

THE ULTIMATE GUIDE

To Living In

WE LOVE OUR
COMMUNITY
AND I KNOW
YOU WILL TOO

BELLEVILLE

New Jersey

Courtesy Of

Dennis Mark

REAL ESTATE

Knowing BELLEVILLE, NJ

KW OCEAN LIVING
KELLER WILLIAMS REALTY

Dennis Mark
REAL ESTATE



Belleville Township is a diverse, suburban community located in Essex County, New Jersey, about 10–12 miles west of Manhattan. With a population of roughly 38,000 residents, Belleville offers a blend of urban accessibility and suburban affordability, making it attractive to commuters, families, and first-time homebuyers. Historically, Belleville dates back to the 1700s and has evolved into a culturally rich town with strong Italian-American roots, alongside growing Hispanic and multicultural communities. Today, it's known for its tight-knit neighborhoods, parks, and proximity to major job hubs like Newark and NYC.

DEMOGRAPHICS

Understanding the demographics of Belleville Township, can provide valuable insights into the community and its characteristics.



POPULATION

Approximately ~39,800 residents



MEDIAN AGE

42 years



GENDER BREAKDOWN



47%



53%



HOUSEHOLDS ~14,356 households



10,336

NON-FAMILY

4,020



MEDIAN HOUSEHOLD INCOME

~\$90,140



EDUCATION LEVELS

HIGH-SCHOOL GRADUATE

86%

BACHELOR'S DEGREE OR HIGHER

32%



RACE AND ETHNICITY

25%

WHITE

48%

HISPANIC OR LATINO

8%

ASIAN

7%

AFRICAN AMERICAN

6%

OTHER

Local **AUTHORITIES**

Belleville Township is governed by a Mayor and Council Members overseeing local services and community affairs.



BELLEVILLE TOWNSHIP MUNICIPAL BUILDING

- Office Hours - Monday to Friday: 8:00 AM – 4:00 PM
- Address: 152 Washington Avenue, Belleville, NJ 07109
- Phone: 973-450-3300
- Website: <https://www.bellevillenj.org/>



Township AUTHORITIES

Belleville operates several township authorities that manage essential services:

▶ BELLEVILLE POLICE DEPARTMENT

- Chief of Police: James Abbott
- Address: 152 Washington Avenue, Belleville, NJ 07109
- Phone: 973-450-3333

▶ BELLEVILLE FIRE DEPARTMENT

- Fire Chief: John A. Ferrante
- Address: 152 Washington Avenue, Belleville, NJ 07109
- Phone: 973-450-3368

▶ BELLEVILLE PUBLIC WORKS

- Director: Frank DeMaio
- Address: 152 Washington Avenue, Belleville, NJ 07109
- Phone: 973-450-3412

Local UTILITIES

➤ GAS & ELECTRIC

PUBLIC SERVICE ELECTRIC & GAS (PSE&G)

- Website: <https://nj.pseg.com/>
- Phone: 1-800-436-7734

➤ WATER & SEWER

BELLEVILLE WATER DEPARTMENT

- Website: <https://www.bellevillenj.org/>
- Phone: 973-450-334
- Alternate / DPW Contact: 973-450-3412

➤ CABLE/ INTERNET

OPTIMUM

- Website: www.optimum.com
- Phone: 1-866-347-4784

VERIZON FIOS

- Website: www.verizon.com/fios
- Phone: 1-800-837-4966

Schools in BELLEVILLE, NJ

Belleville Township is served by Belleville Public Schools and Belleville High School, providing solid academic programs and a range of extracurricular opportunities for students.

