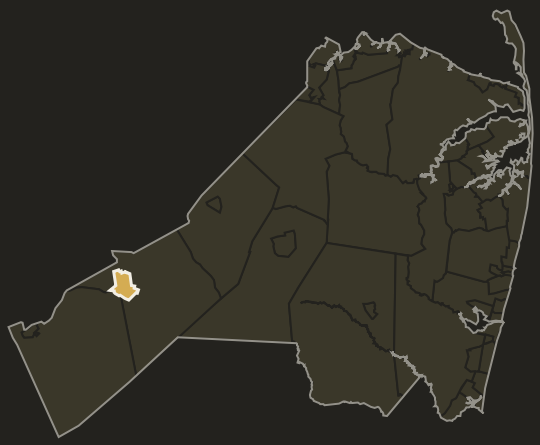
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AN IN DEPTH TOWN GUIDE

Living in Roosevelt, 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.

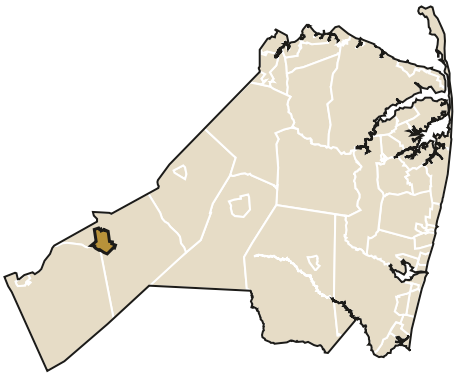
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AT A GLANCE

Roosevelt at a glance

County	Monmouth
Population	About 800 (2020 census)
Size	About 2 square miles
Setting	A small 1930s planned village surrounded by woods and open land
Main roads	County Route 571 through town; Interstate 195 and Route 33 nearby



Roosevelt in gold, in Monmouth County

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A SHORT HISTORY

The story of Roosevelt

This was Lenape land and later farm country in Millstone Township until the Great Depression. In the mid 1930s the federal Resettlement Administration, under President Franklin D. Roosevelt's New Deal, built a planned cooperative town here for garment workers from New York, with a factory, a farm and stores. Benjamin Brown conceived the plan, and about 200 homes and public buildings went up beginning around 1936.

The town was incorporated as the Borough of Jersey Homesteads on May 29, 1937, from part of Millstone Township. The cooperative did not last past the early 1940s, but the town did, and after the President's death residents voted in November 1945 to rename it Roosevelt. Artist Ben Shahn lived here and painted a mural of the town's story, and the whole borough became a historic district in 1983.

KEY DATES

Timeline

1936	Construction begins on the Jersey Homesteads cooperative community under the Resettlement Administration.
1937	The Borough of Jersey Homesteads is incorporated on May 29 from part of Millstone Township.
1945	Residents vote to rename the borough Roosevelt, in honor of President Franklin D. Roosevelt.
1983	The Jersey Homesteads Historic District, covering the whole borough, is listed on the State and National Registers of Historic Places.

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SECTIONS OF TOWN

A whole town built to one plan

The original homestead streets. The curving loop streets at the heart of the borough, lined with the flat roofed concrete and cinder block homes built in the late 1930s. Most still stand, many updated inside, all within the historic district.

Rochdale Avenue and Route 571. The center of town, where County Route 571 crosses the borough and Borough Hall sits on North Rochdale Avenue. The public school and the town's few public buildings are close by.

Later homes. Homes added in the decades after the original build, mostly at the edges of the village, in a range of more conventional styles.

The green belt. The woods and open land that ring the village, part of the original 1930s plan, separating Roosevelt from the farms of Millstone and Upper Freehold.

> Roosevelt was created in 1937 from part of Millstone Township as Jersey Homesteads. The federal Resettlement Administration oversaw the project, which was planned as a cooperative with a factory, a farm and stores. The cooperative did not last, but the town did. It was renamed for President Franklin D. Roosevelt in 1945, after his death.

Principal architect Alfred Kastner drew on Garden City ideas and the Bauhaus style. A young Louis Kahn, who later became internationally known, worked on the project as his assistant. The streets curve in park like loops, and a green belt of woods rings the town.

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HOMES AND TAXES

What you will find

1930s Bauhaus style homes: The original Jersey Homesteads houses, with flat roofs and concrete and cinder block walls.

Homes on larger lots: The town was planned with half acre lots for the original homes.

Worth knowing: The entire borough is the Jersey Homesteads Historic District, listed on the New Jersey and National Registers of Historic Places in 1983. Many homes are original 1930s concrete and cinder block construction with flat roofs, which call for an inspector who knows these materials. Before planning an addition or exterior change, check with the borough about what approvals apply.

Property taxes

2.417%
2025 effective tax rate, as a share of market value

$9,565
2025 average residential tax bill

A home worth $400,000 on today's market would pay roughly $9,668 a year at Roosevelt'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 Roosevelt shops and eats

Roosevelt is a small, mostly residential borough with no stores or supermarket, so every errand means a drive, usually northwest toward Route 130 in East Windsor.

