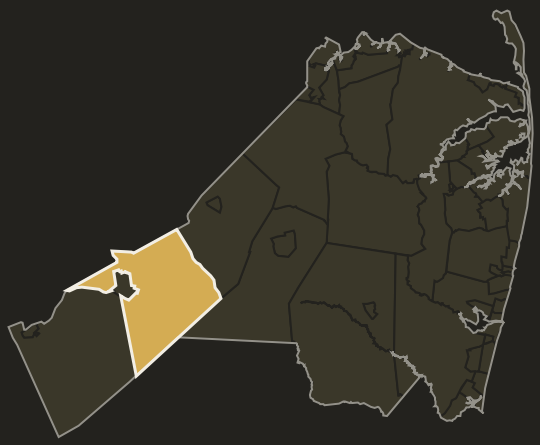
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AN IN DEPTH TOWN GUIDE

Living in Millstone Township, 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

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INSIDE THIS GUIDE

Living in Millstone Township

1	At a glance	The basics
2	A short history	How the town came to be
3	Sections of town	Villages, farms and back roads
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.

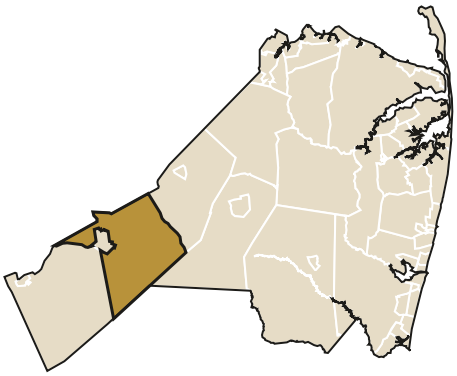
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1

AT A GLANCE

Millstone Township at a glance

County	Monmouth
Population	About 10,400 (2020 census)
Size	About 37 square miles
Setting	Rural, with farms, woods, streams and large residential lots
Post offices	Clarksburg (08510) and Perrineville (08535)
Main roads	Interstate 195 (Exit 16), Route 33 and county roads 524, 526, 527, 537 and 571



Millstone Township in gold, in Monmouth County

2

A SHORT HISTORY

The story of Millstone Township

The Lenape lived here before European settlement. Later villages grew up at country crossroads: Clarksburg is said to take its name from an English tanner named Clark, and Perrineville from John Perrine, who bought land to the north. During the Revolutionary War the area held a Continental Army signal post, and the Rising Sun Tavern in Clarksburg served first Washington's troops and later the British.

The New Jersey Legislature created Millstone Township on February 28, 1844, from parts of Freehold Township, Upper Freehold Township and Monroe Township, and the Monroe land went back a year later. The township is named for the Millstone River, whose headwaters rise here. In 1937, part of Millstone became Jersey Homesteads, now Roosevelt, and the rest stayed farm country, much of it preserved today.

KEY DATES

Timeline

1844	Millstone Township is created on February 28 from parts of Freehold, Upper Freehold and Monroe townships.
1845	The land taken from Monroe Township in Middlesex County is returned.
1925	The Clarksburg School is built; it now serves as the township's municipal offices.
1937	Part of the township is set off as Jersey Homesteads, the New Deal town now called Roosevelt.

3

SECTIONS OF TOWN

Villages, farms and back roads

Clarksburg. The township's historic center along Stage Coach Road, home to the municipal building in the old Clarksburg School. Older homes near the crossroads give way to newer homes on large lots, and much of the township uses the Clarksburg mailing address.

Perrineville. The northern part of the township along Perrineville Road, built around Perrineville Lake and its county park. Homes here sit on generous lots among woods and farm fields, with a Perrineville mailing address.

Charleston Springs and Woodville. The central part of town along Woodville Road (County Route 527) and Baird Road, around the county golf course and Wagner Farm Park. Larger custom homes and horse farms mix with preserved open land.

Route 537 and Interstate 195. The southern edge of the township near Exit 16 on the Jackson line, where commuters reach the interstate. Homes here are close to the highway but still on country lots.

Route 33 side. The northern tip of the township along Route 33 toward Hightstown and Freehold, where most of Millstone's few commercial properties sit.

> Millstone does not have one downtown. It is spread across a ridge in the middle of New Jersey, with small historic crossroads rather than a main street. The two you will see on mail are Clarksburg and Perrineville, and older names like Charleston Springs and Stone Tavern still mark the map.

