
New Jersey Pinelands Commission
Long-Term Economic Monitoring Program
2010 Annual Report



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Nancy Wittenberg, Executive Director

August 2011

**NEW JERSEY PINELANDS LONG-TERM ECONOMIC
MONITORING PROGRAM
*2010 ANNUAL REPORT***

August 2011

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Acknowledgments

The 2010 Annual Report of the Pinelands Long-Term Economic Monitoring Program was prepared by Pinelands Commission Planner Michael P. Yaffe.

The report will be available for review on the Pinelands Commission's web site at <http://www.nj.gov/pinelands>. The raw data used to create the report will also be available for download.

The report is also available from the Pinelands Commission free of charge on CD-ROM. Requests can be mailed to:

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Executive Summary

This report provides results of an ongoing economic monitoring program that tracks economic conditions in the Pinelands region. The Pinelands is the nation's first federal reserve. Established in 1978, it covers an area of over one million acres in the heart of southern New Jersey. The Pinelands Comprehensive Management Plan (CMP) was adopted in 1981. The Plan establishes minimum standards for land use throughout the region, which are implemented at the local level through municipal ordinances.

This report presents demographic data and describes key trends in the areas of population, real estate, economic growth, and municipal finance. Several core variables are continually monitored in each of these areas every year. A smaller number of supplemental variables are also examined but change from year to year. The basic unit of analysis is determined by the data. Municipal-level data is available in most cases, and county-level data is utilized when municipal data is not available. The general analytical approach involves comparing economic trends (from 1980 onward) of the Pinelands municipalities to other regions outside of the Pinelands (i.e., Non-Pinelands, Southern New Jersey, and the State).¹ In this report, "The Pinelands" refers to an aggregate of 47 municipalities that have at least 10% of their land area within the state-designated Pinelands Area, which covers 53 total municipalities. The "Non-Pinelands" refers to an aggregate of the remaining 155 municipalities in the eight counties of southern New Jersey. In some instances, certain variables from the US Census are available below the municipal level at the census block or census block group level. Trends inside and outside the Pinelands boundary can be distinguished at those geographic levels.

Supplemental population estimate data for 2001 through 2009 reveal that the Pinelands municipalities continue to grow at a faster rate than the Non-Pinelands municipalities. According to the estimates, the Pinelands municipal population grew by 72,980 between 2000 and 2007, an increase of 11.8% (compared to an increase of 5.0% in the Non-Pinelands). Previous population analysis at the census block level revealed that 277,000 people lived within the Pinelands Area in 2000, a 5.5% increase over the 1990 population of 262,510. By contrast, the population in the portion of the Pinelands municipalities that lie outside of the Pinelands Area grew by 14.3%, from 361,009 in 1990 to 412,557 in 2000. Additional analysis of population demographics demonstrated that a number of Pinelands municipalities have a high concentration of senior residents. A census block group level analysis determined that a somewhat higher percentage of senior citizens live in the portion of Pinelands municipalities that lies outside the boundary compared to the portion inside the boundary.

New data for local property values and residential development reflect the continued and steady decline of the national real estate market in 2009. On average, more building permits continue to be issued in Pinelands municipalities than in all other regions of the state. However, building permit activity in the Pinelands decreased for the sixth consecutive year in 2009. This year's decline in activity was again uniform across the State. Most building permits were issued along the northern, eastern, and western edges of the Pinelands region where development pressures and permitted residential densities are greatest. Real estate transactions slowed significantly again in 2009, following 2007's sharp decline in activity. Real estate transactions

¹ An ongoing issue is how to best apportion data in municipalities split by the Pinelands Area boundary.

dropped by more than 30% across the entire State in 2009, with the Pinelands experiencing a smaller drop than surrounding regions (15%). Similar to building permits, the bulk of home sales took place along the northern, eastern, and western edges of the Pinelands region. The inflation-adjusted median selling prices of homes dropped in all regions for the third consecutive year in 2009. This follows a five-year period from 2001-2006 that saw Pinelands home prices increase by 87%. For the fifth year in a row, the median sales price in the Pinelands was higher than in the Non-Pinelands (by 4.0%). As recently as 2002, Pinelands median sales prices were 5% lower than in the Non-Pinelands.

Findings in the area of economic growth revealed the impact of the national recession on New Jersey and the Pinelands region. After a one-year drop in unemployment in 2007, unemployment rates showed a dramatic, uniform increase across all regions in 2009. The unemployment rate rose 3.8% in the Pinelands and 4.1% in the Non-Pinelands in 2009, finishing the year at 10% and 10.1% respectively. Both the Pinelands and the Non-Pinelands are slightly above the national unemployment rate of 9.9%, while statewide (9.1% for 2009) the rate is marginally lower than the national rate. No new municipal data for employment, establishments, and wages were available this year, but previous analyses show that the Pinelands region has made significant gains in both employment and new establishments during the period from 1998 to 2003. The largest private employment sectors in southern New Jersey in 2003 were retail, healthcare, and accommodation and food service. According to the US Census Bureau's 2007 Census of Retail Trade, per capita retail sales increased by 20% in the Pinelands from 1997 to 2007. In contrast, statewide per capita sales increased by only 9.2% over the same period, and the Non-Pinelands increased by only 5.3%.

Assessed farmland acreage declined for the fifth straight year in 2008 across all regions, although the decrease in the Pinelands was much more moderate than the 8.4% drop in acreage experienced in 2005. Assessed acres in the Pinelands dropped by 2% in 2008, while farm acreage decreased in the Non-Pinelands in 2008 by 0.4%. This marked the ninth consecutive year of decline in acreage for the Non-Pinelands, and the fifth consecutive year of decline in the Pinelands. Since one-year changes in acreage can be affected by seasonal factors such as weather and economic conditions, it is often more helpful to look at five-year averages to confirm trends in agriculture. In this respect, somewhat more encouraging news comes from the U.S. Census of Agriculture. According to the 2007 census, the seven Pinelands counties now account for more than half of the agricultural sales statewide. They continue to be more efficient than the rest of the state, achieving this level of sales while comprising only 35% of acres farmed statewide. However, the five-year trend in farm acreage mirrors the most recent annual data available: over the five-year period from 2002 to 2007, Pinelands counties decreased their acres in farming by 12.5% while the remainder of the state experienced a 6.9% decline in farm acreage.

Following favorable growing and economic conditions in previous years, the value in utilized production of cranberries increased for the fourth consecutive year in 2009, rising 12% to \$30.8 million. This increase was due to an increase in both price (+3%) and production (+8.4%) for the year. Cranberry prices finished the year at \$0.56/lb., which marks their highest level since 1997. Meanwhile, blueberry prices decreased by 13.9% in 2009, posting a price of \$1.23/lb. Blueberry production decreased 10% for the year, with the value of utilized production also decreasing 23%. This decrease is trailing the 2005-2007 period where the blueberry

industry set the record for both the highest level of production and the highest utilized value of production over the entire monitoring period.

Monitoring in the municipal finance category indicates that the Pinelands' financial picture remains relatively strong compared to the rest of southern New Jersey. Historically, average residential tax bills and effective property tax rates have been lower in the Pinelands than the remainder of the State. The latest data reinforces the positive gap between property taxes in the Pinelands region versus other regions. In 2009, average residential property tax bills in the Pinelands are 58% lower than the statewide average and 16% lower than the Non-Pinelands average. In terms of dollars, average residential property taxes in the Pinelands are now \$741 lower than in the Non-Pinelands and \$2,682 lower than the State as a whole. After 11 consecutive years of increasing property values statewide, all regions experienced a decline in equalized property values in 2009. However, the Pinelands region registered a decrease of just 8.2% compared to a decrease in the Non-Pinelands of 13.3% for the year. As a result of the drop in property values, effective tax rates rose across all regions. Effective tax rates rose 2.1% in the Non-Pinelands (from 2.05% to 2.09%) and rose 6.0% in the Pinelands (from 1.70% to 1.8%). Data on local municipal-purpose revenues indicated that the local municipal budgets of both the Pinelands and Non-Pinelands municipalities decreased by 5% in 2009. This is trailing an approximate 20% increase in total municipal budgets for the Non-Pinelands and Pinelands municipalities the previous year. State aid decreased to all regions in 2008, falling by 4% in the Pinelands and by 6% in the Non-Pinelands. Updated statistics collected for 2009 continue to show that the Pinelands have a greater percentage of valuation in the vacant and residential categories than the Non-Pinelands region. The percentage of valuation in the vacant category continued to decrease, while the percentage in valuation in the residential category continued to increase.

In addition to ongoing data collection and analysis, special studies represent the second major component of the economic monitoring program. Because the overall trends tracked by the Long-Term Economic Monitoring Program can mask the conditions of individual municipalities, a current special study focuses on characterizing and identifying municipalities that are experiencing poor fiscal health. Although difficult to define, poor fiscal health can be described as being below a given standard with respect to municipalities' social, economic, physical, and fiscal conditions. The project is being administered by Pinelands Commission staff and conducted in consultation with the Pinelands Municipal Council. A preliminary draft of the report for the project was released in July 2008, was shared with relevant state agencies, and may ultimately provide a basis for legislation to allocate special aid to the most strained towns. Commission staff is in the process of updating the draft 2008 report.

1. INTRODUCTION

1.1 The Long Term Economic Monitoring Program

The Pinelands National Reserve was established in 1978 and is the nation's first federal reserve. It covers an area of over one million acres in the heart of southern New Jersey. The Pinelands Comprehensive Management Plan (CMP) was adopted in 1980 and manages land use activities at regional and local levels. A blend of federal, state, and local programs is responsible for safeguarding the environmental and cultural resources of the region. Of particular importance to the regional economy are land use policies and controls included in the CMP and implemented by municipalities. Some of these policies and controls significantly limit development in designated Preservation, Forest, and Agricultural management areas and encourage development in other districts, particularly Regional Growth and Town Areas. These growth areas tend to be located in and around already developed areas, many of which have access to central sewer systems and other infrastructure. Recent studies have suggested that the CMP has been successful in steering growth away from conservation areas and toward growth areas.²

Of major interest to landowners, residents, and businesses in the region is the economic impact of the regulations on land values, real estate markets, local government finances, and the economic performance of farms and businesses. A number of studies have been conducted since the inception of the CMP in 1980 that have addressed these issues (see Appendix A). These efforts, while directed at measuring the short-term impacts of the CMP, have recognized the importance of monitoring economic and fiscal impacts over the long term.

As part of its second full review of the CMP, the Commission convened a panel of economic experts in 1992 to review the prior studies and develop recommendations for future Commission efforts. Later that year, the Commission formally endorsed the panel's recommendation to monitor the region's economy on a continuing basis. Consequently, the Pinelands Commission prepared a proposal (July 1994) to the National Park Service (NPS) to institute a long-term economic monitoring program, which was incorporated into a September 1994 Cooperative Agreement between the two agencies.

The *New Jersey Pinelands Commission Long-Term Economic Monitoring Program First Annual Report* was released after three years of planning in 1997. The document, the first in a series of annual reports, presented data and described trends for key indicators in the areas of property values, economic growth, and municipal finance. The *First Annual Report* and its accompanying Executive Summary also identified potential topics for future study. Subsequent annual reports updated most of the data in the *First Annual Report*. This *2010 Annual Report* is the thirteenth in the series and augments most of the data used to develop the previous reports but also includes a variety of information not found in previous reports. A copy of the *2010 Annual Report* is available on CD-ROM by writing to the Pinelands Commission at P.O. Box 359, New Lisbon, NJ, 08064. The report will be available on the Pinelands Commission web site at <http://www.nj.gov/pinelands>.

1.2 Program Goal and Objectives

The fundamental goal of the Long-Term Economic Monitoring Program for the Pinelands is **to continually evaluate the health of the economy of the Pinelands region in an objective and**

² See "Managing Land Use and Land-Cover Change: The New Jersey Pinelands Biosphere Reserve" by Walker and Solecki, *Annals of the Association of American Geographers*, 89(2), 1999, p. 220-237.

reliable way. The economic monitoring program, in conjunction with an ongoing environmental monitoring program, provides essential information for consideration by the Pinelands Commission as it seeks to meet the mandates set forth in the federal and state Pinelands legislation.

The program was designed to accomplish several principal objectives:

1. Address key segments of the region's economy while being flexible enough to allow for the analysis of special topics that are identified periodically;
2. Establish a means for comparing Pinelands economic segments with similar areas in the state not located within Pinelands designated boundaries;
3. Establish a means for evaluating economic segments over time so that Pinelands-related trends can be distinguished from general trends;
4. Provide for analyses to be conducted in an impartial and objective manner; and
5. Be designed and implemented in a cost-effective manner so that the program's financial requirements can be sustained over time.

These objectives are accomplished by two means: through the publication of an annual report of indicators, and through the commissioning of periodic special studies. The annual report takes the “temperature” of the regional economy, while special studies take a more in-depth look at specific topics. The following two chapters outline the structure and design of both components.

1.3 Program Administration

The development and implementation of the Long-Term Economic Monitoring Program is a collaborative effort. Under the terms of the cooperative agreement with the National Park Service (NPS) the Commission receives funding for personnel and other resources, including managerial, and technical support staff (GIS staff and others on an as-needed basis), expert consultants, data acquisition, equipment, and informational materials. The NPS also can provide oversight and substantive input on an ongoing basis through its own Technical Advisory Committee.

The Commission staff members have primary responsibility for the day-to-day implementation of the program, including acquisition and analysis of data; coordination with the NPS, expert advisory committee, and public; and development of all reports and other products. Perhaps most importantly, the Commission will consider the results of these monitoring efforts as it identifies the need for in-depth economic studies and continues to refine and improve Pinelands protection policies. The data will also be used for other Commission analyses and independent efforts.

2. ANNUAL REPORTS

2.1 Data Categories

Ongoing data collection and analysis involves continual monitoring of key economic indicators to establish a historical basis for trend comparison and enables analysis of Pinelands activity in relation to regional and statewide patterns. The ongoing reporting of data will allow the Commission to target topics for in-depth research to determine the basis of economic well-being of Pinelands communities and potential cause-and-effect relationships. Data for key variables are collected annually when possible and provide information essential to understanding the character of the Pinelands economy. In general, these data are collected from secondary sources. The annually updated data are considered to be the core variables of the report.

The first annual report included a provision for adding supplemental data, and this provision was used for the first time in the 2003 annual report. The 2010 annual report does not include new supplemental data but this trend will resume with the 2011 annual report. Supplemental variables can provide valuable information and insight into the Pinelands and regional economy, but are not considered core variables because they cannot be updated regularly. For instance, the US Census data is extremely valuable, but since it is only updated every 10 years, most of it cannot be considered core. If reliable data can be obtained for a sufficient period of time, supplemental variables can become core in the future.

2.2 Core Variables Selected for Long-Term Monitoring

Four primary areas of inquiry are monitored: population and demographics, land and housing values and residential development, the business climate and commerce of the region, and the fiscal health of municipalities. Within each of these areas, several core variables are monitored. Collectively, these variables provide insight into the overall health of the Pinelands' economy; individually, they offer detailed information on specific features of interest. Table 2.2 identifies the monitoring period, frequency of collection, and method of analysis for the core variables tracked for this report. Each of the variable groups is described below.

Population and Demographics

This section examines basic information regarding the population of Southern New Jersey and the Pinelands that is necessary for any economic or geographic analysis. The core variables in this section are: population at the municipal and census block level, population change, age demographics, and annual population estimates. Population growth drives both consumer demand and reflects labor supply, and therefore is an extremely important indicator of economic growth. Age demographics affect the level and type of municipal services provided and influence housing markets.

Property Values and Residential Development

The issue of land values is at the heart of many of the controversies generated by the implementation of the Pinelands land use regulations. To the extent that development controls affect the value of land, current and prospective landowners will be affected, as will tax ratables associated with vacant land. This group of variables identifies trends in development pressures and measures the differences in values of housing and land in different areas of the region. The value of property depends in part on the permitted use that yields the highest rate of return to the owner, often called “the

highest and best use.” Permitted uses on vacant land and farmlands in many parts of the Pinelands have been limited significantly and therefore land prices may be adversely affected.

In addition, land use regulation may also affect the value, type and supply of housing and other development activities. For example, the implementation of the CMP has the potential to increase housing prices, both through a reduction in supply in certain areas and by providing a permanent amenity to residents of the region. Conversely, other factors, such as declining or shifting job markets, if they exist, may cause housing prices to decrease. Building permits, median selling price of homes, and volume of residential real estate transactions are the three variables tracked annually for this variable group.

Economic Growth

The observation of trends in indicators that are directly tied to the prosperity of a region’s residents is central to the measurement of the economic well-being of the region. As such, monitoring of employment, income, and the business climate is essential to this program. This group of variables measures the prosperity and viability of business in the region. Tracking economic growth variables over time and comparing them across regions may show differences and indicate areas for special study. To the extent that the CMP has had an effect on the regional economy, there will be both direct and indirect (multiplier) impacts on employment and wages. Impacts (positive or negative) may be substantially different across business sectors.

Seven economic growth variables are tracked annually for this report: (1) Retail sales per capita, (2) Per capita income, (3) Unemployment, (4) Employment, establishments, and wages, (5) Farmland assessed acreage, (6) Census of Agriculture data, and (7) Blueberry and cranberry production.

Municipal Finance

The long-term monitoring of municipal fiscal trends is interesting for several reasons. As discussed in previous studies, Pinelands regulations have affected vacant land assessments in some municipalities (see, for example, *Economic & Fiscal Impacts of the Pinelands Comprehensive Management Plan*, New Jersey Pinelands Commission, 1983 and 1985). In all but one case, however, the short-term impact on tax rates was relatively minor. Public acquisitions of land in a few municipalities have also resulted in a loss of tax ratables. While these problems were mitigated in the short-term by state reimbursement programs, their long-range impacts should be evaluated.

The level of development in a municipality also affects both municipal ratable bases and expenditures for public services and facilities. Development is associated with growth in ratables, although capital and operating costs for schools, roads, and other public facilities will also increase. Whether development results in a net fiscal benefit or cost to the community depends in large part on the type of development (e.g., commercial, industrial, apartments, single-family houses, or retirement communities). Density may also have an effect.

Data is obtained from the New Jersey Department of Community Affairs (DCA), Division of Local Government Services, which publishes property tax information on an annual basis. Four variables are tracked annually for this variable group: average residential property tax bill, state equalized valuation (total value of taxable property), effective tax rate, and assessment class proportions in municipal tax revenues.

Table 2.2 Summary of Core Variables in Annual Report

| Name | Years Collected ³ | Years Added ⁴ | Frequency of Collection | Method of Analysis |
|---------------------------------------|--------------------------------------|--------------------------|-------------------------|---|
| Municipal Population | 1980, 1990, 2000 | None | Decennial | Inside/Outside Pinelands |
| Census Block Population | 1990, 2000 | None | Decennial | Census Block, Inside/Outside Pinelands Boundary |
| Age Demographics | 1980, 1990, 2000 | None | Decennial | Inside/Outside Pinelands, Census Block Group (2000) |
| Population Estimates | 2001-2008 | 2009 | Annual | Inside/Outside Pinelands |
| Building Permits | 1980-2008 | 2009 | Annual | Inside/Outside Pinelands |
| Median Selling Prices of Homes | 1988-2008 | 2009 | Annual | Inside/Outside Pinelands |
| Volume of Real Estate Transactions | 1988-2008 | 2009 | Annual | Inside/Outside Pinelands |
| Retail Sales & Establishments | 1992, 1997, 2002 | 2007 | Quintennial | County, Place |
| Income | 1979, 1989, 1999 | None | Decennial | Inside/Outside Pinelands |
| Unemployment | 1980-2008 | 2009 | Annual | Inside/Outside Pinelands |
| Employment | 1993-1999, 2003 (municipal level) | None (county level) | Annual | Inside/Outside Pinelands (93-99), County (91-02) |
| Number of Establishments | 1993-1999, 2003 (municipal level) | None (county level) | Annual | Inside/Outside Pinelands (93-99), County (91-02) |
| Payroll by Major Industry Sector | 1993-1999, 2003 (municipal level) | None (county level) | Annual | Inside/Outside Pinelands (93-99), County (91-02) |
| Farmland Assessed Acreage | 1980-1984, 1986-2007 | 2008 | Annual | Inside/Outside Pinelands |
| Agricultural Census Data | 1982, 1987, 1992, 1997, 2002, 2007 | None | Quintennial | County |
| Blueberry and Cranberry Production | 1972-2008 | 2009 | Annual | State |
| Average Residential Property Tax Bill | 1983-2008 | 2009 | Annual | Inside/Outside Pinelands |
| Equalized Property Value | 1980-2008 | 2009 | Annual | Inside/Outside Pinelands |
| Effective Tax Rate | 1980-2008 | 2009 | Annual | Inside/Outside |

³ Data acquisition is based on the availability of data. An effort is made to acquire data for every year available from 1980 to the present.

⁴ Refers to addition from previous report and specifies which years of data are new in this update.

| Name | Years Collected³ | Years Added⁴ | Frequency of Collection | Method of Analysis |
|---|------------------------------------|--------------------------------|--------------------------------|---------------------------|
| | | | | Pinelands |
| Assessment Class Proportions in Municipal Valuation | 1980-1994, 2002-2008 | 2009 | Annual | Inside/Outside Pinelands |
| Local Municipal Purpose Revenues | 1995-2008 | 2009 | Annual | Inside/Outside Pinelands |

2.3 Supplemental Variables

No new supplemental variables have been added to this year's report. Supplemental variables can provide valuable information and insight into the Pinelands and regional economy, but are not tracked annually as core variables because they are not updated regularly. If the data is viable and a sufficient time series can be obtained, supplements could become core variables.

2.4 Geographic Scale: Defining the Pinelands

Concise definitions of the various levels of geography used in this report can be found on page 14, which is the first page of the indicators section. This section provides a detailed geographical description and the definition of the "Pinelands" that is used in this report.

The state designated Pinelands Area encompasses portions of seven counties in southern New Jersey: Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, and Ocean. There are 53 municipalities that have part or all of their land in the Pinelands Area. Most of the variables monitored in the report are obtained at the municipal level, since this is typically the most precise level of geography available. Municipal values are aggregated into Pinelands and Non-Pinelands regions, based on a "10% rule." Any municipality with at least 10% of its land in the Pinelands Area is considered to be in the Pinelands region, and all remaining municipalities in southern New Jersey (those located in the seven counties mentioned above, plus Salem County) are considered to be Non-Pinelands municipalities. Of the 53 municipalities completely or partially located in the Pinelands Area, 47 were classified as inside, while six⁵ were classified as outside, joining the remaining 149 municipalities located entirely outside the Pinelands. In summary, the term "Pinelands," as used in this report, refers to 47 municipalities that have at least 10% of their land in the state-designated Pinelands Area, while the term "Non-Pinelands" refers to the remaining 155 municipalities of southern New Jersey.

While the aggregate method used in this report is the best currently available, it is not ideal. Many municipalities are split by the Pinelands Area boundary, so activities and phenomena present outside the Pinelands Area boundary are counted as occurring inside the Pinelands Area. In some cases areas inside a Pinelands municipality, but outside the Pinelands Area boundary, are growing rapidly. This growth can distort the Pinelands aggregate, indicating that the Pinelands is growing rapidly, while in reality much of the growth is occurring just outside of the Pinelands Area boundary.

Obtaining data at a sub-municipal level circumvents this problem. For instance, the population for each Pinelands municipality was calculated at the block level to obtain population counts for areas of Pinelands municipalities inside and outside the Pinelands Area boundary. The results of the count showed that approximately 277,000 people lived inside the Pinelands Area boundary, while approximately 413,000 people lived outside the boundary, but within Pinelands municipalities. Population growth between 1990 and 2000 was 5.5% inside the boundary, and 14.3% outside the boundary within Pinelands municipalities. Clearly, the Pinelands aggregates are including a fair amount of Non-Pinelands activity. Additional data at the census block and census block group level is being sought. Other methods of obtaining sub-municipal data are also being explored, such as using GIS to pinpoint variables with address information to streets, so an inside / outside boundary count can

⁵ The six are: Corbin City, North Hanover Township, Springfield Township, Berlin Borough, Vineland City, and Dover Township.

be made. For variables where sub-municipal census data is available, the terms “Pinelands Municipal Area Inside the Boundary,” and “Pinelands Municipal Area Outside the Boundary,” are used to refer to the areas of Pinelands municipalities that are split by the state-designated Pinelands Area boundary.

Despite these limitations, the Inside / Outside Pinelands municipal aggregate system is currently the most viable method for comparing the Pinelands to the Non-Pinelands regions based on data currently available. The census block analysis revealed that certain municipalities with as much as 30% of their land in the Pinelands Area had practically no residents in the Pinelands Area. Analysis has shown that altering the 10% rule in favor of a 20, 25 or 30% rule yields no significant difference in the value of the aggregates. Strictly identifying whether an activity is occurring inside or outside of the boundary may be unnecessary to some extent, as economic activity occurs regardless of where boundaries exist. Areas inside and outside of the boundary interact economically with each other, and both interact with other regions. Consequently, this report retains the 10% rule to define inside and outside municipalities.

Municipal-level data is unavailable in certain cases. The Agricultural Census and Retail Census are restricted to county-level data. For the Agricultural Census data, Pinelands counties (Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, and Ocean) are compared to Non-Pinelands counties (Salem plus the 13 counties of North Jersey). For the Retail Census and Covered Employment data (employment, establishment, and wages), information is presented for the eight Southern New Jersey counties along with totals for the entire state. Because county-level data are necessarily limited in the amount of geographic information they can convey, a chart showing the contribution of each county to Pinelands acreage is provided in Appendix B to aid in interpretation whenever county data are presented. Blueberry and cranberry production data are available only at the state level, but since these crops are found almost exclusively within the Pinelands, statewide figures provide ample information for the purposes of this analysis.

2.5 Presentation of Data

Data in the annual report is arranged by variable and is grouped into four main sections. Each core variable is designated by section (population, real estate, economy, and municipal finance) and by number. When a new section begins, numeration restarts at 1. For instance, there are population variables 1 through 4, Real Estate variables 1 through 4, etc. Numbers followed by an “S” indicate supplemental variables. Supplemental variables always appear at the end of a section. A checkbox in the upper right hand corner of the page indicates whether a variable was updated since the last report. A variable is considered updated if additional years of recent data were added or further analysis of previous data was conducted.

Pinelands and Non-Pinelands aggregates are charted, along with southern New Jersey and state averages. Data is obtained as far back as 1980, when possible. In most cases, averages for each region are calculated by averaging the values for all municipalities in the region. In a few instances, values are not averages but are sums for the region.⁶ For example, retail establishments per capita for each region is calculated by dividing the total population of the region by the total number of establishments in each region. It is not calculated by averaging the ratio of each municipality to get a regional average.

Data is presented by Pinelands municipality for some variables in the form of tables, and certain variables are mapped for all of southern New Jersey. While the aggregates provide a regional picture, the tables and maps illustrate the degree of variation that exists among the municipalities. Tables display and sort data for the 47 “inside” municipalities, and record data for five⁷ of the “outside” municipalities separately at the bottom of the table. The sorting column(s) for each table vary and are indicated by a shaded column heading. Tables and graphs embedded in the text are not enumerated.

Variables in the Annual Report that describe monetary amounts are adjusted for inflation using the Consumer Price Index (CPI-U) from the U.S. Bureau of Labor Statistics, shown in 2009 dollars. This is an update from the 2009 annual report, where variables were keyed to the 2008 CPI. Only sections that received a substantial update this year (as indicated by a check mark in the upper right hand corner “Update” box) have been adjusted to the 2009 CPI. Variables in the Fact Book are not inflation adjusted, as the purpose is to display the most recent information available and not to monitor change over time.

Indexes were derived for many variables in this report. Indexing is a common technique for characterizing economic time series data, and it measures how variables change over time. Change is measured relative to a pre-selected base period. In this report, the base period selected is usually the first year that data for the variable are available. As an example, if 1988 were selected as the base period for housing transactions, the 1988 index number for housing transactions would be 1.00. The remaining index numbers are calculated by dividing each year’s total housing transactions by total 1988 housing transactions. A 1999 index number of 1.10 indicates that 1999 housing transactions are 10% greater than 1988 levels. Portraying multiple indexes for different regions on one graph enables easy comparison of relative changes among those groups.

⁶ See “Unit of Analysis” for each variable to ascertain whether municipal averages or regional sums are used.

⁷ The five municipalities counted as “outside” the Pinelands in this report have between one and ten percent of their land in the Pinelands. Toms River Township is excluded, as less than ½ of one percent of its land is in the Pinelands.

The Municipal Fact Book was a new addition to the 2002 Annual Report, and was significantly updated and enhanced for the 2003 and 2004 reports. The 2010 Report uses the same format with a few minor changes. Economic data are arranged by Pinelands municipality rather than by variable, in order to provide a better understanding of the unique economic characteristics of each municipality. The fact sheets are arranged alphabetically by county, then by municipality. Variables for each municipality are listed beside the average value for all municipalities in southern New Jersey and the municipality's rank for that variable among the 202 municipalities in southern New Jersey. Additional information, such as census block data, population graphs, and map of development zones, is also provided. Fact sheets for each of the southern New Jersey counties are also included in this year's report. The county sheets use the same format as the municipal sheets, with county values displayed beside the average southern New Jersey County value and the county's rank among the eight counties.

The fact book is located in Appendix H. Additional resources in the appendix include: a list of reference materials, a table of Pinelands and southern New Jersey acreage by county, a map showing place names for all 202 towns in southern New Jersey, a description of Pinelands Management Areas, a map of Pinelands Management Areas, and a map of housing unit construction trends at the block group level from the 1940s to the 1990s.

3. Special Studies

Special studies represent the second major component of the monitoring program. Studies may be initiated in any year of the program. The ongoing data program will be highly instructive in selecting topics for special study to provide an in-depth examination on apparent differences between Pinelands and Non-Pinelands economic trends. Special studies may also provide an opportunity to augment ongoing data collection should a need be identified for primary (rather than secondary) data or for more geographically specific data. Previous years studies can be found in APPENDIX B.

Continuing Study: Indicators of Municipal Health (Update underway)

At its September 1999 meeting, the Pinelands Municipal Council unanimously recommended that the Long-Term Economic Monitoring Program conduct a special project to identify and characterize municipalities experiencing poor health. Although difficult to define, poor municipal health can generally be described as being below a given standard with respect to municipalities' social, economic, physical, and fiscal conditions. The project is being administered by Pinelands Commission staff and conducted in consultation with the Pinelands Municipal Council.

In November 1999, the Pinelands Commission authorized the project as the second special study. The goals of the project are to: 1) produce a database of indicators that are reflective of municipalities' social, economic, physical, and fiscal conditions; 2) produce an objective, systematic and repeatable model which identifies municipalities that are experiencing poor health using the database of indicators; 3) select economically challenged communities using the results from the model; and 4) develop methods to calculate financial aid and/or other resources that may alleviate the degree of strain in the identified municipalities.

In January 2001, a short questionnaire was administered to municipal officials (i.e., mayors, CFO's, administrators, council members, etc.) of 36 municipalities.⁸ The questionnaire was designed to reveal municipal officials' opinions on indicators of fiscal health and on ways to measure and compare fiscal health among municipalities. In general, the results of the questionnaire suggest that the most pressing municipal health concerns of the Pinelands municipalities relate to a healthy tax base (i.e., a mix of commercial, industrial, and residential land), tax rates, and school costs. These themes are being examined more closely during the course of this project.

The preliminary design of the study consists of two parts. The first part focuses on a Pinelands and Non-Pinelands analysis of fiscal indicators. Based on responses from the questionnaires and the availability of data, a number of variables were examined, including unemployment rates, tax rates, income levels, and the level of commercial and industrial ratables. The second part of the study identifies Pinelands towns that are most in need of fiscal assistance, and will design a corresponding funding model.

A preliminary draft for this study was presented to the Public and Governmental Programs Committee of the Pinelands Commission in July 2008. A copy of this draft is available for public review on the Pinelands Commission's web site. The final model to measure fiscal stress will use principal components analysis to arrive at a single fiscal stress

⁸ All municipalities with at least 50% of their land within the Pinelands were included (33 municipalities) plus three additional municipalities which requested to be included.

number for all 566 municipalities in New Jersey. Principal components analysis is an objective, statistical approach that combines several different variables into a single measurement (in this case, overall fiscal health). This method has been challenged and upheld in New Jersey courts and is the basis upon which the NJ Department of Education assigns district factor groups that are used in state testing analysis. Preliminary findings show that the most severely stressed municipalities in the Pinelands region do rank among the top 10% of municipalities statewide in regards to fiscal stress.

It is anticipated that the findings from this study may act as a guideline for more efficiently channeling state aid to those municipalities who may have been shortchanged in the past. It can, and has been used as a guide to provide different CMP standards for distressed municipalities in rulemaking. The municipal fiscal health study is currently being updated with the most current data available.

NJ Pinelands Commission Long-Term Economic Monitoring Program

2010 Annual Report of Indicators

Geographic Definitions

State-Designated Pinelands Area: area designated by The Pinelands Protection Act. This is the state-designated area under the jurisdiction of the Pinelands Commission.

Pinelands National Reserve: area designated by The National Parks and Recreation Act of 1978. This is the federally designated area that includes the state-designated area plus areas under CAFRA and DEP jurisdiction. This report focuses on the state-designated area only.

Pinelands: 47 municipalities in southern New Jersey that have at least 10% of their land within the state-designated Pinelands Area.

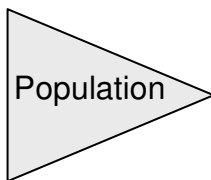
Non-Pinelands: the remaining 155 municipalities in southern New Jersey that have less than 10% of their land in the state-designated Pinelands Area (6 municipalities have between 0.1% and 9% in the Pinelands, the remaining 149 have no land in the Pinelands).

Southern New Jersey: the Pinelands municipalities plus the Non-Pinelands municipalities (47 + 155 = 202 municipalities total). Defined as the counties of Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, and Salem.

State of New Jersey: data for the state as a whole that includes southern (202 municipalities) and northern (364 municipalities) New Jersey (566 municipalities total).

Pinelands Municipal Area Inside the Pinelands Boundary: all census blocks or census block groups that have their geographic center within the state-designated Pinelands Area. Provides the most accurate measure of Pinelands activity. Available in limited instances.

Pinelands Municipal Area Outside the Pinelands Boundary: all census blocks or census block groups that have their geographic center outside the state-designated Pinelands Area, but within a municipality that has at least 1% of its land within the state-designated Pinelands Area. Available in limited instances.



1

Population

US Census Bureau 1980, 1990, 2000

☐ Updated

Box checked if
Updated for 2010

- Population growth in Pinelands municipalities outpaced Non-Pinelands municipalities between 1980 and 2000.

Population 1980 - 2000

| | 1980 | 1990 | 2000 | Change 1980-1990 | Change 1990-2000 | Change 1980-2000 |
|---------------|-----------|-----------|-----------|---------------------|---------------------|---------------------|
| New Jersey | 7,365,011 | 7,730,188 | 8,414,350 | 5.0% | 8.9% | 14.2% |
| Southern NJ | 1,854,074 | 2,083,938 | 2,263,516 | 12.4% | 8.6% | 22.1% |
| Non-Pinelands | 1,430,609 | 1,534,417 | 1,647,532 | 7.3% | 7.4% | 15.2% |
| Pinelands | 423,465 | 549,521 | 615,984 | 29.8% | 12.1% | 45.5% |

Description: Population data is useful both as an indicator of demand for housing and for private and public goods and services, as well as for various per capita and per household calculations.

Unit of Analysis: Population data are compiled at the municipal level and aggregated to allow for inside/outside Pinelands, regional, and statewide analyses.

Summary of Previous Findings

The percentage increase in population was much higher in the Pinelands (30%) than outside (7%) from 1980 to 1990. Both areas surpassed the statewide increase in population of approximately 5% over the decade. A separate analysis of trends by county found that Atlantic County had the greatest differential between inside and outside growth rates from 1980-1990, which was most likely due to the start of casino gambling in Atlantic City and associated growth in nearby communities. The percentage increase in population was higher in the Pinelands than outside from 1990 to 2000 (although in absolute terms, population increased more outside the Pinelands over the same period); however, the disparity between inside and outside Pinelands annual growth rates decreased.

Population growth was higher in the Pinelands (12.1%) than all other regions of the state from 1990 to 2000. As figure P1 illustrates, population growth was highest in municipalities located along the edge of the Pinelands, especially those located in the northern and eastern regions. Stafford, Jackson, and Galloway grew the most in terms of percentages (see Table P1). However, a large portion of population growth in these towns occurred outside the Pinelands Area boundary (see next section on population by census block group).

An examination of group quarters population adds additional insight into population change within certain Pinelands municipalities. Persons living in group quarters (i.e. housing where unrelated persons live together) are classified as institutional (prisons and mental hospitals) and non-institutional (military bases, colleges and universities, nursing homes, and shelters). Several municipalities have been impacted by changes in group quarters population, which distorts the actual change in the number of residents. Practically all of Woodland's population decrease (826 persons out of 893) was due to a decrease in the institutional population. The population of Washington decreased while the number of persons in group quarters increased, masking the "actual" decrease in residents. Maurice River's increase can almost entirely be attributed to an increase in the institutional population, while Woodbine experienced a decrease in institutional population that masks a larger non-group quarters increase.

In New Hanover, the number of persons in non-institutions (military base) decreased by 5,035 people, while the number of people in institutions (prison) increased by 4,225 people. The number of persons not in group quarters increased by 1,008, but since the military population declined so steeply, the official population change was only 198. Wrightstown and Pemberton Township had large population decreases and have a significant military presence but experienced little change in group quarters population in spite of base reductions. Military personnel in these towns may have lived off the military base and were thus not considered to be in group quarters.

Figure P1 Municipal Population Change (1990-2000)

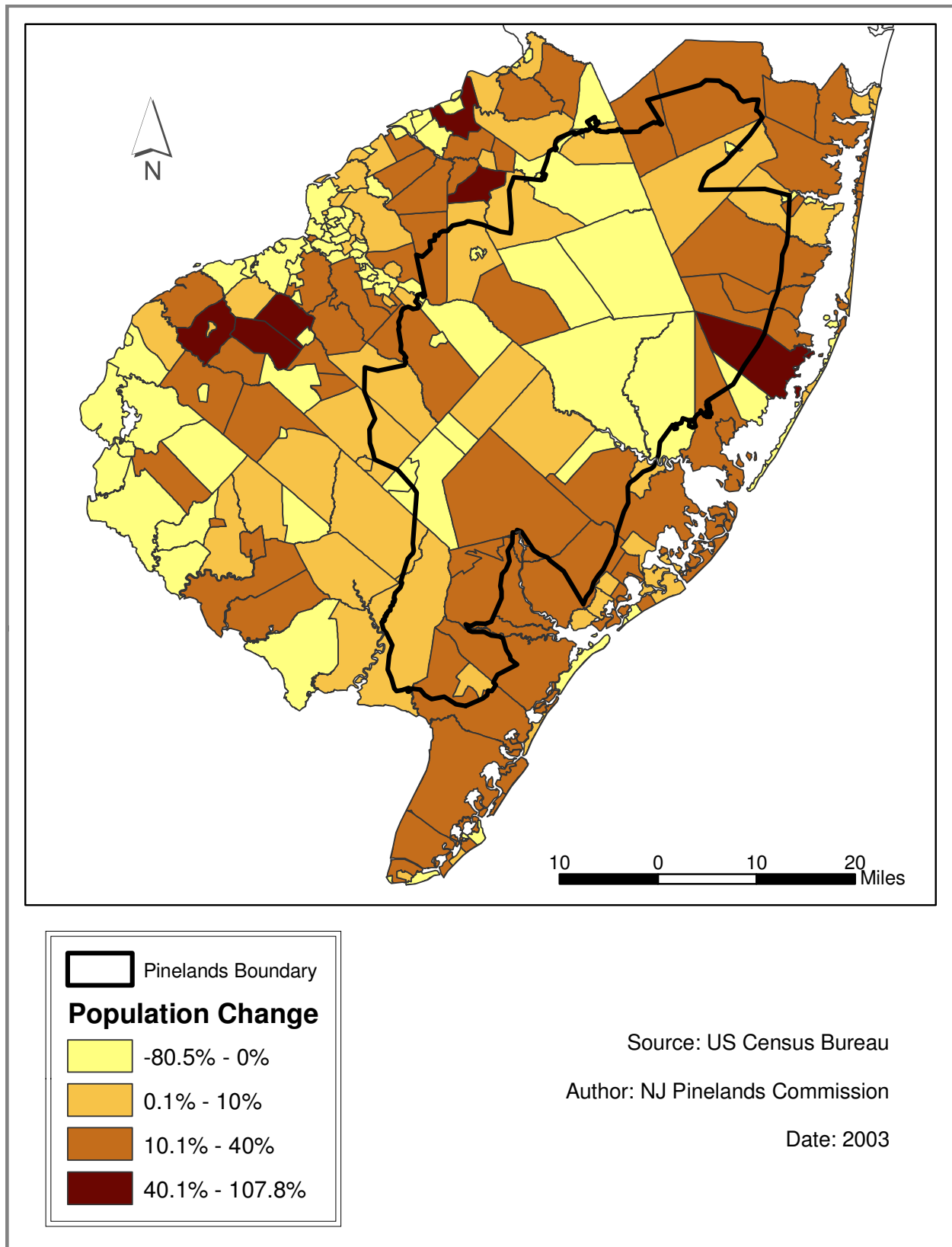


Table P1a Population by Pinelands Municipality

| Municipality | County | 2000 | 1990 | 1980 | Change 1990-00 | Change 1980-90 |
|----------------------------------|---------------|-------------|-------------|-------------|-----------------------|-----------------------|
| Stafford Twp. | Ocean | 22,532 | 13,325 | 10,385 | 69% | 28% |
| Galloway Twp. | Atlantic | 31,209 | 23,330 | 12,176 | 34% | 92% |
| Jackson Twp. | Ocean | 42,816 | 33,233 | 25,644 | 29% | 30% |
| Hamilton Twp. | Atlantic | 20,499 | 16,012 | 9,499 | 28% | 69% |
| Egg Harbor Twp. | Atlantic | 30,726 | 24,544 | 19,381 | 25% | 27% |
| Barneget Twp. | Ocean | 15,270 | 12,235 | 8,702 | 25% | 41% |
| Plumsted Twp. | Ocean | 7,275 | 6,005 | 4,674 | 21% | 28% |
| Evesham Twp. | Burlington | 42,275 | 35,309 | 21,508 | 20% | 64% |
| Little Egg Harbor Twp. | Ocean | 15,945 | 13,333 | 8,483 | 20% | 57% |
| Ocean Twp. | Ocean | 6,450 | 5,416 | 3,731 | 19% | 45% |
| Dennis Twp. | Cape May | 6,492 | 5,574 | 3,989 | 16% | 40% |
| Weymouth Twp. | Atlantic | 2,257 | 1,957 | 1,260 | 15% | 55% |
| Winslow Twp. | Camden | 34,611 | 30,087 | 20,034 | 15% | 50% |
| Lacey Twp. | Ocean | 25,346 | 22,141 | 14,161 | 14% | 56% |
| Estell Manor City | Atlantic | 1,585 | 1,404 | 848 | 13% | 66% |
| Upper Twp. | Cape May | 12,115 | 10,681 | 6,713 | 13% | 59% |
| Shamong Twp. | Burlington | 6,462 | 5,765 | 4,537 | 12% | 27% |
| Beachwood Boro | Ocean | 10,375 | 9,324 | 7,687 | 11% | 21% |
| Medford Twp. | Burlington | 22,253 | 20,526 | 17,622 | 8% | 16% |
| Monroe Twp. | Gloucester | 28,967 | 26,703 | 21,639 | 8% | 23% |
| Manchester Twp. | Ocean | 38,928 | 35,976 | 27,987 | 8% | 29% |
| Franklin Twp. | Gloucester | 15,466 | 14,482 | 12,396 | 7% | 17% |
| Berkeley Twp. | Ocean | 39,991 | 37,319 | 23,151 | 7% | 61% |
| Port Republic City | Atlantic | 1,037 | 992 | 837 | 5% | 19% |
| Maurice River Twp. | Cumberland | 6,928 | 6,648 | 4,577 | 4% | 45% |
| Hammonton town | Atlantic | 12,604 | 12,208 | 12,298 | 3% | -1% |
| New Hanover Twp. | Burlington | 9,744 | 9,546 | 14,258 | 2% | -33% |
| Southampton Twp. | Burlington | 10,388 | 10,202 | 8,808 | 2% | 16% |
| Woodbine Boro | Cape May | 2,716 | 2,678 | 2,809 | 1% | -5% |
| Mullica Twp. | Atlantic | 5,912 | 5,896 | 5,243 | 0% | 12% |
| Chesilhurst Boro | Camden | 1,520 | 1,526 | 1,590 | 0% | -4% |
| Egg Harbor City | Atlantic | 4,545 | 4,583 | 4,618 | -1% | -1% |
| Eagleswood Twp. | Ocean | 1,441 | 1,476 | 1,009 | -2% | 46% |
| Buena Vista Twp. | Atlantic | 7,436 | 7,655 | 6,959 | -3% | 10% |
| Tabernacle Twp. | Burlington | 7,170 | 7,360 | 6,236 | -3% | 18% |
| Berlin Twp. | Camden | 5,290 | 5,466 | 5,348 | -3% | 2% |
| Bass River Twp. | Burlington | 1,510 | 1,580 | 1,344 | -4% | 18% |
| Waterford Twp. | Camden | 10,494 | 10,940 | 8,126 | -4% | 35% |
| Medford Lakes Boro | Burlington | 4,173 | 4,462 | 4,958 | -6% | -10% |
| South Toms River Boro | Ocean | 3,634 | 3,869 | 3,954 | -6% | -2% |
| Pemberton Twp. | Burlington | 28,691 | 31,342 | 29,720 | -8% | 5% |
| Folsom Boro | Atlantic | 1,972 | 2,181 | 1,892 | -10% | 15% |
| Buena Boro | Atlantic | 3,873 | 4,441 | 3,642 | -13% | 22% |
| Lakehurst Boro | Ocean | 2,522 | 3,078 | 2,908 | -18% | 6% |
| Washington Twp. | Burlington | 621 | 805 | 808 | -23% | 0% |
| Woodland Twp. | Burlington | 1,170 | 2,063 | 2,285 | -43% | -10% |
| Wrightstown Boro | Burlington | 748 | 3,843 | 3,031 | -81% | 27% |
| <i>"Outside" Municipalities*</i> | | | | | | |
| Corbin City | Atlantic | 468 | 412 | 254 | 14% | 62% |
| Berlin Boro | Camden | 6,149 | 5,672 | 5,786 | 8% | -2% |
| Springfield Twp. | Burlington | 3,227 | 3,028 | 2,691 | 7% | 13% |
| Vineland City | Cumberland | 56,271 | 54,780 | 53,753 | 3% | 2% |
| North Hanover Twp. | Burlington | 7,347 | 9,994 | 9,050 | -26% | 10% |

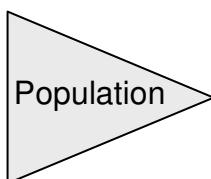
*These five municipalities have land in the Pinelands Area but are counted as Non-Pinelands municipalities because less than ten percent of their land area is in the Pinelands Area. They are displayed for informational purposes in this and subsequent tables.

Table P1b 2000 Census Group Quarters Population

| Municipality | County | Population | Group Quarters | GQ % | Institution | Inst % | Non Institution | Non Inst % |
|------------------------|------------|------------|----------------|-------|-------------|--------|-----------------|------------|
| New Hanover | Burlington | 9,834 | 6,124 | 62.3% | 4,846 | 49.3% | 1,278 | 13.0% |
| Maurice River | Cumberland | 6,928 | 3,360 | 48.5% | 3,360 | 48.5% | 0 | 0.0% |
| Washington | Burlington | 579 | 179 | 30.9% | 109 | 18.8% | 70 | 12.1% |
| Woodbine | Cape May | 2,716 | 568 | 20.9% | 568 | 20.9% | 0 | 0.0% |
| Chesilhurst | Camden | 1,520 | 138 | 9.1% | 88 | 5.8% | 50 | 3.3% |
| Galloway | Atlantic | 31,159 | 2,080 | 6.7% | 0 | 0.0% | 2,080 | 6.7% |
| Hamilton | Atlantic | 20,499 | 1,041 | 5.1% | 1,028 | 5.0% | 13 | 0.1% |
| Winslow | Camden | 34,659 | 1,112 | 3.2% | 1,061 | 3.1% | 51 | 0.1% |
| Dennis | Cape May | 6,503 | 208 | 3.2% | 155 | 2.4% | 53 | 0.8% |
| Hammonton | Atlantic | 12,604 | 348 | 2.8% | 205 | 1.6% | 143 | 1.1% |
| Estell Manor | Atlantic | 1,592 | 33 | 2.1% | 33 | 2.1% | 0 | 0.0% |
| Waterford | Camden | 10,485 | 207 | 2.0% | 0 | 0.0% | 207 | 2.0% |
| Manchester | Ocean | 38,960 | 728 | 1.9% | 546 | 1.4% | 182 | 0.5% |
| Pemberton | Burlington | 28,650 | 516 | 1.8% | 378 | 1.3% | 138 | 0.5% |
| Berkeley | Ocean | 39,988 | 591 | 1.5% | 223 | 0.6% | 368 | 0.9% |
| Egg Harbor City | Atlantic | 4,545 | 70 | 1.5% | 35 | 0.8% | 35 | 0.8% |
| Stafford | Ocean | 22,517 | 293 | 1.3% | 223 | 1.0% | 70 | 0.3% |
| Buena Vista | Atlantic | 7,436 | 94 | 1.3% | 0 | 0.0% | 94 | 1.3% |
| Medford | Burlington | 22,253 | 255 | 1.1% | 201 | 0.9% | 54 | 0.2% |
| Wrightstown | Burlington | 747 | 8 | 1.1% | 0 | 0.0% | 8 | 1.1% |
| Little Egg Harbor | Ocean | 16,019 | 166 | 1.0% | 166 | 1.0% | 0 | 0.0% |
| Tabernacle | Burlington | 7,170 | 72 | 1.0% | 67 | 0.9% | 5 | 0.1% |
| Jackson | Ocean | 42,810 | 374 | 0.9% | 360 | 0.8% | 14 | 0.0% |
| Buena | Atlantic | 3,873 | 33 | 0.9% | 0 | 0.0% | 33 | 0.9% |
| Barneгат | Ocean | 15,285 | 127 | 0.8% | 125 | 0.8% | 2 | 0.0% |
| Ocean | Ocean | 6,450 | 54 | 0.8% | 0 | 0.0% | 54 | 0.8% |
| Mullica | Atlantic | 5,912 | 47 | 0.8% | 0 | 0.0% | 47 | 0.8% |
| Monroe | Gloucester | 28,967 | 212 | 0.7% | 155 | 0.5% | 57 | 0.2% |
| Franklin | Gloucester | 15,466 | 90 | 0.6% | 0 | 0.0% | 90 | 0.6% |
| Southampton | Burlington | 10,333 | 61 | 0.6% | 61 | 0.6% | 0 | 0.0% |
| Port Republic | Atlantic | 1,032 | 6 | 0.6% | 0 | 0.0% | 6 | 0.6% |
| Evesham | Burlington | 42,428 | 185 | 0.4% | 100 | 0.2% | 85 | 0.2% |
| Berlin Township | Camden | 5,290 | 19 | 0.4% | 0 | 0.0% | 19 | 0.4% |
| Folsom | Atlantic | 1,972 | 7 | 0.4% | 0 | 0.0% | 7 | 0.4% |
| Egg Harbor Twp | Atlantic | 30,619 | 49 | 0.2% | 0 | 0.0% | 49 | 0.2% |
| Lacey | Ocean | 25,346 | 39 | 0.2% | 26 | 0.1% | 13 | 0.1% |
| Upper | Cape May | 12,115 | 8 | 0.1% | 0 | 0.0% | 8 | 0.1% |
| Plumsted | Ocean | 7,275 | 8 | 0.1% | 0 | 0.0% | 8 | 0.1% |
| Beachwood | Ocean | 10,316 | 6 | 0.1% | 0 | 0.0% | 6 | 0.1% |
| Shamong | Burlington | 6,462 | 2 | 0.0% | 0 | 0.0% | 2 | 0.0% |
| Medford Lakes | Burlington | 4,173 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| So. Toms River | Ocean | 3,608 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Lakehurst | Ocean | 2,522 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Weymouth | Atlantic | 2,250 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Bass River | Burlington | 1,552 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Eagleswood | Ocean | 1,441 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Woodland | Burlington | 1,160 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| <i>"Outside" Munis</i> | | | | | | | | |
| Vineland | Cumberland | 56,271 | 2,393 | 4.3% | 1,031 | 1.8% | 1,362 | 2.4% |
| Berlin Borough | Camden | 6,149 | 72 | 1.2% | 18 | 0.3% | 54 | 0.9% |
| Springfield | Burlington | 3,227 | 7 | 0.2% | 0 | 0.0% | 7 | 0.2% |
| North Hanover | Burlington | 7,325 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Corbin City | Atlantic | 468 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |

Table P1c Group Quarters Components of Population Change 1990-2000

| Municipality | County | 2000 Population | Pop Change 1990 – 2000 | Institutional Change | Non- Institutional Change | Non-Group Quarters Change | Difference |
|------------------------|------------|--------------------|---------------------------|-------------------------|---------------------------------|------------------------------|------------|
| New Hanover | Burlington | 9,834 | 198 | 4,225 | -5,035 | 1,008 | 810 |
| Washington | Burlington | 579 | -184 | 86 | 70 | -340 | 156 |
| Woodbine | Cape May | 2,716 | 38 | -134 | 0 | 172 | 134 |
| Pemberton Twp | Burlington | 28,650 | -2,651 | 6 | 103 | -2,760 | 109 |
| Lacey | Ocean | 25,346 | 3,205 | -121 | 13 | 3,313 | 108 |
| Buena Vista | Atlantic | 7,436 | -219 | 0 | 85 | -304 | 85 |
| Winslow | Camden | 34,659 | 4,524 | -66 | -14 | 4,604 | 80 |
| Tabernacle | Burlington | 7,170 | -190 | 67 | 5 | -262 | 72 |
| Manchester | Ocean | 38,960 | 2,952 | 180 | -249 | 3,021 | 69 |
| Shamong | Burlington | 6,462 | 697 | -70 | 2 | 765 | 68 |
| Chesilhurst | Camden | 1,520 | -6 | 88 | -22 | -72 | 66 |
| Medford | Burlington | 22,253 | 1,727 | -93 | 54 | 1,766 | 39 |
| Waterford | Camden | 10,485 | -446 | -152 | 186 | -480 | 34 |
| Franklin | Gloucester | 15,466 | 984 | 0 | -34 | 1,018 | 34 |
| Buena | Atlantic | 3,873 | -568 | 0 | 16 | -584 | 16 |
| Mullica | Atlantic | 5,912 | 16 | -60 | 47 | 29 | 13 |
| Monroe | Gloucester | 28,967 | 2,264 | -21 | 10 | 2,275 | 11 |
| Estell Manor | Atlantic | 1,592 | 181 | -10 | 0 | 191 | 10 |
| Folsom | Atlantic | 1,972 | -209 | 0 | 7 | -216 | 7 |
| Berlin | Camden | 5,290 | -176 | 0 | 6 | -182 | 6 |
| Weymouth | Atlantic | 2,250 | 300 | 0 | 0 | 300 | 0 |
| Bass River | Burlington | 1,552 | -70 | 0 | 0 | -70 | 0 |
| Medford Lakes | Burlington | 4,173 | -289 | 0 | 0 | -289 | 0 |
| Eagleswood | Ocean | 1,441 | -35 | 0 | 0 | -35 | 0 |
| Lakehurst | Ocean | 2,522 | -556 | 0 | 0 | -556 | 0 |
| South Toms River | Ocean | 3,608 | -235 | 0 | 0 | -235 | 0 |
| Ocean | Ocean | 6,450 | 1,034 | 0 | 3 | 1,031 | -3 |
| Barneget | Ocean | 15,285 | 3,035 | 2 | 2 | 3,031 | -4 |
| Egg Harbor City | Atlantic | 4,545 | -38 | -20 | 15 | -33 | -5 |
| Port Republic | Atlantic | 1,032 | 45 | 0 | 6 | 39 | -6 |
| Beachwood | Ocean | 10,316 | 1,051 | 0 | 6 | 1,045 | -6 |
| Dennis | Cape May | 6,503 | 918 | -45 | 53 | 910 | -8 |
| Upper | Cape May | 12,115 | 1,434 | 0 | 8 | 1,426 | -8 |
| Plumsted | Ocean | 7,275 | 1,270 | 0 | 8 | 1,262 | -8 |
| Hammonton | Atlantic | 12,604 | 396 | -103 | 113 | 386 | -10 |
| Egg Harbor Twp | Atlantic | 30,619 | 6,182 | 0 | 27 | 6,155 | -27 |
| Little Egg Harbor | Ocean | 16,019 | 2,612 | 45 | 0 | 2,567 | -45 |
| Jackson | Ocean | 42,810 | 9,583 | 63 | -15 | 9,535 | -48 |
| Evesham | Burlington | 42,428 | 6,966 | -23 | 78 | 6,911 | -55 |
| Southampton | Burlington | 10,333 | 186 | 61 | -5 | 130 | -56 |
| Berkeley | Ocean | 39,988 | 2,672 | -296 | 361 | 2,607 | -65 |
| Wrightstown | Burlington | 747 | -3,095 | 0 | -91 | -3,004 | -91 |
| Galloway | Atlantic | 31,159 | 7,879 | -40 | 193 | 7,726 | -153 |
| Stafford | Ocean | 22,517 | 9,207 | 118 | 70 | 9,019 | -188 |
| Maurice River | Cumberland | 6,928 | 280 | 358 | 0 | -78 | -358 |
| Hamilton | Atlantic | 20,499 | 4,487 | 406 | -37 | 4,118 | -369 |
| Woodland | Burlington | 1,160 | -893 | -826 | 0 | -67 | -826 |
| <i>“Outside” Munis</i> | | | | | | | |
| Springfield | Burlington | 3,227 | 199 | -40 | -17 | 256 | 57 |
| Corbin City | Atlantic | 468 | 56 | 0 | 0 | 56 | 0 |
| North Hanover | Burlington | 7,325 | -2,647 | 0 | -25 | -2,622 | -25 |
| Berlin Boro | Camden | 6,149 | 477 | 18 | 54 | 405 | -72 |
| Vineland | Cumberland | 56,271 | 1,491 | -939 | 1,050 | 1,380 | -111 |



- Most of the population growth in Pinelands municipalities between 1990 and 2000 occurred outside of the Pinelands Area boundary.

Census Block Population

| | 1990 | 2000 | Change |
|--------------|---------|---------|--------|
| In Boundary | 262,507 | 276,889 | 5.5% |
| Out Boundary | 361,009 | 412,557 | 14.3% |

Description: Population data at the census block level is useful in overcoming the limitations of municipal level population data by identifying the actual number of residents who live within the state-designated Pinelands Area.

Municipal Population Change Categories

| | # Munis | % Total |
|----------------------------------|---------|---------|
| Gained Inside and Gained Outside | 16 | 30.8% |
| Gained Inside and Lost Outside | 7 | 13.4% |
| Gained Inside, No Area Outside | 4 | 7.7% |
| Lost Inside, Gained Outside | 9 | 17.3% |
| Lost Inside, Lost Outside | 8 | 15.4% |
| Lost Inside, No Area Outside | 8 | 15.4% |

Unit of Analysis: Sub-municipal data is aggregated by counting the population of census blocks inside and outside the Pinelands Area boundary using GIS. The actual population of the state-designated Pinelands Area is calculated, along with areas of Pinelands municipalities that are outside the boundary. Census blocks from 1990 were normalized to make them comparable to 2000 census blocks.

Summary of Previous Findings

While population in the Pinelands region has grown to 615,984, the population actually inside the Pinelands Area boundary was less than half that number in 2000. Pinelands population data analyzed at the census block level revealed that 276,889 people lived in the Pinelands in 2000, a 5.5% increase over the 1990 population of 262,507. The number of persons living in Pinelands municipalities outside of the Pinelands Area boundary increased from 361,009 in 1990 to 412,557 in 2000, an increase of 14.3%.

The top three municipalities with the largest populations inside the Pinelands Area boundary are Pemberton Township, Hamilton Township, and Medford Township (Table P2a). Of the fifty-two municipalities with land in the Pinelands Area, the top 10 municipalities in population account for 58% of the Pinelands total population, while the top 20 municipalities account for 85% of the population. The municipalities in the top bracket contain at least one of the Pinelands development areas: Regional Growth Areas, Pinelands Towns, and Pinelands Villages. Conversely, the 10 municipalities with the least population in the Pinelands do not even comprise ½% of the total Pinelands population. Five of these 10 are defined as “Non-Pinelands” municipalities for the purposes of this study, as less than 10% of their land is within the Pinelands Area. Some municipalities have more than 10% of their land in the Pinelands Area, but have extremely few people. For example, Eagleswood has 20% of its land in the Pinelands Area, but has no residents in the Pinelands Area, while Beachwood has 28% of its land in the Pinelands Area and has only four residents. In most instances, these areas fall within Preservation or Forest management areas.

The largest absolute changes in population inside the Pinelands Area boundary between 1990 and 2000 occurred in municipalities that have Regional Growth Areas (Table P2b). Stafford, Egg Harbor Township, and Hamilton were the top three municipalities in terms of absolute growth, while Berkeley was the fastest growing in terms of percent change. Wrightstown, Pemberton Township, and North Hanover had the largest absolute decreases in population, due to military base reductions.

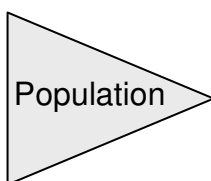
The 52 municipalities with some or all of their land inside the Pinelands were classified according to where their population gain occurred. Municipalities that gained population both inside and outside the boundary accounted for 30.8% of the total municipalities, the largest category by far. Municipalities completely located inside the Pinelands Area that experienced population gain made up the smallest percentage of the total, with 7.7%. Percentages in the other categories were relatively equal, with between seven and nine municipalities in each category.

**Table P2a 2000 Population Inside and Outside the Pinelands Area Boundary
by Pinelands Municipality**

| Municipality | % Land in Pinelands | Total Population Inside 2000 | % Population Inside | % Population Outside | Total Population Outside 2000 |
|-------------------|---------------------|------------------------------|---------------------|----------------------|-------------------------------|
| Pemberton Twp | 90% | 28,127 | 98% | 2% | 564 |
| Hamilton | 97% | 19,136 | 93% | 7% | 1,363 |
| Medford Twp | 75% | 18,239 | 82% | 18% | 4,014 |
| Egg Harbor Twp | 38% | 16,209 | 53% | 47% | 14,517 |
| Winslow | 81% | 15,599 | 45% | 55% | 19,012 |
| Monroe | 69% | 14,406 | 50% | 50% | 14,561 |
| Stafford | 39% | 13,390 | 59% | 41% | 9,142 |
| Hammonton | 100% | 12,604 | 100% | 0% | |
| Manchester | 72% | 12,185 | 31% | 69% | 26,743 |
| Evesham | 55% | 11,553 | 27% | 73% | 30,722 |
| Galloway | 38% | 10,658 | 34% | 66% | 20,551 |
| Waterford | 100% | 10,494 | 100% | 0% | |
| New Hanover | 91% | 9,109 | 93% | 7% | 635 |
| Southampton | 73% | 7,193 | 69% | 31% | 3,195 |
| Tabernacle | 100% | 7,170 | 100% | 0% | |
| Shamong | 100% | 6,462 | 100% | 0% | |
| Buena Vista | 90% | 6,248 | 84% | 16% | 1,188 |
| Mullica | 100% | 5,912 | 100% | 0% | |
| Maurice River | 69% | 4,819 | 70% | 30% | 2,109 |
| Egg Harbor City | 100% | 4,545 | 100% | 0% | |
| Medford Lakes | 100% | 4,173 | 100% | 0% | |
| Jackson | 47% | 4,106 | 10% | 90% | 38,710 |
| Barnegat | 56% | 3,226 | 21% | 79% | 12,044 |
| North Hanover | 4% | 3,090 | 42% | 58% | 4,257 |
| Woodbine | 95% | 2,716 | 100% | 0% | |
| Franklin | 36% | 2,664 | 17% | 83% | 12,802 |
| South Toms River | 48% | 2,495 | 69% | 31% | 1,139 |
| Berkeley | 30% | 2,467 | 6% | 94% | 37,524 |
| Lakehurst | 87% | 2,393 | 95% | 5% | 129 |
| Folsom | 100% | 1,972 | 100% | 0% | |
| Weymouth | 82% | 1,668 | 74% | 26% | 600 |
| Dennis | 38% | 1,623 | 25% | 75% | 4,869 |
| Chesilhurst | 100% | 1,520 | 100% | 0% | |
| Estell Manor | 72% | 1,502 | 95% | 5% | 72 |
| Bass River | 87% | 1,234 | 82% | 18% | 276 |
| Upper | 33% | 1,175 | 10% | 90% | 10,940 |
| Woodland | 100% | 1,170 | 100% | 0% | |
| Buena | 47% | 865 | 22% | 78% | 3,008 |
| Washington | 100% | 621 | 100% | 0% | |
| Lacey | 67% | 521 | 2% | 98% | 24,825 |
| Plumsted | 53% | 412 | 6% | 94% | 6,863 |
| Berlin Twp | 16% | 403 | 8% | 92% | 4,887 |
| Vineland | 7% | 186 | 0% | 100% | 56,085 |
| Ocean | 41% | 145 | 2% | 98% | 6,305 |
| Berlin Boro | 10% | 141 | 2% | 98% | 6,008 |
| Wrightstown | 73% | 123 | 16% | 84% | 625 |
| Little Egg Harbor | 23% | 107 | 1% | 99% | 15,838 |
| Port Republic | 35% | 102 | 10% | 90% | 935 |
| Corbin City | 1% | 7 | 1% | 99% | 461 |
| Beachwood | 28% | 4 | 0% | 100% | 10,371 |
| Eagleswood | 20% | 0 | 0% | 100% | 1,441 |
| Springfield | 2% | 0 | 0% | 100% | 3,227 |

**Table P2b Population Change Inside and Outside the Pinelands Area Boundary
by Pinelands Municipality (1990 – 2000)**

| Municipality | % Land in Pinelands | Total Population Inside 1990 | Change in Pop In Pines 1990-2000 | Percent Change 1990-2000 | Total Population Outside 1990 | Change in Pop Out Pines 1990-2000 | Percent Change 1990-2000 |
|-------------------|---------------------|------------------------------|----------------------------------|--------------------------|-------------------------------|-----------------------------------|--------------------------|
| Stafford | 39% | 5739 | 7651 | 133% | 7568 | 1574 | 21% |
| Egg Harbor Twp | 38% | 11687 | 4522 | 39% | 12905 | 1612 | 12% |
| Hamilton | 97% | 14988 | 4148 | 28% | 1024 | 339 | 33% |
| Galloway | 38% | 8497 | 2161 | 25% | 14824 | 5727 | 39% |
| Berkeley | 30% | 865 | 1602 | 185% | 36424 | 1100 | 3% |
| Manchester | 72% | 10589 | 1596 | 15% | 25387 | 1356 | 5% |
| Evesham | 55% | 10121 | 1432 | 14% | 25188 | 5534 | 22% |
| Shamong | 100% | 5765 | 697 | 12% | | | |
| Barnegat | 56% | 2701 | 525 | 19% | 9552 | 2492 | 26% |
| Maurice River | 69% | 4392 | 427 | 10% | 2256 | -147 | -7% |
| Southampton | 73% | 6792 | 401 | 6% | 3410 | -215 | -6% |
| Hammonton | 100% | 12208 | 396 | 3% | | | |
| Weymouth | 82% | 1340 | 328 | 24% | 630 | -30 | -5% |
| Estell Manor | 72% | 1268 | 234 | 18% | 123 | -51 | -41% |
| Winslow | 81% | 15426 | 173 | 1% | 14661 | 4351 | 30% |
| New Hanover | 91% | 8962 | 147 | 2% | 584 | 51 | 9% |
| Franklin | 36% | 2531 | 133 | 5% | 11951 | 851 | 7% |
| Dennis | 38% | 1536 | 87 | 6% | 4038 | 831 | 21% |
| Berlin Twp | 16% | 344 | 59 | 17% | 5122 | -235 | -5% |
| Ocean | 41% | 91 | 54 | 59% | 5325 | 980 | 18% |
| Upper | 33% | 1133 | 42 | 4% | 9548 | 1392 | 15% |
| Woodbine | 95% | 2678 | 38 | 1% | | | |
| Medford Twp | 75% | 18206 | 33 | 0% | 2320 | 1694 | 73% |
| Vineland | 7% | 166 | 20 | 12% | 54614 | 1471 | 3% |
| Mullica | 100% | 5896 | 16 | 0% | | | |
| Berlin Boro | 10% | 133 | 8 | 6% | 5539 | 469 | 8% |
| Corbin City | 1% | 3 | 4 | 133% | 409 | 52 | 13% |
| Eagleswood | 20% | 0 | 0 | 0% | 1476 | -35 | -2% |
| Chesilhurst | 100% | 1526 | -6 | 0% | | | |
| Jackson | 47% | 4124 | -18 | 0% | 29108 | 9602 | 33% |
| Port Republic | 35% | 124 | -22 | -18% | 877 | 58 | 7% |
| Plumsted | 53% | 436 | -24 | -6% | 5569 | 1294 | 23% |
| Bass River | 87% | 1269 | -35 | -3% | 311 | -35 | -11% |
| Egg Harbor City | 100% | 4583 | -38 | -1% | | | |
| Lacey | 67% | 563 | -42 | -7% | 21578 | 3247 | 15% |
| Beachwood | 28% | 65 | -61 | -94% | 9259 | 1112 | 12% |
| Little Egg Harbor | 23% | 172 | -65 | -38% | 13158 | 2680 | 20% |
| Springfield | 2% | 123 | -123 | -100% | 2911 | 316 | 11% |
| Washington | 100% | 805 | -184 | -23% | | | |
| Tabernacle | 100% | 7360 | -190 | -3% | | | |
| South Toms River | 48% | 2689 | -194 | -7% | 1210 | -71 | -6% |
| Folsom | 100% | 2181 | -209 | -10% | | | |
| Buena | 47% | 1077 | -212 | -20% | 3364 | -356 | -11% |
| Buena Vista | 90% | 6512 | -264 | -4% | 1143 | 45 | 4% |
| Medford Lakes | 100% | 4462 | -289 | -6% | | | |
| Waterford | 100% | 10940 | -446 | -4% | | | |
| Lakehurst | 87% | 2939 | -546 | -19% | 139 | -10 | -7% |
| Monroe | 69% | 15122 | -716 | -5% | 11581 | 2980 | 26% |
| Woodland | 100% | 2063 | -893 | -43% | | | |
| North Hanover | 4% | 5493 | -2403 | -44% | 4560 | -303 | -7% |
| Pemberton Twp | 90% | 30740 | -2613 | -9% | 602 | -38 | -6% |
| Wrightstown | 73% | 3082 | -2959 | -96% | 761 | -136 | -18% |



3

Age Demographics

☐ Updated

US Census Bureau, 1980, 1990, 2000

- The average age of the population in Southern New Jersey is increasing.

