

New Jersey Pinelands Commission

# Long Term Economic Monitoring Program



## 2018-2022 Report

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**NEW JERSEY PINELANDS LONG TERM ECONOMIC  
MONITORING PROGRAM  
*2018-2022 REPORT***

**June 2024**

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The report is available for review on the Pinelands Commission's website at <http://www.nj.gov/pinelands>.

The report is also available from the Pinelands Commission free of charge in digital format. Requests can be mailed to:

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# Executive Summary

The *2022 Long Term Economic Monitoring Report*, adding data from 2018 through 2022, provides the results of the ongoing monitoring program that tracks economic conditions in the Pinelands region. This *Report* presents economic data and describes key trends in the areas of population, real estate, economic growth, and municipal finance. Data is updated annually when available. The general analytical approach is to compare economic trends (from 1980 onward) of Pinelands municipalities to Non-Pinelands municipalities and the state as a whole. Efforts are made to obtain data that is representative of the Pinelands Area. When this scale of data is not available, municipal data is used instead. In this *Report*, the “Pinelands” or “Pinelands municipalities” refers to an aggregate of 47 municipalities that have at least 10% of their land area within the state-designated Pinelands Area (only 11 of these are entirely within the Pinelands Area; the remaining municipalities straddle the Pinelands Area boundary). The “Non-Pinelands municipalities” refers to an aggregate of the remaining 155 municipalities located in the eight counties of southern New Jersey.

Captured in the timespan of this *Report* is the 2020 decennial census, and where appropriate, decennial census data is prioritized over inter-census year estimates. Also captured in this *Report*'s study period is the global COVID-19 pandemic, whose 2020 outbreak can be discerned in the data presented throughout, particularly the real estate and economic parameters.

## Population

By 2020, Census Bureau estimates indicate that the Pinelands municipalities' total population increased by 19,350 people above the population in 2010. That rise represents an increase of about 3%. The Non-Pinelands municipalities saw a larger increase of 72,242 people, a 4% rise over 2010. Over the previous four decades, the rate of population growth in the Pinelands municipalities has slowed considerably, and between 2010 and 2020 was actually lower than the state as a whole.

The estimated median age in the Pinelands has continued to increase, and by 2020 was at about 45 years old. In addition to reporting statistics on median age, this *Report* also presents statistics on two age groups: children less than 18 years of age and adults over 65 years of age.

## Real Estate

The number of residential sales continued to climb in the Pinelands and across other regions of the state. After a period of steady increase following the Great Recession of the late 2000s, the number of home transactions spiked in 2021. In 2022, the number of residential sales in the Pinelands municipalities totaled 12,559, a 92% increase over 2016.

Average home selling prices had remained steady through the end of the previous decade, before similarly increasing sharply in 2021. When adjusted for inflation, the Pinelands' average home price increased from about \$288,000 in 2016 to about \$349,000 in 2022. In the Non-Pinelands, prices increased from an average of about \$378,000 in 2016 to about \$420,000 in 2022. At the statewide level, average home prices increased from about \$482,000 in 2016 to about \$493,000 in 2022.

## Economic

The updated estimates for 2022 indicate that per capita income rose by 18% in Pinelands municipalities and by 12% in the Non-Pinelands region since 2016. 2022 per capita income is estimated at \$43,706 in the Pinelands region and at \$52,795 in the Non-Pinelands region.

Unemployment had been steadily decreasing since 2012 across southern New Jersey, bottoming out in 2019. That year, the unemployment rate in Pinelands municipalities and Non-Pinelands municipalities were both 4.0%, while the unemployment rate for state as a whole was 3.5%. After the onset of the COVID-19 pandemic in 2020, unemployment skyrocketed in all three regions. Subsequently, unemployment returned to pre-pandemic levels by 2022.

Between 2018 and 2022, private sector employment figures in the Pinelands municipalities showed an increase to 154,980 jobs (up 1.9%). The number of private sector establishments increased to 14,465 (up 11.6%) in the same period. Private sector average annual wages also rose between 2018 and 2022 to \$54,650 (up 6.2%). The Pinelands municipalities' private sector average annual wage growth outpaced both the Non-Pinelands and the statewide average, which were 3.3% and 3.5%, respectively.

Acreage assessed as farmland has decreased in Pinelands municipalities since a high in 2016. Between 2016 and 2022, farmland assessed acreage in the Pinelands municipalities decreased by 9.5% to a total of 171,223 acres. Between 2016 and 2022, cranberry prices fell by 32% to end at 36¢ per pound. Meanwhile, blueberry prices rose by 22% over the same time period, ending at \$2.01 per pound.

### **Municipal Finance**

Municipal data show that tax bills have decreased by 7.5% in the Pinelands municipalities and by 8.0% in the Non-Pinelands municipalities between 2018 and 2022. State equalized property valuations in Pinelands municipalities have displayed a gradual increase since 2014. Between 2018 and 2022, the average valuations in the Pinelands moved higher by 11.4%. The state's valuation increased by 6.5% over the same period.

Between 2016 and 2022, per capita municipal budgets decreased by 7% in the Pinelands municipalities to \$1,020. State aid decreased by 14% in that timeframe. Per Capita budgets in the Non-Pinelands municipalities decreased by 9% over the budgets in 2016, to \$1,637. State aid to Non-Pinelands municipalities has decreased by 9% since 2016.

### **Re-evaluation**

In 2018, staff undertook a re-evaluation of the report parameters and format. More information can be found under "Special Studies" on page 9.

### **Conclusion**

Most indicators show that the Pinelands municipalities have recovered well from the COVID-19 pandemic, particularly in terms of unemployment and wage rates. Housing prices, however, remain high. Population growth has slowed, while per capita income growth has outpaced both the Non-Pinelands and the statewide average.

The most significant divergence in indicators between Pinelands and Non-Pinelands municipal statistics was per capita retail sales growth, where there was a decline in the Non-Pinelands and a substantial increase in the Pinelands.

Most other indicators followed similar trends both inside and outside the Pinelands boundary in southern New Jersey. Other parameters, such as the growth rates of private sector employment and establishments, indicate that the Pinelands region and southern New Jersey lag behind the state in economic growth.



# 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 more than one million acres in the heart of southern New Jersey. The Pinelands Comprehensive Management Plan (CMP) was adopted in 1981 and manages land-use activities at regional and local levels. A blend of federal, state, and local programs is responsible for safeguarding the region's environmental and cultural resources. 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 management areas, particularly Regional Growth and Town Areas. These growth-oriented areas tend to be located in and around already-developed areas, many of which have access to central sewer systems and other infrastructure. Studies have suggested that the CMP has been successful in steering growth away from conservation areas and toward growth areas.<sup>1,2</sup>

The economic impact of the CMP on land values, real estate markets, and local government finances is of major interest to land-owners, residents, and businesses in the region. So, too, is the economic performance of farms and businesses. Since the adoption of the CMP, the Commission has conducted a number of studies to address these issues (see Appendix B). These efforts, while directed at measuring the short-term impacts of the CMP, have recognized the importance of monitoring economic and fiscal impacts during 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 to institute a long-term economic monitoring program. The program 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 in 1997, following three years of planning. 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 *Report*, which covers data from 2018 through 2022, is the twentieth in the series, and the first to be conducted on a five-year basis. It augments most of the data used to develop the previous reports. A copy of this *Report* is available on the Pinelands Commission website 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 reliable way**. The economic monitoring program, in conjunction with an ongoing environmental monitoring program, provides essential information for the Pinelands Commission to consider as it seeks to meet the mandates set forth in the federal and state legislation concerning the Pinelands.

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<sup>1</sup> 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.

<sup>2</sup> See "Tracking New Jersey's Dynamic Landscape: Urban Growth and Open Space Loss 1986-1995-2002" by Hasse and Lathrop, 2008.

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 economic segments of the Pinelands with similar areas in the state not located within the Pinelands designated boundaries;
3. Establish a means for evaluating economic segments over time so that the 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 regular publication of a report of indicators, and through the commissioning of periodic special studies. The 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 are primarily responsible for the day-to-day implementation of the program, including the acquisition and analysis of data, coordination with the NPS, public outreach, and the 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 the Pinelands protection policies. The data will also be used for other Commission analyses and independent efforts.

## 2. Reports

### 2.1 Data Categories

Ongoing data collection and analysis involves continual monitoring of key economic indicators to establish an historical basis for comparing trends and to enable the analysis of activity in the Pinelands 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 status of the 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, this data is 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*. (This *Report*, which covers data from 2018 through 2022, does not include any supplemental variables.) Supplemental variables can provide valuable information and insight into the Pinelands and the regional economy. They are not considered core variables because they cannot be updated regularly. For instance, the United States Census data is extremely valuable, but because 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

Four primary areas of inquiry are monitored: population, real estate, the economy, and municipal finance. 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 the geographic scale of the data collected for the core variables tracked for this *Report*. Each of the variable groups is described below.

#### Population

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. Beginning with the previous *Annual Report*, the demographic data was further segmented to report statistics on age groups under 19 years of age and over 65 years of age. This *Report* continues in this vein, reporting statistics on age groups under 18 years of age and over 65 years of age. 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.

#### Real Estate

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 rates 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 farmland 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 Comprehensive Management Plan (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. Two variables are tracked annually for this variable group: the average selling price of homes, and the volume of residential real estate transactions.

### **Economy**

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 region's economic well-being. 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 of interest for several reasons. As discussed in previous studies, Pinelands Commission 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 will continue to be watched as state PILOT (Payment in Lieu of Taxes) funding was recently discontinued and then reinstated at a lower amount.

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.

Five variables are tracked annually for this variable group: (1) average residential property tax bill, (2) state equalized valuation (total value of taxable property), (3) effective tax rate, (4) assessment class proportions in municipal tax revenues, and (5) local municipal purpose revenues and state aid.

Table 2.2

## Summary of Core Variables in LTEM Report

	Years Collected	Years Added	Frequency of Collection	Data Scale <sup>3</sup>					
				St.	Co.	Mu.	BG	Bl.	Pt.
Municipal Population	1980, 1990, 2000, 2010, 2020	2020	Decennial			X			
Census Block Population	1990, 2000, 2010, 2020	2020	Decennial						X
Age Demographics	1980, 1990, 2000, 2010, 2020	2020	Decennial			X			
Population Estimates	2001-2022	2017-2022	Annual			X			
Average Selling Prices of Homes	1994-2022	2017-2022	Annual			X			X
Volume of Real Estate Transactions	1994-2022	2017-2022	Annual			X			X
Retail Sales & Establishments	1997, 2002, 2007, 2012, 2017	2017	Quintennial		X	X <sup>4</sup>			
Per Capita Income	1979, 1989, 1999, 2010, 2012, 2014-2022	2017-2022	Decennial/Annual			X	X		
Unemployment	1990-2022	2017-2022	Annual			X			
Employment	2004-2022	2017-2022	Annual			X			
Number of Establishments	2004-2022	2017-2022	Annual			X			
Wages	2004-2022	2017-2022	Annual			X			
Farmland Assessed Acreage	2009-2022	2017-2022	Annual			X			
Agricultural Census Data	1997, 2002, 2007, 2012, 2017, 2022	2017, 2022	Quintennial		X				
Berry Production	1980-2022	2017-2022	Annual	X					
Average Residential Property Tax Bill <sup>5</sup>	1998-2022	2017-2022	Annual			X			X
Equalized Property Value	1998-2022	2017-2022	Annual			X			
Effective Tax Rate	2000-2022	2017-2022	Annual			X			
Assessment Class Proportions	1999-2022	2017-2022	Annual			X			
Local Municipal Purpose Revenues	1999-2022	2017-2022	Annual			X			
Building Permits	1980-2022	2017-2022	Annual			X			

<sup>3</sup> St. = State, Co. = County, Mu. = Municipal, BG = Block Group, Bl. = Census Block, Pt. = Point

<sup>4</sup> Certain historic data for retail sales and establishments was available only by county and by economic place. The economic places largely mirror the boundaries of municipalities, however not all municipalities are classified as an economic place. Therefore, some older data was only available for certain municipalities.

<sup>5</sup> The block data acquired for property tax bills are tax blocks; not census blocks as is collected for other variables.

## 2.3 Supplemental Variables

Supplemental variables can provide valuable information and insight into the Pinelands and regional economies but are not tracked annually as core variables because they are not updated regularly. If the data are viable and a sufficient time series can be obtained, supplements could become core variables. No supplemental variables have been added in this *Report*.

## 2.4 Geographic Scale: Defining the Pinelands

Concise definitions of the various levels of geography used in this *Report* can be found on page 11, which is the first page of the indicators section. This section provides a detailed geographical description and the definition of the “Pinelands.”

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 because this is typically the smallest geographic scale available. Municipal values are aggregated into the Pinelands and the 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 is referred to as a Pinelands municipality; all remaining municipalities in southern New Jersey (those located in the seven counties mentioned above, plus Salem County) are considered to be in the Non-Pinelands region. Of the 53 municipalities completely or partially located in the Pinelands Area, 47 are classified as inside, while six<sup>6</sup> are classified as outside, joining the remaining 149 municipalities located entirely outside the Pinelands. In summary, the “Pinelands,” as used in this *Report*, refers to those 47 municipalities that have at least 10% of their land in the state-designated Pinelands Area, while the “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 certain 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 (a municipality with at least 10% of its land inside the Pinelands Area boundary), but outside the Pinelands Area boundary, are growing rapidly (or vice versa). 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 (or vice versa).

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 completed for the 2015 *Report* 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 also unavailable in certain cases. The Agricultural Census and the Retail Census are restricted to county-level data. For the Agricultural Census data, the Pinelands counties (Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, and Ocean) are compared to the Non-Pinelands counties (Salem plus the 13 counties of northern New Jersey). For the Retail Census and Covered

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<sup>6</sup> The six are: Corbin City, North Hanover Township, Springfield Township, Berlin Borough, Vineland City, and Toms River Township.

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 the Pinelands Area acreage is provided in Appendix C 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 this analysis.

## 2.5 Presentation of Data

Data in this *Report* are arranged by variable and 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, economic variables 1 through 7, etc. Numbers followed by an “S” indicate supplemental variables. Supplemental variables always appear at the end of a section.

The Pinelands and the Non-Pinelands aggregates are charted, along with state averages. Staff obtains data 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.<sup>7</sup> 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.

The report provides data 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 six<sup>8</sup> 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 this *Report* that describe monetary amounts are adjusted for inflation using the Consumer Price Index (CPI-U) from the United States Bureau of Labor Statistics, shown in 2022 dollars, unless otherwise noted. Variables in the Fact Book are not adjusted for inflation, 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.

The Municipal Fact Book was a new addition to the *2002 Annual Report*, and was significantly updated and enhanced for the *2003*, *2004*, and *2013* reports. Economic data are arranged by 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

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<sup>7</sup> See “Unit of Analysis” for each variable to ascertain whether municipal averages or regional sums are used.

<sup>8</sup> The six municipalities counted as “outside” the Pinelands in this report have less than ten percent of their land in the Pinelands.

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. 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 Pinelands municipal location map, a description of the Pinelands Management Areas, a map of the Pinelands Management Areas, and a map of housing unit construction trends at the block group level from the 1940s to the 2010s.

### **3. Special Studies**

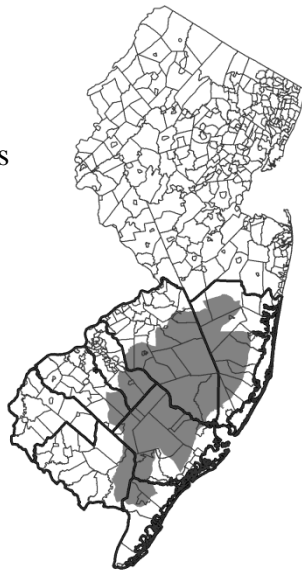
Special studies represent the second major component of the monitoring program. Studies may be initiated in any year of the program. The ongoing data program will be highly instructive in selecting topics for special study to provide an in-depth examination on apparent differences between economic trends in the Pinelands and the Non-Pinelands. 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. Studies from previous years are listed in Appendix B. No special study was initiated during this reporting cycle.

While not technically a special study, the Commission conducted a re-evaluation of the report parameters and format. Rutgers University was contracted to evaluate available datasets, take input from a panel of experts, and to make recommendations on the economic indicators that should be included in future reports. The final Rutgers evaluation recommended expanding the number of economic indicators included in the report. In addition, Rutgers recommended no changes to the monitored geographies (Pinelands, Non-Pinelands, State.) Subsequently, the Commission determined that incorporating all the newly recommended parameters would be infeasible due to staffing and budgetary constraints. The recommendations that were incorporated included online reporting of municipal “Fact Book” data and ongoing review of potential special study topics.

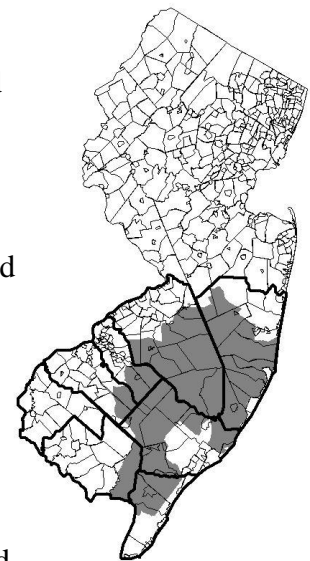
## 4. LTEM Annual Report of Indicators

### Geographic Definitions

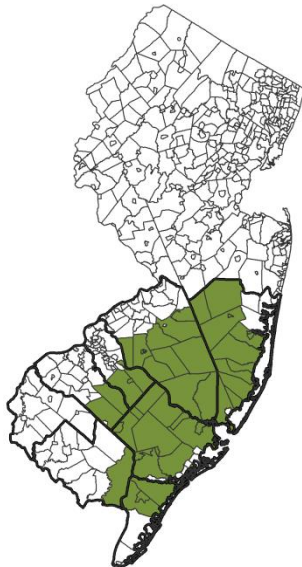
**State-Designated Pinelands Area:** the area designated by The Pinelands Protection Act. This is the state-designated area under the jurisdiction of the Pinelands Commission.



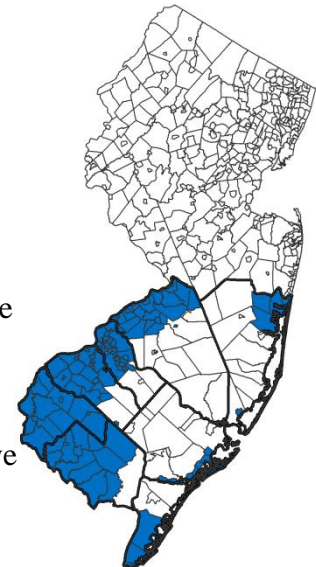
**Pinelands National Reserve:** the area designated by The National Parks and Recreation Act of 1978. This is the federally designated area that includes most of the state-designated area plus areas under CAFRA and DEP jurisdiction. This *Report* focuses on the state-designated area only.



**Pinelands:** the 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 Pinelands municipalities + 155 Non-Pinelands municipalities = 202 municipalities total). The region is defined as the counties of Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, and Salem.

**State of New Jersey:** this is the data for the state as a whole, including southern (202 municipalities) and northern (362 municipalities) New Jersey (564 municipalities, total).

# P1

## Municipal Population

U.S. Census Bureau 1980, 1990, 2000, 2010, 2020

Last Updated for 2022 LTEM with 2020 data

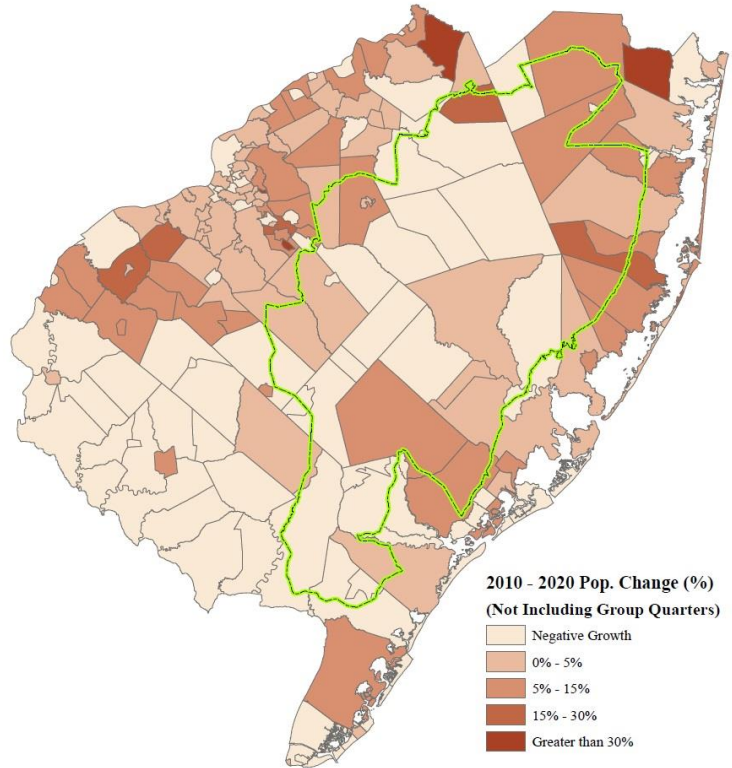
The Pinelands population grew more quickly than both the Non-Pinelands and the state between 1980 and 2010 but grew at a slower rate than these regions in the last decade. As of 2020, the Pinelands municipalities had a population of 717,442.

**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. The population in group quarters<sup>9</sup> is also important as changes in institutional and non-institutional housing can influence the apparent overall population changes of a municipality.

**Unit of Analysis:** Population data is compiled at the municipal level and regionally aggregated to allow for inside/outside the Pinelands and state analysis.