BELLEVILLE SCHOOL #3

Address: 230 Joralemon St, Belleville, NJ 07109

Phone: (973) 969-4341

Grades: K-6

Known for: Strong neighborhood school, community involvement

Rating: ★★★★★★☆☆☆☆





BELLEVILLE SCHOOL #4

Address: 180 Union Ave, Belleville, NJ

Phone: (973) 450-3500

Grades: Pre-K-6

Known for: Larger elementary population, diverse student body

Rating: ★★★★★ ☆☆☆☆☆



BELLEVILLE SCHOOL #5

Address: 149 Adelaide St, Belleville, NJ

Phone: (973) 450-3500

Grades: K-6

Known for: Supportive staff, balanced academics

Rating: ★★★★★ ☆☆☆☆☆



BELLEVILLE SCHOOL #7

Address: 20 Passaic Ave, Belleville, NJ 07109

Phone: (973) 969-4338

Grades: Pre-K-6

Highlights: Strong school culture ("Stallion Pride"), extracurricular engagement

Rating: ★★★★★★☆☆☆☆



BELLEVILLE SCHOOL #8

Address: 183 Union Ave, Belleville, NJ 07109

Phone: (973) 969-4344

Grades: Pre-K-6

Highlights: Solid academic programs, central location

Rating: ★★★★★★☆☆☆☆





BELLEVILLE SCHOOL #9

Address: 301 Ralph St, Belleville, NJ 07109

Phone: (973) 969-4337

Grades: K-6

Known for: Smaller school environment, personalized attention

Rating: ★★★★★ ☆☆☆☆☆



BELLEVILLE SCHOOL #10

Address: 527 Belleville Ave, Belleville, NJ 07109

Phone: (973) 450-3500 ext. 3102

Grades: K-6

Known for: Community-centered events and student engagement

Rating: ★★★★★ ☆☆☆☆☆





BELLEVILLE MIDDLE SCHOOL

Address: 279 Washington Ave, Belleville, NJ 07109

Phone: (973) 969-4342

Grades: 7-8

Highlights: Transition-focused curriculum, extracurricular activities

Rating: ★★★★★★☆☆☆☆



BELLEVILLE HIGH SCHOOL

Address: 100 Passaic Ave, Belleville, NJ 07109

Phone: (973) 969-4343

Grades: 9-12

Highlights: Career prep and college readiness programs

Rating: ★★★★★★☆☆☆☆



NEW JERSEY

Neighborhoods in **BELLEVILLE, NJ**



BELLEVILLE TURNPIKE AREA

- Rating: 8/10
- Character: More suburban, quieter streets; close to Nutley and Lyndhurst; less congestion
- Best for: Families, long-term homeowners



BRANCH BROOK PARK AREA

- Rating: 8/10
- Character: Scenic, park-adjacent living; access to outdoor recreation; near Newark border
- Best for: Outdoor lovers, renters and buyers alike



BELWOOD SECTION

- Rating: 7.5/10
- Character: Small, low-density neighborhood; more suburban feel
- Best for: Families, buyers wanting less congestion



SILVER LAKE

- Rating: 7.5 /10
- Character: Dense, diverse, commuter-friendly; near Newark and Branch Brook Park; walkable with local shops
- Best for: NYC commuters, renters, first-time buyers



JORALEMON STREET AREA

- Rating: 7/10
- Character: Traditional residential area; stable community; less commercial activity
- Best for: Families, first-time homebuyers



BIG TREE SECTION

- Rating: 7/10
- Character: Quiet, lesser-known residential pocket; low traffic
- Best for: Buyers seeking privacy and quieter surroundings



FRANKLIN AVENUE / SOHO AREA

- Rating: 7/10
- Character: Historic, busy commercial corridor; highly walkable; urban feel.
- Best for: Young professionals, renters, those wanting convenience

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55+ Communities

BELLEVILLE, NJ



FRANKLIN MANOR

- Rating: 6.5/10
- Homes: ~60–100 units (estimated small-scale complex)
- Characteristics: Income-restricted senior housing; simple, community-oriented living; close to Branch Brook Park
- Style: Apartment-style units
- HOA: Yes (managed property, rent-based)
- Amenities: Community activities, nearby park access, basic services
- Vibe: Quiet, practical, low-key



