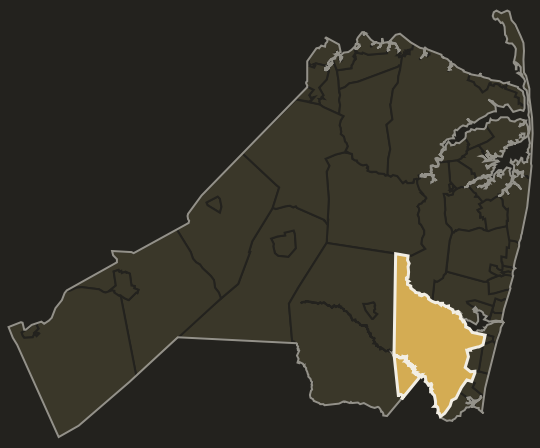
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AN IN DEPTH TOWN GUIDE

Living in Wall, 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.

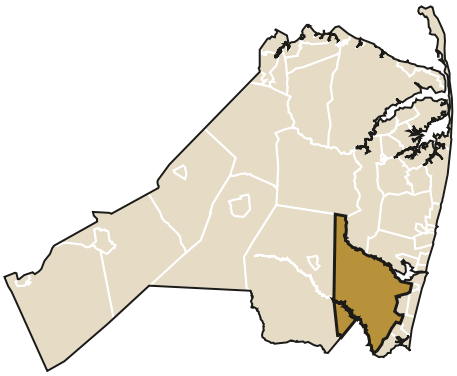
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AT A GLANCE

Wall at a glance

County	Monmouth
Population	About 26,500 (2020 census)
Size	About 32 square miles
Setting	Suburban neighborhoods, woods and parkland just inland from the shore towns
Main roads	Garden State Parkway exit 98, the east end of I-195, and Routes 18, 33, 34, 35, 70, 71 and 138



Wall in gold, in Monmouth County

Your mailing address may not say Wall

Wall has almost no ZIP code of its own. The only one that serves Wall alone belongs to Allenwood, and it is for post office boxes only. Depending on the street, a Wall home can carry a Belmar, Manasquan, Spring Lake, Sea Girt, Brick, Neptune, Howell or Farmingdale mailing address.

The mailing address does not change the town. If the home sits inside Wall Township, it pays Wall property taxes and follows Wall's rules, even if the envelope says Belmar or Sea Girt. West Belmar is a good example. It is part of Wall, not the Borough of Belmar. We always confirm the municipality on the tax record before we talk about a home.

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A SHORT HISTORY

The story of Wall

Long before settlers arrived, the Lenape lived along the Manasquan River, and the site of today's Allaire Village is believed to have been a Native ceremonial ground. Farms, sawmills and gristmills spread through the area in the 1700s, when it was part of Shrewsbury and later Howell Township. In 1822 James P. Allaire bought a bog iron works on the river and built a village around it that ran until 1846.

Wall Township was formed from part of Howell Township in 1851 and named for General Garret D. Wall, a lawyer and former United States Senator. Manasquan and Brielle were later carved out of it as separate boroughs. In 1914 the Marconi company finished a wireless receiving station here, which became the Army's Camp Evans, where radar signals were bounced off the moon in 1946.

KEY DATES

Timeline

1822	James P. Allaire buys the Howell Works, a bog iron furnace on the Manasquan River, and builds a village around it.
1851	Wall Township is incorporated from part of Howell Township.
1914	The Marconi wireless receiving station, later Camp Evans, is completed.
1946	Scientists at Camp Evans bounce radar signals off the moon in Project Diana.

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SECTIONS OF TOWN

A township made of many places

West Belmar. A compact neighborhood on Wall's eastern edge next to Belmar and Lake Como. It shares a Belmar mailing address but is part of Wall.

Allenwood. The southern part of town between Route 34 and the Garden State Parkway, with the Manasquan River along its southern edge.

Allaire. The western side of the township around Allaire State Park, where the setting turns quiet and wooded.

Glendola and the Shark River area. The northern part of the township toward the Shark River and Shark River Park, with established residential neighborhoods.

New Bedford and Collingwood Park. Long established sections of the township whose old names still appear on maps and in conversation.

Near Wreck Pond. The eastern edge of town where Wall shares the shoreline of Wreck Pond with Spring Lake, Spring Lake Heights and Sea Girt, a short drive from the ocean.

> Wall is a collection of older villages and sections rather than one downtown. Here are some names you will hear.

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HOMES AND TAXES

What you will find

Established neighborhoods: Ranches, capes, split levels and colonials on residential streets, many updated or expanded over the years.

Close to the beach towns: Sections like West Belmar sit a short drive from the ocean in Belmar, Spring Lake, Sea Girt and Manasquan.

Room to spread out: Toward the west, near Allaire State Park, the setting gets more wooded.

Near the water: Some homes sit close to the Shark River, the Manasquan River or Wreck Pond.

Worth knowing: The mailing address on a Wall home often names another town. Buyers should confirm the municipality, because that decides the tax bill and the local rules. For

homes near Wreck Pond, the Shark River or the Manasquan River, check the flood zone too. New Jersey sellers must disclose a home's flood zone and flood history.

Property taxes

1.352%
2025 effective tax rate, as a share of market value

$10,477
2025 average residential tax bill

A home worth $750,000 on today's market would pay roughly $10,140 a year at Wall'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 Wall shops and eats

Wall has no single downtown. Its shopping is spread along the highways, especially Route 35, and two supermarkets are right in town.