**Findings:** Population in the Pinelands grew slowly in the 2010s, increasing about 3% over the decade. Elsewhere, population grew by 4% in the Non-Pinelands and 5% in the state. This reversed a trend in which the Pinelands municipalities grew at a faster rate than both the Non-Pinelands and the state as a whole in the 1980s, 1990s, and 2000s. According to the U.S. Census, the 2020 Pinelands municipal aggregate population was 717,442 while the Non-Pinelands had a population of 1,796,191 and the state's population was 9,288,994. During the 40-year period between 1980 and 2020, the population in the Pinelands grew by 41%. Comparatively, the Non-Pinelands population grew by 20% and the state population grew by 21% during the same period.

At the municipal level, Barnegat Township was the Pinelands' fastest growing municipality, adding another 16% to its population (3,360 additional people) between 2010 and 2020. Egg Harbor Township and Berlin Township saw the next highest growth, increasing by about 10%, and upping their populations by 4,519 and 510, respectively. During the ten-year period, 21 Pinelands municipalities saw growth, increasing their populations by an average of 5%. Of the municipalities that grew, 11 saw increases of less than 5%, while four of those grew by about 1%.



<sup>9</sup> Group quarters, classified as institutional and non-institutional, refers to housing where unrelated people live together. Examples of institutional group quarters include correctional facilities and mental health hospitals, while examples of non-institutional group quarters include college dorms and military barracks. These populations are typically not as mobile as the general population; for example, prison inmates have little to no say in where they are housed and military personnel can be transferred from base to base on an as needed basis. Because large fluctuations can occur in group quarters (prisoners being transferred to a new prison or deployment of military personnel) the changes in the general population can easily be hidden or appear to be skewed.

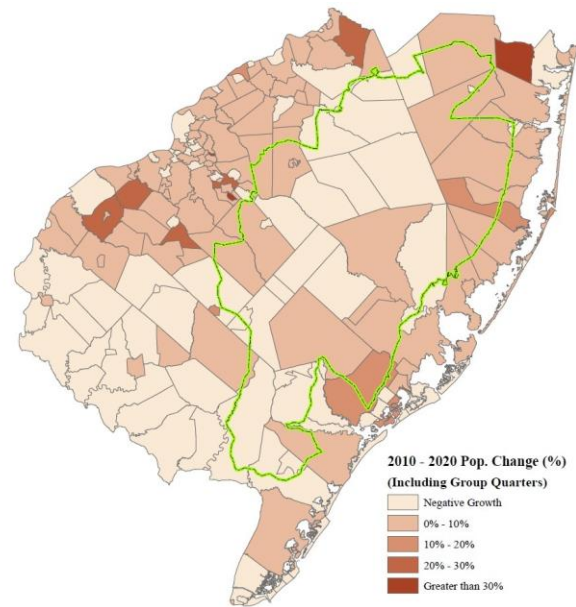
## Population Change from 1980 to 2020

Region	1980	1990	2000	2010	2020	Change	Change	Change	Change	Change
						1980-1990	1990-2000	2000-2010	2010-2020	1980-2020
Pinelands	423,465	549,521	615,984	698,092	717,442	30%	12%	13%	3%	41%
Non-Pinelands	1,430,609	1,534,417	1,647,532	1,723,949	1,796,191	7%	7%	5%	4%	20%
State	7,365,011	7,747,750	8,414,350	8,791,894	9,288,994	5%	9%	4%	5%	21%

There were 26 Pinelands municipalities that saw their populations fall from 2010 to 2020, with Maurice River Township seeing the greatest percent loss (down 22%). The next largest decrease occurred in Woodbine Borough, where population declined by 14%. Six different municipalities saw population declines of about 1% or less. The average percent population loss among these 26 Pinelands municipalities with declining population was 5%.

In terms of group quarters, that population makes up a large portion of two Pinelands municipalities. New Hanover Township’s 2020 group quarters population was 68% of its total population, likely due to Joint Base McGuire-Dix-Lakehurst. Maurice River Township has the second highest group quarters population at 49% of its total population; mostly from correctional facilities. In each of these municipalities, the portion of its population living in group quarters has declined in the past decade.

Comparing 2020 to 2010, Pinelands municipalities saw 4,168 fewer people living in group quarters. These losses were largely institutional, as the non-institutional population in Pinelands municipalities actually grew by 191 people. Most of the group quarters population decrease occurred in correctional facilities for adults, which shrank by 3,869 persons since 2010. Juvenile facilities and nursing facilities saw drops of 135 people and 133 people, respectively. The population in military facilities increased by 396, and the population in college student housing increased by 37. The group quarters population in Non-Pinelands municipalities rose by 1,517, while the population in group quarters in the state fell by 6,501.



Changes in group quarters populations can mask the nature of population change in a municipality. For example, Maurice River Township’s population decreased by 1,758 people between 2010 and 2020 and 78% of this population change (1,371 people) was due to a decrease in the municipality’s group quarters population. Conversely, Galloway Township, which posted a 1% total population increase in 2020 (464 people), experienced an increase of only 10 people in group quarters. Meanwhile, Medford Township’s total population grew by 6% (1,464 people) in the same decade, while its group quarters population only increased by 31 people.

Shifts between institutional and non-institutional group quarters also mask the changing composition of some municipalities’ populations. In New Hanover Township, the number of people in non-institutional housing (military quarters) increased by 396 people, while the number of people in institutions (prisons) decreased by 1,740 people. Meanwhile, Berkeley Township lost 80 people in institutional group quarters (mainly nursing facilities), while losing only one person in non-institutional settings. Manchester Township, seeing a similar shift, lost 110 institutional residents, while losing 39 non-institutional residents. Woodbine Borough saw a different trend, with a gain of only two institutional residents, but a loss of 258 non-institutional residents.

Table P1a

## 2020 Census Population by Pinelands Municipality

Municipality	County	1980	1990	2000	2010	2020	Change	%	%
							2010 - 2020	Change 2010 - 2020	Change 1980 - 2020
Barnegat Township	Ocean	8,702	12,235	15,270	20,936	24,296	3,360	16%	179%
Egg Harbor Township	Atlantic	19,381	24,544	30,726	43,323	47,842	4,519	10%	147%
Berlin Township	Camden	5,348	5,466	5,290	5,357	5,867	510	10%	10%
Stafford Township	Ocean	10,385	13,325	22,532	26,535	28,617	2,082	8%	176%
Eagleswood Township	Ocean	1,009	1,476	1,441	1,603	1,722	119	7%	71%
Jackson Township	Ocean	25,644	33,233	42,816	54,856	58,544	3,688	7%	128%
Medford Township	Burlington	17,622	20,526	22,253	23,033	24,497	1,464	6%	39%
Berkeley Township	Ocean	23,151	37,319	39,991	41,255	43,754	2,499	6%	89%
Ocean Township	Ocean	3,731	5,416	6,450	8,332	8,835	503	6%	137%
Manchester Township	Ocean	27,987	35,976	38,928	43,070	45,115	2,045	5%	61%
Hamilton Township	Atlantic	9,499	16,012	20,499	26,503	27,484	981	4%	189%
Lacey Township	Ocean	14,161	22,141	25,346	27,644	28,655	1,011	4%	102%
Egg Harbor City	Atlantic	4,618	4,583	4,545	4,243	4,396	153	4%	-5%
Little Egg Harbor Township	Ocean	8,483	13,333	15,945	20,065	20,784	719	4%	145%
Medford Lakes Borough	Burlington	4,958	4,462	4,173	4,146	4,264	118	3%	-14%
Evesham Township	Burlington	21,508	35,309	42,275	45,538	46,826	1,288	3%	118%
Monroe Township	Gloucester	21,639	26,703	28,967	36,129	37,117	988	3%	72%
Upper Township	Cape May	6,713	10,681	12,115	12,373	12,539	166	1%	87%
Galloway Township	Atlantic	12,176	23,330	31,209	37,349	37,813	464	1%	211%
Winslow Township	Camden	20,034	30,087	34,611	39,499	39,907	408	1%	99%
Washington Township	Burlington	808	805	621	687	693	6	1%	-14%
Shamong Township	Burlington	4,537	5,765	6,462	6,490	6,460	-30	0%	42%
Hammonton Town	Atlantic	12,298	12,208	12,604	14,791	14,711	-80	-1%	20%
Lakehurst Borough	Ocean	2,908	3,078	2,522	2,654	2,636	-18	-1%	-9%
South Toms River Borough	Ocean	3,954	3,869	3,634	3,684	3,643	-41	-1%	-8%
Port Republic City	Atlantic	837	992	1,037	1,115	1,101	-14	-1%	32%
Southampton Township	Burlington	8,808	10,202	10,388	10,464	10,317	-147	-1%	17%
Beachwood Borough	Ocean	7,687	9,324	10,375	11,045	10,859	-186	-2%	41%
Waterford Township	Camden	8,126	10,940	10,494	10,649	10,421	-228	-2%	28%
Buena Borough	Atlantic	3,642	4,441	3,873	4,603	4,501	-102	-2%	24%
Tabernacle Township	Burlington	6,236	7,360	7,170	6,949	6,776	-173	-2%	9%
Franklin Township	Gloucester	12,396	14,482	15,466	16,820	16,380	-440	-3%	32%
Dennis Township	Cape May	3,989	5,574	6,492	6,467	6,285	-182	-3%	58%
Pemberton Township	Burlington	29,720	31,342	28,691	27,912	26,903	-1,009	-4%	-9%
Weymouth Township	Atlantic	1,260	1,957	2,257	2,715	2,614	-101	-4%	107%
Estell Manor City	Atlantic	848	1,404	1,585	1,735	1,668	-67	-4%	97%
Folsom Borough	Atlantic	1,892	2,181	1,972	1,885	1,811	-74	-4%	-4%
Plumsted Township	Ocean	4,674	6,005	7,275	8,421	8,072	-349	-4%	73%
Mullica Township	Atlantic	5,243	5,896	5,912	6,147	5,816	-331	-5%	11%
Chesilhurst Borough	Camden	1,590	1,526	1,520	1,634	1,536	-98	-6%	-3%
Bass River Township	Burlington	1,344	1,580	1,510	1,443	1,355	-88	-6%	1%
Buena Vista Township	Atlantic	6,959	7,655	7,436	7,570	7,033	-537	-7%	1%
Wrightstown Borough	Burlington	3,031	3,843	748	802	720	-82	-10%	-76%
Woodland Township	Burlington	2,285	2,063	1,170	1,788	1,544	-244	-14%	-32%
New Hanover Township	Burlington	14,258	9,546	9,744	7,385	6,367	-1,018	-14%	-55%
Woodbine Borough	Cape May	2,809	2,678	2,716	2,472	2,128	-344	-14%	-24%
Maurice River Township	Cumberland	4,577	6,648	6,928	7,976	6,218	-1,758	-22%	36%
<i>“Outside” Municipalities (less than 10% of total area in Pinelands boundary)</i>									
Toms River Township	Ocean	64,455	76,371	89,706	91,239	95,438	4,199	5%	48%
North Hanover Township	Burlington	9,050	9,994	7,347	7,678	7,963	285	4%	-12%
Vineland City	Cumberland	53,753	54,780	56,271	60,724	60,780	56	0%	13%
Berlin Borough	Camden	5,786	5,672	6,149	7,588	7,489	-99	-1%	29%
Corbin City	Atlantic	254	412	468	492	471	-21	-4%	85%
Springfield Township	Burlington	2,691	3,028	3,227	3,414	3,245	-169	-5%	21%

Table P1b

## 2020 Census Group Quarters Population

Municipality	County	Group Quarters Pop.	% of Pop. In Group Quarters	Institution Pop.	% of Pop. In GQ Institution	Non-Institution Pop.	% of Pop. In GQ Non-Institution
New Hanover Township	Burlington	4,341	68%	3,585	56%	756	12%
Maurice River Township	Cumberland	3,034	49%	3,034	49%	0	0%
Woodland Township	Burlington	279	18%	0	0%	279	18%
Woodbine Borough	Cape May	240	11%	11	1%	229	11%
Galloway Township	Atlantic	2,828	7%	345	1%	2,483	7%
Chesilhurst Borough	Camden	53	3%	0	0%	53	3%
Dennis Township	Cape May	161	3%	141	2%	20	0%
Washington Township	Burlington	17	2%	17	2%	0	0%
Hammonton Town	Atlantic	320	2%	238	2%	82	1%
Hamilton Township	Atlantic	493	2%	384	1%	109	0%
Folsom Borough	Atlantic	30	2%	0	0%	30	2%
Waterford Township	Camden	157	2%	0	0%	157	2%
Winslow Township	Camden	581	1%	486	1%	95	0%
Little Egg Harbor Township	Ocean	297	1%	212	1%	85	0%
Manchester Township	Ocean	626	1%	564	1%	62	0%
Pemberton Township	Burlington	326	1%	185	1%	141	1%
Port Republic City	Atlantic	13	1%	0	0%	13	1%
Berkeley Township	Ocean	501	1%	488	1%	13	0%
Estell Manor City	Atlantic	19	1%	17	1%	2	0%
Medford Township	Burlington	251	1%	218	1%	33	0%
Stafford Township	Ocean	268	1%	258	1%	10	0%
Jackson Township	Ocean	528	1%	467	1%	61	0%
Mullica Township	Atlantic	46	1%	0	0%	46	1%
Evesham Township	Burlington	311	1%	149	0%	162	0%
Egg Harbor City	Atlantic	29	1%	11	0%	18	0%
Weymouth Township	Atlantic	16	1%	0	0%	16	1%
Monroe Township	Gloucester	195	1%	164	0%	31	0%
Barneget Township	Ocean	119	0%	73	0%	46	0%
Buena Borough	Atlantic	22	0%	0	0%	22	0%
Egg Harbor Township	Atlantic	217	0%	102	0%	115	0%
Buena Vista Township	Atlantic	27	0%	0	0%	27	0%
Franklin Township	Gloucester	47	0%	0	0%	47	0%
Berlin Township	Camden	15	0%	0	0%	15	0%
Shamong Township	Burlington	16	0%	7	0%	9	0%
Beachwood Borough	Ocean	18	0%	0	0%	18	0%
Southampton Township	Burlington	16	0%	0	0%	16	0%
Plumsted Township	Ocean	12	0%	0	0%	12	0%
Lacey Township	Ocean	34	0%	1	0%	33	0%
Upper Township	Cape May	8	0%	0	0%	8	0%
Ocean Township	Ocean	1	0%	0	0%	1	0%
Bass River Township	Burlington	0	0%	0	0%	0	0%
Medford Lakes Borough	Burlington	0	0%	0	0%	0	0%
Tabernacle Township	Burlington	0	0%	0	0%	0	0%
Wrightstown Borough	Burlington	0	0%	0	0%	0	0%
Eagleswood Township	Ocean	0	0%	0	0%	0	0%
Lakehurst Borough	Ocean	0	0%	0	0%	0	0%
South Toms River Borough	Ocean	0	0%	0	0%	0	0%
<i>“Outside” Municipalities (less than 10% of total area in Pinelands boundary)</i>							
Vineland City	Cumberland	1,114	2%	583	1%	531	1%
Toms River Township	Ocean	1,720	2%	1,368	1%	352	0%
Berlin Borough	Camden	58	1%	55	1%	3	0%
Springfield Township	Burlington	8	0%	0	0%	8	0%
Corbin City	Atlantic	0	0%	0	0%	0	0%
North Hanover Township	Burlington	0	0%	0	0%	0	0%

**Table P1c 2010 to 2020 Group Quarters Components of Population Change**

Municipality	County	2010 GQ Pop	2020 GQ Pop	2010 - 2020 GQ Change	2010 Inst Pop	2020 Inst Pop	2010 - 2020 Inst Change	2010 Non- Inst Pop	2020 Non- Inst Pop	2010 – 2020 Non-Inst Change
Egg Harbor Township	Atlantic	19	217	198	-	102	102	19	115	96
Jackson Township	Ocean	432	528	96	420	467	47	12	61	49
Stafford Township	Ocean	180	268	88	176	258	82	4	10	6
Dennis Township	Cape May	120	161	41	103	141	38	17	20	3
Medford Township	Burlington	220	251	31	177	218	41	43	33	-10
Little Egg Harbor Township	Ocean	269	297	28	269	212	-57	-	85	85
Folsom Borough	Atlantic	5	30	25	-	-	-	5	30	25
Southampton Township	Burlington	0	16	16	-	-	-	-	16	16
Hammonton Town	Atlantic	306	320	14	167	238	71	139	82	-57
Estell Manor City	Atlantic	8	19	11	8	17	9	-	2	2
Galloway Township	Atlantic	2,818	2,828	10	401	345	-56	2,417	2,483	66
Buena Vista Township	Atlantic	18	27	9	-	-	-	18	27	9
Weymouth Township	Atlantic	7	16	9	-	-	-	7	16	9
Port Republic City	Atlantic	7	13	6	-	-	-	7	13	6
Plumsted Township	Ocean	6	12	6	-	-	-	6	12	6
Beachwood Borough	Ocean	14	18	4	-	-	-	14	18	4
Buena Borough	Atlantic	19	22	3	-	-	-	19	22	3
Washington Township	Burlington	14	17	3	14	17	3	-	-	-
Berlin Township	Camden	12	15	3	-	-	-	12	15	3
Shamong Township	Burlington	14	16	2	13	7	-6	1	9	8
Barneget Township	Ocean	118	119	1	109	73	-36	9	46	37
Monroe Township	Gloucester	195	195	0	151	164	13	44	31	-13
Bass River Township	Burlington	-	-	-	-	-	-	-	-	-
Medford Lakes Borough	Burlington	-	-	-	-	-	-	-	-	-
Wrightstown Borough	Burlington	-	-	-	-	-	-	-	-	-
Eagleswood Township	Ocean	-	-	-	-	-	-	-	-	-
Lakehurst Borough	Ocean	-	-	-	-	-	-	-	-	-
South Toms River Borough	Ocean	-	-	-	-	-	-	-	-	-
Upper Township	Cape May	10	8	-2	-	-	-	10	8	-2
Ocean Township	Ocean	4	1	-3	-	-	-	4	1	-3
Egg Harbor City	Atlantic	33	29	-4	20	11	-9	13	18	5
Franklin Township	Gloucester	51	47	-4	-	-	-	51	47	-4
Tabernacle Township	Burlington	6	0	-6	-	-	-	6	0	-6
Waterford Township	Camden	170	157	-13	4	0	-4	166	157	-9
Lacey Township	Ocean	50	34	-16	26	1	-25	24	33	9
Mullica Township	Atlantic	87	46	-41	-	-	-	87	46	-41
Chesilhurst Borough	Camden	108	53	-55	49	0	-49	59	53	-6
Evesham Township	Burlington	376	311	-65	136	149	13	240	162	-78
Berkeley Township	Ocean	582	501	-81	568	488	-80	14	13	-1
Manchester Township	Ocean	775	626	-149	674	564	-110	101	62	-39
Pemberton Township	Burlington	485	326	-159	417	185	-232	68	141	73
Woodland Township	Burlington	474	279	-195	54	0	-54	420	279	-141
Woodbine Borough	Cape May	496	240	-256	9	11	2	487	229	-258
Winslow Township	Camden	962	581	-381	839	486	-353	123	95	-28
Hamilton Township	Atlantic	1,120	493	-627	982	384	-598	138	109	-29
New Hanover Township	Burlington	5,685	4,341	-1,344	5,325	3,585	-1,740	360	756	396
Maurice River Township	Cumberland	4,405	3,034	-1,371	4,405	3,034	-1,371	-	-	-
<i>“Outside” Municipalities (less than 10% of total area in Pinelands boundary)</i>										
Toms River Township	Ocean	1,439	1,720	281	1,343	1,368	25	96	352	256
Springfield Township	Burlington	6	8	2	-	-	-	6	8	2
Corbin City	Atlantic	-	-	-	-	-	-	-	-	-
North Hanover Township	Burlington	-	-	-	-	-	-	-	-	-
Berlin Borough	Camden	139	58	-81	126	55	-71	13	3	-10
Vineland City	Cumberland	1,491	1,114	-377	897	583	-314	594	531	-63

# P2

## Census Block Population

U.S. Census Bureau 1990, 2000, 2010, 2020

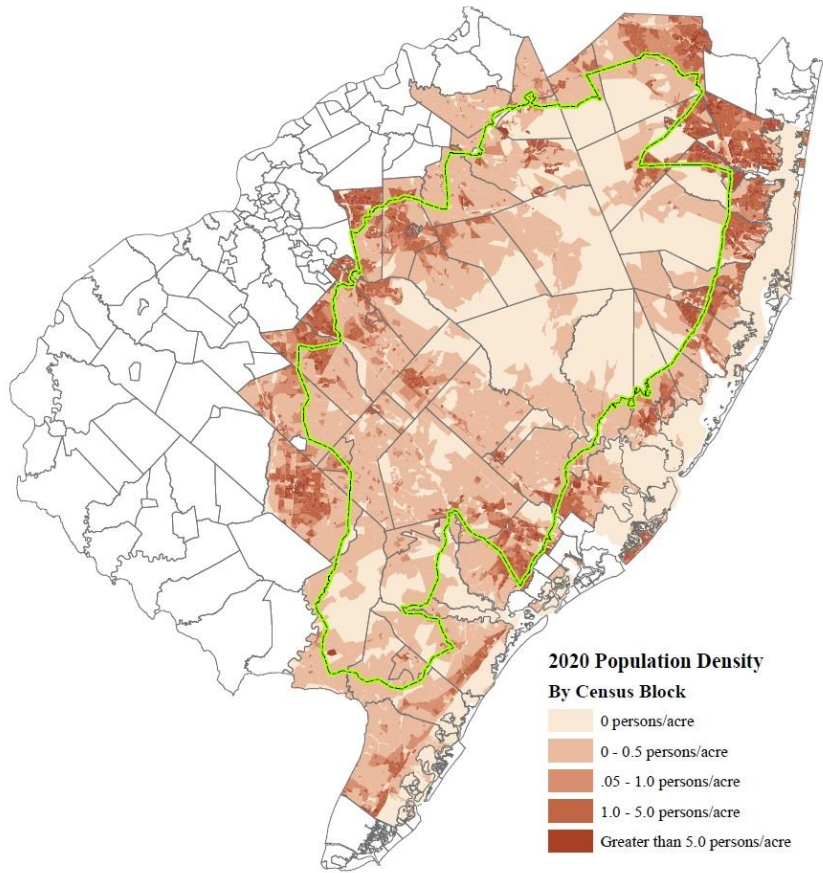
Last Updated for 2022 LTEM with 2020 data

Most of the population growth occurring in Pinelands municipalities has taken place outside of the Pinelands Area boundary. From 2010 to 2020, the areas outside the Pinelands Area grew by 10%, while the areas inside only grew by less than 1%.

