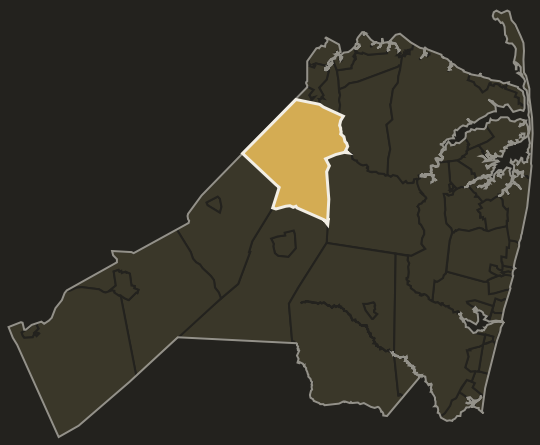
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AN IN DEPTH TOWN GUIDE

Living in Marlboro, 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.

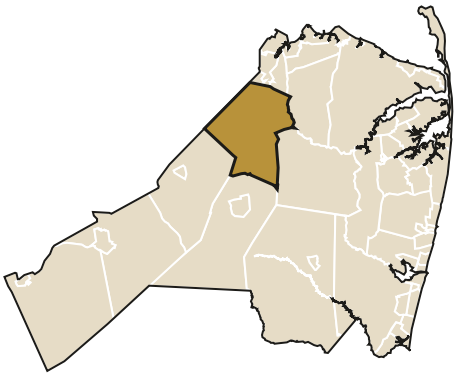
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AT A GLANCE

Marlboro at a glance

County	Monmouth
Population	About 41,500 (2020 census)
Size	About 30 square miles
Setting	Suburban, with parkland and some remaining farmland
Main roads	U.S. Route 9, Route 18, Route 79, Route 34 and County Road 520



Marlboro in gold, in Monmouth County

One township, three mailing addresses

Marlboro Township is served by more than one post office. Homes may carry a Marlboro address with the 07746 ZIP code, a Morganville address with 07751, or an Englishtown address with 07726 near the Manalapan line. The Wickatunk area also has its own 07765 ZIP code.

Morganville and Robertsville are census designated places inside Marlboro, not separate towns. When we price or search for a home, we always confirm the actual municipality, because that decides the tax rate and the town services.

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A SHORT HISTORY

The story of Marlboro

About a thousand years ago the Lenape farmed small village sites in what are now the Wickatunk and Crawford's Corner areas. Settlers began buying land from them around 1685, and Scottish exiles, English Quakers and Dutch families cleared farms across the area. During the Revolution, after the Battle of Monmouth in 1778, British foragers raided the Pleasant Valley farms for food and livestock.

Marlboro Township was formed from part of Freehold Township on February 17, 1848. Once called Bucktown, it was renamed Marlborough for the marl, a lime rich soil dug here and shipped as fertilizer. Dairy, tomato and potato farms followed, and Marlboro became the nation's largest potato grower. After World War II, new highways brought housing developments in the 1950s and 1960s, and farms slowly became suburban neighborhoods.

KEY DATES

Timeline

1685	Settlers begin buying land from the Lenape in the Wickatunk area.
1848	Marlboro Township is formed from part of Freehold Township.
1931	The Marlboro State Hospital opens on about 400 acres in the eastern part of the township.
2015	The closed hospital's buildings are demolished, and much of the land later goes to Monmouth County for parkland.

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SECTIONS OF TOWN

A township of named places

Morganville. The northern end of the township along Route 79 toward Matawan, with its own post office and ZIP code. Homes here are in Marlboro and pay Marlboro taxes.

Robertsville. The western corner of the township between Route 9 and Route 18, near the Manalapan and Old Bridge lines, made up mostly of suburban subdivisions.

Marlboro village. The area around Route 79 and School Road, long thought of as the heart of town, though Marlboro never developed an official town center.

Wickatunk. One of the oldest settled parts of the township along Route 79 toward Freehold, with its own ZIP code and the colonial Old Scots Burying Ground.

Route 9 corridor. The west side of town along the highway, lined with shopping centers, with neighborhoods set back on either side.

Older crossroads. Names like Pleasant Valley, Spring Valley, Bradevelt, Beacon Hill and Monmouth Heights still mark sections of the township and its roads.

> Marlboro was formed from part of Freehold Township in 1848 and named for the marl beds farmers once dug for fertilizer. After World War II, housing developments began replacing farms, with the fastest growth in the 1960s and 1970s, and it never developed an official town center. The area around Route 79 and School Road has long been thought of as the heart of town.

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HOMES AND TAXES

What you will find

Suburban single family homes: Most of the township's homes sit in residential neighborhoods built on former farmland in the decades after World War II, with the biggest growth in the 1960s and 1970s.

55 and over communities: Age restricted options include Chelsea Square, a 55 and over community. Each community has its own rules and association fees.

Older farmhouses: A smaller number of older homes on the remaining farm roads, a reminder of Marlboro's agricultural past.

Worth knowing: Because Marlboro homes can carry a Marlboro, Morganville or Englishtown mailing address, the address alone does not tell you which town a house is in. We confirm the municipality and block and lot on every property, and for homes in age restricted communities we read the association documents early so there are no surprises on rules or fees.