The township sits at the headwaters of several streams, including the Millstone River, and much of it is preserved farmland and open space. That is a big part of why homes here hold their appeal: the farms next door are likely to stay farms.

4

HOMES AND TAXES

What you will find

Colonials and custom homes on large lots, many built in the last few decades.

Farms and horse properties with barns, paddocks and acreage.

Older farmhouses near the historic crossroads.

Worth knowing: many Millstone homes run on a private well and septic system rather than town water and sewer. New Jersey requires the well water to be tested before a home with a

private well is sold, and most buyers also order a septic inspection. We plan for both from day one so they never surprise anyone at closing.

Property taxes

1.429%
2025 effective tax rate, as a share of market value

$13,112
2025 average residential tax bill

Bills are higher mostly because the homes are larger, not because the rate is. A home worth $800,000 on today's market would pay roughly $11,432 a year at Millstone's 2025 effective rate. Farmland that qualifies for farmland assessment is taxed very differently, so we check the tax record on any property with acreage.

5

GROCERIES, DINING AND SHOPPING

Where Millstone Township shops and eats

There is no mall or main street in Millstone itself, so most errands mean a short drive. Which way you go depends on which side of town you live on.

Grocery stores

NORTH	**Stop & Shop** 1600 Perrineville Road, Monroe Township
WEST	**ShopRite** 319 Route 130, East Windsor
WEST	**ALDI** 440 Route 130, East Windsor
EAST	**Stop & Shop** 160 Village Center Drive, Freehold
EAST	**Wegmans** 55 Route 9, Manalapan (Englishtown mailing address)

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

Dining

Route 537 near Interstate 195. Quick service and coffee places near Exit 16 and the Six Flags area on the Jackson line.

Route 33. A few casual places along the township's northern tip, on the way to Hightstown and Freehold.

Downtown Freehold and Hightstown. The nearest downtowns for a sit down dinner, east on Route 537 to Freehold or northwest to where Route 33 meets County Route 571 in Hightstown.

Allentown: southwest, a historic Main Street with restaurants and antique shops around the old mill.

Shopping

Route 537 east covers most of it: the Jackson Premium Outlets at the Interstate 195 interchange, then the Freehold Raceway Mall, a regional mall with more than 200 stores.

6

GETTING AROUND

Roads and commuting

Interstate 195 crosses the southern part of the township, and Exit 16 at Route 537 sits on the Millstone and Jackson line. It connects east to the shore and west to the New Jersey Turnpike and Trenton. Route 33 clips the northern tip toward Freehold and Hightstown, and county roads 537, 527 and 571 carry most local traffic. The Turnpike is a short drive west, at Exit 7A in Robbinsville, Exit 8 in East Windsor or Exit 8A in Monroe.

7

THINGS TO DO

Things to do in and around Millstone

Township

Perrineville Lake Park. A 1,455 acre Monmouth County park in Millstone and Roosevelt with a lake for fishing and car top or electric boats, and several miles of trails, including the Rocky Brook and Mine Hill trails.

Charleston Springs Golf Course. A Monmouth County Park System golf center on Woodville Road with two 18 hole courses, practice areas and a 2 mile walking trail open to the public.

Millstone Park. The township's largest park, on Red Valley Road, with fields, pickleball and tennis courts, walking and equestrian trails, fishing and a boat launch.

Abate Park and Wagner Farm Park. Township parks on Charleston Springs Road and at Baird and Woodville roads, with walking trails, courts, fields and playgrounds.

Assunpink Wildlife Management Area. State land reaching into the township, with lakes, fields and wetlands for fishing, hiking and bird watching.

Millstone Day. The township's annual community day, run by Millstone Recreation, which also holds a Winter Wonderland event. Check millstonerec.org for dates.

Historic Clarksburg. The old Clarksburg School, now the municipal building, and the restored former Clarksburg Methodist Church are both listed on the National Register of Historic Places. The township's Historic Preservation Commission publishes local history calendars and a Revolutionary War story map.