THE MILL AT BELLEVILLE

- Rating: 8/10
- Homes: ~100+ units (mid-size complex)
- Characteristics: Newer, more modern 55+ rental community; private setting on ~3 acres
- Style: Luxury-style apartments
- HOA: Yes (rental community management)
- Amenities: Fitness room, solarium, community room, outdoor patio, in-unit laundry
- Vibe: Modern, social, comfortable

Outdoor Recreation

BELLEVILLE, NJ

Public Parks & Fields



BELLEVILLE MUNICIPAL STADIUM

Features: Football field, track, bleachers



CONNOLLY PARK

Features: playgrounds, sports courts, walking paths, picnic areas.





BELLEVILLE PARK

Best For: Families, sports leagues, daily recreation



BRANCH BROOK PARK

Best For: Running, biking, large events, scenic recreation



Golf Courses



HENDRICKS FIELD GOLF COURSE

Best For: Casual golfers, beginners, local residents



FOREST HILL FIELD CLUB

Best For: Private members, classic golf experience



ROCK SPRING GOLF CLUB

Best For: Intermediate golfers, regular play



Lakes, Rivers & Beaches

SECOND RIVER

- A small, scenic river running through Belleville Park, ideal for peaceful walks and nature views. It's mainly for passive recreation rather than active water use.

PASSAIC RIVER ~5 MILES

- A major nearby river with scenic stretches and limited recreation due to water quality. Best enjoyed for views, walking paths, and occasional kayaking.

YANTICAW PARK POND ~3 MILES

- A quiet, family-friendly pond in Nutley with a walking loop and relaxing park setting. Great for casual strolls and light outdoor time.

VERONA PARK LAKE ~8 MILES

- A scenic lake with walking paths and paddle boating, popular for recreation and relaxation. One of the area's most attractive park destinations.

Annual Festivals

BELLEVILLE, NJ



ESSEX COUNTY CHERRY BLOSSOM FESTIVAL

- A major regional event held in Branch Brook Park featuring thousands of cherry blossom trees, cultural performances, races, and family activities.



TOWNSHIP CLEAN-UP & ARBOR DAY

- An annual environmental event where residents participate in town clean-up efforts and tree planting. It promotes community pride and sustainability with volunteer participation





EARTH DAY NIGHT MARKET

- A newer community event combining environmental awareness with local vendors, food, and entertainment.



FOOD TRUCK FESTIVAL & CLASSIC CAR SHOW

- It's one of Belleville's biggest local gatherings with a festival-style atmosphere.



HALLOWEEN EVENTS & TRUNK-OR-TREAT

- Family-friendly seasonal celebrations including costume events, indoor trunk-or-treats, and themed parties.



Best Places to

EAT, DRINK & ENTERTAIN

Restaurants



ME & TOMMY'S RESTAURANT & BAR



- Address: 4 Essex St, Belleville, NJ 07109
- Phone: (856) 336-4250
- Rating: 9.2/10
- Best for: Italian comfort food, large portions, homemade sauces
- Signature Dish: Chicken Parm with Vodka Sauce



MONTUNO



- Address: 138 Washington Ave, Belleville, NJ
- Phone: (551) 362-1925
- Rating: 9/10
- Best For: Authentic Cuban cuisine
- Signature Dish: Cuban sandwich, ropa vieja



SILVER LAKE CHEESESTEAK & TACOS



- Address: 165 Garden Ave, Belleville, NJ
- Phone: (973) 440-1103
- Rating: 8.4/10
- Best for: Cheesesteaks, tacos, quick casual dining
- Signature Dish: Classic Cheesesteak

Coffee Shop



CORTADITOS



- Address: 140 Washington Ave, Belleville, NJ
- Phone: (973) 450-5111
- Rating: 9/10
- Best for: Cuban coffee, pastries, and a lively all-day café vibe that locals actually use.



