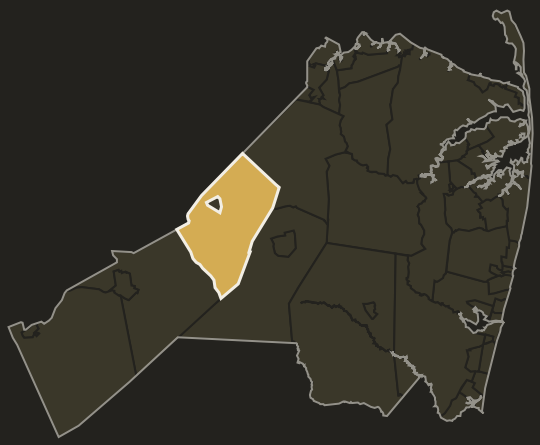
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AN IN DEPTH TOWN GUIDE

# Living in Manalapan, 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 Manalapan


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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.

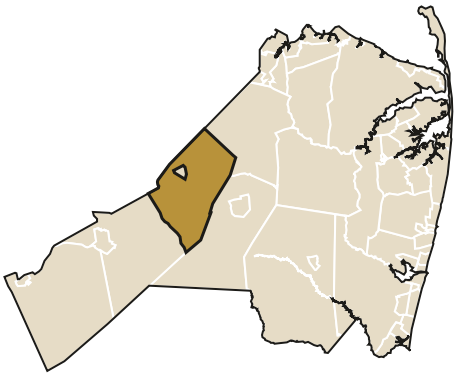
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AT A GLANCE

# Manalapan at a glance

| | |
|---|---|
| **County** | Monmouth |
| **Population** | About 40,900 (2020 census) |
| **Size** | About 31 square miles |
| **Setting** | Suburban, with neighborhoods, parkland and some remaining farmland |
| **Main roads** | U.S. Route 9, Route 33, and county roads 522, 527, 524 and 537 |



Manalapan in gold, in Monmouth County

### Manalapan and Englishtown are two different towns

Englishtown is its own small borough, and Manalapan Township surrounds it completely. New Jersey has a number of these doughnut towns, where one municipality sits entirely inside another.

The confusing part is the mail. Manalapan homes generally use the Englishtown post office and the 07726 ZIP code, so a Manalapan house can have an Englishtown address. 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 Manalapan

Manalapan takes its name from a Lenape word, usually translated as good land to settle upon. Dutch and English farm families settled here in the 1700s, and a few of their farmhouses still stand. On June 28, 1778, the Battle of Monmouth was fought across land that is now Manalapan and Freehold Township, one of the largest battles of the Revolutionary War.

The New Jersey Legislature formed Manalapan Township from part of Freehold Township on March 9, 1848. Englishtown left to become its own borough in 1888, and the township stayed a farming district for another century. From the 1960s on, much of that farmland became neighborhoods, and today the battlefield and the county library headquarters sit alongside them.

KEY DATES

## Timeline

| | |
|---|---|
| 1731 | The Sutfin farmhouse, one of the township's oldest surviving buildings, is built near what became the battlefield. |
| 1778 | The Battle of Monmouth is fought on June 28 across land in today's Manalapan and Freehold Township. |
| 1848 | Manalapan Township is formed from part of Freehold Township on March 9. |
| 1888 | Englishtown separates from Manalapan to become its own borough. |

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SECTIONS OF TOWN

# A township of many small places

**Tennent.** The historic area along Tennent Road near Monmouth Battlefield State Park, toward the Freehold Township line. Older farmhouses and newer homes on larger lots sit beside open battlefield land.

**Yorketown.** A census designated community in the northern part of the township, just northeast of Englishtown. It is made up mostly of single family neighborhoods built from the 1960s on.

**Gordons Corner and the Route 9 side.** The northeast side of town toward Marlboro, where most of the shopping sits along Route 9. Subdivisions and townhouse communities fill the streets behind it.

**Around Englishtown.** Neighborhoods ringing Englishtown borough in the middle of the township, along County Routes 522 and 527, close to the municipal building and the Recreation Center.

**Smithburg, Millhurst and the south side.** The southern part of the township toward Freehold and Millstone, around old crossroads like Smithburg and Millhurst along Manalapan Brook. Lots tend to be larger here, with some remaining farmland.

> Manalapan does not have one downtown. It grew from a farming district into a suburb, mostly from the 1960s on, and it is made up of neighborhoods and old crossroads rather than a single main street. Older names still on the map include Gordons Corner, Millhurst, Monmouth Heights, Clarks Mills, Smithburg and Tennent.

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HOMES AND TAXES

# What you will find

**Suburban single family homes:** Colonials, split levels and ranches in neighborhoods built from the 1960s onward.

**55 and over communities:** Age restricted neighborhoods including Four Seasons at Manalapan, the newer Four Seasons at Manalapan Crossing, and the Covered Bridge condominium community off Route 9.

**Historic homes:** A smaller number of older farmhouses, including colonial era homes in the Monmouth Battlefield Historic District.

**Worth knowing:** Manalapan has several age restricted communities, and each one has its own rules on occupancy, pets, rentals and HOA fees. Those documents matter as much as the house itself. We read them early so buyers know exactly what they are signing up for and sellers can answer questions before they come up.

## Property taxes

**1.671%**

2025 effective tax rate, as a share of market value

**$11,343**

2025 average residential tax bill

A home worth $700,000 on today's market would pay roughly $11,697 a year at Manalapan'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 Manalapan shops and eats

Manalapan has no traditional downtown. Most everyday shopping is along Route 9, with a Wegmans in town and more supermarkets just over the line in Freehold Township and Marlboro.

## Grocery stores

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

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

## Dining

**Route 9.** The township's main commercial road, with casual places to eat in the shopping centers on both sides of the highway.