**Description:** Population at the census block level is useful in overcoming the limitations of municipal-level data in municipalities whose borders are split by the Pinelands Area boundary. With block-level data, an accurate number of residents who live within the state-designated Pinelands Area can be calculated.

**Unit of Analysis:** Sub-municipal data is regionally aggregated by counting the population of census blocks inside and outside the Pinelands Area boundary using a geographic information system. The actual population of the state-designated Pinelands Area is calculated, along with areas of Pinelands municipalities that are outside of the boundary.<sup>10</sup>

**Findings:** In 2010, 312,869 people lived in the Pinelands Area. Ten years later, the Pinelands Area population grew by less than 1% while the area outside the boundary grew by 10%.



The 2020 census block data shows that the total population of the 53 municipalities with any amount of land in the Pinelands Area reached 892,828. Of that total number, 64.7% were living outside the Pinelands Area boundary. Population data analyzed at the census block level revealed that 314,757 people lived in the state-designated Pinelands Area in 2020. This represents a mere 0.6% increase over the 2010 population of 313,026. The number of persons living in Pinelands municipalities, but outside of the Pinelands Area boundary increased from 556,206 in 2010 to 578,071 in 2020. That represents an increase of 3.9% for the area of Pinelands municipalities outside the Pinelands Area boundary. While the rate of population growth has slowed in both regions during the decade between 2010 and 2020, the long-term growth of the area outside of the Pinelands continues to outpace that of the area inside. From 1990 to

<sup>10</sup> The U.S. Census Bureau uses geographic units based political boundaries, natural features, and, sometimes, are arbitrary. In New Jersey, census blocks adhere to county boundaries, however they do not always adhere to county subdivisions (municipal) boundaries. Therefore, census blocks, as used in this Report, are assigned a municipality based on its geographic center *inside* the polygon. This differs from the 2013 Long-Term Economic Monitoring Report where geographic center that did not adhere to block boundaries were used. This, coupled with periodic revisions by the U.S. Census Bureau may account for minor inconsistencies between Annual Reports.

2020, population change has largely occurred outside the Pinelands Area (32.2%), while the areas inside only grew by 19.9%.

**Pinelands Municipal Census Block Population**

Inside/Outside	1990	2000	2010	2020	Change 1990 - 2000	Change 2000 - 2010	Change 2010 - 2020
Inside Boundary	262,507	276,898	313,026	314,757	5%	13%	1%
Outside Boundary	437,380	502,254	556,206	578,071	15%	11%	4%

Between 2010 and 2020, the following four municipalities had the greatest number of people living within the Pinelands Area boundary: Egg Harbor Township (30,478), Pemberton Township (26,328), Hamilton Township (25,882), and Medford Township (19,385). Egg Harbor Township also saw the largest numeric increase in Pinelands Area population since the last decennial census, adding 2,922 people to its total. Barnegat Township added 2,078 and was the only other municipality to add more than 2,000 persons to the Pinelands Area.

Of the 53 municipalities with any amount of land in the Pinelands Area, the 10 municipalities with the highest population in the Pinelands boundary account for 62.6% of the Pinelands total population, while the 20 most populated municipalities account for 86.3% of the population. The 10 most populous Pinelands municipalities each contain at least one of the Pinelands growth-oriented management areas: Regional Growth Areas, Pinelands Towns, and Pinelands Villages. Conversely, the 10 municipalities with the least population in the Pinelands comprise about 0.1% of the total Pinelands population. However, five of those municipalities are defined as part of the “Non-Pinelands,” with less than 10% of their land within the Pinelands Area. Additionally (and as found in previous reports), Eagleswood Township and Beachwood Borough have little to no population located within the Pinelands despite having 20% and 28% of their land area within the Pinelands Area boundaries, respectively.

The largest percent changes (over 8% growth) in population inside the Pinelands boundary between 2010 and 2020 occurred in four municipalities that have substantial Regional Growth Areas (Barnegat Township, Egg Harbor Township, Manchester Township, and Stafford Township), plus two with only small numeric increases on already low population totals (Beachwood Borough and Ocean Township). Excepting these nominal increases, Barnegat Township was the fastest growing in terms of percent change (29%) within the Pinelands Area. There were 32 municipalities with decreases in population. Winslow Township had the largest absolute decrease (-1,685) of population within the Pinelands Area, while its total municipal population actually increased.

All 53 municipalities with some or all of their land inside the Pinelands were classified according to where their population gain occurred. The 13 municipalities that lost population both inside and outside the boundary accounted for the largest single category (about 25% of the municipalities). The second highest category was those municipalities that gained population both inside of the boundary and outside of the boundary (23%, or 12 municipalities). Eleven other municipalities (21%) were categorized as “lost inside, gained outside.”

**Pinelands Municipal Population Change Summary**

Description	# Municipalities	% of Total
Gained Inside, Gained Outside	12	23%
Gained Inside, Lost Outside	3	6%
Gained Inside, No Area Outside	3	6%
No Change Inside, Gained Outside	2	4%
No Change Inside, Lost Outside	1	2%
Lost Inside, Gained Outside	11	21%
Lost Inside, Lost Outside	13	25%
Lost Inside, No Area Outside	8	15%

Table P2a

## 2020 Census Population Inside and Outside the Pinelands Area

Municipality	County	% Land Area in Pinelands Area	Population Inside Pinelands Area	Population Outside Pinelands Area	% Population Inside Pinelands Area
Egg Harbor Township	Atlantic	38%	30,478	17,364	64%
Pemberton Township	Burlington	90%	26,328	575	98%
Hamilton Township	Atlantic	97%	25,882	1,602	94%
Medford Township	Burlington	75%	19,385	5,112	79%
Monroe Township	Gloucester	69%	17,913	19,204	48%
Stafford Township	Ocean	39%	17,162	11,455	60%
Winslow Township	Camden	81%	16,128	23,779	40%
Galloway Township	Atlantic	38%	15,586	22,227	41%
Hammonton Town	Atlantic	100%	14,711	-	100%
Manchester Township	Ocean	72%	13,398	31,717	30%
Evesham Township	Burlington	55%	12,013	34,813	26%
Waterford Township	Camden	100%	10,421	-	100%
Barnegat Township	Ocean	56%	9,265	15,031	38%
Southampton Township	Burlington	73%	7,290	3,027	71%
Tabernacle Township	Burlington	100%	6,776	-	100%
Shamong Township	Burlington	100%	6,460	-	100%
Buena Vista Township	Atlantic	90%	5,857	1,176	83%
Mullica Township	Atlantic	100%	5,816	-	100%
New Hanover Township	Burlington	91%	5,609	758	88%
Jackson Township	Ocean	47%	5,171	53,373	9%
Egg Harbor City	Atlantic	100%	4,396	-	100%
Maurice River Township	Cumberland	69%	4,346	1,872	70%
Medford Lakes Borough	Burlington	100%	4,264	-	100%
South Toms River Borough	Ocean	48%	2,574	1,069	71%
Lakehurst Borough	Ocean	87%	2,485	151	94%
Franklin Township	Gloucester	36%	2,473	13,907	15%
Berkeley Township	Ocean	30%	2,147	41,607	5%
Woodbine Borough	Cape May	95%	2,123	5	100%
Weymouth Township	Atlantic	82%	2,015	599	77%
Folsom Borough	Atlantic	100%	1,811	-	100%
Estell Manor City	Atlantic	72%	1,559	109	93%
Woodland Township	Burlington	100%	1,544	-	100%
Chesilhurst Borough	Camden	100%	1,536	-	100%
Dennis Township	Cape May	38%	1,530	4,755	24%
Upper Township	Cape May	33%	1,263	11,276	10%
Buena Borough	Atlantic	47%	1,054	3,447	23%
Bass River Township	Burlington	87%	983	372	73%
Washington Township	Burlington	100%	693	-	100%
Lacey Township	Ocean	67%	580	28,075	2%
Plumsted Township	Ocean	53%	391	7,681	5%
Berlin Township	Camden	16%	245	5,622	4%
Ocean Township	Ocean	41%	180	8,655	2%
Little Egg Harbor Township	Ocean	23%	80	20,704	0%
Port Republic City	Atlantic	35%	78	1,023	7%
Beachwood Borough	Ocean	28%	15	10,844	<1%
Wrightstown Borough	Burlington	73%	12	708	2%
Eagleswood Township	Ocean	20%	0	1,722	0%
<i>“Outside” Municipalities (less than 10% of total area in Pinelands boundary)</i>					
North Hanover Township	Burlington	4%	2,518	5,445	32%
Vineland City	Cumberland	7%	151	60,629	0%
Berlin Borough	Camden	10%	58	7,431	1%
Corbin City	Atlantic	1%	4	467	1%
Springfield Township	Burlington	2%	0	3,245	0%
Toms River Township	Ocean	<1%	0	95,438	0%

Table P2b

## 2010 to 2020 Population Change Inside the Pinelands Area

Municipality	County	% Land in Pinelands Area	2010 Pop Inside	2020 Pop Inside	Total Change Inside	% Change Inside
Beachwood Borough	Ocean	28%	2	15	13	650%
Barnegat Township	Ocean	56%	7,187	9,265	2,078	29%
Ocean Township	Ocean	41%	140	180	40	29%
Egg Harbor Township	Atlantic	38%	27,556	30,478	2,922	11%
Stafford Township	Ocean	39%	15,678	17,162	1,484	9%
Manchester Township	Ocean	72%	12,286	13,398	1,112	9%
Jackson Township	Ocean	47%	4,832	5,171	339	7%
Lacey Township	Ocean	67%	550	580	30	5%
Galloway Township	Atlantic	38%	14,945	15,586	641	4%
Medford Lakes Borough	Burlington	100%	4,096	4,264	168	4%
Hamilton Township	Atlantic	97%	24,954	25,882	928	4%
Egg Harbor City	Atlantic	100%	4,243	4,396	153	4%
Medford Township	Burlington	75%	18,911	19,385	474	3%
Buena Borough	Atlantic	47%	1,030	1,054	24	2%
Berkeley Township	Ocean	30%	2,112	2,147	35	2%
Evesham Township	Burlington	55%	11,855	12,013	158	1%
Washington Township	Burlington	100%	687	693	6	1%
Monroe Township	Gloucester	69%	17,871	17,913	42	<1%
Eagleswood Township	Ocean	20%	0	0	0	0%
Southampton Township	Burlington	73%	7,295	7,290	-5	<-1%
Shamong Township	Burlington	100%	6,490	6,460	-30	<-1%
South Toms River Borough	Ocean	48%	2,586	2,574	-12	<-1%
Hammonton Town	Atlantic	100%	14,791	14,711	-80	-1%
Lakehurst Borough	Ocean	87%	2,535	2,485	-50	-2%
Waterford Township	Camden	100%	10,649	10,421	-228	-2%
Tabernacle Township	Burlington	100%	6,949	6,776	-173	-2%
Dennis Township	Cape May	38%	1,570	1,530	-40	-3%
Upper Township	Cape May	33%	1,306	1,263	-43	-3%
Weymouth Township	Atlantic	82%	2,086	2,015	-71	-3%
Pemberton Township	Burlington	90%	27,394	26,328	-1,066	-4%
Folsom Borough	Atlantic	100%	1,885	1,811	-74	-4%
Estell Manor City	Atlantic	72%	1,629	1,559	-70	-4%
Mullica Township	Atlantic	100%	6,147	5,816	-331	-5%
Franklin Township	Gloucester	36%	2,616	2,473	-143	-5%
Chesilhurst Borough	Camden	100%	1,634	1,536	-98	-6%
Buena Vista Township	Atlantic	90%	6,316	5,857	-459	-7%
Winslow Township	Camden	81%	17,813	16,128	-1,685	-9%
Port Republic City	Atlantic	35%	88	78	-10	-11%
Plumsted Township	Ocean	53%	451	391	-60	-13%
Woodland Township	Burlington	100%	1,788	1,544	-244	-14%
Woodbine Borough	Cape May	95%	2,465	2,123	-342	-14%
Bass River Township	Burlington	87%	1,172	983	-189	-16%
New Hanover Township	Burlington	91%	6,692	5,609	-1,083	-16%
Berlin Township	Camden	16%	303	245	-58	-19%
Maurice River Township	Cumberland	69%	5,897	4,346	-1,551	-26%
Little Egg Harbor Township	Ocean	23%	203	80	-123	-61%
Wrightstown Borough	Burlington	73%	81	12	-69	-85%
<i>“Outside” Municipalities (less than 10% of total area in Pinelands boundary)</i>						
Springfield Township	Burlington	2%	0	0	0	0%
Toms River Township	Ocean	<1%	0	0	0	0%
Vineland City	Cumberland	7%	156	151	-5	-3%
North Hanover Township	Burlington	4%	2,973	2,518	-455	-15%
Corbin City	Atlantic	1%	5	4	-1	-20%
Berlin Borough	Camden	10%	76	58	-18	-24%

Table P2c

## 2010 to 2020 Population Change Outside the Pinelands Area

Municipality	County	% Land in Pinelands Area	2010 Outside	2020 Outside	Total Change Outside	% Change Outside
Bass River Township	Burlington	87%	271	372	101	37%
Lakehurst Borough	Ocean	87%	119	151	32	27%
Medford Township	Burlington	75%	4,122	5,112	990	24%
Berlin Township	Camden	16%	5,054	5,622	568	11%
Pemberton Township	Burlington	90%	518	575	57	11%
Egg Harbor Township	Atlantic	38%	15,767	17,364	1,597	10%
Winslow Township	Camden	81%	21,686	23,779	2,093	10%
New Hanover Township	Burlington	91%	693	758	65	9%
Barneget Township	Ocean	56%	13,749	15,031	1,282	9%
Eagleswood Township	Ocean	20%	1,603	1,722	119	7%
Jackson Township	Ocean	47%	50,024	53,373	3,349	7%
Berkeley Township	Ocean	30%	39,143	41,607	2,464	6%
Ocean Township	Ocean	41%	8,192	8,655	463	6%
Stafford Township	Ocean	39%	10,857	11,455	598	6%
Monroe Township	Gloucester	69%	18,258	19,204	946	5%
Little Egg Harbor Township	Ocean	23%	19,862	20,704	842	4%
Lacey Township	Ocean	67%	27,094	28,075	981	4%
Hamilton Township	Atlantic	97%	1,549	1,602	53	3%
Evesham Township	Burlington	55%	33,683	34,813	1,130	3%
Manchester Township	Ocean	72%	30,784	31,717	933	3%
Estell Manor City	Atlantic	72%	106	109	3	3%
Upper Township	Cape May	33%	11,067	11,276	209	2%
Egg Harbor City	Atlantic	100%	-	-	-	-
Folsom Borough	Atlantic	100%	-	-	-	-
Hammonton Town	Atlantic	100%	-	-	-	-
Mullica Township	Atlantic	100%	-	-	-	-
Medford Lakes Borough	Burlington	100%	-	-	-	-
Shamong Township	Burlington	100%	-	-	-	-
Tabernacle Township	Burlington	100%	-	-	-	-
Washington Township	Burlington	100%	-	-	-	-
Woodland Township	Burlington	100%	-	-	-	-
Chesilhurst Borough	Camden	100%	-	-	-	-
Waterford Township	Camden	100%	-	-	-	-
Port Republic City	Atlantic	35%	1,027	1,023	-4	<-1%
Galloway Township	Atlantic	38%	22,404	22,227	-177	-1%
Beachwood Borough	Ocean	28%	11,043	10,844	-199	-2%
Wrightstown Borough	Burlington	73%	721	708	-13	-2%
Franklin Township	Gloucester	36%	14,204	13,907	-297	-2%
South Toms River Borough	Ocean	48%	1,098	1,069	-29	<-1%
Dennis Township	Cape May	38%	4,897	4,755	-142	-3%
Buena Borough	Atlantic	47%	3,573	3,447	-126	-4%
Plumsted Township	Ocean	53%	7,970	7,681	-289	-4%
Southampton Township	Burlington	73%	3,169	3,027	-142	-4%
Weymouth Township	Atlantic	82%	629	599	-30	-5%
Buena Vista Township	Atlantic	90%	1,254	1,176	-78	-6%
Maurice River Township	Cumberland	69%	2,079	1,872	-207	-10%
Woodbine Borough	Cape May	95%	7	5	-2	-29%
<i>“Outside” Municipalities (less than 10% of total area in Pinelands boundary)</i>						
North Hanover Township	Burlington	7%	4,705	5,445	740	16%
Toms River Township	Ocean	1%	91,239	95,438	4,199	5%
Vineland City	Cumberland	2%	60,568	60,629	61	<1%
Corbin City	Atlantic	<1%	492	467	-25	<-1%
Berlin Borough	Camden	4%	7,512	7,431	-81	-1%
Springfield Township	Burlington	10%	3,414	3,245	-169	-5%

# P3

## Age Demographics

U.S. Census Bureau 1980, 1990, 2000, 2010, 2020

Last updated for 2022 LTEM with 2020 data

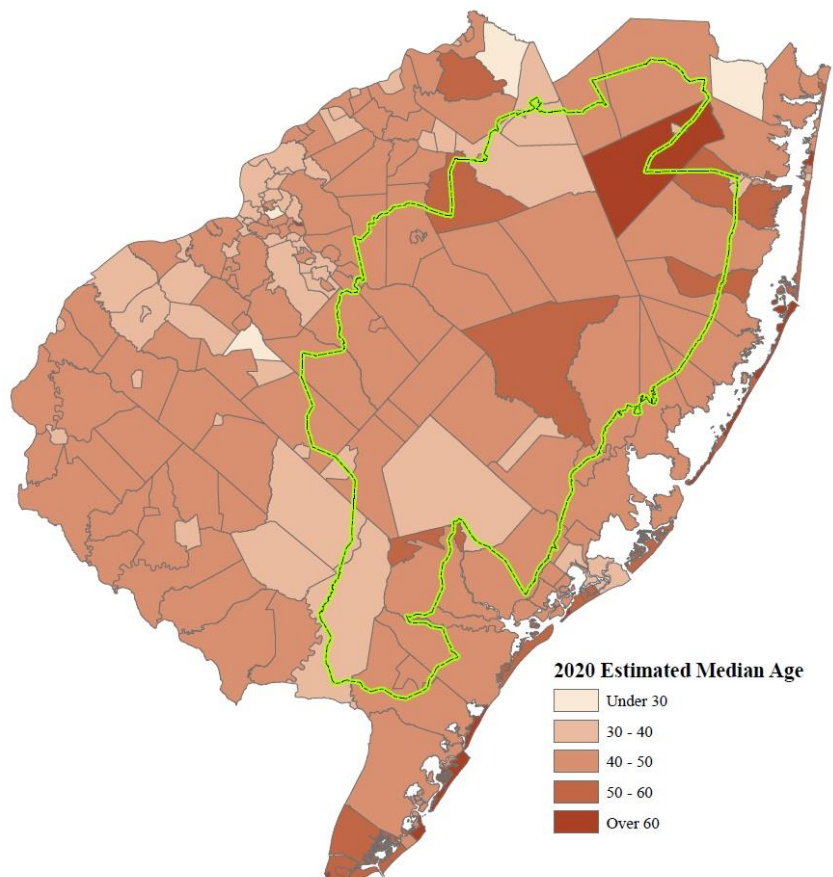
In 2020, the estimated median age in Pinelands municipalities was 44.9 years old. Outside the boundary, the estimated median age in Non-Pinelands municipalities was 44.5 years old.

**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 is compiled at the municipal level and regionally aggregated for inside/outside the Pinelands and state analysis. In prior Long-Term Economic Monitoring Reports, age demographic data were presented for the percentages of population under 18 and over 65 years of age, as well as median age.

**Findings:** Like the population of the entire state, the population in the Pinelands is aging. In 1980, the Pinelands median age was 32. Ten years later, the median age increased to 35, and by 2000, it had climbed to 39. Based on data from the U.S. Census, the median age in the Pinelands was 42 in 2010 and nearly 45 in 2020. Likewise, the Non-Pinelands increased from a median age of 34 in 1980 to 42 in 2010, and to nearly 45 in 2020. The 2020 median age of the entire state was 40 years old.