Population Under 18 (Municipal Level)

| | < 18 Years | | |
|----------------------|------------|-------|-------|
| | 1980 | 1990 | 2000 |
| Pinelands | 29.1% | 24.7% | 24.4% |
| Non-Pinelands | 28.1% | 24.8% | 25.4% |
| New Jersey | 27.0% | 23.3% | 24.8% |

Population 65 and over (Municipal Level)

| | > 65 Years | | |
|----------------------|------------|-------|-------|
| | 1980 | 1990 | 2000 |
| Pinelands | 13.5% | 16.4% | 16.8% |
| Non-Pinelands | 12.5% | 14.2% | 14.6% |
| New Jersey | 11.7% | 13.4% | 13.2% |

Description: The age distribution of the population within each municipality provides some determination of the demand for services and the ability of the population to withstand changes in tax rates.

Unit of Analysis: Demographic data are compiled at the municipal level and aggregated to allow for inside/outside Pinelands, regional, and statewide analyses.

Summary of Previous Findings

Examination of demographic data indicated that the population throughout Southern New Jersey is aging. The proportion of the population under 18 declined 3.3 percentage points outside of the Pinelands between 1980 and 1990, and declined 4.4 percentage points inside of the Pinelands over the same period. During the same decade, the proportion of the population over 65 increased 1.7 percentage points outside of the Pinelands and rose 2.9 percentage points inside of the Pinelands. Statewide trends were similar to those found in Southern New Jersey. Table P3 shows the prevalence of different age classes in Pinelands and Non-Pinelands municipalities. An examination of the geographic distribution of the 20 municipalities in the eight southern counties with the lowest and highest median ages in 1980 and 1990 found that both age extremes (youngest and oldest) are found at the edges of the region, predominantly outside of the Pinelands. The concentration of older populations along the southern and eastern borders reflects the popularity of resort and beach communities among retirees, while the concentration of younger populations in the north and west most likely reflects the presence of large military installations, a college campus, and more urban areas in Camden County.

Average age in the Pinelands continued to increase gradually during the 1990s, while the proportion of the population under 18 and over 65 changed very little from 1990-2000. However, Table P3a provides evidence of an aging working population (18-65 years old) both inside and outside of the Pinelands. The majority of Pinelands municipalities fell within median age 30-34 in 1990; however, by 2000, that majority moved to median age 35-39. Similarly the largest number of Non-Pinelands municipalities moved up to the 35-39 median age group over the same period.

Update

Census Block Groups are small enough to distinguish population inside and outside the Pinelands Area boundary, thus overcoming the limitations of municipal level data. Data at the Census Block Group level was used to calculate age groups inside and outside the Pinelands Area boundary for the year 2000. Based on the block group data, the actual population inside the boundary was approximately 283,600.⁹ Of these residents, 24.7% are under 18 years of age and 13.6% are over 64 years of age. Compared to the municipal Pinelands aggregate, the number of younger residents is approximately the same but the number of senior residents inside the Pinelands Area boundary is 3% lower. The population of the portion of Pinelands municipalities that lie outside the boundary was 405,000 residents. Of this number, 24.6% are under 18 and 18.4% are over 64. So, the number of juveniles in Pinelands municipalities is evenly spread inside and outside the boundary, but there are a greater number of seniors in Pinelands municipalities who live outside the boundary compared to inside the boundary. The Pinelands portion of Berkeley, Manchester, Southampton, and Barnegat stand out as areas that have a large percentage of senior residents (over 40%). These areas are home to several retirement communities (Table P3c).

⁹ This figure differs from the block level count, which was approximately 277,000. Block level data is more precise than Block Group level data, but less information is available at the block level.

Table P3a Median Age, 1980, 1990 and 2000 (Municipal Level)

| 1980 | | | | | | | | | |
|-----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------------------|
| Age Class | 18 - 22 | 23 - 29 | 30 - 34 | 35 - 39 | 40 - 49 | 50 - 59 | 60 - 64 | 65 - 69 | Total¹⁰ |
| # of Non-Pinelands Municipalities | 0 | 32 | 78 | 20 | 17 | 7 | 0 | 0 | 154 |
| % Non-Pinelands | 0.0% | 20.8% | 50.6% | 13.0% | 11.0% | 4.5% | 0.0% | 0.0% | 100.0% |
| # of Pinelands Municipalities | 1 | 26 | 13 | 3 | 2 | 1 | 0 | 1 | 47 |
| % Pinelands | 2.1% | 55.3% | 27.7% | 6.4% | 4.3% | 2.1% | 0.0% | 2.1% | 100.0% |
| 1990 | | | | | | | | | |
| Age Class | 18 - 22 | 23 - 29 | 30 - 34 | 35 - 39 | 40 - 49 | 50 - 59 | 60 - 64 | 65 - 69 | Total |
| # of Non-Pinelands Municipalities | 0 | 10 | 69 | 51 | 15 | 7 | 3 | 0 | 155 |
| % Non-Pinelands | 0.0% | 6.5% | 44.5% | 32.9% | 9.7% | 4.5% | 1.9% | 0.0% | 100.0% |
| # of Pinelands Municipalities | 0 | 6 | 27 | 11 | 1 | 0 | 0 | 2 | 47 |
| % Pinelands | 0.0% | 12.8% | 57.4% | 23.4% | 2.1% | 0.0% | 0.0% | 4.3% | 100.0% |
| 2000 | | | | | | | | | |
| Age Class | 18 - 22 | 23 - 29 | 30 - 34 | 35 - 39 | 40 - 49 | 50 - 59 | 60 - 64 | 65 - 69 | Total |
| # of Non-Pinelands Municipalities | 0 | 4 | 19 | 78 | 40 | 13 | 1 | 0 | 155 |
| % Non-Pinelands | 0.0% | 2.6% | 12.3% | 50.3% | 25.8% | 8.4% | 0.6% | 0.0% | 100.0% |
| # of Pinelands Municipalities | 0 | 0 | 9 | 29 | 7 | 0 | 0 | 2 | 47 |
| % Pinelands | 0.0% | 0.0% | 19.1% | 61.7% | 14.9% | 0.0% | 0.0% | 4.3% | 100.0% |

¹⁰ Municipalities in 1980 totaled 201 due to lack of data for Tavistock Boro (population=9).

Table P3b Population Under 18 Years of Age Inside and Outside the Pinelands Area Boundary (Census Block Group Level)

| County | Municipality | Population Inside 2000 | Population Under 18 Inside | % Under 18 Inside | % Under 18 Outside | Population Under 18 Outside | Population Outside 2000 |
|---------------------------------|---------------------------------------|------------------------|----------------------------|-------------------|--------------------|-----------------------------|-------------------------|
| Ocean | South Toms River | 2,877 | 909 | 31.6% | 34.1% | 258 | 757 |
| Cape May | Upper | 2,816 | 864 | 30.7% | 28.0% | 2,603 | 9,299 |
| Ocean | Lakehurst | 2,522 | 771 | 30.6% | 0.0% | 0 | 0 |
| Burlington | Shamong | 6,462 | 1,898 | 29.4% | 0.0% | 0 | 0 |
| Burlington | Washington | 621 | 182 | 29.3% | 0.0% | 0 | 0 |
| Atlantic | Egg Harbor Twp | 16,209 | 4,663 | 28.8% | 27.5% | 3,800 | 13,841 |
| Atlantic | Egg Harbor City | 4,545 | 1,284 | 28.3% | 0.0% | 0 | 0 |
| Ocean | Little Egg Harbor | 989 | 280 | 28.3% | 23.9% | 3,574 | 14,956 |
| Ocean | Beachwood | 1,331 | 375 | 28.2% | 28.6% | 2,585 | 9,044 |
| Burlington | Pemberton Twp | 27,243 | 7,658 | 28.1% | 18.2% | 263 | 1,448 |
| Burlington | Tabernacle | 7,170 | 2,004 | 27.9% | 0.0% | 0 | 0 |
| Burlington | Medford Twp | 18,919 | 5,245 | 27.7% | 21.9% | 729 | 3,334 |
| Gloucester | Franklin | 2,664 | 735 | 27.6% | 27.7% | 3,546 | 12,802 |
| Atlantic | Buena | 865 | 237 | 27.4% | 25.3% | 760 | 3,008 |
| Ocean | Jackson* | 5,627 | 1,523 | 27.1% | 30.1% | 11,178 | 37,183 |
| Atlantic | Hamilton | 19,287 | 5,199 | 27.0% | 29.2% | 354 | 1,212 |
| Ocean | Stafford | 13,390 | 3,612 | 27.0% | 19.0% | 1,740 | 9,142 |
| Atlantic | Mullica | 5,912 | 1,594 | 27.0% | 0.0% | 0 | 0 |
| Burlington | Bass River | 1,510 | 405 | 26.8% | 0.0% | 0 | 0 |
| Atlantic | Buena Vista | 6,248 | 1,659 | 26.6% | 15.1% | 179 | 1,188 |
| Atlantic | Estell Manor / Weymouth/ Corbin City* | 3,177 | 841 | 26.5% | 30.0% | 340 | 1,133 |
| Gloucester | Monroe | 14,813 | 3,905 | 26.4% | 24.9% | 3,522 | 14,154 |
| Cape May | Dennis | 2,135 | 562 | 26.3% | 29.2% | 1,274 | 4,357 |
| Ocean | Ocean | 825 | 216 | 26.2% | 25.4% | 1,427 | 5,625 |
| Burlington | Evesham | 12,827 | 3,338 | 26.0% | 27.7% | 8,147 | 29,448 |
| Burlington | Woodland | 1,170 | 302 | 25.8% | 0.0% | 0 | 0 |
| Camden | Waterford | 10,494 | 2,701 | 25.7% | 0.0% | 0 | 0 |
| Burlington | Medford Lakes | 4,173 | 1,067 | 25.6% | 0.0% | 0 | 0 |
| Burlington | Wrightstown | 39 | 10 | 25.6% | 29.9% | 212 | 709 |
| Ocean | Lacey | 521 | 130 | 25.0% | 25.6% | 6,353 | 24,825 |
| Atlantic | Folsom | 1,972 | 491 | 24.9% | 0.0% | 0 | 0 |
| Ocean | Jackson / Manchester / Plumsted* | 446 | 108 | 24.2% | 0.0% | 0 | 0 |
| Cape May | Woodbine | 2,716 | 723 | 23.6% | 0.0% | 0 | 0 |
| Camden | Winslow | 15,710 | 3,687 | 23.5% | 33.2% | 6,278 | 18,901 |
| Camden | Chesilhurst | 1,520 | 348 | 22.9% | 0.0% | 0 | 0 |
| Atlantic | Hammonton | 12,604 | 2,874 | 22.8% | 0.0% | 0 | 0 |
| Atlantic | Galloway* | 10,658 | 2,418 | 22.7% | 28.9% | 4,470 | 15,465 |
| Ocean | Barneget | 3,226 | 467 | 14.5% | 30.4% | 3,666 | 12,044 |
| Burlington | Southampton | 6,445 | 907 | 14.1% | 24.0% | 947 | 3,943 |
| Burlington | New Hanover + | 9,109 | 1,224 | 13.4% | 29.8% | 189 | 635 |
| Cumberland | Maurice River + | 5,152 | 424 | 8.2% | 26.4% | 468 | 1,776 |
| Ocean | Manchester* | 10,995 | 871 | 7.9% | 11.7% | 3,206 | 27,493 |
| Ocean | Berkeley | 2,391 | 7 | 0.3% | 12.1% | 4,521 | 37,434 |
| Atlantic | Galloway / Port Republic* | 0 | 0 | 0.0% | 23.2% | 1,423 | 6,123 |
| Camden | Berlin Twp | 0 | 0 | 0.0% | 25.8% | 1,364 | 5,290 |
| Ocean | Eagleswood | 0 | 0 | 0.0% | 24.7% | 356 | 1,441 |
| Ocean | Plumsted* | 0 | 0 | 0.0% | 28.5% | 2,071 | 7,275 |
| <i>"Outside" Municipalities</i> | | | | | | | |
| Burlington | North Hanover + | 3,090 | 1,383 | 44.8% | 25.5% | 1,085 | 4,257 |
| Cumberland | Vineland | 186 | 58 | 31.2% | 25.7% | 14,405 | 56,085 |
| Burlington | Springfield | 0 | 0 | 0.0% | 25.8% | 833 | 3,227 |
| Camden | Berlin Boro | 0 | 0 | 0.0% | 24.6% | 1,513 | 6,149 |

* Some municipalities cannot be isolated because census block groups cut across municipal boundaries. Block groups that are shared by more than one municipality are listed separately.

+ Influenced by group quarters population.

**Table P3c Population Over 64 Years of Age Inside and Outside the Pinelands Area Boundary
(Census Block Group Level)**

| County | Municipality | Population Inside 2000 | Population Over 64 Inside | % Over 64 Inside | % Over 64 Outside | Population Over 64 Outside | Population Outside 2000 |
|---------------------------------|---|---------------------------|------------------------------|---------------------|----------------------|----------------------------------|----------------------------|
| Ocean | Berkeley | 2,391 | 2,076 | 86.8% | 50.0% | 18,701 | 37,434 |
| Ocean | Manchester* | 10,995 | 6,816 | 62.0% | 52.4% | 14,394 | 27,493 |
| Burlington | Southampton | 6,445 | 2,830 | 43.9% | 11.8% | 465 | 3,943 |
| Ocean | Barnegat | 3,226 | 1,315 | 40.8% | 11.8% | 1,424 | 12,044 |
| Burlington | Washington | 621 | 151 | 24.3% | 0.0% | 0 | 0 |
| Atlantic | Hammonton | 12,604 | 2,265 | 18.0% | 0.0% | 0 | 0 |
| Ocean | Stafford | 13,390 | 2,281 | 17.0% | 21.5% | 1,963 | 9,142 |
| Burlington | Wrightstown | 39 | 6 | 15.4% | 8.2% | 58 | 709 |
| Atlantic | Estell Manor / Weymouth/ Corbin City* | 3,177 | 479 | 15.1% | 9.7% | 110 | 1,133 |
| Camden | Chesilhurst | 1,520 | 229 | 15.1% | 0.0% | 0 | 0 |
| Ocean | Jackson* | 5,627 | 811 | 14.4% | 8.6% | 3,198 | 37,183 |
| Atlantic | Egg Harbor City | 4,545 | 633 | 13.9% | 0.0% | 0 | 0 |
| Atlantic | Buena | 865 | 111 | 12.8% | 16.7% | 502 | 3,008 |
| Burlington | Medford Lakes | 4,173 | 516 | 12.4% | 0.0% | 0 | 0 |
| Ocean | Ocean | 825 | 98 | 11.9% | 14.0% | 790 | 5,625 |
| Camden | Winslow | 15,710 | 1,853 | 11.8% | 5.7% | 1,086 | 18,901 |
| Atlantic | Buena Vista | 6,248 | 692 | 11.1% | 37.5% | 446 | 1,188 |
| Gloucester | Monroe | 14,813 | 1,595 | 10.8% | 15.1% | 2,142 | 14,154 |
| Atlantic | Mullica | 5,912 | 630 | 10.7% | 0.0% | 0 | 0 |
| Burlington | Bass River | 1,510 | 161 | 10.7% | 0.0% | 0 | 0 |
| Cape May | Woodbine | 2,716 | 283 | 10.4% | 0.0% | 0 | 0 |
| Atlantic | Galloway* | 10,658 | 1,078 | 10.1% | 6.9% | 1,073 | 15,465 |
| Ocean | Little Egg Harbor | 989 | 98 | 9.9% | 18.2% | 2,723 | 14,956 |
| Atlantic | Folsom | 1,972 | 193 | 9.8% | 0.0% | 0 | 0 |
| Cape May | Dennis | 2,135 | 203 | 9.5% | 13.7% | 595 | 4,357 |
| Ocean | Beachwood | 1,331 | 125 | 9.4% | 8.5% | 771 | 9,044 |
| Burlington | Pemberton Twp | 27,243 | 2,501 | 9.2% | 20.2% | 292 | 1,448 |
| Atlantic | Egg Harbor Twp | 16,209 | 1,477 | 9.1% | 8.7% | 1,198 | 13,841 |
| Gloucester | Franklin | 2,664 | 238 | 8.9% | 9.7% | 1,242 | 12,802 |
| Burlington | Medford Twp | 18,919 | 1,658 | 8.8% | 21.9% | 729 | 3,334 |
| Ocean | South Toms River | 2,877 | 250 | 8.7% | 10.3% | 78 | 757 |
| Ocean | Lacey | 521 | 45 | 8.6% | 15.3% | 3,809 | 24,825 |
| Atlantic | Hamilton | 19,287 | 1,599 | 8.3% | 6.9% | 84 | 1,212 |
| Camden | Waterford | 10,494 | 854 | 8.1% | 0.0% | 0 | 0 |
| Ocean | Lakehurst | 2,522 | 201 | 8.0% | 0.0% | 0 | 0 |
| Burlington | Woodland | 1,170 | 90 | 7.7% | 0.0% | 0 | 0 |
| Cape May | Upper | 2,816 | 203 | 7.2% | 13.6% | 1,269 | 9,299 |
| Burlington | Tabernacle | 7,170 | 502 | 7.0% | 0.0% | 0 | 0 |
| Burlington | Shamong | 6,462 | 386 | 6.0% | 0.0% | 0 | 0 |
| Burlington | Evesham | 12,827 | 732 | 5.7% | 10.2% | 3,018 | 29,448 |
| Cumberland | Maurice River + | 5,152 | 214 | 4.2% | 12.9% | 229 | 1,776 |
| Burlington | New Hanover + | 9,109 | 75 | 0.8% | 7.9% | 50 | 635 |
| Ocean | Jackson / Manchester / Plumsted* | 446 | 0 | 0.0% | 0.0% | 0 | 0 |
| Atlantic | Galloway / Port Republic* | 0 | 0 | 0.0% | 13.1% | 803 | 6,123 |
| Camden | Berlin Twp | 0 | 0 | 0.0% | 12.5% | 663 | 5,290 |
| Ocean | Eagleswood | 0 | 0 | 0.0% | 14.4% | 207 | 1,441 |
| Ocean | Plumsted* | 0 | 0 | 0.0% | 8.5% | 621 | 7,275 |
| <i>"Outside" Municipalities</i> | | | | | | | |
| Cumberland | Vineland | 186 | 19 | 10.2% | 14.2% | 7,957 | 56,085 |
| Burlington | North Hanover + | 3,090 | 4 | 0.1% | 10.5% | 448 | 4,257 |
| Burlington | Springfield | 0 | 0 | 0.0% | 10.7% | 346 | 3,227 |
| Camden | Berlin Boro | 0 | 0 | 0.0% | 13.6% | 837 | 6,149 |

* Some municipalities cannot be isolated because census block groups cut across municipal boundaries. Block groups that are shared by more than one municipality are listed separately.

+ Influenced by group quarters population.

Population Estimates



US Census Bureau / NJ Dept of Labor 2001 – 2009

- Population growth has been very sluggish across all regions of New Jersey for the past few years. However, the population of Pinelands communities has increased at a faster rate of growth than the Non-Pinelands in every year since the 2000 census.

Population Estimates

| | 2008 Estimate | 2009 Estimate | Change | % Change |
|--|------------------|------------------|--------|----------|
| New Jersey | 8,663,398 | 8,707,739 | 44,341 | 0.5% |
| Southern New Jersey | 2,411,118 | 2,419,475 | 8,357 | 0.3% |
| Pinelands | 685,851 | 688,964 | 3,113 | 0.5% |
| Non-Pinelands | 1,725,267 | 1,730,511 | 5,244 | 0.3% |
| 100% Land in Pines (11 municipalities) | 58,335 | 58,398 | 63 | 0.1% |
| 55-99% Land in Pines (19 municipalities) | 330,602 | 331,664 | 1,062 | 0.3% |
| 10-54% Land in Pines (17 municipalities) | 296,914 | 298,902 | 1,988 | 0.7% |

Description: Population estimates are useful for measuring population during, and calculating per capita values for, intercensal years. Population estimates are particularly important in the latter half of the decade as the census year becomes more distant and ceases to be a good measure of current population. Unfortunately, estimates further from the census year have a greater margin of error. Estimates are calculated using birth and death rates and a factor for migration. Estimates for 2008 and 2009 will be updated once the next census data is released (2010), estimates for this decade will be re-adjusted for the final time to reflect the new census.

Unit of Analysis: Population data are compiled at the municipal level and aggregated to allow for inside/outside Pinelands, regional, and statewide analyses.

Summary of Previous Findings:

The population of New Jersey grew by 2.8% between 2000 and 2006, adding just over 234,000 residents. New Jersey's growth was driven by natural increase and international migration. Although internal migration to the state was negative (more US residents moved out than in), the Southern New Jersey region had a positive internal migration (more US residents moved in than out).

The Pinelands municipalities grew more quickly than the Non-Pinelands municipalities and the state from 2000 to 2006, increasing by 9.9% (compared to 2.8% statewide growth and 5.4% growth in southern New Jersey). Components of population growth (natural increase and migration) cannot be calculated for the Pinelands and Non-Pinelands as this information is not available below the county level.

Update:

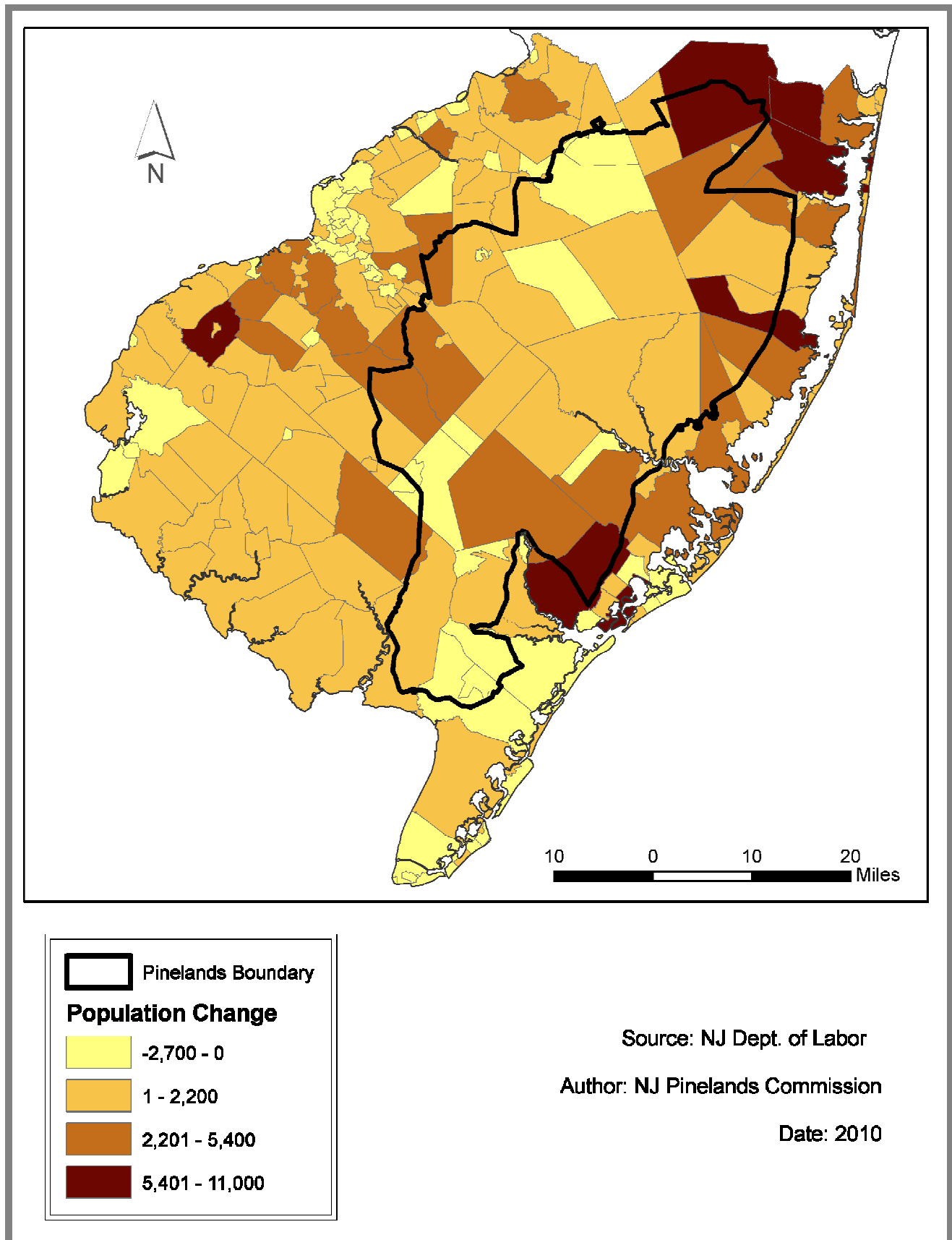
Population growth in New Jersey is posting a 0.5% increase statewide. The Pinelands communities grew at the same rate as the state as a whole and slightly more than the rate of the rest of southern New Jersey for the year (Pines +0.5%, Non-Pines South Jersey +0.3%, and Statewide +0.5%). However, upon closer examination, it appears that past inside/outside growth trends uncovered by the census block analysis appear to be continuing. The 11 communities with their land area entirely within the Pinelands Area boundary showed only a 0.1% increase in population in 2009. Those communities that straddle the Pinelands Area boundary showed an increase in growth of 0.7% for the year (see table above). This suggests that much of the growth may in fact be occurring just outside of the Pinelands Area boundary.

The following Pinelands communities ranked in the top 10% of Southern Jersey municipalities in both absolute population growth and percentage population growth: Jackson Township, Barnegat Township, Egg Harbor Township, and Stafford Township (see Table P4). In comparison, six Southern Jersey communities outside the Pinelands achieved such growth: East Greenwich Township (+555, +7.2%), Swedesboro Borough (+121, +5.4%), Woolwich Township (+346, +3.8%), Delanco (+142, +3.1%), Salem City (+163, +2.9%), and Absecon City (+205, +2.4%).

Table P4 Population Estimates

| Municipality | County | 2008 | 2009 | Change | South Jersey Rank : Change | % Change | South Jersey Rank : % Change |
|----------------------------|-------------------|--------|--------|--------|----------------------------|----------|------------------------------|
| Jackson Township | Ocean County | 52,707 | 53,191 | 484 | 4 | 0.9% | 25 |
| Barneget Township | Ocean County | 22,262 | 22,643 | 381 | 7 | 1.7% | 13 |
| Egg Harbor Township | Atlantic County | 39,900 | 40,239 | 339 | 9 | 0.8% | 29 |
| Stafford Township | Ocean County | 26,491 | 26,818 | 327 | 10 | 1.2% | 19 |
| Winslow Township | Camden County | 39,365 | 39,600 | 235 | 13 | 0.6% | 50 |
| Monroe Township | Gloucester County | 33,057 | 33,276 | 219 | 15 | 0.7% | 44 |
| Galloway Township | Atlantic County | 36,378 | 36,578 | 200 | 19 | 0.5% | 56 |
| Berkeley Township | Ocean County | 42,783 | 42,975 | 192 | 21 | 0.4% | 67 |
| Lacey Township | Ocean County | 26,402 | 26,566 | 164 | 25 | 0.6% | 46 |
| Ocean Township | Ocean County | 8,964 | 9,121 | 157 | 27 | 1.8% | 11 |
| Little Egg Harbor Township | Ocean County | 20,677 | 20,824 | 147 | 28 | 0.7% | 40 |
| Evesham Township | Burlington County | 45,275 | 45,370 | 95 | 33 | 0.2% | 94 |
| Manchester Township | Ocean County | 41,764 | 41,848 | 84 | 35 | 0.2% | 96 |
| Plumsted Township | Ocean County | 8,242 | 8,292 | 50 | 43 | 0.6% | 48 |
| Franklin Township | Gloucester County | 17,319 | 17,368 | 49 | 44 | 0.3% | 83 |
| Berlin Township | Camden County | 5,416 | 5,457 | 41 | 48 | 0.8% | 35 |
| Beachwood Borough | Ocean County | 10,845 | 10,881 | 36 | 50 | 0.3% | 78 |
| Waterford Township | Camden County | 10,660 | 10,688 | 28 | 55 | 0.3% | 87 |
| Mullica Township | Atlantic County | 6,028 | 6,052 | 24 | 60 | 0.4% | 71 |
| Eagleswood Township | Ocean County | 1,679 | 1,703 | 24 | 61 | 1.4% | 16 |
| Maurice River Township | Cumberland County | 8,176 | 8,196 | 20 | 67 | 0.2% | 90 |
| Chesilhurst Borough | Camden County | 1,917 | 1,936 | 19 | 68 | 1.0% | 24 |
| Hammonton Town | Atlantic County | 13,420 | 13,433 | 13 | 78 | 0.1% | 109 |
| South Toms River Borough | Ocean County | 3,714 | 3,727 | 13 | 80 | 0.4% | 77 |
| Buena Borough | Atlantic County | 3,714 | 3,724 | 10 | 90 | 0.3% | 85 |
| Estell Manor City | Atlantic County | 1,714 | 1,724 | 10 | 91 | 0.6% | 52 |
| Woodbine Borough | Camden County | 2,494 | 2,500 | 6 | 100 | 0.2% | 91 |
| Port Republic City | Atlantic County | 1,213 | 1,216 | 3 | 107 | 0.2% | 89 |
| Washington Township | Burlington County | 646 | 649 | 3 | 109 | 0.5% | 65 |
| Buena Vista Township | Atlantic County | 7,358 | 7,360 | 2 | 111 | 0.0% | 121 |
| Tabernacle Township | Burlington County | 7,168 | 7,170 | 2 | 112 | 0.0% | 120 |
| Lakehurst Borough | Ocean County | 2,717 | 2,719 | 2 | 117 | 0.1% | 111 |
| Folsom Borough | Atlantic County | 1,907 | 1,908 | 1 | 119 | 0.1% | 114 |
| Weymouth Township | Atlantic County | 2,253 | 2,254 | 1 | 120 | 0.0% | 115 |
| Wrightstown Borough | Burlington County | 736 | 735 | -1 | 129 | -0.1% | 153 |
| Southampton Township | Burlington County | 10,867 | 10,865 | -2 | 135 | 0.0% | 129 |
| Woodland Township | Burlington County | 1,353 | 1,351 | -2 | 136 | -0.1% | 155 |
| Egg Harbor City | Atlantic County | 4,381 | 4,378 | -3 | 140 | -0.1% | 140 |
| New Hanover Township | Burlington County | 9,434 | 9,429 | -5 | 150 | -0.1% | 136 |
| Bass River Township | Burlington County | 1,547 | 1,541 | -6 | 154 | -0.4% | 189 |
| Medford Lakes Borough | Burlington County | 4,119 | 4,110 | -9 | 164 | -0.2% | 166 |
| Shamong Township | Burlington County | 6,736 | 6,723 | -13 | 169 | -0.2% | 163 |
| Hamilton Township | Atlantic County | 24,340 | 24,326 | -14 | 171 | -0.1% | 137 |
| Dennis Township | Camden County | 5,783 | 5,758 | -25 | 183 | -0.4% | 192 |
| Upper Township | Camden County | 11,089 | 11,030 | -59 | 193 | -0.5% | 197 |
| Pemberton Township | Burlington County | 28,047 | 27,986 | -61 | 194 | -0.2% | 165 |
| Medford Township | Burlington County | 22,794 | 22,726 | -68 | 195 | -0.3% | 179 |
| <i>"Outside" Munis</i> | | | | | | | |
| Vineland City | Cumberland County | 58,797 | 59,195 | 398 | 6 | 0.7% | 43 |
| Berlin Borough | Camden County | 7,926 | 7,943 | 17 | 71 | 0.2% | 93 |
| Corbin City | Atlantic County | 520 | 531 | 11 | 86 | 2.1% | 10 |
| North Hanover Township | Burlington County | 7,371 | 7,368 | -3 | 142 | 0.0% | 131 |
| Springfield Township | Burlington County | 3,466 | 3,454 | -12 | 168 | -0.3% | 185 |

Figure P4 Population Change 2000 – 2009



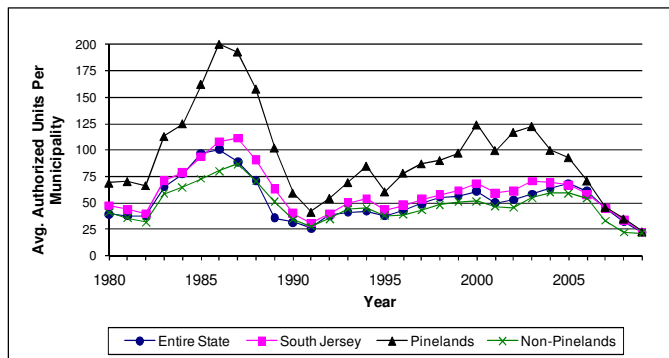
Building Permits for Dwelling Units

New Jersey Department of Labor 1980 – 2009

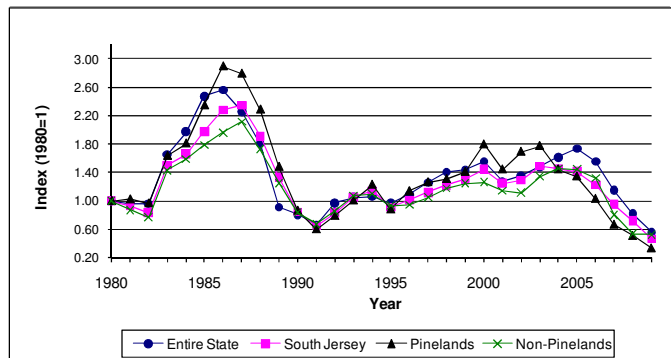
X Updated

- The average number of building permits in the Pinelands has steadily declined each year since 2004. Activity in the region has fallen sharply in the past five years (-75%), with a slightly smaller statewide decrease (-68%).

Avg # Dwelling Units Authorized by Building Permits



Index of Dwelling Units Authorized by Building Permits



Description: Building permit activity measures the number of dwelling units authorized for construction as reported by municipal building inspectors in New Jersey.

Unit of Analysis: Municipal level data are aggregated to allow for inside/outside Pinelands, regional, and statewide analyses. The aggregation method calculates the average units authorized per municipality.

Summary of Previous Findings

The overall trend in permits for dwelling units followed the broad cycle of economic activity, from a building boom in the mid-1980s to recession at the turn of the decade and subsequent recovery. The average number of permits issued by Pinelands municipalities was consistently higher and experienced somewhat higher volatility than other areas throughout the monitoring period. This finding is not surprising because the Pinelands region is less developed than the other regions. Another factor involved is the residential build-up that followed the beginning of casino gambling in Atlantic City in the early 1980s.

Building permit activity has gradually increased in all regions of the state from 1995 to 2003, except for a dip in activity during 2001 due to the onset of economic recession. Pinelands municipalities that ranked highest in building permits during the 1990s tended to be suburban municipalities in the northern and/or eastern Pinelands region. However, much of this building activity actually occurred outside the Pinelands Area boundary, with few exceptions. An analysis conducted in 2001 suggested that as little as 18% of all Pinelands municipalities' building permits were actually directed within the Pinelands Area boundary. The Pinelands average is traditionally high because it is influenced by a few towns which are experiencing rapid growth – some in regional growth areas inside the Pinelands Area boundary, others in areas outside the Pinelands Area boundary. The Non-Pinelands average is affected by a larger number of municipalities that are smaller in land area and / or have little or no remaining developable land. These municipalities drive the Non-Pinelands' average downward.

A dramatic shift in building permit activity in the Pinelands began in 2004 and continued through 2007. During those three years, the average number of permits issued in the Pinelands decreased from 122 to 46, a decline of 62.4%. In contrast, the state as a whole saw permit activity fall by 19.3% (from 58 to 47), and the Non-Pinelands municipalities experienced a decrease in permits of 25.3% (from 55 to 41). In fact, the 2004/2007 period marked the first time since 1987/1988 that building permit activity decreased in the Pinelands in consecutive years.

Update:

The downward shift in building permit activity in the Pinelands that started in 2004 continued again in 2009. The average number of permits (by municipality) issued in the Pinelands decreased from 35 to 23, a decline of 34%. This is more than 2008's decline, when buildings permits dropped by over 23% in the Pinelands. All of the other regions of the state also experienced a steep decline in permit activity in 2009. The state as a whole saw a decrease in permit activity of 31.3% for the year (from 32 to 22). The Non-Pinelands

municipalities' permits dropped only 2.3% (from 22 to 21). The gap between Pinelands and Non-Pinelands municipalities' average number of permits is the smallest it has been through the entire monitoring period.

As was the case in 2008, the drop in permits in the Pinelands was fairly uniform in 2009. Table R1 illustrates the broad drop overall in the region: only eleven of the 47 Pinelands municipalities issued more permits in 2009 than in 2008, with three of those eleven issuing more than 10 permits than the previous year. Hamilton Township (+75), Evesham Township (+36), and Medford Lakes Borough (+19) showed appreciable increases in activity from 2008 to 2009.

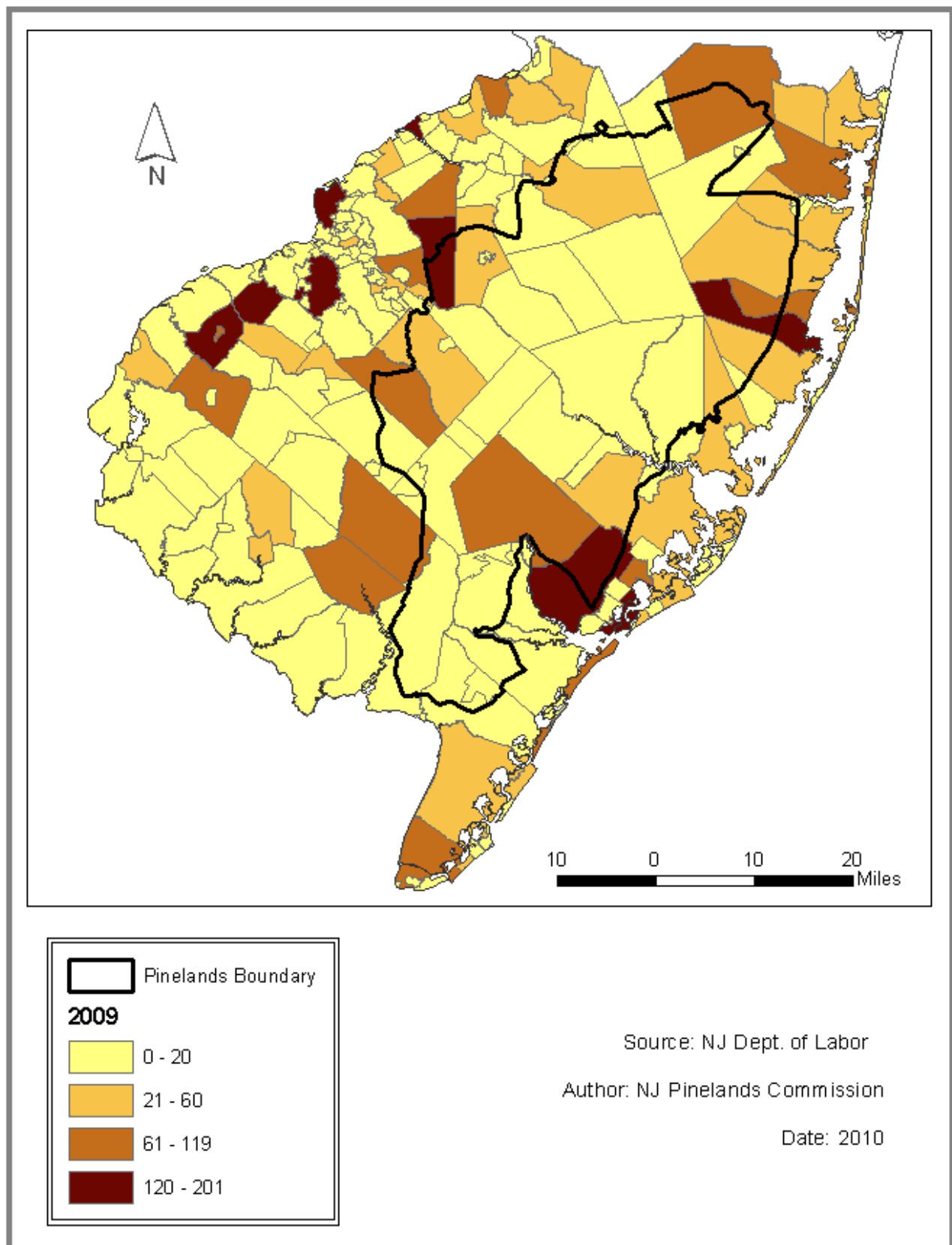
This year's significant drop in permit activity marks the sixth consecutive year that permits have declined in the Pinelands. During that time, building activity has fallen by 77% in the Pinelands (versus a drop of 65% statewide and a drop of 64% in the Non-Pinelands). The only other comparable period of slowdown in the Pinelands during the monitoring period covered in this report was from 1986 – 1991. During those years, building permits decreased by 79% in the Pinelands from a high of 200 in 1986 to a low of 41 in 1991. It is quite clear from the data that the slowdown of the national housing market has had a significant impact on the region. Another plausible explanation for the disparity in permit activity is that the Pinelands region has consistently shown more building permit activity over recent years than the Non-Pinelands. One would thus expect that a slowdown in the housing market is likely to have a greater effect on those municipalities that are experiencing more building activity.

Table R1 Residential Building Permits¹¹

| Municipality | County | Permits Issued | | Absolute Change | % Change | 2004-2009 Avg | Permits 2004-2009 |
|------------------------|------------|----------------|------|-----------------|----------|---------------|-------------------|
| | | 2009 | 2008 | | | | |
| Hamilton | Atlantic | 85 | 10 | 75 | 750% | 147 | 880 |
| Evesham | Burlington | 131 | 95 | 36 | 38% | 77 | 463 |
| Medford Lakes | Burlington | 21 | 2 | 19 | 950% | 22 | 131 |
| Pemberton Township | Burlington | 28 | 19 | 9 | 47% | 35 | 207 |
| Buena Vista | Atlantic | 14 | 9 | 5 | 56% | 15 | 91 |
| Beachwood | Ocean | 11 | 6 | 5 | 83% | 16 | 94 |
| Bass River | Burlington | 2 | 0 | 2 | N.A. | 4 | 26 |
| Little Egg Harbor | Ocean | 55 | 53 | 2 | 4% | 155 | 931 |
| Egg Harbor City | Atlantic | 9 | 8 | 1 | 13% | 12 | 71 |
| Estell Manor | Atlantic | 6 | 5 | 1 | 20% | 8 | 47 |
| New Hanover | Burlington | 4 | 3 | 1 | 33% | 6 | 37 |
| Mullica | Atlantic | 15 | 15 | 0 | 0% | 23 | 137 |
| Berlin Township | Camden | 21 | 21 | 0 | 0% | 20 | 118 |
| Lakehurst | Ocean | 0 | 0 | 0 | N.A. | 4 | 22 |
| South Toms River | Ocean | 0 | 0 | 0 | N.A. | 4 | 22 |
| Weymouth | Atlantic | 2 | 3 | -1 | -33% | 4 | 21 |
| Washington | Burlington | 1 | 2 | -1 | -50% | 3 | 15 |
| Wrightstown | Burlington | 0 | 1 | -1 | -100% | 2 | 13 |
| Dennis | Cape May | 8 | 9 | -1 | -11% | 14 | 84 |
| Ocean | Ocean | 3 | 4 | -1 | -25% | 35 | 211 |
| Barnegat | Ocean | 142 | 143 | -2 | -100% | 2 | 14 |
| Folsom | Atlantic | 0 | 2 | -2 | -100% | 10 | 57 |
| Port Republic | Atlantic | 0 | 2 | -2 | -22% | 15 | 91 |
| Shamong | Burlington | 7 | 9 | -2 | -40% | 5 | 30 |
| Woodland | Burlington | 3 | 5 | -2 | -22% | 10 | 61 |
| Maurice River | Cumberland | 7 | 9 | -2 | -18% | 17 | 102 |
| Eagleswood | Ocean | 9 | 11 | -2 | -13% | 23 | 137 |
| Plumsted | Ocean | 13 | 15 | -3 | -30% | 14 | 84 |
| Medford | Burlington | 7 | 10 | -3 | -30% | 12 | 73 |
| Chesilhurst | Camden | 7 | 10 | -3 | -75% | 8 | 49 |
| Manchester | Ocean | 1 | 4 | -4 | -21% | 66 | 396 |
| Hammonton | Atlantic | 15 | 19 | -4 | -24% | 21 | 126 |
| Waterford | Camden | 13 | 17 | -4 | -29% | 27 | 163 |
| Upper | Cape May | 10 | 14 | -1 | -1% | 276 | 1,654 |
| Tabernacle | Burlington | 5 | 10 | -5 | -50% | 12 | 70 |
| Southampton | Burlington | 13 | 19 | -6 | -32% | 39 | 235 |
| Woodbine | Cape May | 13 | 19 | -6 | -32% | 13 | 78 |
| Franklin | Gloucester | 19 | 25 | -6 | -24% | 70 | 421 |
| Buena | Atlantic | 1 | 8 | -7 | -88% | 6 | 33 |
| Lacey | Ocean | 37 | 47 | -10 | -21% | 49 | 292 |
| Monroe | Gloucester | 89 | 104 | -15 | -14% | 179 | 1071 |
| Berkeley | Ocean | 41 | 57 | -16 | -28% | 86 | 517 |
| Jackson | Ocean | 110 | 141 | -31 | -22% | 141 | 844 |
| Egg Harbor Township | Atlantic | 139 | 186 | -47 | -25% | 402 | 2414 |
| Galloway | Atlantic | 35 | 104 | -69 | -66% | 209 | 1252 |
| Winslow | Camden | 41 | 115 | -74 | -64% | 300 | 1799 |
| Stafford | Ocean | 53 | 192 | -139 | -72% | 189 | 1134 |
| <i>"Outside" Munis</i> | | | | | | | |
| Springfield Township | Burlington | 1 | 0 | 1 | N.A. | 6 | 36 |
| Berlin Borough | Camden | 12 | 13 | -1 | -8% | 36 | 218 |
| Corbin City | Atlantic | 2 | 6 | -4 | -67% | 4 | 21 |
| North Hanover Township | Burlington | 8 | 12 | -4 | -33% | 14 | 84 |
| Vineland City | Cumberland | 97 | 142 | -45 | -32% | 154 | 923 |

11 Municipalities with small populations tend to experience greater volatility from one year to the next. This applies to all variables in this report, not just with building permits.

Figure R1 Residential Building Permits Issued 2009



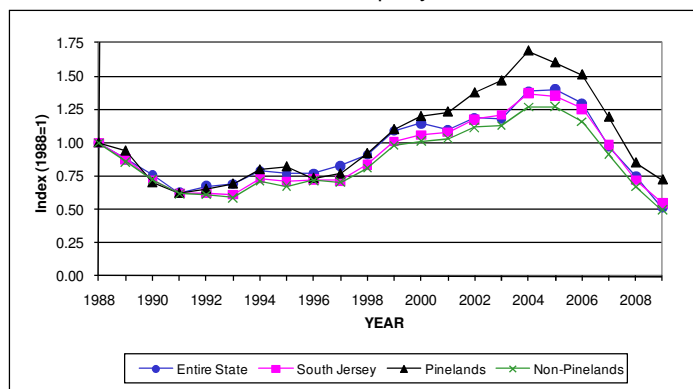
Residential Real Estate Transactions

NJ Dept of Treasury, Div of Taxation 1988 – 2009

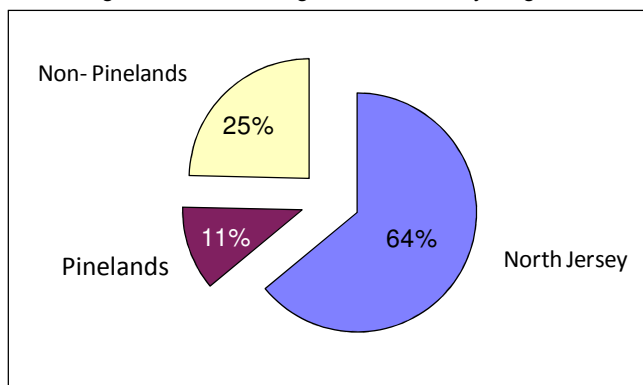
X Updated

- Residential real estate transactions in the Pinelands decreased for the fifth consecutive year in 2009. Activity in the Pinelands fell by 15%, while the Non-Pinelands fell by 26%, and activity decreased by 31.2 % Statewide.

Index of Residential Property Transactions



Percentage of Total Housing Transactions by Region



Description: The number of homes sold in each municipality is derived from useable sales data compiled by the New Jersey Department of Treasury.

Unit of Analysis: Real estate transaction data are compiled at the municipal level and aggregated to allow for inside/outside Pinelands analysis.

Summary of Previous Findings

The proportion of residential real estate transactions in the Pinelands (relative to the number of state transactions) remained relatively steady over the course of the monitoring period from 1988 to 1999. The Pinelands' share of total transactions has been increasing since 1999. The actual number of transactions in all regions of the state declined substantially from the beginning of monitoring in 1988 through 1991. Residential real estate transactions increased statewide between 1991 and 1996 followed by more substantial increases through 2004. Transactions held relatively steady in 2005. In 2006, activity showed a uniform decline of 7%, marking the first time since 1991 that transactions in all regions of the State decreased simultaneously. By 2007 and 2008, the trend in the markets had become clear with uniform decreases in activity of between 20 – 25% across all regions of the state.

Update:

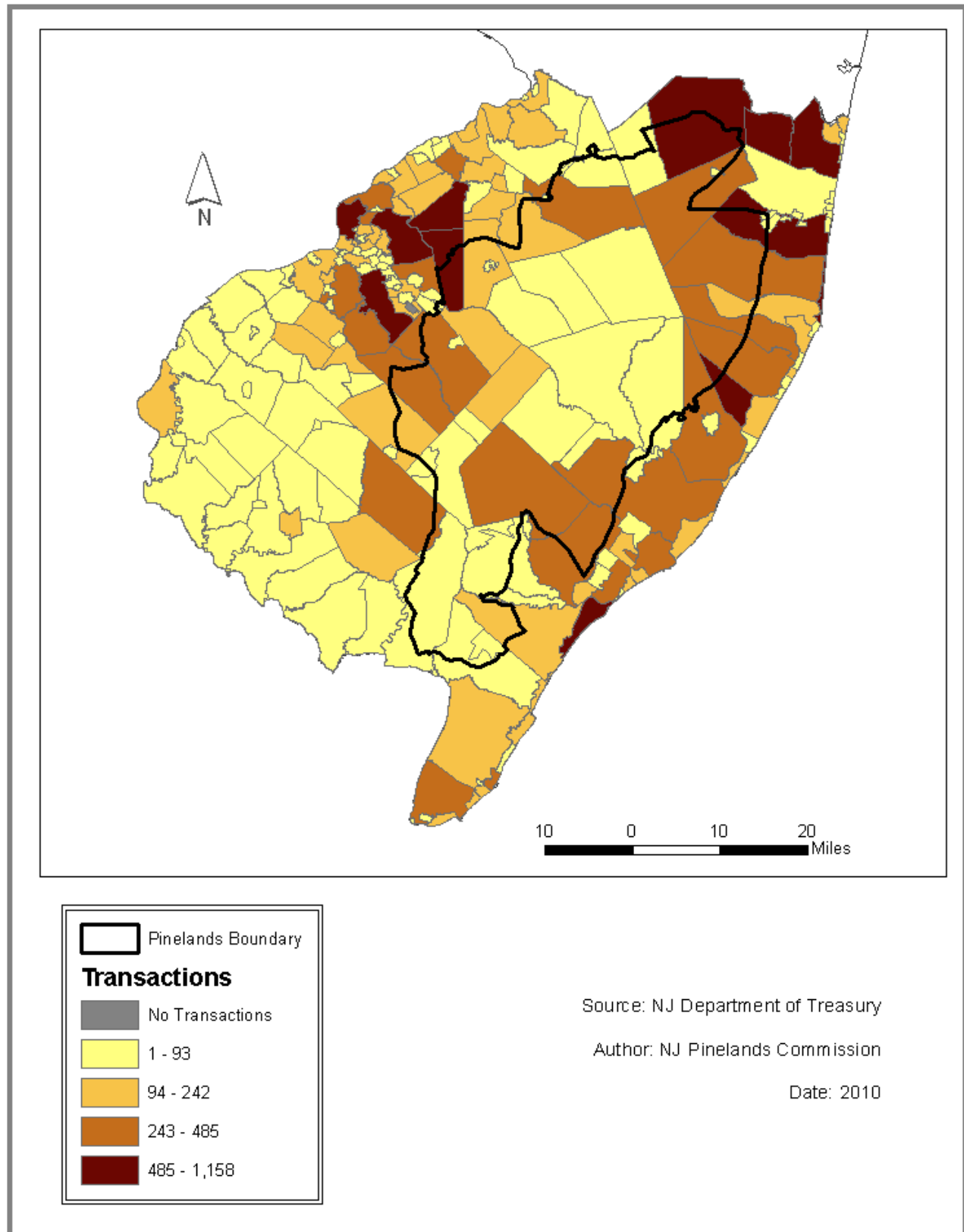
The pace of residential transactions that began a steep decline in 2007 continued to drop precipitously in 2009. For the third consecutive year, all regions of the state experienced a greater than 15% decline in the total number of transactions. Transactions decreased statewide by 31.2% in 2009. In southern New Jersey, the Pinelands (-15%) decreased at a slightly lower rate than the Non-Pinelands (-26.3%). In the period covering 2000-2009, the Pinelands outperformed the Non-Pinelands in seven out of nine years in the percentage increase in transactions.

The geographic pattern of transaction activity in the Pinelands remained relatively the same, with Jackson, Berkeley, Winslow, and Evesham again holding one of the top five spots for the number of transactions. As is the case with building permits, much of the activity in real estate transactions is occurring on the fringes of the Pinelands Area (Figure R2). Pinelands Municipalities with the largest absolute decrease were predominantly located in Ocean County, Burlington County, and Atlantic County. Of these municipalities, Galloway Township, Jackson Township, Pemberton Township, Hamilton Township, and Egg Harbor Township together decreased their real estate transaction volume by over 700 (Table R2).

Table R2 Residential Housing Transactions

| Municipality | County | 2009 | 2005 | Change | % Change | 5 Year Avg |
|---------------------------------|---------------|-------------|-------------|---------------|-----------------|-------------------|
| Monroe | Gloucester | 194 | 89 | 105 | 118% | 335 |
| Berkeley | Ocean | 496 | 464 | 32 | 7% | 692 |
| Buena Vista | Atlantic | 26 | 4 | 22 | 550% | 14 |
| Barneget | Ocean | 153 | 133 | 20 | 15% | 168 |
| Hammonton | Atlantic | 94 | 78 | 16 | 21% | 112 |
| Maurice River | Cumberland | 35 | 20 | 15 | 75% | 28 |
| Bass River | Burlington | 13 | 3 | 10 | 333% | 12 |
| Chesilhurst | Camden | 8 | 0 | 8 | N.A. | 12 |
| Dennis | Cape May | 46 | 38 | 8 | 21% | 38 |
| South Toms River | Ocean | 35 | 27 | 8 | 30% | 34 |
| Woodbine | Cape May | 18 | 11 | 7 | 64% | 9 |
| Washington | Burlington | 5 | 1 | 4 | 400% | 4 |
| Weymouth | Atlantic | 10 | 7 | 3 | 43% | 5 |
| Woodland | Burlington | 11 | 11 | 0 | 0% | 13 |
| Wrightstown | Burlington | 1 | 1 | 0 | 0% | 1 |
| Estell Manor | Atlantic | 12 | 13 | -1 | -8% | 12 |
| Tabernacle | Burlington | 46 | 47 | -1 | -2% | 47 |
| New Hanover | Burlington | 4 | 6 | -2 | -33% | 5 |
| Port Republic | Atlantic | 5 | 9 | -4 | -44% | 8 |
| Eagleswood | Ocean | 4 | 12 | -8 | -67% | 7 |
| Folsom | Atlantic | 9 | 18 | -9 | -50% | 19 |
| Buena | Atlantic | 22 | 33 | -11 | -33% | 29 |
| Mullica | Atlantic | 31 | 42 | -11 | -26% | 53 |
| Egg Harbor City | Atlantic | 21 | 33 | -12 | -36% | 33 |
| Lakehurst | Ocean | 8 | 20 | -12 | -60% | 23 |
| Manchester | Ocean | 306 | 318 | -12 | -4% | 435 |
| Franklin | Gloucester | 108 | 121 | -13 | -11% | 144 |
| Beachwood | Ocean | 64 | 80 | -16 | -20% | 85 |
| Ocean | Ocean | 70 | 89 | -19 | -21% | 117 |
| Berlin Township | Camden | 28 | 48 | -20 | -42% | 49 |
| Shamong | Burlington | 22 | 46 | -24 | -52% | 58 |
| Lacey | Ocean | 276 | 301 | -25 | -8% | 406 |
| Plumsted | Ocean | 28 | 54 | -26 | -48% | 42 |
| Medford Lakes | Burlington | 24 | 51 | -27 | -53% | 56 |
| Upper | Cape May | 91 | 119 | -28 | -24% | 102 |
| Waterford | Camden | 71 | 110 | -39 | -35% | 121 |
| Southampton | Burlington | 82 | 148 | -66 | -45% | 168 |
| Little Egg Harbor | Ocean | 192 | 269 | -77 | -29% | 279 |
| Stafford | Ocean | 254 | 331 | -77 | -23% | 373 |
| Medford | Burlington | 123 | 209 | -86 | -41% | 242 |
| Evesham | Burlington | 292 | 399 | -107 | -27% | 655 |
| Pemberton Township | Burlington | 160 | 277 | -117 | -42% | 334 |
| Hamilton | Atlantic | 167 | 286 | -119 | -42% | 429 |
| Egg Harbor Township | Atlantic | 243 | 383 | -140 | -37% | 494 |
| Winslow | Camden | 286 | 444 | -158 | -36% | 610 |
| Jackson | Ocean | 307 | 513 | -206 | -40% | 570 |
| Galloway | Atlantic | 203 | 416 | -213 | -51% | 562 |
| <i>"Outside" Municipalities</i> | | | | | | |
| North Hanover | Burlington | 10 | 22 | -12 | -55% | 16 |
| Corbin City | Atlantic | 1 | 19 | -18 | -95% | 9 |
| Springfield | Burlington | 14 | 1 | 13 | 1300% | 12 |
| Berlin Borough | Camden | 32 | 63 | -31 | -49% | 73 |
| Vineland | Cumberland | 311 | 342 | -31 | -9% | 477 |

Figure R2 Residential Housing Transactions 2009



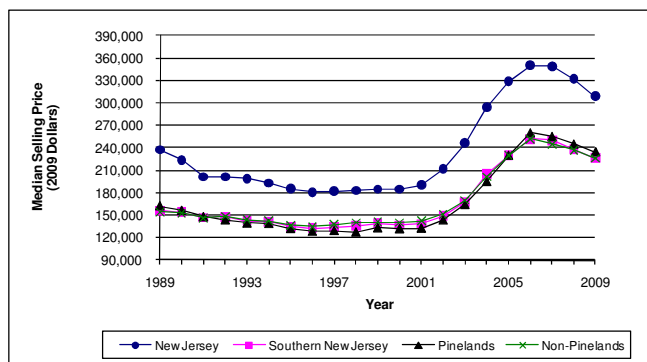
Median Selling Price of Homes

X Updated

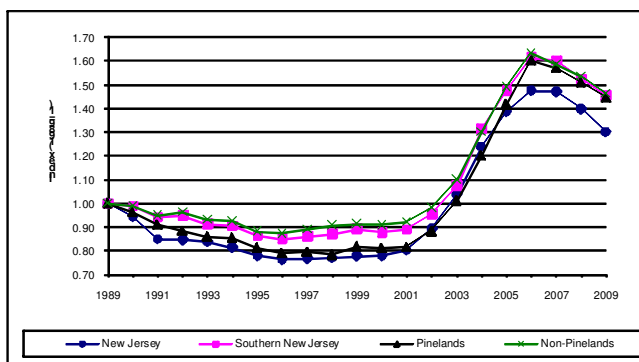
NJ Dept of Treasury, Division of Taxation 1989 – 2009

- In 2009, home prices dropped across all regions as real-estate activity began to feel the effects of the recession. Home prices statewide sharply dropped 7%, while they only fell by 4.2% in the Pinelands, and 4.7% in Southern Jersey.

Median Sale Price of Homes



Index of Median Sale Price of Homes



Description: The median selling price for homes sold in each municipality in a given year is derived from sales data compiled by the New Jersey Department of Treasury. Selling prices are shown in 2009 dollars.

Unit of Analysis: Data on median selling prices are compiled at the municipal level and are derived from the middle value from the total number of sales for each region for inside/outside Pinelands, regional, and statewide analyses.

Summary of Previous Findings

Median selling prices of homes inside and outside of the Pinelands Area declined from the beginning of the monitoring period (1989) into the early 1990s, and increased slightly in subsequent years through 2001. This period encompassed the end of a real estate boom, recession, and subsequent recovery. Prices began to escalate for all regions in 2002, in spite of a recession in 2001 and weak job market thereafter. Prices continued their steady climb through 2006 across all regions. Overall, median selling prices were slightly higher in the Non-Pinelands than in the Pinelands, which is consistent with data from the years prior to implementation of the CMP and shortly thereafter (see, for example, *Economic & Fiscal Impacts of the Comprehensive Management Plan*, New Jersey Pinelands Commission, 1983). Historically, median selling prices at the state level have been substantially higher than those for Southern New Jersey.

Update:

In 2009, the median sales price of homes across all regions continued to decline as activity in the real estate market slowed considerably for the third straight year. The median, inflation-adjusted sales price of a home fell by 4.2% in the Pinelands, 4.8% in the Non-Pinelands, and 7.0% statewide for the year. The median sales price for a home in the Pinelands was \$234,000 in 2009, compared to \$225,000 for the Non-Pinelands.

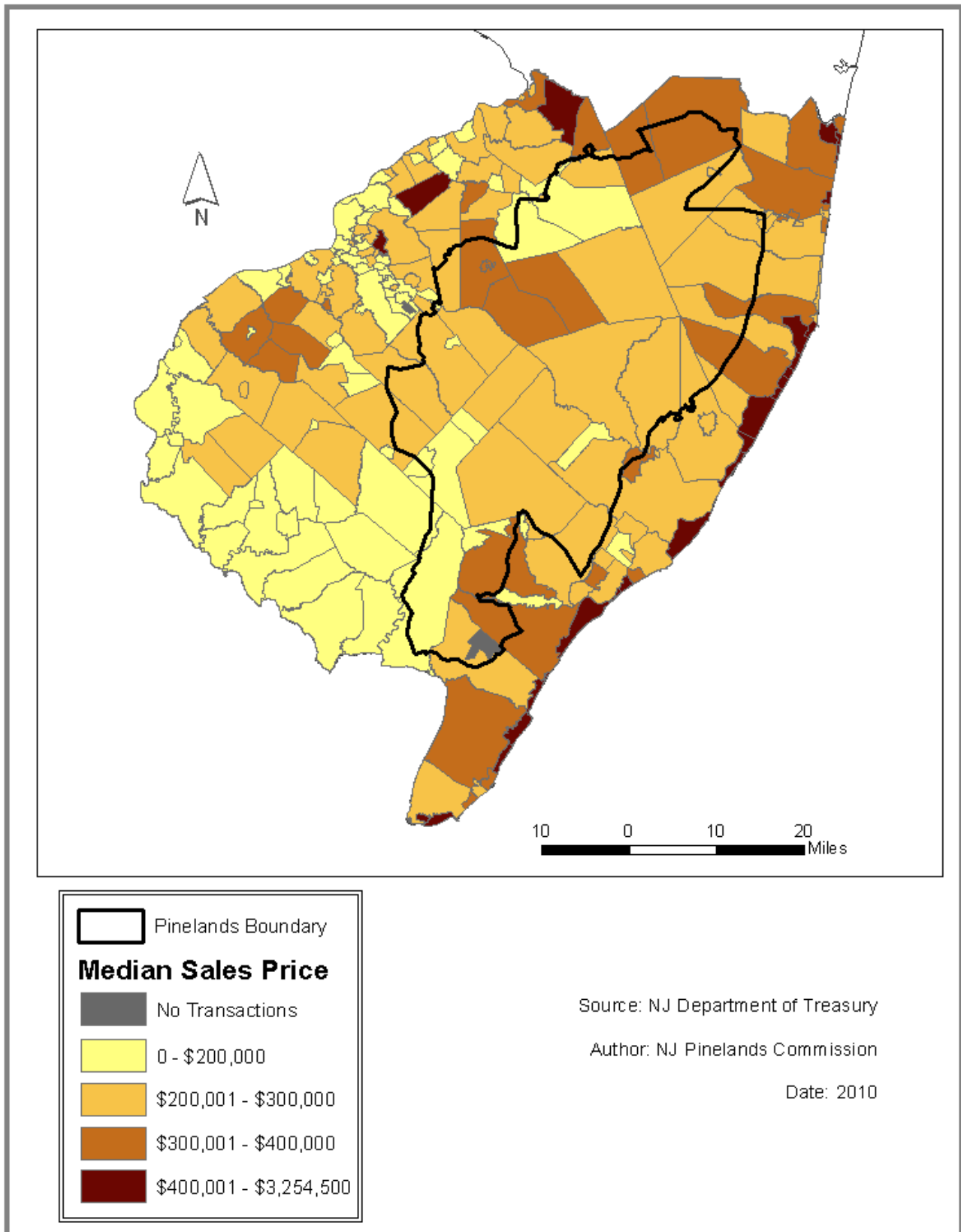
This marks the fifth consecutive year that the median sales price for homes in the Pinelands was higher than for homes in the Non-Pinelands. The median sales price for a Pinelands home in 2009 was 4.0% higher than the Non-Pinelands. As recently as 2002, the median sales price in the Pinelands was 5% lower than in the Non-Pinelands.

Among Pinelands municipalities, four of the top eight municipalities were located in Burlington County (Shamong Township, Medford Township, Medford Lakes Borough, and Tabernacle Township) and had median sales prices in excess of \$300,000.

Table R3 Median Home Values - 2009

| Municipality | County | Median Sales Price | South Jersey Rank |
|---------------------------------|-------------------|---------------------------|--------------------------|
| Medford Twp | Burlington County | \$375,648 | 26 |
| Shamong Twp | Burlington County | \$370,642 | 28 |
| Upper Twp | Cape May County | \$348,152 | 30 |
| Tabernacle Twp | Burlington County | \$335,279 | 37 |
| Medford Lakes Boro | Burlington County | \$316,251 | 43 |
| Ocean Twp | Ocean County | \$310,915 | 44 |
| Port Republic City | Atlantic County | \$309,375 | 46 |
| Stafford Twp | Ocean County | \$306,725 | 47 |
| Estell Manor City | Atlantic County | \$306,333 | 49 |
| Jackson Twp | Ocean County | \$304,280 | 50 |
| Plumsted Twp | Ocean County | \$303,225 | 52 |
| Bass River Twp | Burlington County | \$295,667 | 54 |
| Barneget Twp | Ocean County | \$289,581 | 61 |
| New Hanover Twp | Burlington County | \$281,700 | 65 |
| Lacey Twp | Ocean County | \$276,184 | 66 |
| Dennis Twp | Cape May County | \$270,012 | 70 |
| Evesham Twp | Burlington County | \$266,604 | 72 |
| Mullica Twp | Atlantic County | \$263,491 | 77 |
| Beachwood Boro | Ocean County | \$260,451 | 79 |
| Egg Harbor Twp | Atlantic County | \$252,973 | 81 |
| Little Egg Harbor Twp | Ocean County | \$247,291 | 86 |
| Berkeley Twp | Ocean County | \$240,533 | 89 |
| Washington Twp | Burlington County | \$240,333 | 90 |
| Eagleswood Twp | Ocean County | \$229,000 | 96 |
| Monroe Twp | Gloucester County | \$225,935 | 101 |
| Lakehurst Boro | Ocean County | \$222,875 | 103 |
| Franklin Twp | Gloucester County | \$220,797 | 104 |
| Manchester Twp | Ocean County | \$220,543 | 105 |
| Hammononton Town | Atlantic County | \$217,333 | 110 |
| South Toms River Boro | Ocean County | \$215,326 | 113 |
| Waterford Twp | Camden County | \$209,734 | 117 |
| Galloway Twp | Atlantic County | \$209,323 | 118 |
| Winslow Twp | Camden County | \$205,074 | 119 |
| Hamilton Twp | Atlantic County | \$202,618 | 121 |
| Woodland Twp | Burlington County | \$201,225 | 125 |
| Berlin Twp | Camden County | \$197,987 | 127 |
| Southampton Twp | Burlington County | \$195,773 | 129 |
| Weymouth Twp | Atlantic County | \$194,650 | 131 |
| Buena Vista Twp | Atlantic County | \$190,972 | 133 |
| Folsom Boro | Atlantic County | \$188,040 | 140 |
| Pemberton Twp | Burlington County | \$186,433 | 142 |
| Egg Harbor City | Atlantic County | \$169,250 | 158 |
| Maurice River Twp | Cumberland County | \$168,707 | 160 |
| Buena Boro | Atlantic County | \$167,149 | 162 |
| Wrightstown Boro | Burlington County | \$160,667 | 168 |
| Chesilhurst Boro | Camden County | \$140,000 | 184 |
| Woodbine Boro | Camden County | No Transactions | N/A |
| <i>“Outside” Municipalities</i> | | | |
| North Hanover Twp | Burlington County | \$339,106 | 35 |
| Springfield Twp | Burlington County | \$261,936 | 78 |
| Berlin Boro | Camden County | \$250,416 | 83 |
| Vineland City | Cumberland County | \$180,003 | 148 |
| Corbin City | Atlantic County | \$102,188 | 191 |

Figure R3 Median Home Sales Prices 2009



Per Capita Income

US Census Bureau 1979, 1989, 1999

☐ Updated

- Per Capita Income is lower in the Pinelands than in the Non-Pinelands, but is growing at a faster rate.

Per Capita Income

| Location | 1979 PCI (2004 \$) | 1989 PCI (2004 \$) | 1999 PCI (2004 \$) | Change 1979-89 | Change 1989-99 | Change 1979-99 |
|---------------|-----------------------|-----------------------|-----------------------|-------------------|-------------------|-------------------|
| Pinelands | \$16,641 | \$22,065 | \$23,806 | 33% | 11% | 47% |
| Non-Pinelands | \$19,494 | \$27,104 | \$27,896 | 39% | 3% | 43% |
| Statewide | \$21,214 | \$28,600 | \$30,719 | 35% | 7% | 45% |

Description: Per capita income is an important indicator of regional economic health because it provides information regarding the ability of a region's residents to make purchases and pay taxes, and provides a measure of the economic well being of individuals. Values are adjusted for inflation and shown in 2004 dollars (not 2003 dollars).

