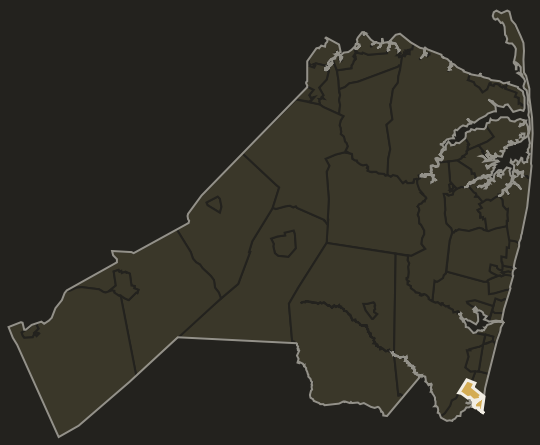
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AN IN DEPTH TOWN GUIDE

Living in Manasquan, 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

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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.

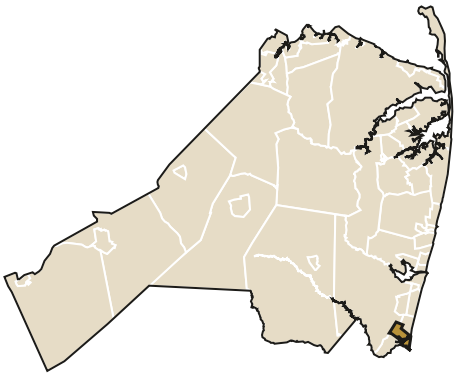
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AT A GLANCE

Manasquan at a glance

County	Monmouth
Population	About 5,900 (2020 census)
Size	About 2.5 square miles, nearly half of it water
Setting	Oceanfront, inlet, river and creek frontage around a walkable downtown
Main roads	Route 71 through town; Routes 34 and 35 and Parkway exit 98 nearby in Wall



Manasquan in gold, in Monmouth County

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A SHORT HISTORY

The story of Manasquan

The name Manasquan comes from the Lenape, who came down the river to fish, hunt and gather reeds along its banks. English settlers bought land from them in the late 1600s and cleared small farms. In 1825 a tavern keeper named Timothy Bloomfield started a settlement called Squan Village, which grew with shipyards, an iron foundry and trading boats on the river.

The railroad arrived from Farmingdale in 1872, and the village soon took the river's name. Residents voted in December 1887 to break away from Wall Township, and the new borough elected its first mayor in 1888. Hotels and summer boarding houses followed, small bungalows rose near the beach, and over the years Manasquan grew from a summer resort into a year round town.

KEY DATES

Timeline

1825	Timothy Bloomfield founds Squan Village near the Manasquan River.
1872	The railroad from Farmingdale reaches Squan Village.
1887	Manasquan Borough is incorporated from part of Wall Township.
1931	The Manasquan Inlet is reopened with jetties and becomes the northern end of the Intracoastal Waterway.

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SECTIONS OF TOWN

Where you are on the water matters

Oceanfront blocks. The streets closest to the beach, from the north end of town down to the inlet. Older summer cottages sit beside larger homes that have replaced them over the years.

The inlet and river side. The south end of town facing the Manasquan Inlet and the river, with views across the water to Point Pleasant Beach.

Glimmer Glass and Watson's Creek. Tidal water that reaches into town around the old Glimmer Glass drawbridge. Many homes here sit right on the water, some with docks.

Stockton Lake. Homes around the lake and Stockton Beach Park on the west side of the borough, a quieter area set back from the summer traffic.

Downtown. The blocks around Main Street, borough hall and the train station. Homes here are older capes, colonials and Victorians on smaller lots within walking distance of everything.

> Manasquan is small, but the water around it shapes every part of town.

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HOMES AND TAXES

What you will find

Shore homes near the beach: From older cottages to newer homes, many rebuilt or raised.

Waterfront homes: Homes on the river, the creeks and the lake, some with docks and bulkheads.

In town streets: Capes, colonials and older homes on smaller lots close to Main Street.

Worth knowing: Flood risk is the big one here. The borough lists the ocean, the Manasquan River, Watson's Creek, Glimmer Glass, Stockton Lake, Deep Creek and several brooks as flood sources. Ask for the flood zone, the elevation certificate and the flood history on every home. New Jersey sellers must disclose a home's flood zone and flood history.

Property taxes

0.978%	$11,619

2025 effective tax rate, as a share of market value	2025 average residential tax bill

A home worth $1,200,000 on today's market would pay roughly $11,736 a year at Manasquan'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 Manasquan shops and eats

Manasquan has a real downtown along Main Street with small shops and places to eat. For a big grocery run, most people drive a few minutes into Wall or across the river to Point Pleasant.

Grocery stores

WEST	**ShopRite** 2433 Route 34, Wall Township
NORTH	**ALDI** 1919 Route 35, Wall Township
NORTH	**ShopRite** 1732 Route 35, Wall Township
SOUTHWEST	**Stop & Shop** 3208 Bridge Avenue, Point Pleasant

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

Dining

Main Street. The downtown, from the train station toward the beach, with cafes, casual spots and small shops.

Near the beach. Places to eat close to the oceanfront that are busiest in summer.

Route 34 and Route 35 in Wall. A few minutes west and north, the highway corridors have many more places to eat.