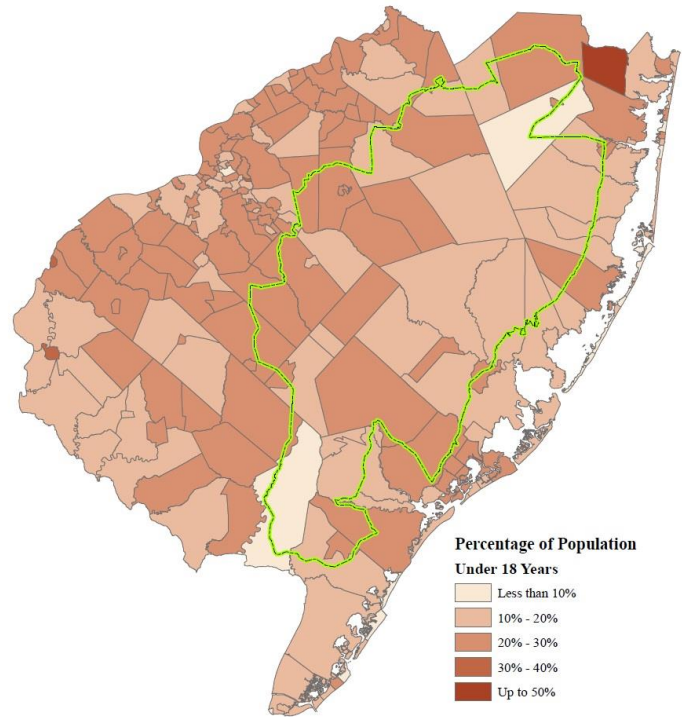
The youngest town in the Pinelands is Wrightstown Borough, with a median age of 32. South Toms River Borough is the next youngest, with a median age of 33. Meanwhile, Manchester Township is the oldest municipality in the Pinelands, and the only municipality with a median age above 60 (65 years in 2020). Berkeley Township and Southampton Township are the next oldest, with median ages of 60 and 58, respectively.



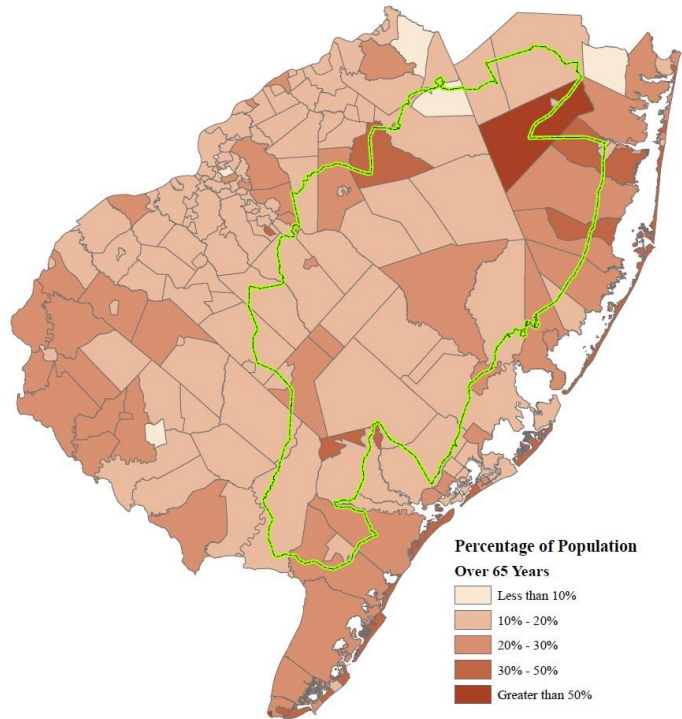
**Table P3 Pinelands Municipal Median Age – 1980 to 2020**

Municipality	County	1980	1990	2000	2010	2020
Manchester Township	Ocean	66	68	68	65	65
Berkeley Township	Ocean	59	65	66	61	60
Southampton Township	Burlington	44	46	50	54	58
Weymouth Township	Atlantic	29	33	39	50	57
Ocean Township	Ocean	45	35	38	50	57
Washington Township	Burlington	35	37	41	44	51
Little Egg Harbor Township	Ocean	37	35	40	45	50
Chesilhurst Borough	Camden	28	36	42	46	49
Barnegat Township	Ocean	29	33	39	46	49
Port Republic City	Atlantic	33	36	41	46	48
Woodland Township	Burlington	33	36	38	43	48
Dennis Township	Cape May	30	33	37	45	48
Buena Vista Township	Atlantic	29	35	39	42	47
Estell Manor City	Atlantic	30	32	37	43	46
Mullica Township	Atlantic	29	33	37	42	46
Upper Township	Cape May	32	34	38	44	46
Stafford Township	Ocean	32	38	40	44	46
Folsom Borough	Atlantic	27	32	38	42	45
Bass River Township	Burlington	32	33	38	43	45
Medford Township	Burlington	31	37	40	44	45
Tabernacle Township	Burlington	29	33	38	43	45
Berlin Township	Camden	28	32	36	39	45
Eagleswood Township	Ocean	33	35	39	43	45
Lacey Township	Ocean	35	37	39	41	45
Plumsted Township	Ocean	29	33	36	41	45
Evesham Township	Burlington	29	32	36	41	43
Medford Lakes Borough	Burlington	32	37	40	42	43
Shamong Township	Burlington	29	34	37	42	43
Waterford Township	Camden	29	31	36	40	43
Woodbine Borough	Cape May	30	33	36	43	43
Franklin Township	Gloucester	28	31	36	40	43
Egg Harbor Township	Atlantic	31	33	36	39	42
Monroe Township	Gloucester	29	33	37	39	42
Galloway Township	Atlantic	28	30	34	39	41
Hammonton Town	Atlantic	33	37	39	40	41
Winslow Township	Camden	29	31	34	37	41
Jackson Township	Ocean	29	32	35	42	41
Buena Borough	Atlantic	32	34	36	37	40
Hamilton Township	Atlantic	30	31	35	37	40
Egg Harbor City	Atlantic	29	32	35	36	39
Pemberton Township	Burlington	26	30	34	37	38
Beachwood Borough	Ocean	29	31	35	37	38
New Hanover Township	Burlington	21	24	32	41	37
Maurice River Township	Cumberland	31	33	36	38	37
Lakehurst Borough	Ocean	26	28	32	32	37
South Toms River Borough	Ocean	24	28	32	34	33
Wrightstown Borough	Burlington	22	24	31	30	32
<i>"Outside" Municipalities (less than 10% of total area inside Pinelands boundary)</i>						
Corbin City	Atlantic	50	37	37	39	47
Springfield Township	Burlington	31	36	39	44	46
Toms River Township	Ocean	33	36	40	43	43
Berlin Borough	Camden	31	35	38	41	43
Vineland City	Cumberland	31	34	37	38	40
North Hanover Township	Burlington	25	27	29	29	32

A closer look at the age demographic finds a few notable points. The number of municipalities with a large percentage of children (under the age of 18) is small. Of the Pinelands municipalities, South Toms River Borough has the highest percentage of the population under the age of 18 at 27%. This is followed by Wrightstown Borough at 26%, and then Medford Lakes Borough and Jackson Township at 24% each. Manchester Township has the lowest proportion of the population under 18 years of age, at only 9% of the total population. Maurice River Township follows, with just under 10% of its population under the age of 18. New Hanover Township and Berkeley Township stand at 11% and 13%, respectively.



Among Pinelands municipalities with the largest percentage of the population over 65 years of age, Manchester Township ranks highest at 51%. Rounding out the three municipalities with the highest percentages of the over-65 age group, Berkeley Township comes in at 41% and Ocean Township at 37%. Age-restricted residential developments have a substantial effect on the median age in those towns. Pinelands municipalities with the lowest percentage of the population in the over-65 age demographic include New Hanover Township (4%), South Toms River Borough (10%) and both Wrightstown Borough (11%) and Maurice River Township (11%). Notably, Maurice River Township ranks among the towns with both the lowest percentage of children and the lowest percentage of older adults.



The figures on the maps at right show percentages of each demographic group across southern New Jersey. Table P3b, below, provides more detail on these demographics for all Pinelands municipalities.

**Table P3b**

**Populations under 18 and over 65 Years of Age**

Municipality	County	Population Under 18 Years	% of Population Under 18 Years	Population Over 65 Years	% of Population Over 65 Years
South Toms River Borough	Ocean	991	27%	380	10%
Wrightstown Borough	Burlington	188	26%	77	11%
Medford Lakes Borough	Burlington	1,029	24%	746	17%
Jackson Township	Ocean	13,892	24%	10,994	19%
Beachwood Borough	Ocean	2,539	23%	1,445	13%
Egg Harbor City	Atlantic	1,027	23%	693	16%
Woodbine Borough	Cape May	496	23%	388	18%
Shamong Township	Burlington	1,475	23%	1,022	16%
Pemberton Township	Burlington	6,091	23%	4,132	15%
Egg Harbor Township	Atlantic	10,774	23%	8,117	17%
Lakehurst Borough	Ocean	592	22%	305	12%
Medford Township	Burlington	5,491	22%	5,041	21%
Monroe Township	Gloucester	8,278	22%	6,546	18%
Hammonton Town	Atlantic	3,239	22%	2,750	19%
Buena Borough	Atlantic	990	22%	760	17%
Winslow Township	Camden	8,700	22%	6,374	16%
Upper Township	Cape May	2,728	22%	2,706	22%
Hamilton Township	Atlantic	5,897	21%	4,467	16%
Port Republic City	Atlantic	233	21%	270	25%
Evesham Township	Burlington	9,644	21%	8,421	18%
Tabernacle Township	Burlington	1,394	21%	1,314	19%
Franklin Township	Gloucester	3,335	20%	2,715	17%
Stafford Township	Ocean	5,731	20%	6,323	22%
Mullica Township	Atlantic	1,161	20%	1,124	19%
Estell Manor City	Atlantic	329	20%	301	18%
Eagleswood Township	Ocean	338	20%	326	19%
Waterford Township	Camden	2,018	19%	1,891	18%
Plumsted Township	Ocean	1,560	19%	1,327	16%
Lacey Township	Ocean	5,529	19%	5,837	20%
Folsom Borough	Atlantic	347	19%	370	20%
Dennis Township	Cape May	1,181	19%	1,363	22%
Bass River Township	Burlington	252	19%	245	18%
Berlin Township	Camden	1,091	19%	1,331	23%
Buena Vista Township	Atlantic	1,303	19%	1,511	21%
Barnegat Township	Ocean	4,498	19%	7,165	29%
Galloway Township	Atlantic	6,957	18%	7,193	19%
Chesilhurst Borough	Camden	266	17%	327	21%
Woodland Township	Burlington	266	17%	268	17%
Little Egg Harbor Township	Ocean	3,509	17%	5,985	29%
Washington Township	Burlington	99	14%	155	22%
Southampton Township	Burlington	1,446	14%	3,738	36%
Ocean Township	Ocean	1,176	13%	3,242	37%
Weymouth Township	Atlantic	345	13%	946	36%
Berkeley Township	Ocean	5,537	13%	17,901	41%
New Hanover Township	Burlington	676	11%	274	4%
Maurice River Township	Cumberland	601	10%	673	11%
Manchester Township	Ocean	4,005	9%	22,863	51%
<i>"Outside" Municipalities (less than 10% of total area inside Pinelands boundary)</i>					
North Hanover Township	Burlington	2,201	28%	855	11%
Vineland City	Cumberland	14,206	23%	10,619	17%
Berlin Borough	Camden	1,585	21%	1,359	18%
Toms River Township	Ocean	19,525	20%	19,686	21%
Springfield Township	Burlington	636	20%	620	19%
Corbin City	Atlantic	84	18%	93	20%

# P4

## Population Estimates

U.S. Census Bureau/N.J. Department of Labor 2008 - 2022

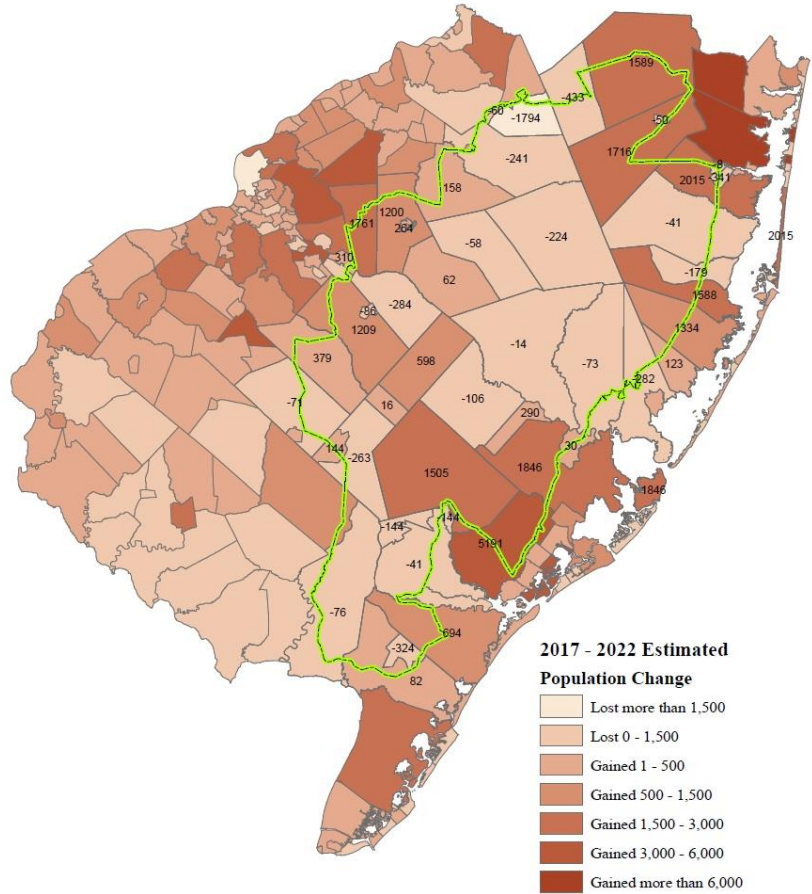
Updated for 2022 LTEM with 2022 data

Between 2017 and 2022, the Pinelands gained an estimated 29,901 people (a 4.3% increase), while the Non-Pinelands region saw a greater gain of estimated population, about 100,038 people (a 5.8% increase). In the same period, the state as a whole increased in population by an estimated 376,174 people (a 4.2% increase.)

**Description:** Population estimates are useful for measuring population during, and calculating per capita values for, inter-census 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 also have a greater margin of error. Estimates are calculated using birth and death rates and a factor for migration.

**Unit of Analysis:** Population data are compiled at the municipal level and regionally aggregated by inside/outside the Pinelands. State level data is estimated on a state-wide basis.

**Findings:** The population of Pinelands municipalities is estimated to have grown steadily between the years of 2017 and 2022, having increased by 29,901 people over this time, an increase of 4.3%. Between 2015 and 2017, this region's population decreased—the only years this occurred since the 2010 decennial census. The previous upward trend in population growth then resumed in 2018 and has continued. The Non-Pinelands region of southern New Jersey grew slightly faster from 2017 to 2022, adding 100,038 people in a 5.8% increase. The population growth of both the Pinelands and the Non-Pinelands regions outpaced the state as a whole. New Jersey added 376,174 people during this same period, for an increase of 4.2%.



### Population Estimates

Region	2017	2018	2019	2020 Census	2021	2022	2017 - 2022 Change	5-Year % Change
Pinelands	698,002	699,175	700,730	717,442	724,925	727,903	29,901	4%
Non-Pinelands	1,713,150	1,714,742	1,717,533	1,796,212	1,805,890	1,813,188	100,038	6%
State	8,885,525	8,886,025	8,882,190	9,288,994	9,267,130	9,261,699	376,174	4%

As seen in table P4 on the following page, 26 of the 47 Pinelands municipalities experienced positive population changes between 2016 and 2022. Barnegat Township grew the most rapidly, posting a 12.2% increase over this time period (with 2,710 additional people). In absolute terms, Egg Harbor Township added the greatest number of people, 4,442, with a growth rate of 10.2%. The only other municipalities to add more than three thousand people in this time span were Jackson Township (3,474 people, a 6.1% increase) and Berkeley Township (3,059 people, a 7.3% increase).

However, the overall positive trajectory of population growth in the Pinelands between 2016 and 2022 was not uniform. Indeed, 21 of the 47 Pinelands municipalities witnessed negative population growth during this period. Maurice River Township and New Hanover Township saw the greatest population losses, in both absolute and proportional terms. Maurice River Township lost nearly 24% of its population in this six year span, with a decrease of 1,573 people. Meanwhile, New Hanover Township's population decreased by 1,922 people, a loss of 23.6%. The next largest proportional loss was seen in Woodbine Borough (-14.1%), and the next largest absolute loss was seen in Pemberton Township (-606 people).

Table P4

## Municipal Population Estimates

Municipality	County	2016	2018	2020 Census	2022	Change 2016 - 2022	6 Year % Change
Barneгат Township	Ocean	22,288	23,184	24,296	24,998	2,710	12.16%
Eagleswood Township	Ocean	1,604	1,602	1,722	1,768	164	10.22%
Egg Harbor Township	Atlantic	43,504	42,439	47,842	47,946	4,442	10.21%
Stafford Township	Ocean	27,153	27,588	28,617	29,881	2,728	10.05%
Berlin Township	Camden	5,513	5,653	5,867	5,949	436	7.91%
Berkeley Township	Ocean	41,689	41,922	43,754	44,748	3,059	7.34%
Evesham Township	Burlington	45,351	45,040	46,826	48,255	2,904	6.40%
Hamilton Township	Atlantic	26,499	25,633	27,484	28,155	1,656	6.25%
Jackson Township	Ocean	56,733	57,334	58,544	60,207	3,474	6.12%
Manchester Township	Ocean	43,546	43,593	45,115	46,070	2,524	5.80%
Medford Lakes Borough	Burlington	4,053	3,945	4,264	4,287	234	5.77%
Upper Township	Cape May	11,976	11,849	12,539	12,617	641	5.35%
Egg Harbor City	Atlantic	4,193	4,081	4,396	4,408	215	5.13%
Medford Township	Burlington	23,440	23,342	24,497	24,603	1,163	4.96%
Lacey Township	Ocean	28,569	29,111	28,655	29,632	1,063	3.72%
Galloway Township	Atlantic	36,753	35,763	37,813	37,870	1,117	3.04%
Hammonton Town	Atlantic	14,428	14,013	14,711	14,833	405	2.81%
Little Egg Harbor Township	Ocean	20,818	21,369	20,784	21,350	532	2.56%
Port Republic City	Atlantic	1,085	1,061	1,101	1,111	26	2.40%
Monroe Township	Gloucester	36,908	36,970	37,117	37,736	828	2.24%
Winslow Township	Camden	39,328	38,686	39,907	39,904	576	1.46%
Southampton Township	Burlington	10,235	10,128	10,317	10,346	111	1.08%
Buena Borough	Atlantic	4,456	4,323	4,501	4,500	44	0.99%
Washington Township	Burlington	695	709	693	699	4	0.58%
Shamong Township	Burlington	6,453	6,381	6,460	6,480	27	0.42%
Lakehurst Borough	Ocean	2,692	2,699	2,636	2,696	4	0.15%
Ocean Township	Ocean	9,013	9,063	8,835	9,001	-12	-0.13%
Plumsted Township	Ocean	8,530	8,544	8,072	8,506	-24	-0.28%
Franklin Township	Gloucester	16,568	16,420	16,380	16,494	-74	-0.45%
Tabernacle Township	Burlington	6,892	6,815	6,776	6,851	-41	-0.59%
Dennis Township	Cape May	6,285	6,172	6,285	6,247	-38	-0.60%
Beachwood Borough	Ocean	11,196	11,268	10,859	11,128	-68	-0.61%
Folsom Borough	Atlantic	1,824	1,787	1,811	1,810	-14	-0.77%
South Toms River Borough	Ocean	3,761	3,669	3,643	3,725	-36	-0.96%
Pemberton Township	Burlington	27,567	27,058	26,903	26,961	-606	-2.20%
Estell Manor City	Atlantic	1,718	1,716	1,668	1,677	-41	-2.39%
Waterford Township	Camden	10,754	10,702	10,421	10,402	-352	-3.27%
Mullica Township	Atlantic	6,041	5,892	5,816	5,820	-221	-3.66%
Weymouth Township	Atlantic	2,788	2,797	2,614	2,651	-137	-4.91%
Buena Vista Township	Atlantic	7,461	7,262	7,033	7,079	-382	-5.12%
Bass River Township	Burlington	1,443	1,422	1,355	1,365	-78	-5.41%
Chesilhurst Borough	Camden	1,636	1,621	1,536	1,534	-102	-6.23%
Wrightstown Borough	Burlington	787	778	720	717	-70	-8.89%
Woodland Township	Burlington	1,778	1,767	1,544	1,548	-230	-12.94%
Woodbine Borough	Cape May	2,494	2,434	2,128	2,142	-352	-14.11%
New Hanover Township	Burlington	8,129	8,090	6,367	6,207	-1,922	-23.64%
Maurice River Township	Cumberland	6,562	6,011	6,218	4,989	-1,573	-23.97%
<i>"Outside" Municipalities (Less than 10% of total area in Pinelands boundary)</i>							
Toms River Township	Ocean	91,837	93,232	95,438	98,326	6,489	7.07%
North Hanover Township	Burlington	7,581	7,499	7,963	7,984	403	5.32%
Vineland City	Cumberland	60,525	59,565	60,780	60,491	-34	-0.06%
Berlin Borough	Camden	7,594	7,549	7,489	7,506	-88	-1.16%
Springfield Township	Burlington	3,315	3,267	3,245	3,252	-63	-1.90%
Corbin City	Atlantic	499	492	471	481	-18	-3.61%

# R1

## Home Transactions and Prices

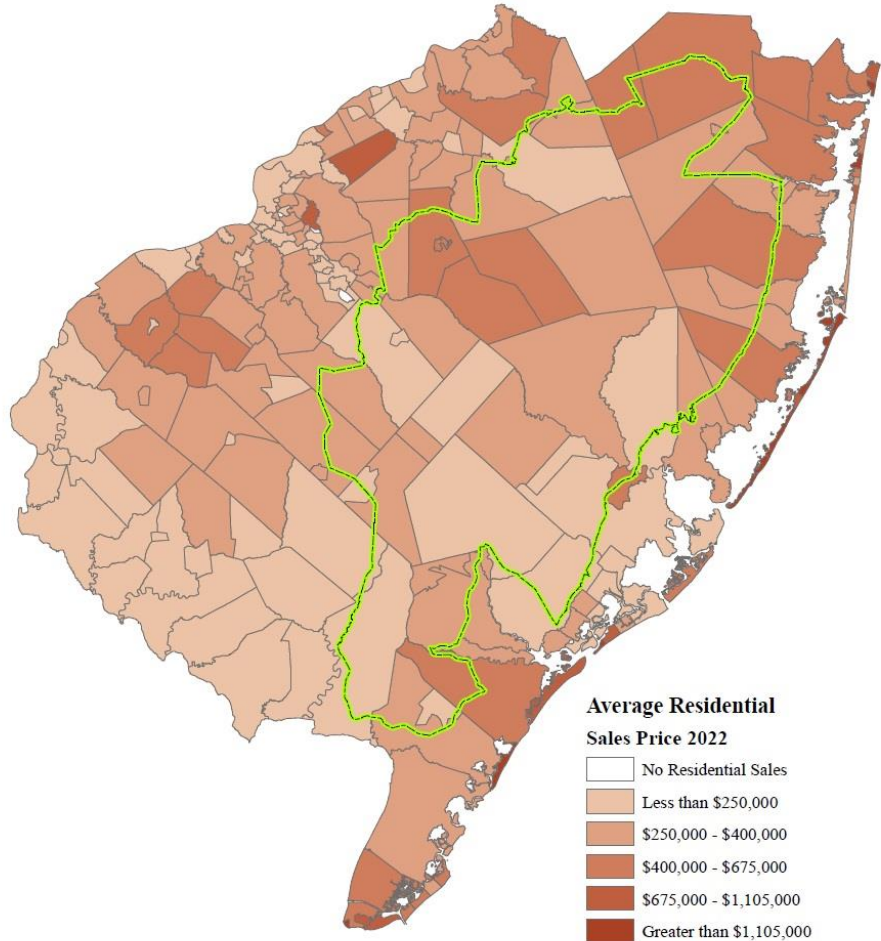
N.J. Department of the Treasury, Division of Taxation 1994 – 2022

Updated for 2022 LTEM with 2017 – 2022 data

There were 12,559 homes sold in the Pinelands Area in 2022 at an average price of about \$349,000 (a price increase of more than 50% from 2016). In the Non-Pinelands, 26,090 homes were sold for an average of about \$420,000 (up 39% from 2016).

