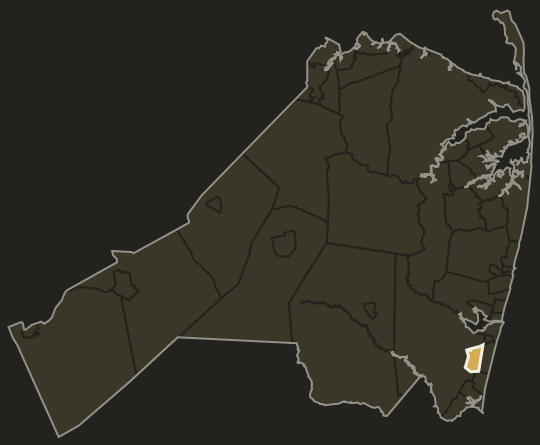
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AN IN DEPTH TOWN GUIDE

Living in Spring Lake Heights, 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.

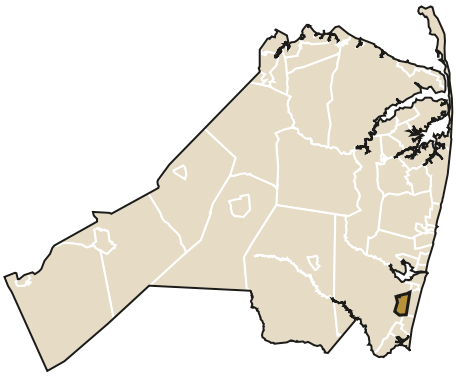
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AT A GLANCE

Spring Lake Heights at a glance

County	Monmouth
Population	About 4,900 (2020 census)
Size	About 1.3 square miles
Setting	Residential streets a short drive from the ocean, bordering Wreck Pond
Main roads	Route 71 and County Route 524 (Allaire Road), with Route 35 just outside the borough



Spring Lake Heights in gold, in Monmouth County

Spring Lake Heights is not Spring Lake

Spring Lake Heights and Spring Lake are two separate boroughs, each with its own government and its own property tax rate. Spring Lake Heights was formed in 1927 from part of Wall Township and takes its name from its neighbor.

The two towns share the 07762 ZIP code, so a Spring Lake mailing address does not always mean the home is in Spring Lake. We confirm the borough on every home before we talk about taxes.

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A SHORT HISTORY

The story of Spring Lake Heights

The Lenape lived here first, and a 1758 settlement with the Unami branch of the Delaware ended their claims as settlers bought land. Two farm villages grew up: Como, once called Sea Plain or Pearce's, near today's Route 71 and Allaire Road, and Villa Park at the southern edge. A post office opened at Route 71 and Prospect Avenue in 1802, and a one room schoolhouse followed in 1830.

Villa Park stayed mostly farmland until 1874, when landowners asked for a public road, now Ocean Road, to open their land for building lots. Unhappy with services from Wall Township, residents of Como and Villa Park voted 280 to 238 on May 3, 1927 to form the Borough of Spring Lake Heights. The first borough meeting was held that June in the Como schoolhouse.

KEY DATES

Timeline

1802	A post office opens at today's Route 71 and Prospect Avenue.
1874	A public road, now Ocean Road, is laid out to open Villa Park farmland for building lots.
1927	Spring Lake Heights is incorporated as a borough from part of Wall Township.
2027	The borough marks its 100th anniversary.

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SECTIONS OF TOWN

A small town with a few distinct pockets

Como. The older village around Route 71 and Allaire Road, once known as Sea Plain or Pearce's. Homes here range from older houses to newer infill on established streets.

Villa Park. The southern part of the borough along Ocean Road, farmland until the 1870s and later built up with single family homes on residential streets.

Along Route 71. The main road through town, with homes, offices and a large condominium complex. It is the borough's busiest corridor.

Off Allaire Road. Residential streets along County Route 524 near Joseph E. Robertson Park, mostly single family homes built over many decades.

Near Wreck Pond. Streets toward the tidal pond the borough shares with Spring Lake, Sea Girt and Wall Township.

> Spring Lake Heights is compact, and most of it is residential. Where a home sits relative to Route 71 and Wreck Pond shapes the feel of the street.

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HOMES AND TAXES

What you will find

Single family homes: On residential streets throughout the borough, built over many decades.

Condominiums: Including a large complex along Route 71.

Homes near the water: Streets close to Wreck Pond and its brooks.

Worth knowing: Wreck Pond collects water from a watershed of about 12 square miles and drains to the ocean through an outfall pipe, and the area around it has a history of flooding. The state completed an expanded, gated culvert in 2016. If a home is near the pond or one of its brooks, ask for the flood zone, the elevation certificate and the flood history.

Property taxes

1.075%	$9,084

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

A home worth $850,000 on today's market would pay roughly $9,138 a year at Spring Lake Heights'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 Spring Lake Heights shops and eats

Spring Lake Heights is mostly homes, with no supermarket or downtown of its own. The nearest grocery stores are just over the Wall Township line on Route 35.

Grocery stores

NORTHWEST	**ALDI**	1919 Route 35, Wall Township
NORTH	**ShopRite**	1732 Route 35, Wall Township
NORTH	**Stop & Shop**	116 Route 35, Neptune City
SOUTHWEST	**Stop & Shop**	3208 Bridge Avenue, Point Pleasant

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

Dining

Route 71. The borough's main road, with everyday places to eat along the way.

