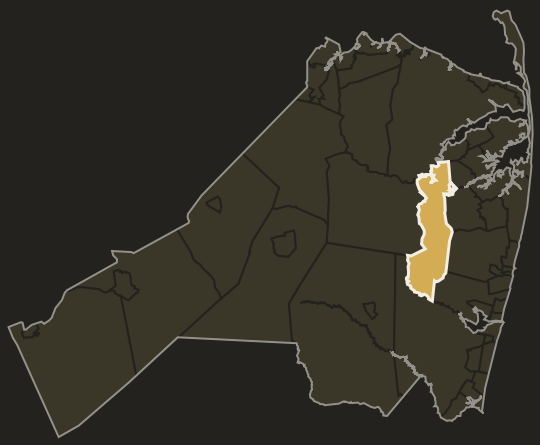
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AN IN DEPTH TOWN GUIDE

Living in Tinton Falls, 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.

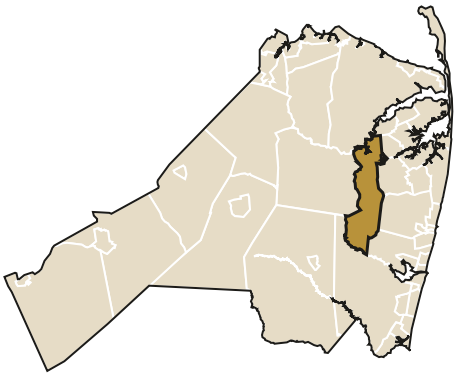
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AT A GLANCE

Tinton Falls at a glance

County	Monmouth
Population	About 19,200 (2020 census)
Size	About 15.6 square miles
Setting	Residential neighborhoods and parkland around a historic falls
Main roads	Garden State Parkway exits 100, 102 and 105, with exit 109 just north in Middletown; Routes 18, 33 and 66; County Routes 520, 537 and 547



Tinton Falls in gold, in Monmouth County

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A SHORT HISTORY

The story of Tinton Falls

The Lenape lived here before Europeans arrived, and early land purchases from them date to the 1660s. Settlers came in the late 1600s, drawn by the waterfall, which powered one of the oldest ironworks in the colonies and a grist mill. In 1675 Lewis Morris bought into the ironworks and named his lands Tintern Manor, the source of the name Tinton.

For more than 250 years the area was part of Shrewsbury Township. Residents voted to break away in 1950, and the state incorporated the new borough as New Shrewsbury that August. To end mail mix ups with neighboring Shrewsbury, the borough took the name Tinton Falls in 1975. The falls and the historic district along Tinton Avenue still mark the old center.

KEY DATES

Timeline

1675	Lewis Morris buys into the ironworks at the falls and names his lands Tintern Manor.
1676	The Old Mill at Tinton Falls is built, later listed on the National Register of Historic Places.
1950	The borough of New Shrewsbury is incorporated from part of Shrewsbury Township.
1975	New Shrewsbury is renamed Tinton Falls to avoid postal confusion.

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SECTIONS OF TOWN

Old place names across a big borough

The falls and the historic district. The old center along Tinton Avenue and Sycamore Avenue, around the waterfall, borough hall and the library. The National Register historic district here includes older homes alongside newer streets.

Wayside. The southern part of the borough along Wayside Road, a name it shares with neighboring Ocean Township. Homes here are mostly single family houses on suburban lots.

West Park Avenue and Wardell Road. The southeast corner of the borough, which uses the 07712 ZIP code, with established neighborhoods near Liberty Park II and Wardell Park.

Hockhockson, Pine Brook and West Shrewsbury. Old crossroads names on the western side of the borough near the Parkway. Housing here ranges from older homes on larger lots to planned developments.

The former Fort Monmouth. The Charles Wood area of the old Army post, which closed in 2011, lies in Tinton Falls and is being redeveloped.

> Tinton Falls was part of Shrewsbury Township until 1950, when it became the borough of New Shrewsbury. It took the name Tinton Falls in 1975. Many older place names still mark its sections.