Grocery stores

IN TOWN	**ShopRite** 1732 Route 35, Wall Township
IN TOWN	**ALDI** 1919 Route 35, Wall Township
NORTHEAST	**Stop & Shop** 116 Route 35, Neptune City
SOUTH	**Stop & Shop** 3208 Bridge Avenue, Point Pleasant

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

Dining

Route 35. Wall's busiest shopping corridor, with many places to eat in shopping centers and on their own lots.

Route 34 and Route 71. More restaurants and everyday stops along the township's other main roads.

Main Street in Belmar. Just east of Wall, a walkable downtown lined with restaurants.

Third Avenue in Spring Lake. Next door, a small main street with shops and places to eat.

Asbury Park: North, with restaurants and bars downtown around Cookman Avenue and on the boardwalk.

Shopping

Route 35 is Wall's main shopping road, with centers along much of its length. 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

Wall is one of the best connected towns at the shore. Garden State Parkway exit 98 is here, and I-195 ends at Route 34 in Wall, continuing east as Route 138 to Route 35. Route 18 begins at Route 138 in Wall, and Routes 33, 34, 35, 70 and 71 all cross the township. There is no train station in Wall itself, but NJ Transit's North Jersey Coast Line stops next door in Belmar, Spring Lake and Manasquan. NJ Transit buses 317, 830 and 836 serve the area, and Monmouth Executive Airport, a privately owned airport open to public use, is in the township. Daily shopping is spread along the highway corridors.

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THINGS TO DO

Things to do in and around Wall

Allaire State Park. More than 3,000 acres of woods, trails and river in Wall and Howell, deeded to the state in 1941 and opened as a park in the 1950s.

Historic Village at Allaire. The restored 1800s iron making village inside the state park, run by a nonprofit, with craft shops, a general store and seasonal events.

Shark River Park. The Monmouth County Park System's first park, with wooded trails along the Shark River.

Edgar Felix Bikeway. A paved trail on an old railroad bed running from Manasquan through Wall to Allaire State Park.

InfoAge Science and History Museums. Museums in the historic Camp Evans buildings, a National Historic Landmark district, covering wireless radio, radar and the 1946 moon bounce.

Bel-Aire Golf Course. A Monmouth County public golf course on Allaire Road at Route 34.

Monmouth County Library, Wall Township Branch. The township's public library branch, inside the municipal complex at 2700 Allaire Road.

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MOVING CHECKLIST

Setting up your home in Wall

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

- [ ] **Township municipal building.** Wall Township Municipal Building, 2700 Allaire Road, Wall, NJ 07719.732-449-8444. https://www.wallnj.gov

- [ ] **Property taxes.** Tax office phone 732-449-8444, ext. 2600. The Collector's Office is in the municipal building at 2700 Allaire Road and bills both property taxes and township water and sewer. 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.** Wall Township water and sewer utility. 732-449-8444, ext. 2600 (billing); 732-449-2700 (Public Works). Wall's Collector's Office bills water and sewer quarterly, due February 25, May 25, August 25 and November 25, and handles final meter readings through an online request form. Wastewater is treated by the South Monmouth Regional Sewerage Authority or the Manasquan River Regional Sewerage Authority, depending on the area. Wall is a large township, so confirm for each address whether the home is on township water and sewer.

- [ ] **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.** Sanitation and recycling are run through the township's Public Works Department. Set containers out the night before or by 6:30 a.m. on pickup day. Schedules are on the Sanitation and Recycling Schedules page at wallnj.gov and in the Recycle Coach app, and the township runs North and South Recycling Centers.

- [ ] **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 Wall is inland, but homes near the Shark River, the Manasquan River and Wreck Pond can sit in mapped flood zones. Wall was not listed in FEMA's Community Rating System in the state's 2019 hazard mitigation plan.

- [ ] **Library.** Monmouth County Library, Wall Township Branch, 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). In Wall it is issued by the Wall Township Fire Bureau, 1612 Route 71, 732-820-4854, after an inspection scheduled through its online application. Battery smoke alarms must be the 10 year sealed type. 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 found no separate township resale certificate of occupancy for homes; Wall's published forms include a transfer permit for non residential properties only. Confirm with the township's code enforcement office (732-449-8444) before listing.

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QUESTIONS PEOPLE ASK

Questions people ask us about Wall

Is West Belmar part of Belmar?

No. West Belmar is a section of Wall Township. It shares the Belmar mailing address and sits right next to the Borough of Belmar, but homes there pay Wall Township property taxes and follow Wall's local rules.

Why does my Wall home have a Belmar, Manasquan or Spring Lake address?

Wall is served by post offices in neighboring towns, so many Wall homes use a Belmar, Manasquan, Spring Lake, Sea Girt, Brick, Neptune, Howell or Farmingdale mailing address. The mailing address does not change the municipality. Taxes and local rules follow the town the home actually sits in.

Is Allaire State Park in Wall Township?

Yes, in part. Allaire State Park covers about 3,205 acres in Wall and Howell townships. It includes the Historic Village at Allaire and a stretch of the Manasquan River.

Is there a train station in Wall Township?

Not within Wall itself. NJ Transit's North Jersey Coast Line stops in neighboring Belmar, Spring Lake and Manasquan, a short drive from most of the township.

Where is the closest grocery store to Wall Township?

Wall has two supermarkets of its own, a ShopRite and an ALDI, both on Route 35. The Stop & Shop on Route 35 in Neptune City and the Stop & Shop on Bridge Avenue in Point Pleasant are close by too. Which one is nearest depends on which side of the township you live on.

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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.

West Belmar	
Allenwood	
Allaire	
Glendola and the Shark River area	
New Bedford and Collingwood Park	
Near Wreck Pond	

Is Wall 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 Wall, 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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