Unit of Analysis: Per capita income data are compiled at the municipal level and aggregated to allow for inside/outside Pinelands and statewide analyses.

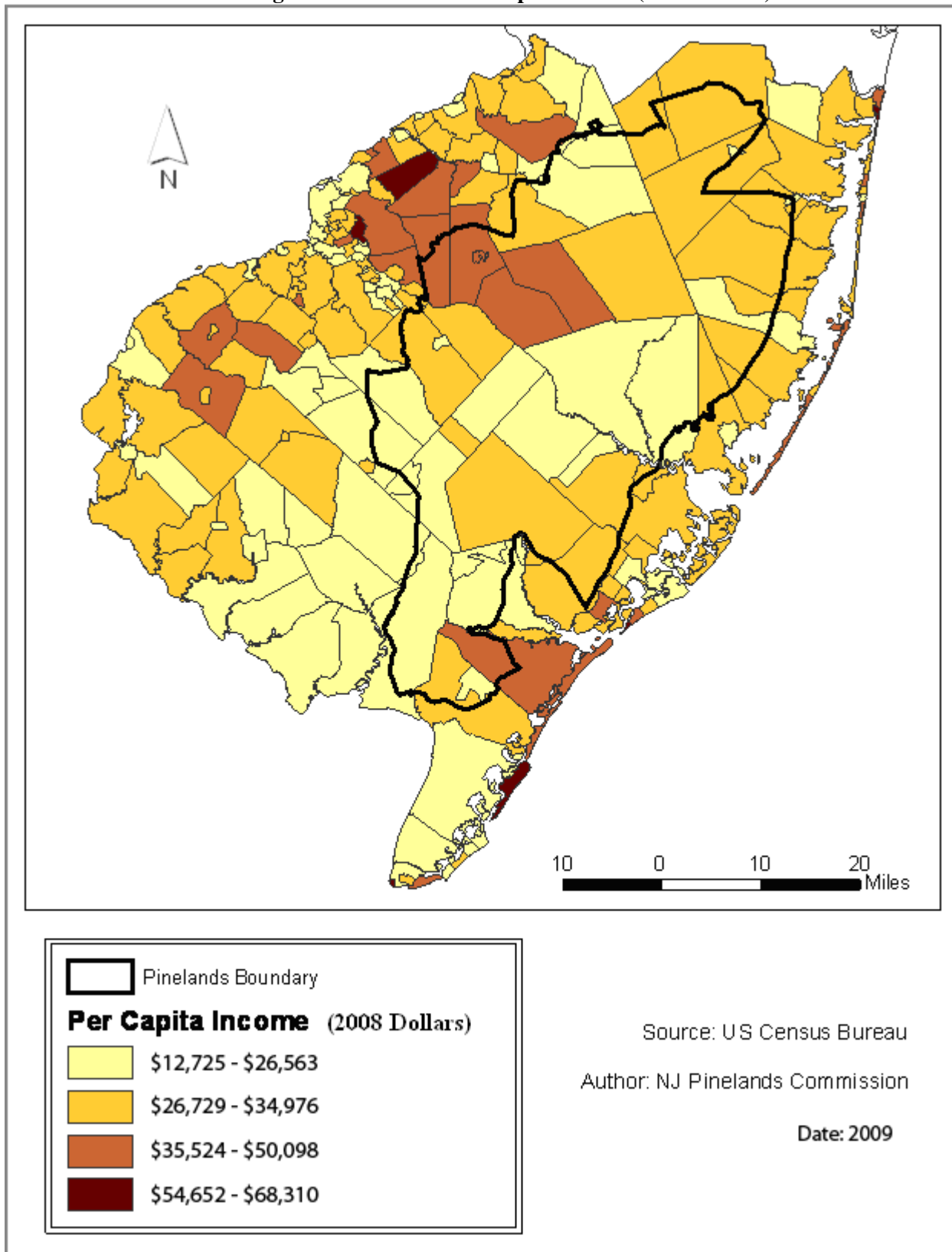
Summary of Previous Findings

Real per capita income increased significantly inside and outside of the Pinelands Area during the 1980s, unlike many areas of the country. Per capita income growth in the Pinelands more than kept pace and finished slightly behind the surrounding region in terms of percentage change between 1980 and 1990. The level of per capita income remained higher in absolute terms in the Non-Pinelands region compared to the Pinelands region.

Per capita income continued to increase during the 1990s, but the rate of growth was much lower than in the 1980s. The Pinelands region experienced an 11% increase in income levels between 1989 and 1999, compared to an increase of 7% for the state and 3% for the Non-Pinelands region. While the Pinelands region is catching up to the rest of the state, its income levels are still significantly lower than the rest of the state. Medford Township, Medford Lakes, and Shamong had the highest incomes in the Pinelands, while New Hanover, Washington, and Woodbine had the lowest income levels. Woodland experienced the largest increase in income between 1990 and 2000 (74%), while Washington had the largest decrease (40%). The changes in both towns are anomalies related to shifts in institutional group quarters population and volatility due to small population size. A positive sign is that many towns with the lowest per capita incomes experienced the largest increases in income (i.e. Woodbine, Wrightstown, South Toms River, Maurice River, and Lakehurst).

Geographically, income levels appear as a series of bands that run across Southern New Jersey. A band of higher income surrounds the Philadelphia metropolitan area and stretches into the upper-middle portion of the Pinelands. This band represents suburbanizing communities outside of the city. The band is actually split in two by older, working class suburbs and rural communities that have only begun to suburbanize. Another thin band of high income stretches along the shore. A band of more moderate income stretches across the south-central half of the state, and a smaller, moderate income area is located in the northeastern part of Southern New Jersey. These communities tend to be rural communities, with some experiencing recent suburbanization. A region of poverty exists in the extreme southern portion of the state, along with a small pocket of lower income in the heart of the Pinelands. These areas are predominantly rural, and are the least impacted by development. Smaller pockets of poverty persist in the military towns of Burlington County, and in the older urban areas such as Camden and Atlantic City, which have suffered economic hardship. It is interesting to note that while the Pinelands does have a lower Per Capita income than the Non-Pinelands region, these bands of different income stretch across Southern New Jersey regardless of the Pinelands Area boundary.

Figure E1 1999 Per Capita Income (2008 Dollars)



* This range excludes Mantoloking Borough, Ocean County, because it is an extreme outlier.

Table E1 Per Capita Income by Pinelands Municipality (2004 Dollars)

| Municipality | County | 1999 | 1989 | 1979 | Change 1989-1999 | Change 1979-1989 |
|---------------------------------|------------|----------|----------|----------|---------------------|---------------------|
| Medford Twp. | Burlington | \$43,953 | \$37,570 | \$24,947 | 17% | 51% |
| Medford Lakes Boro | Burlington | \$35,696 | \$33,879 | \$24,824 | 5% | 36% |
| Shamong Twp. | Burlington | \$35,187 | \$28,747 | \$19,110 | 22% | 50% |
| Evesham Twp. | Burlington | \$33,549 | \$30,545 | \$22,522 | 10% | 36% |
| Tabernacle Twp. | Burlington | \$31,706 | \$31,054 | \$18,181 | 2% | 71% |
| Upper Twp. | Cape May | \$31,278 | \$26,923 | \$18,802 | 16% | 43% |
| Southampton Twp. | Burlington | \$30,686 | \$25,501 | \$20,050 | 20% | 27% |
| Woodland Twp. * | Burlington | \$29,718 | \$17,065 | \$10,658 | 74% | 60% |
| Stafford Twp. | Ocean | \$28,888 | \$22,356 | \$17,447 | 29% | 28% |
| Port Republic City | Atlantic | \$27,719 | \$26,901 | \$21,058 | 3% | 28% |
| Jackson Twp. | Ocean | \$27,278 | \$24,615 | \$17,427 | 11% | 41% |
| Lacey Twp. | Ocean | \$26,317 | \$22,738 | \$17,262 | 16% | 32% |
| Ocean Twp. | Ocean | \$25,969 | \$20,577 | \$18,332 | 26% | 12% |
| Plumsted Twp. | Ocean | \$25,517 | \$22,972 | \$16,623 | 11% | 38% |
| Manchester Twp. | Ocean | \$25,490 | \$22,781 | \$18,943 | 12% | 20% |
| Egg Harbor Twp. | Atlantic | \$25,397 | \$24,243 | \$17,915 | 5% | 35% |
| Berkeley Twp. | Ocean | \$25,250 | \$21,173 | \$16,589 | 19% | 28% |
| Berlin Twp. | Camden | \$25,226 | \$20,638 | \$16,281 | 22% | 27% |
| Waterford Twp. | Camden | \$24,656 | \$22,321 | \$16,325 | 10% | 37% |
| Dennis Twp. | Cape May | \$24,404 | \$23,385 | \$16,286 | 4% | 44% |
| Hamilton Twp. | Atlantic | \$24,238 | \$24,373 | \$17,672 | -1% | 38% |
| Winslow Twp. | Camden | \$24,176 | \$21,421 | \$16,570 | 13% | 29% |
| Beachwood Boro | Ocean | \$24,168 | \$22,176 | \$16,116 | 9% | 38% |
| Galloway Twp. | Atlantic | \$23,942 | \$24,914 | \$17,257 | -4% | 44% |
| Little Egg Harbor Twp. | Ocean | \$23,454 | \$21,766 | \$16,717 | 8% | 30% |
| Eagleswood Twp. | Ocean | \$23,451 | \$20,067 | \$13,991 | 17% | 43% |
| Folsom Boro | Atlantic | \$23,451 | \$20,259 | \$16,688 | 16% | 21% |
| Monroe Twp. | Gloucester | \$23,305 | \$21,003 | \$16,531 | 11% | 27% |
| Bass River Twp. | Burlington | \$23,184 | \$19,865 | \$16,842 | 17% | 18% |
| Franklin Twp. | Gloucester | \$23,065 | \$20,647 | \$16,043 | 12% | 29% |
| Hammonton town | Atlantic | \$22,623 | \$23,903 | \$18,557 | -5% | 29% |
| Mullica Twp. | Atlantic | \$22,481 | \$21,181 | \$16,798 | 6% | 26% |
| Estell Manor City | Atlantic | \$22,145 | \$23,933 | \$16,865 | -7% | 42% |
| Barneget Twp. | Ocean | \$21,961 | \$20,044 | \$14,996 | 10% | 34% |
| Pemberton Twp. | Burlington | \$21,883 | \$19,272 | \$14,764 | 14% | 31% |
| Weymouth Twp. | Atlantic | \$21,597 | \$20,707 | \$15,753 | 4% | 31% |
| Lakehurst Boro | Ocean | \$20,918 | \$16,040 | \$13,676 | 30% | 17% |
| Buena Vista Twp. | Atlantic | \$20,909 | \$19,278 | \$14,751 | 8% | 31% |
| Maurice River Twp. | Cumberland | \$19,497 | \$15,572 | \$12,658 | 25% | 23% |
| Buena Boro | Atlantic | \$19,015 | \$18,222 | \$16,905 | 4% | 8% |
| South Toms River Boro | Ocean | \$18,532 | \$15,329 | \$12,791 | 21% | 20% |
| Chesilhurst Boro | Camden | \$17,349 | \$17,111 | \$13,655 | 1% | 25% |
| Egg Harbor City | Atlantic | \$17,234 | \$19,090 | \$18,097 | -10% | 5% |
| Wrightstown Boro | Burlington | \$16,481 | \$13,099 | \$10,086 | 26% | 30% |
| Washington Twp. + | Burlington | \$15,898 | \$26,357 | \$14,516 | -40% | 82% |
| Woodbine Boro | Cape May | \$15,168 | \$11,505 | \$9,637 | 32% | 19% |
| New Hanover Twp. | Burlington | \$13,809 | \$13,866 | \$13,592 | 0% | 2% |
| <i>"Outside" Municipalities</i> | | | | | | |
| Springfield Twp. | Burlington | \$33,353 | \$28,361 | \$19,330 | 18% | 47% |
| Dover Twp. | Ocean | \$28,448 | \$26,447 | \$19,048 | 8% | 39% |
| Berlin Boro | Camden | \$28,067 | \$24,112 | \$20,551 | 16% | 17% |
| Corbin City | Atlantic | \$24,252 | \$23,097 | \$18,142 | 5% | 27% |
| Vineland City | Cumberland | \$21,381 | \$19,811 | \$16,061 | 8% | 23% |

* Large change is partially the result of a large decrease in institutional population

+ Erratic change caused by small population size and presence of large institutional population

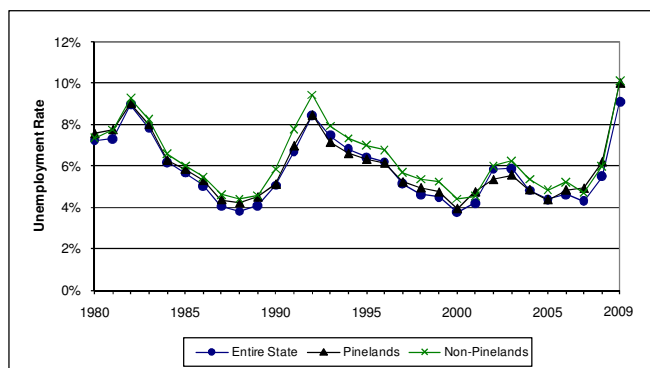
Unemployment



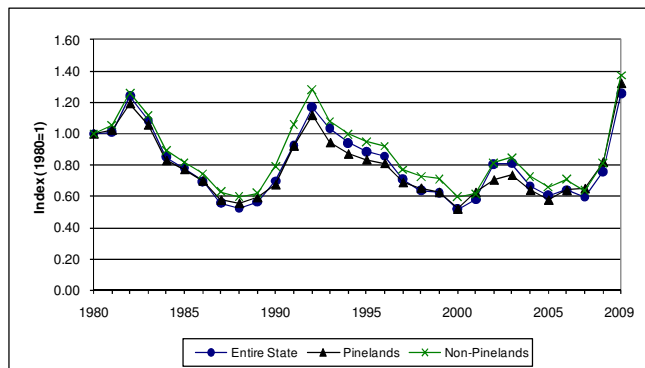
New Jersey Department of Labor 1980 – 2009

- Unemployment rates rose dramatically in 2009 in response to the national recession. Southern New Jersey was particularly hard hit in 2009. The unemployment rate increased by 3.8% in the Pinelands (to 10.0%) and by 4.1% in the Non-Pinelands (to 10.1%).

Unemployment Rate



Index of Unemployment Rate



Description: The unemployment rate is the proportion of the labor force (defined as the number of people available to be, and desiring to be, working for pay) residing in an area which is unemployed (not working for pay) at a given point in time.

Unit of Analysis: Municipal level data are aggregated to allow for inside/outside Pinelands and statewide analyses. Values are based on sums for each region and not averages.

Summary of Previous Findings

Trends in unemployment in the Pinelands and Non-Pinelands regions have tracked closely together, with levels in the Pinelands consistently lower than levels in the Non-Pinelands from 1990-2000. Unemployment in New Jersey appeared to follow general economic conditions, declining in the mid-1980s before increasing at the turn of the decade during the recession. Following a peak in 1992, unemployment levels declined steadily by roughly four percentage points by 2000, coinciding with a period of economic growth. Unemployment rose in 2001 with the onset of recession, and job recovery following the end of the recession in 2002 was sluggish, with modest increases in unemployment in 2002 and 2003. In 2004, unemployment decreased in all regions of the state for the first time in four years, and was followed in 2005 by another ½ % point decrease. From 2006-2007, rates remained relatively steady and close to historical lows for all areas of the state.

Update

The national job market responded as expected to the widening recession in 2009. According to the US Bureau of Labor statistics, approximately 15.2 million Americans were unemployed in 2009, compared to 11.3 million in 2008. The national unemployment rate increased to 9.9% in 2009 from 7.3% in 2008.

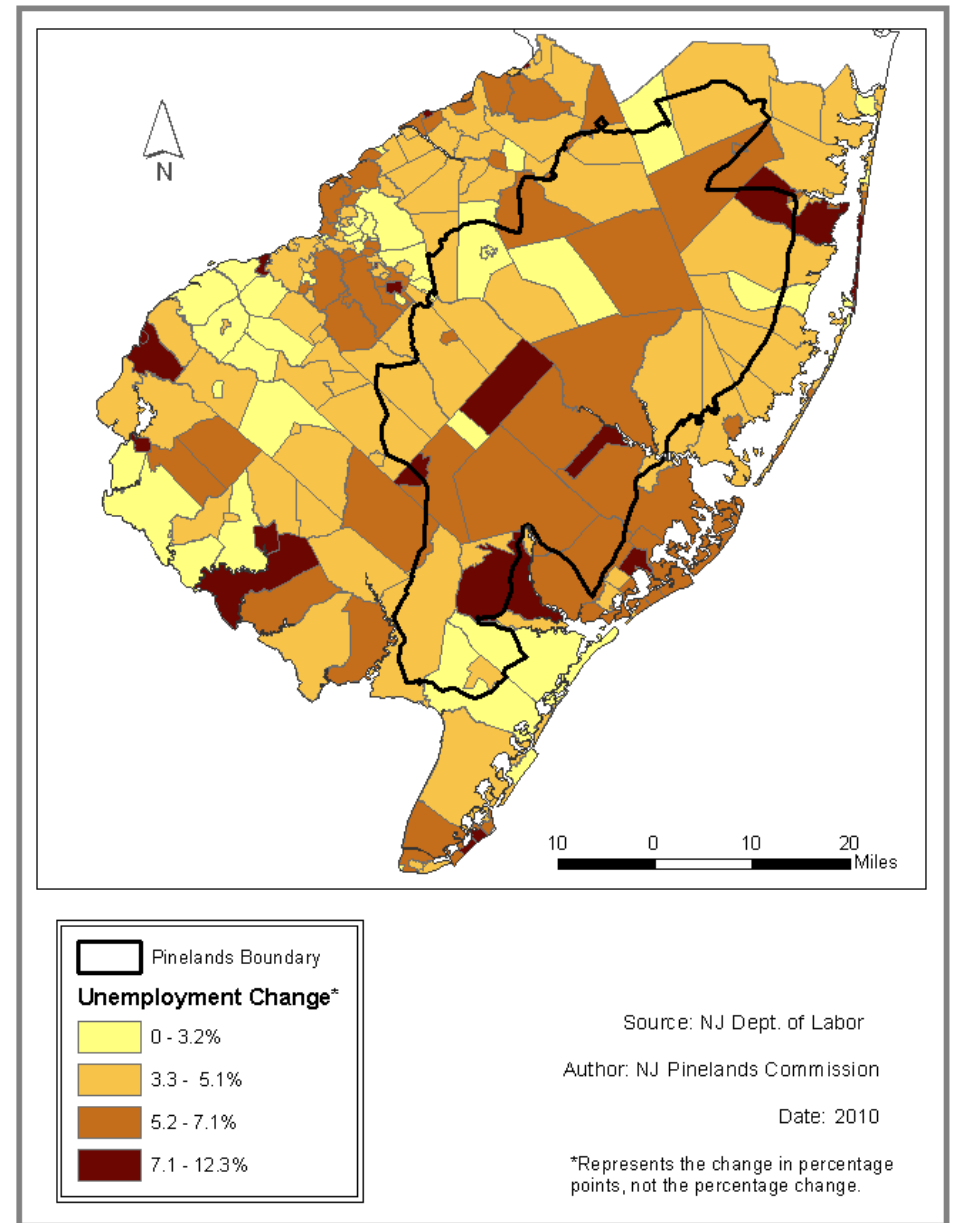
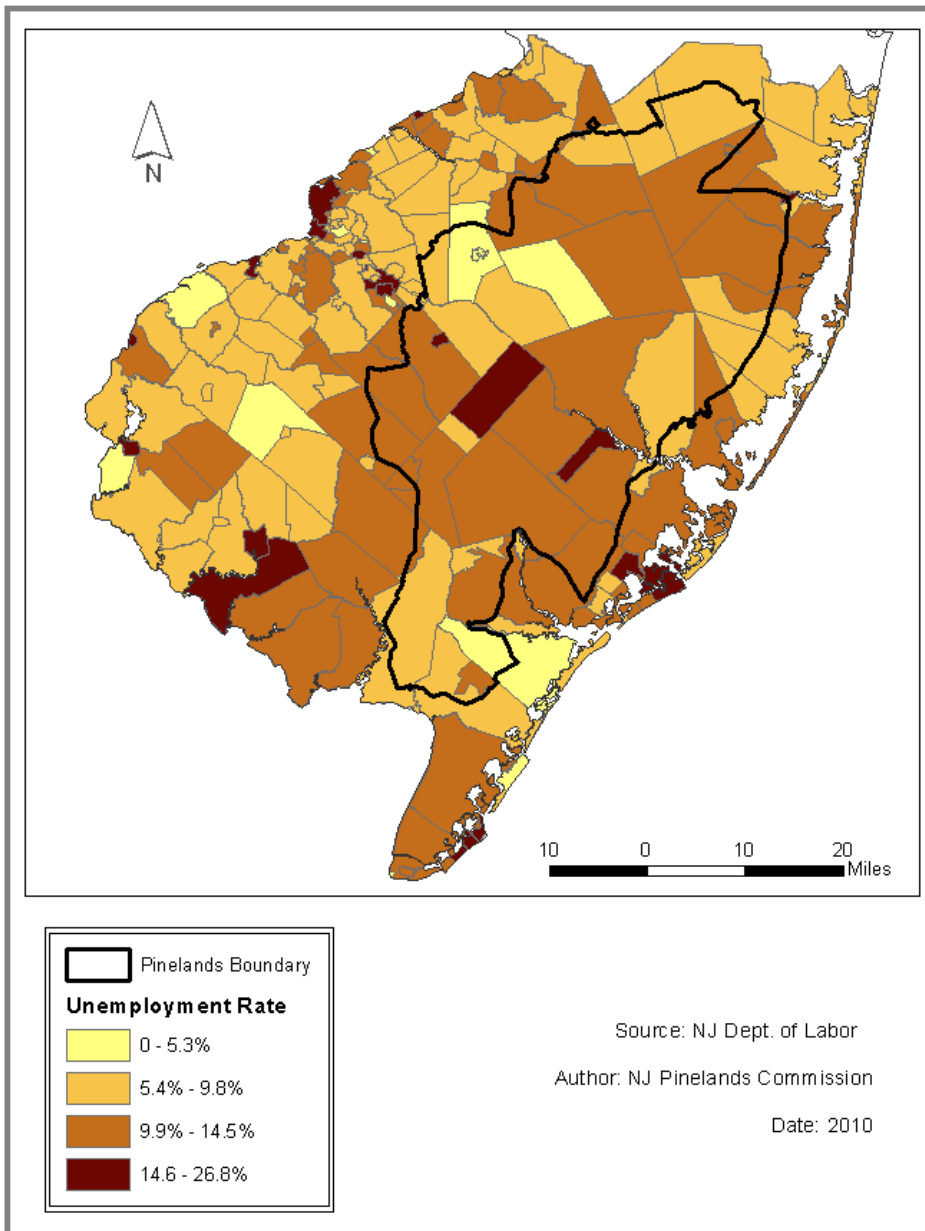
In comparison to the national average, unemployment rates in New Jersey fared slightly better, with the statewide unemployment rate increasing 3.6% from 5.5% in 2008 to 9.1% in 2009. Unfortunately, the southern New Jersey job market seemed to be hit much harder than the northern New Jersey job market in 2009. In the Pinelands, the unemployment rate increased 3.8% for the year, going from 6.2% in 2008 to 10.0% in 2009. The Non-Pinelands experienced a similar increase in unemployment during the year (+4.1%), finishing with an average rate of 10.1% for the year. In the 28 years of data that is covered in the monitoring period (1980 - 2009), the Pinelands has now recorded a lower unemployment rate than the Non-Pinelands in every year with the exception of two: 1980 and 2001.

Unemployment rates in Southern New Jersey are generally the lowest in the easternmost suburbs of Trenton and Philadelphia. The highest rates in southern New Jersey are found in Cumberland and Atlantic counties. Although the Pinelands communities generally exhibit lower unemployment rates than the rest of southern New Jersey, some of the central and southern municipalities in the Pinelands have been more negatively affected over the past three years, with rates increasing by more than 5% in the period between 2006-2009 (Figure E2). Of the 21 Pinelands municipalities with unemployment increases of greater than 5% over that time, ten are located in Ocean and Burlington counties (Berkeley Township, Manchester Township, South Toms River Borough, Washington Township, Wrightstown Borough, Lakehurst Borough, Southampton Township, Ocean Township, Woodland Township, and Lacey Township).

Table E2 Unemployment 2006 – 2009

| Municipality | County | 2009 | 2008 | 2007 | 2006 | Three Year Change 2006 - 2009 |
|---------------------------------|------------|-------|-------|------|------|-------------------------------------|
| Egg Harbor City | Atlantic | 18.4% | 10.7% | 8.7% | 8.7% | 9.7% |
| Hammonton | Atlantic | 15.6% | 8.9% | 7.2% | 7.2% | 8.4% |
| Berkeley Township | Ocean | 14.0% | 6.8% | 5.3% | 6.0% | 8.0% |
| Buena Borough | Atlantic | 14.0% | 7.9% | 6.4% | 6.4% | 7.6% |
| Estell Manor City | Atlantic | 13.8% | 7.8% | 6.3% | 6.3% | 7.5% |
| Manchester Township | Ocean | 13.9% | 7.1% | 5.9% | 6.5% | 7.4% |
| South Toms River Borough | Ocean | 15.4% | 9.5% | 7.4% | 8.4% | 7.0% |
| Washington Township | Burlington | 13.3% | 7.9% | 5.8% | 6.4% | 6.9% |
| Chesilhurst Borough | Camden | 15.1% | 9.9% | 7.5% | 8.2% | 6.9% |
| Mullica Township | Atlantic | 12.6% | 7.1% | 5.7% | 5.7% | 6.9% |
| Wrightstown Borough | Burlington | 12.6% | 7.4% | 5.5% | 6.0% | 6.6% |
| Egg Harbor Township | Atlantic | 11.0% | 6.2% | 5.1% | 4.8% | 6.2% |
| Lakehurst Borough | Ocean | 13.4% | 8.2% | 6.4% | 7.2% | 6.2% |
| Hamilton Township | Atlantic | 10.7% | 6.0% | 4.8% | 4.8% | 5.9% |
| Southampton Township | Burlington | 11.1% | 6.5% | 4.8% | 5.3% | 5.8% |
| Buena Vista Township | Atlantic | 10.3% | 5.7% | 4.6% | 4.6% | 5.7% |
| Ocean Township | Ocean | 12.0% | 7.3% | 5.6% | 6.4% | 5.6% |
| Galloway Township | Atlantic | 10.7% | 6.6% | 5.4% | 5.2% | 5.5% |
| Woodland Township | Burlington | 10.3% | 6.0% | 4.4% | 4.9% | 5.4% |
| Monroe Township | Gloucester | 10.8% | 6.4% | 5.4% | 5.4% | 5.4% |
| Lacey Township | Ocean | 10.1% | 6.3% | 4.5% | 4.9% | 5.2% |
| Franklin Township | Gloucester | 12.0% | 8.2% | 6.4% | 7.0% | 5.0% |
| Little Egg Harbor Township | Ocean | 10.7% | 6.5% | 5.0% | 5.7% | 5.0% |
| Jackson Township | Ocean | 9.2% | 5.4% | 4.0% | 4.4% | 4.8% |
| Pemberton Township | Burlington | 10.5% | 6.9% | 5.5% | 5.8% | 4.7% |
| Woodbine Borough | Cape May | 11.8% | 8.3% | 6.8% | 7.1% | 4.7% |
| Bass River Township | Burlington | 8.7% | 5.1% | 3.7% | 4.1% | 4.6% |
| Waterford Township | Camden | 9.7% | 6.2% | 4.7% | 5.1% | 4.6% |
| Beachwood Borough | Ocean | 9.8% | 5.9% | 4.6% | 5.2% | 4.6% |
| Stafford Township | Ocean | 8.8% | 5.3% | 3.9% | 4.3% | 4.5% |
| Weymouth Township | Atlantic | 7.7% | 4.2% | 3.4% | 3.4% | 4.3% |
| Winslow Township | Camden | 10.5% | 7.1% | 5.8% | 6.3% | 4.2% |
| Port Republic City | Atlantic | 7.4% | 4.1% | 3.3% | 3.3% | 4.1% |
| Barnegat Township | Ocean | 8.6% | 5.2% | 4.0% | 4.5% | 4.1% |
| New Hanover Township | Burlington | 7.7% | 4.4% | 3.2% | 3.6% | 4.1% |
| Eagleswood Township | Ocean | 8.4% | 5.1% | 3.9% | 4.4% | 4.0% |
| Maurice River Township | Cumberland | 8.2% | 4.6% | 3.8% | 4.2% | 4.0% |
| Evesham Township | Burlington | 6.9% | 4.0% | 2.9% | 3.0% | 3.9% |
| Shamong Township | Burlington | 6.6% | 3.8% | 2.7% | 3.0% | 3.6% |
| Folsom Borough | Atlantic | 5.9% | 3.2% | 2.6% | 2.6% | 3.3% |
| Plumsted Township | Ocean | 6.4% | 3.8% | 2.9% | 3.3% | 3.1% |
| Medford Township | Burlington | 5.3% | 3.0% | 1.7% | 2.4% | 2.9% |
| Berlin Township | Camden | 6.0% | 3.8% | 2.8% | 3.1% | 2.9% |
| Dennis Township | Cape May | 6.9% | 4.8% | 3.8% | 4.0% | 2.9% |
| Tabernacle Township | Burlington | 4.8% | 2.7% | 2.0% | 2.2% | 2.6% |
| Medford Lakes Borough | Burlington | 4.1% | 2.3% | 2.2% | 1.9% | 2.2% |
| Upper Township | Cape May | 3.5% | 2.4% | 1.9% | 2.0% | 1.5% |
| <i>"Outside Municipalities"</i> | | | | | | |
| Vineland City | Cumberland | 12.7% | 8.0% | 6.2% | 6.5% | 6.2% |
| North Hanover Township | Burlington | 10.7% | 6.3% | 4.6% | 5.1% | 5.6% |
| Corbin City | Atlantic | 9.1% | 5.0% | 4.0% | 4.0% | 5.1% |
| Springfield Township | Burlington | 8.3% | 4.8% | 3.5% | 3.9% | 4.4% |
| Berlin Borough | Camden | 8.3% | 5.3% | 4.0% | 4.3% | 4.0% |

Figure E2 Unemployment Rate 2009 and Change in Unemployment Rate 2006- 2009



Employment, Establishments, Wages

New Jersey Department of Labor 1991 – 2003

☐ Updated

- In the past 10 years, growth in employment and the number of establishments has increased at three times the rate in the Pinelands than in the Non-Pinelands and the state as a whole.

| 2003 NAICS | Largest Employment Sector | 2 nd Largest Sector | 3 rd Largest Sector |
|---------------|----------------------------|--------------------------------|--------------------------------|
| Atlantic | Accommodation & Food (42%) | Retail (12%) | Health Care (12%) |
| Burlington | Retail (17%) | Health Care (12%) | Manufacturing (11%) |
| Camden | Health Care (18%) | Retail (14%) | Manufacturing (10%) |
| Cape May | Accommodation & Food (26%) | Retail (21%) | Health Care (12%) |
| Cumberland | Manufacturing (22%) | Health Care (16%) | Retail (16%) |
| Gloucester | Retail (21%) | Health Care (13%) | Manufacturing (11%) |
| Ocean | Retail (23%) | Health Care (22%) | Accommodation & Food (10%) |
| Salem | Health Care (15%) | Retail (13%) | Manufacturing (13%) |
| Pinelands | Retail (21%) | Health Care (13%) | Construction (10%) |
| Non-Pinelands | Retail (16%) | Health Care (15%) | Accommodation & Food (15%) |
| New Jersey | Retail (14%) | Health Care (13%) | Manufacturing (11%) |

Description: These three variables collectively describe the composition, size, strength, and location of the job market. The first variable, *employment*, is a basic measure of economic health. Employment data count the number of jobs tracked by unemployment insurance coverage.¹² The data are broken down to the first Standard Industrial Classification (SIC) code level (major industry division) to track the shifting of activity between major economic components. The second variable, *number of establishments*, refers to the number of businesses that have employees and is presented at the single-digit SIC code level. The third variable, *wages*, is a measure of economic activity that complements employment and number of establishments. In 2001 the state began using the new North American Industrial Classification System (NAICS) and discontinued the use of SIC codes. NAICS data is broken down to the two-digit level for post-2000 data.

Unit of Analysis: Municipal-level data is available for all three variables from the period 1993 to 1999. No municipal data is available for the years 2000-2002, but the NJ Department of Labor once again began collecting that data for 2003. The municipal level data previously collected is presented here along with the new data for 2003. It must be emphasized that there are limitations to municipal data due to disclosure regulations.¹³ Therefore, Pinelands and Non-Pinelands aggregates are approximations, not exact counts. The NJ Department of Labor is under contract to produce county level data each year, so county level data is included as well. County-level data is subjected to the same limitations, but to a lesser degree. Municipal data is not comparable to the county data due to the effects of data suppression (i.e. the sum of the municipal parts does not equal the county whole).

Summary of Previous Findings

Employment

The Pinelands region outpaced the Non-Pinelands region and the state for growth in employment from 1993 to 1998. Employment in the Pinelands grew by 16.2% during that period, compared to 10% for the state and 9.2% for the Non-Pinelands

¹² Because government employment is not included in all data sets, any such data have been omitted to facilitate comparisons over the entire monitoring period. Federal, state, local, and postal service jobs are therefore not represented in the data shown. This exclusion is in addition to the types of employment not tracked by the New Jersey Department of Labor, which includes "self-employed and unpaid family workers or certain agricultural and in-home domestic workers." As used in this report, the term "employment" refers to the modified private employment figures.

¹³ The information derived in this analysis was obtained from the records of the Covered Employment system, which does not release data in cases where it has the possibility of providing information about a single employer or employment location. Data are "suppressed" when the system contains information on three or fewer employers, or when one employer represents 80% or more of the market. While it is unlikely that data suppression has had a large effect at the county level, it is likely to affect data at the municipal level, especially when the data are further broken down by industrial sector.

region. The largest sectors of employment in the Pinelands are retail, health care, and construction, whereas the largest sectors for the state and Non-Pinelands region are services, retail, and manufacturing. While service employment is greater than retail employment in the Pinelands, employment in the Pinelands is weighted more toward the retail sector and less toward the service sector compared to the state and Non-Pinelands region. Employment shifts between different sectors was minimal in the Pinelands over the course of the monitoring period.

Establishments

The Pinelands region outpaced both the state and Non-Pinelands region for growth in new establishments from 1993 to 1998 by about a two-to-one margin. The Pinelands economy created 21.1% more establishments during the period, while the state grew 10.5% and the Non-Pinelands added 12.6% new businesses over the same time frame.

The sectors with the largest number of establishments are synonymous with the sectors of largest employment. Construction establishments comprise a larger percentage of total establishments in the Pinelands compared to the other regions. The percentage of total establishments in the agricultural sector is also larger in the Pinelands, while the percentage of service and retail sectors are fairly close between all three regions.

Wages

Average annual wages declined statewide by 2.7% from 1993 to 1998. Southern New Jersey fared better in respect to wages over this time period, with wages in the Pinelands rising 2.9% and wages in the Non-Pinelands increasing 3.3%. Average annual wages in the Pinelands still lagged \$2,000 behind the Non-Pinelands by 1998, and trailed the state as a whole by almost \$13,000 annually. The highest paying sectors in the Pinelands in 1998 were wholesale, finance-insurance-real estate, and construction. The highest paying sectors in the state were finance-insurance-real estate, transportation-communications-utilities, and wholesale, and the highest paying sectors in the Non-Pinelands were manufacturing, wholesale, and construction. Agricultural wages are much higher in the Pinelands compared to the Non-Pinelands region, while manufacturing wages are much lower in the Pinelands compared to the Non-Pinelands.

| Employment | 1993 | 1998 | 2003 | % Change 93-98 | % Change 98-03 | Ten Year Change |
|-----------------------|-------------|-------------|-------------|-----------------------|-----------------------|------------------------|
| State | 2,872,496 | 3,160,385 | 3,264,274 | 10.0% | 3.3% | 13.6% |
| Pinelands | 102,031 | 118,607 | 136,741 | 16.2% | 15.3% | 34.0% |
| Non Pinelands | 550,063 | 600,769 | 610,972 | 9.2% | 1.7% | 11.1% |
| Establishments | | | | | | |
| State | 218,159 | 241,165 | 256,253 | 10.5% | 6.3% | 17.5% |
| Pinelands | 9,346 | 11,320 | 12,363 | 21.1% | 9.2% | 32.3% |
| Non Pinelands | 38,149 | 42,952 | 42,632 | 12.6% | -0.7% | 11.8% |
| Wages | | | | | | |
| State | \$46,610 | \$45,355 | \$47,202 | -2.7% | 4.1% | 1.3% |
| Pinelands | \$31,535 | \$32,437 | \$33,860 | 2.9% | 4.4% | 7.4% |
| Non Pinelands | \$33,438 | \$34,538 | \$36,634 | 3.3% | 6.1% | 9.6% |

Update

In the 2004 Annual Report, updates were provided only at the county level since new municipal data had not been available since 1999. Though data has not been provided for the missing years of 2000 to 2002, the new municipal data released for 2003 allows an analysis once again at the regional Pinelands versus Non-Pinelands level. The charts provided for the counties presented last year have been retained and updated because they capture more data at the individual industrial classification level and they are less subject to data suppression issues.

Employment

While employment was generally flat in the state as a whole and in the Non-Pinelands region from 1998-2003, the Pinelands region continued to post impressive job numbers. For the five-year period, employment increased 15.3% in the Pinelands; in contrast, the Non-Pinelands job market increased only 1.7% and the state increased only 3.3% over the same time frame. Since 1993, job growth in the Pinelands has grown at three times the rate of the Non-Pinelands and the rest of the state, adding almost 35,000 new jobs over that time (+34%).

Establishments

Growth in establishments slowed in all regions from 1998-2003 in comparison to 1993-1998. The Pinelands again fared better in this respect, however. From 1998-2003, the Pinelands added 1,000 new establishments, a gain of 9.2% since 1998. The Non-Pinelands region actually posted a slight decrease (-0.7%) in establishments, dropping from 42,952 in 1998 to 42,632 in 2003. As a whole, the state posted a 6.3% increase in new businesses from 1998-2003. Over the past ten years, the Pinelands have added more than 3,000 new establishments, which represents a gain of 32.3% over the 1993 level. That is twice the rate of growth of the state as a whole (+17.5%) and almost three times the rate of growth of the Non-Pinelands region (+11.8%).

Wages

Annual average wages climbed considerably in all three regions in the period between 1998 and 2003. After posting a real decrease in wages from 1993-1998 of 2.7%, the state as a whole increased average annual wages 4.1% from 1998-2003. Southern New Jersey fared even better over the past five years, with the Pinelands region wages rising 4.4% and the Non-Pinelands posting a strong 6.1% increase in average annual wages. During the ten-year period of 1993-2003, Southern New Jersey has fared very well in comparison to North Jersey in respect to wage growth. During that time, wages in the state as a whole grew very slightly by 1.3%. In contrast, Non-Pinelands wages increased by 9.6%, and the Pinelands region increased by 7.4% over the same time frame.

With the exception of Linwood, Folsom, Medford Lakes, and Evesham, all of the municipal economies at the highest end of the average annual wages scale are located to the west of the Pinelands (Figure E3). A number of these municipalities are logical extensions of the Philadelphia metropolitan economy. Within the Pinelands, four municipalities are of particular note. Jackson, Plumsted, Manchester, and Hamilton, while all posting large increases in population over the past ten years, have relatively low annual wages for their local economies. Of those four, the Ocean County communities have served largely as residential communities. Hamilton, however, has had the largest increase in retail space in all of southern New Jersey in the past 10 years, but its average annual wages nonetheless have lagged behind the rest of the region.

Figure E3
2003 Average Annual Private Sector Wages for Municipal Economies (in 2008 dollars)

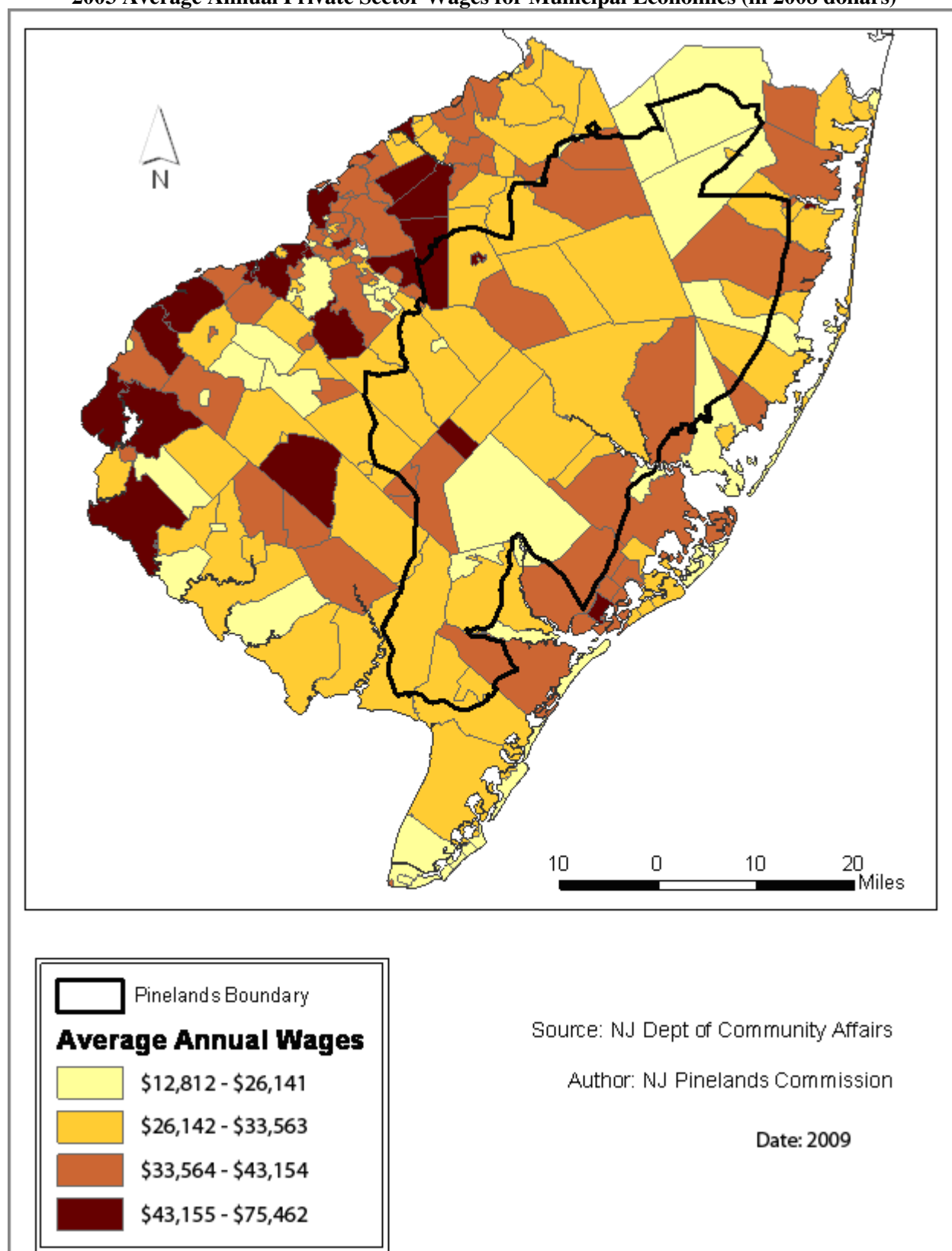


Table E3a County Private Sector Employment

| County | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | Ten Year Change |
|------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------------|
| Atlantic | 113,476 | 116,307 | 116,500 | 117,772 | 119,816 | 121,158 | 121,707 | 121,119 | 121,152 | 120,733 | 122,184 | 7.7% |
| Burlington | 121,807 | 125,979 | 131,266 | 135,619 | 141,175 | 147,181 | 151,691 | 152,700 | 159,309 | 162,231 | 164,589 | 35.1% |
| Camden | 151,416 | 156,719 | 162,748 | 162,964 | 165,755 | 169,553 | 169,511 | 166,157 | 166,567 | 167,576 | 169,238 | 11.8% |
| Cape May | 26,990 | 27,463 | 27,226 | 27,697 | 28,635 | 29,149 | 29,579 | 29,270 | 30,985 | 31,667 | 32,163 | 19.2% |
| Cumberland | 42,501 | 43,525 | 44,180 | 44,051 | 44,842 | 44,548 | 44,360 | 43,819 | 44,335 | 44,700 | 45,348 | 6.7% |
| Gloucester | 58,462 | 60,910 | 65,966 | 66,581 | 67,923 | 69,730 | 71,711 | 72,329 | 74,182 | 75,464 | 79,463 | 35.9% |
| Ocean | 91,843 | 96,057 | 98,607 | 100,073 | 101,951 | 102,875 | 103,708 | 106,008 | 110,190 | 114,037 | 116,338 | 26.7% |
| Salem | 23,239 | 22,454 | 18,666 | 18,677 | 17,727 | 17,192 | 17,759 | 14,918 | 17,434 | 17,774 | 18,390 | -20.9% |
| SJ Total | 629,734 | 649,414 | 665,159 | 673,434 | 687,824 | 701,386 | 710,026 | 706,320 | 724,154 | 734,182 | 747,713 | 18.7% |

Table E3b County Private Sector Establishments

| County | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | Ten Year Change |
|------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-----------------|
| Atlantic | 5,721 | 5,753 | 5,878 | 5,988 | 6,146 | 6,322 | 6,551 | 5,757 | 6,031 | 6,118 | 6,208 | 8.5% |
| Burlington | 8,407 | 8,578 | 9,326 | 9,532 | 9,849 | 10,216 | 10,548 | 9,366 | 10,126 | 10,403 | 10,574 | 25.8% |
| Camden | 10,908 | 11,034 | 12,089 | 12,282 | 12,666 | 12,957 | 13,235 | 11,601 | 12,303 | 12,452 | 12,720 | 16.6% |
| Cape May | 3,765 | 3,812 | 3,784 | 3,851 | 3,982 | 4,073 | 4,232 | 3,668 | 3,965 | 3,982 | 4,098 | 8.8% |
| Cumberland | 2,921 | 2,925 | 2,973 | 3,011 | 3,092 | 3,166 | 3,238 | 2,879 | 2,948 | 3,098 | 3,288 | 12.6% |
| Gloucester | 4,661 | 4,730 | 5,076 | 5,184 | 5,339 | 5,523 | 5,707 | 5,052 | 5,243 | 5,463 | 5,717 | 22.7% |
| Ocean | 8,807 | 9,011 | 9,467 | 9,787 | 10,164 | 10,537 | 10,996 | 9,627 | 10,372 | 10,701 | 11,008 | 25.0% |
| Salem | 1,241 | 1,254 | 1,223 | 1,226 | 1,274 | 1,284 | 1,318 | 1,121 | 1,224 | 1,282 | 1,382 | 11.4% |
| SJ Total | 46,431 | 47,097 | 49,816 | 50,861 | 52,512 | 54,078 | 55,825 | 49,071 | 52,212 | 53,499 | 54,995 | 18.4% |

Table E3c County Private Sector Average Annual Wages

| County | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | Ten Year Change |
|------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------------|
| Atlantic | \$33,418 | \$33,114 | \$32,641 | \$32,889 | \$32,494 | \$32,596 | \$32,184 | \$32,123 | \$32,750 | \$33,028 | \$33,092 | -1.0% |
| Burlington | \$36,984 | \$36,837 | \$37,057 | \$37,650 | \$38,207 | \$39,808 | \$40,496 | \$41,090 | \$41,167 | \$41,572 | \$41,173 | 11.3% |
| Camden | \$36,084 | \$35,841 | \$35,628 | \$35,896 | \$36,327 | \$36,718 | \$37,278 | \$37,277 | \$37,594 | \$38,288 | \$39,285 | 8.9% |
| Cape May | \$25,047 | \$25,334 | \$24,887 | \$24,893 | \$24,918 | \$25,299 | \$25,648 | \$25,754 | \$25,734 | \$26,438 | \$26,736 | 6.7% |
| Cumberland | \$31,852 | \$31,651 | \$31,363 | \$31,466 | \$31,724 | \$32,645 | \$32,302 | \$32,382 | \$32,188 | \$32,902 | \$32,687 | 2.6% |
| Gloucester | \$33,091 | \$32,915 | \$32,507 | \$32,851 | \$33,521 | \$34,101 | \$34,301 | \$34,033 | \$34,292 | \$34,517 | \$34,216 | 3.4% |
| Ocean | \$29,335 | \$28,924 | \$28,621 | \$28,784 | \$29,009 | \$30,330 | \$30,515 | \$31,119 | \$30,876 | \$31,331 | \$31,566 | 7.6% |
| Salem | \$45,272 | \$45,548 | \$45,993 | \$47,091 | \$45,932 | \$44,585 | \$43,653 | \$44,252 | \$43,447 | \$44,655 | \$44,075 | -2.6% |
| SJ Average | \$33,885 | \$33,771 | \$33,587 | \$33,940 | \$34,016 | \$34,510 | \$34,547 | \$34,753 | \$34,756 | \$35,342 | \$35,354 | 4.3% |

Table E3d 2003 County Private Sector Employment by NAICS Sector

| Sector | NAICS | Atlantic | Burlington | Camden | Cape May | Cumberland | Gloucester | Ocean | Salem | South Jersey |
|--------|--------------------------------------|----------|------------|---------|----------|------------|------------|---------|--------|--------------|
| 11 | Agriculture/Forestry/Fishing/Hunting | 1,349 | 532 | 127 | 172 | 1,347 | 737 | 58 | 473 | 4,795 |
| 21 | Mining | . | . | . | . | . | . | . | . | 0 |
| 22 | Utilities | 192 | . | 81 | . | . | . | 260 | . | 533 |
| 23 | Construction | 6,272 | 7,185 | 9,482 | 2,434 | 2,475 | 5,796 | 8,318 | 929 | 42,891 |
| 31-33 | Manufacturing | 3,689 | 17,967 | 16,187 | 873 | 9,761 | 8,935 | 5,864 | 2,343 | 65,619 |
| 42 | Wholesale Trade | 2,123 | 10,048 | 10,993 | 458 | 2,011 | 7,711 | 3,290 | 198 | 36,832 |
| 44-45 | Retail Trade | 15,208 | 28,227 | 24,013 | 6,617 | 7,209 | 16,465 | 26,630 | 2,356 | 126,725 |
| 48-49 | Transportation and Warehousing | 2,075 | 3,709 | 4,260 | 282 | 1,620 | 1,519 | 1,912 | 637 | 16,014 |
| 51 | Information | 621 | 2,777 | 3,304 | 167 | 863 | 575 | 1,252 | 21 | 9,580 |
| 52 | Finance and Insurance | 2,322 | 16,322 | 7,246 | 1,038 | 1,151 | 1,783 | 4,281 | 493 | 34,636 |
| 53 | Real Estate and Rental and Leasing | 1,497 | 3,271 | 2,710 | 895 | 581 | 927 | 2,154 | 118 | 12,153 |
| 54 | Professional and Technical Services | 4,412 | 9,671 | 14,001 | 1,098 | 1,107 | 2,894 | 5,576 | 313 | 39,072 |
| 55 | Management of Co. and Enterprises | . | 329 | 42 | . | . | . | 112 | . | 483 |
| 56 | Administrative and Waste Services | 4,047 | 10,957 | 11,552 | 931 | 1,192 | 4,987 | 4,071 | 664 | 38,401 |
| 61 | Educational Services | 622 | 704 | 1,214 | 180 | 313 | 266 | 2,139 | . | 5,438 |
| 62 | Health Care and Social Assistance | 14,362 | 19,354 | 29,823 | 3,836 | 7,326 | 9,962 | 25,156 | 2,666 | 112,485 |
| 71 | Arts, Entertainment, and Recreation | 1,527 | 1,506 | 1,793 | 1,059 | 447 | 900 | 3,434 | . | 10,666 |
| 72 | Accommodation and Food Services | 51,346 | 11,664 | 12,087 | 8,376 | 2,808 | 7,056 | 11,213 | 1,412 | 105,962 |
| 81 | Other Services, Except Public Admin | 3,109 | 6,007 | 6,953 | 1,316 | 1,313 | 2,898 | 4,756 | 362 | 26,714 |
| 99 | Unclassified Entities | 17 | 111 | 1,018 | 101 | 110 | 71 | 466 | 63 | 1,957 |
| | PRIVATE SECTOR TOTAL | 122,184 | 164,589 | 169,238 | 32,163 | 45,348 | 79,463 | 116,338 | 18,390 | 747,713 |

Table E3e 2003 County Private Sector Employment by NAICS Sector as a % of Total Employment

| Sector | NAICS DESCRIPTION | Atlantic | Burlington | Camden | Cape May | Cumberland | Gloucester | Ocean | Salem | South Jersey |
|--------|--------------------------------------|----------|------------|--------|----------|------------|------------|-------|-------|--------------|
| 11 | Agriculture/Forestry/Fishing/Hunting | 1.1% | 0.3% | 0.1% | 0.5% | 3.0% | 0.9% | 0.0% | 2.6% | 0.6% |
| 21 | Mining | . | . | . | . | . | . | . | . | 0.0% |
| 22 | Utilities | 0.2% | . | 0.0% | . | . | . | 0.2% | . | 0.1% |
| 23 | Construction | 5.1% | 4.4% | 5.6% | 7.6% | 5.5% | 7.3% | 7.1% | 5.1% | 5.7% |
| 31-33 | Manufacturing | 3.0% | 10.9% | 9.6% | 2.7% | 21.5% | 11.2% | 5.0% | 12.7% | 8.8% |
| 42 | Wholesale Trade | 1.7% | 6.1% | 6.5% | 1.4% | 4.4% | 9.7% | 2.8% | 1.1% | 4.9% |
| 44-45 | Retail Trade | 12.4% | 17.1% | 14.2% | 20.6% | 15.9% | 20.7% | 22.9% | 12.8% | 16.9% |
| 48-49 | Transportation and Warehousing | 1.7% | 2.3% | 2.5% | 0.9% | 3.6% | 1.9% | 1.6% | 3.5% | 2.1% |
| 51 | Information | 0.5% | 1.7% | 2.0% | 0.5% | 1.9% | 0.7% | 1.1% | 0.1% | 1.3% |
| 52 | Finance and Insurance | 1.9% | 9.9% | 4.3% | 3.2% | 2.5% | 2.2% | 3.7% | 2.7% | 4.6% |
| 53 | Real Estate and Rental and Leasing | 1.2% | 2.0% | 1.6% | 2.8% | 1.3% | 1.2% | 1.9% | 0.6% | 1.6% |
| 54 | Professional and Technical Services | 3.6% | 5.9% | 8.3% | 3.4% | 2.4% | 3.6% | 4.8% | 1.7% | 5.2% |
| 55 | Management of Co. and Enterprises | . | 0.2% | 0.0% | . | . | . | 0.1% | . | 0.1% |
| 56 | Administrative and Waste Services | 3.3% | 6.7% | 6.8% | 2.9% | 2.6% | 6.3% | 3.5% | 3.6% | 5.1% |
| 61 | Educational Services | 0.5% | 0.4% | 0.7% | 0.6% | 0.7% | 0.3% | 1.8% | . | 0.7% |
| 62 | Health Care and Social Assistance | 11.8% | 11.8% | 17.6% | 11.9% | 16.2% | 12.5% | 21.6% | 14.5% | 15.0% |
| 71 | Arts, Entertainment, and Recreation | 1.2% | 0.9% | 1.1% | 3.3% | 1.0% | 1.1% | 3.0% | . | 1.4% |
| 72 | Accommodation and Food Services | 42.0% | 7.1% | 7.1% | 26.0% | 6.2% | 8.9% | 9.6% | 7.7% | 14.2% |
| 81 | Other Services, Except Public Admin | 2.5% | 3.6% | 4.1% | 4.1% | 2.9% | 3.6% | 4.1% | 2.0% | 3.6% |
| 99 | Unclassified Entities | 0.0% | 0.1% | 0.6% | 0.3% | 0.2% | 0.1% | 0.4% | 0.3% | 0.3% |

Retail Sales / Establishments

Census of Retail Trade 1992, 1997, 2002, 2007

X Updated

- From 1997 - 2007, per capita retail sales growth was much stronger in the Pinelands than in all other regions of the state.

Per Capita Retail Sales

| COUNTY | 1997 Per Capita Sales | 2002 Per Capita Sales | 2007 Per Capita Sales | 5 Year Change 2002 - 2007 | 10 Year Change 1997 - 2007 |
|-------------------------|-----------------------|-----------------------|-----------------------|---------------------------|----------------------------|
| Atlantic | \$13,782 | \$14,733 | \$16,368 | 11.1% | 18.8% |
| Burlington | \$13,661 | \$19,933 | \$15,724 | -21.1% | 15.1% |
| Camden | \$11,842 | \$10,806 | \$9,540 | -11.7% | -19.4% |
| Cape May | \$12,715 | \$15,666 | \$16,429 | 4.9% | 29.2% |
| Cumberland | \$11,275 | \$11,838 | \$12,455 | 5.2% | 10.5% |
| Gloucester | \$12,866 | \$14,550 | \$15,104 | 3.8% | 17.4% |
| Ocean | \$12,703 | \$12,400 | \$12,828 | 3.5% | 1.0% |
| Salem | \$7,971 | \$9,669 | \$10,113 | 4.6% | 26.9% |
| | | | | | |
| South Jersey | \$12,853 | \$13,729 | \$14,407 | 4.9% | 12.1% |
| State | \$12,590 | \$14,003 | \$13,753 | -1.8% | 9.2% |
| Pinelands ¹⁴ | \$9,588 | \$11,577 | \$11,501 | -0.7% | 20.0% |
| Non-Pinelands | \$14,385 | \$14,407 | \$15,150 | 5.2% | 5.3% |

Description: The Census of Retail Trade is conducted every 5 years as part of the Economic Census. The Census Bureau began using a different industrial classification system in 1997, with the largest change being the removal of the eating and drinking establishments classification from the 1997 data. To adjust for this, sales for eating and drinking establishments were removed from the 1992 data. The resulting numbers are suitable for a rough comparison.¹⁵ Values are adjusted for inflation and shown in 2004 dollars, and sales are presented per capita, based on 1992, 1997, and 2002 population estimates.

Unit of Analysis: Retail sales data are obtained at the county level and aggregated to yield totals for the southern eight-county region and the entire State (see Appendix for Pinelands acreage by county). Partial data for the Pinelands and Non-Pinelands region are available as the Census also collects data at the "place" level, which includes the most populous municipalities (109 out of 202 municipalities are available, 28 in the Pinelands and 81 outside the Pinelands).

Summary of Previous Findings

Per capita retail sales rose in Southern New Jersey between 1992 and 1997, with an increase of 20.3%. The change in sales was generally more significant in the more densely populated counties, while the southern counties experienced smaller increases. Per capita sales are higher for the state as a whole compared to Southern New Jersey, but southern New Jersey sales have increased at a faster rate. Per capita retail sales for the 28 Pinelands municipalities increased by 23%, while sales for the 81 Non-Pinelands municipalities rose by 14.1%.

Statewide growth in per capita retail sales increased 6.8% from 1997-2002, which marked a slowdown from the 17.1% growth statewide for the period 1992-1997. Per capita retail sales in the Non-Pinelands portion of southern New Jersey were essentially unchanged from 1997-2002, rising only 0.2%. In contrast, the Pinelands communities followed their 23% gain in per capita retail sales from 1992-1997, with a 20.7% increase in the period from 1997-2002. A large portion of this sustained growth in per capita sales for the Pinelands occurred in Ocean County.

¹⁴ The categories for Pinelands and Non-Pinelands represent the number of municipalities for which the data is available. Data is available for 28 of the 47 Pinelands municipalities, and 81 of the 155 Non-Pinelands municipalities.

¹⁵ Other noteworthy changes include the reclassification of pawn shops to the Finance and Insurance sector, and of bakeries to the Manufacturing sector, and the addition of Wholesale Trade establishments that have facilities which cater to the general public. The numbers in this report have not been adjusted to reflect these changes.

The concentration of retail establishments per resident continued to be about 50% higher in the Non-Pinelands than in the Pinelands in 2002. According to the New Jersey Department of Labor, in 2002, there were 1,598 retail establishments in the Pinelands (1 store for every 403 residents). In the Non-Pinelands, there were 6,273 retail establishments (1 store for every 268 residents). The pattern again appears to show higher concentrations of establishments in municipalities in the Pinelands that contain regional growth areas.

Update

The 2007 Census of Retail Trade shows the Pinelands region struggling to keep pace with the Non-Pinelands per capita retail sales following the stunning growth during the period of 1992- 2002 . Statewide growth in per capita retail sales decreased 1.8% from 2002-2007, which marked a slowdown from the 6.8% growth statewide for the period 1997-2002. Per capita retail sales in the Non-Pinelands portion of Southern New Jersey increased 5.2% from 2002-2007. In contrast, the Pinelands communities followed their 20.7% gain in per capita retail sales from 1997-2002, with a 0.7% decrease in the period from 2002-2007. From 2002 – 2007, the most drastic loss in per capita sales occurred in Burlington County (-21.1%), followed by Camden County (11.7%). From 1997 – 2007, Camden County lost 19.4% in per capita retail sales, the single largest and only decline for any county in Southern New Jersey.

Tracking the ten-year change of per capita retail across Southern New Jersey, the Pinelands have the largest increase with 20% growth. The Non-Pinelands region has the smallest gains in retail during this same time with only 5.2% growth. The entire southern New Jersey region, during the same time, gained 12.5% in per capita retail sales, while the entire state gained 9.2%.

Assessed Farmland Acreage

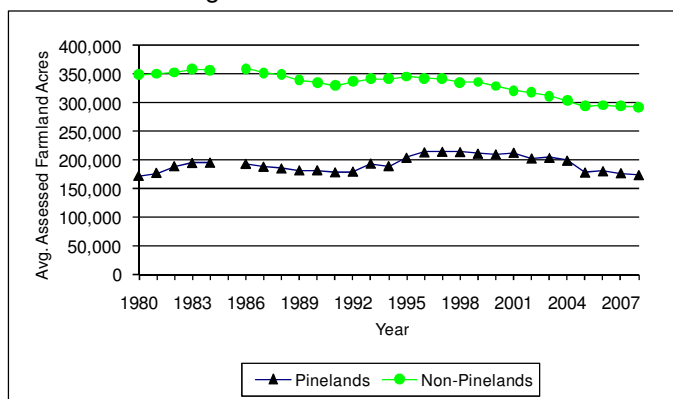
Updated

New Jersey Agricultural Statistics Service 1980 – 2008*

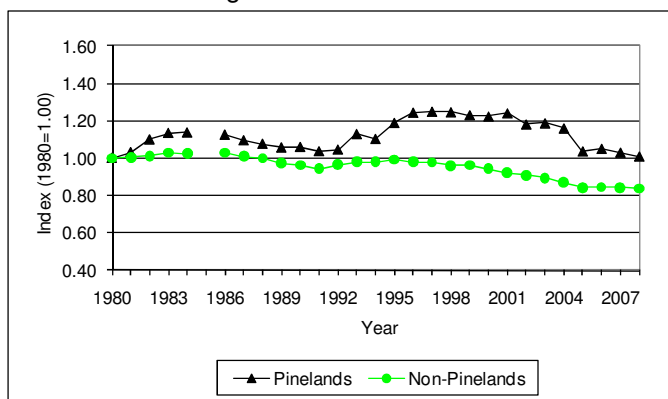
* Data from 1985 is not available.

- Assessed acres in farmland dropped 2.0% in the Pinelands in 2008, which brought the amount of assessed acres in the Pinelands down to the same levels as they were in 1980.

Average Assessed Acres of Farmland



Index of Average Assessed Acres of Farmland



Description: Agriculture is recognized in federal and state Pinelands legislation as an industry of special significance, and therefore receives a more detailed examination using three variables. The first variable, farmland assessed acreage, is compiled from FA-1 forms, which are completed by landowners and indicate acreage devoted to various crops and pasture as well as livestock. To qualify for farmland assessment, a landowner must have a minimum of five contiguous acres devoted to agricultural or horticultural use, and generate a minimum of \$500 in sales (plus an additional \$5 per acre for every acre of agricultural land beyond the first five acres or \$0.50 per acre for every acre of woodland land beyond the first five acres).

Unit of Analysis: Farmland assessment data is compiled at the municipal level and aggregated to examine Pinelands and county totals.

Summary of Previous Findings

Assessed farmland acres were fairly stable in the Non-Pinelands portion of southern New Jersey from 1980-1995. Since 1995, development pressures have slowly eroded the farm base outside the Pinelands, and assessed acres in that region have decreased in nine of the ten years from 1995-2005. In contrast, the Pinelands has shown a substantial increase in acreage devoted to agriculture since 1980. This growth was fueled by two periods that contributed significantly to farmland acres in the Pinelands: from 1980-1983, farm acreage increased 13.8% in the Pinelands, and from 1992-1996 acreage increased by 19.2%. Over the entire period monitored, the Pinelands' percentage of southern New Jersey farm acreage has increased from 33% in 1980 to 37% in 2008.

Burlington County has the largest amount of farm acreage in the Pinelands, while the overwhelming majority of Atlantic, Camden, and Ocean Counties' assessed farmland falls inside the Pinelands. Much of the decrease in farm acres in the Non-Pinelands has been concentrated in Burlington, Camden, Cape May, and Gloucester counties.

Update

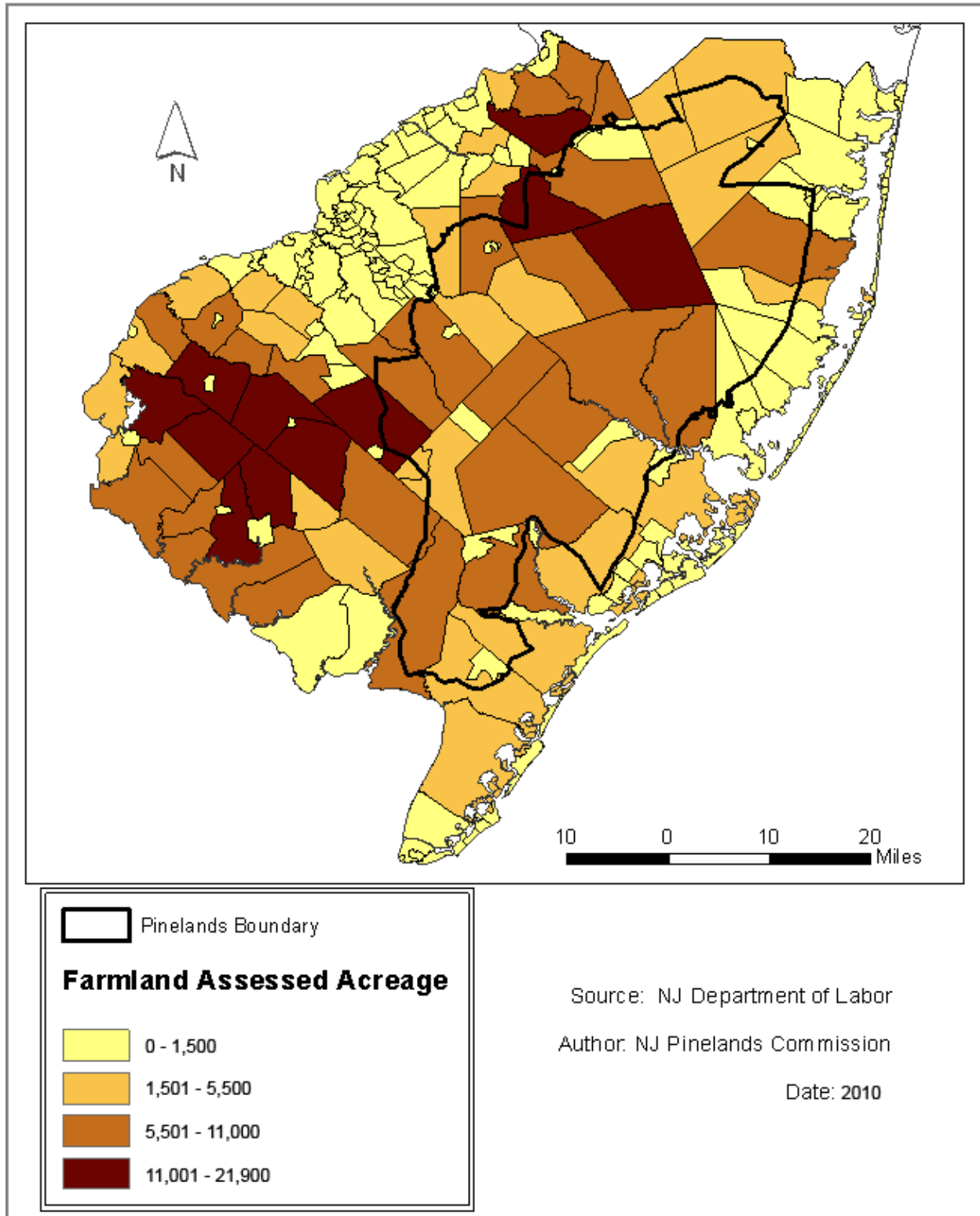
After a 1.3% decrease in acres farmed in 2007, the Pinelands region experienced a slightly larger 2.0% decrease in acres farmed in 2008. For the year, there were 172,619 farmland acres in the Pinelands. The Non-Pinelands farmland acreage decreased for the ninth consecutive year in 2008, falling 0.4% to a total of 292,894 acres. Since one-year changes in acreage can be affected by seasonal factors such as weather and economic conditions, averages over five-year periods are also tracked to reveal longer-term trends (Table E5).

Figure E5 depicts the trend of assessed acreage in farmland for southern New Jersey through 5-year intervals. It is clear that New Jersey's "farm belt" covers most of Salem and Cumberland counties and then extends northeasterly through the heart of the Pinelands. A good portion of Camden County and the shore communities of Ocean, Atlantic, and Cape May counties have very little, if any, active acreage in farming.

