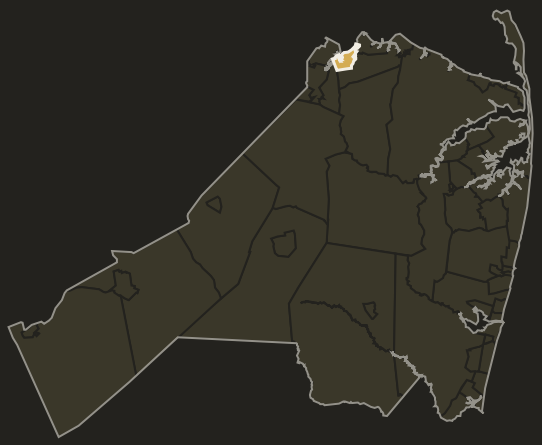
kw OCEAN LIVING
KELLERWILLIAMS. REALTY

AN IN DEPTH TOWN GUIDE

Living in Keyport, 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.



Frana & Silk Real Estate Group

Vincent Frana, Broker Associate · Zachary Silk, Sales Associate

FRANASILK.COM

INSIDE THIS GUIDE

Living in Keyport

1	At a glance	The basics
2	A short history	How the town came to be
3	Sections of town	Downtown and the bayfront
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.

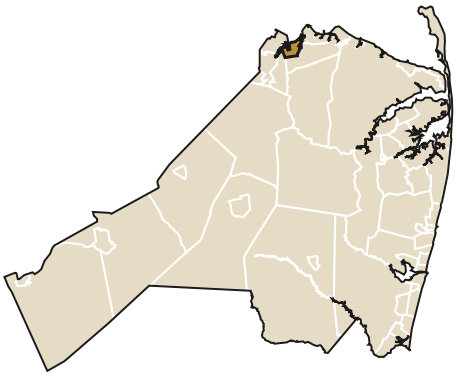
Vin and Zach

1

AT A GLANCE

Keyport at a glance

County	Monmouth
Population	About 7,200 (2020 census)
Size	About 1.5 square miles
Setting	Bayfront borough with an older downtown and in town streets
Main roads	Routes 35 and 36 through the southern part of town; Parkway Exit 117 just outside



Keyport in gold, in Monmouth County

2

A SHORT HISTORY

The story of Keyport

The Lenape lived along Raritan Bay long before Keyport existed. In 1714 the Kearney family set up Key Grove Farm overlooking the bay, and when the estate was divided and sold at auction in 1829, a waterfront village took shape. By the 1830s it was a shipping point linking Monmouth County farms to New York City markets.

Oystering, shipbuilding and steamboats built the town. Keyport was incorporated as a town on March 17, 1870, from part of Raritan Township, now Hazlet, and became a borough in 1908. From about 1914 to 1930 the Aeromarine Plane and Motor Company built seaplanes and flying boats here, and the downtown and bayfront parks still reflect that working waterfront past.

KEY DATES

Timeline

1714	The Kearney family establishes Key Grove Farm overlooking Raritan Bay.
1870	Keyport is incorporated as a town from part of Raritan Township, now Hazlet.
1908	Keyport is reincorporated as a borough.
1916	The Aeromarine Plane and Motor Company is building aircraft in Keyport for World War I pilots.

3

SECTIONS OF TOWN

Downtown and the bayfront

The bayfront. The streets closest to Raritan Bay, from Beach Park at First Street east to Cedar Street and Myrtle Avenue, lined with waterfront parks. Homes are mostly older, on small lots a short walk from the water.

Downtown. The blocks around West Front Street, Broad Street and Main Street, one block in from the bay. Older single family homes, two family houses and Victorians sit close to shops, the library and borough hall.

Lockport. The historic district where the Aeromarine plant built seaplanes in the early 1900s, a reminder of the town's shipbuilding and aviation past.

Toward Routes 35 and 36. The southern part of the borough, closest to the highways and the Parkway, with more mid century homes on regular suburban streets.