Grocery stores

NORTHWEST	**ShopRite**	319 Route 130, East Windsor
NORTHWEST	**ALDI**	440 Route 130, East Windsor
NORTH	**Stop & Shop**	1600 Perrineville Road, Monroe Township

EAST	**Stop & Shop**	160 Village Center Drive, Freehold Township

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

Dining

Downtown Hightstown. Northwest on County Route 571, where Route 33 meets Route 571, with restaurants, boutiques and galleries.

Main Street in Allentown. Southwest, a historic village center with a few restaurants near the old mill.

Route 130 in East Windsor. Northwest, a commercial corridor with chain restaurants and everyday shopping.

Shopping

For most shopping, people head northwest to Route 130 in East Windsor or east to the Freehold Raceway Mall on Route 9.

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GETTING AROUND

Roads and commuting

County Route 571 is the only major road through Roosevelt and crosses the center of town. Interstate 195 is reached through neighboring Millstone and Upper Freehold, and Route 33 and the New Jersey Turnpike are nearby. There is no train station in the borough. Daily shopping is in neighboring towns.

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THINGS TO DO

Things to do in and around Roosevelt

Jersey Homesteads Historic District. The whole borough is a historic district, and a walk around the loop streets shows one of the country's best preserved New Deal planned towns, with its 1930s Bauhaus style homes.

Ben Shahn mural. A three panel fresco by Ben Shahn inside the Roosevelt Public School, showing the residents' journey from Europe through Ellis Island to the founding of the town.

FDR memorial. A small park in town with a bust of Franklin D. Roosevelt by sculptor Jonathan Shahn, son of Ben Shahn.

Perrineville Lake Park. A 1,455 acre Monmouth County park in Roosevelt and Millstone with a fishing lake, a launch for car top and electric boats, and several miles of trails.

Assunpink Wildlife Management Area. About 6,400 acres of state land in Monmouth and Mercer counties near the borough, with lakes, fields and trails for fishing, hiking and bird watching.

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MOVING CHECKLIST

Setting up your home in Roosevelt

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

- [ ] **Borough hall.** Roosevelt Borough Hall, 33 North Rochdale Avenue, Roosevelt, NJ 08555 (mail to P.O. Box 128, Roosevelt, NJ 08555).https://www.rooseveltnj.us

- [ ] **Property taxes.** Tax office phone 609-448-0539. The tax collector is reached through Borough Hall at 33 North Rochdale Avenue, and taxes can be looked up and paid online through the borough website. 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.** Borough of Roosevelt water and sewer utility. 609-448-0539. Roosevelt's homes are served by the borough's own water and sewer systems rather than private wells and septic. Call Borough Hall to arrange a final reading and transfer the utility account before closing.

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

- [ ] **Gas.** New Jersey Natural Gas (confirm service at the address). 1-800-221-0051 (customer service); 1-800-427-5325 (gas leaks, 24 hours).

- [ ] **Trash and recycling.** We could not confirm online how trash and recycling are collected in Roosevelt. Call Borough Hall at 609-448-0539 for pickup days and rules.

- [ ] **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.** Roosevelt is a small inland borough with little flood risk for most homes. 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.

- [ ] **Library.** Monmouth County Library, Allentown Branch (nearest county branch), 16 South Main Street, Allentown, NJ 08501.

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. We could not confirm from an official borough source whether Roosevelt requires its own resale certificate of occupancy or resale inspection, so confirm with Borough Hall before listing. Because the whole borough is a historic district, also ask whether exterior changes need historic review.

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QUESTIONS PEOPLE ASK

Questions people ask us about Roosevelt

Why is the town called Roosevelt?

It was founded in 1937 as Jersey Homesteads, a New Deal planned community. After President Franklin D. Roosevelt died in 1945, residents voted to rename the borough in his honor.

Is all of Roosevelt a historic district?

Yes. The Jersey Homesteads Historic District, listed on the New Jersey and National Registers of Historic Places in 1983, covers everything within the borough's boundaries.

Who designed the homes in Roosevelt?

Alfred Kastner was the principal architect, working in a Bauhaus influenced style with flat roofs and concrete and cinder block walls. Louis Kahn, who later became world famous, worked on the project as his assistant.

Where is Roosevelt, NJ?

Roosevelt is in western Monmouth County, bordered by Millstone Township to the north and east and Upper Freehold Township to the southwest. County Route 571 runs through the center, and Interstate 195 is a short drive away.

Where is the closest grocery store to Roosevelt?

The closest supermarkets are ShopRite and ALDI on Route 130 in East Windsor, northwest of town. Stop & Shop on Perrineville Road in Monroe Township is a little farther north, and another Stop & Shop is on Village Center Drive in Freehold Township to the east. Roosevelt has no stores of its own.

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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.

The original homestead streets	
Rochdale Avenue and Route 571	
Later homes	
The green belt	

Is Roosevelt 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 Roosevelt, 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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