Table E5 Farmland Assessed Acreage

| Average Farmland Assessed Acreage in the Pinelands Municipalities | | | | | |
|--|----------------------|----------------------|----------------------|----------------------|-----------------------------------|
| County | 1987-1991 Average | 1992-1996 Average | 1997-2001 Average | 2002-2006 Average | Change between 87-91 and 02-06 |
| Atlantic | 40,139 | 41,443 | 42,153 | 41,608 | 4% |
| Burlington | 86,123 | 90,728 | 91,446 | 80,003 | -7% |
| Camden | 10,058 | 10,372 | 11,002 | 8,721 | -13% |
| Cape May | 7,563 | 7,171 | 7,048 | 6,168 | -18% |
| Cumberland | 7,520 | 5,724 | 11,405 | 10,108 | 34% |
| Gloucester | 18,971 | 22,364 | 22,338 | 19,796 | 4% |
| Ocean | 12,243 | 18,169 | 27,219 | 25,295 | 107% |
| Average Farmland Assessed Acreage in the Non-Pinelands Municipalities | | | | | |
| County | 1987-1991 Average | 1992-1996 Average | 1997-2001 Average | 2002-2006 Average | Change between 87-91 and 02-06 |
| Atlantic | 246 | 291 | 277 | 365 | 49% |
| Burlington | 67,184 | 64,762 | 60,669 | 52,441 | -22% |
| Camden | 3,340 | 2,779 | 2,318 | 1,378 | -59% |
| Cape May | 6,640 | 5,468 | 5,348 | 4,809 | -28% |
| Cumberland | 77,517 | 83,651 | 84,352 | 77,625 | 0% |
| Gloucester | 62,950 | 60,071 | 56,139 | 47,054 | -25% |
| Ocean | 774 | 724 | 696 | 506 | -35% |
| Salem | 122,952 | 124,230 | 123,236 | 120,758 | -2% |
| Percentage of Total Average Farmland Assessed Acreage that is within Pinelands Municipalities | | | | | |
| County | 1987-1991 Average | 1992-1996 Average | 1997-2001 Average | 2002-2006 Average | Change between 87-91 and 02-06 |
| Atlantic | 99% | 99% | 99% | 99% | 0% |
| Burlington | 56% | 58% | 60% | 60% | 4% |
| Camden | 75% | 79% | 83% | 86% | 11% |
| Cape May | 53% | 57% | 57% | 56% | 3% |
| Cumberland | 9% | 6% | 12% | 12% | 3% |
| Gloucester | 23% | 27% | 28% | 30% | 7% |
| Ocean | 94% | 96% | 98% | 98% | 4% |

Figure E5 Farmland Assessed Acreage 2008



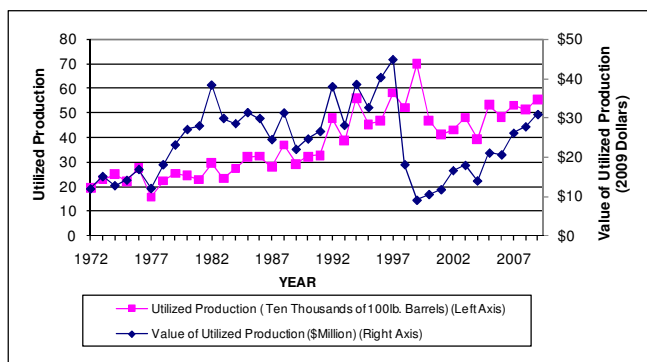
Cranberry and Blueberry Production

NJ Agricultural Statistics Service 1972 - 2009

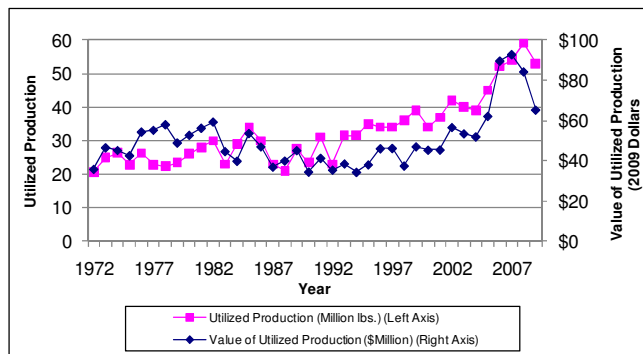
Updated

- In 2009, prices of cranberries increased by 3.1% and utilized production rose 11.7%. The prices of blueberries declined by 13.9% and utilized production fell 22.5%.

NJ Cranberry Production, Value and Volume



NJ Blueberry Production, Value and Volume



Description: Agriculture is recognized in federal and state Pinelands legislation as an industry of special significance and, therefore, receives a more detailed examination using three variables. The second indicator, *cranberry and blueberry production*, measures a critical component of Pinelands agriculture. Cash values are expressed in 2009 dollars.

Unit of Analysis: Cranberry and blueberry data are only available at the State level, but because these crops are found almost exclusively within the Pinelands, statewide figures provide sufficient information for the purposes of this analysis.

Summary of Previous Findings

Examination of two key Pinelands crops, cranberries and blueberries, revealed that cranberry production grew significantly from 1972 to 1996 but plummeted precipitously from 1997 to 1999 due to increased production (growers developed more efficient bogs to take advantage of good cranberry prices) without increased demand. Nationally, increased production combined with steady demand created a surplus of frozen cranberries. Increased foreign production of cranberries also may have been a contributing factor. A small recovery in cranberry farming began in 2000, which may have been aided by actions such as nationwide production cutbacks and USDA surplus. Production has increased by just 2.3% between 2000 and 2006. The value of production over that time increased dramatically, growing 73% between 2000 and 2006, with the price of cranberries climbing from \$22.48 per 100 lbs in 2000 to \$53.9 per 100 lbs in 2008, an increase of 139%. Despite this increase, prices remain well below their peak of \$86.22 per 100 lbs in 1996.

Until recently, the value of utilized production for blueberries remained fairly steady, with yearly fluctuations from 1972-2004. Overall production increased by 36% between 2004 and 2008. The value of production increased dramatically over this four-year period, rising by 51%, while the sale price improved by 7.2%. (Figure E6). In both 2005, 2006 and 2007, the blueberry industry set records for the highest production and the highest value of utilized production over the entire 35-year monitoring period covered in this report.

Update

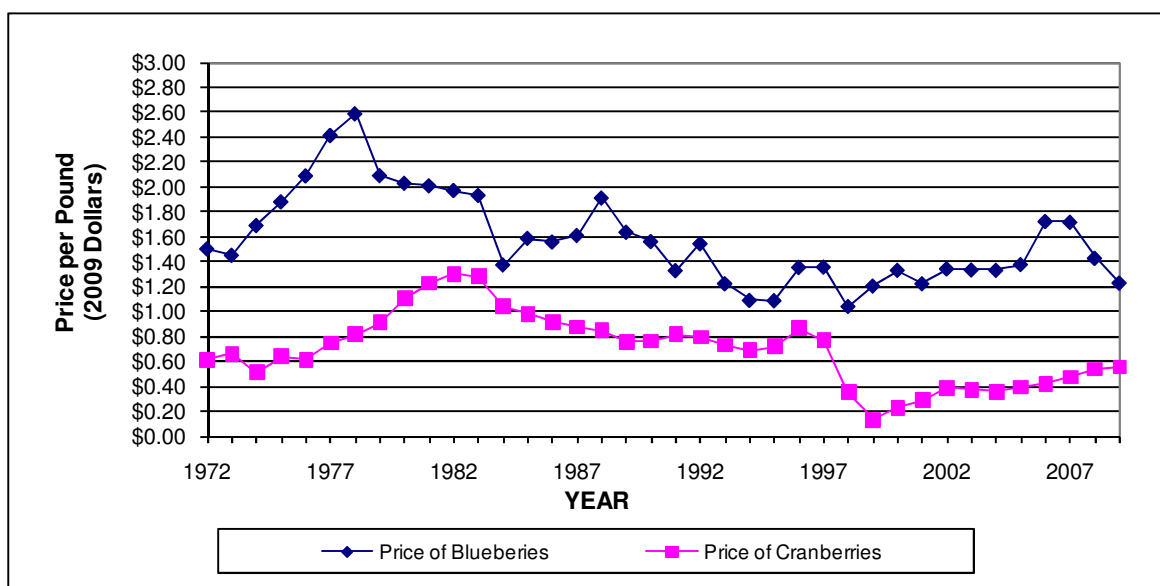
The value in utilized production of cranberries increased for the fourth consecutive year in 2009, rising 12% to \$30.8 million. This increase was due to an increase in both price (+3%) and production (+8.4%) for the year. Cranberry prices finished the year at \$0.56/lb., which marks their highest level since 1997.

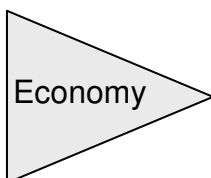
Blueberry prices decreased by 13.9% in 2009, posting a price of \$1.23/lb. Blueberry production also decreased 10% for the year, with the value of utilized production decreasing 23%. This decrease is trailing the 2005-2007 period where the blueberry industry set the record for both the highest level of production and the highest utilized value of production over the entire monitoring period.

Table E6 Sales of New Jersey Farm Products

| Year | Sales (In \$1,000 Dollars) | | | Annual % Change | | |
|------|----------------------------|-----------|------------|-----------------|-----------|------------|
| | Cranberry | Blueberry | New Jersey | Cranberry | Blueberry | New Jersey |
| 1992 | 35,498 | 33,207 | 1,004,750 | | | |
| 1993 | 26,985 | 37,036 | 1,069,518 | -24.0% | 11.5% | 6.4% |
| 1994 | 28,855 | 33,474 | 1,125,893 | 6.9% | -9.6% | 5.3% |
| 1995 | 31,935 | 37,281 | 1,093,708 | 10.7% | 11.4% | -2.9% |
| 1996 | 39,297 | 44,946 | 1,106,536 | 23.1% | 20.6% | 1.2% |
| 1997 | 44,102 | 45,493 | 1,069,150 | 12.2% | 1.2% | -3.4% |
| 1998 | 18,053 | 37,366 | 1,065,791 | -59.1% | -17.9% | -0.3% |
| 1999 | 9,072 | 46,949 | 950,072 | -49.8% | 25.6% | -10.9% |
| 2000 | 10,419 | 44,803 | 1,010,130 | 14.9% | -4.6% | 6.3% |
| 2001 | 11,631 | 44,889 | 982,459 | 11.6% | 0.2% | -2.7% |
| 2002 | 16,375 | 55,855 | 1,006,566 | 40.8% | 24.4% | 2.5% |
| 2003 | 17,941 | 53,536 | 998,883 | 9.6% | -4.2% | -0.8% |
| 2004 | 13,950 | 51,780 | 987,500 | -22.2% | -3.3% | -1.1% |
| 2005 | 19,885 | 60,867 | 997,469 | 42.5% | 17.5% | 1.0% |
| 2006 | 20,135 | 89,590 | 1,047,521 | 1.3% | 47.2% | 5.0% |
| 2007 | 25,168 | 92,780 | 1,108,512 | 25.0% | 3.6% | 5.8% |
| 2008 | 27,874 | 84,221 | 1,131,788 | 10.8% | -9.2% | 2.1% |
| 2009 | 29,970 | 65,260 | 1,000,458 | 7.5% | -22.5% | -11.6% |

Figure E6 Cranberry and Blueberry Prices





Census of Agriculture



US Census of Agriculture 1982, 1987, 1992, 1997,
2002, 2007

- According to the 2007 Census of Agriculture, the net cash return per farm in the seven Pinelands counties (\$42,000) is more than double the net cash return per farm in the remaining Non-Pinelands counties (\$17,000).

Description: Agriculture is recognized in federal and state Pinelands legislation as an industry of special significance, and therefore receives a more detailed examination that uses three variables. The third indicator is actually a collection of indicators from the Agricultural Census, which is taken every five years.

Unit of Analysis: Agricultural Census data is limited to the county level and consequently inside/outside Pinelands trends cannot be distinguished.

Summary of Previous Findings

The seven Pinelands counties contained nearly 34% (287,000 acres) of the roughly 847,000 farm acres reported for New Jersey in the 1992 Census of Agriculture. From 1982-1992, the State lost 7.5% of its farm base, with Pinelands counties experiencing a 9.5% decline and Non-Pinelands counties experiencing a 6.4% loss. That trend began to change in the subsequent decade. From 1992-2002, while the State lost 4.9% of its farm base, the Pinelands counties experienced a 3.1% increase and Non-Pinelands counties experienced a 9.1% loss. Overall, from 1992-2002, farm acres in Pinelands counties increased by roughly 3% to 295,959 acres, which represents almost 37% of State's 805,682 farm acres. Cape May and Gloucester Counties experienced declines in their farm base from 1992 to 2002. In contrast Atlantic, Burlington Camden, Cumberland, and Ocean Counties experienced gains in farmland acreage over the same period.

The number of farms from 1992-2002 increased across all regions, while the size of the average farm showed uniform decreases across all regions. In the Pinelands, the number of farms increased by 6.5% over the ten-year period while the average farm size decreases by 2.2%. The numbers are more stark in the Non-Pinelands and statewide in this regard. The Non-Pinelands Counties experienced a 10.9% increase in the number of farms while their average farm size decreased by 18.1%. Statewide total farms increased by 9.3% while average farm size decreased by 12.9%.

With respect to agricultural sales, Pinelands counties contributed nearly 48% of total sales statewide in 1992. By 2002, this number had increased to 53% of total statewide sales. The trend here is clear, as Pinelands counties contributed 45% of total agriculture sales statewide in 1982 while accounting for only 35% of farm acreage.

In terms of net cash returns, farms in the Pinelands counties accounted for 57.4% of statewide net returns in 1997, up 3% from 1992. By 2002, this figure climbed to 68.4% for the Pinelands counties. Comparison of total net cash returns over the monitoring period (1987-2002) clearly demonstrates the influence of economic conditions on the State's farm sector. The effect of the 1990 recession can be seen as statewide returns dropped 24.2% from 1987-1992, with Non-Pinelands counties experiencing a steeper decline of 32.4% and Pinelands counties a more moderate decline of 15.6%. Aggregate trends, however, were somewhat misleading, with the Pinelands county returns dropping 29% when Cumberland County's contribution was removed. The economic upswing can be seen as statewide returns increased 60.5% from 1992-1997, with Pinelands counties experiencing a greater increase of 69.6% and Non-Pinelands counties a more moderate increase of 49.8%.

Net cash return per farm in Pinelands counties have also increased at a faster rate than the remainder of the State and remained at overall higher levels. As of 2002, net cash return per farm in Pinelands counties were twice as high as the remainder of the state (\$37,180 per farm in the Pines vs. \$18,099 statewide) and four times as high as in the Non-Pinelands (\$8,583).

More than half of New Jersey's farms lost money in 1987, 1992, 1997, and 2002. However, farmers in Pinelands counties continued to fare better than farmers in Non-Pinelands counties. In each of those years, 5-10% fewer farms in the Pinelands counties registered net losses than in the rest of the state. The percentage of farmers in Pinelands counties that lost money in 2002 was 56.1%, while in the Non-Pinelands 64.4% lost money and statewide 61.6% showed net losses for the year.

Update

An examination of the recently-released 2007 Census of Agriculture shows that four dominant trends continued across all regions of the state from 2002 to 2007:

- (1) The total amount of land in farming continues to decrease.**
- (2) The absolute number of farms continues to increase.**
- (3) The average farm size continues to decrease.**
- (4) Agricultural sales continue to increase.**

In the previous Census released in 2002, the Pinelands counties generally fared favorably on all of these measures when compared to their Non-Pinelands counterparts. For example, the Pinelands counties actually increased total acreage in farming from 1997 – 2002, bucking the statewide trend. In the current 2007 census, the Pinelands counties did not fare quite as favorably to the Non-Pinelands counties over the five-year period from 2002 – 2007.

Over the five-year period, Pinelands counties decreased their acres in farming by 12.5% to 258,882 acres. The remainder of counties in the state had a net decrease of 6.9% in acres farmed. Primarily, the decrease in the Pinelands is a result of reductions in Burlington and Gloucester counties. These reductions totaled almost 30,000 acres (Burlington -25,447 acres or down 22.9%, and Gloucester -4,091 acres or down 8.1%).

The same relative changes hold true for the number of farms during the 2002-2007 period. Pinelands counties had an increase of 2.6% in the number of farms during the period, in contrast to a 4.8% increase in the rest of the state. Average farm size decreased in the Pinelands counties by -15.0% from 2002-2007, while the rest of the state saw a decline in average farm size of 11.2%.

Agricultural sales in all parts of the state continued an impressive climb despite the decrease in farm acreage and average farm size. Pinelands counties increased their total agricultural sales by 14.3% from 2002-2007, while the rest of the counties in the state enjoyed a 19.6% increase in total sales. With \$530 million in sales in 2007, the Pinelands counties make up more than half of the state's agricultural sales (51.7%) while comprising only 35.3% of the total acres farmed in the state. In terms of net cash returns, farms in the Pinelands counties posted profits of \$137.7 million in 2007, a total that represents 54.6% of statewide agricultural profits. Net cash return per farm in the Pinelands counties increased 13.1% from 2002 to 2007. However, in the rest of the state, net cash return per farm almost doubled over the same period (+99%).

Farm viability continues to be an issue in New Jersey. In 2007, more than half (57.8%) of the farms in the Pinelands counties posted net losses. In the rest of the state, 62.2% of farms had net losses for the year. Gloucester and Ocean counties had the highest percentage of farms with losses in the Pinelands in 2007 (66.7% and 61.2% respectively).

Table E7a Land in Farming

| | Land in Farming (acres) | | | | Percentage Change | | | |
|---------------------------|-------------------------|----------------|----------------|----------------|-------------------|-------------|--------------|--------------|
| County | 1992 | 1997 | 2002 | 2007 | '92-'97 | '97-'02 | 02-'07 | 92-'07 |
| Atlantic | 29,606 | 31,620 | 30,337 | 30,372 | 6.8% | -4.1% | 0.1% | 2.6% |
| Burlington | 97,186 | 103,627 | 111,237 | 85,790 | 6.6% | 7.3% | 22.9% | 11.7% |
| Camden | 7,799 | 9,446 | 10,259 | 8,760 | 21.1% | 8.6% | 14.6% | 12.3% |
| Cape May | 11,644 | 9,840 | 10,037 | 7,976 | -15.5% | 2.0% | 20.5% | 31.5% |
| Cumberland | 68,627 | 67,194 | 71,097 | 69,489 | -2.1% | 5.8% | -2.3% | 1.3% |
| Gloucester | 61,748 | 58,888 | 50,753 | 46,662 | -4.6% | 13.8% | -8.1% | 24.4% |
| Ocean | 10,365 | 12,061 | 12,239 | 9,833 | 16.4% | 1.5% | 19.7% | -5.1% |
| Pinelands Counties | 286,975 | 289,435 | 295,959 | 258,882 | 0.9% | 2.3% | 12.5% | -9.8% |
| Non-Pinelands Counties | 560,620 | 567,474 | 509,723 | 474,568 | 1.2% | 10.2% | -6.9% | 15.3% |
| State Total | 847,595 | 856,909 | 805,682 | 733,450 | 1.1% | -6.0% | -9.0% | 13.5% |

| | Number of Farms | | | | Percentage Change | | | |
|---------------------------|-----------------|--------------|--------------|--------------|-------------------|-------------|-------------|-------------|
| County | 1992 | 1997 | 2002 | 2007 | '92-'97 | '97-'02 | 02-'07 | 92-'07 |
| Atlantic | 391 | 465 | 456 | 499 | 18.9% | -1.9% | 9.4% | 27.6% |
| Burlington | 816 | 935 | 906 | 922 | 14.6% | -3.1% | 1.8% | 13.0% |
| Camden | 188 | 236 | 216 | 225 | 25.5% | -8.5% | 4.2% | 19.7% |
| Cape May | 163 | 165 | 197 | 201 | 1.2% | 19.4% | 2.0% | 23.3% |
| Cumberland | 609 | 622 | 616 | 615 | 2.1% | -1.0% | -0.2% | 1.0% |
| Gloucester | 704 | 718 | 692 | 669 | 2.0% | -3.6% | -3.3% | -5.0% |
| Ocean | 233 | 268 | 217 | 255 | 15.0% | 19.0% | 17.5% | 9.4% |
| Pinelands Counties | 3,104 | 3,101 | 3,300 | 3,386 | -0.1% | 6.4% | 2.6% | 9.1% |
| Non-Pinelands Counties | 5,975 | 6,944 | 6,624 | 6,941 | 16.2% | -4.6% | 4.8% | 16.2% |
| State Total | 9,079 | 10,045 | 9,924 | 10,327 | 10.6% | -1.2% | 4.1% | 13.7% |

| | Average Farm Size (acres) | | | | Percentage Change | | | |
|---------------------------|---------------------------|-----------|-----------|-----------|-------------------|--------------|--------------|--------------|
| County | 1992 | 1997 | 2002 | 2007 | '92-'97 | '97-'02 | 02-'07 | 92-'07 |
| Atlantic | 76 | 68 | 67 | 61 | -10.5% | -2.2% | -9.2% | 19.9% |
| Burlington | 119 | 111 | 123 | 93 | -6.9% | 10.8% | 24.4% | 21.8% |
| Camden | 41 | 40 | 47 | 39 | -2.4% | 18.7% | 17.2% | -5.0% |
| Cape May | 71 | 60 | 51 | 40 | -16.0% | 14.6% | 22.2% | 44.1% |
| Cumberland | 113 | 108 | 115 | 113 | -4.4% | 6.8% | -1.7% | 0.0% |
| Gloucester | 88 | 82 | 73 | 70 | -6.8% | 10.6% | -4.5% | 20.7% |
| Ocean | 44 | 45 | 56 | 39 | 2.3% | 25.3% | 31.1% | 12.4% |
| Pinelands Counties | 92 | 93 | 90 | 76 | 1.5% | -3.9% | 15.0% | 16.9% |
| Non-Pinelands Counties | 94 | 82 | 77 | 68 | -13.1% | -5.8% | 11.2% | 27.3% |
| State Total | 93 | 85 | 81 | 71 | -8.3% | -4.8% | 12.3% | 23.6% |

**Table E7b Agricultural Sales
(2008 Dollars)**

| | Agricultural Sales (\$1,000s) | | | | Percentage Change | | | | Agricultural Sales as % of New Jersey | | | |
|-------------------------------|--------------------------------------|----------------|----------------|----------------|--------------------------|---------------------|---------------|---------------|--|--------------|--------------|--------------|
| County | 1992 | 1997 | 2002 | 2007 | '92- '97 | '97- '02 | 02-'07 | 92-'07 | 1992 | 1997 | 2002 | 2007 |
| Atlantic | 66,889 | 85,421 | 94,261 | 133,267 | 27.7% | 10.3% | 41.4% | 99.2% | 8.2% | 9.1% | 10.7% | 13.0% |
| Burlington | 99,404 | 117,811 | 99,958 | 89,616 | 18.5% | - | - | -9.8% | 12.1% | 12.6% | 11.4% | 8.7% |
| Camden | 12,594 | 23,516 | 16,374 | 19,266 | 86.7% | 30.4% | 17.7% | 53.0% | 1.5% | 2.5% | 1.9% | 1.9% |
| Cape May | 8,643 | 9,161 | 13,509 | 15,146 | 6.0% | 47.5% | 12.1% | 75.2% | 1.1% | 1.0% | 1.5% | 1.5% |
| Cumberland | 112,383 | 126,717 | 147,287 | 162,965 | 12.8% | 16.2% | 10.6% | 45.0% | 13.7% | 13.5% | 16.8% | 15.9% |
| Gloucester | 84,026 | 90,135 | 79,255 | 97,488 | 7.3% | 12.1% | 23.0% | 16.0% | 10.2% | 9.6% | 9.0% | 9.5% |
| Ocean | 7,770 | 10,996 | 12,880 | 11,957 | 41.5% | 17.1% | -7.2% | 53.9% | 0.9% | 1.2% | 1.5% | 1.2% |
| Pinelands Counties | 391,708 | 463,757 | 463,524 | 529,707 | 18.4% | -0.1% | 14.3% | 35.2% | 47.7% | 49.4% | 52.8% | 51.7% |
| Non- Pinelands Counties | 428,904 | 474,826 | 413,915 | 495,075 | 10.7% | - 12.8% | 19.6% | 15.4% | 52.3% | 50.6% | 47.2% | 48.3% |
| State Total | 820,612 | 938,583 | 877,440 | 1,024,781 | 14.4% | -6.5% | 16.8% | 24.9% | 100.0% | 100.0% | 100.0% | 100.0% |

**Table E7c Net Cash Return for New Jersey Farms
(2008 Dollars)**

| | Total Net Cash Return (1,000's) | | | Percentage Change | | | Total Net Cash Return as Pct. of NJ | | |
|-------------------------------|--|------------------|------------------|--------------------------|---------------|---------------|--|--------------|--------------|
| County | 1997 | 2002 | 2007 | '97-'02 | 02-'07 | 97-'07 | 1997 | 2002 | 2007 |
| Atlantic | \$17,542 | \$28,037 | \$46,246 | 59.8% | 64.9% | 163.6% | 8.4% | 17.8% | 18.4% |
| Burlington | \$27,948 | \$23,347 | \$18,506 | -16.5% | -20.7% | -33.8% | 13.5% | 14.8% | 7.4% |
| Camden | \$9,263 | \$3,977 | \$6,856 | -57.1% | 72.4% | -26.0% | 4.5% | 2.5% | 2.7% |
| Cape May | \$2,287 | \$5,637 | \$5,927 | 146.4% | 5.1% | 159.2% | 1.1% | 3.6% | 2.4% |
| Cumberland | \$34,678 | \$34,152 | \$36,907 | -1.5% | 8.1% | 6.4% | 16.7% | 21.7% | 14.7% |
| Gloucester | \$24,340 | \$10,901 | \$21,862 | -55.2% | 100.6% | -10.2% | 11.7% | 6.9% | 8.7% |
| Ocean | \$3,115 | \$1,631 | \$815 | -47.6% | -50.0% | -73.8% | 1.5% | 1.0% | 0.3% |
| Pinelands Counties | \$119,173 | \$107,681 | \$137,119 | -9.6% | 27.3% | 15.1% | 57.4% | 68.4% | 54.6% |
| Non-Pinelands Counties | \$88,527 | \$49,838 | \$114,241 | -43.7% | 129.2% | 29.0% | 42.6% | 31.6% | 45.4% |
| New Jersey | \$207,700 | \$157,519 | \$251,360 | -24.2% | 59.6% | 21.0% | 100.0% | 100.0% | 100.0% |

**Table E7d Net Cash Return per Farm
(2008 Dollars)**

| County | Net Cash Return per Farm | | | Percentage Change | | |
|---------------------------|---------------------------------|-----------------|-----------------|--------------------------|----------------|----------------|
| | 1992 | 1997 | 2002 | '92-'97 | '97-'02 | '92-'02 |
| Atlantic | \$35,610 | \$41,568 | \$61,485 | 16.7% | 47.9% | 72.7% |
| Burlington | \$17,412 | \$32,650 | \$25,685 | 87.5% | -21.3% | 47.5% |
| Camden | \$13,650 | \$44,321 | \$18,495 | 224.7% | -58.3% | 35.5% |
| Cape May | \$8,136 | \$15,347 | \$28,325 | 88.6% | 84.6% | 248.1% |
| Cumberland | \$37,734 | \$60,414 | \$55,441 | 60.1% | -8.2% | 46.9% |
| Gloucester | \$20,108 | \$37,388 | \$15,775 | 85.9% | -57.8% | -21.6% |
| Ocean | \$4,400 | \$13,197 | \$7,584 | 199.9% | -42.5% | 72.4% |
| Pinelands Counties | \$22,621 | \$38,480 | \$32,620 | 70.1% | -15.2% | 44.2% |
| Non-Pinelands Counties | \$9,888 | \$14,761 | \$7,530 | 49.3% | -49.0% | -23.9% |
| New Jersey | \$14,243 | \$22,839 | \$15,879 | 60.4% | -30.5% | 11.5% |

Table E7e Farms with Net Losses

| County | Farms with Net Losses | | | Percentage of All Farms with Net Losses | | |
|-------------------------------|------------------------------|--------------|--------------|--|--------------|--------------|
| | 1997 | 2002 | 2007 | 1997 | 2002 | 2007 |
| Atlantic | 227 | 197 | 275 | 53.5% | 43.2% | 55.1% |
| Burlington | 369 | 478 | 526 | 43.1% | 52.8% | 57.0% |
| Camden | 94 | 108 | 133 | 44.5% | 50.0% | 59.1% |
| Cape May | 75 | 111 | 103 | 50.3% | 56.3% | 51.2% |
| Cumberland | 248 | 314 | 319 | 43.3% | 51.0% | 51.9% |
| Gloucester | 286 | 513 | 446 | 43.9% | 74.1% | 66.7% |
| Ocean | 114 | 131 | 156 | 48.5% | 60.4% | 61.2% |
| Pinelands Counties | 1,413 | 1,852 | 1,958 | 45.6% | 56.1% | 57.8% |
| Non-Pinelands Counties | 3,582 | 4,265 | 4,320 | 59.7% | 64.4% | 62.2% |
| New Jersey | 4,995 | 6,117 | 6,278 | 54.9% | 61.6% | 60.8% |

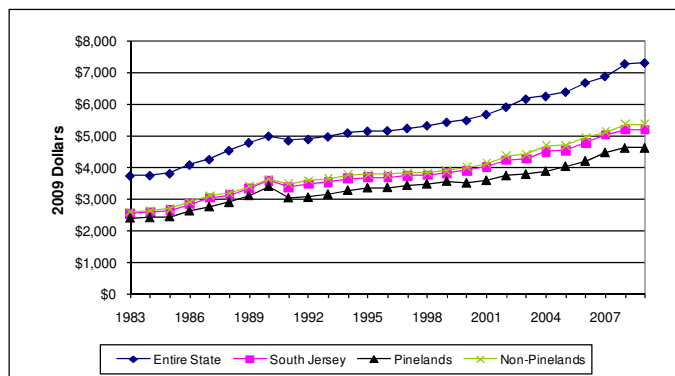
Avg Residential Property Tax Bill X Updated

NJ Dept of Treasury, Division of Taxation 1983 - 1999

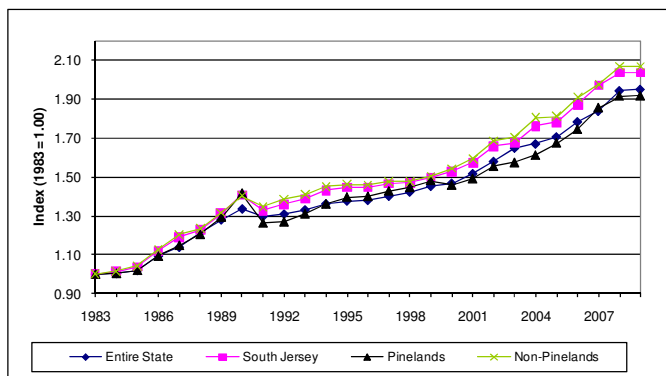
NJ Dept of Community Affairs, Div LGS 2000 - 2009

- Average residential property tax bills in the Pinelands are 58% lower than the statewide average and 16% lower than the Non-Pinelands municipal average.

Average Residential Property Tax Bill



Index of Average Residential Property Tax Bill



Description: The average residential property tax bill measures the impact of property taxes on municipal residents. It is calculated by dividing the average residential property value by 100 and multiplying the result by the general tax rate. Values are adjusted for inflation and shown in 2009 dollars.

Unit of Analysis: Average residential property tax data are compiled at the municipal level and aggregated to allow for inside/outside Pinelands, regional, and statewide analyses.

Summary of Previous Findings

Average residential property tax bills in New Jersey demonstrated a gradual but steady pattern of increase throughout the 1980s. Following a large one-year decline in 1991, residential property taxes subsequently began a slow, continued increase from 1992-2008. The annual rate of change over the monitoring period was virtually the same for all geographic areas. By 1998, average residential tax bills in all areas surpassed their previous 1990 peaks. From 1998 to 2008, real tax rates increased by 40% for the Non-Pinelands versus just 33% for the Pinelands.

Update

The rate of growth for the average residential property tax bill slowed considerably across all regions in 2009. Statewide, average residential property taxes rose just 0.4%, while in Southern New Jersey there was a slight increase of less than 0.02% for the year. Pinelands communities registered a 0.04% increase in average residential property taxes versus a 0.02% increase in the Non-Pinelands. Average residential property taxes in the Pinelands are now \$741 lower than in the Non-Pinelands and \$2,682 lower than the state as a whole. As a result, the gap between the taxes paid in the Pinelands and other regions remains steady in 2009.

The average residential property tax bill in New Jersey, adjusted for inflation, has increased by 52% between 1989 and 2009, from \$4,793 to \$7,308. Within Southern New Jersey, the average Pinelands bill increased by 48% (from \$3,121 to \$4,626) while the average Non-Pinelands bill increased by 57% (from \$3,414 to \$5,368).

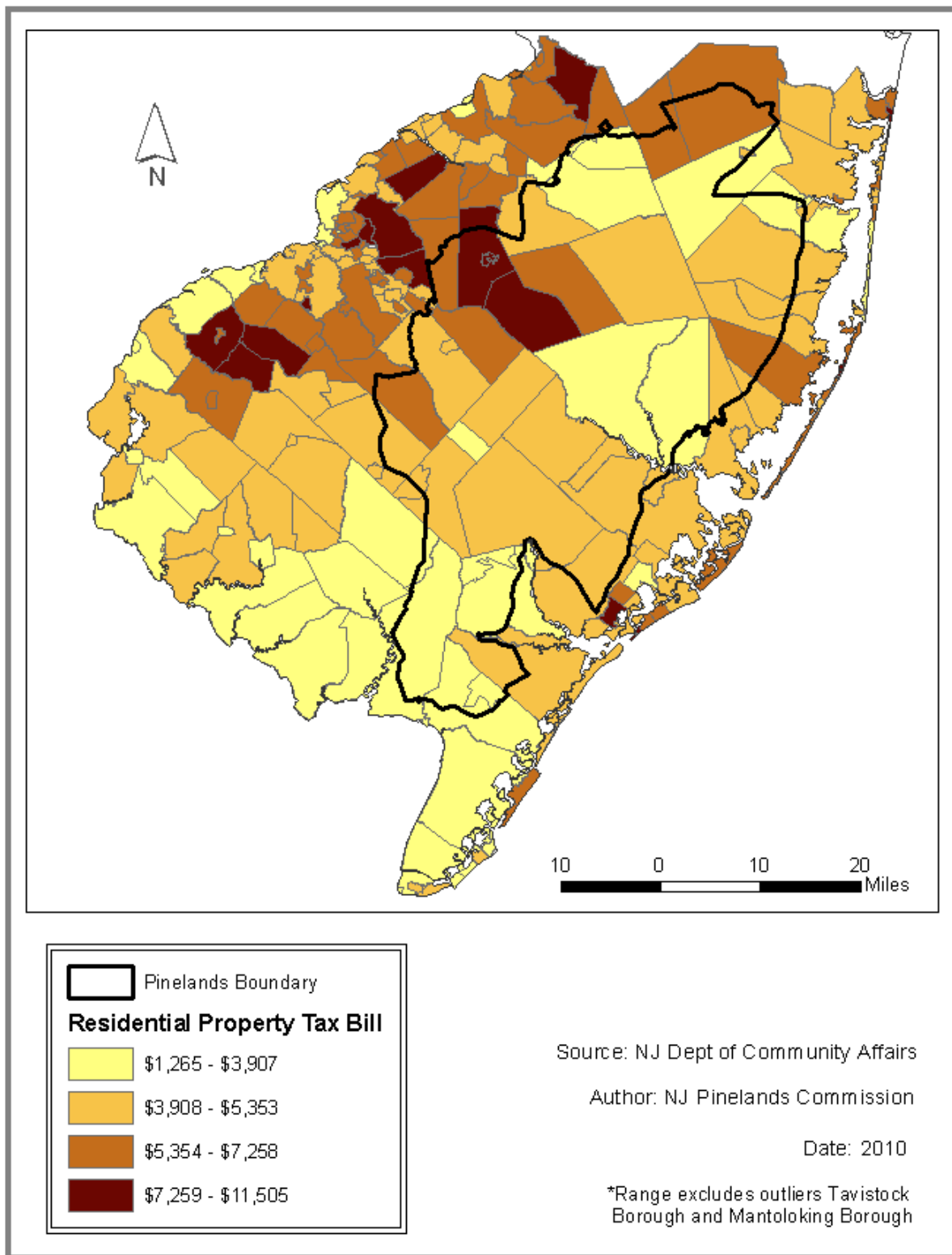
The rapidly growing second ring of suburbs surrounding the Philadelphia metropolitan area experienced the highest increases in average residential property taxes over the past 20 years. Smaller concentrations of increasing tax bills exist in Ocean County and along the shore. The southern, rural municipalities had the smallest increases in property taxes from 1988-2009.

From 2008 to 2009, 7 of the 47 Pinelands municipalities (15%) experienced real tax decreases (Table F1). In the remaining 155 municipalities that comprise the Non-Pinelands, 21 had real tax decreases from 2008 to 2009 (14%).

Table F1 Average Residential Property Tax Bill in the Pinelands

| Municipality | County | Avg. Property Tax Bill 2009 | Actual Change from 2008 | % Change from 2008 | South Jersey Rank 2009 |
|-------------------------------------|------------|-----------------------------------|----------------------------|-----------------------|---------------------------|
| Wrightstown Borough | Burlington | \$3,321 | \$1,376 | 70.7% | 189 |
| Monroe Township | Gloucester | \$6,113 | \$326 | 5.6% | 48 |
| Chesilhurst Borough | Camden | \$4,009 | \$318 | 8.6% | 152 |
| Weymouth Township | Atlantic | \$3,669 | \$269 | 7.9% | 171 |
| Hamilton Township | Atlantic | \$4,158 | \$232 | 5.9% | 141 |
| Mullica Township | Atlantic | \$4,406 | \$213 | 5.1% | 133 |
| Buena Vista Township | Atlantic | \$3,952 | \$210 | 5.6% | 159 |
| Waterford Township | Camden | \$5,694 | \$199 | 3.6% | 65 |
| Lakehurst Borough | Ocean | \$3,958 | \$197 | 5.2% | 158 |
| Beachwood Borough | Ocean | \$4,021 | \$188 | 4.9% | 150 |
| Plumsted Township | Ocean | \$5,389 | \$180 | 3.5% | 75 |
| South Toms River | Ocean | \$3,768 | \$176 | 4.9% | 167 |
| Ocean Township | Ocean | \$4,459 | \$168 | 3.9% | 131 |
| Egg Harbor Township | Atlantic | \$5,353 | \$167 | 3.2% | 78 |
| Estell Manor City | Atlantic | \$3,424 | \$145 | 4.4% | 183 |
| Port Republic City | Atlantic | \$4,931 | \$143 | 3.0% | 97 |
| Franklin Township | Gloucester | \$4,917 | \$135 | 2.8% | 98 |
| Berlin Township | Camden | \$4,838 | \$124 | 2.6% | 104 |
| Eagleswood Township | Ocean | \$4,943 | \$120 | 2.5% | 96 |
| Little Egg Harbor | Ocean | \$4,259 | \$114 | 2.8% | 139 |
| Folsom Borough | Atlantic | \$3,167 | \$109 | 3.6% | 194 |
| Stafford Township | Ocean | \$5,384 | \$109 | 2.1% | 76 |
| Berkeley Township | Ocean | \$3,655 | \$105 | 3.0% | 172 |
| Maurice River Township | Cumberland | \$3,451 | \$102 | 3.1% | 180 |
| Hammonton Township | Atlantic | \$4,536 | \$90 | 2.0% | 125 |
| Southampton Township | Burlington | \$4,900 | \$86 | 1.8% | 101 |
| Dennis Township | Cape May | \$2,635 | \$76 | 3.0% | 196 |
| Medford Lakes Borough | Burlington | \$7,806 | \$75 | 1.0% | 13 |
| Winslow Township | Camden | \$5,025 | \$73 | 1.5% | 91 |
| Shamong Township | Burlington | \$7,386 | \$67 | 0.9% | 19 |
| Woodbine Borough | Cape May | \$1,422 | \$65 | 4.8% | 201 |
| Medford Township | Burlington | \$8,694 | \$64 | 0.7% | 7 |
| Lacey Township | Ocean | \$4,501 | \$63 | 1.4% | 128 |
| Pemberton Township | Burlington | \$3,359 | \$63 | 1.9% | 188 |
| Egg Harbor City | Atlantic | \$4,960 | \$48 | 1.0% | 95 |
| Bass River Township | Burlington | \$3,817 | \$41 | 1.1% | 165 |
| Upper Township | Cape May | \$4,017 | \$40 | 1.0% | 151 |
| Tabernacle Township | Burlington | \$6,763 | \$12 | 0.2% | 26 |
| Jackson Township | Ocean | \$5,892 | \$7 | 0.1% | 55 |
| Barnegat Township | Ocean | \$5,107 | \$0 | 0.0% | 86 |
| Buena Borough | Atlantic | \$4,197 | -\$17 | -0.4% | 140 |
| Evesham Township | Burlington | \$6,602 | -\$33 | -0.5% | 31 |
| Galloway Township | Atlantic | \$4,268 | -\$45 | -1.1% | 138 |
| New Hanover Township | Burlington | \$3,897 | -\$52 | -1.3% | 161 |
| Manchester Township | Ocean | \$3,246 | -\$108 | -3.2% | 191 |
| Washington Township | Burlington | \$3,428 | -\$110 | -3.1% | 182 |
| Woodland Township | Burlington | \$4,531 | -\$134 | -2.9% | 126 |
| <i>"Outside Municipalities"</i> | | | | | |
| North Hanover | Burlington | \$5,914 | \$612 | 11.5% | 54 |
| Berlin Borough | Camden | \$6,081 | \$322 | 5.6% | 51 |
| Vineland City | Cumberland | \$3,829 | \$58 | 1.5% | 164 |
| Springfield Township | Burlington | \$7,082 | -\$15 | -0.2% | 22 |
| Corbin City | Atlantic | \$3,988 | -\$294 | -6.9% | 156 |

Figure F1 Average Residential Property Tax Bill in 2009*



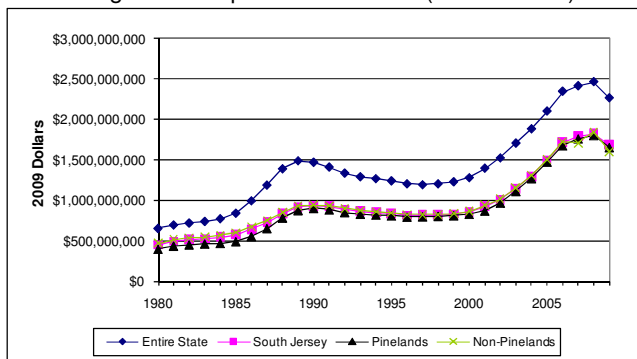
State Equalized Valuation

NJ Dept of Community Affairs, Div LGS 1980 - 1993

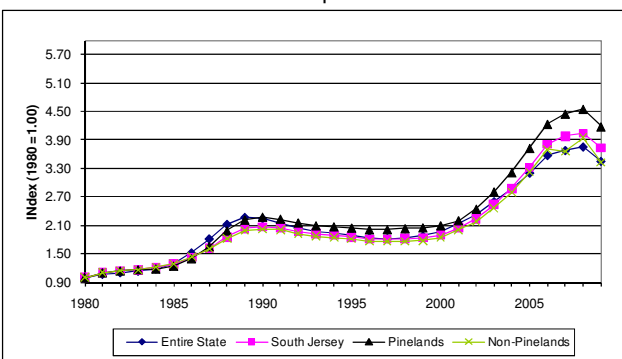
NJ Dept of Treasury, Division of Taxation 1994 – 2009

- In 2009, the average equalized property value decreased by more than 7% in all regions (Pinelands -8.2%, Non-Pinelands -13.3%, Statewide -8.1%).

Average State Equalized Valuation (2009 Dollars)



Index of State Equalized Valuation



Description: Equalized property value is the total assessed value of all property in a municipality adjusted for different municipal assessment biases in order to make values across New Jersey municipalities comparable to one another. It is useful as a measurement of the wealth of one municipality relative to other municipalities. Values are adjusted for inflation and shown in 2009 dollars.

Unit of Analysis: State equalized valuation data are compiled at the municipal level and aggregated to allow for inside/outside Pinelands, regional, and statewide analyses.

Summary of Previous Findings

Equalized property valuation in New Jersey rose throughout the 1980s, with most of the growth concentrated in the latter part of the decade. Average municipal valuation in the Pinelands tracked closely with average valuation outside the Pinelands. While average valuation in the Pinelands was lower than average valuation outside of the Pinelands over the monitoring period, the gap progressively narrowed. Conversely, while average valuation in Southern New Jersey remained lower than average valuation in the entire State, the differential did not diminish over the monitoring period. Following a peak in 1989, statewide average valuation experienced a steeper decline than average valuation throughout Southern New Jersey. From 1990 to 1997, average equalized valuation declined across all areas of the State. This trend reversed after 1997 as average equalized property valuations rose between 1998 and 2008 in all regions.

Update

After 11 consecutive years of increasing property values statewide, all regions experienced a decline in equalized property values in 2009. The decline in valuation for the average Non-Pinelands municipality was slightly more than in the Pinelands (-13.3% versus -8.2%). Statewide, equalized property values mirrored the 8.2% decrease in the Pinelands as the continued downturn in the real estate market finally began to show up as real decreases in total property values. The valuation for the average Pinelands municipality was \$1.65 billion in 2009, compared to an average of \$1.60 billion for the average Non-Pinelands municipality. This marks the second time in the program's entire monitoring period that the valuation for the average Pinelands municipality is greater than the average Non-Pinelands municipalities, with the first being in 2007.

More populated municipalities tend to have higher equalized values, as more structures and higher densities push up property values. Per capita equalized values can be used to make more equal comparisons by accounting for the relative wealth of inhabitants for particular jurisdictions. Total 2009 equalized values were divided by 2009 population estimates for each region. The results show that the state has a higher equalized value per capita than Southern New Jersey (\$147,109 versus \$140,785), while the Pinelands region has a much lower per capita value compared to the Non-Pinelands region (\$113,088 versus \$151,730). The Pinelands municipalities exhibit a great deal of variation, with per capita values ranging from a high of \$198,028 in Upper Township to a low of \$10,123 in New Hanover (Table F2).

Table F2 Equalized Value and Equalized Value Per Capita 2009

| Municipality | County | Pop Est 2009 | Equalized Value 2009* | Eq Value Per Capita* |
|---------------------------------|-------------------|---------------------|------------------------------|-----------------------------|
| Upper Twp | Cape May County | 11030 | \$2,184,000,000 | \$198,028 |
| Stafford Twp | Ocean County | 26818 | \$4,844,000,000 | \$180,627 |
| Dennis Twp | Cape May County | 5758 | \$969,000,000 | \$168,304 |
| Washington Twp | Burlington County | 649 | \$106,000,000 | \$162,650 |
| Lacey Twp | Ocean County | 26566 | \$4,247,000,000 | \$159,852 |
| Ocean Twp | Ocean County | 9121 | \$1,441,000,000 | \$157,943 |
| Eagleswood Twp | Ocean County | 1703 | \$264,000,000 | \$154,991 |
| Medford Twp | Burlington County | 22726 | \$3,269,000,000 | \$143,865 |
| Little Egg Harbor Twp | Ocean County | 20824 | \$2,877,000,000 | \$138,137 |
| Berkeley Twp | Ocean County | 42975 | \$5,900,000,000 | \$137,285 |
| Jackson Twp | Ocean County | 53191 | \$6,926,000,000 | \$130,218 |
| Evesham Twp | Burlington County | 45370 | \$5,644,000,000 | \$124,403 |
| Bass River Twp | Burlington County | 1541 | \$191,000,000 | \$124,075 |
| Egg Harbor Twp | Atlantic County | 40239 | \$4,753,000,000 | \$118,116 |
| Port Republic City | Atlantic County | 1216 | \$144,000,000 | \$118,099 |
| Woodland Twp | Burlington County | 1351 | \$159,000,000 | \$118,001 |
| Medford Lakes Boro | Burlington County | 4110 | \$483,000,000 | \$117,508 |
| Southampton Twp | Burlington County | 10865 | \$1,275,000,000 | \$117,332 |
| Plumsted Twp | Ocean County | 8292 | \$966,000,000 | \$116,475 |
| Hammonton Town | Atlantic County | 13433 | \$1,526,000,000 | \$113,622 |
| Shamong Twp | Burlington County | 6723 | \$758,000,000 | \$112,753 |
| Barneget Twp | Ocean County | 22643 | \$2,537,000,000 | \$112,025 |
| Estell Manor City | Atlantic County | 1724 | \$191,000,000 | \$110,704 |
| Tabernacle Twp | Burlington County | 7170 | \$792,000,000 | \$110,477 |
| Berlin Twp | Camden County | 5457 | \$589,000,000 | \$107,922 |
| Hamilton Twp | Atlantic County | 24326 | \$2,594,000,000 | \$106,625 |
| Manchester Twp | Ocean County | 41848 | \$4,298,000,000 | \$102,696 |
| Folsom Boro | Atlantic County | 1908 | \$188,000,000 | \$98,827 |
| Galloway Twp | Atlantic County | 36578 | \$3,615,000,000 | \$98,762 |
| Mullica Twp | Atlantic County | 6052 | \$590,000,000 | \$97,428 |
| Beachwood Boro | Ocean County | 10881 | \$1,009,000,000 | \$92,703 |
| Monroe Twp | Gloucester County | 33276 | \$2,896,000,000 | \$87,043 |
| Buena Vista Twp | Atlantic County | 7360 | \$637,000,000 | \$86,584 |
| Waterford Twp | Camden County | 10688 | \$905,000,000 | \$84,638 |
| Franklin Twp | Gloucester County | 17368 | \$1,463,000,000 | \$84,214 |
| Weymouth Twp | Atlantic County | 2254 | \$180,000,000 | \$79,891 |
| Buena Boro | Atlantic County | 3724 | \$296,000,000 | \$79,604 |
| Winslow Twp | Camden County | 39600 | \$3,024,000,000 | \$76,362 |
| South Toms River Boro | Ocean County | 3727 | \$279,000,000 | \$74,982 |
| Woodbine Boro | Cape May County | 2500 | \$180,000,000 | \$72,157 |
| Lakehurst Boro | Ocean County | 2719 | \$192,000,000 | \$70,513 |
| Wrightstown Boro | Burlington County | 735 | \$51,000,000 | \$69,477 |
| Egg Harbor City | Atlantic County | 4378 | \$299,000,000 | \$68,278 |
| Pemberton Twp | Burlington County | 27986 | \$1,636,000,000 | \$58,448 |
| Chesilhurst Boro | Camden County | 1936 | \$88,000,000 | \$45,421 |
| Maurice River Twp | Cumberland County | 8196 | \$365,000,000 | \$44,521 |
| New Hanover Twp | Burlington County | 9429 | \$95,000,000 | \$10,123 |
| <i>"Outside" Municipalities</i> | | | | |
| Springfield Twp | Burlington County | 3454 | \$460,000,000 | \$133,062 |
| Berlin Boro | Camden County | 7943 | \$783,000,000 | \$98,610 |
| Corbin City | Atlantic County | 531 | \$46,000,000 | \$86,429 |
| Vineland City | Cumberland County | 59195 | \$3,878,000,000 | \$65,511 |
| No Hanover Twp | Burlington County | 7368 | \$458,000,000 | \$62,198 |

* Values have been rounded. Shown in 2009 dollars.

Effective Tax Rate

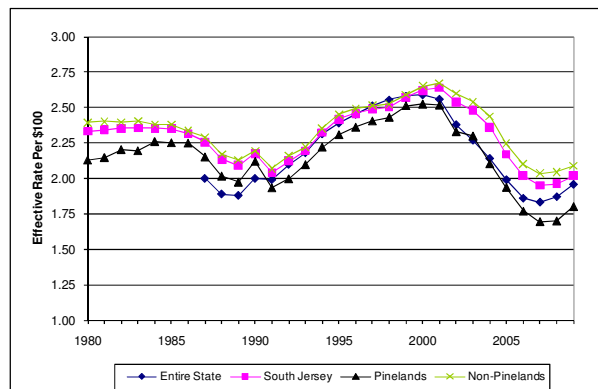
X Updated

NJ Dept of Treasury, Division of Taxation 1994 - 2001

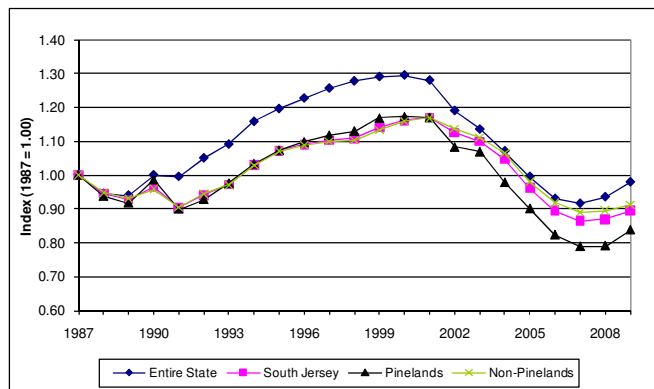
NJ Dept of Community Affairs, Div LGS 1980 - 93, 2002 - 09

- In 2009, effective tax rates increased across all regions and the Pinelands region continues the trend of having the lowest effective tax rate. (Pinelands 1.8, Non-Pinelands 2.09)

Effective Tax Rate (Per \$100 State Equalized Valuation)



Index of Effective Tax Rate



Description: The effective tax rate measures the ratio of taxes to property value. The effective tax rate is the rate at which the municipality taxes the (equalized) assessed value of property, and is equal to the general property tax adjusted by the municipality's equalization ratio as calculated by the NJ Dept of the Treasury, Division of Taxation.

Unit of Analysis: Average effective tax rate data are compiled at the municipal level and aggregated to allow for inside/outside Pinelands, regional, and statewide analyses.

Summary of Previous Findings

Effective tax rates in all regions remained steady or increased slightly in the early 1980s before beginning a period of decline in 1986. Although statewide data were not available until 1987, statewide effective tax rates were below rates outside of the Pinelands, but surpassed rates inside of the Pinelands in 1991. Effective tax rates have gradually increased in all regions since the early 1990s and surpassed earlier highs set in the 1980s. Pinelands' effective tax rates continue to remain lower than all other regions of New Jersey. Rates began falling in 2001 and began to slowly rise in 2008.

Update

In 2009, effective tax rates rose across all regions. Statewide, New Jersey posted an increase of 4.7% in effective tax rates, rising from 1.87 in 2008 to 1.95 in 2009. In Southern New Jersey, effective tax rates rose 2.1% in the Non-Pinelands (from 2.05 to 2.09) and rose 6.0% in the Pinelands (from 1.70 to 1.8). The small increase in effective tax rates is linked to a decrease in home sale prices and a corresponding decrease in equalized property valuation. A detailed explanation of how effective tax rates are computed and the synergy between home sales price, equalized value, and effective tax rates can be found in the 2003 Annual Report.

Studies have suggested that effective tax rates above 3.00 indicate municipal fiscal stress.¹⁵ Currently, no Pinelands municipalities have a rate higher than 3.00. By contrast, in the Non-Pinelands, 15 municipalities have effective tax rates above 3.00, which represents 10% of the Non-Pinelands municipalities. The majority of municipalities with rates above 3.00 are clustered in Camden County (Figure F3).

Figure F3 Effective Tax Rates 2009

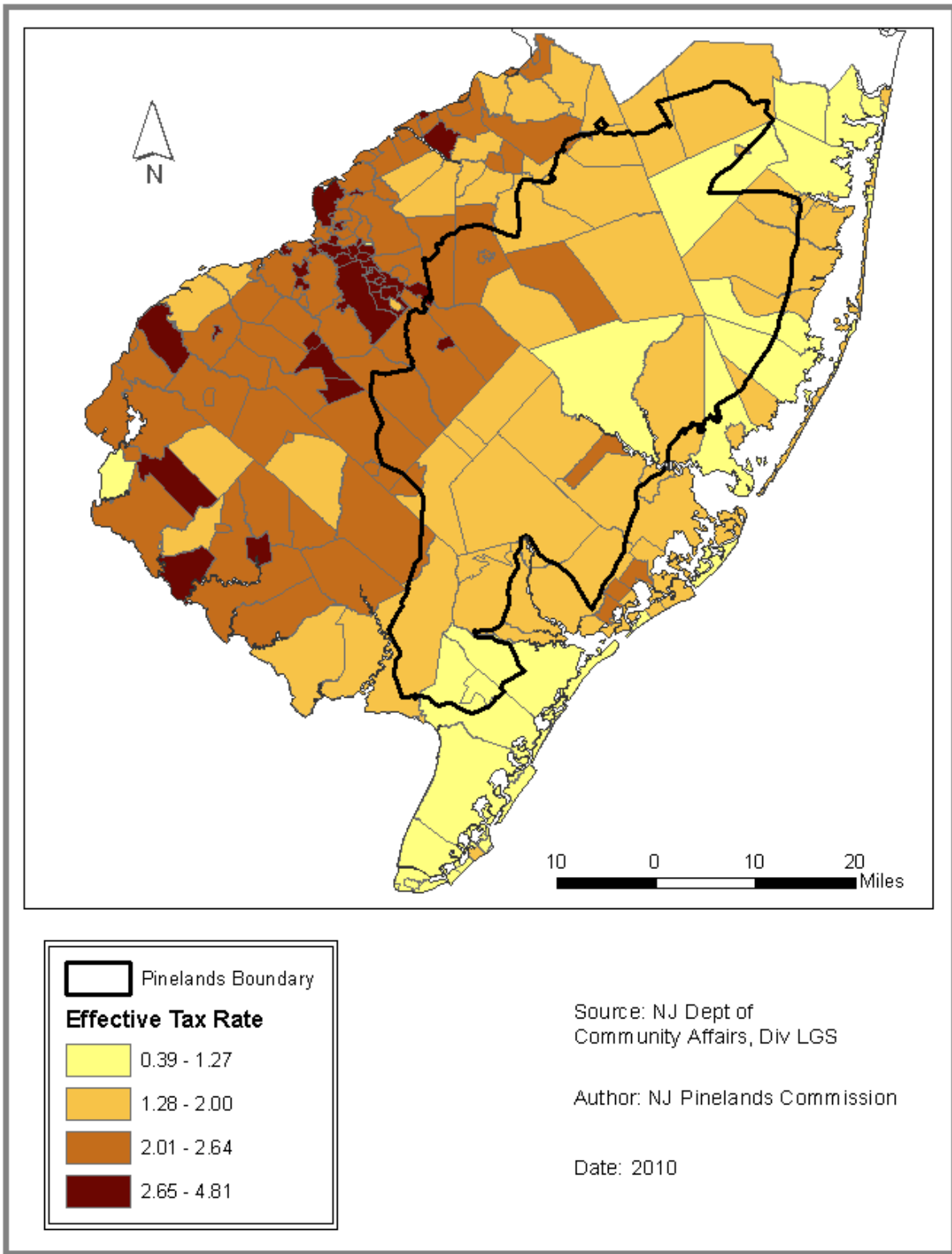


Table F3 Effective Tax Rates 2009

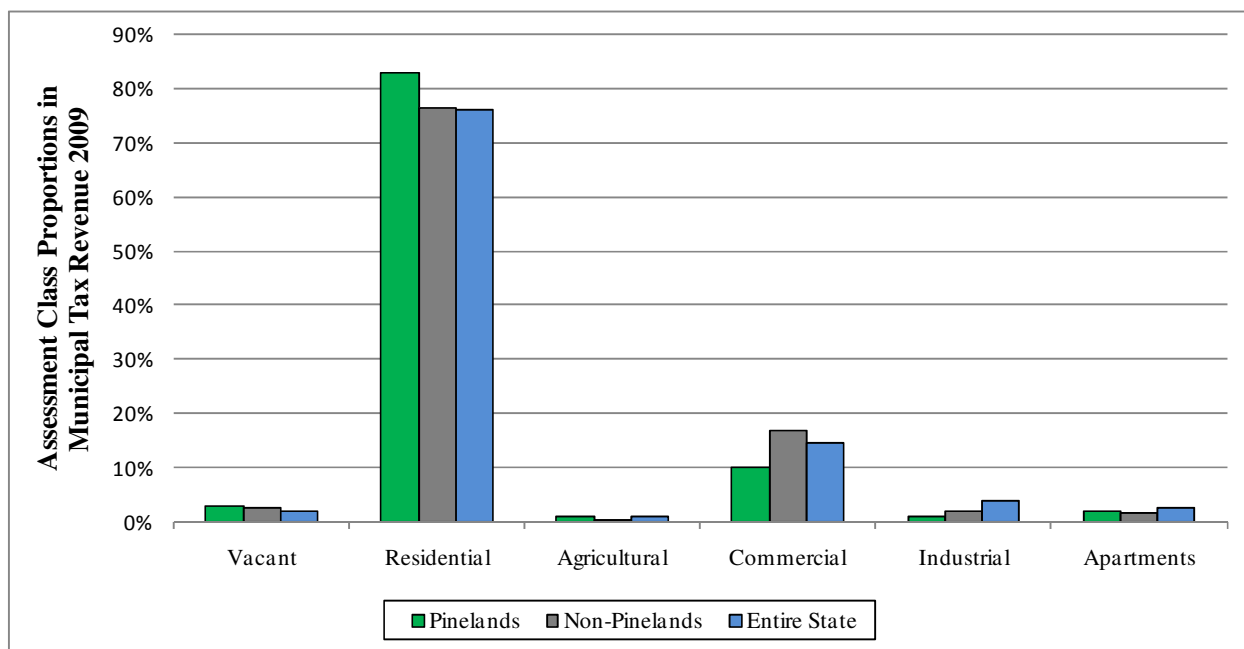
| Municipality | County | Effective Tax Rate | South Jersey Rank |
|---------------------------------|------------|--------------------|-------------------|
| Chesilhurst Borough | Camden | 2.78 | 28 |
| Berlin Township | Camden | 2.73 | 33 |
| Monroe Township | Gloucester | 2.56 | 43 |
| Egg Harbor City | Atlantic | 2.54 | 47 |
| Medford Lakes Borough | Burlington | 2.50 | 50 |
| Waterford Township | Camden | 2.50 | 52 |
| Winslow Township | Camden | 2.40 | 60 |
| Buena Borough | Atlantic | 2.27 | 77 |
| Medford Township | Burlington | 2.24 | 81 |
| Evesham Township | Burlington | 2.22 | 85 |
| Franklin Township | Gloucester | 2.18 | 88 |
| Wrightstown Borough | Burlington | 2.06 | 100 |
| Tabernacle Township | Burlington | 2.05 | 101 |
| Maurice River Township | Cumberland | 2.01 | 108 |
| Shamong Township | Burlington | 1.99 | 113 |
| Hamilton Township | Atlantic | 1.97 | 115 |
| Egg Harbor Township | Atlantic | 1.95 | 117 |
| Hammonton Township | Atlantic | 1.92 | 118 |
| Southampton Township | Burlington | 1.87 | 125 |
| Galloway Township | Atlantic | 1.84 | 127 |
| Buena Vista Township | Atlantic | 1.82 | 129 |
| Pemberton Township | Burlington | 1.81 | 130 |
| Mullica Township | Atlantic | 1.75 | 135 |
| Eagleswood Township | Ocean | 1.69 | 141 |
| South Toms River Borough | Ocean | 1.68 | 142 |
| Jackson Township | Ocean | 1.68 | 143 |
| Lakehurst Borough | Ocean | 1.68 | 144 |
| Woodland Township | Burlington | 1.66 | 145 |
| Weymouth Township | Atlantic | 1.63 | 146 |
| Port Republic City | Atlantic | 1.62 | 147 |
| Little Egg Harbor Township | Ocean | 1.58 | 150 |
| Stafford Township | Ocean | 1.56 | 152 |
| Manchester Township | Ocean | 1.51 | 153 |
| Beachwood Borough | Ocean | 1.51 | 154 |
| Plumsted Township | Ocean | 1.50 | 155 |
| Berkeley Township | Ocean | 1.46 | 157 |
| New Hanover Township | Burlington | 1.45 | 158 |
| Lacey Township | Ocean | 1.42 | 161 |
| Estell Manor City | Atlantic | 1.41 | 163 |
| Ocean Township | Ocean | 1.39 | 164 |
| Folsom Borough | Atlantic | 1.36 | 166 |
| Bass River Township | Burlington | 1.34 | 168 |
| Washington Township | Burlington | 1.21 | 173 |
| Upper Township | Cape May | 1.19 | 175 |
| Dennis Township | Cape May | 1.17 | 176 |
| Woodbine Borough | Cape May | 1.15 | 178 |
| Barnegat | Ocean | 0.72 | 190 |
| <i>"Outside" Municipalities</i> | | | |
| Berlin Borough | Camden | 2.33 | 69 |
| Vineland City | Cumberland | 2.11 | 99 |
| Springfield Township | Burlington | 2.05 | 102 |
| Corbin City | Atlantic | 1.84 | 126 |
| North Hanover Township | Burlington | 1.58 | 151 |

Assessment Class Proportions in Municipal Tax Revenues



NJ Dept of Community Affairs, Div LGS 1980 – 1994,
2002 - 2009

- The vacant land category in the Pinelands has declined 6.7% from 1989 to 2009. Over the same period, the residential category has increased 12.3%.



Description: The relative contribution of the different assessment classes (e.g., commercial, residential, and vacant land) to the tax revenue of each municipality measures the reliance of the municipality on different types of land uses for tax revenues.

Unit of Analysis: Data for assessment class proportions are compiled at the municipal level and aggregated to allow for inside/outside Pinelands, regional, and statewide analyses.

Summary of Previous Findings

The Department of Community Affairs once again began compiling this data in 2004. Because a complete time series is still unavailable, this section examines changes in assessment class proportions using ten-year intervals of 1989, 1999, and 2009. Since land use changes of any magnitude evolve rather slowly, it is appropriate to look at changes over such larger periods as opposed to annual reviews.

Update

The Pinelands has a slightly higher percentage of assessed property in the vacant and residential categories than the Non-Pinelands, and has generally had lower percentages in the remaining categories compared to the Non-Pinelands, particularly in the industrial and apartment categories. The predominant trend in the Pinelands is the decrease in the vacant assessment category as a percentage of total assessment and an increase in the residential category. Vacant land comprised 10.1% of total Pinelands assessed value in 1989, but dropped to 5.1% in 1999 and declined even further to 3.3% in 2009. Possible explanations include the development of vacant land, an increase in the value of developed land at a higher rate than that of vacant land, and/or a decrease in the value of vacant land. Meanwhile, the percent total of residential land increased from 70.7% in 1989, to 79.6% in 1999, to

83.0% in 2009. The percentage of assessment in apartments and commercial land has remained relatively steady between 1989 and 2009, while the percentage of industrial and agricultural assessed value has decreased.

As of 2009, the Pinelands municipalities of Medford Lakes Borough, Beachwood Borough, Tabernacle Township, Ocean Township, Berkeley Township, Shamong Township, and Port Republic City have the highest percentage of assessed value in the residential category (above 90%) in the Pinelands. Wrightstown Borough and Berlin Township have the lowest percentage of assessed value in the residential category (below 60%).

Table F4a Assessment Class Proportions in Municipal Valuations

| | 1989 | 1999 | 2009 | Change from 1989- 2009 |
|----------------------|--------|--------|-------|---------------------------|
| Pinelands | | | | |
| Vacant | 10.10% | 5.10% | 3.3% | -6.79% |
| Residential | 70.70% | 79.60% | 83.0% | 12.30% |
| Agricultural | 3.30% | 1.30% | 0.9% | -2.40% |
| Commercial | 10.60% | 10.80% | 9.8% | -0.81% |
| Industrial | 2.10% | 1.30% | 1.0% | -1.10% |
| Apartments | 2.00% | 2.00% | 1.9% | -0.10% |
| Non-Pinelands | | | | |
| Vacant | 4.10% | 2.70% | 2.7% | -1.40% |
| Residential | 69.00% | 72.40% | 76.5% | 7.50% |
| Agricultural | 4.30% | 0.70% | 0.5% | -3.80% |
| Commercial | 14.00% | 18.70% | 17% | 3.00% |
| Industrial | 4.60% | 3.20% | 2% | -2.60% |
| Apartments | 3.20% | 2.20% | 1.6% | -1.60% |
| State | | | | |
| Vacant | 4.00% | 2.70% | 2.0% | -1.96% |
| Residential | 66.80% | 72.30% | 76.0% | 9.22% |
| Agricultural | 1.10% | 0.90% | 1.0% | -0.06% |
| Commercial | 15.90% | 15.40% | 14.6% | -1.34% |
| Industrial | 8.40% | 5.90% | 3.8% | -4.56% |
| Apartments | 3.90% | 2.90% | 2.7% | -1.18% |

Table F4b Assessment Class Proportions for Pinelands Municipalities - 2009

| Municipality | County | Vacant | Residential | Agricultural | Commercial | Industrial | Apartments |
|----------------------------|------------|--------|-------------|--------------|------------|------------|------------|
| Medford Lakes Borough | Burlington | 0.2% | 97.9% | 0.0% | 1.9% | 0.0% | 0.0% |
| Ocean Township | Ocean | 1.4% | 96.4% | 0.0% | 1.8% | 0.0% | 0.5% |
| Beachwood Borough | Ocean | 1.9% | 94.7% | 0.0% | 3.3% | 0.0% | 0.2% |
| Tabernacle Township | Burlington | 1.3% | 93.0% | 2.7% | 2.9% | 0.1% | 0.0% |
| Shamong Township | Burlington | 1.2% | 92.6% | 3.9% | 2.0% | 0.3% | 0.0% |
| Berkeley Township | Ocean | 1.7% | 92.2% | 0.0% | 4.8% | 0.4% | 0.9% |
| Port Republic City | Atlantic | 3.0% | 92.1% | 1.6% | 3.3% | 0.0% | 0.0% |
| Little Egg Harbor Township | Ocean | 4.7% | 89.7% | 0.1% | 5.4% | 0.0% | 0.1% |
| Winslow Township | Camden | 2.2% | 87.1% | 1.7% | 6.1% | 1.2% | 1.8% |
| Pemberton Township | Burlington | 2.0% | 87.0% | 2.0% | 6.3% | 0.5% | 2.1% |
| Medford Township | Burlington | 1.0% | 87.0% | 1.3% | 8.4% | 0.5% | 1.7% |
| Barneget Township | Ocean | 5.5% | 86.9% | 0.1% | 5.7% | 0.2% | 1.5% |
| Waterford Township | Camden | 2.3% | 86.6% | 2.9% | 7.4% | 0.3% | 0.5% |
| Stafford Township | Ocean | 3.3% | 86.1% | 0.0% | 10.4% | 0.0% | 0.1% |
| Mullica Township | Atlantic | 4.8% | 85.8% | 3.0% | 5.2% | 0.9% | 0.2% |
| Jackson Township | Ocean | 3.7% | 85.3% | 0.4% | 8.5% | 0.7% | 1.4% |
| Plumsted Township | Ocean | 2.8% | 85.1% | 5.0% | 5.8% | 0.8% | 0.4% |
| Chesilhurst Borough | Camden | 8.4% | 85.0% | 0.0% | 5.2% | 0.9% | 0.5% |
| Upper Township | Cape May | 4.4% | 85.0% | 0.6% | 8.8% | 1.1% | 0.1% |
| Southampton Township | Burlington | 1.5% | 84.7% | 6.3% | 6.7% | 0.8% | 0.0% |
| Franklin Township | Gloucester | 3.1% | 84.2% | 4.8% | 7.7% | 0.0% | 0.2% |
| Lacey Township | Ocean | 3.4% | 84.1% | 0.1% | 7.1% | 5.2% | 0.1% |
| Monroe Township | Gloucester | 3.1% | 83.9% | 1.1% | 10.3% | 0.5% | 1.2% |
| Estell Manor City | Atlantic | 7.6% | 83.7% | 3.9% | 2.9% | 1.3% | 0.6% |
| South Toms River Borough | Ocean | 2.1% | 83.7% | 0.0% | 14.0% | 0.1% | 0.0% |
| Lakehurst Borough | Ocean | 1.8% | 82.6% | 0.0% | 15.3% | 0.0% | 0.3% |
| Weymouth Township | Atlantic | 5.6% | 82.6% | 0.2% | 10.0% | 0.2% | 1.5% |
| Galloway Township | Atlantic | 3.8% | 81.0% | 0.9% | 11.8% | 0.5% | 1.9% |
| Maurice River Township | Cumberland | 4.8% | 79.1% | 3.5% | 5.6% | 6.7% | 0.3% |
| Buena Vista Township | Atlantic | 5.9% | 78.9% | 5.1% | 7.8% | 2.2% | 0.0% |
| Egg Harbor City | Atlantic | 2.3% | 78.6% | 0.0% | 14.2% | 2.7% | 2.3% |
| Dennis Township | Cape May | 6.0% | 77.7% | 1.6% | 14.7% | 0.0% | 0.0% |
| Evesham Township | Burlington | 0.7% | 77.3% | 0.3% | 15.7% | 0.9% | 5.2% |
| Egg Harbor Township | Atlantic | 4.9% | 77.0% | 0.2% | 16.5% | 1.1% | 0.3% |
| Buena Borough | Atlantic | 3.3% | 75.5% | 6.6% | 9.9% | 1.8% | 2.9% |
| Woodland Township | Burlington | 5.4% | 75.0% | 10.7% | 3.3% | 5.5% | 0.0% |
| Bass River Township | Burlington | 5.9% | 74.4% | 3.4% | 16.2% | 0.0% | 0.0% |
| Folsom Borough | Atlantic | 4.2% | 74.3% | 1.8% | 8.1% | 11.6% | 0.0% |
| Manchester Township | Ocean | 5.2% | 74.3% | 0.1% | 9.0% | 0.7% | 10.7% |
| Washington Township | Burlington | 3.5% | 74.2% | 8.3% | 12.1% | 1.9% | 0.0% |
| Woodbine Borough | Cape May | 4.7% | 73.9% | 2.5% | 13.4% | 2.7% | 2.8% |
| Eagleswood Township | Ocean | 13.3% | 73.2% | 0.1% | 11.8% | 1.4% | 0.2% |
| Hammonton Town | Atlantic | 2.2% | 73.1% | 3.5% | 17.9% | 2.4% | 0.9% |
| New Hanover Township | Burlington | 3.2% | 68.6% | 7.3% | 20.7% | 0.1% | 0.0% |
| Hamilton Township | Atlantic | 5.2% | 67.1% | 0.7% | 21.5% | 1.2% | 4.3% |
| Berlin Township | Camden | 3.3% | 51.5% | 0.1% | 34.3% | 9.7% | 1.2% |
| Wrightstown Borough | Burlington | 3.6% | 48.6% | 0.0% | 34.8% | 0.9% | 12.0% |
| "Outside" Munis | | | | | | | |
| Corbin City | Atlantic | 5.4% | 83.5% | 1.0% | 10.1% | 0.0% | 0.0% |
| Berlin Borough | Camden | 2.4% | 81.2% | 0.1% | 14.0% | 1.6% | 0.7% |
| Springfield Township | Burlington | 1.7% | 72.8% | 14.8% | 10.8% | 0.0% | 0.0% |
| North Hanover Township | Burlington | 1.9% | 72.3% | 10.3% | 12.5% | 0.0% | 3.0% |
| Vineland City | Cumberland | 1.5% | 70.0% | 1.9% | 17.9% | 6.3% | 2.4% |

Local Municipal Purpose Revenues

NJ Dept of Community Affairs, Div LGS 1998 - 2009
Individual SJ County Tax Divisions 1995 - 1997

X Updated

- In 2009, municipal budgets decreased at a 5% rate in the Pinelands and Non-Pinelands region. Total municipal state aid decreased 4% in the Pinelands while falling by 6% in the Non-Pinelands.

| | Local Municipal Budget* | Budget Per Capita | Population Estimate | State Aid | State Aid Per Capita |
|--------------------|-------------------------|-------------------|---------------------|---------------|----------------------|
| Pinelands 1999 | \$468,826,747 | \$768 | 610,785 | \$127,238,705 | \$208 |
| Pinelands 2009 | \$566,075,873 | \$822 | 688,964 | \$102,487,815 | \$149 |
| Change | 21% | 7% | 13% | -19% | -28% |
| Non-Pinelands 1999 | \$1,852,750,703 | \$1,130 | 1,639,053 | \$362,963,502 | \$221 |
| Non-Pinelands 2009 | \$2,180,454,474 | \$1,260 | 1,730,511 | \$273,262,714 | \$158 |
| Change | 18% | 12% | 6% | -25% | -29% |

* = Local Municipal Purposes + Total of Miscellaneous Revenues. Does not include school budget.