> Keyport is small enough that most of it is close to the water or to downtown. In the steamboat era, Broad Street ran straight down to the docks at what is now Beach Park.

4

HOMES AND TAXES

What you will find

Older homes: Homes in and around downtown, some more than a century old. The Keyport Historical Society runs a Century Home Program.

Homes near the bay: Homes close to the waterfront, where flood zone and elevation matter most.

Newer apartments and mixed use buildings: Several multifamily and mixed use projects have been built or planned as the borough has redeveloped.

Worth knowing: Keyport is a bayfront borough, so on any home near the bay, ask for the flood zone, the elevation certificate and the flood history. On the century old homes downtown, look closely at age and condition as well.

Property taxes

2.063%

$9,219

2025 average residential tax bill

2025 effective tax rate, as a share of market value

A home worth $450,000 on today's market would pay roughly $9,284 a year at Keyport'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 Keyport shops and eats

Keyport has a real downtown along West Front Street and Broad Street, and a Stop & Shop on Route 36. More supermarkets are just outside town on Route 35 in Hazlet and Aberdeen.

Grocery stores

IN TOWN	**Stop & Shop** 100 Route 36, Keyport
WEST	**Sprouts Farmers Market** 327 Route 35, Aberdeen Township
SOUTHEAST	**ShopRite** 3120 Route 35, Hazlet
SOUTHEAST	**ALDI** 3020 Route 35, Hazlet
SOUTHWEST	**Stop & Shop** 1129 Route 34, Aberdeen Township

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

Dining

West Front Street. The heart of downtown, a block from the bay, with most of the borough's restaurants and several places with live music.

Broad Street and Main Street. The downtown cross streets running toward the water, with more places to eat mixed in among small shops.

Routes 35 and 36. The highways along the south side of town, with casual and quick service dining near the shopping centers.

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

Downtown Keyport has small shops along West Front Street. For bigger stores, Route 35 in Hazlet, just southeast, is lined with shopping centers, including the Hazlet Town Center.

6

GETTING AROUND

Roads and commuting

Routes 35 and 36 both pass through the southern part of Keyport, and Garden State Parkway Exit 117 is just outside the borough in Hazlet. There is no train station in Keyport. The nearest NJ Transit stations are Hazlet and Aberdeen Matawan on the North Jersey Coast Line, and NJ Transit's 817 bus provides local service. The Henry Hudson Trail begins at the Aberdeen and Keyport border. Daily shopping is downtown along West Front Street, with larger stores along the highways.

7

THINGS TO DO

Things to do in and around Keyport

Beach Park and Boat Ramp. A bayfront park at First Street on the site of the old steamboat docks, once called Pavilion Beach, with a playground, a boat ramp, kayak and canoe rentals in season and a World War I memorial.

Waterfront Park. A bayside park by American Legion Drive with a public fishing pier and a September 11 memorial.

Cedar Street Park and Benjamin Terry Park. Two bayfront parks at Cedar Street with playgrounds, a ballfield and basketball and tennis courts.

Keyport Historical Society Museum. A free museum at 34 Main Street, open Sunday afternoons from April through October, with exhibits on Aeromarine, the oystermen and shipbuilders, and local families.

Candlelight House Tour. The Historical Society's December tour of decorated historic homes, a fundraiser for the museum.

Henry Hudson Trail. A paved Monmouth County rail trail whose northern section begins at the Aberdeen and Keyport border and runs east toward Atlantic Highlands.

Keyport Free Public Library. The borough's own library at 109 Broad Street downtown.

8

MOVING CHECKLIST

Setting up your home in Keyport

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

- [ ] **Borough hall.** Keyport Borough Hall, 70 West Front Street, Keyport, NJ 07735 (mail to P.O. Box 60).https://keyportonline.com

- [ ] **Property taxes.** Tax office phone 732-739-3900. The tax and utility collector's office is in borough hall at 70 West Front Street, open weekdays 8:30 a.m. to 4:00 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. New owners should confirm with the tax office in writing where bills will be sent.