**Description:** The number and verified sales price of homes sold in each municipality is derived from usable sales data compiled by the New Jersey Department of the Treasury.

**Unit of Analysis:** Beginning with the *2014 Annual Report*, home sales data are categorized as being inside or outside the Pinelands Area boundary. Usable residential sales are disaggregated to allow for inside/outside the Pinelands analysis on a sub-municipal basis (see table R1c).<sup>11</sup> Years prior to 2014 are not disaggregated, but were grouped by municipality. Before 2014, reported values for non-Pinelands municipalities are all those jurisdictions with less than 10% of their land area inside the Pinelands



boundary (municipally aggregated.) After 2014, sales could be more specifically located inside or outside the Pinelands and therefore are disaggregated for some statistics in this section. Unless otherwise noted, the dollar amounts below are adjusted for inflation to 2022 dollars.

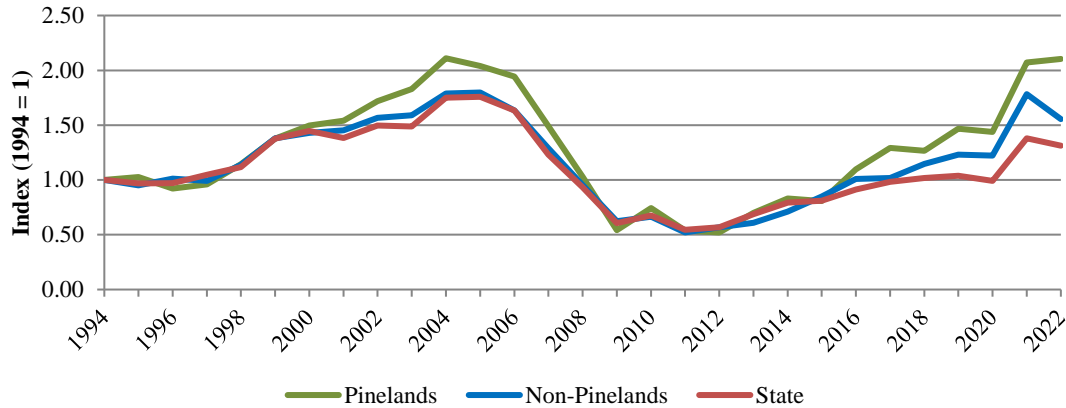
### Findings:

#### *Regional-level transaction data:*

Since 1994, the index of residential transactions in Pinelands municipalities has either tracked or exceeded the rest of the state. The periods in which a greater proportion of homes were being sold in the Pinelands compared to statewide include the 2000s and from 2016 to present. The following index graph compares the number of sales each year to the number of sales for each region in the baseline year of 1994.

<sup>11</sup> Home sales data is obtained in database format for all real-estate transactions throughout New Jersey. Using Division of Taxation data, residential sales are filtered to isolate transactions that the Division refers to as “useable.” The resulting data is then joined by tax block and/or manually matched.

## Index of Number of Residential Property Transactions



The number of home transactions in the Pinelands and across the state has continued to increase over the low in 2011. In 2022, the number of sales for all Pinelands municipalities (both inside and outside the Pinelands) totaled 12,559, for an average of 267 transactions per municipality. This is a 92% increase over the year 2016, when the number of sales totaled 6,538. Of the total sales in 2022, 4,536 were inside the Pinelands boundary. Remarkably, the number of Pinelands transactions exceeds the number of Non-Pinelands sales as it has since 1994.

The Non-Pinelands municipalities and the state as a whole also saw continuing increases in total residential sales between 2011 and 2022. The Non-Pinelands municipalities saw residential sales increase by 50%, while the residential sales across the state rose by 41%. The average number of transactions per municipality in Non-Pinelands towns was 168 in 2022. For the state, municipalities averaged 120 transactions in 2022.

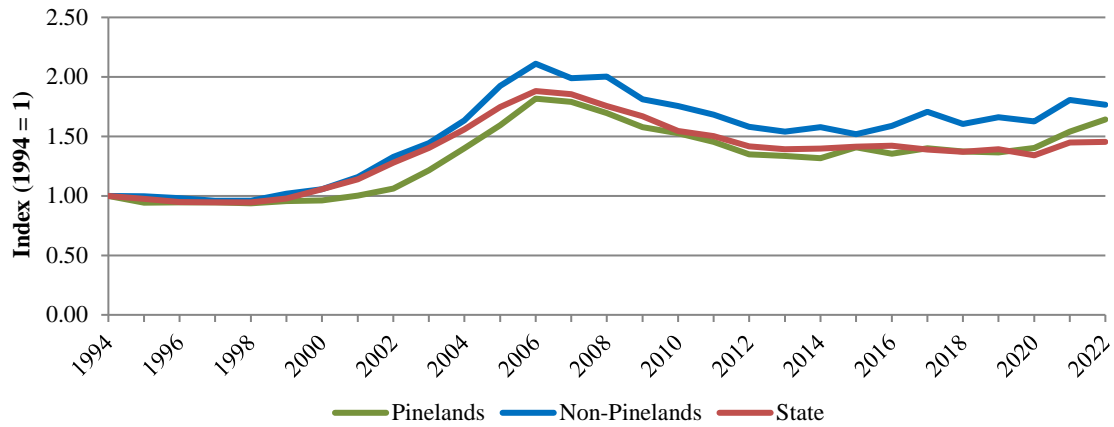
### *Regional selling price data:*

Home selling prices had largely stabilized across the state in the previous decade, fluctuating by 7% or less annually between 2014 and 2020 after dropping from the high prices found in the mid-2000s. However, the Pinelands saw a 10% uptick in 2021, and the Non-Pinelands saw an 11% uptick that same year, with the state as a whole seeing an increase of 8%.

The Pinelands average home price increased from about \$288,000 in 2016 to about \$349,000 in 2022. In the Non-Pinelands, prices increased from an average of about \$378,000 in 2016 to about \$420,000 in 2022. At the statewide level, average home prices increased from about \$482,000 in 2016 to about \$493,000 in 2022. (Each of these figures is expressed in 2022 dollars.)

The chart below indexes selling prices of homes for the state, the Pinelands, and the Non-Pinelands averages, when adjusted to 2022 dollars. The index compares the annual average for each region against the average for that region in 1994 when long-term economic monitoring for the Pinelands was initiated. The index shows that Pinelands home prices trended with the indices for both the state and the Non-Pinelands regions.

### Index of Average Home Selling Prices



*Sub-municipal data:*

The sub-municipal data compares residential sales for municipalities that are split by the Pinelands boundary, and it gives a snapshot of sales within different Pinelands Management Areas. For towns that had sales both inside the Pinelands and outside the Pinelands, the average difference in price was about 6.5%. That is, residential sales prices outside of the Pinelands boundary averaged about 6.5% higher than residential sales prices inside the Pinelands boundary in 2022. This represents a significant increase over the value reported for 2016, a difference of 0.4%. However, the average obscures significant variation in the sub-municipal data. For some oceanfront towns, the coastal communities see much higher average sales prices than inland communities. This is true for Upper and Stafford Townships, whose “outside” average sales prices were 83.4% and 71.2% higher than the “inside” average sales prices, respectively. Conversely, some municipalities’ Pinelands properties sell at a relatively higher price. This is true for towns such as Maurice River, Plumsted, and Medford Townships, whose “inside” average sales prices were 44.9%, 36.8%, and 15.6% higher, respectively.

By Pinelands Management Area, Rural Development Area homes commanded the highest average price in 2022, at about \$372,000. Homes in the Preservation Area District followed at about \$365,000. The homes with the lowest average prices were in Pinelands Town areas.

Five-year municipal trends are shown on Tables R2a and R2b.

### Homes Sold by Management Area (2022)

Pinelands Management Area	Average Sales Price	# of Homes Sold
Regional Growth Area	\$308,840	2,922
Rural Development Area	\$372,252	726
Pinelands Town	\$238,585	389
Pinelands Village	\$291,674	234
Forest Area	\$345,870	172
Agricultural Production Area	\$282,302	65
Preservation Area District	\$365,117	29

**Table R1a**

**Residential Real Estate Transactions**

Municipality	County	2018	2019	2020	2021	2022	5-Year Average
Jackson Township	Ocean	838	894	929	1,362	1,442	1,093
Berkeley Township	Ocean	877	875	831	1,318	1,289	1,038
Evesham Township	Burlington	553	647	599	814	834	689
Manchester Township	Ocean	611	546	206	887	1,105	671
Galloway Township	Atlantic	351	438	409	613	681	498
Egg Harbor Township	Atlantic	414	487	545	575	432	491
Little Egg Harbor Township	Ocean	415	404	410	611	546	477
Stafford Township	Ocean	197	452	503	631	560	469
Winslow Township	Camden	318	448	452	553	571	468
Lacey Township	Ocean	436	461	378	425	503	441
Barnegat Township	Ocean	308	376	399	535	532	430
Monroe Township	Gloucester	98	342	372	513	564	378
Medford Township	Burlington	277	285	309	462	405	348
Hamilton Township	Atlantic	229	284	326	411	454	341
Pemberton Township	Burlington	204	237	188	273	454	271
Southampton Township	Burlington	179	188	179	235	189	194
Ocean Township	Ocean	135	157	187	282	194	191
Upper Township	Cape May	124	148	141	210	186	162
Beachwood Borough	Ocean	114	124	97	161	180	135
Hammonton Town	Atlantic	123	115	134	123	104	120
Waterford Township	Camden	88	104	114	151	142	120
Franklin Township	Gloucester	86	108	94	152	151	118
Plumsted Township	Ocean	100	82	84	129	106	100
Tabernacle Township	Burlington	57	61	69	114	109	82
Shamong Township	Burlington	50	77	64	85	73	70
Buena Vista Township	Atlantic	42	47	48	81	100	64
Medford Lakes Borough	Burlington	53	47	56	83	67	61
Dennis Township	Cape May	62	42	50	89	57	60
Berlin Township	Camden	39	61	57	72	69	60
Egg Harbor City	Atlantic	9	29	52	51	73	43
Mullica Township	Atlantic	31	13	45	56	66	42
Buena Borough	Atlantic	26	30	42	43	50	38
Eagleswood Township	Ocean	10	17	16	47	33	25
South Toms River Borough	Ocean	11	19	38	27	17	22
Maurice River Township	Cumberland	11	14	20	28	31	21
Lakehurst Borough	Ocean	8	10	20	29	37	21
Weymouth Township	Atlantic	10	11	16	17	25	16
Woodland Township	Burlington	10	9	12	17	20	14
Estell Manor City	Atlantic	10	16	8	19	14	13
Folsom Borough	Atlantic	6	16	11	13	20	13
Bass River Township	Burlington	6	4	10	18	14	10
Chesilhurst Borough	Camden	8	8	16	8	12	10
Port Republic City	Atlantic	10	10	10	10	11	10
Woodbine Borough	Cape May	1	4	14	11	17	9
Wrightstown Borough	Burlington	7	7	4	7	11	7
New Hanover Township	Burlington	2	6	5	7	7	5
Washington Township	Burlington	5	1	5	3	2	3
<i>“Outside” Municipalities (less than 10% of total area in Pinelands boundary)</i>							
Toms River Township	Ocean	1,596	1,667	1,650	2,548	805	1,653
Vineland City	Cumberland	371	388	385	560	563	453
Berlin Borough	Camden	78	88	94	118	104	96
Springfield Township	Burlington	22	20	25	34	34	27
North Hanover Township	Burlington	18	15	12	21	10	15
Corbin City	Atlantic	3	4	4	7	3	4

Table R1b

## Average Selling Prices of Homes

Municipality	County	2018	2019	2020	2021	2022	2018 - 2022 Change
Berlin Township	Camden	\$189,518	\$200,391	\$226,461	\$250,927	\$276,916	46%
Eagleswood Township	Ocean	\$243,639	\$323,484	\$278,239	\$300,422	\$352,825	45%
Manchester Township	Ocean	\$231,717	\$222,138	\$233,793	\$272,944	\$324,572	40%
Port Republic City	Atlantic	\$307,180	\$301,347	\$362,400	\$393,983	\$424,964	38%
New Hanover Township	Burlington	\$269,804	\$297,130	\$346,241	\$342,387	\$354,714	31%
Stafford Township	Ocean	\$360,230	\$364,298	\$374,694	\$447,141	\$472,678	31%
Southampton Township	Burlington	\$236,073	\$258,472	\$262,211	\$307,469	\$308,706	31%
Lakehurst Borough	Ocean	\$201,406	\$218,939	\$217,300	\$254,210	\$263,122	31%
Egg Harbor City	Atlantic	\$143,585	\$150,509	\$155,748	\$169,111	\$186,030	30%
Upper Township	Cape May	\$390,606	\$362,482	\$416,874	\$461,567	\$504,147	29%
Berkeley Township	Ocean	\$253,774	\$255,825	\$265,383	\$296,711	\$322,405	27%
Barneгат Township	Ocean	\$289,504	\$287,423	\$298,673	\$335,900	\$365,782	26%
Lacey Township	Ocean	\$344,067	\$322,824	\$352,478	\$391,684	\$433,692	26%
Jackson Township	Ocean	\$423,733	\$426,690	\$430,175	\$473,619	\$533,527	26%
Little Egg Harbor Township	Ocean	\$250,065	\$240,956	\$242,901	\$295,375	\$314,350	26%
Woodland Township	Burlington	\$286,511	\$355,021	\$321,421	\$368,963	\$357,595	25%
Beachwood Borough	Ocean	\$267,524	\$272,454	\$284,807	\$310,101	\$330,817	24%
Dennis Township	Cape May	\$304,768	\$310,055	\$266,752	\$318,972	\$372,714	22%
Buena Vista Township	Atlantic	\$213,174	\$209,466	\$208,150	\$244,093	\$255,175	20%
Monroe Township	Gloucester	\$248,274	\$251,631	\$262,898	\$279,202	\$295,960	19%
Pemberton Township	Burlington	\$201,102	\$201,312	\$194,417	\$205,378	\$239,346	19%
Franklin Township	Gloucester	\$264,923	\$257,871	\$282,242	\$290,540	\$312,616	18%
Medford Lakes Borough	Burlington	\$362,220	\$357,587	\$361,642	\$419,988	\$426,593	18%
Shamong Township	Burlington	\$405,662	\$387,327	\$415,997	\$426,770	\$470,488	16%
Medford Township	Burlington	\$421,767	\$436,110	\$415,485	\$449,492	\$488,374	16%
South Toms River Borough	Ocean	\$200,936	\$203,693	\$211,585	\$219,390	\$231,059	15%
Tabernacle Township	Burlington	\$374,140	\$343,715	\$367,345	\$389,356	\$425,603	14%
Mullica Township	Atlantic	\$240,622	\$240,391	\$284,027	\$301,372	\$273,216	14%
Winslow Township	Camden	\$216,351	\$224,783	\$216,669	\$230,160	\$244,947	13%
Plumsted Township	Ocean	\$382,684	\$384,253	\$401,939	\$418,327	\$429,675	12%
Galloway Township	Atlantic	\$208,112	\$215,186	\$211,689	\$224,932	\$232,747	12%
Waterford Township	Camden	\$229,674	\$216,512	\$223,523	\$246,139	\$255,527	11%
Hamilton Township	Atlantic	\$216,535	\$200,662	\$203,195	\$235,371	\$240,182	11%
Ocean Township	Ocean	\$353,051	\$366,783	\$357,074	\$374,523	\$390,110	10%
Woodbine Borough	Cape May	\$196,963	\$158,973	\$184,775	\$214,258	\$217,326	10%
Buena Borough	Atlantic	\$193,247	\$186,190	\$176,770	\$187,139	\$210,340	9%
Wrightstown Borough	Burlington	\$232,853	\$245,420	\$239,723	\$203,817	\$252,218	8%
Maurice River Township	Cumberland	\$188,686	\$176,061	\$213,591	\$199,647	\$202,896	8%
Evesham Township	Burlington	\$314,209	\$310,960	\$314,195	\$329,603	\$331,937	6%
Weymouth Township	Atlantic	\$286,901	\$232,452	\$254,486	\$221,717	\$286,836	-<1%
Chesilhurst Borough	Camden	\$190,283	\$188,435	\$191,700	\$228,021	\$184,985	-3%
Egg Harbor Township	Atlantic	\$260,035	\$260,404	\$256,201	\$269,367	\$247,178	-5%
Estell Manor City	Atlantic	\$294,383	\$252,519	\$252,500	\$257,905	\$278,214	-5%
Folsom Borough	Atlantic	\$269,765	\$243,732	\$209,768	\$213,978	\$253,940	-6%
Bass River Township	Burlington	\$269,610	\$384,053	\$308,462	\$301,124	\$235,070	-13%
Hammonton Town	Atlantic	\$249,007	\$266,651	\$248,350	\$233,099	\$208,846	-16%
Washington Township	Burlington	\$372,597	\$183,155	\$464,723	\$297,962	\$283,750	-24%
<i>“Outside” Municipalities (less than 10% of total area in Pinelands boundary)</i>							
Corbin City	Atlantic	\$258,538	\$356,551	\$305,307	\$215,388	\$351,667	36%
Toms River Township	Ocean	\$427,521	\$421,830	\$408,130	\$469,952	\$537,950	26%
Springfield Township	Burlington	\$444,278	\$413,729	\$432,812	\$434,200	\$522,040	18%
Berlin Borough	Camden	\$280,349	\$279,252	\$279,567	\$296,576	\$313,971	12%
Vineland City	Cumberland	\$200,544	\$209,581	\$209,978	\$227,007	\$221,820	11%
North Hanover Township	Burlington	\$458,686	\$400,804	\$374,227	\$415,436	\$311,500	-32%

Table R1c

## 2022 Pinelands Area Home Sales

Municipality	County	Inside Pinelands Area Boundary		Outside Pinelands Area Boundary	
		Number of Sales	Avg. Sales Price	Number of Sales	Avg. Sales Price
Buena Borough	Atlantic	8	\$198,375	43	\$213,605
Buena Vista Township	Atlantic	89	\$252,912	8	\$306,988
Egg Harbor City	Atlantic	73	\$186,031	-	-
Egg Harbor Township	Atlantic	250	\$269,305	188	\$214,059
Estell Manor City	Atlantic	13	\$284,538	0	-
Folsom Borough	Atlantic	20	\$253,940	-	-
Galloway Township	Atlantic	134	\$285,307	413	\$220,811
Hamilton Township	Atlantic	418	\$230,587	27	\$365,244
Hammonton Town	Atlantic	103	\$209,126	-	-
Mullica Township	Atlantic	66	\$273,216	-	-
Port Republic City	Atlantic	0	-	11	\$424,964
Weymouth Township	Atlantic	15	\$249,360	10	\$343,050
Bass River Township	Burlington	13	\$264,922	0	-
Evesham Township	Burlington	510	\$326,852	888	\$362,212
Medford Lakes Borough	Burlington	67	\$426,593	-	-
Medford Township	Burlington	308	\$504,575	86	\$425,782
New Hanover Township	Burlington	0	-	0	-
Pemberton Township	Burlington	443	\$239,481	5	\$282,200
Shamong Township	Burlington	73	\$470,488	-	-
Southampton Township	Burlington	152	\$297,881	34	\$374,650
Tabernacle Township	Burlington	106	\$421,965	-	-
Washington Township	Burlington	2	\$283,750	-	-
Woodland Township	Burlington	20	\$357,595	-	-
Wrightstown Borough	Burlington	0	-	11	\$252,218
Berlin Township	Camden	6	\$243,317	58	\$258,876
Chesilhurst Borough	Camden	12	\$184,985	-	-
Waterford Township	Camden	138	\$254,288	-	-
Winslow Township	Camden	214	\$269,809	345	\$230,149
Dennis Township	Cape May	9	\$324,000	48	\$381,848
Upper Township	Cape May	12	\$284,142	173	\$520,969
Woodbine Borough	Cape May	17	\$217,326	0	-
Maurice River Township	Cumberland	8	\$304,375	22	\$167,626
Franklin Township	Gloucester	18	\$295,433	130	\$316,325
Monroe Township	Gloucester	299	\$287,242	254	\$305,819
Barnegat Township	Ocean	211	\$407,237	291	\$355,574
Beachwood Borough	Ocean	0	-	179	\$331,151
Berkeley Township	Ocean	94	\$295,299	1,110	\$325,510
Eagleswood Township	Ocean	0	-	33	\$352,852
Jackson Township	Ocean	92	\$535,262	1,327	\$536,340
Lacey Township	Ocean	4	\$448,750	493	\$423,351
Lakehurst Borough	Ocean	37	\$263,122	0	-
Little Egg Harbor Township	Ocean	0	-	522	\$319,223
Manchester Township	Ocean	179	\$317,724	909	\$324,187
Ocean Township	Ocean	1	\$575,000	193	\$389,152
Plumsted Township	Ocean	3	\$671,667	101	\$424,461
South Toms River Borough	Ocean	12	\$237,083	5	\$216,600
Stafford Township	Ocean	287	\$352,151	270	\$602,998
<i>"Outside" Municipalities (less than 10% of total area in Pinelands boundary)</i>					
Corbin City	Atlantic	0	-	3	\$351,667
North Hanover Township	Burlington	0	-	10	\$311,500
Springfield Township	Burlington	0	-	19	\$582,927
Berlin Borough	Camden	1	\$290,000	103	\$314,203
Vineland City	Cumberland	1	\$148,300	518	\$226,015
Toms River Township	Ocean	0	-	798	\$538,349

