and St. John's Playing Fields. Borough parks with a playground and basketball at Forest Park, and ball fields and the James Sidoti Skatepark on St. John's Place.

Borough tennis and pickleball courts. Courts at Railroad Avenue and Wood Street, free for residents when not in use by local teams; keys are available at the police department.

Keansburg Waterfront Public Library. The borough's library at 55 Shore Boulevard, founded in 2004 and a member library of the Monmouth County Library system.

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MOVING CHECKLIST

Setting up your home in Keansburg

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

- [ ] **Borough hall.** George E. Kauffmann Municipal Building, 29 Church Street, Keansburg, NJ 07734.732-787-0215. https://keansburgnj.gov

- [ ] **Property taxes.** Tax office phone 732-787-0215, ext. 113. The tax collector's office is in borough hall at 29 Church Street, open weekdays 8 a.m. to 4 p.m. 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. The tax bill should go to the new owner or the new owner's paying agent at closing, and new owners should confirm where bills will be sent.

- [ ] **Water and sewer.** Keansburg Water and Sewer Department (borough owned utility). 732-787-0215, ext. 132. The borough runs its own water and sewer utility, with its plant on Frazee Place, billed quarterly (due January 1, April 1, July 1 and October 1). When selling, call at least 48 hours ahead to schedule a final reading; a $50 final reading fee is added to the account 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.** Trash is picked up twice a week: Monday and Thursday south of Church Street and east of Main Street, Tuesday and Friday north of Church Street and west of Main Street. Recycling is town wide every Wednesday. Questions go to Public Works at 732-787-0215, ext. 450; the recycling center is at 40 Frazee Place.

- [ ] **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. Much of Keansburg is low lying, and an Army Corps of Engineers system of levees and dunes protects the borough, so check the flood zone and elevation certificate for each home; the borough keeps a list of elevation certificates on file. Keansburg takes part in FEMA's Community Rating System, which can lower flood insurance premiums for policyholders in town; it entered in 2015 and was listed at Class 7 in the state's 2019 hazard mitigation plan. Ask the borough for the current class.

- [ ] **Library.** Keansburg Waterfront Public Library, 55 Shore Boulevard, Keansburg, NJ 07734.

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). 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. Keansburg also uses a Certificate of Housing Inspection (borough code 11-4), applied for through the Construction Office at borough hall. The borough's application has seller and buyer sections and says the inspection must be scheduled before the sale or occupancy, with repairs made before occupancy. The fee is $75 for the housing inspection (covering two visits) plus $45 for the smoke and carbon monoxide inspection, $120 together. Applications must be submitted in person or by mail. Confirm with the Construction Office (732-787-0215, ext. 222) whether an owner occupied sale needs the full housing inspection.

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QUESTIONS PEOPLE ASK

Questions people ask us about Keansburg

Is the beach in Keansburg free?

Yes. Keansburg's bay beach is free. You reach it by two wooden Bay Walks, and parking is in a metered municipal lot next to them. Swimming is allowed from daybreak to dusk, but there are no lifeguards.

Can you see New York City from Keansburg?

Yes. Keansburg faces Raritan Bay, and the New York City skyline and Staten Island are visible across the water from the beachfront.

Does Keansburg have a train station?

No. The closest NJ Transit stations are Hazlet and Middletown on the North Jersey Coast Line. NJ Transit's 817 bus and Academy buses on Route 36 also serve the area.

Is Keansburg protected from flooding?

Partly. An Army Corps of Engineers beach erosion and hurricane protection project with levees and dunes protects the borough. Flood risk still varies by street, especially near Waackaack Creek, so check the flood zone and elevation certificate on every home.

Where is the closest grocery store to Keansburg?

The closest full supermarkets are a few minutes south on Route 35, since Keansburg has none of its own. ShopRite, Trader Joe's and Stop & Shop are all on Route 35 in Middletown. ALDI and another ShopRite are on Route 35 in Hazlet.

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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.

Beachway and the beachfront	
Point Comfort	
Beacon Beach	
Main Street and Church Street	
Toward Carr Avenue and Route 36	

Is Keansburg 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 Keansburg, 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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