Property taxes

1.689%
2025 effective tax rate, as a share of market value

$12,779
2025 average residential tax bill

A home worth $750,000 on today's market would pay roughly $12,668 a year at Marlboro'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 Marlboro shops and eats

Marlboro has no traditional downtown. Shopping centers line Route 9 on the west side of town, with three supermarkets in town and more just over the line in Aberdeen and Manalapan.

Grocery stores

IN TOWN	**ShopRite** 280 Route 9, Marlboro
IN TOWN	**Whole Foods Market** 113 Route 9, Marlboro
IN TOWN	**ALDI** 623 Texas Road, Marlboro
NORTHEAST	**Stop & Shop** 1129 Route 34, Aberdeen Township

SOUTHWEST **Wegmans**
55 Route 9, Manalapan

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

Dining

Route 9. Most of Marlboro's restaurants are in the shopping centers along this highway.

Route 79 and Route 34. A few more places to eat along the township's other main roads.

Downtown Freehold. South on Route 79, Main Street in Freehold Borough is a walkable downtown with many restaurants.

Shopping

Route 9 is lined with shopping centers. The Freehold Raceway Mall, with more than 200 stores, is south on Route 9 in Freehold Township.

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GETTING AROUND

Roads and commuting

U.S. Route 9 runs through the western part of the township and carries most of its shopping and businesses. The Route 18 freeway runs through the middle of town, with interchanges at Route 79 and at County Road 520, and continues north toward the New Jersey Turnpike. Route 79 runs north to Matawan, Route 34 crosses the northeastern part of the township, and County Road 520 runs east toward Holmdel and Red Bank. There is no train station in Marlboro. The closest is the Aberdeen Matawan station on NJ Transit's North Jersey Coast Line, just north of town. NJ Transit buses, including route 139 along Route 9, run to the Port Authority Bus Terminal in New York.

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THINGS TO DO

Things to do in and around Marlboro

Big Brook Park. A 439 acre Monmouth County park on Route 520 with meadows, woodland trails, an outdoor pool and fossil hunting in Big Brook.

Henry Hudson Trail. The southern section of this county rail trail follows the old Matawan to Freehold rail line through Marlboro.

Old Scots Burying Ground. A colonial burial ground in Wickatunk dating to 1685, one of the oldest in the county, with at least 100 known graves.

Monmouth County Library, Marlboro Branch. The township's public library branch at 1 Library Court.

Monmouth Battlefield State Park. A short drive south in Freehold Township and Manalapan, about 1,800 acres of fields and trails where the 1778 battle was fought.

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MOVING CHECKLIST

Setting up your home in Marlboro

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

- [ ] **Township municipal building.** Marlboro Township Municipal Complex, 1979 Township Drive, Marlboro, NJ 07746.https://www.marlboro-nj.gov

- [ ] **Property taxes.** The tax office is in the municipal complex at 1979 Township Drive. 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.** Varies by neighborhood; confirm on the seller's bills. Wastewater in Marlboro is treated by the Western Monmouth Utilities Authority. We could not confirm which water provider serves each part of the township, so check the seller's water and sewer bills and arrange a final reading with that provider before closing. If the home has a private well, New Jersey requires the water to be tested before it 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.** Recycling information and schedules are on the Public Works and Recycling page at marlboro-nj.gov. 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. Marlboro is inland, so flood risk is limited mostly to land along its brooks. Marlboro was not listed in FEMA's Community Rating System in the state's 2019 hazard mitigation plan.

- [ ] **Library.** Monmouth County Library, Marlboro Branch, 1 Library Court, Marlboro, NJ 07746.

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. We could not confirm from an official township source whether Marlboro requires its own resale certificate of occupancy, so confirm with the township's code enforcement or construction office before listing.

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QUESTIONS PEOPLE ASK

Questions people ask us about Marlboro

Is Morganville part of Marlboro?

Yes. Morganville is a census designated place at the northern end of Marlboro Township, with its own post office and the 07751 ZIP code. Homes with a Morganville address are in Marlboro and pay Marlboro property taxes.

Is there a train station in Marlboro?

No. The closest rail station is Aberdeen Matawan on NJ Transit's North Jersey Coast Line, just north of the township. NJ Transit buses, including route 139 along Route 9, run to the Port Authority Bus Terminal in New York.

What happened to the Marlboro Psychiatric Hospital?

The state hospital opened in 1931 and closed in 1998, and its buildings were completely demolished in 2015. In 2025 Monmouth County agreed with the state to take over management of the 411 acre property, with plans for walking and hiking trails as open space.

Can you really find fossils in Marlboro?

Yes. Big Brook, inside Monmouth County's Big Brook Park, is well known for Cretaceous era fossils. Visitors may collect from the brook using the Boundary Road parking lot, following the park's rules.

Where is the closest grocery store to Marlboro?

Marlboro has three supermarkets of its own: ShopRite at 280 Route 9, Whole Foods Market at 113 Route 9, and ALDI on Texas Road in Morganville. Stop & Shop on Route 34 in Aberdeen Township and Wegmans on Route 9 in Manalapan are a few minutes away.

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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.

Morganville	
Robertsville	
Marlboro village	
Wickatunk	
Route 9 corridor	
Older crossroads	

Is Marlboro 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 Marlboro, 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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