Point Pleasant Beach: South across the Manasquan River, a boardwalk of about a mile with food from pizza and ice cream to sushi.

Belmar: North on Route 71, where the town and boardwalk have shops and restaurants.

Shopping

Main Street downtown has small shops. For bigger stores, Route 35 and Route 34 in Wall, a few minutes away, are lined with shopping centers.

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GETTING AROUND

Roads and commuting

Route 71 is the main road through town, and County Route 524 Spur is another key route. Routes 34 and 35 run just west of the borough in Wall and Brielle, and Garden State Parkway exit 98 is a short drive away in Wall. The Manasquan station on NJ Transit's North Jersey Coast Line has trains south to Point Pleasant Beach and Bay Head and north toward Newark, Hoboken and New York Penn Station. NJ Transit buses 317 and 830 also serve the area. Daily shopping is downtown along Main Street, with larger stores a short drive away.

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THINGS TO DO

Things to do in and around Manasquan

Manasquan beaches. About a mile of mostly borough owned oceanfront, with lifeguards and seasonal beach badges in summer, running south to the inlet.

Manasquan Inlet. The ocean entrance to the Manasquan River and the north end of the Intracoastal Waterway, popular for watching boats, surfing and fishing from the jetty.

Fisherman's Cove Conservation Area. A Monmouth County park on the inlet with a sandy beach for fishing, walking and watching the boat traffic.

Glimmer Glass Bridge. An 1898 drawbridge over the Glimmer Glass between Manasquan and Brielle, listed on the National Register of Historic Places.

Bailey-Reed House Museum. The Squan Village Historical Society's museum at 105 South Street, in one of the oldest houses in southern Monmouth County. It opens Monday and Thursday afternoons and the second Sunday of each month.

Edgar Felix Bikeway. A paved trail on an old railroad bed that starts in Manasquan and runs west through Wall to Allaire State Park.

Manasquan Fireman's Fair. A long running summer fair with rides and games at Mallard Park, held for several evenings at the end of July.

Manasquan Inlet Tug of War. Each October, teams from Manasquan and Point Pleasant Beach pull a rope across the inlet to raise money for charity.

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MOVING CHECKLIST

Setting up your home in Manasquan

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

- [ ] **Borough hall.** Manasquan Borough Hall, 201 East Main Street, Manasquan, NJ 08736.https://www.manasquan-nj.gov

- [ ] **Property taxes.** Tax office phone 732-223-0544. The tax office is in borough hall at 201 East Main Street. 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. In Manasquan the water and sewer bill goes to the same mailing address as the tax bill, and address changes must be made in writing.

- [ ] **Water and sewer.** Manasquan Borough Water and Sewer Department. 732-223-0544. The borough runs its own water and sewer utility and bills it through borough hall. Wastewater is treated by the South Monmouth Regional Sewerage Authority. Arrange a final reading and transfer the account through borough hall before 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 and recycling pickup is arranged by the borough. The current schedule is in the borough's yearly Recycling and Garbage brochure on the Public Works page at manasquan-nj.gov.

- [ ] **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. Manasquan takes part in FEMA's Community Rating System, which can lower flood insurance premiums for policyholders in town; it entered in 1992 and was listed at Class 5 in the state's 2019 hazard mitigation plan. Ask the borough for the current class.
- [ ] **Library.** Manasquan Public Library, 55 Broad Street, Manasquan, NJ 08736.
- [ ] **Post office.** 43 Abe Voorhees Drive, Manasquan, NJ 08736.

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 safety enforcing agency 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. Manasquan also requires its own Transfer Certificate of Occupancy before a property closes and title changes. It is issued by the borough's Code Enforcement Department after an inspection; apply with the fee and schedule the inspection through the borough's online portal or at borough hall.

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QUESTIONS PEOPLE ASK

Questions people ask us about Manasquan

Does Manasquan have a train station?

Yes. The Manasquan station is on NJ Transit's North Jersey Coast Line. Trains run south to Point Pleasant Beach and Bay Head and north toward Newark, Hoboken and New York Penn Station.

Is the Manasquan Reservoir in Manasquan?

No. Despite the name, the Manasquan Reservoir is in Howell Township, several miles inland. The Manasquan River connects them, flowing east to the Manasquan Inlet.

Which side of the Manasquan Inlet is Manasquan on?

The north side. Manasquan is in Monmouth County, and Point Pleasant Beach, on the south side of the inlet, is in Ocean County.

Do I need flood insurance in Manasquan?

It depends on the address. Much of Manasquan is near the ocean, the river, the creeks or the lake, and lenders require flood insurance on federally backed mortgages in high risk flood zones. We check the flood zone and elevation certificate on every home.

Where is the closest grocery store to Manasquan?

The closest full supermarket is ShopRite at 2433 Route 34 in Wall Township, which has a Manasquan mailing address. ALDI and another ShopRite are a few minutes north on Route 35 in Wall. Across the river, there is a Stop & Shop on Bridge Avenue in Point Pleasant.

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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.

Oceanfront blocks	
The inlet and river side	
Glimmer Glass and Watson's Creek	
Stockton Lake	
Downtown	

Is Manasquan 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 Manasquan, 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**

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KELLERWILLIAMS REALTY

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

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