SWEET LOVE CAFE

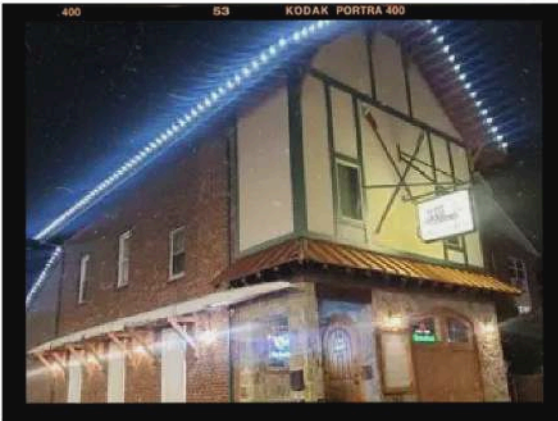


- Address: 475 Washington Ave, Belleville, NJ
- Phone: (973) 908-6262
- Rating: 8.5/10
- Best for: a quieter, neighborhood coffee-and-dessert stop.

Bars & Pub



JK'S BOATHOUSE PUB



- Address: 558 Washington Ave, Belleville, NJ
- Phone: (973) 759-9845
- Rating: 9.2/10
- Known for: karaoke nights, live-music energy, game-day crowd, and a true neighborhood-bar feel.



BELMONT TAVERN



- Address: 12 Bloomfield Ave, Belleville, NJ
- Phone: (973) 759-9609
- Rating: 9/10
- Known for: Historic Italian tavern with full bar and old-school charm

Sights & Attractions

BELLEVILLE, NJ

Belleville, NJ offers scenic parks and peaceful lakes throughout the community. Its welcoming atmosphere reflects a comfortable, family-friendly suburban lifestyle.

Branch Brook Park



Rating: ★★★★★★☆☆

Overview: Voorhees' largest community park with walking trails, open fields, dog park, fitness stations, and playgrounds.

Belleville Park



Rating: ★★★★★★☆☆

Overview: Scenic lakeside park with lighted softball fields, playgrounds, and picnic areas.

Top Places to Bring

CHILDREN FOR ENTERTAINMENT



BRANCH BROOK PARK

- Known for: Massive 360-acre park partially in Belleville with lakes, playgrounds, and open space

Rating: ★★★★★★☆☆



FLYERS TRAINING CENTER / SKATE ZONE

- Address: 114 Washington Ave, Belleville, NJ 07109
- Characteristics: Dedicated indoor playground for kids ages 0-13 with open play and party space.

Rating: ★★★★★★☆☆





PLANSOEN PARK

- Address:
- Best for: Newly renovated, fully accessible playground with modern facilities

Rating: ★★★★★★☆☆



BROOKDALE PARK

- Address: 473 Watchung Ave, Bloomfield, NJ
- What it's known for: Large suburban park with tons of kid-friendly space

Rating: ★★★★★★☆☆



RPM RACEWAY

- Address : 99 Caven Point Rd, Jersey City, NJ
- What it's known for: Indoor karting + arcade experience

Rating: ★★★★★★☆☆



Best Places for

Date Night & Adult Beverages



JK'S BOATHOUSE PUB



- Neighborhood pub with karaoke, live music, and a social, laid-back vibe



SOLAR DO MINHO



- Lively Portuguese restaurant with a vibrant bar scene and upscale casual atmosphere

Best-Rated Small Businesses

BELLEVILLE, NJ



LUCERO FLORIST

Category: Florist | Rating: 4.6 ★ (Google)

- Phone: (973) 444-3104
- Address: 198 Franklin St, Belleville, NJ 07109
- Website: <https://www.luceroflorist.com/>
- Overview: A trusted neighborhood florist known for custom arrangements and reliable same-day delivery with consistently fresh flowers.



J&P CLEANERS

Category: Dry Cleaning & Tailoring | Rating: 4.5 ★ (Google)

- Phone: (973) 759-5728
- Address: 441 Washington Ave, Belleville, NJ 07109
- Website: <https://jpdrycleaner.com/>
- Overview: Family-owned cleaner and tailor offering fast turnaround and expert garment care with decades of experience.