Homes in Tinton Falls carry more than one ZIP code, including 07724 and 07712, so a mailing address alone does not always tell you the town.

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HOMES AND TAXES

What you will find

Single family homes: In neighborhoods built over many decades across the borough.

Continuing care retirement community: Seabrook, a 98 acre continuing care retirement community, is in Tinton Falls.

Worth knowing: Because the borough uses more than one ZIP code, we confirm the municipality on every home before we talk about taxes. If a home is in a community with a homeowners association, ask for the association documents early, because the fees and rules can affect what you can change, rent or park. Land at the former Fort Monmouth is being redeveloped, so it is worth knowing what is planned near any home you are considering.

Property taxes

1.423%
2025 effective tax rate, as a share of market value

$8,456
2025 average residential tax bill

A home worth $600,000 on today's market would pay roughly $8,538 a year at Tinton Falls'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 Tinton Falls shops and eats

Tinton Falls has no traditional downtown, but it has shopping of its own, including a large outlet center, and the busy Route 35 corridor in Shrewsbury and Eatontown is just to the east.

Grocery stores

IN TOWN	**Uncle Giuseppe's Marketplace** 990 Shrewsbury Avenue, Tinton Falls
NORTHEAST	**ShopRite** 1151 Shrewsbury Avenue, Shrewsbury
NORTHEAST	**Whole Foods Market** 180 Route 35, Eatontown
NORTH	**Acme** 616 Newman Springs Road, Middletown (Lincroft)
SOUTHEAST	**Wegmans** 1104 Route 35, Ocean Township

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

Dining

Shrewsbury Avenue. The north to south road on the borough's east side, with casual places to eat and everyday shopping.

Asbury Avenue. The road toward Ocean Township and Asbury Park, with more casual restaurants.

Route 66 near the Parkway. The area around the outlet center off Parkway exit 100, with restaurants serving shoppers and travelers.

Downtown Red Bank: North on Shrewsbury Avenue to a downtown known for its restaurants, shops and live performances, around Broad Street and Monmouth Street.

Shopping

The Jersey Shore Premium Outlets, an outlet center off Garden State Parkway exit 100A on Route 66, is right in Tinton Falls. Route 35 in Eatontown and Shrewsbury, just to the east, has more shopping centers.

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GETTING AROUND

Roads and commuting

Three Garden State Parkway exits serve Tinton Falls. Exit 100 connects to Route 33 and Route 66, exit 102 at Asbury Avenue serves southbound traffic, and exit 105 connects to Route 18 and Route 36. Exit 109, at Newman Springs Road, County Route 520, is just north of the borough in Middletown. County Route 537, Tinton Avenue, runs through the historic center. The nearest train is the Red Bank station on NJ Transit's North Jersey Coast Line, and NJ Transit buses 836 and 838 provide local service. Daily shopping is close by in Tinton Falls and in neighboring Eatontown.

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THINGS TO DO

Things to do in and around Tinton Falls

Overlook by the Falls. A borough park at 741 Tinton Avenue with hiking trails and a platform for viewing the falls, considered the highest waterfall on New Jersey's coastal plain.

Tinton Falls Historic District. The area around Tinton Avenue and Sycamore Avenue, listed on the National Register in 1977, including the Old Mill from 1676.

Shark River Park. A Monmouth County park of about 1,000 acres along the Shark River, shared with Neptune and Wall, with about 7.5 miles of trails.

Sycamore Recreation Complex. The borough's largest field complex at 977 Sycamore Avenue, with six fields, a playground, a gazebo and a walking trail.

Liberty Park II. A borough park at 1420 West Park Avenue with fields, a playground, a walking trail, a dog park and a gazebo.

Wardell Park. A borough park at 230 Wardell Road with tennis, pickleball and basketball courts and a playground.

Tinton Falls Public Library. The borough's own library at 664 Tinton Avenue, a member of the Monmouth County Library system.