Description: Per capita revenues provide insight into the level or amount of service a municipality can provide. Money budgeted for local municipal purposes is used for maintaining all services within a municipality other than schools or infrastructure maintained by the county or state (such as roads). Local municipal purpose monies are raised largely through property taxes. Miscellaneous revenues have been added to local purpose monies and include: surplus revenues apportioned, receipts from delinquent taxes and liens, and other miscellaneous revenues anticipated such as user or license fees. Per capita rates were calculated by using: intercensal estimates from 1995 to 1999, the 2000 Census, and municipal estimates for 2001 to 2009.

Unit of Analysis: Municipal level data are aggregated to allow for inside/outside Pinelands analysis. Aggregates are sums, not averages.

Summary of Previous Findings

As a whole, the local municipal budgets of Pinelands municipalities increased faster than the Non-Pinelands from 1995 to 2006. The average Pinelands municipal budget increased by 26% during this period, compared to 18% for the Non-Pinelands. Within the local budget, monies raised through local municipal purposes increased substantially (by 71% in the Pinelands and 32% in the Non-Pinelands). Monies raised through miscellaneous revenues increased slightly in the Pinelands (+4%) while the Non-Pinelands enjoyed an increase of 6% during the same time frame.

While municipal revenues increased both inside and outside the Pinelands from 1995 to 2006, the amount of revenue collected per person has risen only modestly. As a whole, the Pinelands municipalities collected \$740 in municipal revenues per capita in 1995 and \$799 per capita in 2006, an increase of 8.0%. The Non-Pinelands municipalities collected \$1,082 per capita in 1995 versus \$1,189 in 2006, an increase of 9.8%. The increase in revenues corresponds with population increases. As the population increases, the ability and need to raise additional revenues increases. Per capita revenues have remained rather constant, as additional citizens require additional services, which require additional expenditures. It is interesting to note that the increase in per capita revenues has not been consistent over time. Per capita revenues declined slightly in both the Pinelands and Non-Pinelands from 1995 through 2001. Per Capita revenues did not surpass 1995 levels until 2002 in the Non-Pinelands and 2003 in the Pinelands (Table F5a).

From 1995-2006, the Pinelands municipalities collected approximately \$360 less per person annually compared to the Non-Pinelands. This difference is due to the fact that the Pinelands has lower tax rates than the Non-Pinelands (see sections F1 through F3) and because Pinelands municipalities tend to offer less in terms of municipal services. For example, the percentage of Pinelands municipalities that have no local police force is about twice that of Non-Pinelands municipalities (30% in the Pines vs. 15% in the Non-Pines).

Municipalities also rely on the state for aid to supplement local revenues. The earliest year available for state aid figures (in digital format) was 1999. From 1999-2006, state aid decreased by 9% to Pinelands municipalities and by 8% to Non-Pinelands municipalities. Per capita rates decreased by 19% in the Pines and 13% in the Non-Pines. While there is quite a gulf between Pinelands and Non-Pinelands municipalities in terms of municipal revenues per capita, the difference between the regions is much smaller in relation to the amount of state aid per capita. The Non-Pinelands region received 17% more in aid per capita than did the Pinelands area in 2006.

There has been a large degree of variation among the Pinelands municipalities in terms of local municipal revenues and state aid. Between 1995 and 2006, municipal revenues ranged from a high of approximately \$2,800 to a low of \$220 in the Pinelands. Similarly, state aid figures in the Pinelands have ranged from a high of approximately \$700 to a low of \$80 annually during the period.

When per capita revenues and per capita state aid are viewed as averages (average per capita figures for all municipalities within a region, as opposed to a per capita figure for the entire region), different patterns emerge. When compared as regions (using aggregates illustrated in Table F5a), the Pinelands has had lower per capita revenue and received slightly less state aid per capita than the Non-Pinelands. When municipal averages for each of the aggregates are compared, the Pinelands has had substantially lower per capita revenue and received more state aid per capita compared to the Non-Pinelands over the period 1995-2006.

Update

The total municipal budgets for the Non-Pinelands and Pinelands municipalities both decreased by 5% in 2009. This is trailing an approximately 20% increase in total municipal budgets for Non-Pinelands and Pinelands municipalities the previous year. When examined on a per capita basis, the Non-Pinelands municipal budgets are 53% higher than those in the Pinelands (\$1,260 in the Non-Pinelands versus \$822 in the Pinelands).

Total municipal state aid decreased 4% in the Pinelands while falling by 6% in the Non-Pinelands in 2009. Since 2000, municipal budgets in the Pinelands have increased by 20% while budgets in the Non-Pinelands have increased by 17%. Over the same period, state aid has been cut by 17% for the Pinelands municipalities and by 23% for the Non-Pinelands municipalities. (Table F5a)

Among Pinelands municipalities, there were six who have budgets per capita over \$1,500: Woodland Township, Woodbine Township, Egg Harbor City, Chesilhurst Borough, Washington Township, and Wrightstown Borough. In contrast, five Pinelands municipalities have budgets per capita less than \$500: New Hanover Township, Shamong Township, Plumsted Township, Maurice River Township, and Tabernacle Township. (Table F5b)

Table F5a Local Municipal Purpose Revenues and State Aid for Pinelands and Non-Pinelands Regions (2009\$)

| Region | Year | Local Municipal Purposes | Misc Revenues | Total Municipal Budget | Budget Per Capita | Population Estimate | State Aid | Aid Per Capita |
|----------|------|--------------------------|--------------------|------------------------|-------------------|---------------------|------------------|----------------|
| Pines | 1995 | \$154,481,522.44 | \$300,996,082.75 | \$455,477,606.28 | \$780 | 584,232 | | |
| Pines | 1996 | \$159,328,302.42 | \$298,483,938.59 | \$457,812,242.11 | \$774 | 591,420 | | |
| Pines | 1997 | \$164,368,803.36 | \$298,272,623.50 | \$462,641,426.86 | \$774 | 597,454 | | |
| Pines | 1998 | \$170,089,573.28 | \$297,459,651.23 | \$467,549,225.61 | \$773 | 604,928 | | |
| Pines | 1999 | \$177,901,001.65 | \$290,925,745.54 | \$468,826,747.19 | \$768 | 610,785 | \$127,238,705.68 | \$208 |
| Pines | 2000 | \$181,336,767.80 | \$288,969,079.71 | \$470,305,845.31 | \$764 | 615,984 | \$123,899,637.06 | \$201 |
| Pines | 2001 | \$194,937,151.33 | \$295,312,368.71 | \$490,249,518.94 | \$777 | 630,550 | \$127,234,402.06 | \$202 |
| Pines | 2002 | \$203,283,835.85 | \$299,127,954.91 | \$502,411,790.76 | \$780 | 643,787 | \$119,877,300.54 | \$186 |
| Pines | 2003 | \$216,510,479.47 | \$294,613,688.10 | \$511,124,166.48 | \$777 | 657,971 | \$123,976,009.27 | \$188 |
| Pines | 2004 | \$230,841,804.28 | \$295,352,186.50 | \$526,193,990.78 | \$785 | 670,666 | \$118,189,915.87 | \$176 |
| Pines | 2005 | \$244,273,376.70 | \$308,216,243.19 | \$552,489,617.69 | \$817 | 675,977 | \$119,510,312.33 | \$177 |
| Pines | 2006 | \$256,998,210.35 | \$303,926,031.90 | \$560,924,242.25 | \$830 | 675,977 | \$112,905,659.03 | \$167 |
| Pines | 2007 | \$281,057,291.41 | \$212,740,412.16 | \$493,797,702.54 | \$723 | 683,374 | \$114,761,739.56 | \$168 |
| Pines | 2008 | \$299,925,606.00 | \$297,543,227.15 | \$597,468,833.15 | \$874 | 683,374 | \$107,203,075.13 | \$157 |
| Pines | 2009 | \$296,028,669.00 | \$270,047,204.00 | \$566,075,873.00 | \$822 | 688,964 | \$102,487,815.00 | \$149 |
| NonPines | 1995 | \$831,837,358.55 | \$993,969,564.51 | \$1,825,806,921.96 | \$1,140 | 1,601,776 | | |
| NonPines | 1996 | \$832,339,676.99 | \$982,426,045.83 | \$1,814,765,722.82 | \$1,125 | 1,612,610 | | |
| NonPines | 1997 | \$834,274,800.59 | \$986,008,076.82 | \$1,820,282,877.41 | \$1,122 | 1,622,388 | | |
| NonPines | 1998 | \$847,500,057.22 | \$1,009,245,568.53 | \$1,856,745,625.75 | \$1,139 | 1,630,733 | | |
| NonPines | 1999 | \$865,100,617.26 | \$987,650,086.96 | \$1,852,750,703.12 | \$1,130 | 1,639,053 | \$362,963,502.00 | \$221 |
| NonPines | 2000 | \$864,259,381.78 | \$996,163,905.91 | \$1,860,423,287.70 | \$1,129 | 1,647,532 | \$355,341,370.26 | \$216 |
| NonPines | 2001 | \$859,947,191.89 | \$995,120,924.92 | \$1,855,068,116.80 | \$1,117 | 1,660,123 | \$358,644,914.83 | \$216 |
| NonPines | 2002 | \$908,223,153.75 | \$1,014,935,457.09 | \$1,923,158,611.94 | \$1,146 | 1,678,078 | \$359,355,419.96 | \$214 |
| NonPines | 2003 | \$945,729,807.02 | \$1,008,457,128.64 | \$1,954,186,935.66 | \$1,154 | 1,692,777 | \$347,538,101.43 | \$205 |
| NonPines | 2004 | \$986,736,740.10 | \$1,060,615,028.35 | \$2,047,351,767.36 | \$1,200 | 1,706,338 | \$343,718,780.01 | \$201 |
| NonPines | 2005 | \$1,046,706,683.78 | \$1,103,857,152.09 | \$2,150,563,836.97 | \$1,256 | 1,711,841 | \$340,536,108.73 | \$199 |
| NonPines | 2006 | \$1,074,136,052.18 | \$1,027,164,757.26 | \$2,101,300,809.44 | \$1,226 | 1,714,539 | \$324,149,130.32 | \$189 |
| NonPines | 2007 | \$1,146,154,922.99 | \$770,756,857.98 | \$1,916,911,779.94 | \$1,116 | 1,717,084 | \$327,182,112.59 | \$191 |
| NonPines | 2008 | \$1,226,306,640.66 | \$1,072,302,743.00 | \$2,298,609,383.66 | \$1,339 | 1,717,084 | \$289,477,525.63 | \$169 |
| NonPines | 2009 | \$1,250,588,988.00 | \$929,865,486.00 | \$2,180,454,474.00 | \$1,260 | 1,730,511 | \$273,262,714.00 | \$158 |

Table F5b Local Municipal Purpose Revenues and State Aid for Pinelands Municipalities in 2009

| Municipality | County | Pop Est 2009 | Municipal Budget* | State Aid | Budget Per Capita | Aid Per Capita |
|---------------------------------|---------------|---------------------|--------------------------|------------------|--------------------------|-----------------------|
| Wrightstown Borough | Burlington | 735 | \$2,056,937 | \$489,060 | \$2,799 | \$665 |
| Washington Township | Burlington | 649 | \$1,462,931 | \$1,267,597 | \$2,254 | \$1,953 |
| Chesilhurst Borough | Camden | 1,936 | \$3,183,577 | \$804,871 | \$1,644 | \$416 |
| Egg Harbor City | Atlantic | 4,378 | \$6,965,935 | \$553,538 | \$1,591 | \$126 |
| Woodbine Borough | Cape May | 2,500 | \$3,958,502 | \$377,890 | \$1,583 | \$151 |
| Woodland Township | Burlington | 1,351 | \$2,039,084 | \$1,376,813 | \$1,509 | \$1,019 |
| Lakehurst Borough | Ocean | 2,719 | \$3,873,348 | \$353,270 | \$1,425 | \$130 |
| Berlin Township | Camden | 5,457 | \$7,691,852 | \$1,554,441 | \$1,410 | \$285 |
| Stafford Township | Ocean | 26,818 | \$37,722,647 | \$3,405,915 | \$1,407 | \$127 |
| Medford Lakes Borough | Burlington | 4,110 | \$4,820,492 | \$373,383 | \$1,173 | \$91 |
| Eagleswood Township | Ocean | 1,703 | \$1,902,450 | \$268,321 | \$1,117 | \$158 |
| Upper Township | Cape May | 11,030 | \$11,803,698 | \$6,771,173 | \$1,070 | \$614 |
| Estell Manor City | Atlantic | 1,724 | \$1,840,016 | \$473,988 | \$1,067 | \$275 |
| Hamilton Township | Atlantic | 24,326 | \$25,475,510 | \$3,784,876 | \$1,047 | \$156 |
| Ocean Township | Ocean | 9,121 | \$9,458,521 | \$793,308 | \$1,037 | \$86.98 |
| Medford Township | Burlington | 22,726 | \$23,390,100 | \$2,637,430 | \$1,029 | \$116 |
| Monroe Township | Gloucester | 33,276 | \$34,003,037 | \$5,407,080 | \$1,022 | \$162 |
| Little Egg Harbor Township | Ocean | 20,824 | \$20,374,296 | \$1,862,506 | \$978 | \$89 |
| Lacey Township | Ocean | 26,566 | \$25,758,626 | \$12,295,373 | \$970 | \$463 |
| Waterford Township | Camden | 10,688 | \$10,190,434 | \$1,732,261 | \$953 | \$162 |
| South Toms River Borough | Ocean | 3,727 | \$3,535,129 | \$395,786 | \$949 | \$106 |
| Buena Borough | Atlantic | 3,724 | \$3,466,161 | \$540,569 | \$931 | \$145 |
| Bass River Township | Burlington | 1,541 | \$1,429,500 | \$394,683 | \$928 | \$256 |
| Mullica Township | Atlantic | 6,052 | \$5,547,004 | \$655,012 | \$917 | \$108 |
| Hammonton Town | Atlantic | 13,433 | \$12,226,759 | \$1,649,628 | \$910 | \$123 |
| Berkeley Township | Ocean | 42,975 | \$38,016,579 | \$5,576,090 | \$885 | \$130 |
| Dennis Township | Cape May | 5,758 | \$4,992,382 | \$1,939,277 | \$867 | \$337 |
| Barneget Township | Ocean | 22,643 | \$19,480,131 | \$460,316 | \$860 | \$20 |
| Pemberton Township | Burlington | 27,986 | \$24,033,500 | \$3,605,825 | \$859 | \$129 |
| Port Republic City | Atlantic | 1,216 | \$1,034,388 | \$220,602 | \$851 | \$181 |
| Egg Harbor Township | Atlantic | 40,239 | \$33,352,115 | \$6,965,260 | \$829 | \$173 |
| Beachwood Borough | Ocean | 10,881 | \$8,945,093 | \$857,772 | \$822 | \$79 |
| Jackson Township | Ocean | 53,191 | \$40,575,652 | \$4,415,616 | \$763 | \$83 |
| Winslow Township | Camden | 39,600 | \$28,516,605 | \$7,849,598 | \$720 | \$198 |
| Evesham Township | Burlington | 45,370 | \$32,473,792 | \$4,149,298 | \$716 | \$91 |
| Manchester Township | Ocean | 41,848 | \$29,476,331 | \$4,191,101 | \$704 | \$100 |
| Galloway Township | Atlantic | 36,578 | \$23,835,926 | \$3,465,784 | \$652 | \$95 |
| Franklin Township | Gloucester | 17,368 | \$11,184,458 | \$1,879,749 | \$644 | \$108 |
| Folsom Borough | Atlantic | 1,908 | \$1,228,447 | \$241,530 | \$644 | \$127 |
| Weymouth Township | Atlantic | 2,254 | \$1,443,368 | \$367,172 | \$640 | \$163 |
| Southampton Township | Burlington | 10,865 | \$6,763,551 | \$1,618,089 | \$623 | \$149 |
| Buena Vista Township | Atlantic | 7,360 | \$4,220,467 | \$932,747 | \$573 | \$127 |
| Tabernacle Township | Burlington | 7,170 | \$3,421,419 | \$868,915 | \$477 | \$121 |
| Maurice River Township | Cumberland | 8,196 | \$3,664,293 | \$1,188,461 | \$447 | \$145 |
| Plumsted Township | Ocean | 8,292 | \$3,615,149 | \$617,617 | \$436 | \$74 |
| Shamong Township | Burlington | 6,723 | \$2,730,742 | \$811,017 | \$406 | \$121 |
| New Hanover Township | Burlington | 9,429 | \$2,216,870 | \$1,013,321 | \$235 | \$107 |
| <i>"Outside" Municipalities</i> | | | | | | |
| Corbin City | Atlantic | 531 | \$670,736 | \$155,320 | \$1,263 | \$293 |
| North Hanover Township | Burlington | 7,368 | \$3,281,215 | \$1,014,011 | \$445 | \$138 |
| Springfield Township | Burlington | 3,454 | \$3,406,729 | \$550,259 | \$986 | \$159 |
| Berlin Borough | Camden | 5,457 | \$6,866,340 | \$898,255 | \$1,258 | \$165 |
| Vineland City | Cumberland | 59,195 | \$64,891,395 | \$7,803,219 | \$1,096 | \$132 |

* Municipal budget = Local Municipal Purpose Revenues + Miscellaneous Revenue

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Appendix B. Previous Special Studies

Value-Added Blueberry Products Study

The blueberry study was a partnership between Cook College at Rutgers University, the Pinelands Commission (supported through the National Park Service), and New Jersey's blueberry growers for the purpose of boosting the blueberry industry by creating a value added product. The study was successfully completed in November 2001, and a detailed explanation of the project can be found in the 2001 Annual Report. Development and marketing of value-added blueberry products will continue indefinitely through Blueberry Health, Inc. Blueberry Health buys blueberry pulp for products from New Jersey farmers, and reinvests its profits in blueberry research and product development.

Housing Task Force Study

In October 2003, the Pinelands Commission formed a Housing Task Force in order to update housing demand estimates in the Comprehensive Management Plan. The Economic Monitoring Program has been an integral part of the process, through analysis of population data, the collection and evaluation of population projections, estimating future housing units, defining and calculating vacant developable land using land use and land cover data, and allocating future population and housing to Pinelands development areas based on vacant land. The Task Force issued its final report in January 2007.

As part of this process, a *Pinelands Population Reference Guide* was created in order to gather population and housing data for the Pinelands for a range of geographic scales from 1970 through 2000 into one document. The reference guide is available on the Long-Term Economic Monitoring Program's 2004 Annual Report CD-ROM.

Pinelands Development Credit Supply & Demand Study

In the fall of 2005, the Pinelands Commission staff began a reexamination of the effectiveness of the Pinelands Development Credit (PDC) program. The PDC program is an integral tool in the implementation of the Comprehensive Management Plan. In order to facilitate the process of directing growth to appropriate areas in the Pinelands region, the PDC program was established to create a market for development rights in the Pinelands. Owners of properties in designated sending areas are afforded the opportunity to "sever" their development interests in their properties and sell those rights to land developers in receiving areas. The developers then use these rights to expand their allowable development densities in regional growth areas, thus directing growth from preservation areas to more suitable growth areas. The owners of land in preservation areas are thus compensated monetarily in exchange for deed-restricting their land from future development.

Since the PDC program is market-driven, its ultimate success depends upon a healthy balance between supply and demand pressures in the land development market in the Pinelands. Initially, the PDC program was slow to be utilized by both developers and land owners in the region. However, in recent years there has been quite a bit of activity in the PDC market, with the price of a development right rising from an initial value of \$2,500 in 1981 to a high of \$40,000 in 2006. Prices fell during 2009; the mean sales price for a development right in 2009 was just over \$15,000.

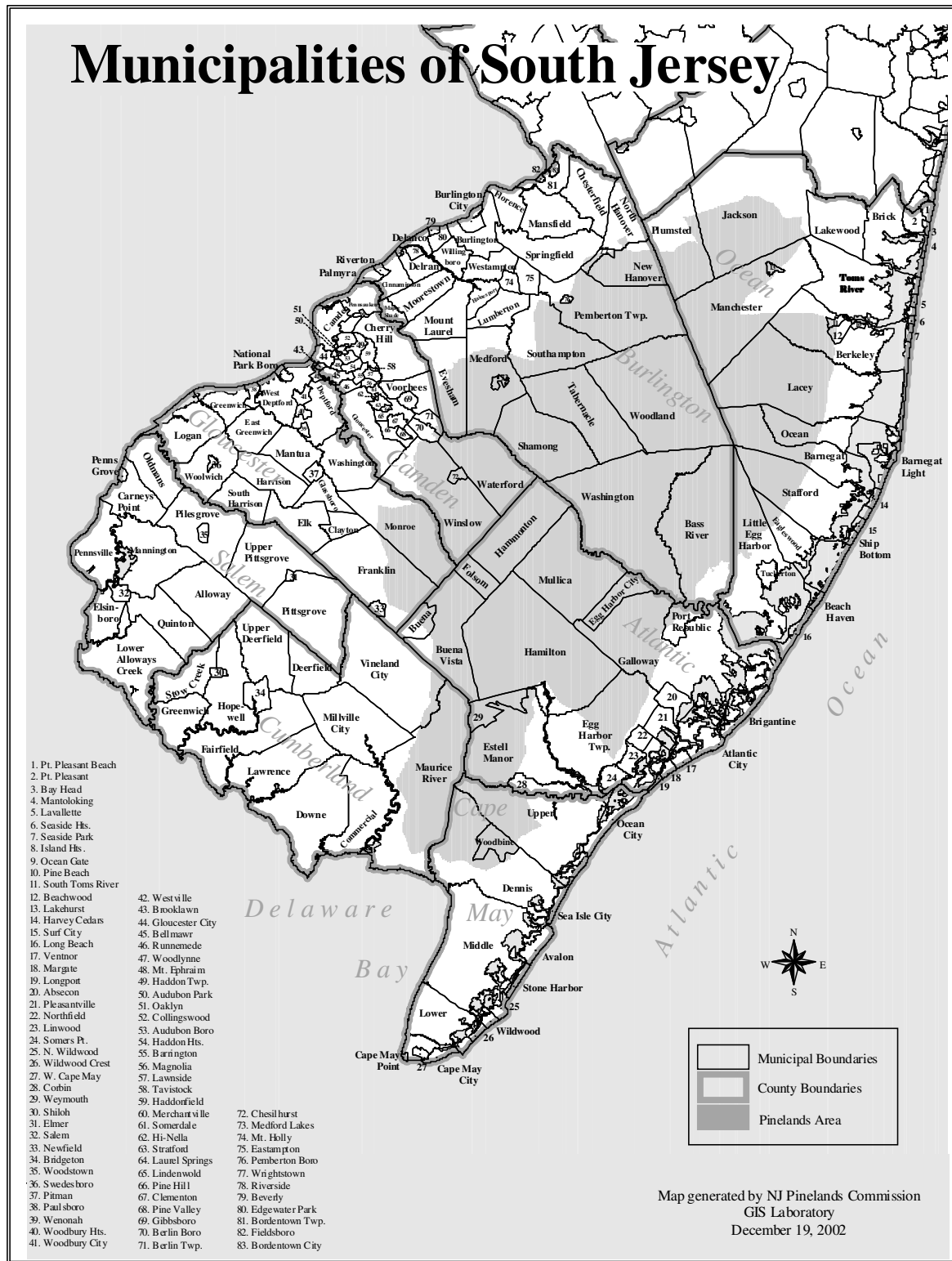
This study is a comprehensive review of what has worked well to this point, in addition to examining new ideas on how further to stimulate use of PDCs in the coming years. A preliminary package of recommendations was submitted to the Policy and Implementation Committee in the summer of 2007. Further review of a final set of policies and rules has been delayed, but the Commission will likely be re-examining these in FY 2012.

Appendix C. Pinelands and Non-Pinelands Acreage by County

| County | Total Acreage | Acreage Inside the Pinelands | Acreage Outside the Pinelands | Proportion in the Pinelands | County Pinelands Acreage as a % of Total Pinelands Acreage | County Acreage as a Share of Total South Jersey Acreage |
|------------|---------------|------------------------------|-------------------------------|-----------------------------|--|---|
| Atlantic | 391,134 | 247,877 | 143,257 | 63.4% | 26.4% | 17.3% |
| Burlington | 524,166 | 334,187 | 189,979 | 63.8% | 35.6% | 23.1% |
| Camden | 145,593 | 54,915 | 90,678 | 37.7% | 5.9% | 6.4% |
| Cape May | 182,633 | 34,807 | 147,826 | 19.1% | 3.7% | 8.1% |
| Cumberland | 321,645 | 45,356 | 276,289 | 14.1% | 4.8% | 14.2% |
| Gloucester | 215,616 | 33,580 | 182,036 | 15.6% | 3.6% | 9.5% |
| Ocean | 485,569 | 187,490 | 298,079 | 38.6% | 20.0% | 21.4% |
| Total | 2,266,357 | 938,212 | 1,328,145 | 41.4% | 100.0% | 100.0% |

Source: NJ DEP Land Use / Land Cover data 1995/97

Appendix D. Municipalities of South Jersey



Appendix E. Pinelands Management Areas

| Management Areas | Description | Permitted Uses | |
|--|---|---|--|
| | | Residential | Non-residential |
| Preservation Area District | Core of the Pinelands environment and the most critical ecological region; a large, contiguous wilderness area of forest which supports diverse plant and animal communities, many of which are threatened and endangered species. | None except 1 acre lots in designated infill areas | Limited commercial uses in designated infill areas |
| Special Agricultural Production Area | Discrete areas within the Preservation Area primarily used for berry agriculture and horticulture of native Pinelands plants. | Farm-related housing on 40 acres | Expansion of existing uses only |
| Forest Area | Similar to the Preservation Area District in terms of ecological value; a largely undeveloped area which is an essential element of the Pinelands environment, contains high quality water resources and wetlands and provides suitable habitat for many threatened and endangered species. | 5 acre minimum. Historical development average has been 1 unit per 28 acres | Roadside retail within 300 feet of pre-existing use |
| Agricultural Production Area | Areas of active agricultural use, generally upland field agriculture and row crops, together with adjacent areas with soils suitable for expansion of agricultural operations. | Farm-related housing on 10 acres, non-farm housing on 40 acres | Agricultural commercial; roadside retail within 300 feet of pre-existing use |
| Rural Development Area | Areas which are slightly modified and suitable for limited future development; represents a balance of environmental and development values that is intermediate between Forest Areas and existing growth areas. | Historical development average has been 1 unit per 5 acres | Small scale community commercial and light industrial uses on septic systems |
| Pinelands Village | Small, existing, spatially discrete settlements which are appropriate for infill residential, commercial, and industrial development compatible with their existing character. | 1 to 5 acre lots if not sewered | Commercial and industrial uses compatible with existing character |
| Pinelands Town | Large, existing spatially discrete settlements. | 2 to 4 homes per acre with sewers | Commercial and industrial uses |
| Regional Growth Area | Areas of existing growth and adjacent lands capable of accommodating regional growth influences while protecting the essential character and environment of the Pinelands | 2 to 4 homes per acre with sewers | Commercial and industrial uses |
| Military and Federal Installation Area | Federal enclaves within the Pinelands. | Not Applicable | Uses associated with function of the installation or other public purpose uses |

New Jersey Pinelands Land Capability Map (Management Areas)

- Preservation Area District
- Forest Area
- Agricultural Production Area
- Rural Development Area
- Regional Growth Area
- Pinelands Town
- Military & Federal Installation Area
- Pinelands Village
- Special Agricultural Production Area

Within Pinelands National Reserve but outside State designated Pinelands Area

STATE OF NEW JERSEY
PINELANDS COMMISSION

Current Through: July, 2003
Map prepared by the New Jersey Pinelands Commission

Source Information:
Roads - NJ Dept. of Transportation
County Boundaries - NJ Dept. of Environmental Protection

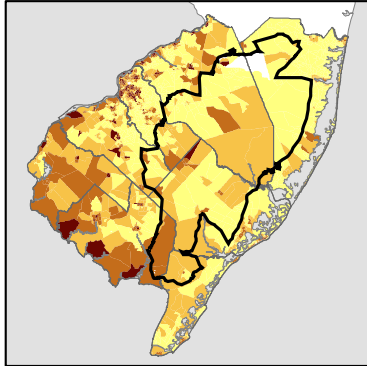
Plate 28

Appendix G.

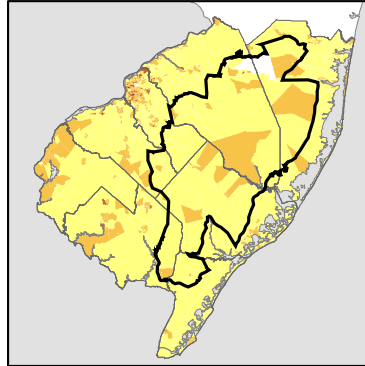


Southern New Jersey Housing Unit Construction Percentage of Total Housing in 2000 Built in Each Decade

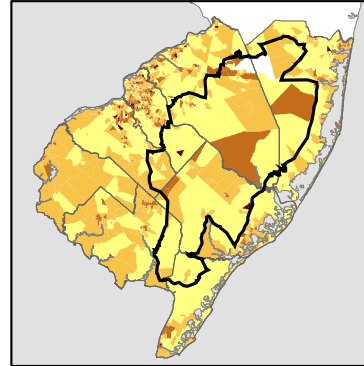
Built Before 1940



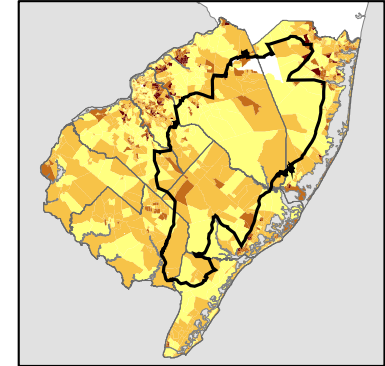
Built in 1940s



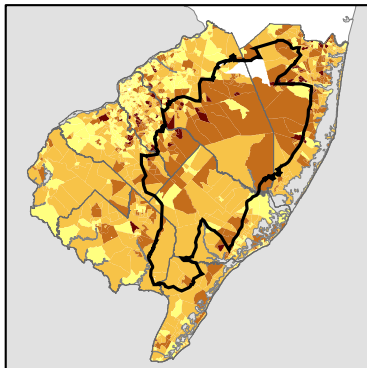
Built in 1950s



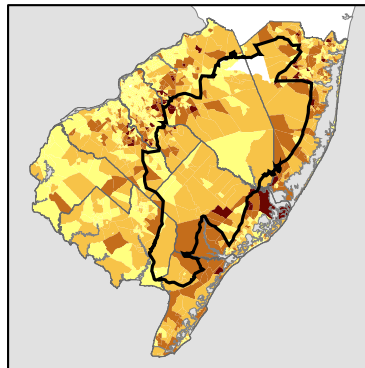
Built in 1960s



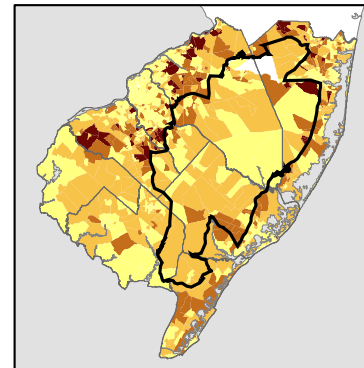
Built in 1970s



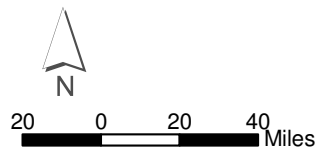
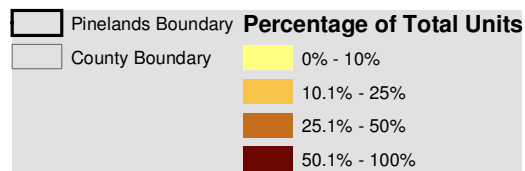
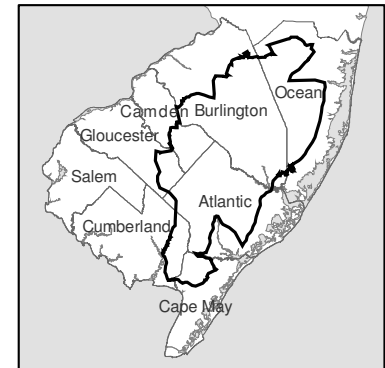
Built in 1980s



Built in 1990s



Southern NJ Counties



Source: US Census Bureau Summary File 3
 (Data based on 1 in 6 sample)
 Geographic Unit: Census Block Group
 Author: NJ Pinelands Commission
 Date: 2004

Appendix H. Municipal Fact Book

Introduction

This section provides a detailed explanation of the Municipal Fact Book. An example of a Fact Book page, with briefer explanations and data sources, follows this detailed section.

The Long-Term Economic Monitoring Program Annual Report has traditionally focused on aggregate trends, with the intent of comparing the economic performance between Pinelands and Non-Pinelands regions of southern New Jersey. Maps and tables displaying data for each of the Pinelands municipalities were introduced in 2001 in order to gain a better understanding of how places within the Pinelands compare economically. The Municipal Fact Book was introduced in 2002 to take this concept further by presenting data by municipality, rather than by variable. This arrangement provides a summary of economic conditions in each municipality, while placing each municipality in a broader context by displaying average values for Southern New Jersey and municipal ranks for each variable. The 2003 Fact Book was an enhanced version with additional data, including maps and charts for each municipality. In the 2004 Report, the sheets were expanded to include county level data for each of the eight southern New Jersey counties. This year's report retains the same format as last year's fact book. Each fact sheet contains four distinct parts: Introductory Information, Development Area Map, Building Permit Trends, and Data Table.

Introductory Information

Data for fifty-two municipalities that are completely or partially located inside the state-designated Pinelands Area is presented alphabetically by county.¹ The introductory information section is found below the name of the municipality. The percentage of population, housing units, and municipal area within the Pinelands Area boundary is provided, followed by the actual number of residents, units, and acres in parentheses. Population and housing units for areas inside and outside the Pinelands Area were calculated using census block data.

In some instances, additional population information is provided for municipalities where the population is affected by the presence of large institutions. The Census Bureau classifies all people not living in households as living in group quarters. There are two types of group quarters: institutional (for example, correctional facilities, nursing homes, and mental hospitals) and non-institutional (for example, college dormitories, military barracks, group homes, missions, and shelters).

Development Area Map

The Long-Term Economic Monitoring Program classifies all municipalities with at least 10% of their land in the Pinelands Area as "Pinelands" municipalities for purposes of comparison against "Non-Pinelands" municipalities. A limitation inherent in this classification is the inclusion of areas that are in Pinelands municipalities, but are actually outside the Pinelands boundary. In some instances, this system does not accurately represent phenomena occurring within the Pinelands, because growth may occur within a Pinelands municipality, but outside the Pinelands Area boundary. Obtaining sub-municipal data to differentiate between areas inside and outside the Pinelands Area boundary is a possible solution, but is often not feasible due to lack of data.

The municipal development map is a tool that can be used to gauge where development is and where it can occur, by consolidating various zoning areas inside and outside the Pinelands Area. Eight of the Pinelands Management Areas were condensed into three zones for the purpose of simpler visual representation: conservation areas where limited development can occur, intermediate areas that act as buffer zones where moderate / rural type growth is permitted, and development areas where sewers are allowed and growth is encouraged. State

¹ Toms River Township, Ocean County was excluded because less than half of a percent of Toms Rivers' area is in the Pinelands, and no residents live in this area.

Planning Areas were grouped with comparable Management Areas in terms of allowable density and use, and divided into the same three categories. The classification scheme is shown in the following table.

| General Categories | Pinelands Management Areas | State Planning Areas |
|--------------------|--|--|
| Conservation | Preservation Forest Agricultural Production Special Agricultural Production | Rural (PA4) Rural Enviro Sensitive (PA4B) Enviro Sensitive (PA5) Enviro Sens Barrier Islands (PA5B) |
| Intermediate | Rural Development | Fringe (PA3) |
| Development | Regional Growth Pinelands Town Pinelands Village | Metropolitan (PA1) Suburban (PA2) Designated Centers |
| Military / Federal | Military / Federal | Military / Federal |

Based on these development maps and census block data, suppositions can be made regarding the location of certain phenomena. For example, Little Egg Harbor Township is classified as a Pinelands Municipality, with 23% of its area inside the Pinelands Area. The township issued 55 building permits in 2009, and ranked 27th in southern New Jersey for the number of building permits issued. Is this growth occurring in the Pinelands Area? The census block data indicates that only 1% of the townships' residents and housing units are inside the Pinelands Area boundary. The development map reveals that the area inside the Pinelands Area is classified as a conservation area, while a large area outside the boundary is classified as a development area. Based on this information, it can be inferred that most development in Little Egg Harbor Township is occurring outside the Pinelands Area boundary.

It is important to note that these zones indicate where growth can occur, but do not necessarily indicate where development currently exists. An area may be zoned as regional growth in the development category, but could still be undeveloped (e.g. either because it is not sewered or land is publicly owned). Furthermore, the classification of areas is subject to change. The State Planning Areas were selected to represent development areas outside the Pinelands. If these classifications change, the maps will change accordingly. Pinelands Management Areas change designation infrequently.

Finally, certain places and features such as Pinelands Villages, state forests, and military installations are labeled on each map to orient the map reader and to provide additional information regarding the development status of particular areas.

Building Permits

The population graph that had occupied this position in the first few fact books was replaced in 2005. New population data that will be able to be broken down to the Census block level is unlikely to be available again until the 2010 Census. Instead of repeating information from prior fact books, this section will highlight a new key variable(s) until the new population data becomes available. Previous years included an examination of effective tax rates and property tax ratables for each municipality and county.

This year's fact book plots the trend over the last 29 years in the number of building permits issued for each municipality, and plots this trend in comparison to the average number of building permits issued for the southern New Jersey region over the same period. Building permit activity measures the number of dwelling units authorized for construction as reported by municipal building inspectors in New Jersey. Building permit activity gradually increased in all regions of the state from 1995 to 2003. Then in 2004, there was a dramatic downward shift in building permit activity in the Pinelands, which continued through 2009. Pinelands municipalities that ranked highest in building permits during the boom in the 1990s tended to be suburban municipalities in the northern and/or eastern Pinelands region. However, much of this building activity occurred outside the Pinelands Area boundary, with a few exceptions.

An analysis conducted in 2001 suggested that as little as 18% of all Pinelands municipalities' building permits were actually directed within the Pinelands Area boundary. The Pinelands average is traditionally high because it is influenced by a few towns that are experiencing rapid growth – some in regional growth areas inside the Pinelands Area boundary, others in areas outside the Pinelands Area boundary. As mentioned in the specific caveats section in this Appendix, low values for building permits may be caused by several factors, such as: suffering from economic hardship, minimal population growth, small populations, or little developable land remaining in the municipality.

By looking at the trend of the number of building permits issued against the southern New Jersey average, one can get a sense of which communities have experienced the greatest growth in development, compared to the region. For the 29-year period covered in the data, eleven Pinelands municipalities have had, on average, more building permits issued than the southern New Jersey average. They are: Winslow Township, Stafford Township, Manchester Township, Barnegat Township, Lacey Township, Medford Township, Monroe Township, Hamilton Township, Evesham Township, Galloway Township, and Egg Harbor Township.

Data Table

The data table begins with the percentages of municipal Pinelands area classified in each Pinelands Management Area. The boxes are color coded to correspond to the larger data categories in the development area map: conservation, intermediate, and development.

Most of the table is devoted to several municipal variables tracked in the annual report. Variables are from the most current year available, and are shown beside the southern New Jersey municipal average. Rankings are out of the 202 municipalities in Southern New Jersey. A rank of "1" indicates the highest value for a particular variable, while a rank of "202" typically indicates the lowest value, or that it is last in the series of the variable being tracked. Variables tracked include: population, population density, population change 1990-2000, land area, percentage of total municipal land that is state-owned, assessed acres of farmland, building permits, residential housing transactions, median sale price of homes, equalized value of property, effective tax rate, average residential property tax bill, per capita income, and unemployment rate. Thorough descriptions of these variables can be found in the appropriate sections in the annual report.

The number of business establishments in the municipality is indicated below the rankings section. The percentage of establishments in major NAICS groups is provided. The last line of information indicates the percentage of assessed value derived from each land use category.

General Caveats

- **Ranking Values.** It is important to note that a high rank does not necessarily have a positive connotation. A high rank for per capita income has a positive connotation, while a high rank for unemployment has a negative connotation. The implications of rankings for certain other variables are less clear. A low rank for building permits issued may be positive, negative or neutral, depending on viewpoint. The reader should understand that the rankings can be interpreted in different ways.
- **Data Volatility.** Municipalities with small populations tend to experience greater volatility in values and rankings from one year to the next.
- **Comparing Ranks to Previous Fact Books.** The change in rank for a particular municipality from its rank in the previous (2009) Fact Book should be interpreted with caution, as data volatility (mentioned above) can often be responsible for a municipality's change in rank.

Specific Caveats

- **Population:** Certain municipalities are impacted by the presence of large institutional facilities, such as military bases or prisons. Footnotes are provided for these select municipalities, indicating the non-institutional population of the municipality.
- **Assessed Acres of Farmland:** 81 municipalities have no assessed farmland acreage.
- **Building Permits:** While some municipalities with low values for building permits may be suffering from economic hardship or minimal population growth, municipalities with small populations or little developable land remaining also tend to have low values.
- **Median Sale Price of Homes:** This value is dependent on the number of residential housing transactions. Municipalities with few transactions (under 10) experience greater volatility in price from year to year.
- **Percentage of Total Municipal Land that is State-Owned:** 91 municipalities have no state-owned land.
- **Business Establishments:** The NJ Department of Labor assigns municipal codes to each establishment that files under the Covered Employment Database. The assignment of codes depends on the location information submitted by each business. If a business identifies an incorrect location, for example, a business submits that its location address is Medford Lakes, when the business is actually in Medford Township, this leads to sources of error. The DOL can also make errors when assigning municipal codes based on place names that businesses submit (i.e. Pomona, Cologne, and Oceanville are all places within Galloway, a single township). The number of business establishments for each municipality should be regarded as illustrative and not as exact figures. Unlike the older SIC code system, the new NAICS system does not have a one-digit level. Two-digit level NAICS codes were aggregated in order to display municipal establishments in a summary fashion.

County Level Fact Sheets

County level fact sheets are reported for the eight counties of southern New Jersey and are presented following the municipal sheets. The county level sheets follow the same format and design as the municipal level sheets. It is important to note that the South Jersey average that is presented in-between the county value and county rank is *not* the same as the South Jersey average shown in the municipal sheets. The southern New Jersey average shown in the county sheets is a *county* average (out of eight counties), while the South Jersey average in the municipal sheets is a *municipal* average (out of 202 municipalities). The county fact sheets were placed together at the end of the fact book (rather than interspersing them throughout the book preceding the municipalities) in order to avoid confusion and to allow for easier comparison between counties.

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Municipality, County

% Population in Pinelands Area: US Census Bureau 2000, census block

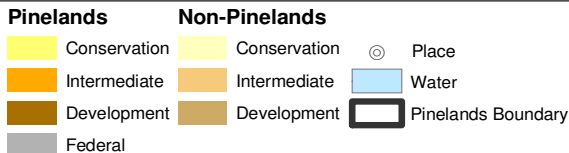
% Housing Units in Pinelands Area: US Census Bureau 2000, census block

% Land in Pinelands Area: NJ Pinelands Commission, GIS Office

Municipal development area map. Map shows potential development based on the Pinelands Comprehensive Management Plan and *the New Jersey State Development and Redevelopment Plan.

Management Areas and Planning Areas have been consolidated into three categories for visual representation. See chart on page H2 for definition of categories.

Selected places and features have been labeled to provide additional points of reference.



Building Permits 1980 - 2009

29-year trend chart that shows the relative movement of two key municipal (or county) variables:

Number of building permits issued for each individual municipality (or county)

versus

Average number of building permits issued for South Jersey as a whole

Pinelands Management Areas: Percentage of municipal area inside the Pinelands boundary for each Management Area. NJ Pinelands Commission, GIS Office

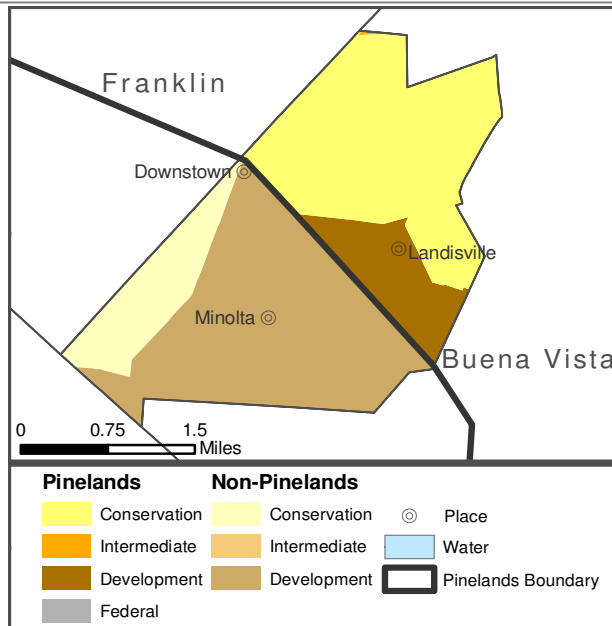
| Cons | Cons | Cons | Cons | Inter | Dev | Dev | Dev | Fed |
|---|------|------|------|--|--------------------------------|-----|------------------------------|-----|
| Variables | | | | Municipal Value | South Jersey Municipal Average | | SJ Municipal Rank out of 202 | |
| Population Estimate 2009 | | | | NJ Department of Labor | | | | |
| Population Density 2009 (per sq mile) | | | | NJ Department of Labor | | | | |
| Population Change 1999 - 2009 | | | | NJ Department of Labor | | | | |
| Land Area (sq miles) 2010 | | | | NJ Office of Information Technology, Office of GIS | | | | |
| % Land State-Owned Open Space 2009 | | | | NJ Dept Environmental Protection, Green Acres | | | | |
| Assessed Acres of Farmland 2008 | | | | NJ Agricultural Statistics Service | | | | |
| Building Permits 2009 | | | | NJ Department of Labor | | | | |
| Residential Housing Transactions 2009 | | | | NJ Department of Treasury, Division of Taxation | | | | |
| Median Sale Price of Homes 2009 | | | | NJ Department of Treasury, Division of Taxation | | | | |
| Equalized Value of Property 2009(Million\$) | | | | NJ Dept Community Affairs, Div Local Govt Service | | | | |
| Effective Tax Rate 2009 | | | | NJ Dept Community Affairs, Div Local Govt Service | | | | |
| Average Residential Property Tax Bill 2009 | | | | NJ Dept Community Affairs, Div Local Govt Service | | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | US Census Bureau | | | | |
| Unemployment Rate 2009 | | | | NJ Department of Labor | | | | |
| Business Establishments 2002. Percentage of total establishments within each major SIC division, excluding Public Administration and Nonclassifiable Establishments. NJ Department of Labor | | | | | | | | |
| | | | | | | | | |
| Assessment Class Proportions in Municipal Valuations 2006. Percentage of total assessed municipal value for each land use categories. NJ Department of Community Affairs, Division of Local Government Services | | | | | | | | |
| | | | | | | | | |

Buena Borough, Atlantic County

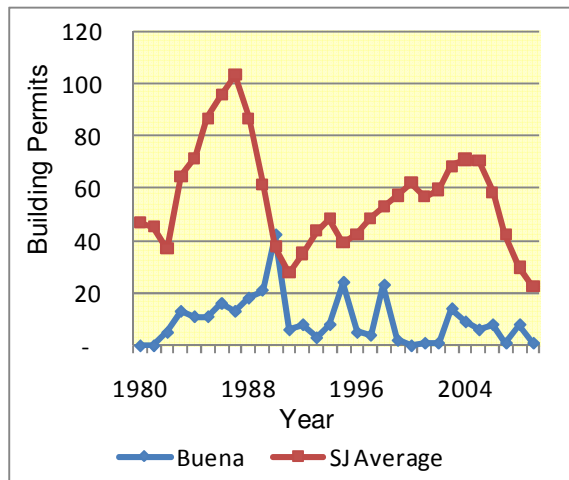
% Population in Pinelands Area: 22% (865 residents / 3,873 total)

% of Housing Units in Pinelands Area: 20% (308 units / 1,553 total)

% Land in Pinelands Area: 47% (2,277 acres / 4,839 total)



**Building Permits
1980 - 2009**



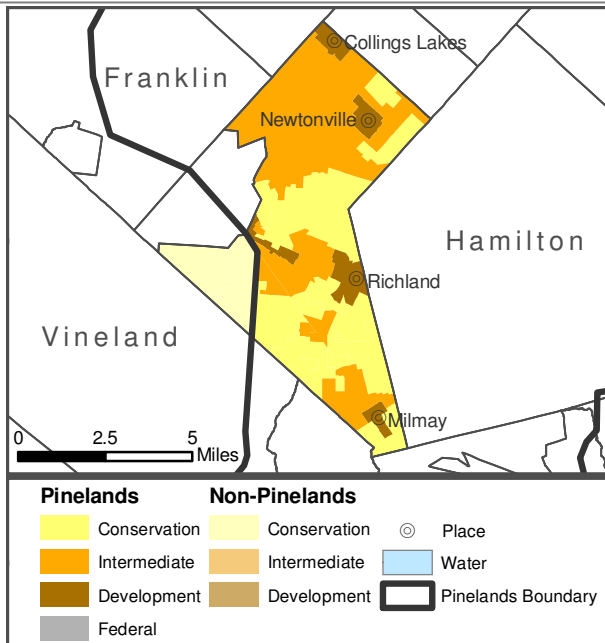
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | | 78% | | | | 22% | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 3,724 | 11,978 | 132 | | | |
| Population Density 2009 (per sq mile) | | | | 489.5 | 2,020.5 | 141 | | | |
| Population Change 1999 - 2009 | | | | -6.0% | 7.0% | 192 | | | |
| Land Area (sq miles) 2000 | | | | 7.6 | 17.8 | 99 | | | |
| % Land State-Owned Open Space 2009 | | | | 0.0% | 8.4% | 115 | | | |
| Assessed Acres of Farmland 2008 | | | | 2,201 | 2,303 | 60 | | | |
| Building Permits 2009 | | | | 1 | 22 | 164 | | | |
| Residential Housing Transactions 2009 | | | | 22 | 25.6 | 140 | | | |
| Median Sale Price of Homes 2009 | | | | \$167,149 | \$226,800 | 162 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$296.4 | \$1,685.5 | 148 | | | |
| Effective Tax Rate 2009 | | | | 2.27 | 2.02 | 77 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,197 | \$5,195.5 | 140 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$16,717 | \$23,813 | 184 | | | |
| Unemployment Rate 2009 | | | | 14% | 10.0 | 29 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 95 | 4% | | 21% | 7% | 18% | 2% | 37% | 9% | 1% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 2% | 73% | 7% | 12% | 3% | 3% | | |

Buena Vista Township, Atlantic County

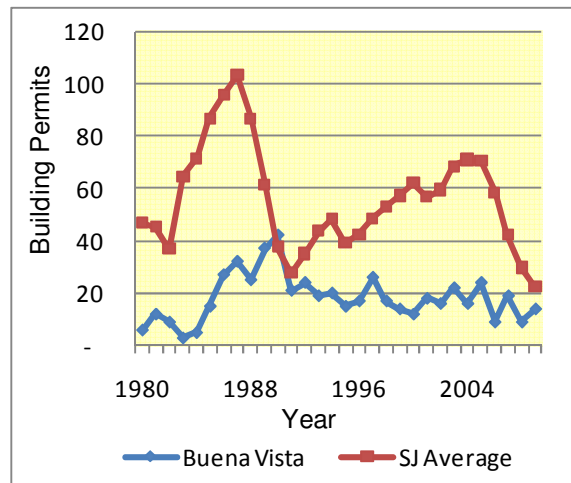
% Population in Pinelands Area: 84% (6,248 residents / 7,436 total)

% of Housing Units in Pinelands Area: 79% (2,246 units / 2,827 total)

% Land in Pinelands Area: 90% (26,598 acres / 23,954 total)



**Building Permits
1980 - 2009**



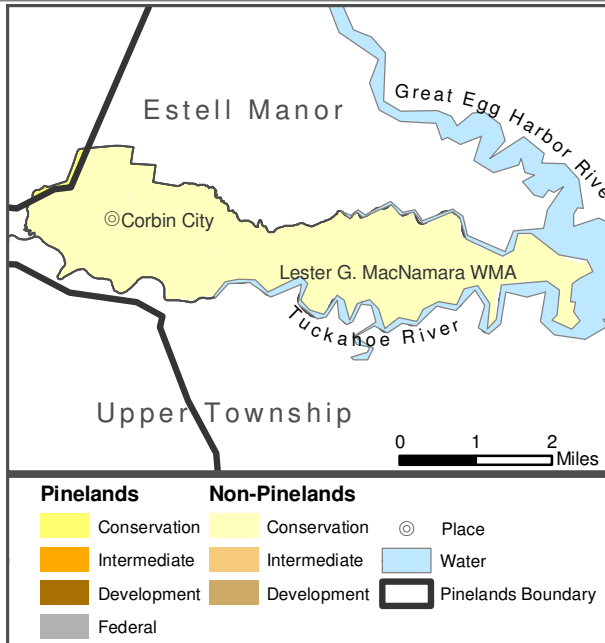
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | 31% | 12% | | 48% | | 1% | 7% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 7,360 | 11,978 | 93 | | | |
| Population Density 2009 (per sq mile) | | | | 177.9 | 2,020.5 | 171 | | | |
| Population Change 1999 - 2009 | | | | -1.0% | 7.0% | 146 | | | |
| Land Area (sq miles) 2000 | | | | 41.0 | 17.8 | 33 | | | |
| % Land State-Owned Open Space 2009 | | | | 5.3% | 8.4% | 57 | | | |
| Assessed Acres of Farmland 2008 | | | | 3,999 | 2,303 | 48 | | | |
| Building Permits 2009 | | | | 14 | 22 | 62 | | | |
| Residential Housing Transactions 2009 | | | | 26 | 25.6 | 131 | | | |
| Median Sale Price of Homes 2009 | | | | \$190,972 | \$226,800 | 133 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$637.3 | \$1,685.5 | 110 | | | |
| Effective Tax Rate 2009 | | | | 1.82 | 2.02 | 129 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$3,952 | \$5,195.5 | 159 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$18,382 | \$23,813 | 168 | | | |
| Unemployment Rate 2009 | | | | 10.3% | 10.0 | 85 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 76 | 11% | | 18% | 7% | 14% | 7% | 37% | 7% | |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 7% | 79% | 4% | 8% | 2% | | | |

Corbin City, Atlantic County

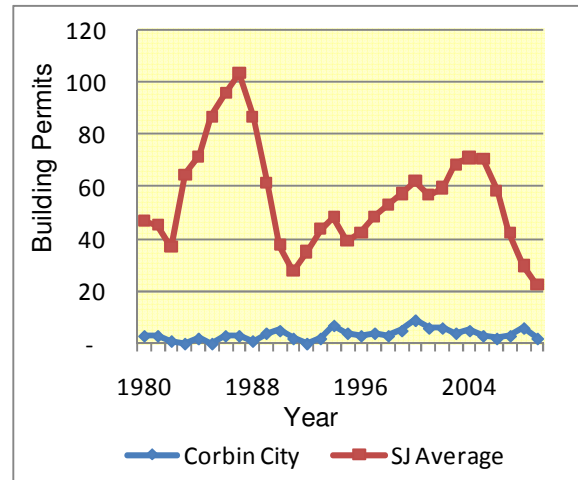
% Population in Pinelands Area: 1% (7 residents / 468 total)

% of Housing Units in Pinelands Area: 2% (5 units / 204 total)

% Land in Pinelands Area: 1% (68 acres / 5,599 total)



**Building Permits
1980 - 2009**



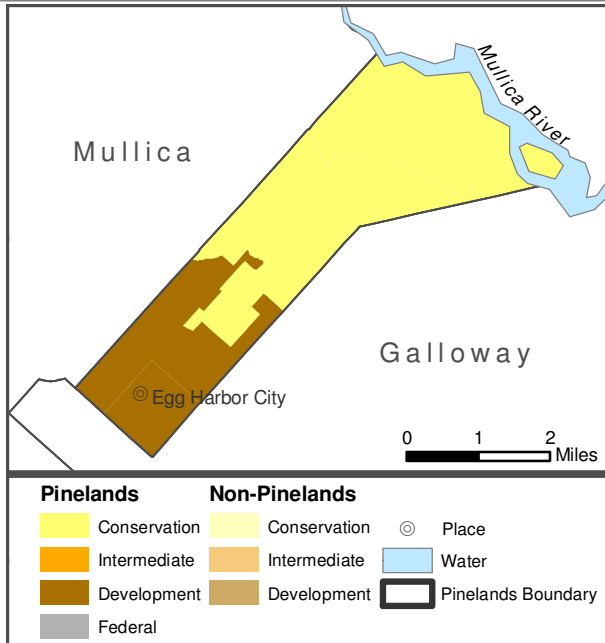
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | 100% | | | | | | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 531 | 11,978 | 196 | | | |
| Population Density 2009 (per sq mile) | | | | 67.3 | 2,020.5 | 193 | | | |
| Population Change 1999 – 2009 | | | | 14.0% | 7.0% | 38 | | | |
| Land Area (sq miles) 2000 | | | | 8.0 | 17.8 | 94 | | | |
| % Land State-Owned Open Space 2009 | | | | 64.8% | 8.4% | 2 | | | |
| Assessed Acres of Farmland 2008 | | | | 285 | 2,303 | 89 | | | |
| Building Permits 2009 | | | | 2 | 22 | 146 | | | |
| Residential Housing Transactions 2009 | | | | 1 | 25.6 | 198 | | | |
| Median Sale Price of Homes 2009 | | | | \$102,188 | \$226,800 | 191 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$45.9 | \$1,685.5 | 197 | | | |
| Effective Tax Rate 2009 | | | | 1.84 | 2.02 | 126 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$3,988 | \$5,195.5 | 156 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$21,321 | \$23,813 | 116 | | | |
| Unemployment Rate 2009 | | | | 9.1% | 10.0 | 112 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 14 | | | 14% | 14% | 7% | | 43% | 21% | |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 6% | 84% | 1% | 9% | | | | |

Egg Harbor City, Atlantic County

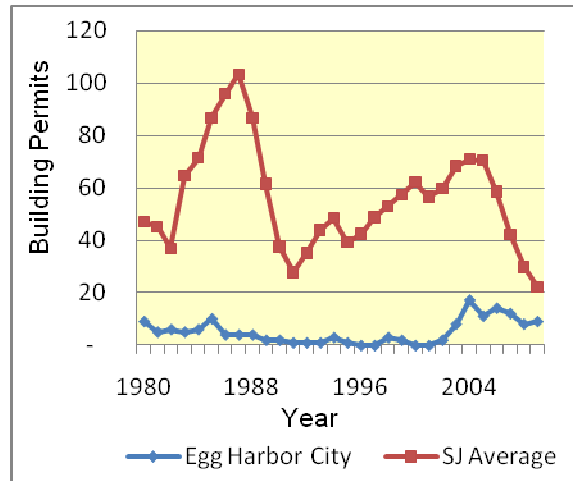
% Population in Pinelands Area: 100% (4,545 residents / 4,545 total)

% of Housing Units in Pinelands Area: 100% (1,770 units / 1,770 total)

% Land in Pinelands Area: 100% (7,371 acres / 7,371 total)



**Building Permits
1980 - 2009**



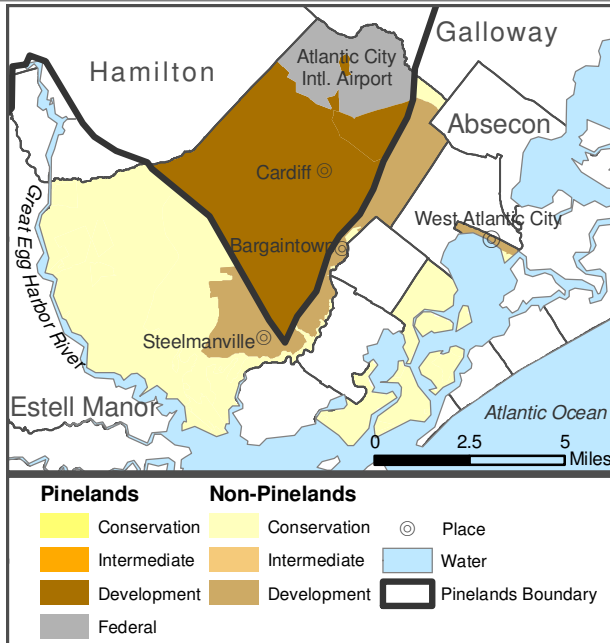
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| 35% | 37% | | | | | 28% | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 4,378 | 11,978 | 122 | | | |
| Population Density 2009 (per sq mile) | | | | 392.4 | 2,020.5 | 151 | | | |
| Population Change 1999 – 2009 | | | | -3.0% | 7.0% | 170 | | | |
| Land Area (sq miles) 2000 | | | | 11.0 | 17.8 | 85 | | | |
| % Land State-Owned Open Space 2009 | | | | 0.0% | 8.4% | 105 | | | |
| Assessed Acres of Farmland 2008 | | | | 0 | 2,303 | 125 | | | |
| Building Permits 2009 | | | | 9 | 22 | 84 | | | |
| Residential Housing Transactions 2009 | | | | 21 | 25.6 | 145 | | | |
| Median Sale Price of Homes 2009 | | | | \$169,250 | \$226,800 | 158 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$298.9 | \$1,685.5 | 145 | | | |
| Effective Tax Rate 2009 | | | | 2.54 | 2.02 | 47 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,960 | \$5,195.5 | 95 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$15,151 | \$23,813 | 190 | | | |
| Unemployment Rate 2009 | | | | 18.4% | 10.0 | 7 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 219 | <1% | | 16% | 5% | 21% | 2% | 53% | 4% | |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 3% | 78% | | 13% | 3% | 3% | | |

Egg Harbor Township, Atlantic County

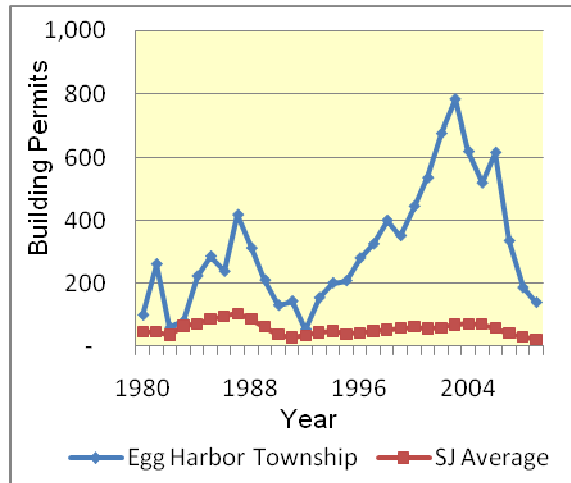
% Population in Pinelands Area: 53% (16,209 residents / 30,726 total)

% of Housing Units in Pinelands Area: 51% (6,169 units / 12,067 total)

% Land in Pinelands Area: 44% (17,867 acres / 40,451 total)



**Building Permits
1980 - 2009**



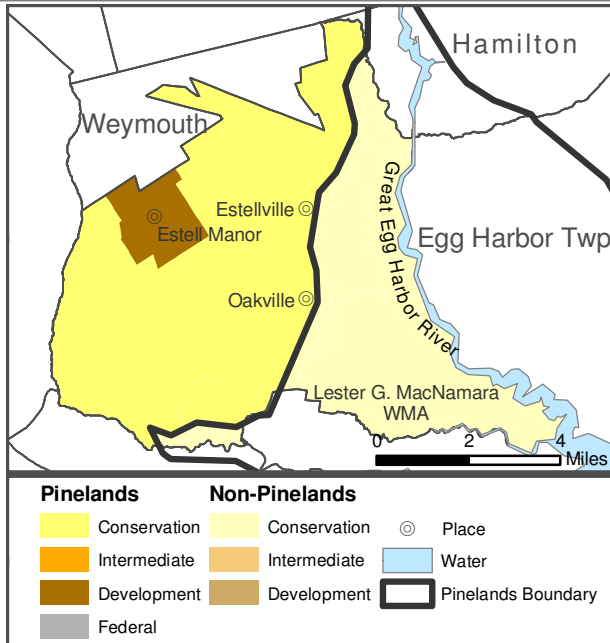
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| | | | | | 79% | | | 21% | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 40,239 | 11,978 | | 13 | | |
| Population Density 2009 (per sq mile) | | | | 597.5 | 2,020.5 | | 131 | | |
| Population Change 1999 – 2009 | | | | 33.0% | 7.0% | | 11 | | |
| Land Area (sq miles) 2000 | | | | 68.0 | 17.8 | | 12 | | |
| % Land State-Owned Open Space 2009 | | | | 3.7% | 8.4% | | 65 | | |
| Assessed Acres of Farmland 2008 | | | | 2,363 | 2,303 | | 59 | | |
| Building Permits 2009 | | | | 139 | 22 | | 6 | | |
| Residential Housing Transactions 2009 | | | | 243 | 25.6 | | 19 | | |
| Median Sale Price of Homes 2009 | | | | \$252,973 | \$226,800 | | 81 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$4,752.9 | \$1,685.5 | | 14 | | |
| Effective Tax Rate 2009 | | | | 1.95 | 2.02 | | 117 | | |
| Average Residential Property Tax Bill 2009 | | | | \$5,353 | \$5,195.5 | | 78 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$22,328 | \$23,813 | | 100 | | |
| Unemployment Rate 2009 | | | | 11% | 10.0 | | 67 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 578 | <1% | | 16% | 2% | 25% | 3% | 49% | 4% | 1% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 7% | 74% | | 19% | | <1% | | |

Estell Manor City, Atlantic County

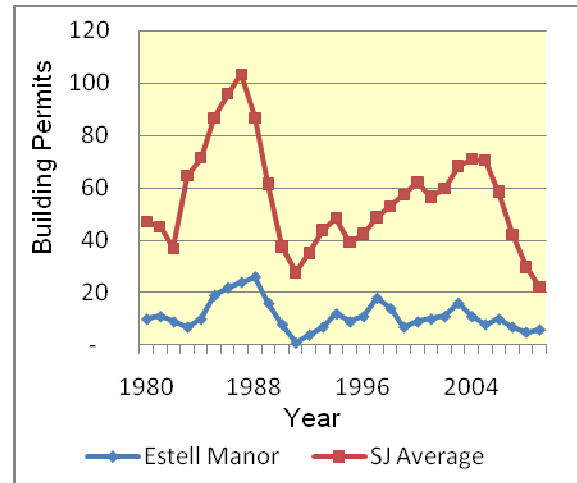
% Population in Pinelands Area: 95% (1,502 residents / 1,574 total)

% of Housing Units in Pinelands Area: 96% (517 units / 541 total)

% Land in Pinelands Area: 63% (22,423 acres / 35,609 total)



**Building Permits
1980 - 2009**



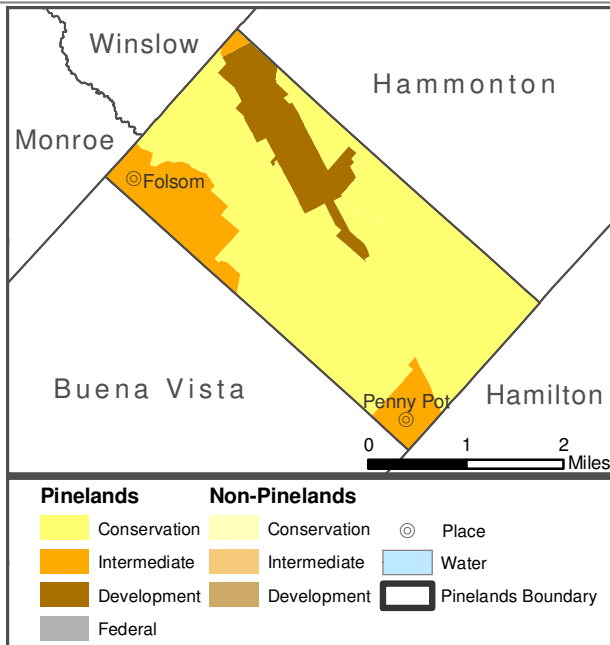
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | 88% | 4% | | | | | 8% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 1,724 | 11,978 | 169 | | | |
| Population Density 2009 (per sq mile) | | | | 32.2 | 2,020.5 | 198 | | | |
| Population Change 1999 – 2009 | | | | 10.0% | 7.0% | 49 | | | |
| Land Area (sq miles) 2000 | | | | 54.0 | 17.8 | 19 | | | |
| % Land State-Owned Open Space 2009 | | | | 43.3% | 8.4% | 7 | | | |
| Assessed Acres of Farmland 2008 | | | | 9,597 | 2,303 | 16 | | | |
| Building Permits 2009 | | | | 6 | 22 | 107 | | | |
| Residential Housing Transactions 2009 | | | | 12 | 25.6 | 170 | | | |
| Median Sale Price of Homes 2009 | | | | \$306,333 | \$226,800 | 49 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$190.9 | \$1,685.5 | 172 | | | |
| Effective Tax Rate 2009 | | | | 1.41 | 2.02 | 163 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$3,424 | \$5,195.5 | 183 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$19,469 | \$23,813 | 144 | | | |
| Unemployment Rate 2009 | | | | 13.8% | 10.0 | 32 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 27 | 11% | | 30% | 4% | 4% | | 41% | 11% | |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 11% | 82% | 2% | 3% | 1% | 1% | | |

Folsom Borough, Atlantic County

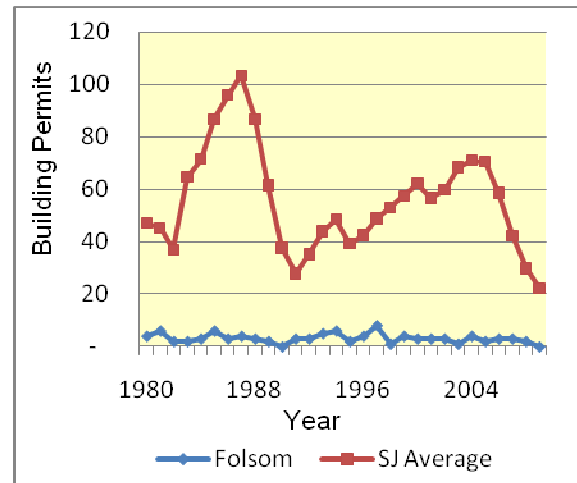
% Population in Pinelands Area: 100% (1,972 residents / 1,972 total)

% of Housing Units in Pinelands Area: 100% (702 units / 702 total)

% Land in Pinelands Area: 100% (5,426 acres / 5,426 total)



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| | 68% | 6% | | 15% | | | 11% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 1,908 | 11,978 | | 164 | | |
| Population Density 2009 (per sq mile) | | | | 230.7 | 2,020.5 | | 163 | | |
| Population Change 1999 – 2009 | | | | -3.0% | 7.0% | | 166 | | |
| Land Area (sq miles) 2000 | | | | 8.5 | 17.8 | | 93 | | |
| % Land State-Owned Open Space 2009 | | | | 13.3% | 8.4% | | 42 | | |
| Assessed Acres of Farmland 2008 | | | | 729 | 2,303 | | 79 | | |
| Building Permits 2009 | | | | 0 | 22 | | 193 | | |
| Residential Housing Transactions 2009 | | | | 9 | 25.6 | | 181 | | |
| Median Sale Price of Homes 2009 | | | | \$188,040 | \$226,800 | | 140 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$188.4 | \$1,685.5 | | 173 | | |
| Effective Tax Rate 2009 | | | | 1.36 | 2.02 | | 166 | | |
| Average Residential Property Tax Bill 2009 | | | | \$3,167 | \$5,195.5 | | 194 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$20,617 | \$23,813 | | 128 | | |
| Unemployment Rate 2009 | | | | 5.9% | 10.0 | | 182 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 37 | | | 22% | 16% | 22% | 8% | 27% | 5% | |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 4% | 74% | 2% | 10% | 10% | | | |

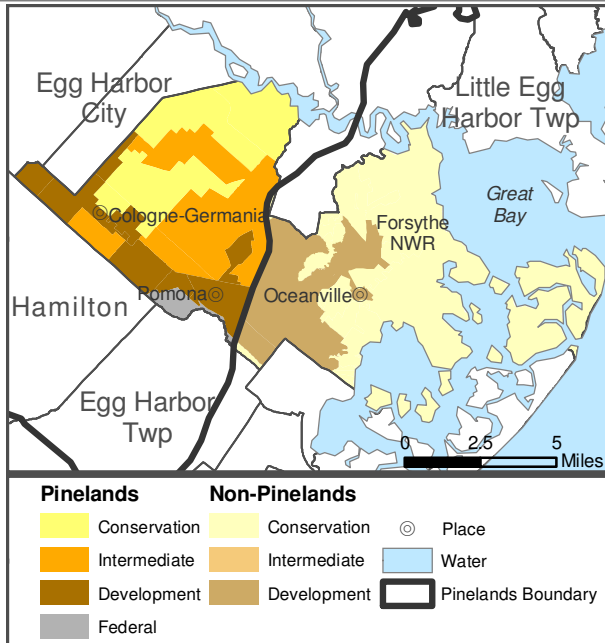
Galloway Township, Atlantic County

% Population in Pinelands Area: 34% (10,658 residents / 31,209 total)

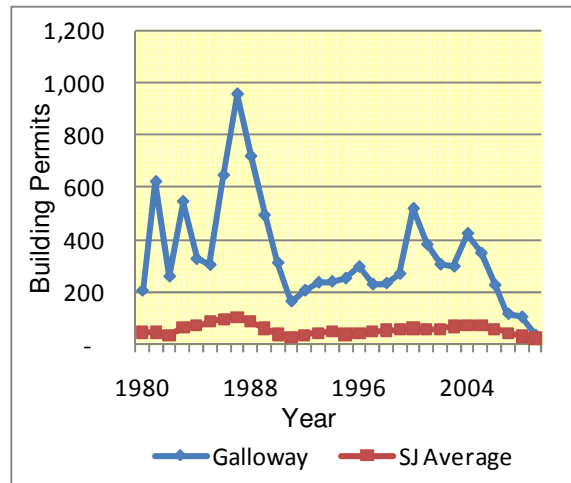
% of Housing Units in Pinelands Area: 28% (3,194 units / 11,406 total)

% Land in Pinelands Area: 38% (27,005 acres / 70,619 total)

* According to 2000 census data on group quarters, 2,080 residents are college students living in dormitories. The college is located inside the Pinelands boundary.