AMERICAN QUALITY ROOFING & SIDING

Category: Roofing & Exterior Contractor | Rating: 4.7 ★ (Google)

- Phone: (973) 721-3141
- Address: 152 Washington Ave, Belleville, NJ 07109 (office location)
- Website: <https://americanqualityroofingandsiding.com/>
- Overview: Highly rated contractor specializing in roofing and exterior home improvements with strong customer feedback.



BELLEVILLE ANIMAL HOSPITAL

Category: Pet Shop / Veterinary | Rating: 4.5 ★ (Google)

- Phone: (973) 759-4300
- Address: 107 Newark Ave, Belleville, NJ 07109
- Website: <https://www.facebook.com/BellevilleAnimalHospitalNJ/>
- Overview: A trusted local vet that also offers pet supplies and essentials, making it a convenient one-stop shop for pet owners.



What's So Great About

BELLEVILLE, NJ

Prime Location with Easy NYC Access

Belleville is ideally located just 10–12 miles from Manhattan, making it a strong choice for commuters. With quick access to major highways and NJ Transit options, getting to NYC or Newark is convenient and manageable. This location allows residents to enjoy suburban living without giving up city job opportunities. It's a practical balance of accessibility and affordability that's hard to beat in North Jersey.

More Affordable Than Surrounding Towns

Compared to nearby towns like Montclair, Bloomfield, and Nutley, Belleville offers more attainable home prices and rental options. Buyers often get more space and value for their money, especially with multi-family homes and starter properties. This makes it a popular choice for first-time homebuyers and investors. It's one of the few areas in Essex County where affordability still meets location.



Diverse Community & Strong Local Culture

Belleville is known for its multicultural population, with strong Hispanic, Italian, and broader international influences. This diversity is reflected in the town's food, small businesses, and community events. Residents benefit from a welcoming, inclusive environment with a true neighborhood feel. It creates a vibrant, lived-in atmosphere that feels authentic rather than overly polished.



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Access to Exceptional Parks & Outdoor Space

The township is home to or directly borders Branch Brook Park, one of the most famous parks in New Jersey. With lakes, trails, and the largest cherry blossom collection in the U.S., outdoor recreation is a major highlight. Belleville Park and other local green spaces add to the everyday livability for families and active residents. For a dense North Jersey town, the access to nature is a major advantage.

I HOPE YOU ENJOYED YOUR TOUR OF

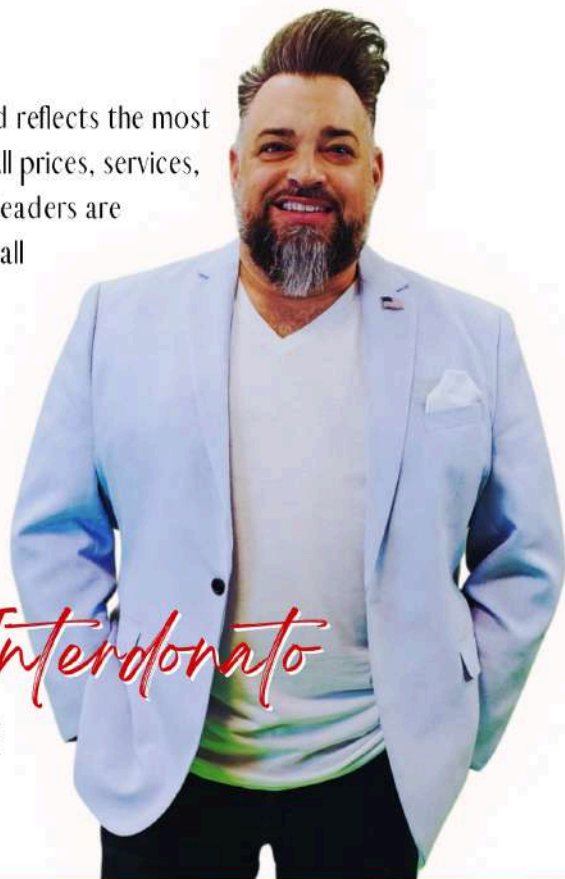
Belleville, NJ

I hope this guide gave you a clear, honest, and practical look at what life in Belleville Township is really like. From its convenient location and strong community feel to its local businesses, parks, and everyday livability, Belleville offers a well-rounded lifestyle that works for many different types of residents. It may not be the flashiest town in North Jersey, but it delivers where it matters most—value, accessibility, and authenticity.