# E1

## Per Capita Income

N.J. Department of Labor 1979, 1989, 1999, 2010, 2016, 2018 – 2022

Last Updated for 2022 LTEM with 2018 – 2022 data

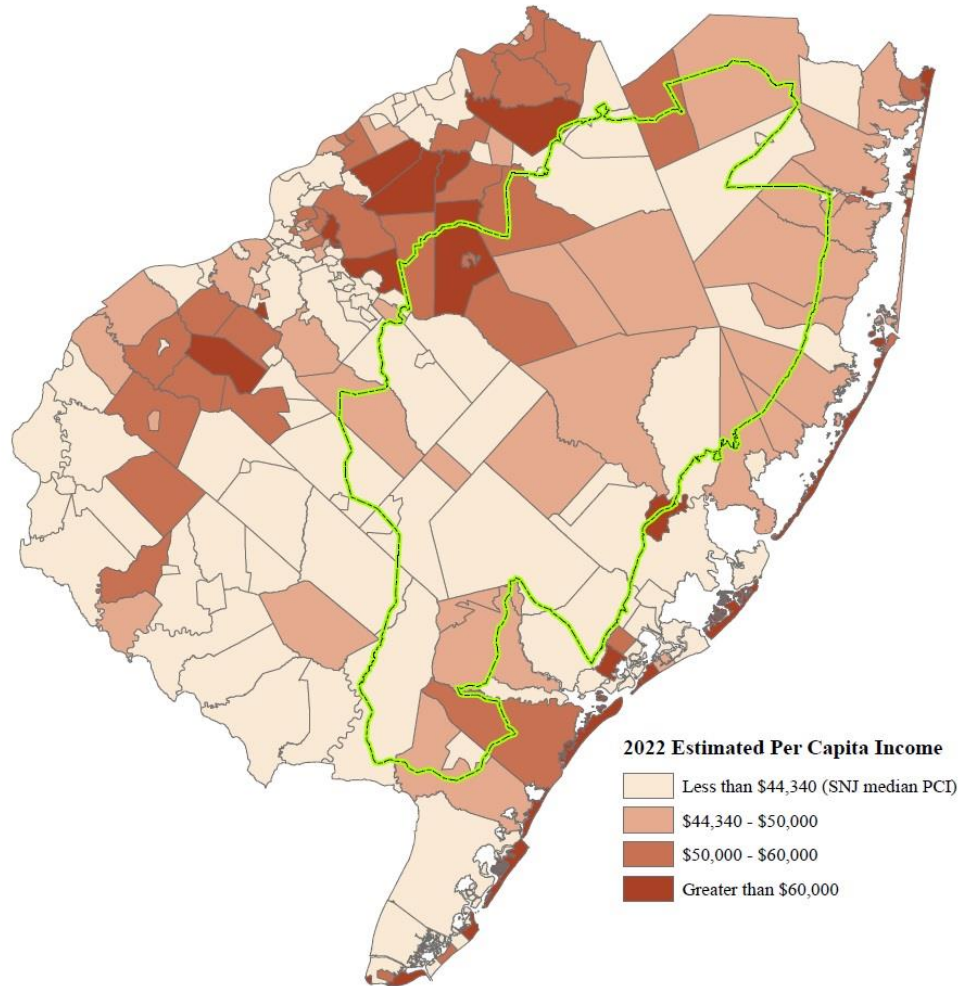
Per capita income in 2022 increased for both the Pinelands and the Non-Pinelands regions since 2016. Per capita income was up by 18% in the Pinelands and up by 12% in the Non-Pinelands over the six-year period. The state has experienced a 7% increase in per capita income since 2016, up to \$50,995.

**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.

**Unit of Analysis:** Per capita income data is compiled at the municipal level. Municipal data is regionally aggregated and averaged to allow for inside/outside the Pinelands and statewide analysis. Unless otherwise noted, the dollar amounts below are adjusted for inflation to 2022 dollars.

**Findings:** Per capita income has risen across southern New Jersey by about 75% since the Pinelands was established in 1979. In that year, average per capita income across the region was equal to approximately \$29,000, and it has risen to \$50,700 by 2022. The state average per capita income rose 55% from about \$32,800 to almost \$51,000 in the same period.

Since 2016, the increase in per capita income in southern New Jersey has been led by the Pinelands municipalities. These municipalities saw an 18% increase in per capita income over the six-year period ending in 2022, with an average per capita income of \$43,706. For comparison, the Non-Pinelands municipalities saw a smaller increase in per capita income between 2016 and 2022, but at greater monetary values, having started at \$47,199 and ending at \$52,795. In the same six-year period, the state average per capita income rose about 7% from \$47,657 to \$50,995.



The table below shows average per capita income for the state, the Pinelands, and the Non-Pinelands regions for selected years starting in 1979 and ending in 2022.

**Average per Capita Income**

	1979	1989	1999	2010	2016	2022	Change 2016 - 2022	Change 1979 - 2022
Pinelands	\$25,697	\$34,718	\$37,715	\$39,187	\$37,044	\$43,706	18%	70%
Non-Pinelands	\$30,061	\$41,662	\$43,079	\$44,074	\$47,199	\$52,795	12%	76%
State	\$32,760	\$44,167	\$47,440	\$46,783	\$47,657	\$50,995	7%	56%

According to data from the NJ Department of Labor, Medford Township has continued to have the highest per capita income of all Pinelands municipalities across four of the five years between 2018 and 2022, with the sole exception of 2020, when the City of Port Republic was the highest. In 2022, Medford Township posted a per capita income of \$72,531, while the City of Port Republic came in at \$66,869. These were the only two Pinelands municipalities to see values above \$60,000. Six more towns had per capita incomes above \$50,000: Medford Lakes Borough, Evesham Township, Plumsted Township, Shamong Township, Upper Township, and Southampton Township. New Hanover Township had the lowest estimated per capita income at \$17,674. Woodbine Borough (\$25,040) and Egg Harbor Township (\$28,573) were the only other municipalities to come in lower than \$30,000.

Annualized changes in per capita income in Pinelands municipalities averaged out to about 2.7% between 2018 and 2022. Per capita income estimates for 2022 indicate that 14 Pinelands municipalities experienced a decrease by an average of 4.9% below per capita income for 2021. The remaining municipalities had an increase in average per capita income of slightly less than 3.5%. Continuing a long-time pattern, municipalities at the boundaries of the Pinelands region tend to have a higher average per capita income. The following table lists the average per capita income for all municipalities that have land in the Pinelands boundary.

Table E1

## Per Capita Income

Municipality	County	2018	2019	2020	2021	2022	Estimated % Change 2018 - 2022
Medford Township	Burlington	\$65,496	\$67,338	\$67,403	\$69,755	\$72,531	11%
Port Republic City	Atlantic	\$53,083	\$53,046	\$68,498	\$66,153	\$66,869	26%
Medford Lakes Borough	Burlington	\$53,943	\$55,217	\$59,271	\$56,740	\$59,215	10%
Evesham Township	Burlington	\$54,810	\$54,447	\$57,369	\$57,895	\$58,353	6%
Plumsted Township	Ocean	\$49,184	\$49,648	\$54,000	\$57,243	\$53,203	8%
Shamong Township	Burlington	\$50,622	\$54,380	\$55,298	\$52,196	\$52,777	4%
Upper Township	Cape May	\$49,499	\$51,112	\$49,547	\$49,168	\$51,189	3%
Southampton Township	Burlington	\$44,976	\$46,058	\$47,344	\$49,389	\$50,185	12%
Tabernacle Township	Burlington	\$44,462	\$47,455	\$45,111	\$47,029	\$49,893	12%
Stafford Township	Ocean	\$44,780	\$46,247	\$47,606	\$49,082	\$49,451	10%
Ocean Township	Ocean	\$43,315	\$44,634	\$47,185	\$53,568	\$49,185	14%
Folsom Borough	Atlantic	\$40,048	\$41,623	\$47,716	\$47,847	\$49,023	22%
Weymouth Township	Atlantic	\$47,099	\$51,232	\$66,076	\$64,579	\$49,012	4%
Beachwood Borough	Ocean	\$34,932	\$36,897	\$45,724	\$46,488	\$47,686	37%
Estell Manor City	Atlantic	\$43,420	\$43,741	\$43,797	\$45,090	\$47,253	9%
Lacey Township	Ocean	\$45,397	\$46,980	\$45,457	\$47,706	\$47,219	4%
Berkeley Township	Ocean	\$39,081	\$41,746	\$44,014	\$46,314	\$46,534	19%
Eagleswood Township	Ocean	\$42,582	\$42,514	\$50,695	\$51,165	\$46,330	9%
Little Egg Harbor Township	Ocean	\$39,631	\$41,306	\$39,948	\$44,091	\$46,146	16%
Jackson Township	Ocean	\$44,258	\$45,267	\$45,391	\$45,872	\$45,837	4%
Monroe Township	Gloucester	\$40,436	\$41,627	\$44,441	\$44,723	\$45,532	13%
Dennis Township	Cape May	\$36,888	\$37,420	\$44,662	\$43,510	\$44,950	22%
Mullica Township	Atlantic	\$37,367	\$42,949	\$40,045	\$43,329	\$44,643	19%
Woodland Township	Burlington	\$38,361	\$35,216	\$41,804	\$39,223	\$44,525	16%
Washington Township	Burlington	\$36,512	\$36,238	\$39,455	\$48,204	\$44,340	21%
Waterford Township	Camden	\$40,763	\$44,402	\$44,471	\$42,849	\$43,964	8%
Hammonton Town	Atlantic	\$39,738	\$38,864	\$37,223	\$41,810	\$43,688	10%
Bass River Township	Burlington	\$39,958	\$39,723	\$40,865	\$42,192	\$42,242	6%
Manchester Township	Ocean	\$39,777	\$40,363	\$41,222	\$40,744	\$41,104	3%
Barnegat Township	Ocean	\$39,835	\$39,999	\$41,252	\$41,873	\$40,804	2%
Egg Harbor City	Atlantic	\$37,895	\$39,782	\$40,184	\$39,776	\$39,983	6%
Hamilton Township	Atlantic	\$38,310	\$39,092	\$38,150	\$38,886	\$39,503	3%
Franklin Township	Gloucester	\$39,527	\$39,456	\$39,094	\$39,490	\$39,481	0%
Galloway Township	Atlantic	\$37,294	\$39,891	\$39,362	\$38,634	\$38,266	3%
Berlin Township	Camden	\$34,816	\$34,680	\$43,555	\$38,017	\$38,124	10%
Buena Borough	Atlantic	\$34,190	\$35,262	\$38,136	\$36,588	\$37,499	10%
Pemberton Township	Burlington	\$32,188	\$34,332	\$35,673	\$37,177	\$37,482	16%
Chesilhurst Borough	Camden	\$29,779	\$31,702	\$36,492	\$37,382	\$36,865	24%
Winslow Township	Camden	\$40,004	\$39,319	\$38,691	\$36,874	\$36,805	-8%
Buena Vista Township	Atlantic	\$32,727	\$31,608	\$31,979	\$35,625	\$36,497	12%
Wrightstown Borough	Burlington	\$29,289	\$30,500	\$35,159	\$31,399	\$33,177	13%
Maurice River Township	Cumberland	\$20,292	\$20,965	\$25,380	\$28,886	\$32,343	59%
South Toms River Borough	Ocean	\$25,014	\$28,540	\$27,594	\$28,844	\$31,800	27%
Lakehurst Borough	Ocean	\$32,852	\$33,035	\$32,935	\$31,435	\$31,394	-4%
Egg Harbor Township	Atlantic	\$25,667	\$25,220	\$25,257	\$26,487	\$28,573	11%
Woodbine Borough	Cape May	\$23,522	\$23,173	\$24,751	\$24,517	\$25,040	6%
New Hanover Township	Burlington	\$17,954	\$18,217	\$21,910	\$18,689	\$17,674	-2%
<i>“Outside” Municipalities (less than 10% of total area in Pinelands boundary)</i>							
Springfield Township	Burlington	\$54,169	\$55,831	\$62,692	\$63,143	\$63,199	17%
Toms River Township	Ocean	\$45,069	\$45,112	\$45,819	\$47,792	\$48,487	8%
Berlin Borough	Camden	\$46,072	\$49,002	\$45,650	\$46,521	\$45,214	-2%
North Hanover Township	Burlington	\$33,048	\$32,740	\$34,029	\$34,800	\$34,274	4%
Corbin City	Atlantic	\$33,424	\$38,270	\$31,055	\$30,055	\$32,650	-2%
Vineland City	Cumberland	\$30,069	\$30,356	\$31,146	\$32,648	\$32,195	7%

# E2

## Unemployment

N.J. Department of Labor 1990 – 2022

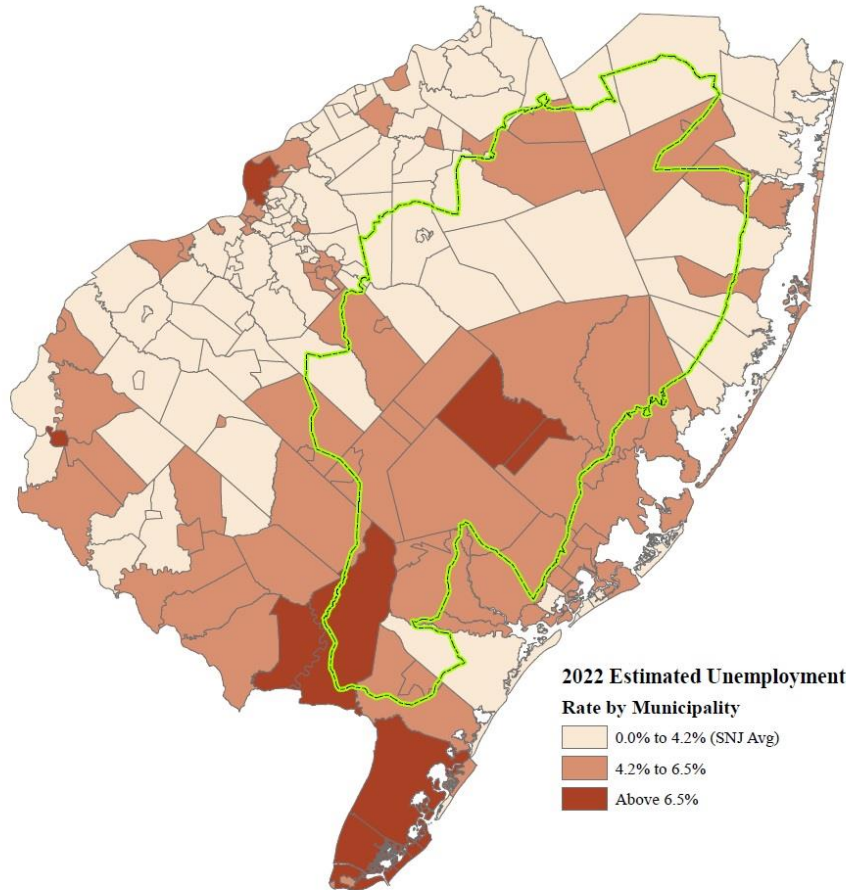
Updated for 2022 LTEM with 2018 – 2022 data

Between 2018 and 2021, all three regions saw a spike in estimated unemployment rates before returning to pre-pandemic levels by 2022. In 2022, the Pinelands unemployment rate stood at 4.2%, the Non-Pinelands stood at 4.0%, and the statewide unemployment rate was 3.7%.

**Description:** The estimated unemployment rate is a percentage that reflects the number of people in a given area who wish to be employed but are not employed for any number of reasons. The unemployment rate estimate is determined by dividing the estimated number of unemployed persons in a given area by the estimated total number of employed and unemployed individuals (labor force). This rate does not reflect those who are underemployed or those who were previously considered unemployed but have stopped looking for work.

**Unit of Analysis:**

Municipal-level data is regionally aggregated to allow for inside/outside the Pinelands and statewide analysis.<sup>12</sup>



**Findings:** Between 2016 and

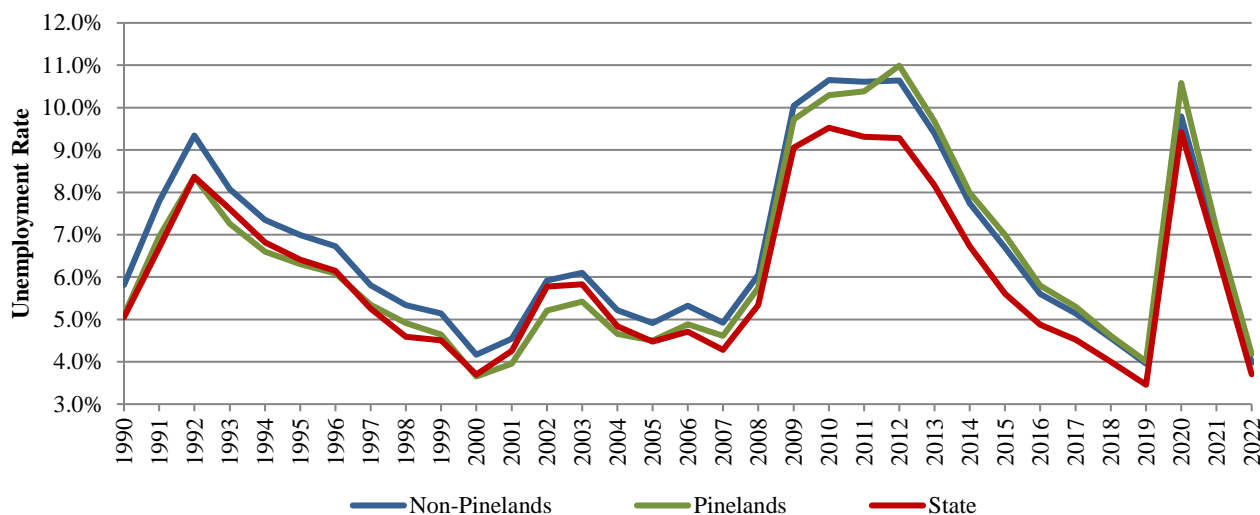
2019, unemployment continued to decline in the Pinelands, Non-Pinelands, and the state as a whole since the heights of the Great Recession<sup>13</sup> in the late 2000s, bottoming out in 2019 at 4.0%, 4.0%, and 3.5%, respectively. After the onset of the COVID-19 pandemic<sup>14</sup> in 2020, unemployment skyrocketed in all three regions. In 2020, unemployment in the Pinelands, Non-Pinelands, and statewide stood at 10.6%, 9.8%, and 9.4%, respectively. Subsequently, unemployment returned to pre-pandemic levels by 2022. As seen in the following graph, since 2012, the Pinelands region has had the highest percentage of unemployment among these identified regions of the state. This reverses the pattern prior to 2012, when the Pinelands region experienced a lower unemployment rate than the Non-Pinelands region, and at times, experienced lower unemployment rates than the state average.

<sup>12</sup> Due to changes in labor force and unemployment estimation methods, some data may exhibit significant changes from data using a different calculation method. Therefore, some timeframes are not fully comparable to each other. These timeframes are: 1990 to 1999, 2000 to 2004, 2005 to 2009, and 2010 to present.

<sup>13</sup> According to the Bureau of Labor Statistics, the “Great Recession” was a financial recession which occurred between December 2007 and June 2009.

<sup>14</sup> According to the World Health Organization, the coronavirus disease 2019 (COVID-19) pandemic is a global outbreak of coronavirus – an infectious disease caused by the severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2).

### Estimated Unemployment Rate (see footnote above)



Among the municipalities in the Pinelands region, Maurice River Township experienced the highest unemployment rate in 2022 at 7.2%, a 0.6 percentage-point decrease from 2018. Mullica Township had the next highest unemployment rate that year, at 6.9%. Only four other towns had rates higher than or equal to 6% in 2022: Egg Harbor City (6.8%), Buena Vista Township (6.3%), Buena Borough (6.1%), and Bass River Township (6.0%). Those municipalities with the lowest unemployment rates in 2022 were Medford Lakes Borough (2.5%), Medford Township (2.6%), and Evesham Township (2.6%). Only one Pinelands town, Buena Borough, saw a net increase in its unemployment rate between 2018 and 2022.