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| 11% | 11% | 14% | | 36% | 12% | 9% | 3% | 3% | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 36,578 | 11,978 | 17 | | | |
| Population Density 2009 (per sq mile) | | | | 404.2 | 2,020.5 | 150 | | | |
| Population Change 1999 – 2009 | | | | 19.0% | 7.0% | 26 | | | |
| Land Area (sq miles) 2000 | | | | 89.0 | 17.8 | 6 | | | |
| % Land State-Owned Open Space 2009 | | | | 4.1% | 8.4% | 62 | | | |
| Assessed Acres of Farmland 2008 | | | | 2,824 | 2,303 | 54 | | | |
| Building Permits 2009 | | | | 35 | 22 | 40 | | | |
| Residential Housing Transactions 2009 | | | | 203 | 25.6 | 22 | | | |
| Median Sale Price of Homes 2009 | | | | \$209,323 | \$226,800 | 118 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$3,614.9 | \$1,685.5 | 27 | | | |
| Effective Tax Rate 2009 | | | | 1.84 | 2.02 | 127 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,268 | \$5,195.5 | 138 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$21,048 | \$23,813 | 124 | | | |
| Unemployment Rate 2009 | | | | 10.7% | 10.0 | 74 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 378 | 1% | <1% | 12% | 2% | 15% | 3% | 63% | 4% | 1% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 4% | 83% | 1% | 10% | <1% | 2% | | |

* The non-institutionalized group quarters population (students) increased by 193 between 1990 and 2000. The non-group quarters population increased by 7,726.

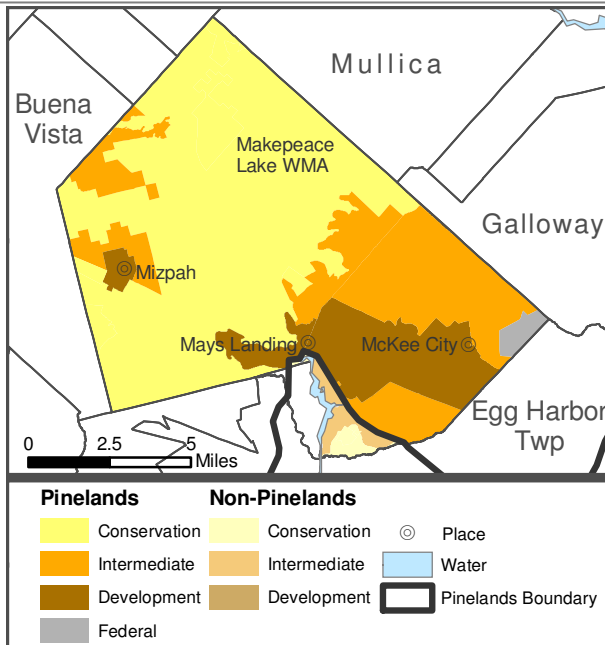
Hamilton Township, Atlantic County

% Population in Pinelands Area: 93% (19,136 residents / 20,499 total)

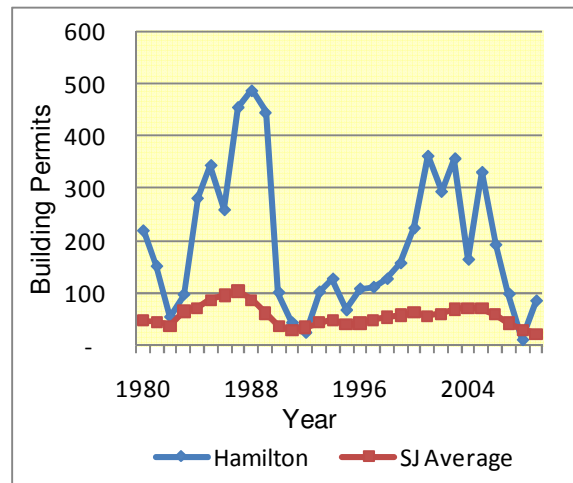
% of Housing Units in Pinelands Area: 93% (7,054 units / 7,567 total)

% Land in Pinelands Area: 97% (70,065 acres / 72,318 total)

* According to 2000 census data on group quarters, 1,028 residents are institutionalized.



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | 55% | 4% | | 26% | 13% | | 1% | 1% | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 24,326 | 11,978 | 28 | | | |
| Population Density 2009 (per sq mile) | | | | 218.6 | 2,020.5 | 164 | | | |
| Population Change 1999 – 2009 | | | | 22.0% | 7.0% | 23 | | | |
| Land Area (sq miles) 2000 | | | | 110.0 | 17.8 | 1 | | | |
| % Land State-Owned Open Space 2009 | | | | 25.1% | 8.4% | 24 | | | |
| Assessed Acres of Farmland 2008 | | | | 6,433 | 2,303 | 31 | | | |
| Building Permits 2009 | | | | 85 | 22 | 16 | | | |
| Residential Housing Transactions 2009 | | | | 167 | 25.6 | 30 | | | |
| Median Sale Price of Homes 2009 | | | | \$202,618 | \$226,800 | 121 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$2,593.8 | \$1,685.5 | 40 | | | |
| Effective Tax Rate 2009 | | | | 1.97 | 2.02 | 115 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,158 | \$5,195.5 | 141 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$21,309 | \$23,813 | 117 | | | |
| Unemployment Rate 2009 | | | | 10.7% | 10.0 | 75 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 487 | <1% | <1% | 12% | 2% | 36% | 2% | 44% | 3% | <1% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 6% | 62% | 1% | 27% | 1% | 3% | | |

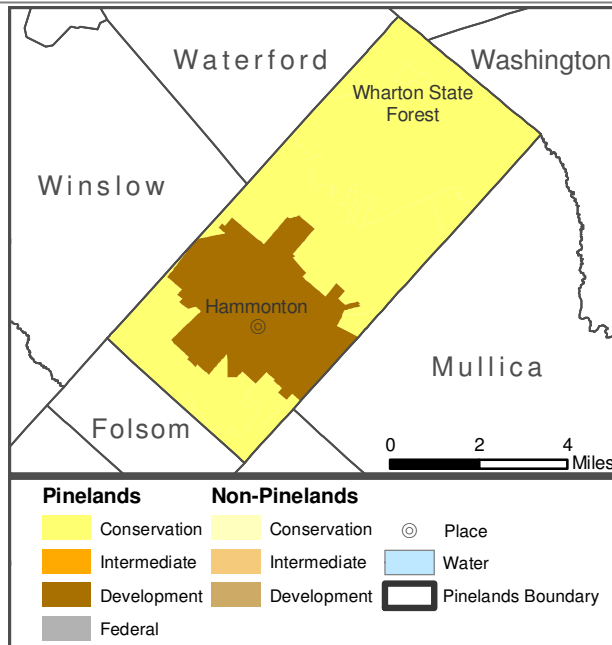
* The institutional population increased by 406 between 1990 and 2000. The non-group quarters population increased by 4,118 residents.

Hammonton Town, Atlantic County

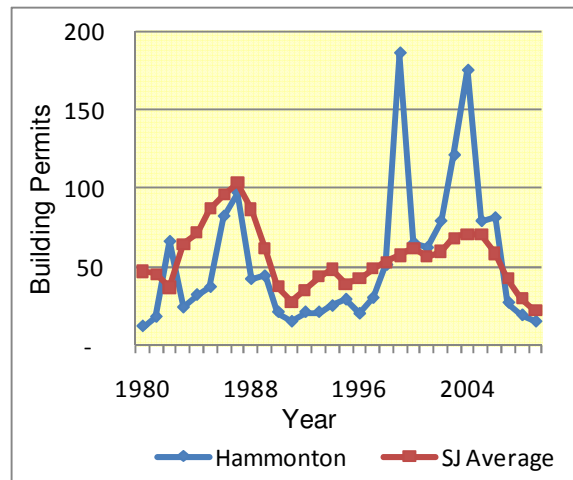
% Population in Pinelands Area: 100% (12,604 residents / 12,604 total)

% of Housing Units in Pinelands Area: 100% (4,843 units / 4,843 total)

% Land in Pinelands Area: 100% (26,581 acres / 26,581 total)



**Building Permits
1980 - 2009**



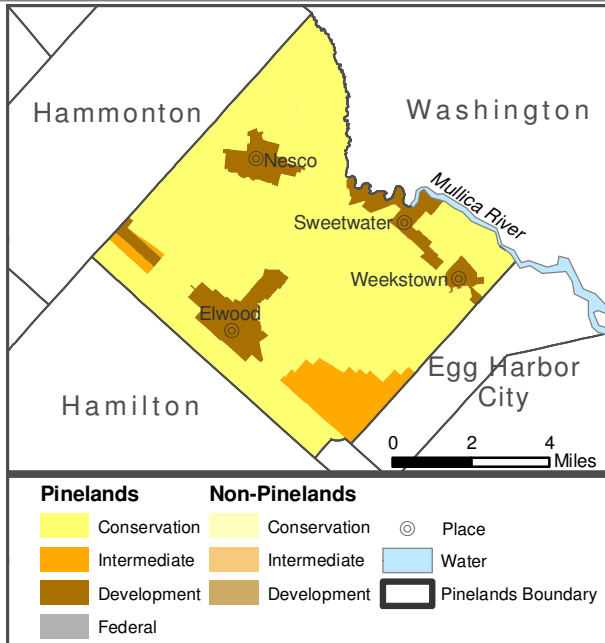
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| 33% | 5% | 33% | 2% | | | 26% | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 13,433 | 11,978 | | 49 | | |
| Population Density 2009 (per sq mile) | | | | 325.6 | 2,020.5 | | 154 | | |
| Population Change 1999 – 2009 | | | | 7.0% | 7.0% | | 77 | | |
| Land Area (sq miles) 2000 | | | | 41.0 | 17.8 | | 34 | | |
| % Land State-Owned Open Space 2009 | | | | 35.4% | 8.4% | | 16 | | |
| Assessed Acres of Farmland 2008 | | | | 6,768 | 2,303 | | 28 | | |
| Building Permits 2009 | | | | 15 | 22 | | 60 | | |
| Residential Housing Transactions 2009 | | | | 94 | 25.6 | | 54 | | |
| Median Sale Price of Homes 2009 | | | | \$217,333 | \$226,800 | | 110 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$1,526.3 | \$1,685.5 | | 59 | | |
| Effective Tax Rate 2009 | | | | 1.92 | 2.02 | | 118 | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,536 | \$5,195.5 | | 125 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$19,889 | \$23,813 | | 137 | | |
| Unemployment Rate 2009 | | | | 15.6% | 10.0 | | 18 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 519 | 10% | | 15% | 3% | 22% | 4% | 45% | 2% | 1% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 3% | 73% | 3% | 17% | 3% | 1% | | |

Mullica Township, Atlantic County

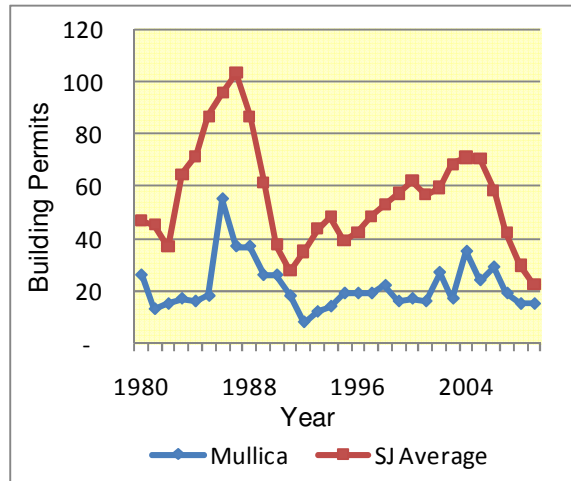
% Population in Pinelands Area: 100% (5,912 residents / 5,912 total)

% of Housing Units in Pinelands Area: 100% (2,176 units / 2,176 total)

% Land in Pinelands Area: 100% (36,406 acres / 36,406 total)



**Building Permits
1980 - 2009**



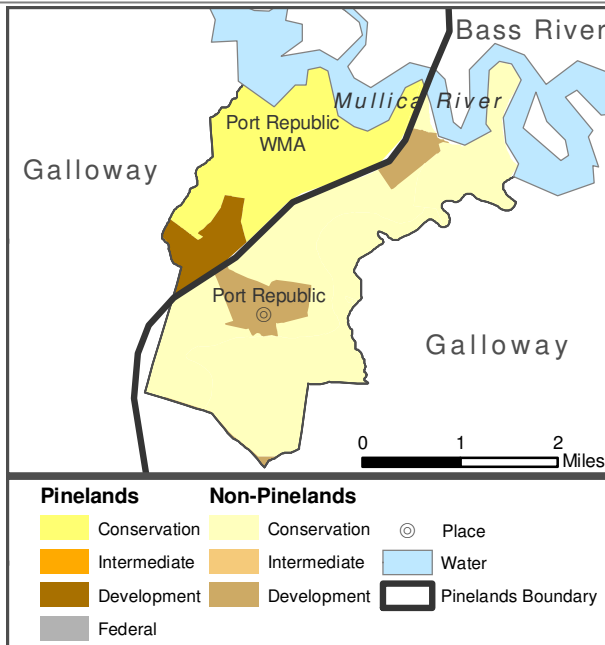
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-------------|------------------|----------------------------|-----------------------------|--------------------|---------|
| 13% | 59% | 9% | | 7% | | 1% | 11% | | |
| | | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | | 6,052 | 11,978 | 104 | | |
| Population Density 2009 (per sq mile) | | | | | 107.0 | 2,020.5 | 183 | | |
| Population Change 1999 – 2009 | | | | | 3.0% | 7.0% | 111 | | |
| Land Area (sq miles) 2000 | | | | | 57.0 | 17.8 | 17 | | |
| % Land State-Owned Open Space 2009 | | | | | 23.6% | 8.4% | 27 | | |
| Assessed Acres of Farmland 2008 | | | | | 6,416 | 2,303 | 32 | | |
| Building Permits 2009 | | | | | 15 | 22 | 61 | | |
| Residential Housing Transactions 2009 | | | | | 31 | 25.6 | 119 | | |
| Median Sale Price of Homes 2009 | | | | | \$263,491 | \$226,800 | 77 | | |
| Equalized Value of Property 2009(Million\$) | | | | | \$589.6 | \$1,685.5 | 113 | | |
| Effective Tax Rate 2009 | | | | | 1.75 | 2.02 | 135 | | |
| Average Residential Property Tax Bill 2009 | | | | | \$4,406 | \$5,195.5 | 133 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | | \$19,764 | \$23,813 | 141 | | |
| Unemployment Rate 2009 | | | | | 12.6% | 10.0 | 46 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 40 | 5% | | 30% | 10% | 15% | 5% | 23% | 13% | |
| Assessment Class Proportions in Municipal Valuations 2006 | | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | |
| | | | 6% | 86% | 2% | 5% | 1% | | |

Port Republic City, Atlantic County

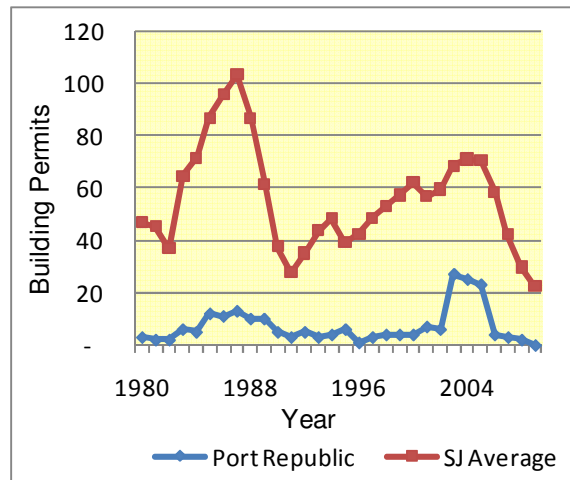
% Population in Pinelands Area: 10% (102 residents / 1,037 total)

% of Housing Units in Pinelands Area: 9% (35 units / 389 total)

% Land in Pinelands Area: 36% (1,952 acres / 5,445 total)



**Building Permits
1980 - 2009**



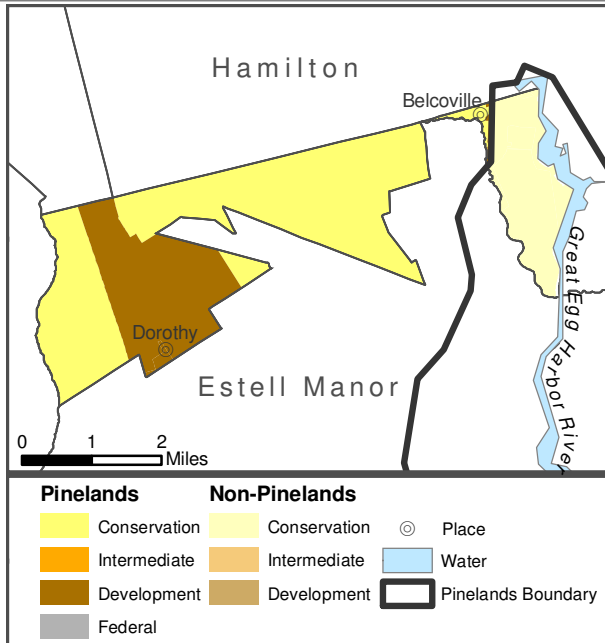
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| 84% | 1% | | | | | | 15% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 1,216 | 11,978 | 183 | | | |
| Population Density 2009 (per sq mile) | | | | 159.5 | 2,020.5 | 176 | | | |
| Population Change 1999 – 2009 | | | | 17.0% | 7.0% | 30 | | | |
| Land Area (sq miles) 2000 | | | | 7.9 | 17.8 | 96 | | | |
| % Land State-Owned Open Space 2009 | | | | 15.5% | 8.4% | 39 | | | |
| Assessed Acres of Farmland 2008 | | | | 148 | 2,303 | 100 | | | |
| Building Permits 2009 | | | | 0 | 22 | 194 | | | |
| Residential Housing Transactions 2009 | | | | 5 | 25.6 | 191 | | | |
| Median Sale Price of Homes 2009 | | | | \$309,375 | \$226,800 | 46 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$143.6 | \$1,685.5 | 184 | | | |
| Effective Tax Rate 2009 | | | | 1.62 | 2.02 | 147 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,931 | \$5,195.5 | 97 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$24,369 | \$23,813 | 71 | | | |
| Unemployment Rate 2009 | | | | 7.4% | 10.0 | 153 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 14 | | | 21% | | 7% | 7% | 43% | 21% | |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 3% | 92% | 2% | 3% | | | | |

Weymouth Township, Atlantic County

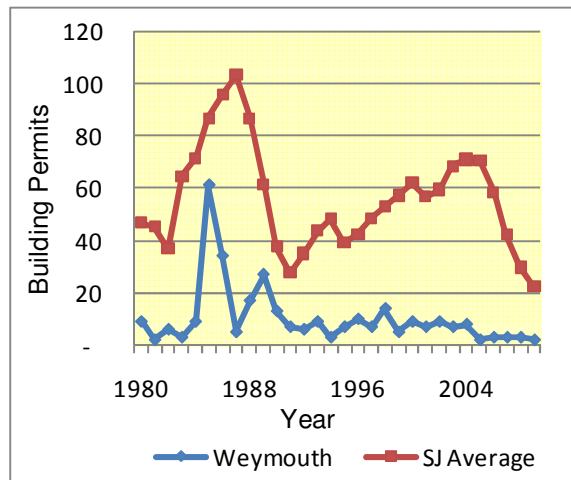
% Population in Pinelands Area: 73% (1,668 residents / 2,268 total)

% of Housing Units in Pinelands Area: 72% (663 units / 914 total)

% Land in Pinelands Area: 83% (6,383 acres / 7,716 total)



**Building Permits
1980 - 2009**



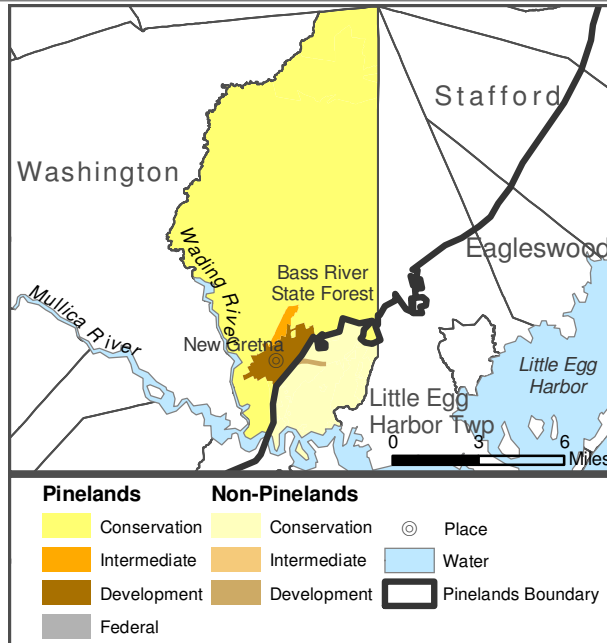
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| | 70% | | | | | | 30% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 2,254 | 11,978 | | 159 | | |
| Population Density 2009 (per sq mile) | | | | 184.7 | 2,020.5 | | 170 | | |
| Population Change 1999 – 2000 | | | | 0% | 7.0% | | 137 | | |
| Land Area (sq miles) 2000 | | | | 12.0 | 17.8 | | 82 | | |
| % Land State-Owned Open Space 2009 | | | | 13.9% | 8.4% | | 41 | | |
| Assessed Acres of Farmland 2008 | | | | 6 | 2,303 | | 120 | | |
| Building Permits 2009 | | | | 2 | 22 | | 147 | | |
| Residential Housing Transactions 2009 | | | | 10 | 25.6 | | 179 | | |
| Median Sale Price of Homes 2009 | | | | \$194,650 | \$226,800 | | 131 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$180.1 | \$1,685.5 | | 178 | | |
| Effective Tax Rate 2009 | | | | 1.63 | 2.02 | | 146 | | |
| Average Residential Property Tax Bill 2009 | | | | \$3,669 | \$5,195.5 | | 171 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$18,987 | \$23,813 | | 152 | | |
| Unemployment Rate 2009 | | | | 7.7% | 10.0 | | 145 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 34 | | | 32% | 6% | 9% | 3% | 41% | 9% | |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 6% | 82% | | 10% | | 2% | | |

Bass River Township, Burlington County

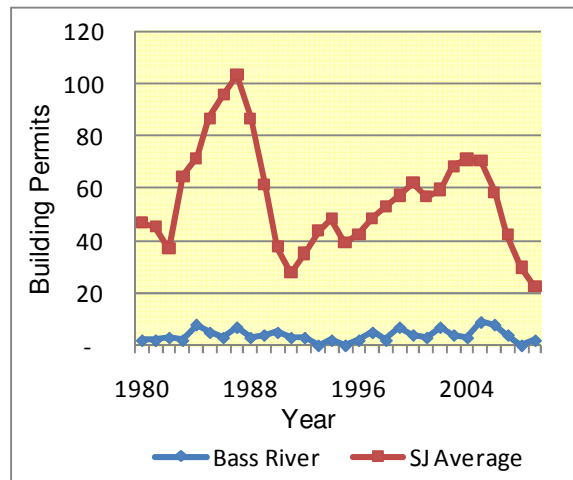
% Population in Pinelands Area: 82% (1,234 residents / 1,510 total)

% of Housing Units in Pinelands Area: 84% (506 units / 602 total)

% Land in Pinelands Area: 87% (43,791 acres / 50,380 total)



**Building Permits
1980 - 2009**



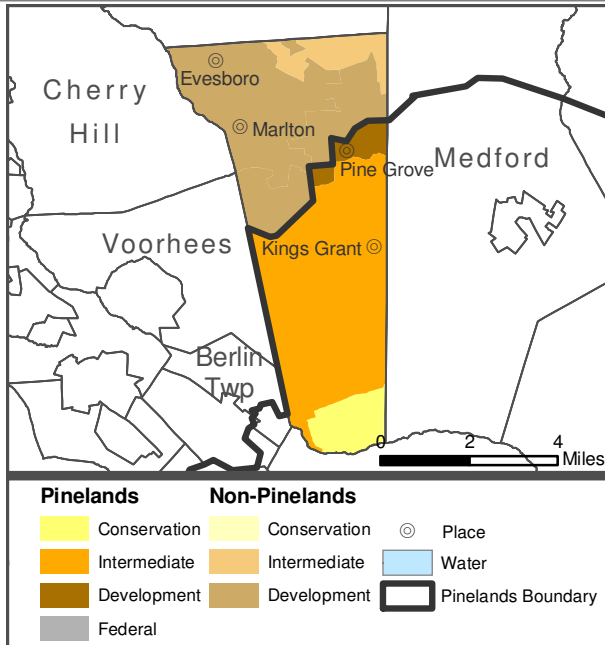
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| 87% | | | 8% | 1% | | | 4% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 1,541 | 11,978 | | 176 | | |
| Population Density 2009 (per sq mile) | | | | 20.3 | 2,020.5 | | 200 | | |
| Population Change 1999 – 2009 | | | | 2.0% | 7.0% | | 119 | | |
| Land Area (sq miles) 2000 | | | | 77.0 | 17.8 | | 9 | | |
| % Land State-Owned Open Space 2009 | | | | 41.2% | 8.4% | | 11 | | |
| Assessed Acres of Farmland 2008 | | | | 6,866 | 2,303 | | 24 | | |
| Building Permits 2009 | | | | 2 | 22 | | 148 | | |
| Residential Housing Transactions 2009 | | | | 13 | 25.6 | | 169 | | |
| Median Sale Price of Homes 2009 | | | | \$295,667 | \$226,800 | | 54 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$191.2 | \$1,685.5 | | 171 | | |
| Effective Tax Rate 2009 | | | | 1.34 | 2.02 | | 168 | | |
| Average Residential Property Tax Bill 2009 | | | | \$3,817 | \$5,195.5 | | 165 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$20,382 | \$23,813 | | 131 | | |
| Unemployment Rate 2009 | | | | 8.7% | 10.0 | | 120 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 32 | 3% | | 9% | 13% | 22% | | 34% | 13% | 6% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 7% | 76% | 3% | 14% | | | | |

Evesham Township, Burlington County

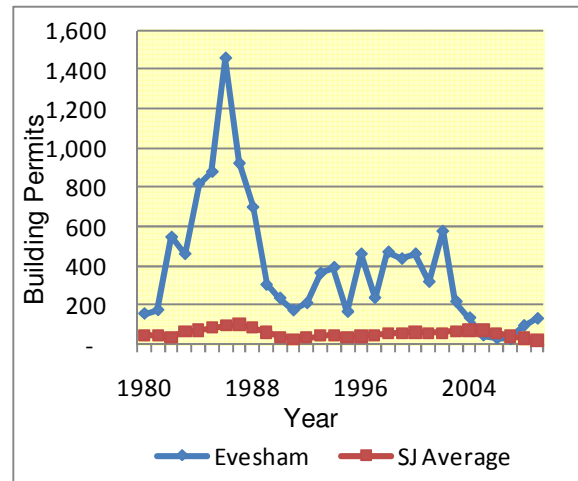
% Population in Pinelands Area: 27% (11,553 residents / 42,275 total)

% of Housing Units in Pinelands Area: 28% (4,596 units / 16,324 total)

% Land in Pinelands Area: 55% (10,344 acres / 18,849 total)



**Building Permits
1980 - 2009**



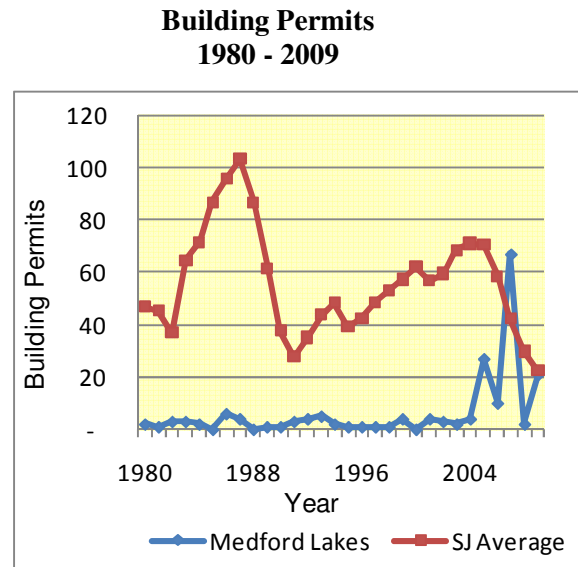
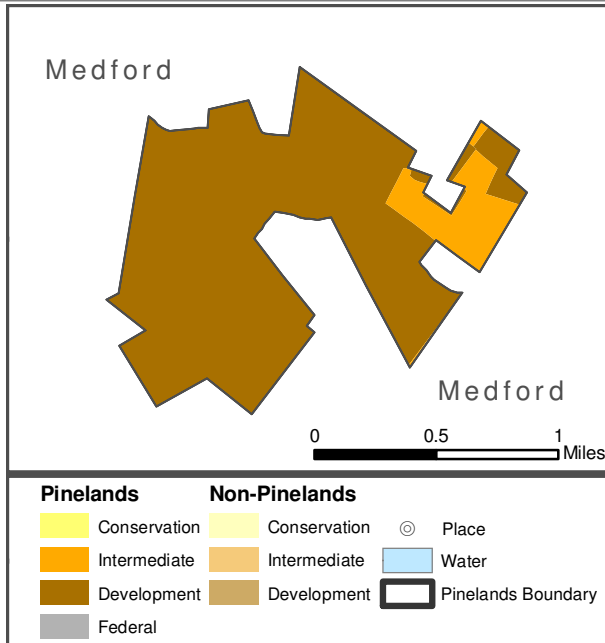
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | 12% | | | 81% | 7% | | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 45,370 | 11,978 | 10 | | | |
| Population Density 2009 (per sq mile) | | | | 1,535.9 | 2,020.5 | 96 | | | |
| Population Change 1999 – 2009 | | | | 9.0% | 7.0% | 58 | | | |
| Land Area (sq miles) 2000 | | | | 30 | 17.8 | 46 | | | |
| % Land State-Owned Open Space 2009 | | | | 2.6% | 8.4% | 67 | | | |
| Assessed Acres of Farmland 2008 | | | | 2,572 | 2,303 | 57 | | | |
| Building Permits 2009 | | | | 131 | 22 | 8 | | | |
| Residential Housing Transactions 2009 | | | | 292 | 25.6 | 13 | | | |
| Median Sale Price of Homes 2009 | | | | \$266,604 | \$226,800 | 72 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$5,644.2 | \$1,685.5 | 11 | | | |
| Effective Tax Rate 2009 | | | | 2.22 | 2.02 | 85 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$6,602 | \$5,195.5 | 31 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$29,494 | \$23,813 | 27 | | | |
| Unemployment Rate 2009 | | | | 6.9% | 10.0 | 164 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 1,213 | <1% | | 6% | 1% | 22% | 1% | 64% | 2% | 4% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 1% | 79% | | 15% | 1% | 4% | | |

Medford Lakes Borough, Burlington County

% Population in Pinelands Area: 100% (4,173 residents / 4,173 total)

% of Housing Units in Pinelands Area: 100% (1,555 units / 1,555 total)

% Land in Pinelands Area: 100% (812 acres / 812 total)



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | | | | 10% | 90% | | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 4,110 | 11,978 | 124 | | | |
| Population Density 2009 (per sq mile) | | | | 3,410.8 | 2,020.5 | 48 | | | |
| Population Change 1999 – 2009 | | | | -2.0% | 7.0% | 158 | | | |
| Land Area (sq miles) 2000 | | | | 1.2 | 17.8 | 158 | | | |
| % Land State-Owned Open Space 2009 | | | | 0.0% | 8.4% | 129 | | | |
| Assessed Acres of Farmland 2008 | | | | 0 | 2,303 | 136 | | | |
| Building Permits 2009 | | | | 7 | 22 | 96 | | | |
| Residential Housing Transactions 2009 | | | | 24 | 25.6 | 136 | | | |
| Median Sale Price of Homes 2009 | | | | \$316,251 | \$226,800 | 43 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$483.0 | \$1,685.5 | 128 | | | |
| Effective Tax Rate 2009 | | | | 2.50 | 2.02 | 50 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$7,806 | \$5,195.5 | 13 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$31,382 | \$23,813 | 20 | | | |
| Unemployment Rate 2009 | | | | 4.1% | 10.0 | 193 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 49 | | | 8% | 2% | 22% | 2% | 59% | 4% | |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | | 98% | | 2% | | | | |

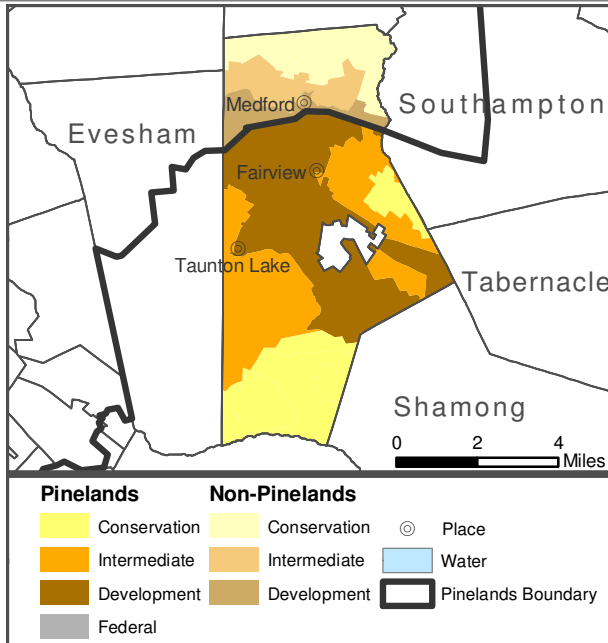
Medford Township, Burlington County

% Population in Pinelands Area: 82% (18,239 residents / 22,253 total)

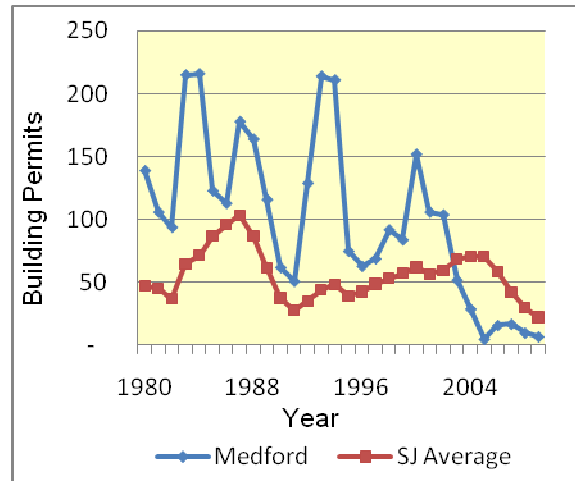
% of Housing Units in Pinelands Area: 78% (6,324 units / 8,147 total)

% Land in Pinelands Area: 78% (19,792 acres / 25,488 total)

* According to 2000 census data on group quarters 4,846 residents are inmates in correctional facilities, while 1,278 residents are in non-institutional quarters (probably in military base housing).



**Building Permits
1980 - 2009**



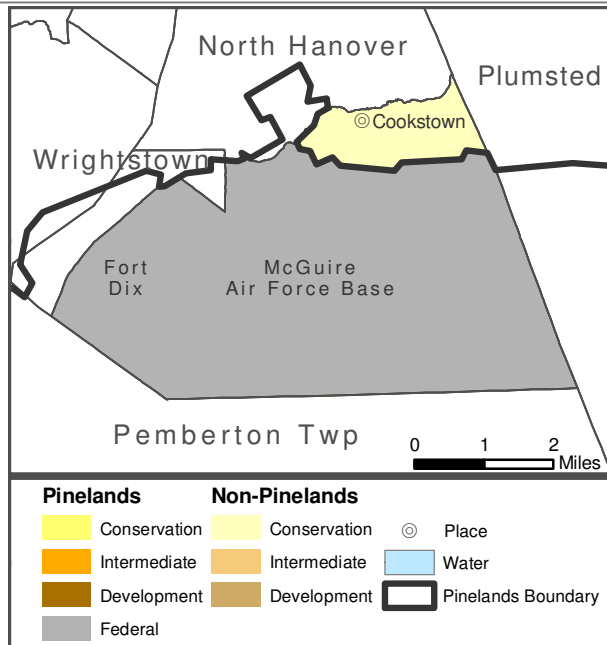
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| 11% | 5% | 4% | 5% | 32% | 43% | | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 22,726 | 11,978 | | 29 | | |
| Population Density 2009 (per sq mile) | | | | 578.0 | 2,020.5 | | 132 | | |
| Population Change 1999 – 2009 | | | | 3.0% | 7.0% | | 112 | | |
| Land Area (sq miles) 2000 | | | | 40.0 | 17.8 | | 35 | | |
| % Land State-Owned Open Space 2009 | | | | 11.6% | 8.4% | | 45 | | |
| Assessed Acres of Farmland 2008 | | | | 6,521 | 2,303 | | 30 | | |
| Building Permits 2009 | | | | 21 | 22 | | 52 | | |
| Residential Housing Transactions 2009 | | | | 123 | 25.6 | | 41 | | |
| Median Sale Price of Homes 2009 | | | | \$375,648 | \$226,800 | | 26 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$3,269.5 | \$1,685.5 | | 28 | | |
| Effective Tax Rate 2009 | | | | 2.24 | 2.02 | | 81 | | |
| Average Residential Property Tax Bill 2009 | | | | \$8,694 | \$5,195.5 | | 7 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$38,641 | \$23,813 | | 9 | | |
| Unemployment Rate 2009 | | | | 5.3% | 10.0 | | 188 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 707 | 1% | | 10% | 3% | 22% | 2% | 57% | 2% | 3% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 1% | 87% | 1% | 8% | 1% | 2% | | |

New Hanover Township, Burlington County

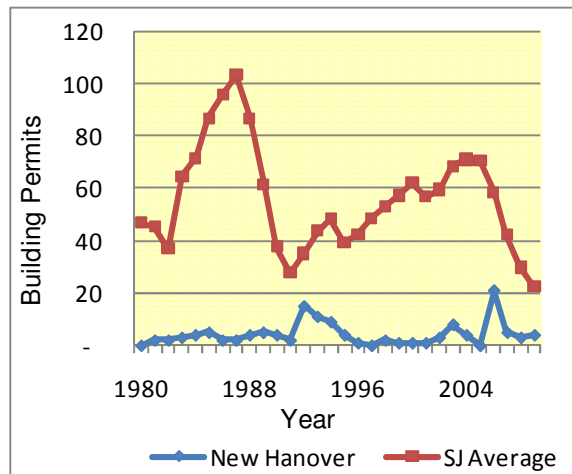
% Population in Pinelands Area: 93% (9,109 residents / 9,744 total)

% of Housing Units in Pinelands Area: 84% (1,159 units / 1,381 total)

% Land in Pinelands Area: 91% (14,373 acres / 13,016 total)



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|------------------|----------------------------|--------------|-----------------------------|---------|
| | | | | | | | | 100% | |
| | | | | Municipal Value | | South Jersey Municipal Avg | | South Jersey Municipal Rank | |
| Population Estimate 2009 | | | | 9,429 | | 11,978 | | 70 | |
| Population Density 2009 (per sq mile) | | | | 423.1 | | 2,020.5 | | 148 | |
| Population Change 1999 – 2009 | | | | -5.0% | | 7.0% | | 183 | |
| Land Area (sq miles) 2000 | | | | 22.0 | | 17.8 | | 60 | |
| % Land State-Owned Open Space 2009 | | | | 0.0% | | 8.4% | | 130 | |
| Assessed Acres of Farmland 2008 | | | | 6,788 | | 2,303 | | 27 | |
| Building Permits 2009 | | | | 4 | | 22 | | 126 | |
| Residential Housing Transactions 2009 | | | | 4 | | 25.6 | | 196 | |
| Median Sale Price of Homes 2009 | | | | \$281,700 | | \$226,800 | | 65 | |
| Equalized Value of Property 2009(Million\$) | | | | \$95.4 | | \$1,685.5 | | 192 | |
| Effective Tax Rate 2009 | | | | 1.45 | | 2.02 | | 158 | |
| Average Residential Property Tax Bill 2009 | | | | \$3,897 | | \$5,195.5 | | 161 | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$12,140 | | \$23,813 | | 200 | |
| Unemployment Rate 2009 | | | | 7.7% | | 10.0 | | 146 | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 114 | | | 9% | 2% | 10% | 4% | 41% | 32% | 2% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 5% | 66% | 6% | 23% | | | | |

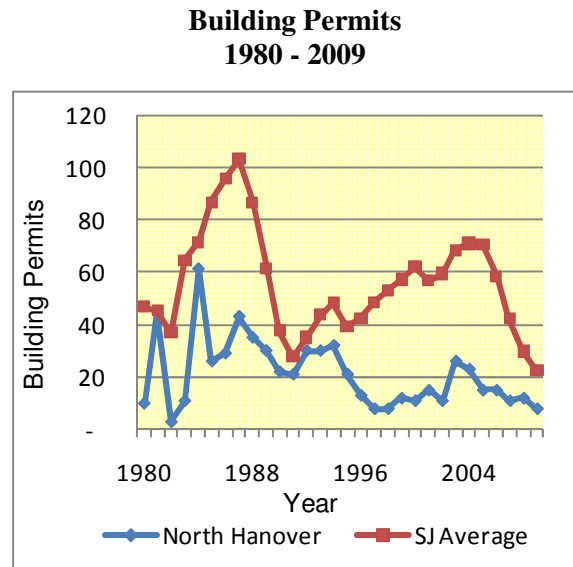
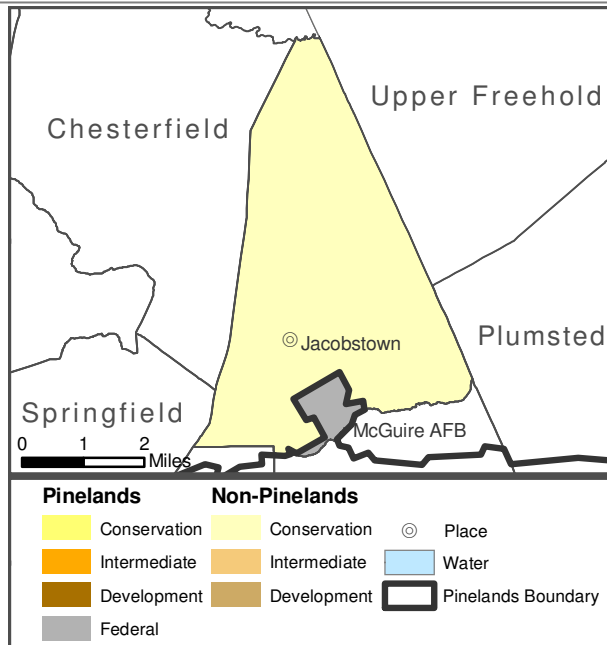
* The institutional population increased by 4,225, while the non-institutional population in group quarters (probably military base housing) decreased by 5,035. The number of non-group quarters residents increased by 1,008.

North Hanover Township, Burlington County

% Population in Pinelands Area: 42% (3,090 residents / 7,347 total)

% of Housing Units in Pinelands Area: 35% (949 units / 2,670 total)

% Land in Pinelands Area: 4% (477 acres / 11,190 total)



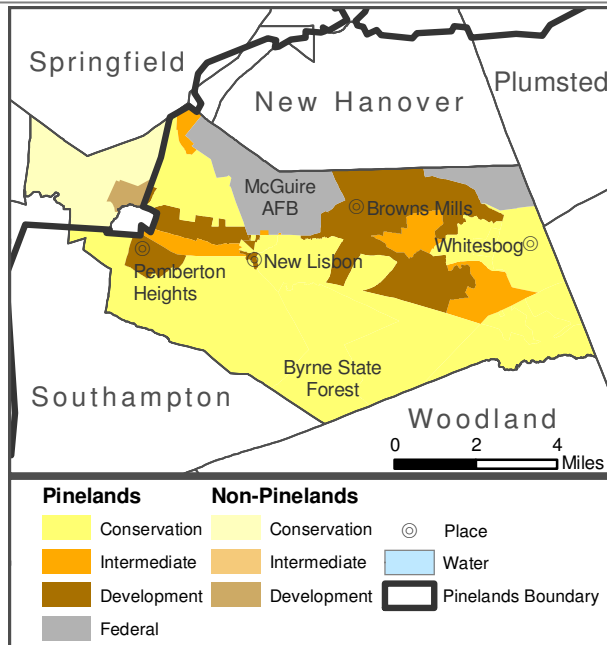
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | | | | | | | | 100% | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 7,368 | 11,978 | 92 | | | |
| Population Density 2009 (per sq mile) | | | | 424.9 | 2,020.5 | 146 | | | |
| Population Change 1990 – 2009 | | | | 2.0% | 7.0% | 115 | | | |
| Land Area (sq miles) 2000 | | | | 17.0 | 17.8 | 71 | | | |
| % Land State-Owned Open Space 2009 | | | | 0.0% | 8.4% | 131 | | | |
| Assessed Acres of Farmland 2008 | | | | 932 | 2,303 | 71 | | | |
| Building Permits 2009 | | | | 8 | 22 | 87 | | | |
| Residential Housing Transactions 2009 | | | | 10 | 25.6 | 180 | | | |
| Median Sale Price of Homes 2009 | | | | \$339,106 | \$226,800 | 35 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$458.3 | \$1,685.5 | 131 | | | |
| Effective Tax Rate 2009 | | | | 1.58 | 2.02 | 151 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$5,914 | \$5,195.5 | 54 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$17,580 | \$23,813 | 176 | | | |
| Unemployment Rate 2009 | | | | 10.7% | 10.0 | 73 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 50 | 6% | | 12% | 8% | 18% | 6% | 40% | 6% | 4% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 2% | 75% | 8% | 12% | | 3% | | |

Pemberton Township, Burlington County

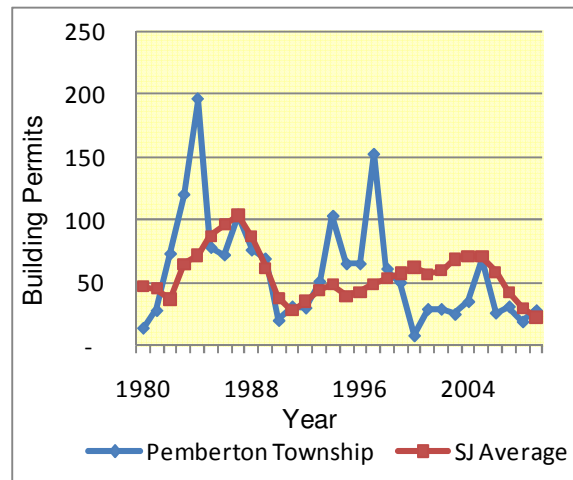
% Population in Pinelands Area: 98% (28,127 residents / 28,691 total)

% of Housing Units in Pinelands Area: 98% (10,538 units / 10,778 total)

% Land in Pinelands Area: 90% (36,722 acres / 40,634 total)



**Building Permits
1980 - 2009**



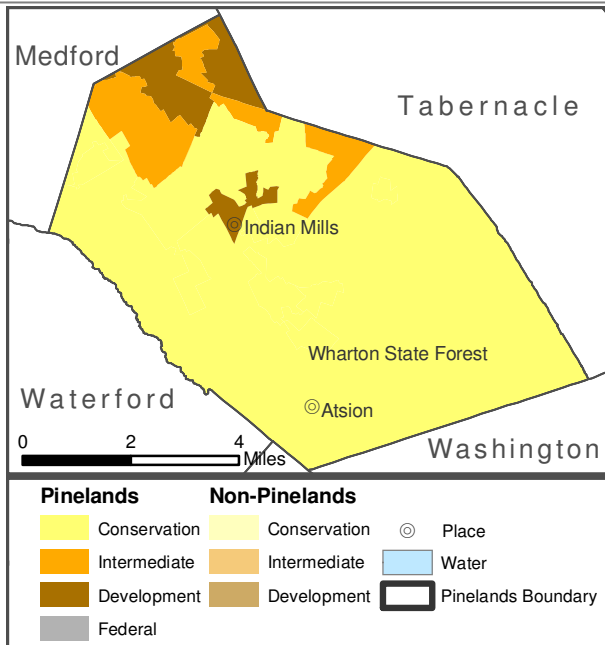
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| 20% | 15% | 25% | 3% | 7% | 18% | | | 12% | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 29,986 | 11,978 | | 24 | | |
| Population Density 2009 (per sq mile) | | | | 453.8 | 2,020.5 | | 143 | | |
| Population Change 1999 – 2009 | | | | -4.0% | 7.0% | | 180 | | |
| Land Area (sq miles) 2000 | | | | 63.0 | 17.8 | | 14 | | |
| % Land State-Owned Open Space 2009 | | | | 19.2% | 8.4% | | 32 | | |
| Assessed Acres of Farmland 2008 | | | | 10,439 | 2,303 | | 12 | | |
| Building Permits 2009 | | | | 28 | 22 | | 46 | | |
| Residential Housing Transactions 2009 | | | | 9 | 25.6 | | 182 | | |
| Median Sale Price of Homes 2009 | | | | \$186,433 | \$226,800 | | 142 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$1,635.7 | \$1,685.5 | | 57 | | |
| Effective Tax Rate 2009 | | | | 1.81 | 2.02 | | 130 | | |
| Average Residential Property Tax Bill 2009 | | | | \$3,359 | \$5,195.5 | | 188 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$19,238 | \$23,813 | | 148 | | |
| Unemployment Rate 2009 | | | | 10.5% | 10.0 | | 79 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 200 | 3% | | 11% | 2% | 20% | 1% | 49% | 11% | 5% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 2% | 88% | 2% | 6% | <1% | 2% | | |

Shamong Township, Burlington County

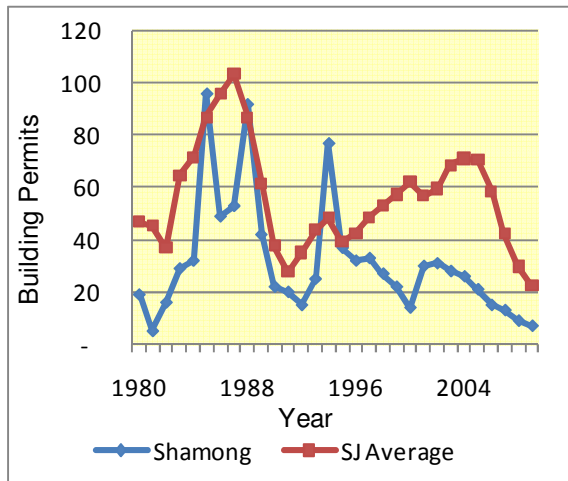
% Population in Pinelands Area: 100% (6,462 residents / 6,462 total)

% of Housing Units in Pinelands Area: 100% (2,175 units / 2,175 total)

% Land in Pinelands Area: 100% (28,706 acres / 28,706 total)



**Building Permits
1980 - 2009**



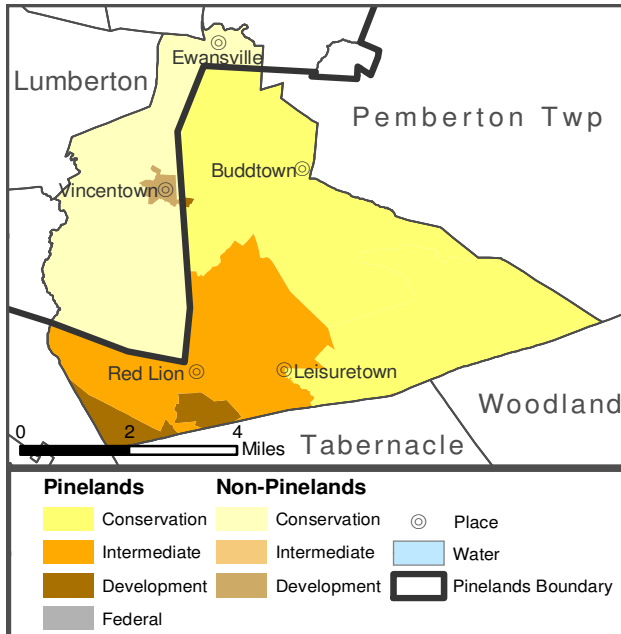
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| 67% | 1% | 15% | 2% | 9% | 5% | | 1% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 6,723 | 11,978 | | 100 | | |
| Population Density 2009 (per sq mile) | | | | 150.0 | 2,020.5 | | 177 | | |
| Population Change 1999 – 2009 | | | | 6.0% | 7.0% | | 84 | | |
| Land Area (sq miles) 2000 | | | | 45.0 | 17.8 | | 27 | | |
| % Land State-Owned Open Space 2009 | | | | 58.6% | 8.4% | | 5 | | |
| Assessed Acres of Farmland 2008 | | | | 4,924 | 2,303 | | 40 | | |
| Building Permits 2009 | | | | 7 | 22 | | 97 | | |
| Residential Housing Transactions 2009 | | | | 22 | 25.6 | | 141 | | |
| Median Sale Price of Homes 2009 | | | | \$370,642 | \$226,800 | | 28 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$758.0 | \$1,685.5 | | 99 | | |
| Effective Tax Rate 2009 | | | | 1.99 | 2.02 | | 113 | | |
| Average Residential Property Tax Bill 2009 | | | | \$7,386 | \$5,195.5 | | 19 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$30,934 | \$23,813 | | 21 | | |
| Unemployment Rate 2009 | | | | 6.6% | 10.0 | | 174 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 85 | 5% | | 25% | 9% | 13% | 4% | 40% | 5% | |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 1% | 93% | 4% | 2% | | | | |

Southampton Township, Burlington County

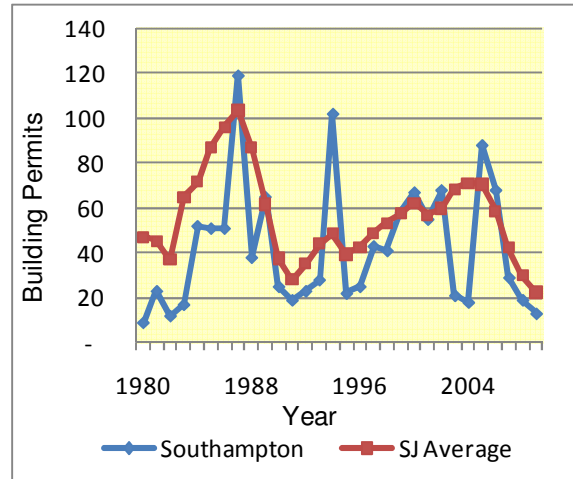
% Population in Pinelands Area: 69% (7,193 residents / 10,388 total)

% of Housing Units in Pinelands Area: 73% (3,471 units / 4,751 total)

% Land in Pinelands Area: 73% (20,760 acres / 28,458 total)



**Building Permits
1980 - 2009**



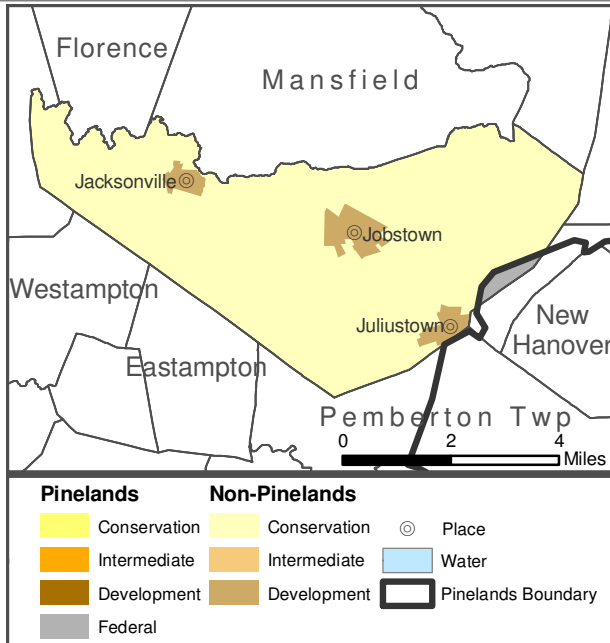
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| | 27% | 40% | | 28% | 5% | | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 10,865 | 11,978 | | 63 | | |
| Population Density 2009 (per sq mile) | | | | 246.7 | 2,020.5 | | 161 | | |
| Population Change 1999 – 2009 | | | | 5.0% | 7.0% | | 95 | | |
| Land Area (sq miles) 2000 | | | | 44.0 | 17.8 | | 28 | | |
| % Land State-Owned Open Space 2009 | | | | 4.9% | 8.4% | | 58 | | |
| Assessed Acres of Farmland 2008 | | | | 13,044 | 2,303 | | 7 | | |
| Building Permits 2009 | | | | 13 | 22 | | 65 | | |
| Residential Housing Transactions 2009 | | | | 82 | 25.6 | | 62 | | |
| Median Sale Price of Homes 2009 | | | | \$195,773 | \$226,800 | | 129 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$1,274.8 | \$1,685.5 | | 73 | | |
| Effective Tax Rate 2009 | | | | 1.87 | 2.02 | | 125 | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,900 | \$5,195.5 | | 101 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$26,977 | \$23,813 | | 40 | | |
| Unemployment Rate 2009 | | | | 11.1% | 10.0 | | 65 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 228 | 2% | | 22% | 6% | 20% | 6% | 41% | 2% | 2% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 3% | 84% | 5% | 7% | 1% | | | |

Springfield Township, Burlington County

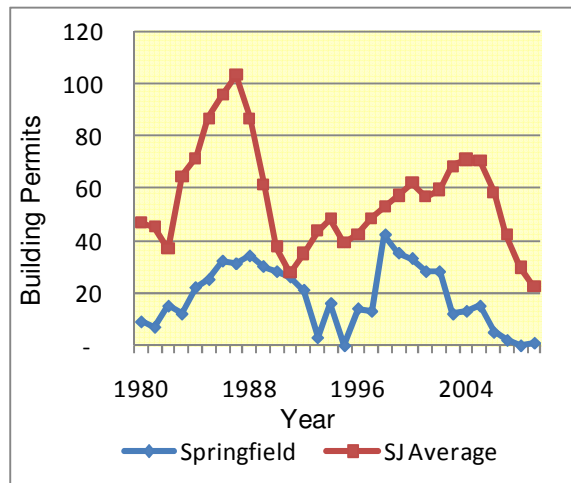
% Population in Pinelands Area: 0% (0 residents / 3,227 total)

% of Housing Units in Pinelands Area: 0% (0 units / 1,138 total)

% Land in Pinelands Area: 1% (284 acres / 18,948 total)



**Building Permits
1980 - 2009**



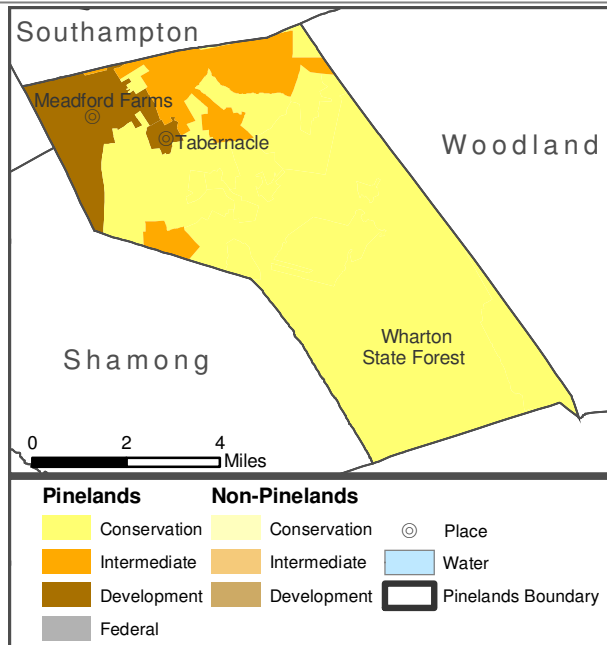
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|------------------|----------------------------|--------------|-----------------------------|---------|
| | | | | | | | | 100% | |
| | | | | Municipal Value | | South Jersey Municipal Avg | | South Jersey Municipal Rank | |
| Population Estimate 2009 | | | | 3,454 | | 11,978 | | 136 | |
| Population Density 2009 (per sq mile) | | | | 115.0 | | 2,020.5 | | 182 | |
| Population Change 1999 – 2009 | | | | 8.0% | | 7.0% | | 66 | |
| Land Area (sq miles) 2000 | | | | 29.0 | | 17.8 | | 48 | |
| % Land State-Owned Open Space 2009 | | | | 0.0% | | 8.4% | | 136 | |
| Assessed Acres of Farmland 2008 | | | | 11,645 | | 2,303 | | 10 | |
| Building Permits 2009 | | | | 1 | | 22 | | 165 | |
| Residential Housing Transactions 2009 | | | | 21 | | 25.6 | | 146 | |
| Median Sale Price of Homes 2009 | | | | \$261,936 | | \$226,800 | | 78 | |
| Equalized Value of Property 2009(Million\$) | | | | \$459.6 | | \$1,685.5 | | 130 | |
| Effective Tax Rate 2009 | | | | 2.05 | | 2.02 | | 102 | |
| Average Residential Property Tax Bill 2009 | | | | \$7,082 | | \$5,195.5 | | 22 | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$29,322 | | \$23,813 | | 28 | |
| Unemployment Rate 2009 | | | | 8.3% | | 10.0 | | 134 | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 169 | 2% | | 10% | 4% | 17% | 2% | 48% | 2% | 14% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 2% | 76% | 11% | 11% | | | | |

Tabernacle Township, Burlington County

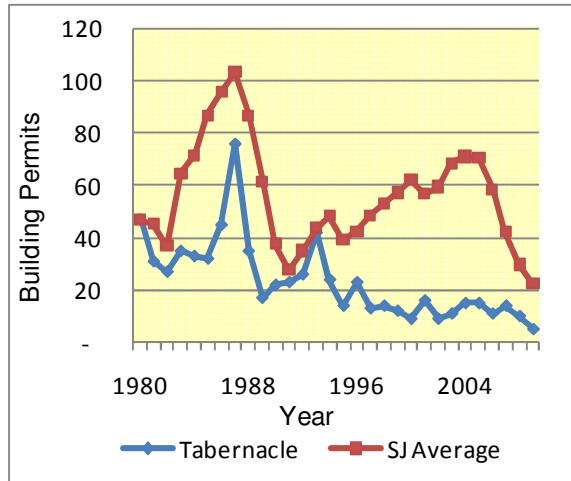
% Population in Pinelands Area: 100% (7,170 residents / 7,170 total)

% of Housing Units in Pinelands Area: 100% (2,385 units / 2,385 total)

% Land in Pinelands Area: 100% (31,495 acres / 31,495 total)



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| 51% | 3% | 11% | 15% | 11% | 9% | | 1% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 7,170 | 11,978 | | 96 | | |
| Population Density 2009 (per sq mile) | | | | 145.0 | 2,020.5 | | 178 | | |
| Population Change 1999 – 2009 | | | | 0.0% | 7.0% | | 139 | | |
| Land Area (sq miles) 2000 | | | | 50.0 | 17.8 | | 21 | | |
| % Land State-Owned Open Space 2009 | | | | 41.5% | 8.4% | | 10 | | |
| Assessed Acres of Farmland 2008 | | | | 6,243 | 2,303 | | 34 | | |
| Building Permits 2009 | | | | 5 | 22 | | 117 | | |
| Residential Housing Transactions 2009 | | | | 46 | 25.6 | | 97 | | |
| Median Sale Price of Homes 2009 | | | | \$335,279 | \$226,800 | | 37 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$792.1 | \$1,685.5 | | 96 | | |
| Effective Tax Rate 2009 | | | | 2.05 | 2.02 | | 101 | | |
| Average Residential Property Tax Bill 2009 | | | | \$6,763 | \$5,195.5 | | 26 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$27,874 | \$23,813 | | 34 | | |
| Unemployment Rate 2009 | | | | 4.8% | 10.0 | | 191 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 118 | 7% | | 26% | 3% | 15% | 3% | 40% | 3% | 3% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 2% | 93% | 2% | 3% | | | | |

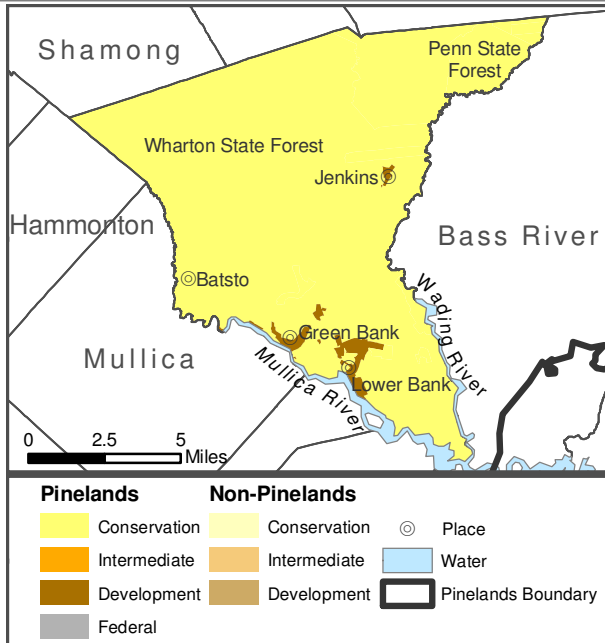
Washington Township, Burlington County

% Population in Pinelands Area: 100% (621 residents / 621 total)

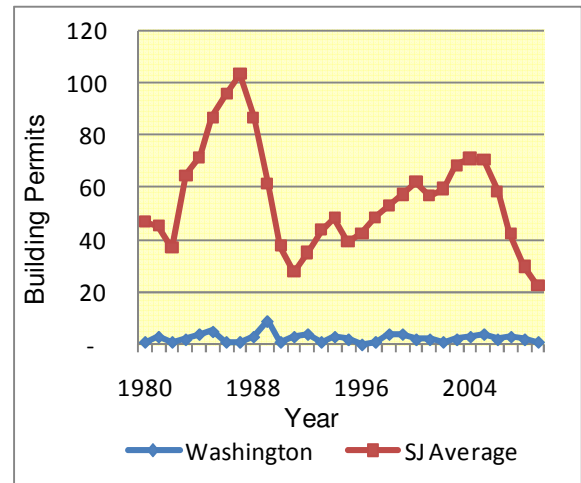
% of Housing Units in Pinelands Area: 100% (171 units / 171 total)

% Land in Pinelands Area: 100% (66,774 acres / 66,774 total)

* According to 2000 census data on group quarters, 109 residents are inmates in correctional facilities and an additional 70 residents live in non-institutionalized group quarters.