**Route 33 and County Route 522.** Smaller shopping centers on the way toward Freehold and Englishtown, with everyday places to eat.

**Main Street in Englishtown.** A few small spots in the historic borough in the middle of the township.

**Downtown Freehold.** A short drive southeast, the county seat's Main Street has the area's widest choice of sit down restaurants.

### Shopping

Route 9 is the main shopping road. The Freehold Raceway Mall, with more than 200 stores, is just southeast off Route 9 in Freehold Township.

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GETTING AROUND

## Roads and commuting

U.S. Route 9 runs through the northeast part of the township and Route 33 crosses the south. Route 33 heads east to Freehold and west to Hightstown and the New Jersey Turnpike at Exit 8. County roads 522 and 527 carry most local traffic through the middle of town. NJ Transit bus route 139 runs along the Route 9 corridor to the Port Authority Bus Terminal in New York. Everyday shopping is along Route 9 and in nearby Freehold Township.

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THINGS TO DO

## Things to do in and around Manalapan

**Monmouth Battlefield State Park.** Thousands of acres of fields, orchards and trails on the Manalapan and Freehold Township line, where the Battle of Monmouth was fought in 1778. The visitor center sits on a hill 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. It was held again in June 2026.

**Manalapan Recreation Center.** The township's main park on Route 522, across from the municipal building, with ball fields, tennis and pickleball courts, a disc golf course, fitness trails and a splash pad.

**Manalapan Day.** A free summer kickoff at the Recreation Center each June, run by the Manalapan Arts Council, with local performers on two stages, games and an evening fireworks show.

**Thompson Grove.** A 65 acre township park on Thompson Grove Road with walking trails, a lake and a bird sanctuary. Dogs are welcome on a leash.

**Monmouth County Library Headquarters.** The main branch of the county library system, on Symmes Drive in Manalapan, with a large collection and regular programs for all ages.

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MOVING CHECKLIST

# Setting up your home in Manalapan

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

- [ ] **Township municipal building.** Manalapan Township Municipal Building, 120 Route 522, Manalapan, NJ 07726.732-446-3200. https://mtnj.org

- [ ] **Property taxes.** Tax office phone 732-446-8360. The tax collector's office is in the municipal building at 120 Route 522 and is open weekdays from 8:30 a.m. to 4 p.m., with a 24 hour drop box for checks outside. 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. Manalapan mails bills once a year in July and does not mail a new bill after a sale, so the seller should hand the bill to the buyer at closing. 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.** Veolia Water New Jersey for public water; Western Monmouth Utilities Authority for public sewer in much of the township; private wells and septic in some areas. 1-800-422-5987 (Veolia Water New Jersey); 732-446-9300 (Western Monmouth Utilities Authority). Manalapan sold its township water system to Veolia Water New Jersey after voters approved the sale in November 2024, and Veolia took over on October 1, 2025. Homes in the Gordons Corner area were already served by Veolia's Gordons Corner system. Public sewer in much of Manalapan is provided by the Western Monmouth Utilities Authority, 103 Pension Road (732-446-9300). Some homes, especially on larger lots, use a private well and septic system instead, so check which a home has before you buy.

- [ ] **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.** Garbage is picked up once a week by the township's contracted hauler, with bulk furniture on the last garbage day of the month. Recycling is collected every other week, and a recycling drop off yard is at the Public Works yard, 207 Route 522 (732-446-8404). Find your days on the Recycling and Garbage page of mtnj.org.

- [ ] **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.** Manalapan is an inland township, and flood zones are mostly limited to land along its brooks, such as Manalapan Brook. 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. Manalapan 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, 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. 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. Manalapan also requires its own resale inspection. Before a home is sold or rented, the owner must obtain a Housing Certification from the Construction Code Department's Office of Housing, 120 Route 522 (732-446-8320), after a township housing inspector checks the home under the property maintenance code. The housing inspection fee is $150 and the smoke detector check is $75, both on the same application. The certification is good for 90 days, with one 90 day extension available. Homes on a well or septic system also need approval from the Freehold Area Health Department. Apply well before closing.

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QUESTIONS PEOPLE ASK

# Questions people ask us about Manalapan

### Is Manalapan the same as Englishtown?

No. Englishtown is a separate borough that Manalapan Township completely surrounds. Many Manalapan homes use an Englishtown mailing address and the 07726 ZIP code, but they are in Manalapan and pay Manalapan property taxes.

### Is Monmouth Battlefield in Manalapan or Freehold?

Both. Monmouth Battlefield State Park sits on the border of Manalapan Township and Freehold Township. The Battle of Monmouth was fought there on June 28, 1778, and the park has a visitor center, trails and a reenactment each June.

### Are there 55 and over communities in Manalapan?

Yes. Age restricted communities in the township include Four Seasons at Manalapan, Four Seasons at Manalapan Crossing and the Covered Bridge condominium community off Route 9. Each has its own rules and association fees.

### Can you commute to New York from Manalapan?

There is no train station in Manalapan. NJ Transit bus route 139 runs along Route 9 to the Port Authority Bus Terminal in New York, and Route 33 connects to the New Jersey Turnpike at Exit 8.

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

Manalapan has its own Wegmans at 55 Route 9, which uses an Englishtown mailing address. Trader Joe's and Stop & Shop are a few minutes away in Freehold Township, and Whole Foods Market is just north on Route 9 in Marlboro. On the west side of town, the Stop & Shop on Perrineville Road in Monroe Township is close.

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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.

| | |
|---|---|
| Tennent | |
| Yorketown | |
| Gordons Corner and the Route 9 side | |
| Around Englishtown | |
| Smithburg, Millhurst and the south side | |

# Is Manalapan 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 Manalapan, 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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