The graph below documents recent years’ unemployment trends for counties in southern New Jersey. The rank of each county relative to the others in the region was mostly consistent through the period from 2017 to 2022. Burlington County, for example, had the lowest unemployment rate among the counties for each year in the period. As can be seen, unemployment rates spike coincident with the COVID-19 pandemic in all counties, with Atlantic County seeing the highest unemployment rates. For reference, the average rate for the Pinelands Region is also included on the graph. In 2020, the Pinelands Area averaged higher unemployment than all counties except Atlantic and Cape May.

### Average Unemployment for Southern New Jersey Counties

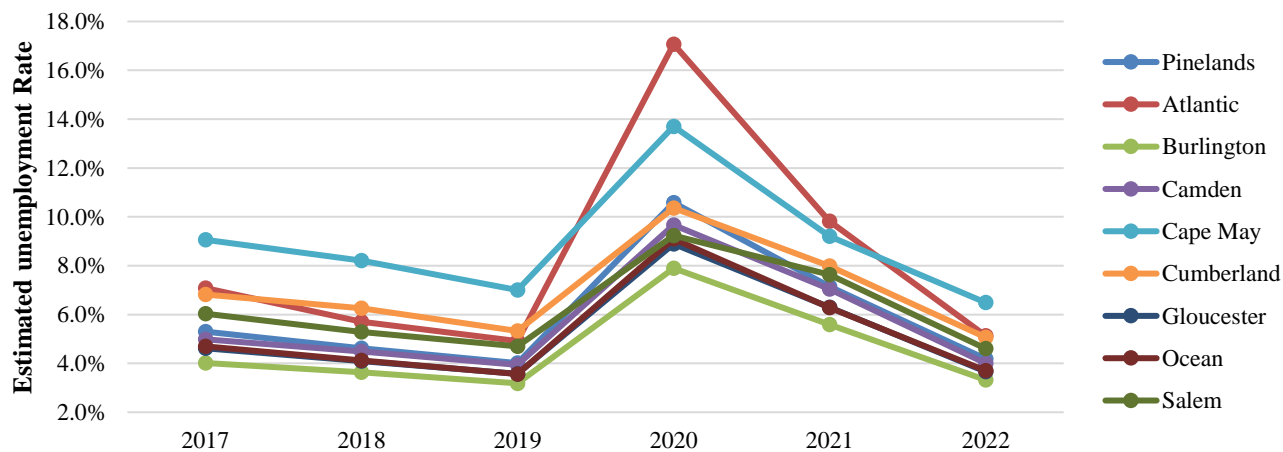


Table E2

## Estimated Unemployment Rates

Municipality	County	2018	2019	2020	2021	2022	4-Year Change (% Points)
Maurice River Township	Cumberland	7.8	6.6	12.7	10.7	7.2	-0.6
Mullica Township	Atlantic	7.4	6.2	15.3	10.8	6.9	-0.5
Egg Harbor City	Atlantic	7.5	7.1	18.7	11.4	6.8	-0.7
Buena Vista Township	Atlantic	7.3	5.8	13.7	11.0	6.3	-1.0
Buena Borough	Atlantic	5.9	5.2	12.2	9.8	6.1	0.2
Bass River Township	Burlington	6.7	6.3	11.9	9.9	6.0	-0.7
New Hanover Township	Burlington	5.8	5.0	8.7	8.4	5.8	0.0
South Toms River Borough	Ocean	5.7	5.2	11.3	9.5	5.6	-0.1
Hammonton Town	Atlantic	5.7	4.8	11.3	8.7	5.4	-0.3
Folsom Borough	Atlantic	6.3	5.1	12.9	10.8	5.3	-1.0
Estell Manor City	Atlantic	6.4	5.2	12.4	9.8	5.2	-1.2
Hamilton Township	Atlantic	5.4	4.8	15.8	9.8	5.2	-0.2
Chesilhurst Borough	Camden	5.9	4.4	11.1	9.1	5.2	-0.7
Woodbine Borough	Cape May	7.2	6.3	11.1	8.5	5.2	-2.0
Weymouth Township	Atlantic	6.1	4.2	12.3	8.8	5.1	-1.0
Manchester Township	Ocean	5.5	5.0	11.3	8.1	5.1	-0.4
Port Republic City	Atlantic	5.5	4.6	12.7	8.2	4.9	-0.6
Washington Township	Burlington	5.5	4.4	9.2	7.1	4.9	-0.6
Egg Harbor Township	Atlantic	5.2	4.3	17.1	9.1	4.8	-0.4
Pemberton Township	Burlington	5.1	4.6	9.9	8.1	4.8	-0.3
Berkeley Township	Ocean	5.4	4.8	11.7	8.1	4.8	-0.6
Winslow Township	Camden	5.1	4.6	10.4	7.8	4.7	-0.4
Dennis Township	Cape May	5.6	4.8	10.4	6.8	4.6	-1.0
Franklin Township	Gloucester	5.2	4.6	10.3	7.5	4.6	-0.6
Lakehurst Borough	Ocean	5.0	4.3	9.7	8.1	4.6	-0.4
Galloway Township	Atlantic	4.9	4.3	15.8	8.5	4.5	-0.4
Barneget Township	Ocean	4.5	3.9	9.6	6.9	4.5	0.0
Little Egg Harbor Township	Ocean	5.3	4.5	10.7	7.9	4.5	-0.8
Waterford Township	Camden	4.5	4.0	9.9	6.9	4.2	-0.3
Upper Township	Cape May	5.0	4.1	10.5	6.5	4.2	-0.8
Eagleswood Township	Ocean	4.6	4.4	10.3	7.8	4.2	-0.4
Southampton Township	Burlington	4.5	3.8	9.3	6.4	4.1	-0.4
Berlin Township	Camden	4.9	3.8	11.3	7.1	4.1	-0.8
Monroe Township	Gloucester	4.5	4.0	10.3	6.7	4.0	-0.5
Ocean Township	Ocean	4.7	4.1	9.0	6.7	4.0	-0.7
Stafford Township	Ocean	4.2	3.6	8.9	6.2	3.8	-0.4
Beachwood Borough	Ocean	4.0	3.6	9.0	5.9	3.7	-0.3
Plumsted Township	Ocean	4.1	3.4	8.4	6.1	3.7	-0.4
Woodland Township	Burlington	3.7	3.1	6.9	5.4	3.6	-0.1
Lacey Township	Ocean	4.1	3.5	8.6	6.3	3.6	-0.5
Wrightstown Borough	Burlington	5.1	3.8	8.8	5.9	3.5	-1.6
Tabernacle Township	Burlington	3.9	3.7	7.6	5.8	3.4	-0.5
Jackson Township	Ocean	3.6	3.1	8.4	5.7	3.1	-0.5
Shamong Township	Burlington	3.1	2.9	7.9	5.6	2.9	-0.2
Evesham Township	Burlington	2.9	2.5	6.9	4.6	2.6	-0.3
Medford Township	Burlington	2.8	2.4	6.5	4.2	2.6	-0.2
Medford Lakes Borough	Burlington	2.9	2.5	7.4	4.5	2.5	-0.4
<i>“Outside” Municipalities (less than 10% of total area in Pinelands boundary)</i>							
Corbin City	Atlantic	6.2	4.9	11.2	9.4	5.1	-1.1
Vineland City	Cumberland	6.0	5.2	10.5	7.8	4.8	-1.2
North Hanover Township	Burlington	4.2	3.7	8.5	6.0	4.0	-0.2
Berlin Borough	Camden	4.2	3.3	9.7	6.6	3.7	-0.5
Toms River Township	Ocean	3.9	3.3	9.1	6.0	3.5	-0.4
Springfield Township	Burlington	3.7	2.9	7.4	4.5	3.1	-0.6

# E3

## Employment, Establishments, Wages

N.J. Department of Labor 2004 – 2013, 2016 – 2022

Updated for 2022 LTEM with 2018 – 2022 data

Since 2018, the number of private sector jobs in the Pinelands has grown by 1.9% to 154,980. In the Non-Pinelands region, the number of private sector jobs grew by 2.4% to 650,144. The number of private sector jobs in the state grew by 3.1% over the same time period.

**Description:** Employment, establishments, and wages are variables that are measured by the U.S. Bureau of Labor Statistics and state agencies as part of the Quarterly Census of Employment. These variables help to describe the composition, size, strength, and location of the Pinelands job market.

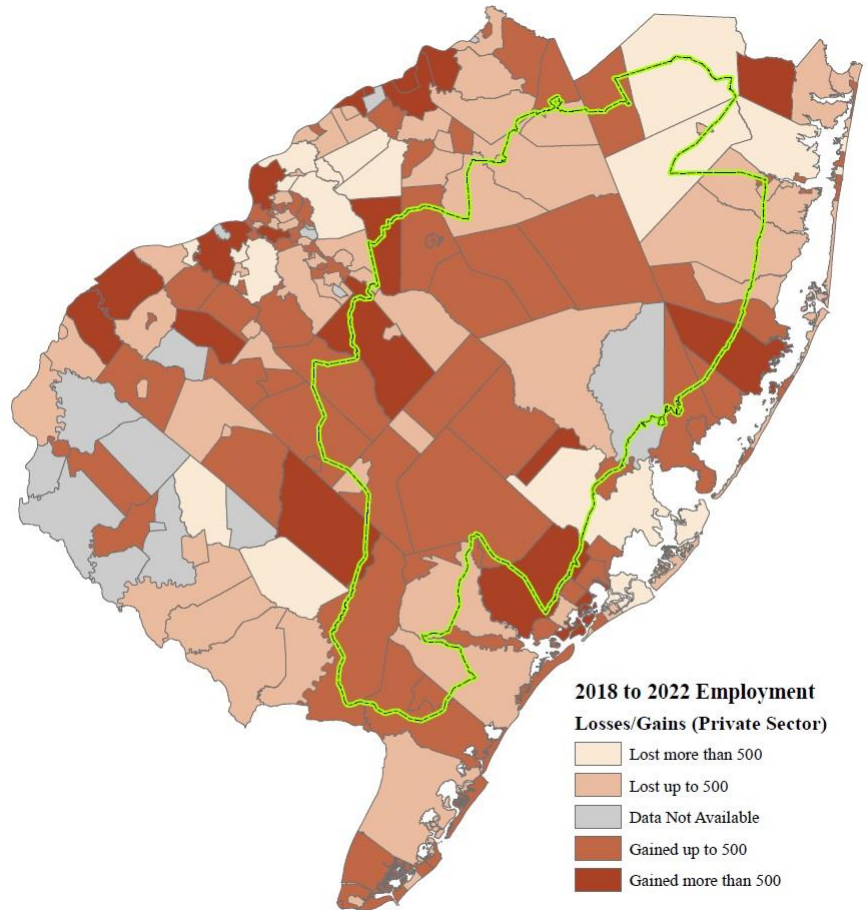
**Unit of Analysis:** Employment refers to the average annual number of unemployment insured people who “worked [or] received pay” during a specified period (U.S. Bureau of Labor Statistics 2012). Establishments are essentially individual businesses that specialize in, typically, one industry classification. Wages are the average amount of compensation paid by a place of employment annually.

Unless otherwise noted, all dollar amounts are adjusted for inflation to 2022 dollars. Municipal level data is regionally aggregated to allow for inside/outside the Pinelands and statewide analysis. In this section, “state” refers to aggregated municipal and undistributed data. Due to data suppression, some municipalities may not be fully represented in the narratives.

### Findings:

#### *Private Sector Employment*

In the Pinelands, jobs grew by 1.9% between 2018 and 2022. Private sector employment grew by 2.4% in the Non-Pinelands region and by 3.1% across the entire state during the same period. Employment in all three regions declined sharply in 2020 and 2021, a likely result of the COVID-19 pandemic. By 2022, employment for all three regions had rebounded to levels higher than those seen in 2019.



### Private Sector Employment by Municipal Aggregate

Region	2018	2019	2020	2021	2022	2018 - 2022 Change
Pinelands	152,145	152,325	138,980	149,309	154,980	1.9%
Non-Pinelands	635,181	644,789	581,352	615,052	650,144	2.4%
State	3,456,209	3,491,643	3,188,186	3,364,236	3,563,339	3.1%

At a municipal level in the Pinelands, Mullica Township saw the greatest net percentage gain in jobs between 2018 and 2022, increasing by 80% (+67 jobs), followed by Medford Lakes Borough at 56% (+218 jobs), and then by Woodland Township at 52% (+76 jobs). Washington Township, which saw the greatest percentage gain between 2015 and 2016, actually saw the greatest percentage decline between 2018 and 2022, decreasing by 39% (-37 jobs). Buena Borough had the second largest percentage of job loss, decreasing by 38% (-484 jobs) over the same period. Stafford Township gained the greatest number of actual jobs (+1,604 jobs), followed by Egg Harbor Township (+1,543 jobs). Galloway Township saw the biggest decrease in job numbers, losing 1,236 jobs over this time period.

Data for one Pinelands municipality, Bass River Township, were not available and are not discussed here.

See table E3a, below, for more detail on employment rates for individual Pinelands municipalities.

#### *Private Sector Establishments<sup>15</sup>*

While job numbers fell and rose again between 2018 and 2022, the number of private sector establishments has steadily increased during that timeframe in the Pinelands, the Non-Pinelands, and the state as a whole. In the Pinelands, there was a net increase of 11.6% in total establishments between 2018 and 2022. The Non-Pinelands region slightly outpaced the Pinelands region, posting an 11.7% increase in the same period. Meanwhile, this metric of the private sector grew much faster statewide, at a rate of 17.2%.

### Regional Private Sector Establishments by Municipal Aggregate

Region	2018	2019	2020	2021	2022	2018 - 2022 Change
Pinelands	12,962	13,247	13,410	13,847	14,465	11.6%
Non-Pinelands	42,359	43,663	44,225	45,455	47,324	11.7%
State	262,383	270,378	277,152	290,357	307,447	17.2%

Of the 46 Pinelands municipalities whose data was not suppressed, 36 saw net increases in the number of establishments between 2018 and 2022. Woodbine Borough experienced the largest percent increase at 40%. Beachwood Borough and Woodland Township also grew by more than 30%, at 34% and 31%, respectively. Evesham, Jackson, and Egg Harbor Townships comprised the top three municipalities in terms of number of establishments, at 1,666, 1,108, and 1,037, respectively.

Of the Pinelands municipalities that experienced a loss of establishments between 2018 and 2022, Estell Manor City and Washington Township both posted the largest proportional losses, at -29% each. Port Republic City followed with a 24% decrease. Upper Township lost the greatest absolute number of establishments over this period, down 15 to a total of 266 in 2022. One municipality, Weymouth Township, did not see a net change in the number of establishments.

Details for private sector establishments for Pinelands municipalities can be seen in Table E3b, below.

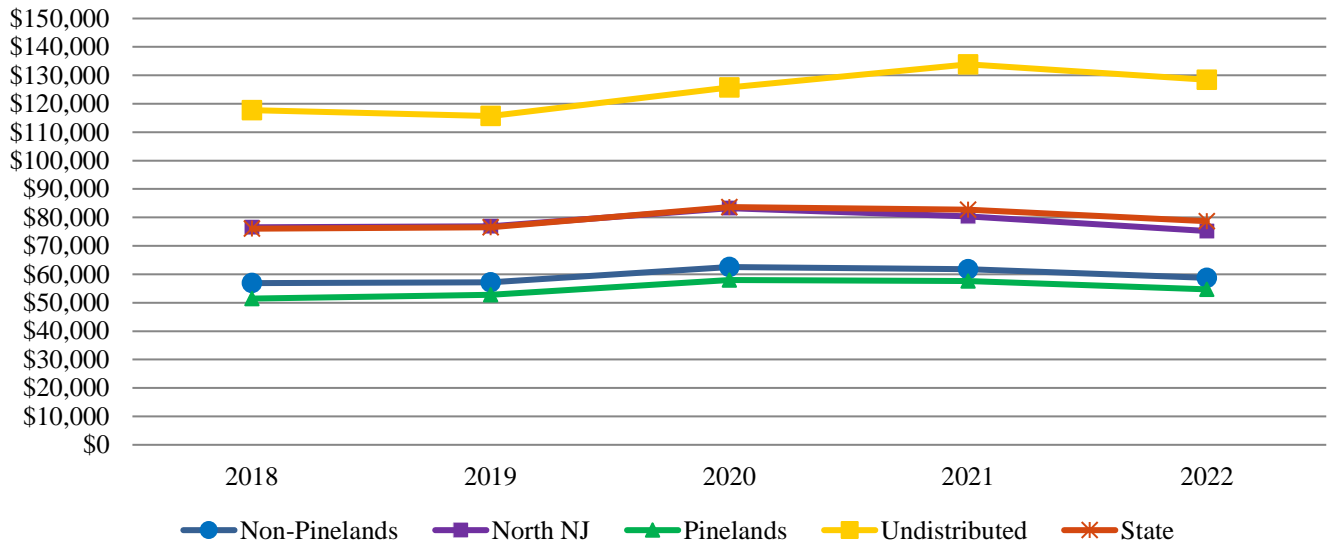
<sup>15</sup> Due to lack of data, Bass River Township is not fully represented in the *Establishments* narrative.

*Average of Private Sector Average Annual Wages*

Wages have generally been increasing across all regions of New Jersey in recent years. Between 2018 and 2022, the Pinelands saw average annual wage growth (6.2%) that outpaced both the Non-Pinelands region and the state as a whole over the same period. However, average annual wages are still lower in the Pinelands region than in any other region of the state.

The graph below represents five years of average annual wages for multiple regions and shows wages have been fluctuating very moderately throughout New Jersey.

**Average Annual Wages (Private Sector)**



**Regional Private Sector Average of Average Annual Wages by Municipal Aggregate**

Region	2018	2019	2020	2021	2022	Change 2018 - 2022
Pinelands	\$51,450	\$52,772	\$57,982	\$57,592	\$54,650	6.2%
Non-Pinelands	\$56,900	\$57,162	\$62,558	\$61,808	\$58,771	3.3%
State	\$76,050	\$76,560	\$83,654	\$82,692	\$78,732	3.5%

The highest average annual wage amongst the municipalities of the Pinelands can be found in Folsom Borough, at \$113,847 in 2022. In terms of proportional change, Eagleswood Township saw private sector wages grow at the fastest rate between 2018 and 2022, at 23%. Port Republic City followed at 22%. Three other municipalities saw private sector average annual wages grow by at least 14%: Stafford Township (17%), Shamong Township (14%), and Estell Manor City (14%).

Eleven Pinelands municipalities saw average annual wages decrease from 2018 to 2022. Of these, Buena Borough decreased the most, with a net change of -39% over this period. The next biggest losses were seen in Lacey Township (-17%), and South Toms River Borough (-12%). No other municipalities decreased by more than the average decrease of -9%.

Average wages for all Pinelands municipalities are detailed in table E3c, below.