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| 86% | | | 12% | | | | 2% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 649 | 11,978 | 194 | | | |
| Population Density 2009 (per sq mile) | | | | 6.5 | 2,020.5 | 202 | | | |
| Population Change 1999 – 2009 | | | | 5.0% | 7.0% | 91 | | | |
| Land Area (sq miles) 2000 | | | | 100.0 | 17.8 | 2 | | | |
| % Land State-Owned Open Space 2009 | | | | 78.5% | 8.4% | 1 | | | |
| Assessed Acres of Farmland 2008 | | | | 7,854 | 2,303 | 19 | | | |
| Building Permits 2009 | | | | 1 | 22 | 166 | | | |
| Residential Housing Transactions 2009 | | | | 5 | 25.6 | 192 | | | |
| Median Sale Price of Homes 2009 | | | | \$240,333 | \$226,800 | 90 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$105.6 | \$1,685.5 | 190 | | | |
| Effective Tax Rate 2009 | | | | 1.21 | 2.02 | 173 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$3,428 | \$5,195.5 | 182 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$13,977 | \$23,813 | 195 | | | |
| Unemployment Rate 2009 | | | | 13.3% | 10.0 | 34 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 42 | 7% | | 14% | 12% | 17% | 5% | 43% | 2% | |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 4% | 80% | 5% | 9% | 2% | <1% | | |

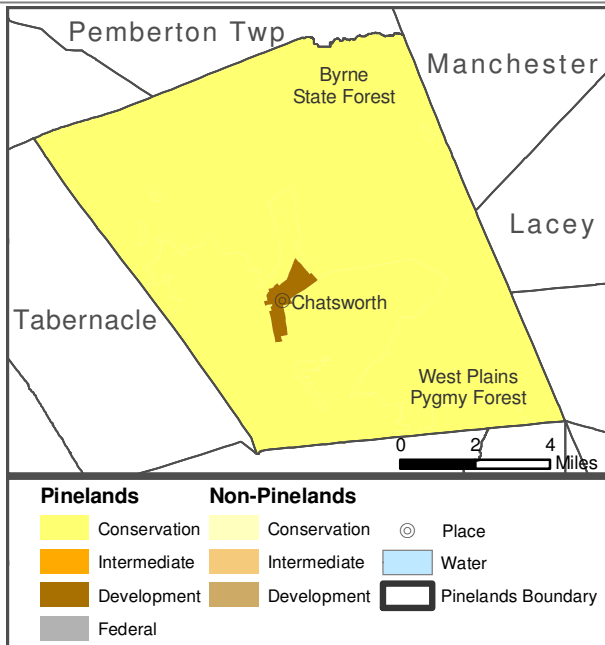
*The institutionalized population increased by 86 between 1990 and 2000, while the non-institutionalized population increased by 70. The non-group quarters population actually declined by 340 residents.

Woodland Township, Burlington County

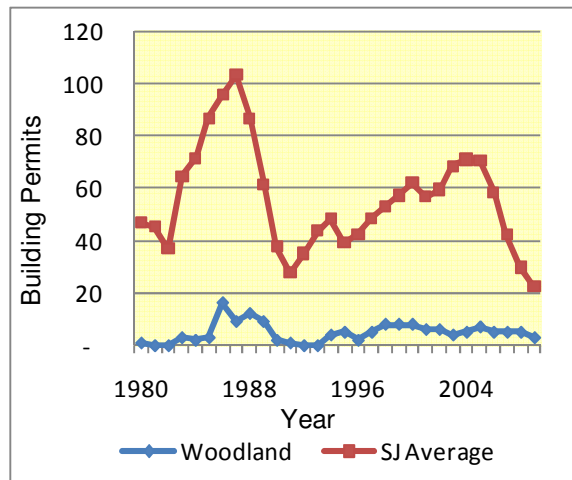
% Population in Pinelands Area: 100% (1,170 residents / 1,170 total)

% of Housing Units in Pinelands Area: 100% (448 units / 448 total)

% Land in Pinelands Area: 100% (60,523 acres / 60,523 total)



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| 69% | | | 30% | | | | 1% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 1,351 | 11,978 | | 180 | | |
| Population Density 2009 (per sq mile) | | | | 14.1 | 2,020.5 | | 201 | | |
| Population Change 1999 – 2009 | | | | 8.0% | 7.0% | | 65 | | |
| Land Area (sq miles) 2000 | | | | 96.0 | 17.8 | | 4 | | |
| % Land State-Owned Open Space 2009 | | | | 61.0% | 8.4% | | 3 | | |
| Assessed Acres of Farmland 2008 | | | | 1,741 | 2,303 | | 63 | | |
| Building Permits 2009 | | | | 3 | 22 | | 132 | | |
| Residential Housing Transactions 2009 | | | | 11 | 25.6 | | 177 | | |
| Median Sale Price of Homes 2009 | | | | \$201,225 | \$226,800 | | 125 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$159.4 | \$1,685.5 | | 180 | | |
| Effective Tax Rate 2009 | | | | 1.66 | 2.02 | | 145 | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,531 | \$5,195.5 | | 126 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$26,126 | \$23,813 | | 48 | | |
| Unemployment Rate 2009 | | | | 10.3% | 10.0 | | 83 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 47 | 9% | | 2% | 6% | 11% | 2% | 40% | 6% | 23% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 7% | 69% | 14% | 4% | 6% | | | |

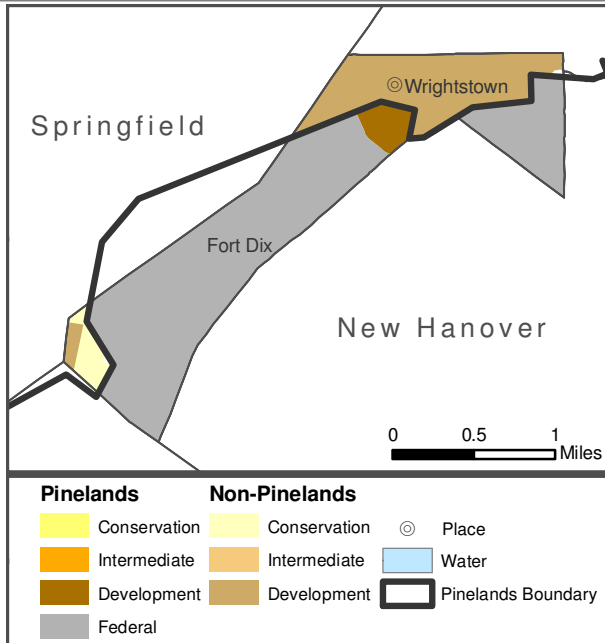
* Population decrease between 1990 and 2000 is primarily due to a change in the institutional group quarters population. The institutional population decreased from 826 in 1990 to 0 in 2000. The non-group quarters change was -67.

Wrightstown Borough, Burlington County

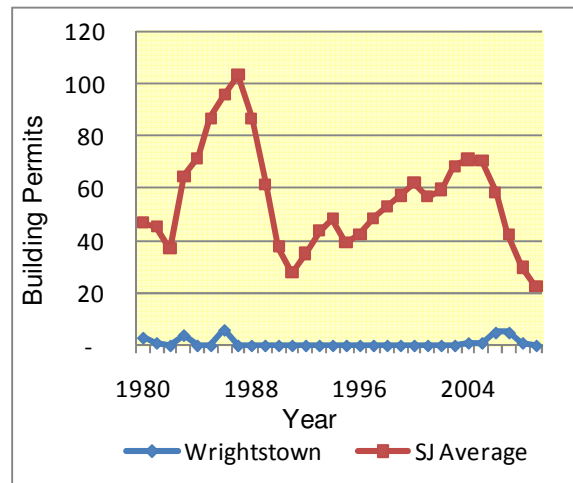
% Population in Pinelands Area: 16% (123 residents / 748 total)

% of Housing Units in Pinelands Area: 19% (63 units / 339 total)

% Land in Pinelands Area: 76% (896 acres / 1,179 total)



**Building Permits
1980 - 2009**



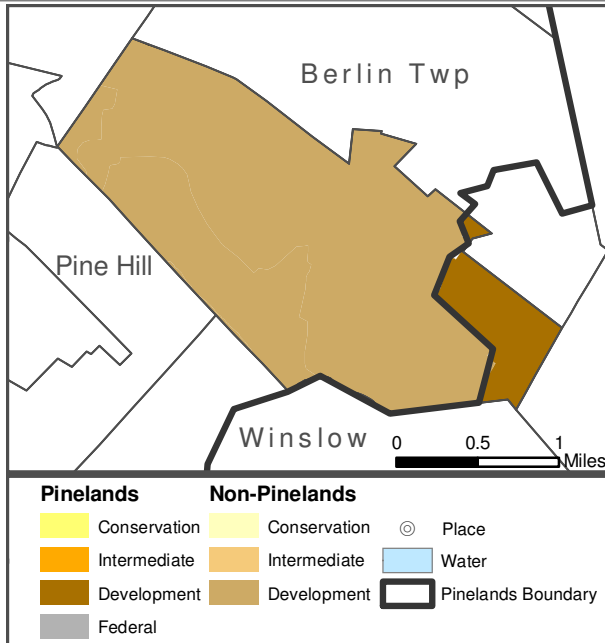
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | | | | | | 5% | | 95% | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 735 | 11,978 | 192 | | | |
| Population Density 2009 (per sq mile) | | | | 418.3 | 2,020.5 | 149 | | | |
| Population Change 1999 – 2009 | | | | -35.0% | 7.0% | 202 | | | |
| Land Area (sq miles) 2000 | | | | 2.1 | 17.8 | 137 | | | |
| % Land State-Owned Open Space 2009 | | | | 0.0% | 8.4% | 138 | | | |
| Assessed Acres of Farmland 2008 | | | | 24 | 2,303 | 115 | | | |
| Building Permits 2009 | | | | 0 | 22 | 195 | | | |
| Residential Housing Transactions 2009 | | | | 1 | 25.6 | 199 | | | |
| Median Sale Price of Homes 2009 | | | | \$160,667 | \$226,800 | 168 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$51.1 | \$1,685.5 | 196 | | | |
| Effective Tax Rate 2009 | | | | 2.06 | 2.02 | 100 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$3,321 | \$5,195.5 | 189 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$14,489 | \$23,813 | 194 | | | |
| Unemployment Rate 2009 | | | | 12.6% | 10.0 | 44 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 62 | 2% | | 16% | 3% | 21% | 6% | 44% | 8% | |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 4% | 42% | | 39% | 1% | 14% | | |

Berlin Borough, Camden County

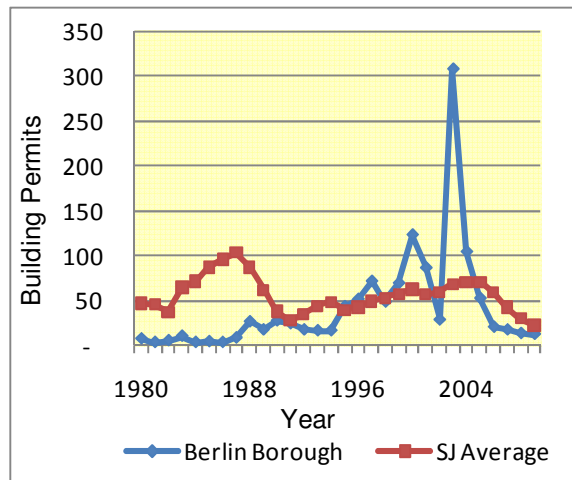
% Population in Pinelands Area: 2% (141 residents / 6,149 total)

% of Housing Units in Pinelands Area: 3% (64 units / 2,275 total)

% Land in Pinelands Area: 10% (233 acres / 2,330 total)



**Building Permits
1980 - 2009**



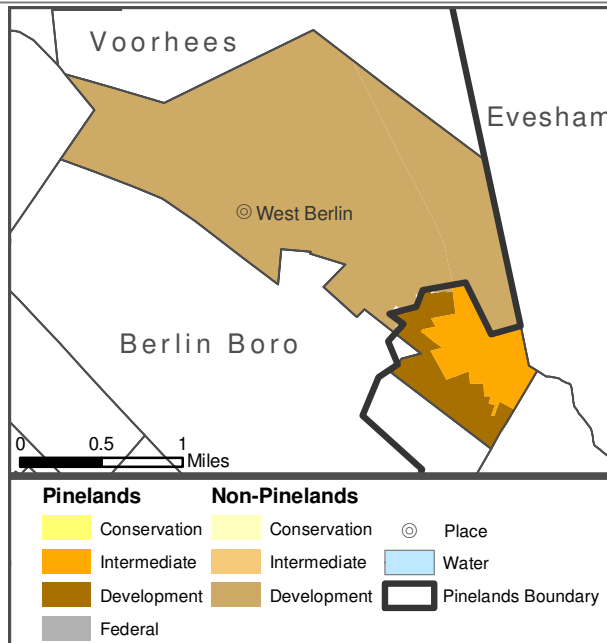
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | | | | | 100% | | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 7,943 | 11,978 | 60 | | | |
| Population Density 2009 (per sq mile) | | | | 2,200.0 | 2,020.5 | 78 | | | |
| Population Change 1999 – 2009 | | | | 29.0% | 7.0% | 13 | | | |
| Land Area (sq miles) 2000 | | | | 3.6 | 17.8 | 118 | | | |
| % Land State-Owned Open Space 2009 | | | | 0.0% | 8.4% | 143 | | | |
| Assessed Acres of Farmland 2008 | | | | 65 | 2,303 | 108 | | | |
| Building Permits 2009 | | | | 12 | 22 | 74 | | | |
| Residential Housing Transactions 2009 | | | | 32 | 25.6 | 117 | | | |
| Median Sale Price of Homes 2009 | | | | \$250,416 | \$226,800 | 83 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$783.3 | \$1,685.5 | 97 | | | |
| Effective Tax Rate 2009 | | | | 2.33 | 2.02 | 69 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$6,081 | \$5,195.5 | 51 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$24,675 | \$23,813 | 67 | | | |
| Unemployment Rate 2009 | | | | 8.3% | 10.0 | 133 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 323 | | | 12% | 6% | 29% | 2% | 43% | 1% | 7% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 3% | 81% | | 14% | 2% | <1% | | |

Berlin Township, Camden County

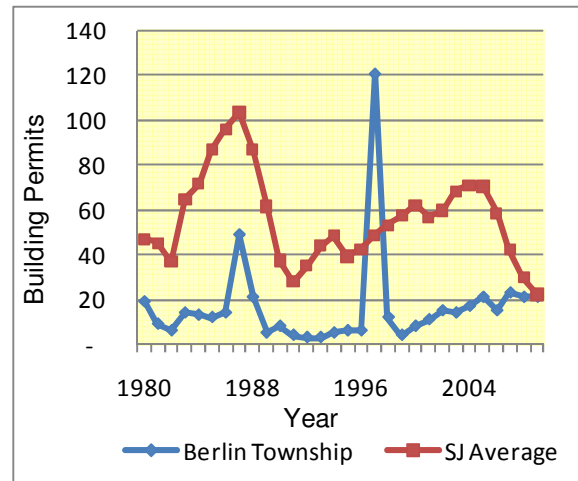
% Population in Pinelands Area: 8% (403 residents / 5,290 total)

% of Housing Units in Pinelands Area: 7% (142 units / 2,009 total)

% Land in Pinelands Area: 16% (347 acres / 2,105 total)



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | | | | 51% | 49% | | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 5,457 | 11,978 | 85 | | | |
| Population Density 2009 (per sq mile) | | | | 1,680.3 | 2,020.5 | 93 | | | |
| Population Change 1999 – 2009 | | | | 3.0% | 7.0% | 108 | | | |
| Land Area (sq miles) 2000 | | | | 3.3 | 17.8 | 120 | | | |
| % Land State-Owned Open Space 2009 | | | | 0.0% | 8.4% | 144 | | | |
| Assessed Acres of Farmland 2008 | | | | 173 | 2,303 | 99 | | | |
| Building Permits 2009 | | | | 21 | 22 | 53 | | | |
| Residential Housing Transactions 2009 | | | | 28 | 25.6 | 123 | | | |
| Median Sale Price of Homes 2009 | | | | \$197,987 | \$226,800 | 127 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$588.9 | \$1,685.5 | 114 | | | |
| Effective Tax Rate 2009 | | | | 2.73 | 2.02 | 33 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,838 | \$5,195.5 | 104 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$22,177 | \$23,813 | 104 | | | |
| Unemployment Rate 2009 | | | | 6.0% | 10.0 | 181 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 330 | | | 20% | 12% | 30% | 2% | 32% | 2% | 3% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 3% | 51% | | 36% | 9% | 1% | | |

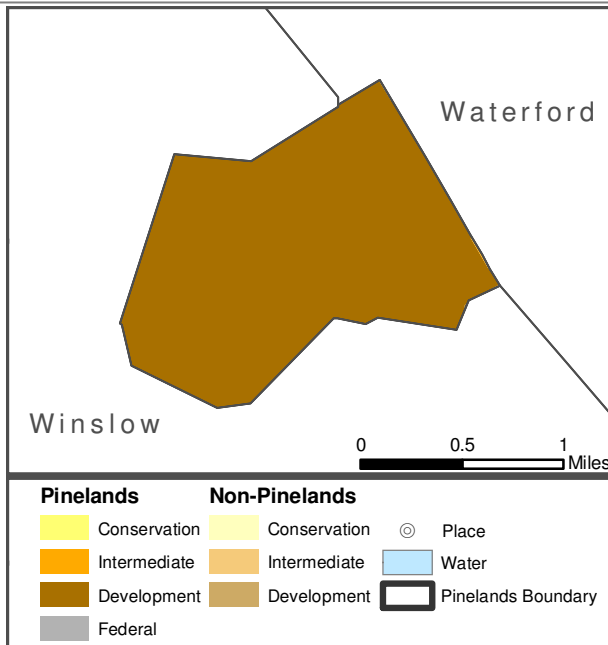
Chesilhurst Borough, Camden County

% Population in Pinelands Area: 100% (1,520 residents / 1,520 total)

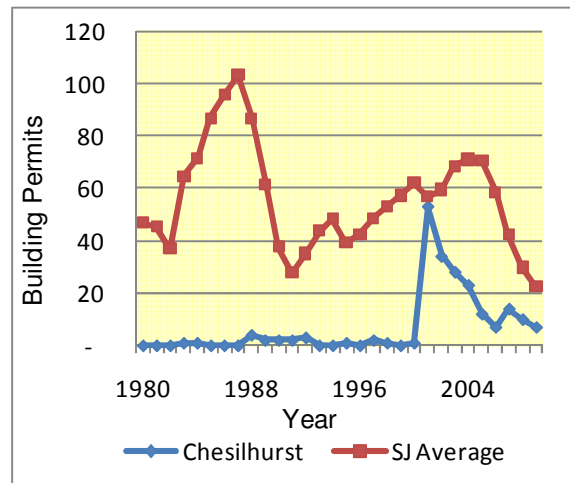
% of Housing Units in Pinelands Area: 100% (535 units / 535 total)

% Land in Pinelands Area: 100% (1,105 acres / 1,105 total)

* According to 2000 census, 138 residents live in group quarters, of which 88 are institutionalized.



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|--------------|------------------|----------------------------|-----------------------------|--------------------|---------|
| | | | | | 100% | | | | |
| | | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 1,936 | | 11,978 | | 133 | |
| Population Density 2009 (per sq mile) | | | | 1,128.3 | | 2,020.5 | | 108 | |
| Population Change 1999 – 2009 | | | | 27.0% | | 7.0% | | 15 | |
| Land Area (sq miles) 2000 | | | | 1.7 | | 17.8 | | 144 | |
| % Land State-Owned Open Space 2009 | | | | 0.0% | | 8.4% | | 147 | |
| Assessed Acres of Farmland 2008 | | | | 0 | | 2,303 | | 145 | |
| Building Permits 2009 | | | | 7 | | 22 | | 98 | |
| Residential Housing Transactions 2009 | | | | 8 | | 25.6 | | 186 | |
| Median Sale Price of Homes 2009 | | | | \$140,000 | | \$226,800 | | 184 | |
| Equalized Value of Property 2009(Million\$) | | | | \$87.9 | | \$1,685.5 | | 193 | |
| Effective Tax Rate 2009 | | | | 2.78 | | 2.02 | | 28 | |
| Average Residential Property Tax Bill 2009 | | | | \$4,009 | | \$5,195.5 | | 152 | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$15,252 | | \$23,813 | | 189 | |
| Unemployment Rate 2009 | | | | 15.1% | | 10.0 | | 21 | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 9 | | | 22% | | 33% | | 22% | 22% | |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 8% | 85% | | 5% | 1% | 1% | | |

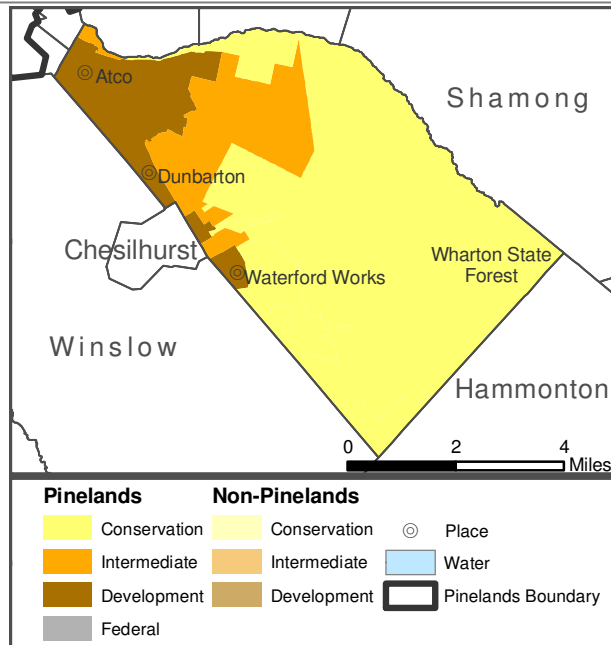
* The institutionalized population increased from zero to 88 between 1990 and 2000, while the non-institutionalized population decreased by 22. The non-group quarters change was –72.

Waterford Township, Camden County

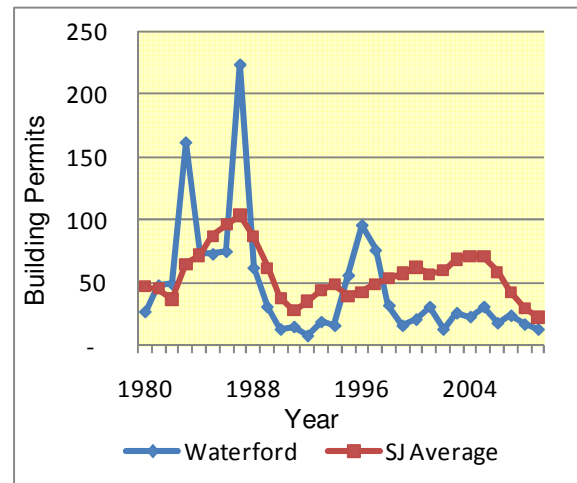
% Population in Pinelands Area: 100% (10,494 residents / 10,494 total)

% of Housing Units in Pinelands Area: 100% (3,671 units / 3,671 total)

% Land in Pinelands Area: 100% (23,176 acres / 23,176 total)



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|--|--------|---------|--------------------|--------------------|-------------------------------|------------------|--------------------------------|-----------------------|---------|
| 61% | 1% | 10% | | 15% | 12% | | 1% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 10,688 | 11,978 | | 19 | | |
| Population Density 2009 (per sq mile) | | | | 295.3 | 2,020.5 | | 158 | | |
| Population Change 1999 – 2009 | | | | 2.0% | 7.0% | | 118 | | |
| Land Area (sq miles) 2000 | | | | 36.0 | 17.8 | | 39 | | |
| % Land State-Owned Open Space 2009 | | | | 60.7% | 8.4% | | 4 | | |
| Assessed Acres of Farmland 2008 | | | | 2,608 | 2,303 | | 56 | | |
| Building Permits 2009 | | | | 13 | 22 | | 66 | | |
| Residential Housing Transactions 2009 | | | | 71 | 25.6 | | 70 | | |
| Median Sale Price of Homes 2009 | | | | \$209,734 | \$226,800 | | 117 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$904.6 | \$1,685.5 | | 91 | | |
| Effective Tax Rate 2009 | | | | 2.50 | 2.02 | | 52 | | |
| Average Residential Property Tax Bill 2009 | | | | \$5,694 | \$5,195.5 | | 65 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$21,676 | \$23,813 | | 110 | | |
| Unemployment Rate 2009 | | | | 9.7% | 10.0 | | 94 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 302 | <1% | | 28% | 3% | 13% | 5% | 35% | 3% | 14% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 2% | 87% | 2% | 8% | | 1% | | |

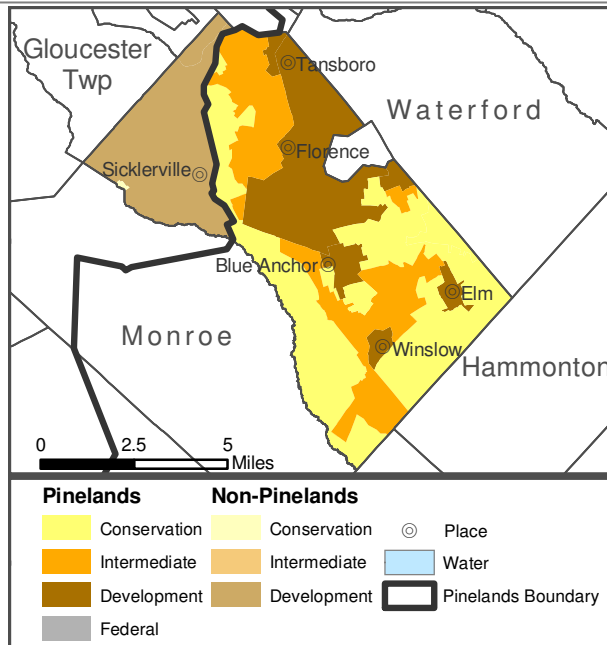
Winslow Township, Camden County

% Population in Pinelands Area: 45% (15,599 residents / 34,611 total)

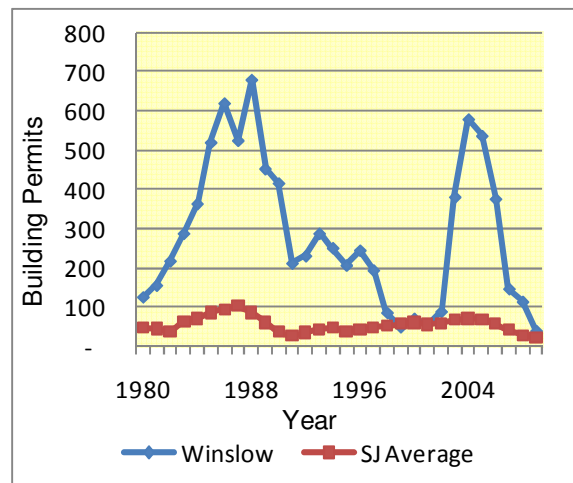
% of Housing Units in Pinelands Area: 45% (5,546 units / 12,413 total)

% Land in Pinelands Area: 81% (30,096 acres / 37,339 total)

* According to 2000 census, 1,061 residents live in institutional group quarters.



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| 2% | 21% | 23% | | 26% | 22% | | 6% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 39,600 | 11,978 | 59 | | | |
| Population Density 2009 (per sq mile) | | | | 686.3 | 2,020.5 | 127 | | | |
| Population Change 1999 – 2009 | | | | 15.0% | 7.0% | 35 | | | |
| Land Area (sq miles) 2000 | | | | 58.0 | 17.8 | 16 | | | |
| % Land State-Owned Open Space 2009 | | | | 15.9% | 8.4% | 37 | | | |
| Assessed Acres of Farmland 2008 | | | | 7,294 | 2,303 | 21 | | | |
| Building Permits 2009 | | | | 41 | 22 | 35 | | | |
| Residential Housing Transactions 2009 | | | | 286 | 25.6 | 14 | | | |
| Median Sale Price of Homes 2009 | | | | \$205,074 | \$226,800 | 119 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$3,023.9 | \$1,685.5 | 31 | | | |
| Effective Tax Rate 2009 | | | | 2.40 | 2.02 | 60 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$5,025 | \$5,195.5 | 91 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$21,254 | \$23,813 | 119 | | | |
| Unemployment Rate 2009 | | | | 10.5% | 10.0 | 80 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 457 | 2% | <1% | 19% | 4% | 18% | 3% | 41% | 5% | 7% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 4% | 85% | 2% | 6% | 1% | 2% | | |

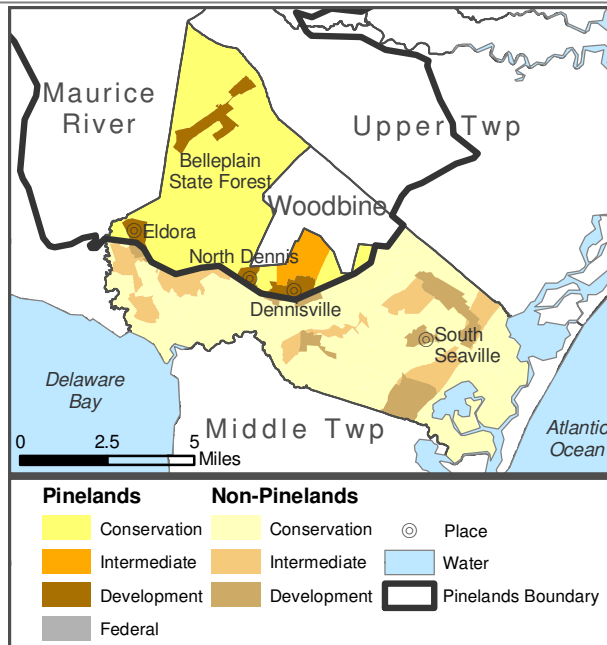
* The institutionalized population decreased by 66 between 1990 and 2000. The non-group quarters population increased by 4,604.

Dennis Township, Cape May County

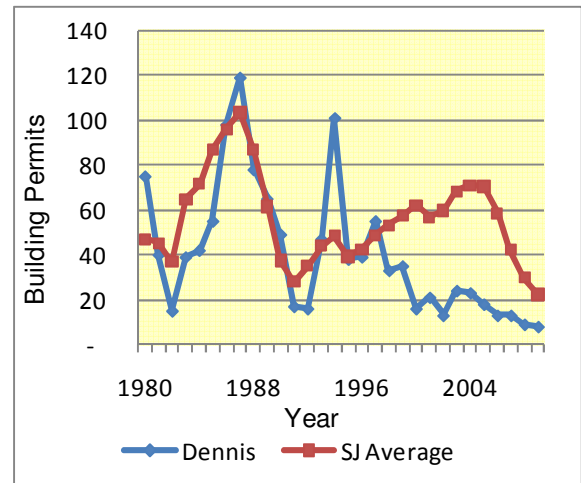
% Population in Pinelands Area: 25% (1,623 residents / 6,492 total)

% of Housing Units in Pinelands Area: 24% (552 units / 2,327 total)

% Land in Pinelands Area: 38% (15,699 acres / 40,928 total)



**Building Permits
1980 - 2009**



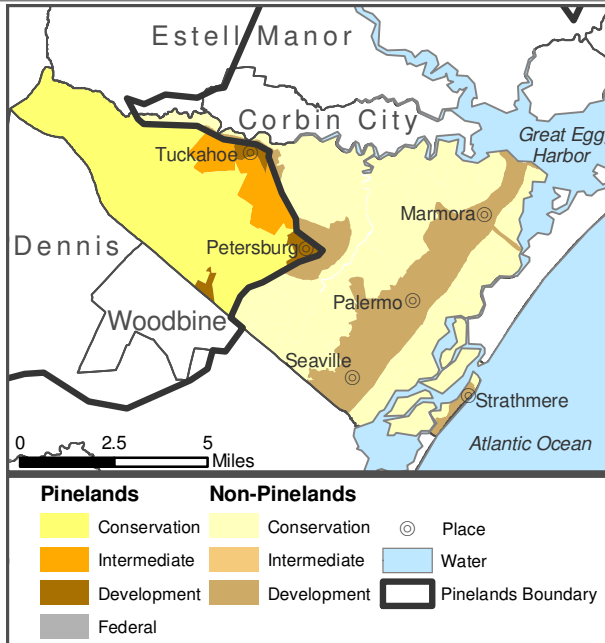
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| | 84% | | | 6% | | | 10% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 5,758 | 11,978 | | 187 | | |
| Population Density 2009 (per sq mile) | | | | 94.0 | 2,020.5 | | 186 | | |
| Population Change 1999 – 2009 | | | | -11.0% | 7.0% | | 199 | | |
| Land Area (sq miles) 2000 | | | | 62.0 | 17.8 | | 15 | | |
| % Land State-Owned Open Space 2009 | | | | 44.3% | 8.4% | | 6 | | |
| Assessed Acres of Farmland 2008 | | | | 3,800 | 2,303 | | 49 | | |
| Building Permits 2009 | | | | 8 | 22 | | 88 | | |
| Residential Housing Transactions 2009 | | | | 46 | 25.6 | | 98 | | |
| Median Sale Price of Homes 2009 | | | | \$270,012 | \$226,800 | | 70 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$969.1 | \$1,685.5 | | 88 | | |
| Effective Tax Rate 2009 | | | | 1.17 | 2.02 | | 176 | | |
| Average Residential Property Tax Bill 2009 | | | | \$2,635 | \$5,195.5 | | 196 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$21,455 | \$23,813 | | 114 | | |
| Unemployment Rate 2009 | | | | 6.9% | 10.0 | | 168 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 160 | 4% | | 31% | 1% | 16% | 2% | 39% | 3% | 4% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 6% | 78% | 2% | 14% | | | | |

Upper Township, Cape May County

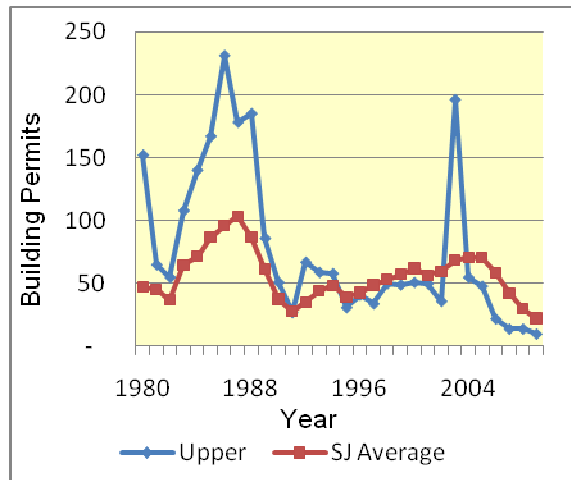
% Population in Pinelands Area: 10% (1,175 residents / 12,115 total)

% of Housing Units in Pinelands Area: 8% (414 units / 5,472 total)

% Land in Pinelands Area: 33% (14,322 acres / 43,982 total)



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | 82% | | | 13% | | 1% | 4% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 11,030 | 11,978 | 198 | | | |
| Population Density 2009 (per sq mile) | | | | 174.6 | 2,020.5 | 172 | | | |
| Population Change 1999 – 2009 | | | | -8.0% | 7.0% | 195 | | | |
| Land Area (sq miles) 2000 | | | | 64.0 | 17.8 | 13 | | | |
| % Land State-Owned Open Space 2009 | | | | 35.3% | 8.4% | 17 | | | |
| Assessed Acres of Farmland 2008 | | | | 2,528 | 2,303 | 58 | | | |
| Building Permits 2009 | | | | 10 | 22 | 79 | | | |
| Residential Housing Transactions 2009 | | | | 91 | 25.6 | 58 | | | |
| Median Sale Price of Homes 2009 | | | | \$348,152 | \$226,800 | 30 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$2,184.2 | \$1,685.5 | 47 | | | |
| Effective Tax Rate 2009 | | | | 1.19 | 2.02 | 175 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,017 | \$5,195.5 | 151 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$27,498 | \$23,813 | 38 | | | |
| Unemployment Rate 2009 | | | | 3.5% | 10.0 | 196 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 318 | 1% | 1% | 19% | 4% | 13% | 1% | 50% | 1% | 10% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 6% | 84% | 1% | 8% | 1% | | | |

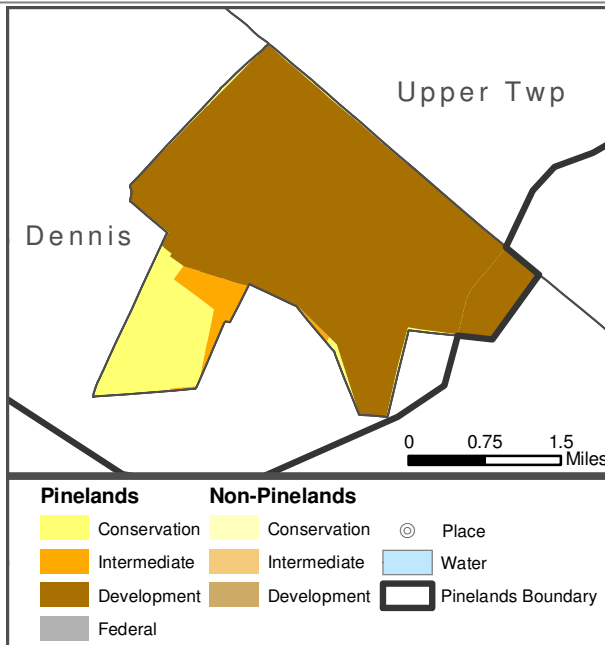
Woodbine Borough, Cape May County

% Population in Pinelands Area: 100% (2,716 residents / 2,716 total)

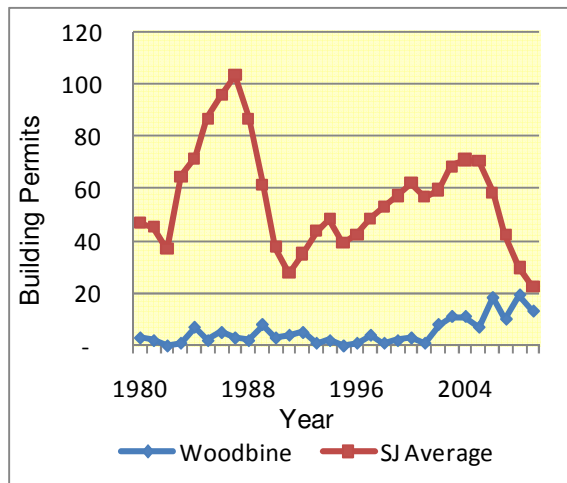
% of Housing Units in Pinelands Area: 100% (1,080 units / 1,080 total)

% Land in Pinelands Area: 99% (5,041 acres / 5,049 total)

* According to 2000 census data on group quarters, 568 residents are institutionalized.



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| | 14% | | | 3% | | 83% | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 2,500 | 11,978 | | 150 | | |
| Population Density 2009 (per sq mile) | | | | 312.6 | 2,020.5 | | 156 | | |
| Population Change 1999 – 2009 | | | | -8.0% | 7.0% | | 194 | | |
| Land Area (sq miles) 2000 | | | | 8.0 | 17.8 | | 95 | | |
| % Land State-Owned Open Space 2009 | | | | 5.7% | 8.4% | | 55 | | |
| Assessed Acres of Farmland 2008 | | | | 335 | 2,303 | | 85 | | |
| Building Permits 2009 | | | | 13 | 22 | | 67 | | |
| Residential Housing Transactions 2009 | | | | 18 | 25.6 | | 157 | | |
| Median Sale Price of Homes 2009 | | | | N/A | \$226,800 | | N/A | | |
| Equalized Value of Property 2009(Million\$) | | | | \$180.4 | \$1,685.5 | | 177 | | |
| Effective Tax Rate 2009 | | | | 1.15 | 2.02 | | 178 | | |
| Average Residential Property Tax Bill 2009 | | | | \$1,422 | \$5,195.5 | | 201 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$13,335 | \$23,813 | | 198 | | |
| Unemployment Rate 2009 | | | | 11.8% | 10.0 | | 55 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 59 | | | 20% | 7% | 14% | 3% | 42% | 12% | 2% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 10% | 57% | 6% | 21% | 3% | 3% | | |

* The institutionalized population decreased by 134 between 1990 and 2000. The non-group quarters population increased by 172 residents.

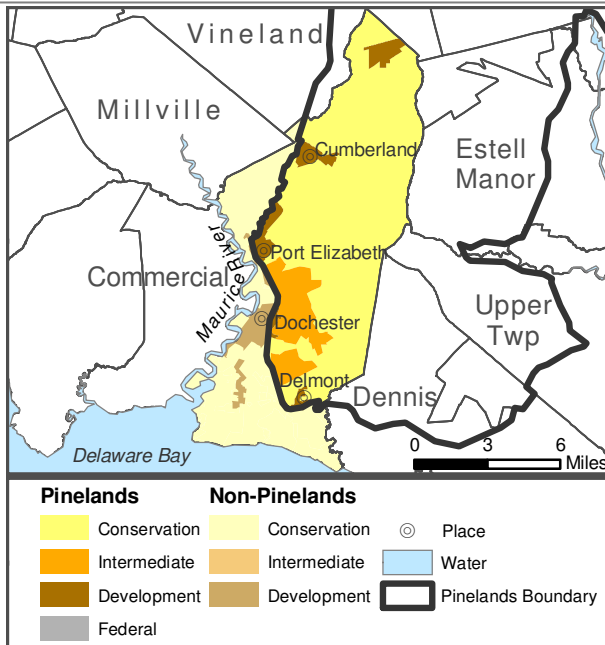
Maurice River Township, Cumberland County

% Population in Pinelands Area: 70% (4,819 residents / 6,928 total)

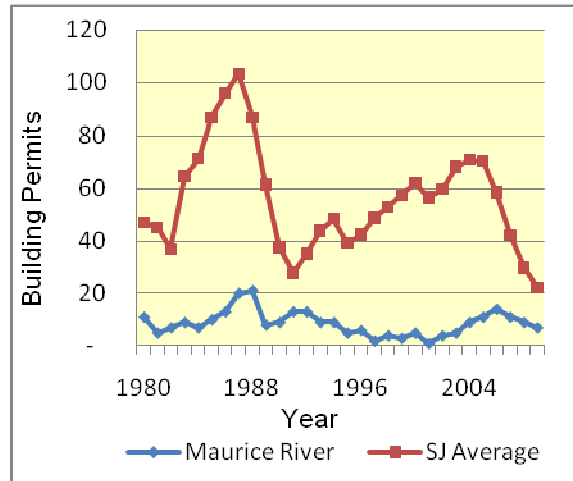
% of Housing Units in Pinelands Area: 39% (572 units / 1,461 total)

% Land in Pinelands Area: 70% (42,009 acres / 60,281 total)

* According to 2000 census data on group quarters. 3,360 residents are inmates in state correctional facilities. The non-group quarters population is 3,568. 41% of these residents (1,459 people) live in the Pinelands.



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | 83% | | | 11% | | | 6% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 8,196 | 11,978 | 82 | | | |
| Population Density 2009 (per sq mile) | | | | 87.7 | 2,020.5 | 189 | | | |
| Population Change 1999 – 2009 | | | | 18.0% | 7.0% | 28 | | | |
| Land Area (sq miles) 2000 | | | | 93.0 | 17.8 | 5 | | | |
| % Land State-Owned Open Space 2009 | | | | 42.4% | 8.4% | 8 | | | |
| Assessed Acres of Farmland 2008 | | | | 9,677 | 2,303 | 15 | | | |
| Building Permits 2009 | | | | 7 | 22 | 100 | | | |
| Residential Housing Transactions 2009 | | | | 35 | 25.6 | 109 | | | |
| Median Sale Price of Homes 2009 | | | | \$168,707 | \$226,800 | 160 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$364.9 | \$1,685.5 | 136 | | | |
| Effective Tax Rate 2009 | | | | 2.01 | 2.02 | 108 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$3,451 | \$5,195.5 | 180 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$17,141 | \$23,813 | 180 | | | |
| Unemployment Rate 2009 | | | | 8.2% | 10.0 | 138 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 38 | 3% | 8% | 16% | 5% | 13% | 8% | 26% | 21% | |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 7% | 80% | 3% | 5% | 5% | | | |

* The institutional population increased by 358 between 1990 and 2000. The non-group quarters population decreased by 78.

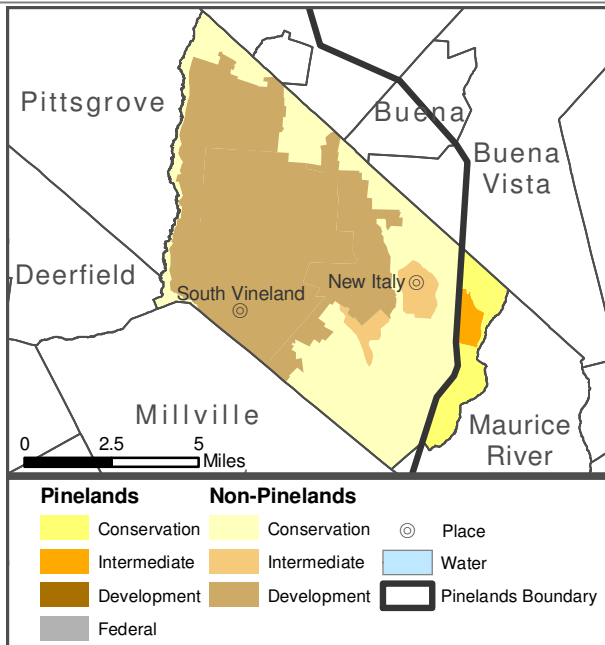
Vineland City, Cumberland County

% Population in Pinelands Area: < 1% (186 residents / 56,271 total)

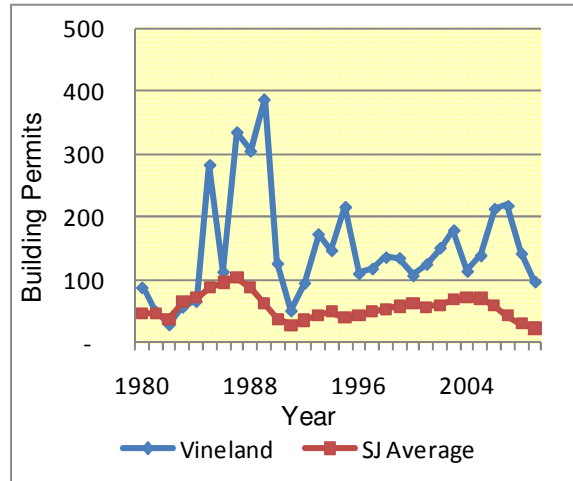
% of Housing Units in Pinelands Area: < 1% (62 units / 20,958 total)

% Land in Pinelands Area: 7% (3,287 acres / 44,229 total)

* According to 2000 census data, 2,393 residents live in group quarters, of which 1,031 are institutionalized.



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| | 72% | 9% | | 19% | | | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 59,195 | 11,978 | | 7 | | |
| Population Density 2009 (per sq mile) | | | | 861.8 | 2,020.5 | | 118 | | |
| Population Change 1999 – 2009 | | | | 5.0% | 7.0% | | 93 | | |
| Land Area (sq miles) 2000 | | | | 69.0 | 17.8 | | 11 | | |
| % Land State-Owned Open Space 2009 | | | | 11.1% | 8.4% | | 46 | | |
| Assessed Acres of Farmland 2008 | | | | 9,686 | 2,303 | | 14 | | |
| Building Permits 2009 | | | | 97 | 22 | | 13 | | |
| Residential Housing Transactions 2009 | | | | 311 | 25.6 | | 10 | | |
| Median Sale Price of Homes 2009 | | | | \$180,003 | \$226,800 | | 148 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$3,877.9 | \$1,685.5 | | 24 | | |
| Effective Tax Rate 2009 | | | | 2.11 | 2.02 | | 99 | | |
| Average Residential Property Tax Bill 2009 | | | | \$3,829 | \$5,195.5 | | 164 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$18,797 | \$23,813 | | 157 | | |
| Unemployment Rate 2009 | | | | 12.7% | 10.0 | | 43 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 1,493 | 4% | | 11% | 6% | 23% | 4% | 48% | 2% | 2% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 2% | 70% | 2% | 17% | 6% | 3% | | |

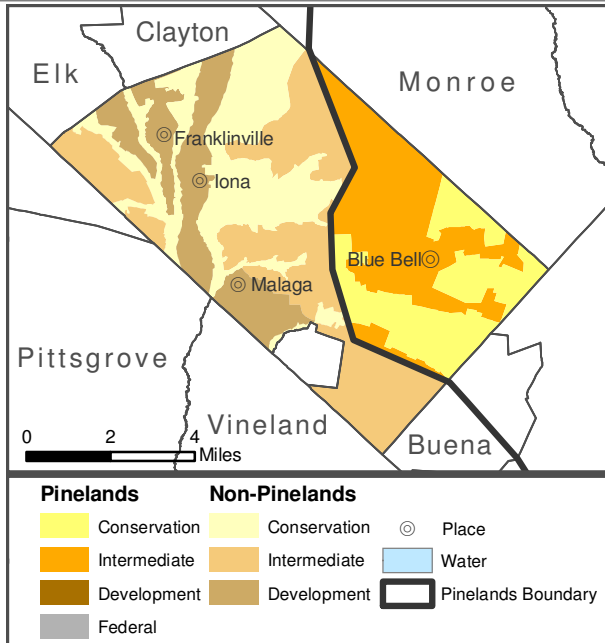
* The institutional population decreased by 939 between 1990 and 2000, while the non-institutional population increased by 1,050. The non-group quarters population increased by 1,380.

Franklin Township, Gloucester County

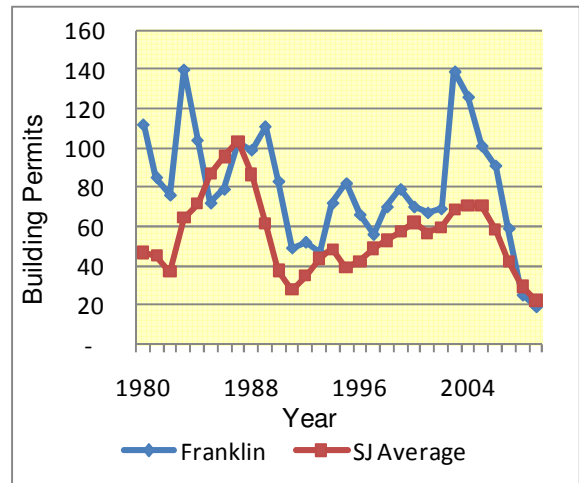
% Population in Pinelands Area: 17% (2,664 residents / 15,466 total)

% of Housing Units in Pinelands Area: 16% (898 units / 5,461 total)

% Land in Pinelands Area: 36% (12,835 acres / 36,102 total)



**Building Permits
1980 - 2009**



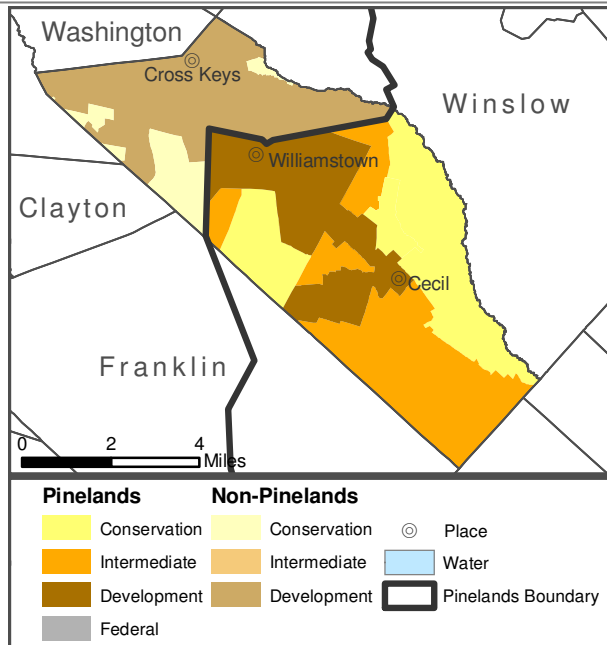
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| | | 41% | | 59% | | | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 17,368 | 11,978 | | 41 | | |
| Population Density 2009 (per sq mile) | | | | 310.1 | 2,020.5 | | 157 | | |
| Population Change 1999 – 2009 | | | | 13.0% | 7.0% | | 40 | | |
| Land Area (sq miles) 2000 | | | | 56.0 | 17.8 | | 18 | | |
| % Land State-Owned Open Space 2009 | | | | 5.7% | 8.4% | | 53 | | |
| Assessed Acres of Farmland 2008 | | | | 13,567 | 2,303 | | 5 | | |
| Building Permits 2009 | | | | 19 | 22 | | 57 | | |
| Residential Housing Transactions 2009 | | | | 108 | 25.6 | | 47 | | |
| Median Sale Price of Homes 2009 | | | | \$220,797 | \$226,800 | | 104 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$1,462.6 | \$1,685.5 | | 62 | | |
| Effective Tax Rate 2009 | | | | 2.18 | 2.02 | | 88 | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,917 | \$5,195.5 | | 98 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$20,277 | \$23,813 | | 132 | | |
| Unemployment Rate 2009 | | | | 12.0% | 10.0 | | 54 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 203 | 9% | | 27% | 3% | 20% | 3% | 30% | 5% | 2% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 4% | 83% | 5% | 8% | | | | |

Monroe Township, Gloucester County

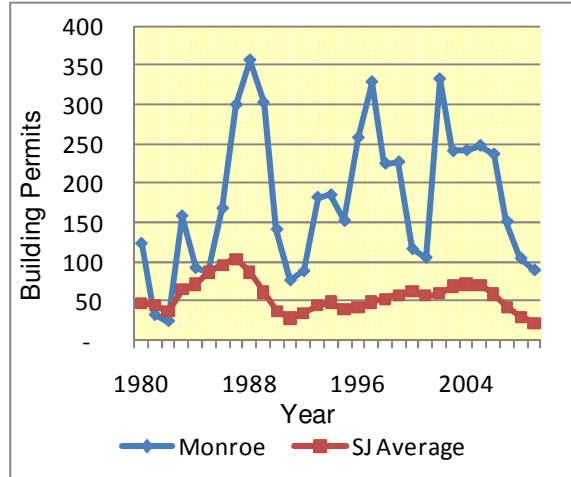
% Population in Pinelands Area: 50% (14,406 residents / 28,967 total)

% of Housing Units in Pinelands Area: 50% (5,493 units / 11,069 total)

% Land in Pinelands Area: 69% (20,770 acres / 30,001 total)



**Building Permits
1980 - 2009**



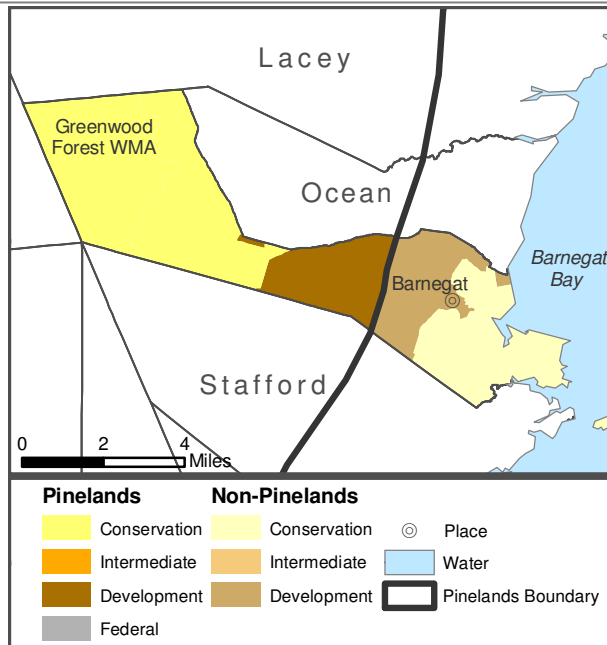
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | 22% | 12% | | 37% | 28% | | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 33,276 | 11,978 | 20 | | | |
| Population Density 2009 (per sq mile) | | | | 714.8 | 2,020.5 | 125 | | | |
| Population Change 1999 – 2009 | | | | 16.0% | 7.0% | 33 | | | |
| Land Area (sq miles) 2000 | | | | 47.0 | 17.8 | 23 | | | |
| % Land State-Owned Open Space 2009 | | | | 16.0% | 8.4% | 36 | | | |
| Assessed Acres of Farmland 2008 | | | | 5,832 | 2,303 | 36 | | | |
| Building Permits 2009 | | | | 89 | 22 | 15 | | | |
| Residential Housing Transactions 2009 | | | | 194 | 25.6 | 24 | | | |
| Median Sale Price of Homes 2009 | | | | \$225,935 | \$226,800 | 101 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$2,896.4 | \$1,685.5 | 33 | | | |
| Effective Tax Rate 2009 | | | | 2.56 | 2.02 | 43 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$6,113 | \$5,195.5 | 48 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$20,488 | \$23,813 | 130 | | | |
| Unemployment Rate 2009 | | | | 10.8% | 10.0 | 72 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 484 | 1% | <1% | 19% | 7% | 21% | 3% | 42% | 3% | 3% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 3% | 84% | 1% | 10% | 1% | 1% | | |

Barnegat Township, Ocean County

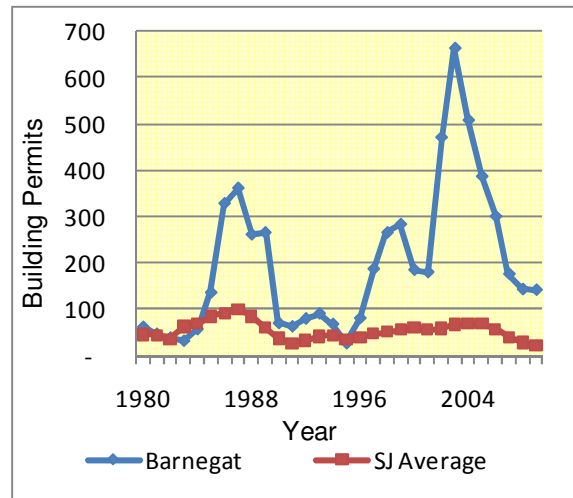
% Population in Pinelands Area: 21% (3,226 residents / 15,270 total)

% of Housing Units in Pinelands Area: 27% (1,661 units / 6,066 total)

% Land in Pinelands Area: 56% (14,357 acres / 25,721 total)



**Building Permits
1980 - 2009**



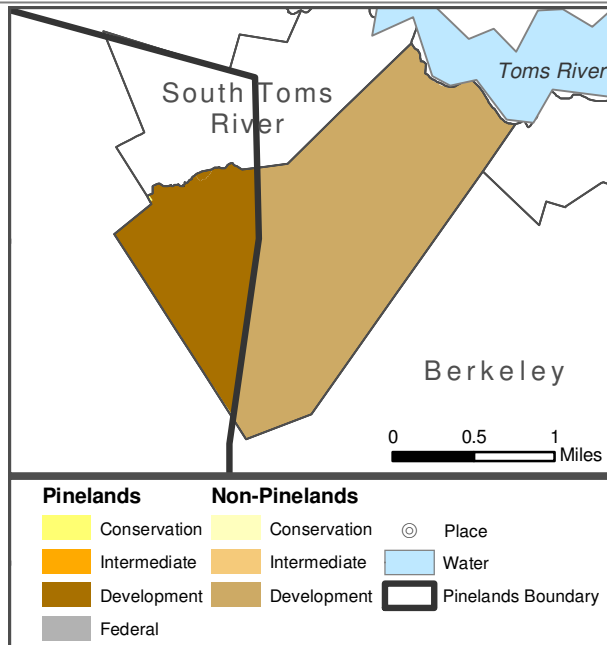
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| 41% | 37% | | | | 22% | | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 22,643 | 11,978 | | 30 | | |
| Population Density 2009 (per sq mile) | | | | 653.1 | 2,020.5 | | 130 | | |
| Population Change 1999 – 2009 | | | | 52.0% | 7.0% | | 4 | | |
| Land Area (sq miles) 2000 | | | | 34.0 | 17.8 | | 42 | | |
| % Land State-Owned Open Space 2009 | | | | 28.4% | 8.4% | | 21 | | |
| Assessed Acres of Farmland 2008 | | | | 0 | 2,303 | | 181 | | |
| Building Permits 2009 | | | | 142 | 22 | | 5 | | |
| Residential Housing Transactions 2009 | | | | 153 | 25.6 | | 32 | | |
| Median Sale Price of Homes 2009 | | | | \$289,581 | \$226,800 | | 61 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$2,536.6 | \$1,685.5 | | 41 | | |
| Effective Tax Rate 2009 | | | | 0.72 | 2.02 | | 190 | | |
| Average Residential Property Tax Bill 2009 | | | | \$5,107 | \$5,195.5 | | 86 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$19,307 | \$23,813 | | 145 | | |
| Unemployment Rate 2009 | | | | 8.6% | 10.0 | | 126 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 166 | 2% | 1% | 19% | 2% | 21% | 3% | 46% | 6% | 1% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 4% | 88% | | 5% | | 3% | | |

Beachwood Borough, Ocean County

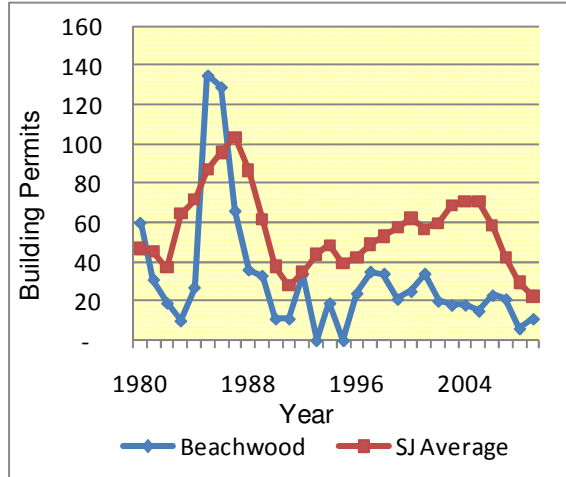
% Population in Pinelands Area: < 1% (4 residents / 10,375 total)

% of Housing Units in Pinelands Area: < 1% (2 units / 3,623 total)

% Land in Pinelands Area: 28% (500 acres / 1,773 total)



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | | | | | 100%* | | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 10,881 | 11,978 | 62 | | | |
| Population Density 2009 (per sq mile) | | | | 3,940.5 | 2,020.5 | 38 | | | |
| Population Change 1999 – 2009 | | | | 6.0% | 7.0% | 83 | | | |
| Land Area (sq miles) 2000 | | | | 2.8 | 17.8 | 127 | | | |
| % Land State-Owned Open Space 2009 | | | | 0.2% | 8.4% | 97 | | | |
| Assessed Acres of Farmland 2008 | | | | 0 | 2,303 | 184 | | | |
| Building Permits 2009 | | | | 11 | 22 | 76 | | | |
| Residential Housing Transactions 2009 | | | | 64 | 25.6 | 78 | | | |
| Median Sale Price of Homes 2009 | | | | \$260,451 | \$226,800 | 79 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$1,008.7 | \$1,685.5 | 87 | | | |
| Effective Tax Rate 2009 | | | | 1.51 | 2.02 | 154 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,021 | \$5,195.5 | 150 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$21,247 | \$23,813 | 120 | | | |
| Unemployment Rate 2009 | | | | 9.8% | 10.0 | 91 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 106 | | | 42% | 6% | 15% | 1% | 33% | 4% | |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 1% | 95% | | 4% | | | | |

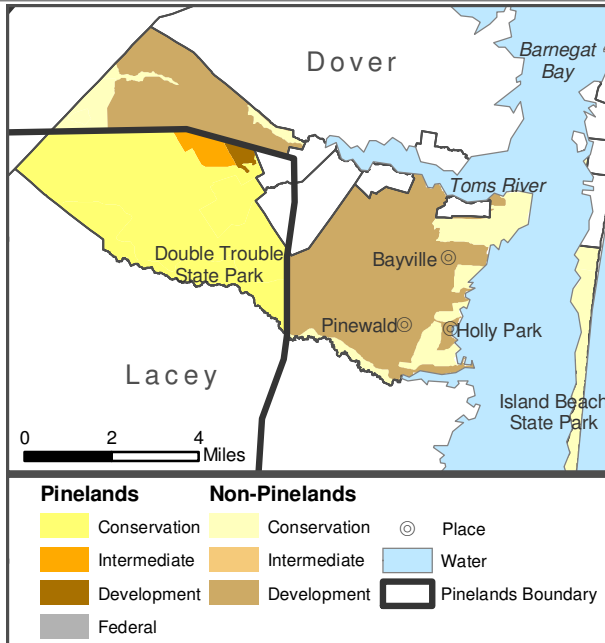
* Even though all of the Pinelands area in Beachwood is designated as RGA, most of this land is county-owned public open space. This is not reflected in the State Owned/Non-Profit data, which does not include land owned by counties.