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MOVING CHECKLIST

Setting up your home in Tinton Falls

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

- [ ] **Borough hall.** Tinton Falls Borough Hall, 556 Tinton Avenue, Tinton Falls, NJ 07724.732-542-3400. https://www.tintonfalls.com

- [ ] **Property taxes.** Tax office phone 732-542-3400, ext. 360. The tax collector is in borough hall at 556 Tinton Avenue, open weekdays 8:30 am to 4:30 pm. New Jersey property taxes are paid quarterly, due February 1, May 1, August 1 and November 1, with a 10 day grace period; late payments are charged interest back to the due date. Taxes and sewer can be paid online at pay.tintonfalls.com. 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.** Water: New Jersey American Water. Sewer: Borough of Tinton Falls. 1-866-269-2837 (New Jersey American Water); 732-542-3400, ext. 360 (borough sewer billing through the tax office). The borough website points residents to New Jersey American Water for water service, so start or stop water with the company directly. Sewer is billed by the borough and paid through the tax collector; the borough in turn pays the regional Two Rivers Water Reclamation Authority for treatment. Ask for a final sewer bill at 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.** Borough crews collect trash and recycling at the curb. Collection dates are on the Public Works calendar and the yearly Public Works Calendar PDF at tintonfalls.com, or call the recycling coordinator at 732-542-3400, ext. 246.

- [ ] **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.** Tinton Falls is inland, and most of the borough has little flood risk, though homes near the Shark River or other streams can fall in mapped flood zones. 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. We did not find Tinton Falls in FEMA's Community Rating System.

- [ ] **Library.** Tinton Falls Public Library (Monmouth County Library member), 664 Tinton Avenue, Tinton Falls, NJ 07724.

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. Tinton Falls also requires a Certificate of Continued Occupancy for all residential sales, rentals, transfers of title or changes in occupancy. Apply through the Code Enforcement and Zoning office at borough hall (732-542-3400, ext. 267) using the resale and rental CO application on the borough website. The Fire Prevention Bureau does the smoke and carbon monoxide alarm inspection on weekday mornings, and both certificates are picked up together from Code Enforcement 36 to 72 hours later. The alarm certificate expires 90 days after the inspection.

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QUESTIONS PEOPLE ASK

Questions people ask us about Tinton Falls

Is there really a waterfall in Tinton Falls?

Yes. The falls are considered the highest waterfall on New Jersey's coastal plain. They were about 30 feet high in the 1600s and are lower today after erosion and the loss of a dam. The borough's Overlook by the Falls park on Tinton Avenue has a viewing platform.

Why was Tinton Falls once called New Shrewsbury?

The borough broke away from Shrewsbury Township in 1950 and was incorporated as New Shrewsbury. It was renamed Tinton Falls in 1975 to avoid postal confusion. The name comes from Tinton Manor, the colonial plantation of Lewis Morris.

Which Parkway exits serve Tinton Falls?

Garden State Parkway exits 100, 102 and 105 serve the borough, and exit 109 is just north in Middletown. Exit 102 is a southbound only exit at Asbury Avenue.

Was Fort Monmouth in Tinton Falls?

Partly. The Charles Wood area, the western section of the post with housing, a golf course and offices, is in Tinton Falls. The rest of the fort was in Eatontown and Oceanport. The Army closed the fort in 2011.

Where is the closest grocery store to Tinton Falls?

Tinton Falls has its own supermarket, Uncle Giuseppe's Marketplace on Shrewsbury Avenue. The ShopRite on Shrewsbury Avenue in Shrewsbury and the Whole Foods Market on Route 35 in Eatontown are just over the line. On the south side of town, the Wegmans on Route 35 in Ocean Township is close.

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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 falls and the historic district	
Wayside	
West Park Avenue and Wardell Road	
Hockhockson, Pine Brook and West Shrewsbury	
The former Fort Monmouth	

Is Tinton Falls 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 Tinton Falls, 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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