If you're considering making a move, Belleville is a place where you can truly settle in, build connections, and enjoy a balanced lifestyle.

DISCLAIMER

This guide is for informational purposes only and reflects the most accurate data available at the time of writing. All prices, services, and community details are subject to change. Readers are advised to conduct their own research, verify all information independently, and consult with local professionals before making any decisions related to moving or purchasing property. We hold no liability for decisions made based on this content.



Dennis Mark Intendonato

REALTOR ASSOCIATE

PSA, RENE, ABR ePRO, SFR,
Certified Divorce Real Estate Expert | CDRE®

THANK YOU!

I would love the opportunity to work with you, and I truly look forward to building our relationship together

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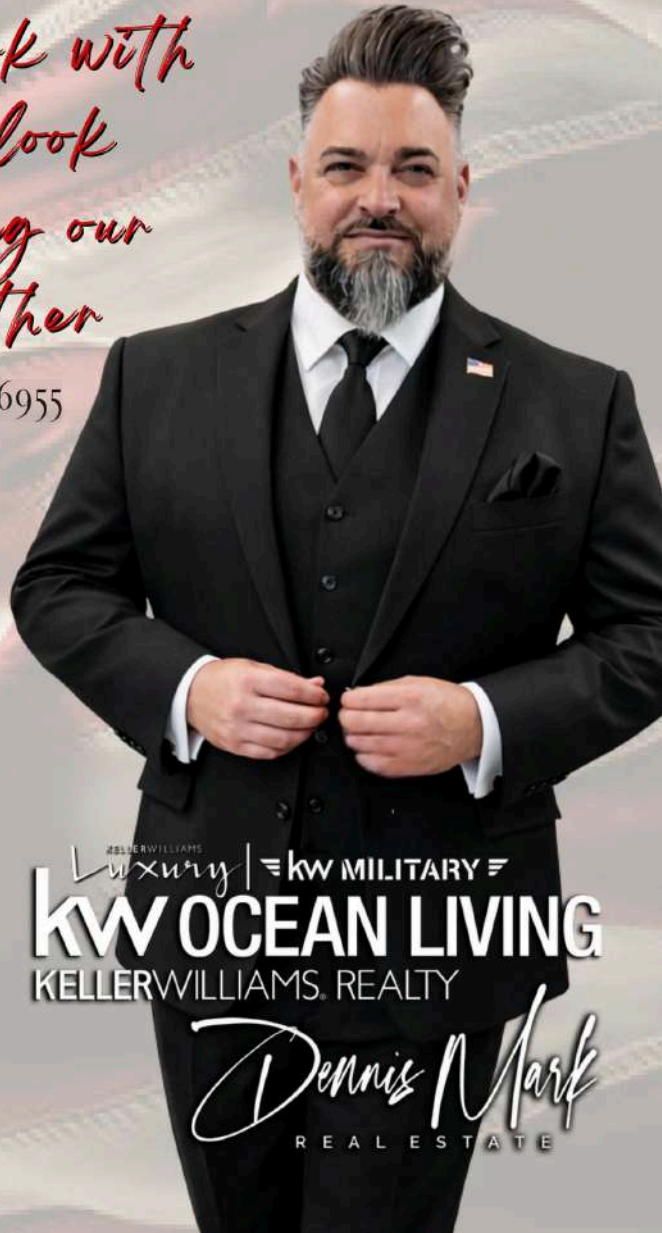
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