Third Avenue in Spring Lake. Just east, a walkable downtown of cafes and shops near the train station.

Route 35 in Wall Township. Just west, a highway corridor with more dining and everyday shopping.

Belmar: North on Route 71 to Main Street, Belmar's downtown strip, lined with restaurants.

Asbury Park: Farther north on Route 71, with restaurants and bars downtown around Cookman Avenue and on the boardwalk.

Shopping

Route 35 in Wall has the nearest shopping centers. For outlet shopping, the Jersey Shore Premium Outlets are a short drive north in Tinton Falls, off Garden State Parkway exit 100A on Route 66.

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GETTING AROUND

Roads and commuting

Route 71 runs north and south through the borough, toward Sea Girt and Manasquan in one direction and Belmar in the other. County Route 524, Allaire Road, crosses the borough from Wall and leads west toward the Garden State Parkway and Allaire. Route 35 runs just past the northwest corner. The nearest train is the Spring Lake station on NJ Transit's North Jersey Coast Line, and NJ Transit buses 317 and 830 serve the area. Daily shopping is a short drive away on Route 35 and in neighboring towns.

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THINGS TO DO

Things to do in and around Spring Lake Heights

Wreck Pond. A tidal pond of about 73 acres shared with Spring Lake, Sea Girt and Wall, ringed in part by protected land and wetlands.

Bicentennial Park. A borough park at 1103 Ocean Road with tennis and pickleball courts, leagues and basketball.

Joseph E. Robertson Park. A borough park at 1100 Allaire Road with tennis and pickleball courts and weekly open play.

Cornelius V. Kelly Community Center. The borough's community center at 902 Ocean Road, home to recreation programs, classes and a resident book club.

Fall Festival. The borough's yearly fall community festival, run by the Recreation Department.

Spring Lake beach and boardwalk. Spring Lake Heights has no oceanfront of its own; Spring Lake's beaches and two mile boardwalk are a few minutes east.

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MOVING CHECKLIST

Setting up your home in Spring Lake Heights

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

- [ ] **Borough hall.** Spring Lake Heights Borough Hall, 555 Brighton Avenue, Spring Lake Heights, NJ 07762.https://springlakehts.com

- [ ] **Property taxes.** Tax office phone 732-449-3500. The tax and utility collector is in borough hall at 555 Brighton Avenue, open weekdays 9 a.m. to 4:30 p.m., with a 24 hour drop box outside the back door for checks. 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 Spring Lake Heights Water and Sewer Utility. 732-449-3500. The borough runs its own water and sewer utility, billed through the tax and utility collector at borough hall. Ask the collector for the billing schedule, a final reading before closing and the account transfer.

- [ ] **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.** Pickup days are on the yearly sanitation calendar posted on the Public Works page and in the Recycle Coach app. Containers must be out by 7 a.m. Bulk and brush are each picked up eight times a year. The recycling center at 555 Atlantic Avenue is open Monday through Saturday, 8 a.m. to 2 p.m.

- [ ] **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. Most of the borough sits inland, but homes near Wreck Pond and its brooks should be checked carefully. Spring Lake Heights was not listed in FEMA's Community Rating System in the state's 2019 hazard mitigation plan.

- [ ] **Library.** Monmouth County Library, Wall Township Branch (Spring Lake Heights is a member town), 2700 Allaire Road, Wall, NJ 07719.

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; in Spring Lake Heights, start with the borough Fire Official (732-449-9433, ext. 118). 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 Spring Lake Heights requires its own resale certificate of occupancy or resale inspection. Building matters are handled by a regional construction department shared with Brielle, Sea Girt and Spring Lake (732-449-0800, ext. 609); confirm with it and with borough hall before listing.

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QUESTIONS PEOPLE ASK

Questions people ask us about Spring Lake Heights

Is Spring Lake Heights part of Spring Lake?

No. Spring Lake Heights is its own borough, formed in 1927 from part of Wall Township, with its own government and tax rate. The two towns share the 07762 ZIP code, which causes a lot of confusion.

Is there a train station in Spring Lake Heights?

Not inside the borough. The closest station is Spring Lake, on NJ Transit's North Jersey Coast Line, a few minutes away by car.

What is Wreck Pond?

Wreck Pond is a tidal pond of about 73 acres bordered by Spring Lake Heights, Spring Lake, Sea Girt and Wall. It once had a small inlet to the ocean and now drains through an outfall pipe. Homes near the pond and its brooks should be checked for flood zone and flood history.

What are the main roads in Spring Lake Heights?

Route 71 runs through the borough, and County Route 524, Allaire Road, crosses it from Wall Township. Route 35 runs just outside the northwest corner.

Where is the closest grocery store to Spring Lake Heights?

The closest supermarkets are the ALDI and the ShopRite on Route 35, just over the line in Wall Township. The Stop & Shop on Route 35 in Neptune City and the Stop & Shop on Bridge Avenue in Point Pleasant are a little farther. Spring Lake Heights has no supermarket 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.

Como	
Villa Park	
Along Route 71	
Off Allaire Road	
Near Wreck Pond	

Is Spring Lake Heights 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 Spring Lake Heights, 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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