8

MOVING CHECKLIST

Setting up your home in Millstone Township

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

- [ ] **Township municipal building.** Millstone Township Municipal Building, 470 Stage Coach Road, Millstone Township, NJ 08510.732-446-4249. https://www.millstonenj.gov

- [ ] **Property taxes.** Tax office phone 732-446-3983. The tax collector is in the municipal building at 470 Stage Coach Road, open weekdays from 8 a.m. to 4 p.m., with a drop box at the front entrance. 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. Millstone mails regular bills in July, and added assessment and rollback bills in October. 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.** Mostly private wells and septic systems. Most Millstone homes have a private well and a septic system rather than public water and sewer. New Jersey's Private Well Testing Act requires the well water to be tested before a home with a private well is sold, and most buyers also order a septic inspection. Well and septic approvals go through the Monmouth County Health Department. If a home is in one of the few areas with public water, ask the seller for the utility's name and a recent bill.

- [ ] **Electric.** Jersey Central Power and Light (JCP&L), a FirstEnergy company. Outage line 1-888-544-4877.

- [ ] **Gas.** New Jersey Natural Gas where lines are available; some homes use propane or oil. 1-800-221-0051 (customer service); 1-800-427-5325 (gas leaks, 24 hours).

- [ ] **Trash and recycling.** Millstone does not collect household garbage. Each owner hires a private hauler by subscription. Curbside recycling is provided through the township, and the 2026 recycling calendar is on the Public Works page of millstonenj.gov and in the Recycle Coach app. The Recycling Center at 899 Perrineville Road takes recyclables, cardboard and electronics on Wednesdays and weekend mornings (732-446-6774).

- [ ] **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.** Millstone sits on high ground at the headwaters of several streams, so flood risk is mostly limited to land along brooks and lakes. 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. Millstone 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 (nearest, in Manalapan), 125 Symmes Drive, 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. In Millstone, this comes from the Millstone Township Fire Department (609-259-2560) and must be in hand before the township's own certificate is issued. 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. Millstone also requires its own Certificate of Inspection (COI) before any home is sold or rented, under Ordinance 10-17. Apply to the Construction Department at 470 Stage Coach Road (732-917-2953) at least ten business days before closing; the township advises allowing about twenty business days. The fee is $250 and the certificate is good for up to six months. The inspector checks items such as house numbers, the roof, appliances, plumbing, heating, electrical outlets, the garage door to the house, chimney caps and pool fencing, and any open permits must be closed first.

9

QUESTIONS PEOPLE ASK

Questions people ask us about Millstone Township

Do homes in Millstone have well water and septic?

Many do. Much of Millstone is served by private wells and septic systems. New Jersey's Private Well Testing Act requires the well water to be tested before a home with a private well is sold, and most buyers also order a septic inspection.

Where do people in Millstone go shopping?

Mostly east along Route 537. That one road passes the Jackson Premium Outlets at Interstate 195, then the Freehold Raceway Mall, and ends up on Main Street in downtown Freehold. Hightstown and Allentown have smaller historic downtowns to the west, and Millstone's own commercial uses are mostly along Route 33.

Where is the closest grocery store to Millstone Township?

It depends on which side of town you live on. To the north, there is a Stop & Shop on Perrineville Road in Monroe Township. To the west, ShopRite and ALDI are on Route 130 in East Windsor, and to the east there is a Stop & Shop in Freehold and a Wegmans on Route 9 in Manalapan.

Are there restaurants in Millstone Township?

A few, mostly casual. Quick service and coffee places sit along Route 537 near Six Flags and on Route 33, with a handful of local pizzerias and restaurants around town. For a sit down dinner, most people head to downtown Freehold, Hightstown or Allentown, all a short drive away.

Is Millstone Township rural?

Yes. Millstone covers about 37 square miles with roughly 10,400 residents, and much of it is farmland, woods and preserved open space. Homes typically sit on large lots, and horse farms are common.

How do you get to Millstone Township?

Interstate 195 runs through the southern part of the township, with Exit 16 at Route 537 on the Millstone and Jackson line. Route 33 crosses its northern tip. The New Jersey Turnpike is a short drive west.

What is the difference between Millstone Township and Millstone Borough?

They are different places. Millstone Township is in western Monmouth County. Millstone Borough is a small, separate borough farther north in Somerset County.

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.

Clarksburg	
Perrineville	
Charleston Springs and Woodville	
Route 537 and Interstate 195	
Route 33 side	

Is Millstone Township 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 Millstone Township, 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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