Berkeley Township, Ocean County

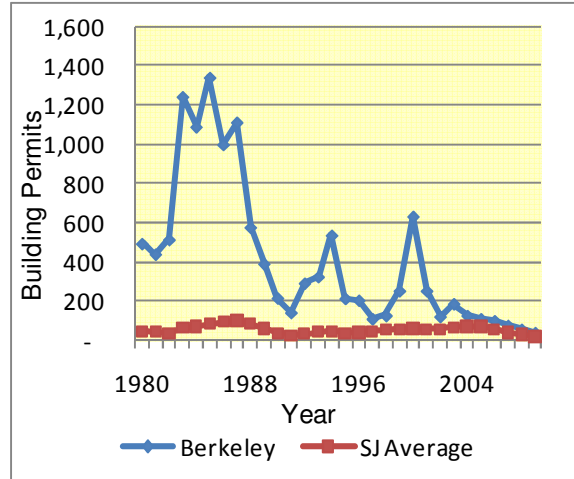
% Population in Pinelands Area: 6% (2,467 residents / 39,991 total)

% of Housing Units in Pinelands Area: 6% (1,422 units / 22,288 total)

% Land in Pinelands Area: 30% (10,484 acres / 35,040 total)



**Building Permits
1980 - 2009**



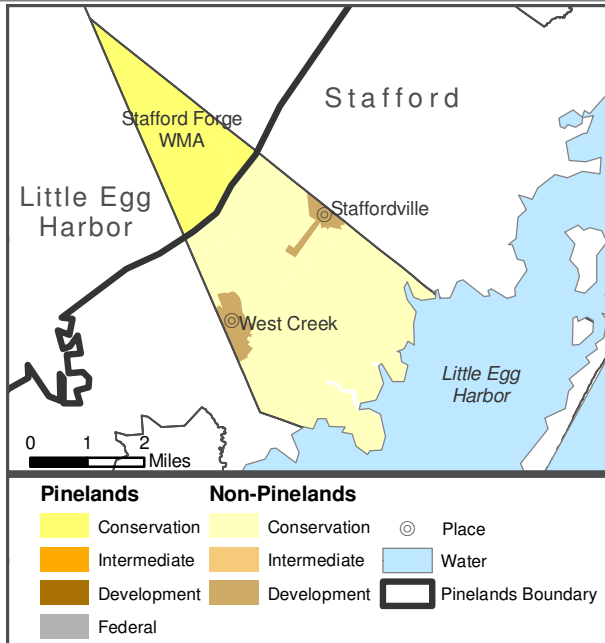
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| 18% | 69% | 7% | | 4% | 2% | | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 42,975 | 11,978 | | 11 | | |
| Population Density 2009 (per sq mile) | | | | 1,001.9 | 2,020.5 | | 113 | | |
| Population Change 1999 – 2009 | | | | 8.0% | 7.0% | | 67 | | |
| Land Area (sq miles) 2000 | | | | 43.0 | 17.8 | | 30 | | |
| % Land State-Owned Open Space 2009 | | | | 25.9% | 8.4% | | 23 | | |
| Assessed Acres of Farmland 2008 | | | | 88 | 2,303 | | 106 | | |
| Building Permits 2009 | | | | 41 | 22 | | 36 | | |
| Residential Housing Transactions 2009 | | | | 496 | 25.6 | | 4 | | |
| Median Sale Price of Homes 2009 | | | | \$240,533 | \$226,800 | | 89 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$5,899.8 | \$1,685.5 | | 10 | | |
| Effective Tax Rate 2009 | | | | 1.46 | 2.02 | | 157 | | |
| Average Residential Property Tax Bill 2009 | | | | \$3,655 | \$5,195.5 | | 172 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$22,198 | \$23,813 | | 103 | | |
| Unemployment Rate 2009 | | | | 14.0% | 10.0 | | 28 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 316 | 1% | 1% | 18% | 1% | 20% | 2% | 49% | 4% | 3% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 2% | 92% | | 5% | <1% | 1% | | |

Eagleswood Township, Ocean County

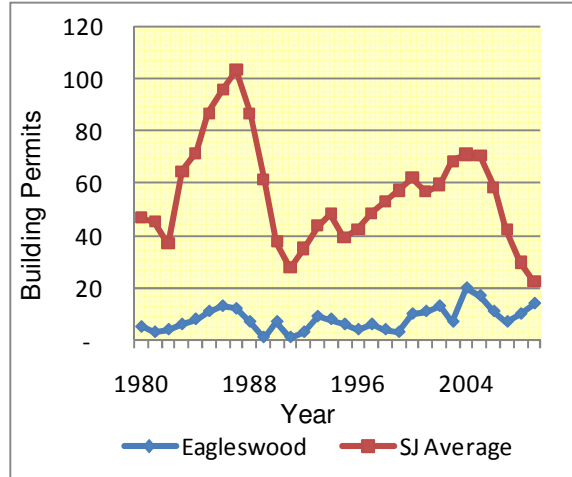
% Population in Pinelands Area: 0% (0 residents / 1,441 total)

% of Housing Units in Pinelands Area: 0% (0 units / 693 total)

% Land in Pinelands Area: 20% (2,435 acres / 12,041 total)



**Building Permits
1980 - 2009**



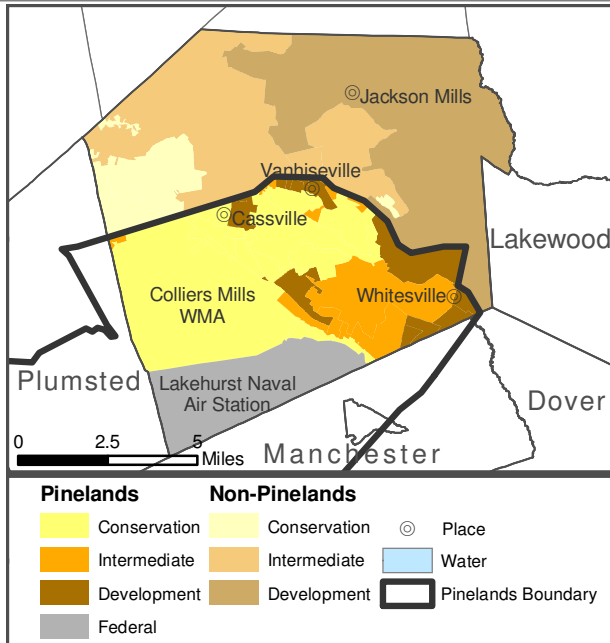
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| 43% | 57% | | | | | | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 1,703 | 11,978 | 170 | | | |
| Population Density 2009 (per sq mile) | | | | 104.0 | 2,020.5 | 184 | | | |
| Population Change 1999 – 2009 | | | | 18.0% | 7.0% | 27 | | | |
| Land Area (sq miles) 2000 | | | | 16.0 | 17.8 | 76 | | | |
| % Land State-Owned Open Space 2009 | | | | 18.2% | 8.4% | 34 | | | |
| Assessed Acres of Farmland 2008 | | | | 270 | 2,303 | 91 | | | |
| Building Permits 2009 | | | | 9 | 22 | 85 | | | |
| Residential Housing Transactions 2009 | | | | 693 | 25.6 | 1 | | | |
| Median Sale Price of Homes 2009 | | | | \$229,000 | \$226,800 | 96 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$263.9 | \$1,685.5 | 162 | | | |
| Effective Tax Rate 2009 | | | | 1.69 | 2.02 | 141 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,943 | \$5,195.5 | 96 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$20,617 | \$23,813 | 128 | | | |
| Unemployment Rate 2009 | | | | 8.4% | 10.0 | 128 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 59 | 3% | 2% | 34% | 2% | 12% | 7% | 34% | 7% | |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 17% | 69% | | 12% | 2% | | | |

Jackson Township, Ocean County

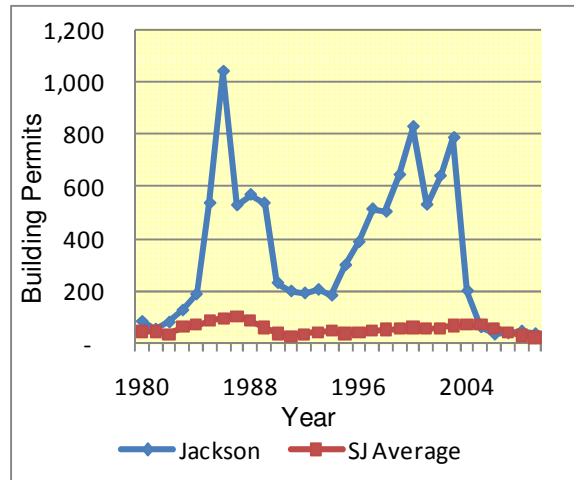
% Population in Pinelands Area: 10% (4,106 residents / 42,816 total)

% of Housing Units in Pinelands Area: 11% (1,670 units / 14,640 total)

% Land in Pinelands Area: 47% (30,385 acres / 64,495 total)



**Building Permits
1980 - 2009**



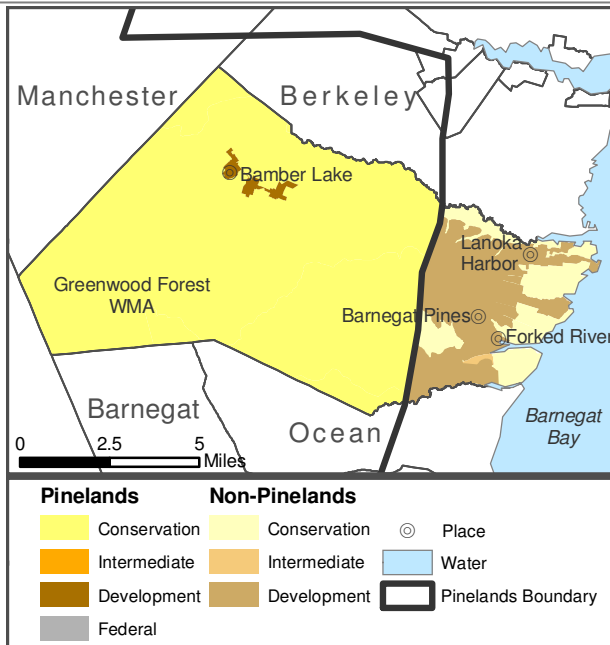
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| 31% | 20% | | | 16% | 8% | | 5% | 21% | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 53,191 | 11,978 | | 8 | | |
| Population Density 2009 (per sq mile) | | | | 531.6 | 2,020.5 | | 138 | | |
| Population Change 1999 – 2009 | | | | 27.0% | 7.0% | | 16 | | |
| Land Area (sq miles) 2000 | | | | 100.0 | 17.8 | | 3 | | |
| % Land State-Owned Open Space 2009 | | | | 20.7% | 8.4% | | 30 | | |
| Assessed Acres of Farmland 2008 | | | | 4,431 | 2,303 | | 45 | | |
| Building Permits 2009 | | | | 110 | 22 | | 10 | | |
| Residential Housing Transactions 2009 | | | | 307 | 25.6 | | 11 | | |
| Median Sale Price of Homes 2009 | | | | \$304,280 | \$226,800 | | 50 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$6,926.4 | \$1,685.5 | | 8 | | |
| Effective Tax Rate 2009 | | | | 1.68 | 2.02 | | 143 | | |
| Average Residential Property Tax Bill 2009 | | | | \$5,892 | \$5,195.5 | | 55 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$23,981 | \$23,813 | | 79 | | |
| Unemployment Rate 2009 | | | | 9.2% | 10.0 | | 110 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 552 | 1% | <1% | 19% | 3% | 22% | 3% | 47% | 4% | |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 4% | 85% | | 9% | 1% | 1% | | |

Lacey Township, Ocean County

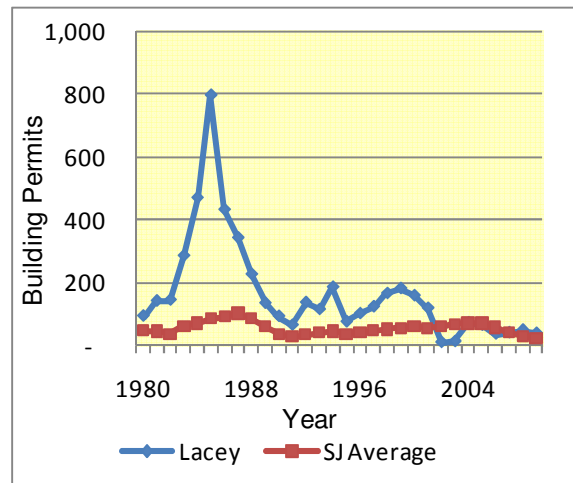
% Population in Pinelands Area: 2% (521 residents / 25,346 total)

% of Housing Units in Pinelands Area: 2% (188 units / 10,580 total)

% Land in Pinelands Area: 67% (42,688 acres / 63,716 total)



**Building Permits
1980 - 2009**



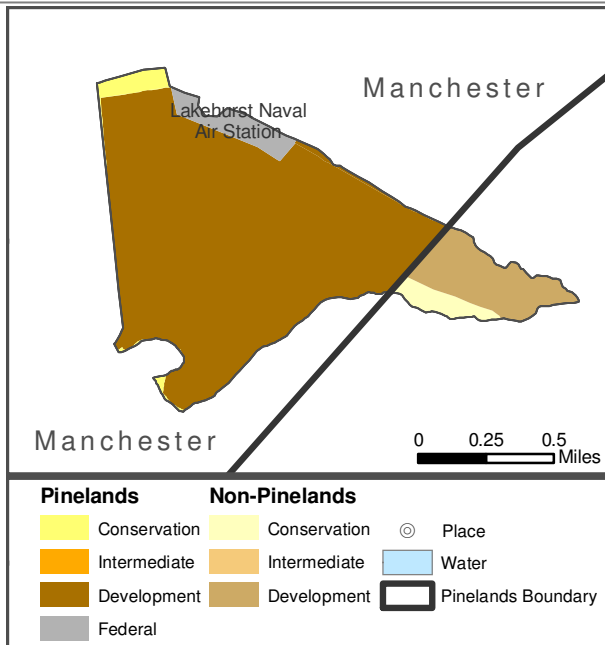
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| 71% | 28% | | | | | | 1% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 26,566 | 11,978 | 26 | | | |
| Population Density 2009 (per sq mile) | | | | 316.3 | 2,020.5 | 155 | | | |
| Population Change 1999 – 2009 | | | | 6.0% | 7.0% | 82 | | | |
| Land Area (sq miles) 2000 | | | | 84.0 | 17.8 | 7 | | | |
| % Land State-Owned Open Space 2009 | | | | 32.2% | 8.4% | 20 | | | |
| Assessed Acres of Farmland 2008 | | | | 6,262 | 2,303 | 33 | | | |
| Building Permits 2009 | | | | 37 | 22 | 39 | | | |
| Residential Housing Transactions 2009 | | | | 276 | 25.6 | 15 | | | |
| Median Sale Price of Homes 2009 | | | | \$276,184 | \$226,800 | 66 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$4,246.6 | \$1,685.5 | 20 | | | |
| Effective Tax Rate 2009 | | | | 1.42 | 2.02 | 161 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,501 | \$5,195.5 | 128 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$23,136 | \$23,813 | 89 | | | |
| Unemployment Rate 2009 | | | | 10.1% | 10.0 | 89 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 445 | | <1% | 16% | 2% | 20% | 3% | 55% | 1% | 4% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 3% | 86% | | 7% | 4% | | | |

Lakehurst Borough, Ocean County

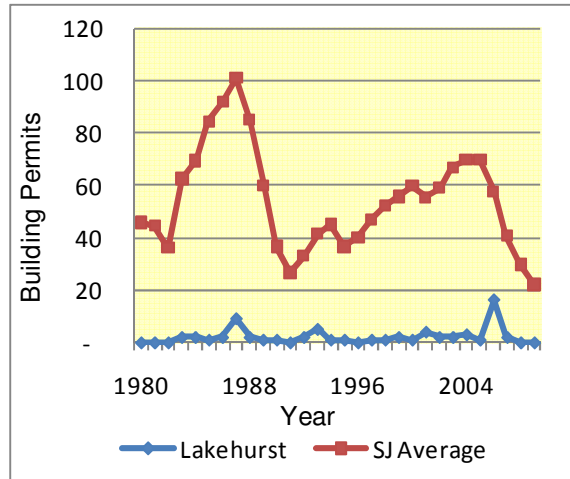
% Population in Pinelands Area: 95% (2,393 residents / 2,522 total)

% of Housing Units in Pinelands Area: 92% (889 units / 961 total)

% Land in Pinelands Area: 87% (551 acres / 633 total)



**Building Permits
1980 - 2009**



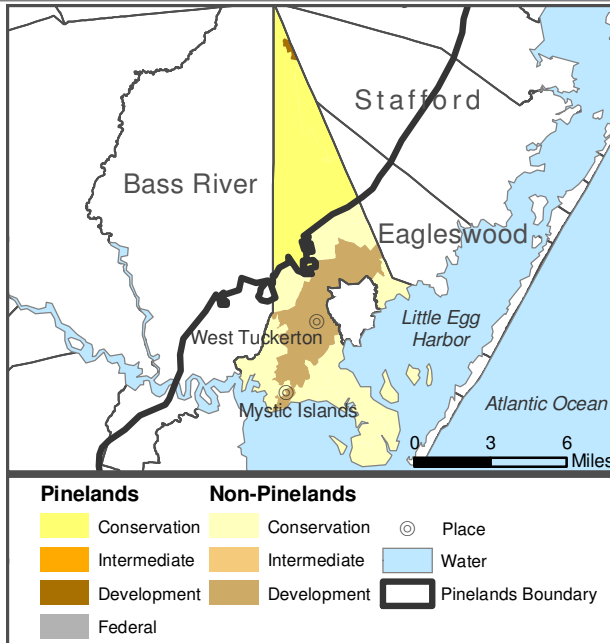
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | 3% | | | | 1% | 92% | | 4% | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 2,719 | 11,978 | 149 | | | |
| Population Density 2009 (per sq mile) | | | | 2,947.5 | 2,020.5 | 59 | | | |
| Population Change 1999 – 2009 | | | | 6.0% | 7.0% | 86 | | | |
| Land Area (sq miles) 2000 | | | | 1.0 | 17.8 | 165 | | | |
| % Land State-Owned Open Space 2009 | | | | 0.0% | 8.4% | 191 | | | |
| Assessed Acres of Farmland 2008 | | | | 0 | 2,303 | 188 | | | |
| Building Permits 2009 | | | | 0 | 22 | 196 | | | |
| Residential Housing Transactions 2009 | | | | 8 | 25.6 | 188 | | | |
| Median Sale Price of Homes 2009 | | | | \$222,875 | \$226,800 | 103 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$191.7 | \$1,685.5 | 170 | | | |
| Effective Tax Rate 2009 | | | | 1.68 | 2.02 | 144 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$3,958 | \$5,195.5 | 158 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$18,390 | \$23,813 | 167 | | | |
| Unemployment Rate 2009 | | | | 13.4% | 10.0 | 33 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 142 | 1% | | 9% | | 17% | 5% | 61% | 4% | 4% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 2% | 82% | | 16% | | | | |

Little Egg Harbor Township, Ocean County

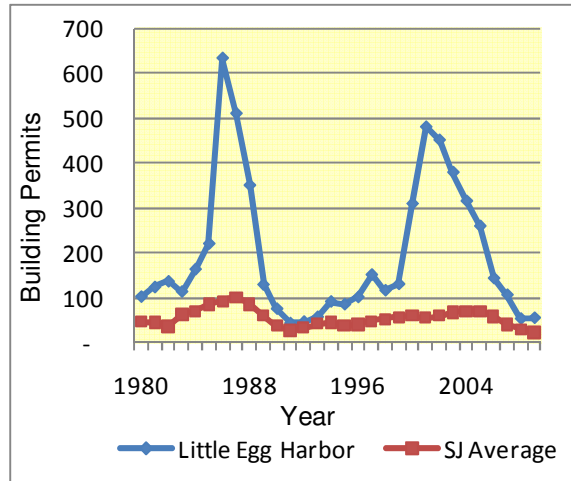
% Population in Pinelands Area: 1% (107 residents / 15,945 total)

% of Housing Units in Pinelands Area: 1% (39 units / 7,931 total)

% Land in Pinelands Area: 23% (11,581 acres / 46,377 total)



**Building Permits
1980 - 2009**



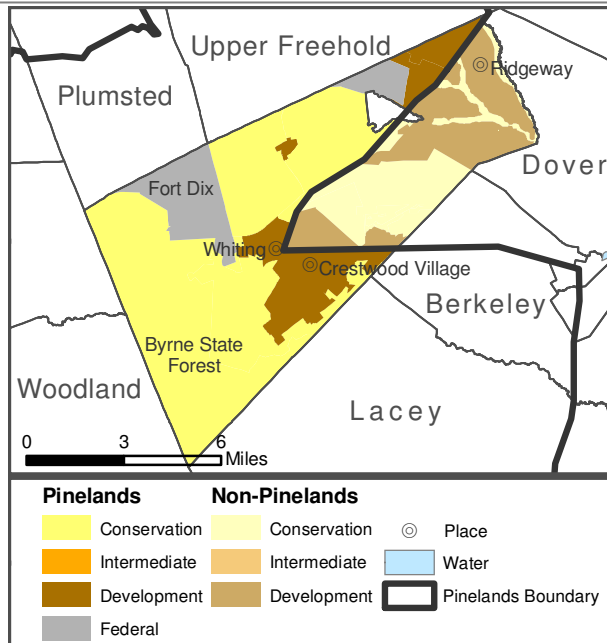
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| 86% | 13% | | | | | | 1% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 20,824 | 11,978 | 33 | | | |
| Population Density 2009 (per sq mile) | | | | 424.1 | 2,020.5 | 147 | | | |
| Population Change 1999 – 2009 | | | | 33.0% | 7.0% | 12 | | | |
| Land Area (sq miles) 2000 | | | | 48.0 | 17.8 | 22 | | | |
| % Land State-Owned Open Space 2009 | | | | 36.3% | 8.4% | 14 | | | |
| Assessed Acres of Farmland 2008 | | | | 554 | 2,303 | 82 | | | |
| Building Permits 2009 | | | | 55 | 22 | 27 | | | |
| Residential Housing Transactions 2009 | | | | 192 | 25.6 | 25 | | | |
| Median Sale Price of Homes 2009 | | | | \$247,291 | \$226,800 | 86 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$2,876.6 | \$1,685.5 | 34 | | | |
| Effective Tax Rate 2009 | | | | 1.58 | 2.02 | 150 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,259 | \$5,195.5 | 139 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$20,619 | \$23,813 | 127 | | | |
| Unemployment Rate 2009 | | | | 10.7% | 10.0 | 76 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 150 | | | 18% | 3% | 16% | 1% | 48% | 3% | 11% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 6% | 89% | | 5% | | | | |

Manchester Township, Ocean County

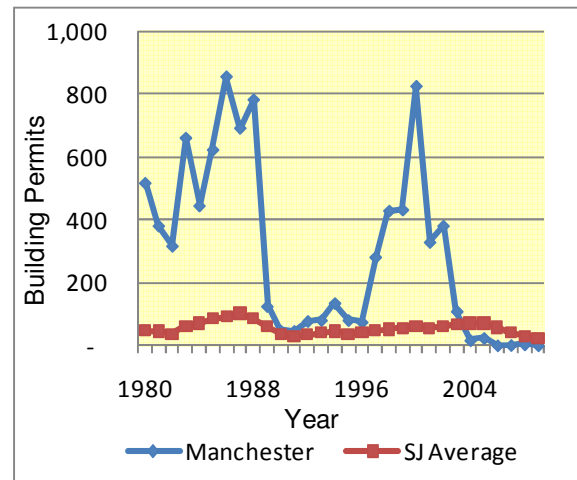
% Population in Pinelands Area: 31% (12,185 residents / 38,928 total)

% of Housing Units in Pinelands Area: 33% (7,494 units / 22,681 total)

% Land in Pinelands Area: 73% (38,728 acres / 52,982 total)



**Building Permits
1980 - 2009**



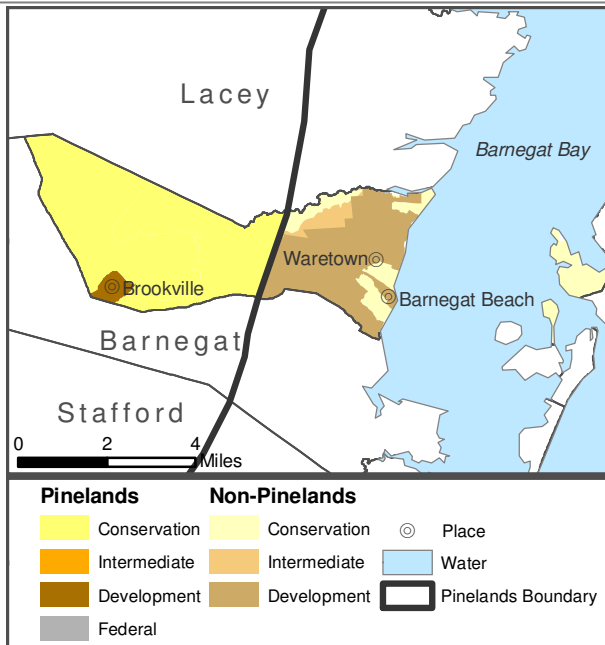
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| 46% | 25% | | | | 5% | 11% | | 13% | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 41,848 | 11,978 | 12 | | | |
| Population Density 2009 (per sq mile) | | | | 506.6 | 2,020.5 | 139 | | | |
| Population Change 1999 – 2009 | | | | 8.0% | 7.0% | 61 | | | |
| Land Area (sq miles) 2000 | | | | 83.0 | 17.8 | 8 | | | |
| % Land State-Owned Open Space 2009 | | | | 37.9% | 8.4% | 12 | | | |
| Assessed Acres of Farmland 2008 | | | | 3,691 | 2,303 | 50 | | | |
| Building Permits 2009 | | | | 1 | 22 | 167 | | | |
| Residential Housing Transactions 2009 | | | | 306 | 25.6 | 12 | | | |
| Median Sale Price of Homes 2009 | | | | \$220,543 | \$226,800 | 105 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$4,297.6 | \$1,685.5 | 19 | | | |
| Effective Tax Rate 2009 | | | | 1.51 | 2.02 | 153 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$3,246 | \$5,195.5 | 191 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$22,409 | \$23,813 | 99 | | | |
| Unemployment Rate 2009 | | | | 13.9% | 10.0 | 31 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 186 | | | 11% | 1% | 14% | 2% | 63% | 5% | 4% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 3% | 77% | | 7% | | 13% | | |

Ocean Township, Ocean County

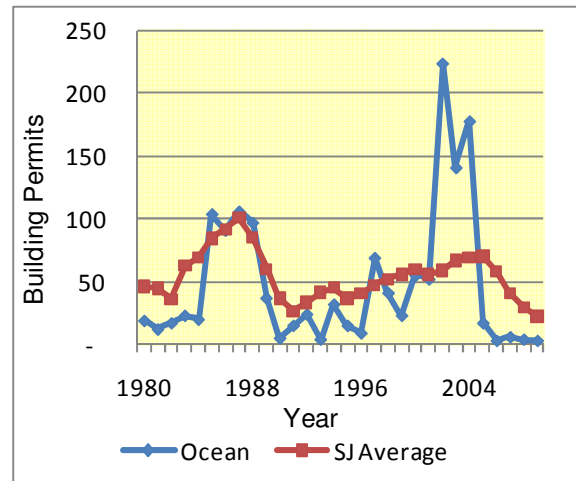
% Population in Pinelands Area: 2% (145 residents / 6,450 total)

% of Housing Units in Pinelands Area: 2% (47 units / 2,981 total)

% Land in Pinelands Area: 41% (8,233 acres / 20,252 total)



**Building Permits
1980 - 2009**



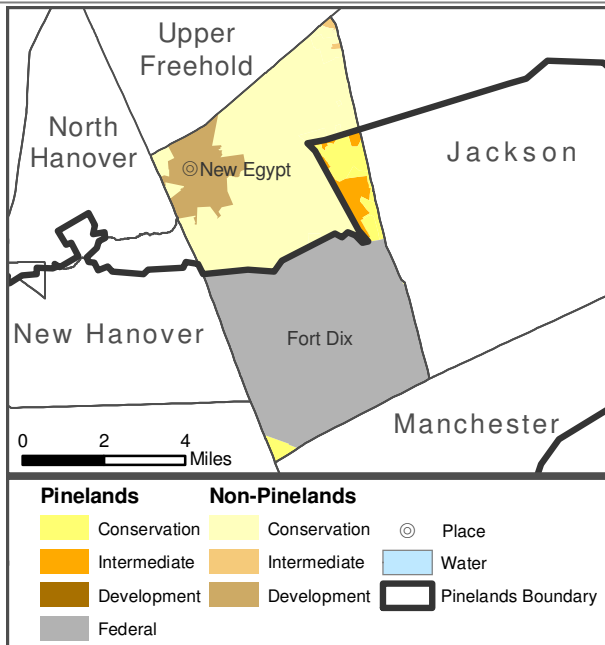
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | 97% | | | | | | 3% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 9,121 | 11,978 | 73 | | | |
| Population Density 2009 (per sq mile) | | | | 438.6 | 2,020.5 | 145 | | | |
| Population Change 1999 – 2009 | | | | 44.0% | 7.0% | 8 | | | |
| Land Area (sq miles) 2000 | | | | 22.0 | 17.8 | 62 | | | |
| % Land State-Owned Open Space 2009 | | | | 7.9% | 8.4% | 49 | | | |
| Assessed Acres of Farmland 2008 | | | | 2,811 | 2,303 | 55 | | | |
| Building Permits 2009 | | | | 90 | 22 | 14 | | | |
| Residential Housing Transactions 2009 | | | | 70 | 25.6 | 71 | | | |
| Median Sale Price of Homes 2009 | | | | \$310,915 | \$226,800 | 44 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$1,440.6 | \$1,685.5 | 64 | | | |
| Effective Tax Rate 2009 | | | | 1.39 | 2.02 | 164 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,459 | \$5,195.5 | 131 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$22,830 | \$23,813 | 92 | | | |
| Unemployment Rate 2009 | | | | 12% | 10.0 | 53 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 86 | | | 15% | 2% | 22% | 2% | 50% | 7% | 1% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 8% | 87% | | 5% | | | | |

Plumsted Township, Ocean County

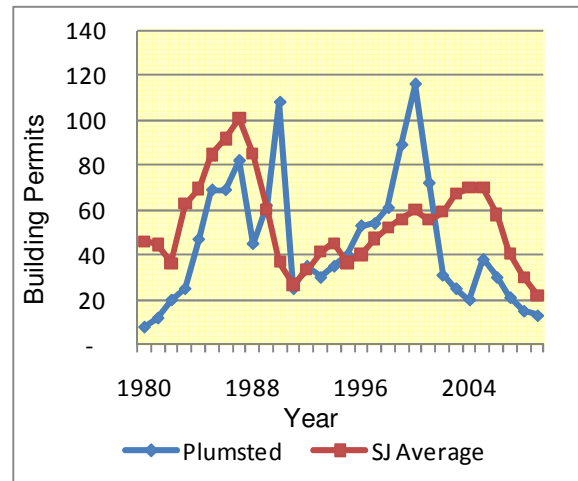
% Population in Pinelands Area: 6% (412 residents / 7,275 total)

% of Housing Units in Pinelands Area: 6% (154 units / 2,628 total)

% Land in Pinelands Area: 53% (13,423 acres / 25,289 total)



**Building Permits
1980 - 2009**



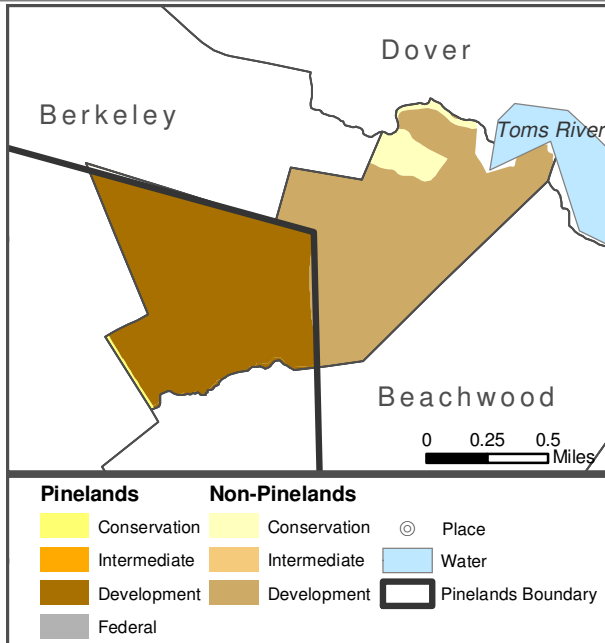
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| 2% | 5% | | | 5% | | | | 88% | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 8,292 | 11,978 | | 81 | | |
| Population Density 2009 (per sq mile) | | | | 207.2 | 2,020.5 | | 166 | | |
| Population Change 1999 – 2009 | | | | 16.0% | 7.0% | | 32 | | |
| Land Area (sq miles) 2000 | | | | 40.0 | 17.8 | | 36 | | |
| % Land State-Owned Open Space 2009 | | | | 4.6% | 8.4% | | 59 | | |
| Assessed Acres of Farmland 2008 | | | | 5,435 | 2,303 | | 38 | | |
| Building Permits 2009 | | | | 13 | 22 | | 68 | | |
| Residential Housing Transactions 2009 | | | | 28 | 25.6 | | 125 | | |
| Median Sale Price of Homes 2009 | | | | \$303,225 | \$226,800 | | 52 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$965.8 | \$1,685.5 | | 89 | | |
| Effective Tax Rate 2009 | | | | 1.50 | 2.02 | | 155 | | |
| Average Residential Property Tax Bill 2009 | | | | \$5,389 | \$5,195.5 | | 75 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$22,433 | \$23,813 | | 98 | | |
| Unemployment Rate 2009 | | | | 6.4% | 10.0 | | 177 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 106 | 7% | | 19% | 6% | 15% | 4% | 43% | 4% | 3% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 2% | 87% | 5% | 5% | 1% | | | |

South Toms River Borough, Ocean County

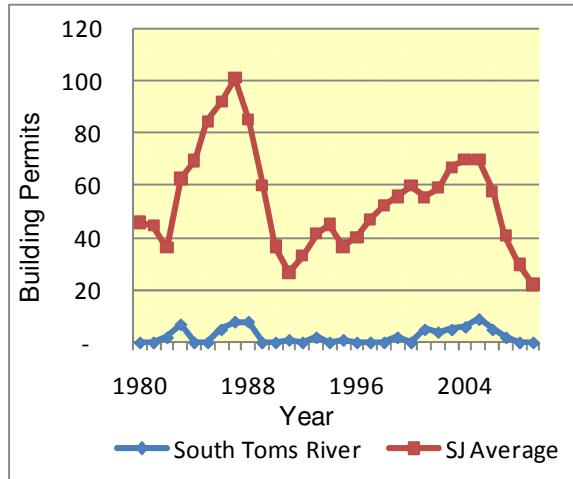
% Population in Pinelands Area: 69% (2,495 residents / 3,634 total)

% of Housing Units in Pinelands Area: 70% (783 units / 1,123 total)

% Land in Pinelands Area: 47% (376 acres / 798 total)



**Building Permits
1980 - 2009**



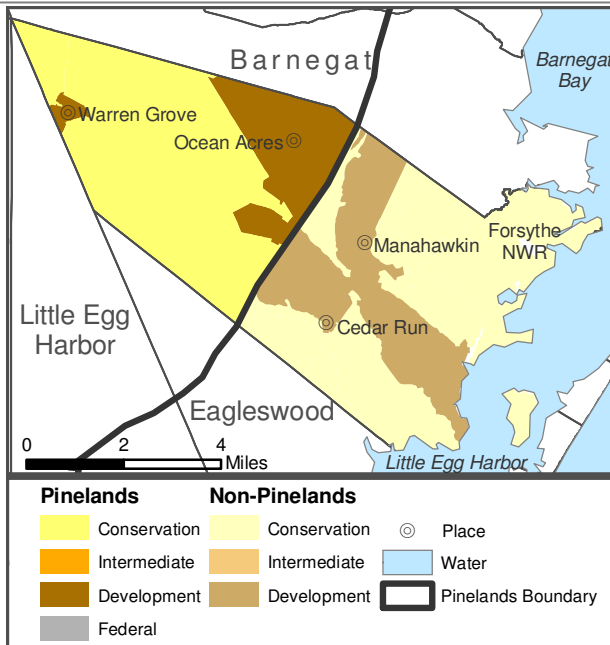
| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|-----------------------------|--------------|--------------------|---------|
| | | | | | 100% | | | | |
| | | | | Municipal Value | South Jersey Municipal Avg | South Jersey Municipal Rank | | | |
| Population Estimate 2009 | | | | 3,727 | 11,978 | 131 | | | |
| Population Density 2009 (per sq mile) | | | | 3,211.2 | 2,020.5 | 54 | | | |
| Population Change 1999 – 2009 | | | | 2.0% | 7.0% | 117 | | | |
| Land Area (sq miles) 2000 | | | | 1.2 | 17.8 | 159 | | | |
| % Land State-Owned Open Space 2009 | | | | 0.0% | 8.4% | 199 | | | |
| Assessed Acres of Farmland 2008 | | | | 0 | 2,303 | 199 | | | |
| Building Permits 2009 | | | | 0 | 22 | 197 | | | |
| Residential Housing Transactions 2009 | | | | 35 | 25.6 | 110 | | | |
| Median Sale Price of Homes 2009 | | | | \$215,326 | \$226,800 | 113 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$279.5 | \$1,685.5 | 155 | | | |
| Effective Tax Rate 2009 | | | | 1.68 | 2.02 | 142 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$3,768 | \$5,195.5 | 167 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$16,292 | \$23,813 | 187 | | | |
| Unemployment Rate 2009 | | | | 15.4% | 10.0 | 20 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 42 | | | 14% | 12% | 21% | 5% | 36% | 10% | 2% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 2% | 84% | | 14% | 0% | | | |

Stafford Township, Ocean County

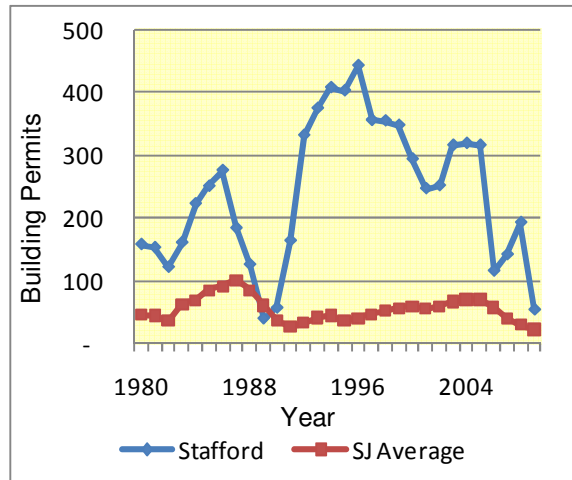
% Population in Pinelands Area: 59% (13,390 residents / 22,532 total)

% of Housing Units in Pinelands Area: 43% (4,936 units / 11,522 total)

% Land in Pinelands Area: 39% (13,709 acres / 34,962 total)



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|-----------------|----------------------------|---------------|-----------------------------|--------------------|---------|
| 5% | 70% | | | | 23% | | 2% | | |
| | | | | Municipal Value | South Jersey Municipal Avg | | South Jersey Municipal Rank | | |
| Population Estimate 2009 | | | | 26,818 | 11,978 | | 25 | | |
| Population Density 2009 (per sq mile) | | | | 576.4 | 2,020.5 | | 133 | | |
| Population Change 1999 – 2009 | | | | 24.0% | 7.0% | | 17 | | |
| Land Area (sq miles) 2000 | | | | 47.0 | 17.8 | | 24 | | |
| % Land State-Owned Open Space 2009 | | | | 28.2% | 8.4% | | 22 | | |
| Assessed Acres of Farmland 2008 | | | | 442 | 2,303 | | 83 | | |
| Building Permits 2009 | | | | 53 | 22 | | 28 | | |
| Residential Housing Transactions 2009 | | | | 254 | 25.6 | | 17 | | |
| Median Sale Price of Homes 2009 | | | | \$306,725 | \$226,800 | | 47 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$4,844.1 | \$1,685.5 | | 13 | | |
| Effective Tax Rate 2009 | | | | 1.56 | 2.02 | | 152 | | |
| Average Residential Property Tax Bill 2009 | | | | \$5,384 | \$5,195.5 | | 76 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$25,397 | \$23,813 | | 59 | | |
| Unemployment Rate 2009 | | | | 8.8% | 10.0 | | 119 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 511 | <1% | | 20% | 1% | 22% | 1% | 50% | 3% | 2% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 4% | 87% | | 9% | | | | |

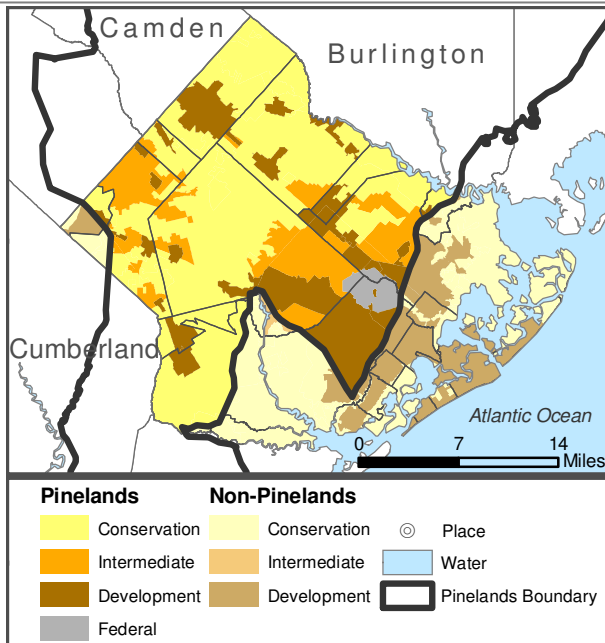
Atlantic County

% of Municipalities in Pinelands Area: 57% (13 / 23 total)

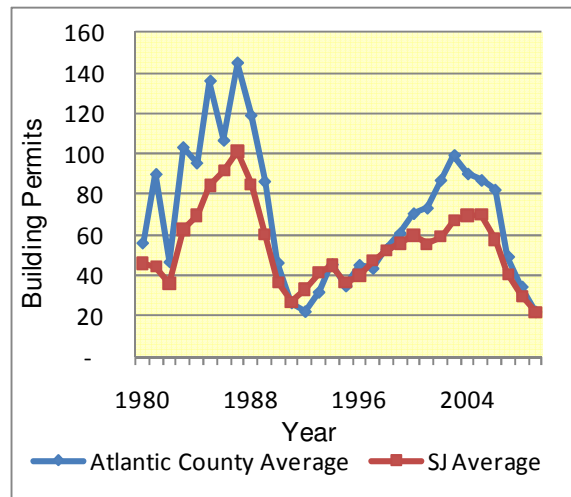
% Population in Pinelands Area: 32% (81,428 residents / 252,552 total)

% of Housing Units in Pinelands Area: 26% (29,682 units / 114,090 total)

% Land in Pinelands Area: 63% (247,994 acres / 391,134 total)



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|--------------|-------------------|---------------|----------------|--------------------|---------|
| 9% | 41% | 10% | | 17% | 11% | 5% | 5% | 2% | |
| County Value | | | | | SJ County Average | | SJ County Rank | | |
| Population Estimate 2009 | | | | 271,712 | 298,477 | | 5 | | |
| Population Density 2009 (per sq mile) | | | | 484 | 750.7 | | 5 | | |
| Population Change 1999 – 2009 | | | | 7% | 8.8% | | 4 | | |
| Land Area (sq miles) 2000 | | | | 561.1 | 453.9 | | 3 | | |
| % Land State-Owned Open Space 2009 | | | | 17.2% | 20.5% | | 5 | | |
| Assessed Acres of Farmland 2008 | | | | 41,783 | 62,849 | | 5 | | |
| Building Permits 2009 | | | | 512 | 1,466 | | 5 | | |
| Residential Housing Transactions 2009 | | | | 1,788 | 3,814 | | 5 | | |
| Median Sale Price of Homes 2009 | | | | \$322,000 | \$227,675 | | 2 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$50,224 | \$40,563.2 | | 3 | | |
| Effective Tax Rate 2009 | | | | 1.75 | 1.99 | | 6 | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,914 | \$4,156 | | 5 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$21,034 | \$22,239 | | 6 | | |
| Unemployment Rate 2009 | | | | 12.1% | 5.4% | | 2 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 5,489 | 1% | < 1% | 12% | 3% | 21% | 2% | 57% | 4% | < 1% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 5% | 55% | < 1% | 38% | 1% | 1% | | |

Burlington County

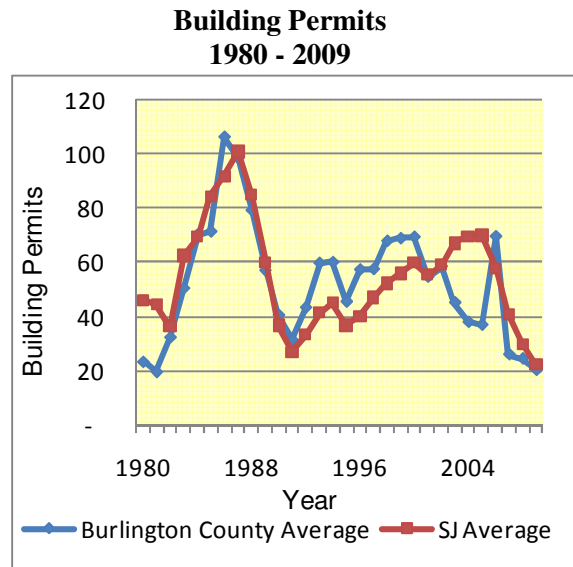
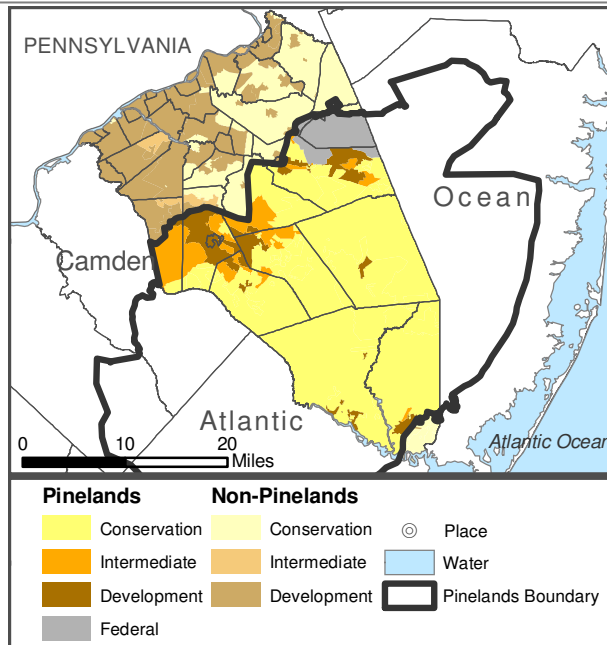
% of Municipalities in Pinelands Area: 35% (14 / 40 total)

% Population in Pinelands Area: 23% (98,264 residents / 423,394 total)

% of Housing Units in Pinelands Area: 21% (34,340 units / 161,311 total)

% Land in Pinelands Area: 64% (334,250 acres / 524,166 total)

* Pinelands population influenced by group quarters.



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|--------------|-------------------|---------------|----------------|--------------------|---------|
| 54% | 4% | 8% | 11% | 9% | 7% | | 1% | 6% | |
| County Value | | | | | SJ County Average | | SJ County Rank | | |
| Population Estimate 2009 | | | | 446,108 | | 298,477 | | 3 | |
| Population Density 2009 (per sq mile) | | | | 554 | | 750.7 | | 4 | |
| Population Change 1999 – 2009 | | | | 5% | | 8.8% | | 5 | |
| Land Area (sq miles) 2000 | | | | 804.6 | | 453.9 | | 1 | |
| % Land State-Owned Open Space 2009 | | | | 29.4% | | 20.5% | | 1 | |
| Assessed Acres of Farmland 2008 | | | | 110,097 | | 62,849 | | 2 | |
| Building Permits 2009 | | | | 806 | | 1,466 | | 3 | |
| Residential Housing Transactions 2009 | | | | 2,588 | | 3,814 | | 3 | |
| Median Sale Price of Homes 2009 | | | | \$261,000 | | \$227,675 | | 4 | |
| Equalized Value of Property 2009(Million\$) | | | | \$49,983 | | \$40,563.2 | | 4 | |
| Effective Tax Rate 2009 | | | | 2.04 | | 1.99 | | 5 | |
| Average Residential Property Tax Bill 2009 | | | | \$5,542 | | \$4,156 | | 4 | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$26,339 | | \$22,239 | | 1 | |
| Unemployment Rate 2009 | | | | 8.5% | | 5.4% | | 8 | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 9,318 | 1% | 0% | 9% | 5% | 23% | 3% | 53% | 3% | 3% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 2% | 77% | 1% | 14% | 3% | 3% | | |

Camden County

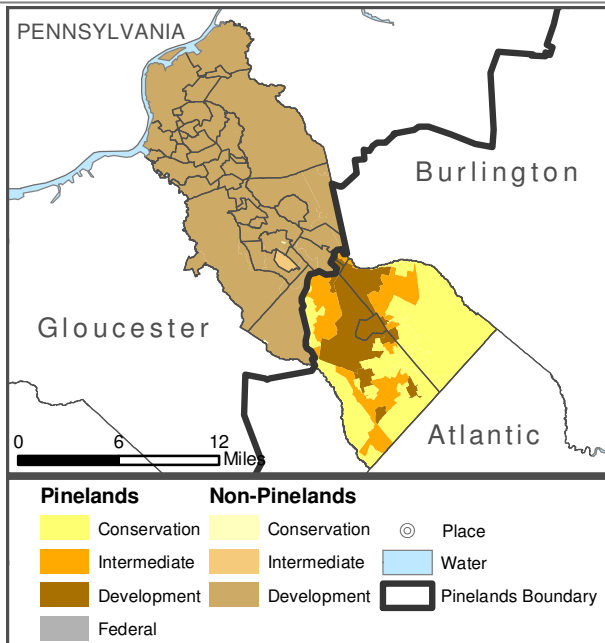
% of Municipalities in Pinelands Area: 14% (5 / 37 total)

% Population in Pinelands Area: 6% (28,157 residents / 508,932 total)

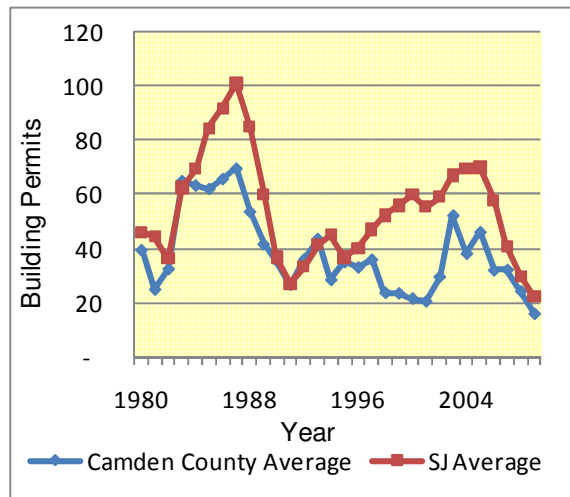
% of Housing Units in Pinelands Area: 5% (9,958 units / 199,679 total)

% Land in Pinelands Area: 38% (54,847 acres / 145,593 total)

* Pinelands population influenced by group quarters.



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|--|--------|---------|--------------------|--------------|----------------------|------------------|-------------------|-----------------------|---------|
| 27% | 12% | 17% | | 21% | 19% | | 4% | | |
| County Value | | | | | SJ County Average | | SJ County Rank | | |
| Population Estimate 2009 | | | | 517,879 | 298,477 | | 2 | | |
| Population Density 2009 (per sq mile) | | | | 2,330 | 750.7 | | 1 | | |
| Population Change 1999 – 2009 | | | | 2% | 8.8% | | 7 | | |
| Land Area (sq miles) 2000 | | | | 222.3 | 453.9 | | 8 | | |
| % Land State-Owned Open Space 2009 | | | | 13.7% | 20.5% | | 6 | | |
| Assessed Acres of Farmland 2008 | | | | 11,547 | 62,849 | | 7 | | |
| Building Permits 2009 | | | | 585 | 1,466 | | 4 | | |
| Residential Housing Transactions 2009 | | | | 3,039 | 3,814 | | 2 | | |
| Median Sale Price of Homes 2009 | | | | \$192,000 | \$227,675 | | 7 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$41,063 | \$40,563.2 | | 5 | | |
| Effective Tax Rate 2009 | | | | 2.77 | 1.99 | | 1 | | |
| Average Residential Property Tax Bill 2009 | | | | \$5,685 | \$4,156 | | 3 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$22,354 | \$22,239 | | 5 | | |
| Unemployment Rate 2009 | | | | 10% | 5.4% | | 5 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 11,027 | < 1% | < 1% | 10% | 5% | 22% | 2% | 52% | 3% | 5% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 2% | 76% | < 1% | 17% | 3% | 3% | | |

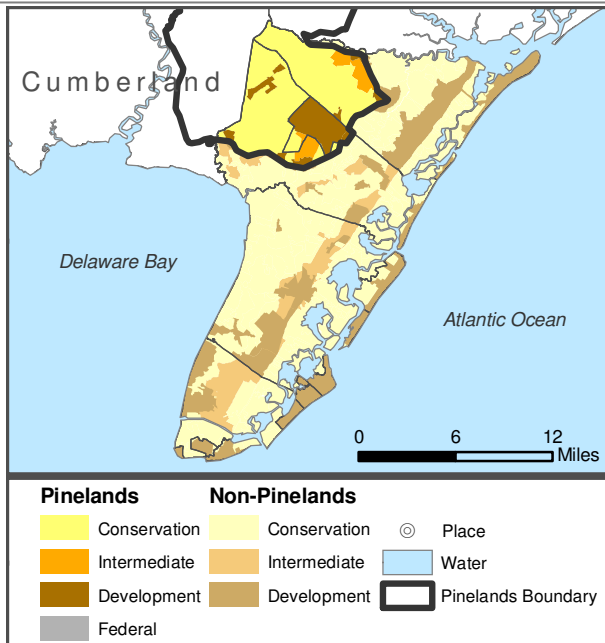
Cape May County

% of Municipalities in Pinelands Area: 19% (3 / 16 total)

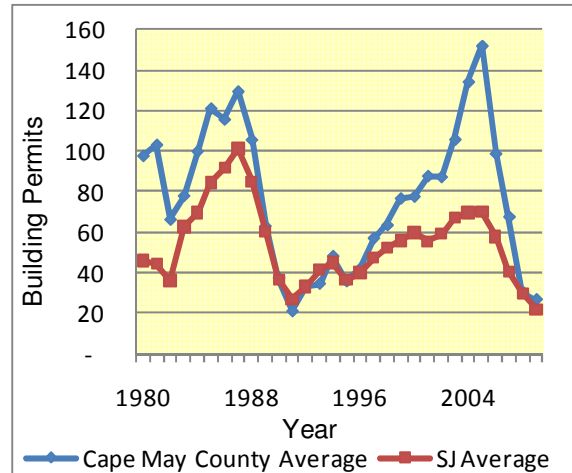
% Population in Pinelands Area: 5% (5,514 residents / 102,326 total)

% of Housing Units in Pinelands Area: 2% (2,046 units / 91,047 total)

% Land in Pinelands Area: 19% (34,657 acres / 182,633 total)



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|--|--------|---------|--------------------|--------------|----------------------|------------------|-------------------|-----------------------|---------|
| | 73% | | | 8% | | 13% | 6% | | |
| County Value | | | | | SJ County Average | | SJ County Rank | | |
| Population Estimate 2009 | | | | 96,091 | | 298,477 | | 7 | |
| Population Density 2009 (per sq mile) | | | | 377 | | 750.7 | | 6 | |
| Population Change 1999 – 2009 | | | | -6% | | 8.8% | | 8 | |
| Land Area (sq miles) 2000 | | | | 255.2 | | 453.9 | | 7 | |
| % Land State-Owned Open Space 2009 | | | | 28.4% | | 20.5% | | 2 | |
| Assessed Acres of Farmland 2008 | | | | 9,788 | | 62,849 | | 8 | |
| Building Permits 2009 | | | | 428 | | 1,466 | | 6 | |
| Residential Housing Transactions 2009 | | | | 1,827 | | 3,814 | | 4 | |
| Median Sale Price of Homes 2009 | | | | \$ 523,000 | | \$227,675 | | 1 | |
| Equalized Value of Property 2009(Million\$) | | | | \$51,722 | | \$40,563.2 | | 2 | |
| Effective Tax Rate 2009 | | | | 0.94 | | 1.99 | | 8 | |
| Average Residential Property Tax Bill 2009 | | | | \$4,071 | | \$4,156 | | 7 | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$24,172 | | \$22,239 | | 2 | |
| Unemployment Rate 2009 | | | | 11.4% | | 5.4% | | 3 | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 3,624 | 1% | < 1% | 12% | 3% | 20% | 2% | 56% | 3% | 3% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 3% | 87% | < 1% | 8% | < 1% | 1% | | |

Cumberland County

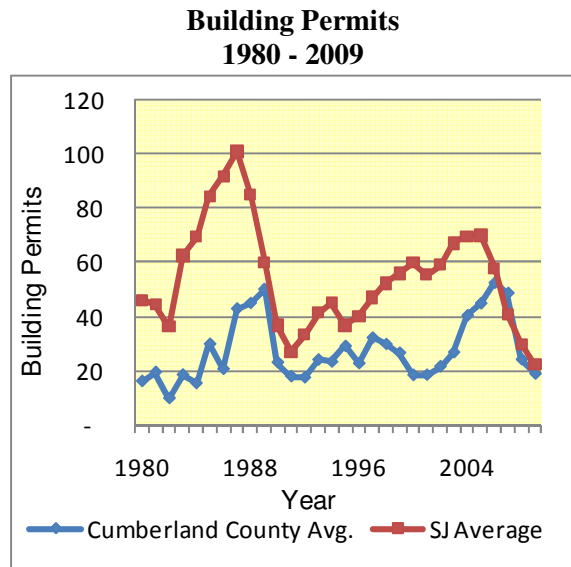
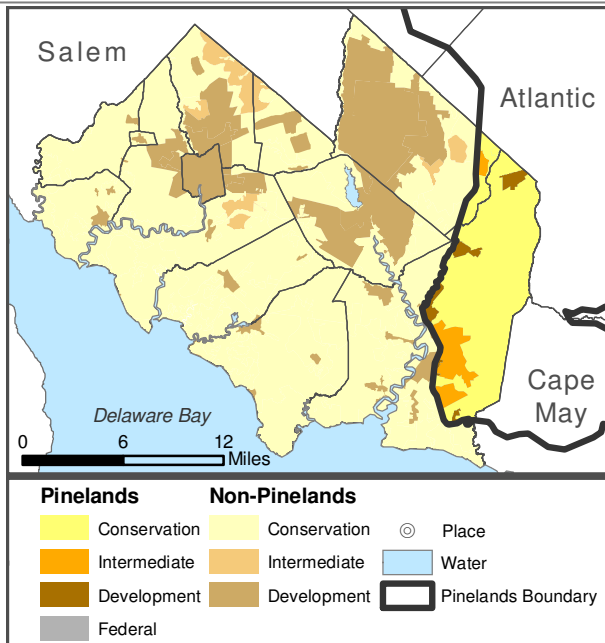
% of Municipalities in Pinelands Area: 14% (2 / 14 total)

% Population in Pinelands Area: 3% (5,005 residents / 146,438 total)

% of Housing Units in Pinelands Area: 1% (634 units / 52,863 total)

% Land in Pinelands Area: 14% (45,452 acres / 321,645 total)

* Pinelands population influenced by group quarters.



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|--------------|-------------------|---------------|----------------|--------------------|---------|
| | 82% | 1% | | 12% | | | 6% | | |
| County Value | | | | | SJ County Average | | SJ County Rank | | |
| Population Estimate 2009 | | | | 157,745 | | 298,477 | | 6 | |
| Population Density 2009 (per sq mile) | | | | 322 | | 750.7 | | 7 | |
| Population Change 1999 – 2009 | | | | 8% | | 8.8% | | 3 | |
| Land Area (sq miles) 2000 | | | | 489.3 | | 453.9 | | 4 | |
| % Land State-Owned Open Space 2009 | | | | 22.7% | | 20.5% | | 3 | |
| Assessed Acres of Farmland 2008 | | | | 85,503 | | 62,849 | | 3 | |
| Building Permits 2009 | | | | 262 | | 1,466 | | 7 | |
| Residential Housing Transactions 2009 | | | | 948 | | 3,814 | | 7 | |
| Median Sale Price of Homes 2009 | | | | \$ 222,797 | | \$227,675 | | 5 | |
| Equalized Value of Property 2009(Million\$) | | | | \$9,052 | | \$40,563.2 | | 7 | |
| Effective Tax Rate 2009 | | | | 2.23 | | 1.99 | | 4 | |
| Average Residential Property Tax Bill 2009 | | | | \$3,628 | | \$4,156 | | 8 | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$17,376 | | \$22,239 | | 8 | |
| Unemployment Rate 2009 | | | | 12.7% | | 5.4% | | 1 | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 2,852 | 5% | < 1% | 10% | 6% | 22% | 3% | 46% | 4% | 3% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 3% | 71% | 4% | 14% | 5% | 2% | | |

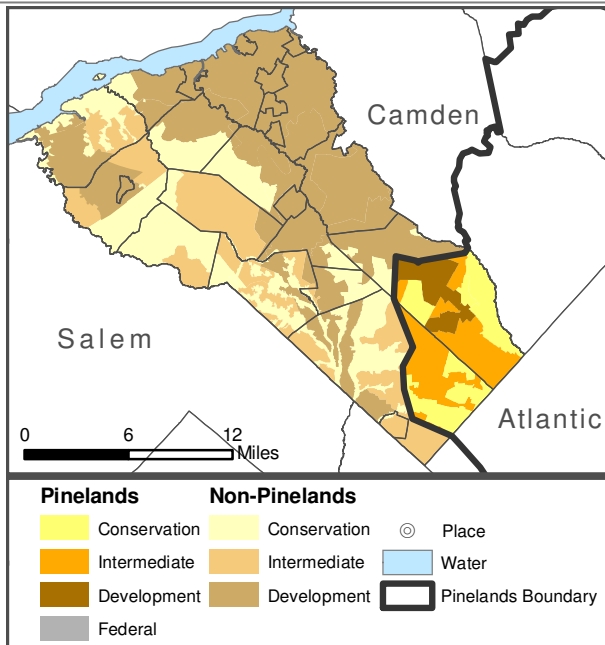
Gloucester County

% of Municipalities in Pinelands Area: 8% (2 / 24 total)

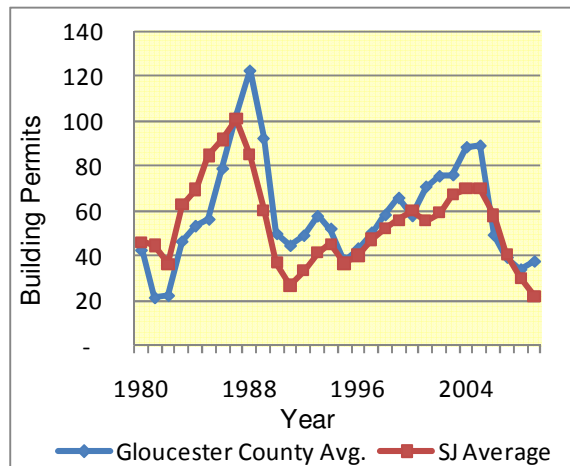
% Population in Pinelands Area: 7% (17,070 residents / 254,673 total)

% of Housing Units in Pinelands Area: 7% (6,391 units / 95,054 total)

% Land in Pinelands Area: 16% (33,582 acres / 215,616 total)



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|---|--------|---------|-----------------|--------------|-------------------|---------------|----------------|--------------------|---------|
| | 14% | 23% | | 46% | 18% | | | | |
| County Value | | | | | SJ County Average | | SJ County Rank | | |
| Population Estimate 2009 | | | | 289,920 | 298,477 | 4 | | | |
| Population Density 2009 (per sq mile) | | | | 893 | 750.7 | 3 | | | |
| Population Change 1999 – 2009 | | | | 13% | 8.8% | 1 | | | |
| Land Area (sq miles) 2000 | | | | 324.7 | 453.9 | 6 | | | |
| % Land State-Owned Open Space 2009 | | | | 4.4% | 20.5% | 8 | | | |
| Assessed Acres of Farmland 2008 | | | | 62,999 | 62,849 | 4 | | | |
| Building Permits 2009 | | | | 865 | 1,466 | 2 | | | |
| Residential Housing Transactions 2009 | | | | 1,662 | 3,814 | 6 | | | |
| Median Sale Price of Homes 2009 | | | | \$218,350 | \$227,675 | 6 | | | |
| Equalized Value of Property 2009(Million\$) | | | | \$28,567 | \$40,563.2 | 6 | | | |
| Effective Tax Rate 2009 | | | | 2.50 | 1.99 | 2 | | | |
| Average Residential Property Tax Bill 2009 | | | | \$5,698 | \$4,156 | 1 | | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$22,708 | \$22,239 | 4 | | | |
| Unemployment Rate 2009 | | | | 9.4% | 5.4% | 7 | | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 4,929 | 2% | < 1% | 13% | 5% | 24% | 3% | 47% | 3% | 2% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 3% | 72% | 1% | 17% | 6% | 2% | | |

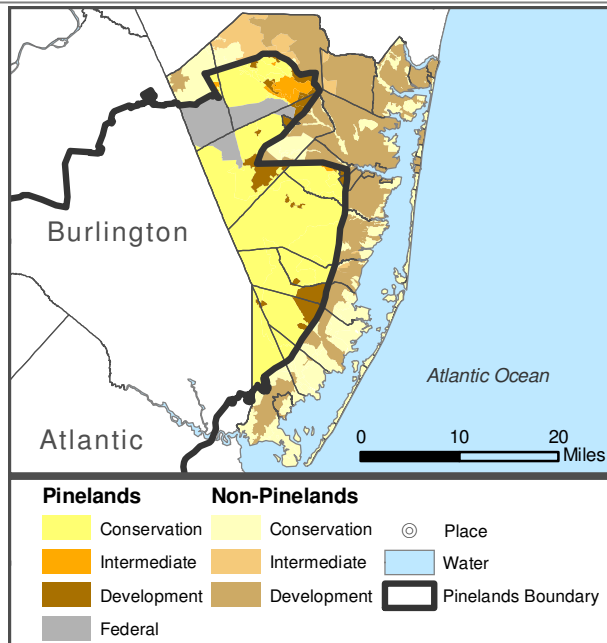
Ocean County

% of Municipalities in Pinelands Area: 39% (13 / 33 total)

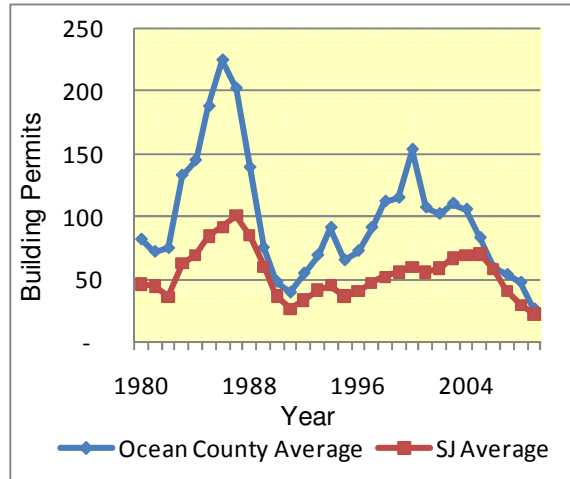
% Population in Pinelands Area: 8% (41,451 residents / 510,916 total)

% of Housing Units in Pinelands Area: 8% (19,285 units / 485,569 total)

% Land in Pinelands Area: 39% (187,432 acres / 484,320 total)



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|--|--------|---------|--------------------|--------------|----------------------|------------------|-------------------|-----------------------|---------|
| 41% | 33% | | | 3% | 6% | 3% | 1% | 12% | |
| County Value | | | | | SJ County Average | | SJ County Rank | | |
| Population Estimate 2009 | | | | 573,678 | 298,477 | | 1 | | |
| Population Density 2009 (per sq mile) | | | | 902 | 750.7 | | 2 | | |
| Population Change 1999 – 2009 | | | | 12% | 8.8% | | 2 | | |
| Land Area (sq miles) 2000 | | | | 636.3 | 453.9 | | 2 | | |
| % Land State-Owned Open Space 2009 | | | | 21.2% | 20.5% | | 4 | | |
| Assessed Acres of Farmland 2008 | | | | 24,601 | 62,849 | | 6 | | |
| Building Permits 2009 | | | | 902 | 1,466 | | 1 | | |
| Residential Housing Transactions 2009 | | | | 4,784 | 3,814 | | 1 | | |
| Median Sale Price of Homes 2009 | | | | \$295,000 | \$227,675 | | 3 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$104,239 | \$40,563.2 | | 1 | | |
| Effective Tax Rate 2009 | | | | 1.27 | 1.99 | | 7 | | |
| Average Residential Property Tax Bill 2009 | | | | \$5,691 | \$4,156 | | 2 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$23,054 | \$22,239 | | 3 | | |
| Unemployment Rate 2009 | | | | 9.7% | 5.4% | | 6 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 9,609 | < 1% | < 1% | 14% | 3% | 21% | 2% | 54% | 3% | 3% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 3% | 86% | < 1% | 9% | 1% | 2% | | |

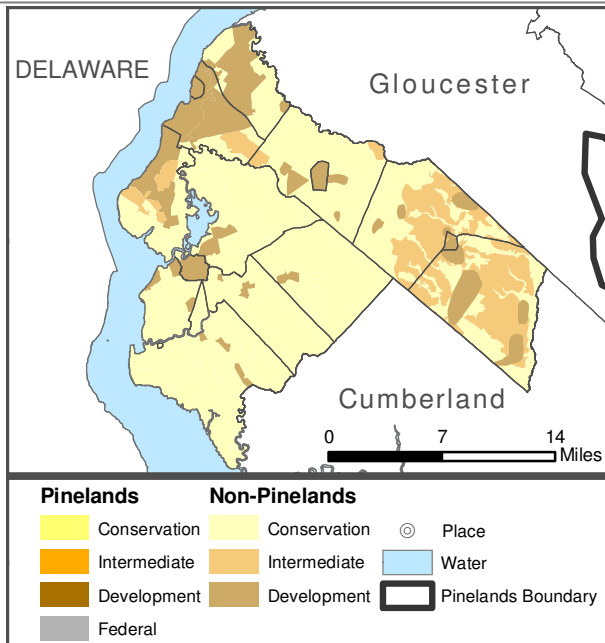
Salem County

% of Municipalities in Pinelands Area: 0% (0 / 15 total)

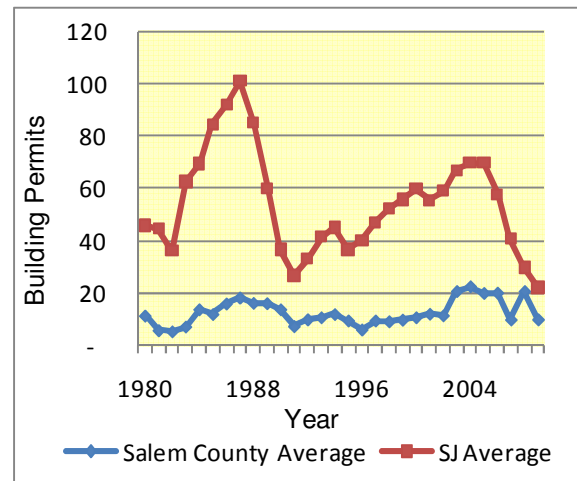
% Population in Pinelands Area: 0% (0 residents / 64,285 total)

% of Housing Units in Pinelands Area: 0% (0 units / 26,158 total)

% Land in Pinelands Area: 0% (0 acres / 238,362 total)



**Building Permits
1980 - 2009**



| Preserv | Forest | Ag Prod | Special Ag Prod | Rural Dev | Regional Growth | Pine Town | Pine Village | Military & Federal | |
|--|--------|---------|--------------------|--------------|----------------------|------------------|-------------------|-----------------------|---------|
| | | | | | | | | | |
| County Value | | | | | SJ County Average | | SJ County Rank | | |
| Population Estimate 2009 | | | | 66,342 | 298,477 | | 8 | | |
| Population Density 2009 (per sq mile) | | | | 196 | 750.7 | | 8 | | |
| Population Change 1999 – 2009 | | | | 3% | 8.8% | | 6 | | |
| Land Area (sq miles) 2000 | | | | 337.9 | 453.9 | | 5 | | |
| % Land State-Owned Open Space 2009 | | | | 9.2% | 20.5% | | 7 | | |
| Assessed Acres of Farmland 2008 | | | | 119,195 | 62,849 | | 2 | | |
| Building Permits 2009 | | | | 149 | 1,466 | | 8 | | |
| Residential Housing Transactions 2009 | | | | 435 | 3,814 | | 8 | | |
| Median Sale Price of Homes 2009 | | | | \$ 189,000 | \$227,675 | | 8 | | |
| Equalized Value of Property 2009(Million\$) | | | | \$5,632 | \$40,563.2 | | 8 | | |
| Effective Tax Rate 2009 | | | | 2.31 | 1.99 | | 3 | | |
| Average Residential Property Tax Bill 2009 | | | | \$4,266 | \$4,156 | | 6 | | |
| Per Capita Income 2000 (in 2000 Dollars) | | | | \$20,874 | \$22,239 | | 7 | | |
| Unemployment Rate 2009 | | | | 10.7% | 5.4% | | 4 | | |
| Establishments 2002 | Agric | Mining | Constru | Manufac | Wholsal & Retail | Utils & Trans | Services | Public | UnClass |
| 1,215 | 4% | 0% | 10% | 3% | 18% | 5% | 48% | 8% | 4% |
| Assessment Class Proportions in Municipal Valuations 2006 | | Vacant | Residential | Agricultural | Commercial | Industrial | Apartment | | |
| | | 3% | 64% | 7% | 12% | 12% | 2% | | |