- [ ] **Water and sewer.** Borough of Keyport (borough owned water and sewer utility). 732-739-3900. The borough bills water and sewer quarterly, due January 1, April 1, July 1 and October 1, and the Department of Public Works handles service. When selling, schedule a final meter reading (someone must be home to let the reader in to the inside meter) and give the billing office the reading date and time and the closing attorney's name.

- [ ] **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 collected once a week by zone (Zone 1 Monday, Zone 2 Tuesday, Zone 3 Thursday, Zone 4 Friday in 2026). Schedules are on the borough's Recycling and Solid Waste page, and the recycling coordinator at 732-739-5136 handles missed pickups.

- [ ] **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. Flood zones are mainly along the bayfront and the creeks at the borough's edges; streets farther south toward Routes 35 and 36 sit higher. Keyport was not listed as a participant in FEMA's Community Rating System in the state's 2019 hazard mitigation plan.

- [ ] **Library.** Keyport Free Public Library, 109 Broad Street, Keyport, NJ 07735.

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). In Keyport it is issued by the Keyport Fire Prevention Bureau at borough hall (732-739-5269); the fee is $45 when the application is filed more than 10 business days ahead and rises for shorter notice. 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, although the borough's form still lists one, so ask the bureau. Keyport also requires its own housing inspection on every residential sale, applied for on the borough's Application for Housing and Building Code Change of Occupancy and Transfer of Title through the Code Enforcement Office (732-739-5135). The fee is $110 with more than 10 business days' notice, $190 for 4 to 10 days and $245 for less, plus the smoke certificate fee. Apply early.

9

QUESTIONS PEOPLE ASK

Questions people ask us about Keyport

Does Keyport have a train station?

No. The closest NJ Transit stations are Hazlet and Aberdeen Matawan on the North Jersey Coast Line. Garden State Parkway Exit 117 is just outside town.

What is Keyport known for?

Keyport was once one of the world's largest oyster suppliers, and steamboats ran from its docks to New York. The Aeromarine Plane and Motor Company built seaplanes for the Navy here during World War I.

Where is the closest grocery store to Keyport?

Keyport has its own Stop & Shop on Route 36. Sprouts Farmers Market is just west on Route 35 in Aberdeen Township, and ShopRite and ALDI are a few minutes southeast on Route 35 in Hazlet. There is another Stop & Shop on Route 34 in Aberdeen Township.

Are there restaurants in Keyport?

Yes. Keyport has many restaurants, most of them downtown on West Front Street and Broad Street, one block in from the waterfront. Many of them offer live music. More places to eat are along Routes 35 and 36.

Do Keyport and Union Beach share a ZIP code?

Yes. Keyport and Union Beach share the 07735 ZIP code, but they are separate boroughs with separate governments and property taxes.

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 bayfront	
Downtown	
Lockport	
Toward Routes 35 and 36	

Is Keyport 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 Keyport, 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.



Vincent Frana

Broker Associate

732-567-4147



Zachary Silk

Sales Associate

732-773-3257

More guides and our town guides at **franasilk.com**

kw OCEAN LIVING
KELLERWILLIAMS REALTY

Keller Williams Realty Ocean Living, 1513 Richmond Ave, Point Pleasant, NJ 08742. Office 848-241-6955.

© 2026 Frana & Silk Real Estate Group. Each office is independently owned and operated. Frana & Silk Real Estate Group is a team operating under Keller Williams Realty Ocean Living. Vincent Frana, Broker Associate. Zachary Silk, Sales Associate. Licensed New Jersey real estate professionals. In New Jersey commissions are negotiable. Frana & Silk are licensed real estate agents and do not purchase homes. Any direct as is purchase is made by an independent investment buyer. This guide is general information, not legal or tax advice. Keller Williams Realty, LLC, a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act.

Equal Housing Opportunity