Table E3a

## Private Sector Employment

Municipality	County	2018	2019	2020	2021	2022	2018 - 2022 Change
Evesham Township	Burlington	26,073	24,969	23,865	25,214	26,593	2%
Egg Harbor Township	Atlantic	14,309	15,032	14,386	15,307	15,852	11%
Stafford Township	Ocean	8,090	8,300	7,685	8,249	9,694	20%
Jackson Township	Ocean	10,041	9,758	8,049	8,977	9,285	-8%
Hammonton Town	Atlantic	7,277	7,472	6,952	7,267	7,449	2%
Medford Township	Burlington	7,040	6,975	6,265	6,729	7,291	4%
Hamilton Township	Atlantic	7,005	7,236	6,299	6,873	7,196	3%
Galloway Township	Atlantic	8,308	8,010	6,672	6,915	7,072	-15%
Monroe Township	Gloucester	6,595	6,521	6,047	6,487	6,841	4%
Winslow Township	Camden	6,030	6,231	5,649	6,233	6,709	11%
Berlin Township	Camden	5,575	5,742	5,097	5,450	5,437	-2%
Lacey Township	Ocean	5,526	5,421	4,854	5,324	5,375	-3%
Egg Harbor City	Atlantic	2,960	2,987	2,719	3,537	3,822	29%
Manchester Township	Ocean	3,900	3,847	3,323	3,578	3,400	-13%
Berkeley Township	Ocean	3,162	3,339	3,014	3,219	2,926	-7%
Barnegat Township	Ocean	2,436	2,697	2,330	2,555	2,694	11%
Upper Township	Cape May	2,763	2,670	2,475	2,520	2,528	-9%
Pemberton Township	Burlington	2,355	2,316	2,156	2,281	2,318	-2%
Southampton Township	Burlington	2,377	2,350	2,144	2,252	2,221	-7%
Little Egg Harbor Township	Ocean	2,053	2,135	1,922	2,059	2,084	2%
Dennis Township	Cape May	1,439	1,401	1,299	1,553	1,658	15%
Waterford Township	Camden	1,935	1,998	1,663	1,695	1,657	-14%
Franklin Township	Gloucester	1,576	1,533	1,367	1,495	1,597	1%
Ocean Township	Ocean	1,381	1,397	1,290	1,406	1,204	-13%
Shamong Township	Burlington	964	1,041	932	1,070	1,083	12%
Eagleswood Township	Ocean	844	863	804	915	961	14%
Folsom Borough	Atlantic	953	882	843	872	876	-8%
Lakehurst Borough	Ocean	883	896	814	840	839	-5%
Plumsted Township	Ocean	786	781	738	834	839	7%
Buena Borough	Atlantic	1,279	1,213	1,238	1,238	795	-38%
New Hanover Township	Burlington	921	941	844	846	781	-15%
Tabernacle Township	Burlington	766	741	742	751	774	1%
South Toms River Borough	Ocean	524	503	443	539	771	47%
Woodbine Borough	Cape May	661	730	784	821	745	13%
Buena Vista Township	Atlantic	654	664	614	659	742	13%
Beachwood Borough	Ocean	690	663	617	653	685	-1%
Medford Lakes Borough	Burlington	387	430	413	530	605	56%
Wrightstown Borough	Burlington	653	630	590	529	505	-23%
Maurice River Township	Cumberland	233	257	254	233	242	4%
Woodland Township	Burlington	146	152	176	187	222	52%
Weymouth Township	Atlantic	161	167	185	187	192	19%
Mullica Township	Atlantic	84	91	104	115	151	80%
Estell Manor City	Atlantic	125	115	97	99	96	-23%
Chesilhurst Borough	Camden	100	130	131	121	72	-28%
Washington Township	Burlington	95	63	60	58	58	-39%
Port Republic City	Atlantic	30	35	35	37	43	43%
Bass River Township	Burlington	-	-	-	-	-	-
<i>“Outside” Municipalities (less than 10% of total area in Pinelands boundary)</i>							
Toms River Township	Ocean	33,471	33,396	29,398	30,922	32,276	-4%
Vineland City	Cumberland	25,724	26,659	25,736	26,914	28,801	12%
Berlin Borough	Camden	4,426	4,411	4,034	4,346	4,948	12%
North Hanover Township	Burlington	640	750	761	876	887	39%
Springfield Township	Burlington	333	343	326	255	205	-38%
Corbin City	Atlantic	19	22	20	23	21	11%

Table E3b

## Private Sector Establishments

Municipality	County	2018	2019	2020	2021	2022	2018 - 2022 Change
Evesham Township	Burlington	1,477	1,494	1,535	1,583	1,666	13%
Jackson Township	Ocean	947	961	971	1,020	1,108	17%
Egg Harbor Township	Atlantic	933	960	986	1,004	1,037	11%
Winslow Township	Camden	630	656	685	722	780	24%
Medford Township	Burlington	734	740	724	737	760	4%
Monroe Township	Gloucester	649	669	705	731	746	15%
Stafford Township	Ocean	619	635	647	666	707	14%
Hammonton Town	Atlantic	601	609	603	617	644	7%
Lacey Township	Ocean	564	572	577	579	616	9%
Hamilton Township	Atlantic	512	534	538	539	554	8%
Galloway Township	Atlantic	482	484	487	506	510	6%
Manchester Township	Ocean	334	349	349	376	422	26%
Berkeley Township	Ocean	373	383	397	408	412	10%
Berlin Township	Camden	360	362	367	371	358	-1%
Barnegat Township	Ocean	307	318	316	323	341	11%
Egg Harbor City	Atlantic	275	290	294	300	307	12%
Little Egg Harbor Township	Ocean	232	235	231	262	284	22%
Waterford Township	Camden	234	250	249	258	271	16%
Pemberton Township	Burlington	208	212	215	241	269	29%
Upper Township	Cape May	281	284	265	262	266	-5%
Southampton Township	Burlington	233	243	243	248	253	9%
Franklin Township	Gloucester	221	229	234	237	236	7%
Dennis Township	Cape May	177	175	175	191	203	15%
Ocean Township	Ocean	147	147	146	158	154	5%
Tabernacle Township	Burlington	142	145	138	136	139	-2%
Plumsted Township	Ocean	125	122	130	131	139	11%
Shamong Township	Burlington	119	119	120	129	135	13%
Beachwood Borough	Ocean	101	112	114	129	135	34%
Woodbine Borough	Cape May	81	91	103	115	113	40%
Buena Borough	Atlantic	102	105	112	105	108	6%
Eagleswood Township	Ocean	93	96	96	101	106	14%
New Hanover Township	Burlington	95	89	86	89	91	-4%
Lakehurst Borough	Ocean	97	96	92	91	91	-6%
Medford Lakes Borough	Burlington	69	67	69	77	85	23%
Buena Vista Township	Atlantic	70	71	75	76	81	16%
Wrightstown Borough	Burlington	68	69	75	68	72	6%
South Toms River Borough	Ocean	59	60	57	57	56	-5%
Maurice River Township	Cumberland	32	32	33	36	36	13%
Folsom Borough	Atlantic	35	35	34	32	34	-3%
Mullica Township	Atlantic	23	25	23	23	27	17%
Weymouth Township	Atlantic	26	26	27	29	26	0%
Chesilhurst Borough	Camden	20	23	22	23	23	15%
Woodland Township	Burlington	16	18	16	17	21	31%
Estell Manor City	Atlantic	28	26	24	22	20	-29%
Port Republic City	Atlantic	17	17	15	12	13	-24%
Washington Township	Burlington	14	12	10	10	10	-29%
Bass River Township	Burlington	-	-	-	-	-	-
<i>“Outside” Municipalities (less than 10% of total area in Pinelands boundary)</i>							
Toms River Township	Ocean	2,844	2,892	2,888	2,938	3,050	7%
Vineland City	Cumberland	1,557	1,650	1,657	1,711	1,789	15%
Berlin Borough	Camden	360	356	359	365	393	9%
North Hanover Township	Burlington	65	73	80	80	82	26%
Springfield Township	Burlington	47	45	43	43	41	-13%
Corbin City	Atlantic	12	11	11	9	9	-25%

Table E3c

## Private Sector Average Annual Wages

Municipality	County	2018	2019	2020	2021	2022	2018 - 2022 Change
Folsom Borough	Atlantic	\$102,187	\$119,472	\$118,057	\$109,528	\$113,847	11%
Eagleswood Township	Ocean	\$68,125	\$71,902	\$103,702	\$108,145	\$83,498	23%
Evesham Township	Burlington	\$65,331	\$69,398	\$76,621	\$77,244	\$73,077	12%
Lakehurst Borough	Ocean	\$69,447	\$72,380	\$70,912	\$69,319	\$69,805	1%
Egg Harbor Township	Atlantic	\$62,905	\$64,206	\$69,229	\$69,899	\$66,075	5%
Pemberton Township	Burlington	\$62,983	\$65,659	\$70,138	\$66,972	\$64,303	2%
Shamong Township	Burlington	\$48,950	\$56,010	\$64,914	\$64,459	\$56,031	14%
Weymouth Township	Atlantic	\$52,030	\$52,987	\$60,273	\$58,053	\$55,872	7%
Woodbine Borough	Cape May	\$53,019	\$51,564	\$53,771	\$52,552	\$55,556	5%
New Hanover Township	Burlington	\$54,704	\$57,993	\$62,803	\$61,743	\$55,535	2%
Woodland Township	Burlington	\$50,741	\$51,811	\$54,596	\$52,221	\$54,179	7%
Southampton Township	Burlington	\$51,210	\$51,587	\$56,759	\$58,629	\$53,427	4%
Galloway Township	Atlantic	\$51,241	\$49,800	\$53,746	\$55,121	\$53,370	4%
Berlin Township	Camden	\$49,990	\$51,790	\$55,708	\$54,526	\$52,934	6%
Stafford Township	Ocean	\$45,272	\$47,255	\$54,518	\$55,159	\$52,925	17%
Estell Manor City	Atlantic	\$46,384	\$48,684	\$53,096	\$50,473	\$52,907	14%
Hammonton Town	Atlantic	\$48,639	\$49,694	\$56,023	\$55,554	\$52,840	9%
Wrightstown Borough	Burlington	\$47,919	\$46,462	\$54,043	\$53,563	\$50,940	6%
Dennis Township	Cape May	\$45,832	\$48,654	\$52,269	\$52,606	\$50,189	10%
Tabernacle Township	Burlington	\$44,481	\$45,842	\$52,862	\$48,900	\$50,183	13%
Washington Township	Burlington	\$52,993	\$53,896	\$57,808	\$61,551	\$49,293	-7%
Buena Borough	Atlantic	\$80,660	\$67,402	\$70,740	\$68,499	\$48,860	-39%
Egg Harbor City	Atlantic	\$51,182	\$54,329	\$58,316	\$50,554	\$48,637	-5%
Manchester Township	Ocean	\$42,672	\$42,713	\$44,785	\$46,694	\$47,039	10%
Upper Township	Cape May	\$48,030	\$48,683	\$48,638	\$49,227	\$46,956	-2%
Ocean Township	Ocean	\$41,281	\$42,277	\$51,711	\$54,647	\$46,488	13%
Medford Township	Burlington	\$45,856	\$45,886	\$49,827	\$47,987	\$45,434	-1%
Monroe Township	Gloucester	\$43,118	\$44,701	\$46,953	\$47,222	\$45,365	5%
Jackson Township	Ocean	\$40,152	\$41,742	\$47,811	\$46,771	\$45,040	12%
Berkeley Township	Ocean	\$42,860	\$43,474	\$47,093	\$46,795	\$45,023	5%
Barneget Township	Ocean	\$44,718	\$43,086	\$46,972	\$46,778	\$43,766	-2%
Winslow Township	Camden	\$42,720	\$43,413	\$48,122	\$46,737	\$43,413	2%
Hamilton Township	Atlantic	\$38,953	\$41,382	\$45,760	\$44,415	\$42,678	10%
Waterford Township	Camden	\$40,577	\$41,580	\$43,763	\$43,982	\$42,419	5%
Lacey Township	Ocean	\$50,431	\$46,756	\$43,354	\$42,738	\$41,836	-17%
Franklin Township	Gloucester	\$38,418	\$40,192	\$44,359	\$44,368	\$41,790	9%
Medford Lakes Borough	Burlington	\$40,651	\$47,246	\$50,335	\$46,684	\$41,162	1%
Mullica Township	Atlantic	\$45,075	\$37,468	\$42,534	\$45,643	\$40,799	-9%
Little Egg Harbor Township	Ocean	\$36,369	\$37,051	\$41,185	\$41,097	\$40,301	11%
Beachwood Borough	Ocean	\$35,295	\$37,904	\$43,616	\$43,996	\$40,000	13%
Plumsted Township	Ocean	\$36,170	\$36,687	\$40,302	\$40,941	\$39,592	9%
Buena Vista Township	Atlantic	\$39,830	\$40,150	\$42,898	\$41,418	\$39,549	-1%
South Toms River Borough	Ocean	\$44,799	\$44,898	\$52,460	\$57,412	\$39,274	-12%
Maurice River Township	Cumberland	\$37,508	\$38,962	\$41,015	\$36,834	\$35,954	-4%
Port Republic City	Atlantic	\$28,211	\$33,110	\$37,898	\$38,603	\$34,283	22%
Chesilhurst Borough	Camden	\$32,274	\$35,255	\$36,073	\$41,836	\$32,727	1%
Bass River Township	Burlington	-	-	-	-	-	-
<i>"Outside" Municipalities (less than 10% of total area in Pinelands boundary)</i>							
North Hanover Township	Burlington	\$50,940	\$50,774	\$53,676	\$49,061	\$53,884	6%
Vineland City	Cumberland	\$50,187	\$50,708	\$54,130	\$53,966	\$53,509	7%
Toms River Township	Ocean	\$50,231	\$50,595	\$55,902	\$56,112	\$52,783	5%
Berlin Borough	Camden	\$54,676	\$55,615	\$58,889	\$56,605	\$51,309	-6%
Springfield Township	Burlington	\$46,552	\$50,655	\$49,000	\$62,287	\$49,080	5%
Corbin City	Atlantic	\$36,325	\$37,052	\$41,970	\$40,125	\$37,790	4%

# E4

## Retail Sales, Establishments

U.S. Census Bureau 1997, 2002, 2007, 2012, 2017

Last updated for 2022 LTEM with 2017 data

From 2012 to 2017, per capita retail sales growth declined in the economic places in the Non-Pinelands municipalities (down 1%) and increased in the Pinelands (up 12%).

**Description:** The survey of retail trade is part of the larger U.S. Economic Census that is conducted every five years. Retail trade, as defined by the Census Bureau (2017), includes “establishments engaged in selling merchandise in small quantities to the general public, without transformation, and rendering services incidental to the sale of merchandise.” Retail trade distributes products/services to end-users and can be classified as either “store” or “nonstore” (such as retail through catalogs, door-to-door solicitation, etc.). (U.S. Census Bureau 2017)

**Unit of Analysis:** Retail sales data is obtained at three geographic scales: state, county, and economic place. According to the U.S. Census Bureau (2017), an economic place is defined as an incorporated municipality with 2,500 or more inhabitants (per 2011-2015 5-year ACS estimates) or jobs.<sup>16</sup> The economic places with which the Long-Term Economic Monitoring Program is concerned largely mirror that of existing municipal boundaries. Because not all municipalities in New Jersey qualify as economic places, only the ones available will be analyzed.<sup>17</sup> Sales data for the state and each county/place is analyzed on a per-capita basis. All dollar amounts have been adjusted for inflation to 2017 dollars.<sup>18</sup>

**Findings:** Data from the 2017 Economic Census shows that the 2017 sales per capita increased at a greater rate in the Pinelands (12%) than in the state as a whole (4%) in the five years spanning 2012-2016, inclusive. This mirrors a longer term trend, between 2002 and 2017, in which the Pinelands (5%) also outpaced the statewide average (3%).

Region	2002 Per Capita Sales	2007 Per Capita Sales	2012 Per Capita Sales	2017 Per Capita Sales	5 Year Change 2012 - 2017	15 Year Change 2002 - 2017
Pinelands	\$13,256	\$13,943	\$12,500	\$13,976	12%	5%
Non-Pinelands	\$17,757	\$18,106	\$16,440	\$16,334	-1%	-8%
State	\$16,276	\$17,004	\$16,078	\$16,783	4%	3%

At the county level, per capita sales trends over the five-year period between 2012 and 2017 and the 20-year period between 1997 and 2017 are more mixed. Cape May County fared the best in terms of both short- and long-term per capita sales growth, posting a 14% increase between 2012 and 2017, and a 38% increase between 1997 and 2017. Salem County, the only southern New Jersey county that does not have land in the state Pinelands Area, saw the greatest short-term decline, a decrease of 10% between 2012 and 2017. Meanwhile, Camden County has seen the greatest long-term decline, decreasing 4% between 1997 and 2017.

<sup>16</sup> The definition of an economic place as defined by the U.S. Census Bureau may change from year-to-year.

<sup>17</sup> 27 Pinelands municipalities were considered economic places in 2002, 32 in 2007, 35 in 2012, and 36 in 2017.

<sup>18</sup> Dollar amounts are adjusted for inflation to 2017 dollars due to 2017 being the latest year of available data.

County	1997 Per Capita Sales	2002 Per Capita Sales	2007 Per Capita Sales	2012 Per Capita Sales	2017 Per Capita Sales	5 Year Change 2012 - 2017	20 Year Change 1997 - 2017
Atlantic	\$16,248	\$17,400	\$19,230	\$16,631	\$17,447	5%	7%
Burlington	\$16,052	\$23,640	\$18,503	\$16,252	\$18,428	13%	15%
Camden	\$13,958	\$12,872	\$13,488	\$13,412	\$13,447	0%	-4%
Cape May	\$14,987	\$18,533	\$19,180	\$18,157	\$20,749	14%	38%
Cumberland	\$13,290	\$14,050	\$14,943	\$13,863	\$13,305	-4%	0%
Gloucester	\$15,163	\$17,164	\$18,113	\$16,412	\$16,535	1%	9%
Ocean	\$14,970	\$14,680	\$15,280	\$14,148	\$14,642	3%	-2%
Salem	\$9,393	\$11,481	\$12,016	\$10,195	\$9,134	-10%	-3%

The number of retail establishments has declined overall throughout southern New Jersey. Every county in southern New Jersey saw a decrease in the number of these establishments between 2007 and 2012. This negative trend has continued for all except Ocean County through 2017. Only Ocean County posted both positive short term growth (up 8% between 2012 and 2017) and positive long term growth (up 5% between 1997 and 2017). The largest short-term loss was suffered by Atlantic County (down 12% between 2012 and 2017), while the largest long-term loss was suffered by Salem County (down 26% between 1997 and 2017).

County	1997 Establishments	2002 Establishments	2007 Establishments	2012 Establishments	2017 Establishments	5 Year Change 2012 - 2017	20 Year Change 1997 - 2017
Atlantic	1,258	1,182	1,291	1,227	1,078	-12%	-14%
Burlington	1,570	1,555	1,594	1,428	1,344	-6%	-14%
Camden	2,052	1,959	1,911	1,730	1,694	-2%	-17%
Cape May	784	772	746	669	639	-4%	-18%
Cumberland	578	553	564	512	492	-4%	-15%
Gloucester	989	965	989	954	912	-4%	-8%
Ocean	1,923	1,978	1,984	1,869	2,022	8%	5%
Salem	226	216	197	176	168	-5%	-26%

# E5

## Assessed Farmland Acreage

N.J. Department of the Treasury, Division of Taxation 2009 – 2022

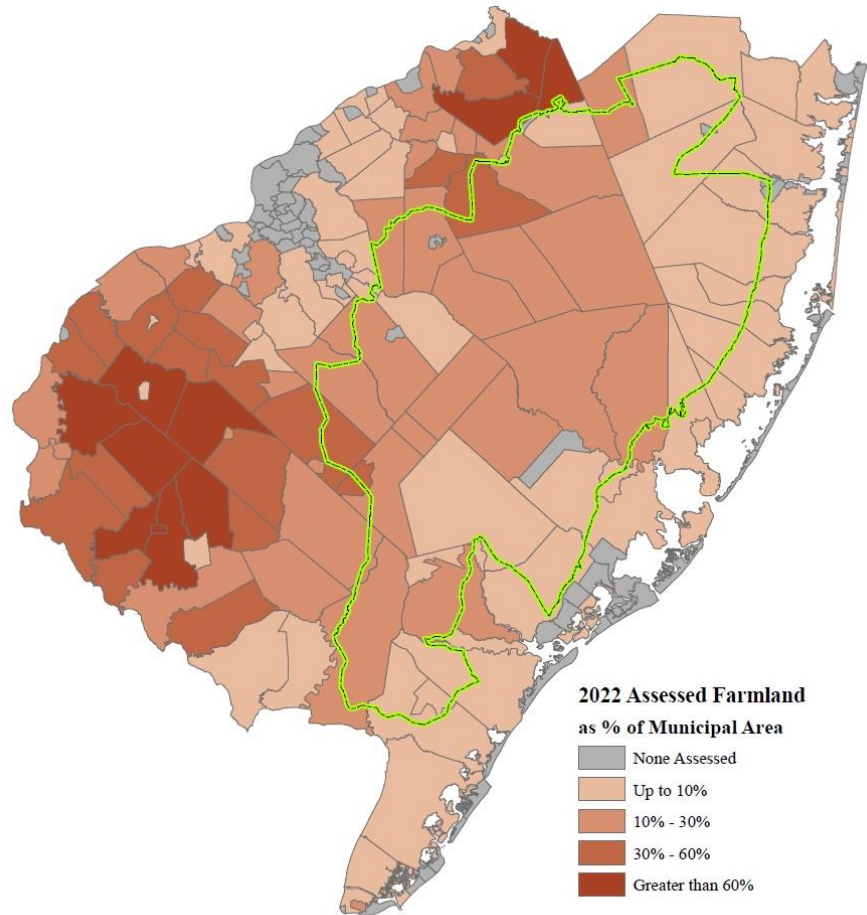
Updated for 2022 LTEM with 2017 – 2022 data

Acreage assessed as farmland has decreased in Pinelands municipalities since a high in 2016. Between 2016 and 2022, farmland assessed acreage in the Pinelands municipalities decreased by 9.5% to a total of 171,223 acres.

**Description:** Agriculture is recognized in federal and state Pinelands legislation as an industry of special significance, therefore it receives detailed reporting in the next three variable sections. Data is sourced from the New Jersey Division of Taxation, which calculates farmland acreage directly from FA-1 tax forms.

**Unit of Analysis:** Municipal-level data is regionally aggregated to allow for inside/outside the Pinelands and statewide analysis.

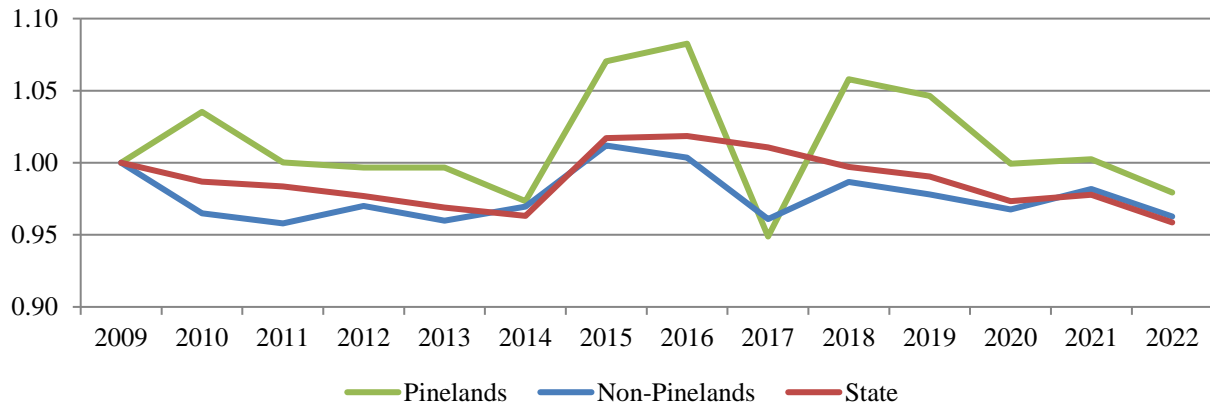
**Findings:** Total acreage assessed as farmland in the Pinelands municipalities has fluctuated over the years, but by 2022, was down 9.5% from the high seen in 2016. As of 2022, the number of agriculturally assessed acres in the Pinelands municipalities sits at 171,223 acres. The sum of farmland assessed acreage in the Non-Pinelands municipalities has also generally decreased over this period, settling at 285,090 acres in 2022. Statewide, farmland assessed acreage has gradually declined to a total of 957,533 acres in 2022. There is no discernable change in the pattern of farmland assessed acreage in Cumberland, Salem, and northern Burlington counties.



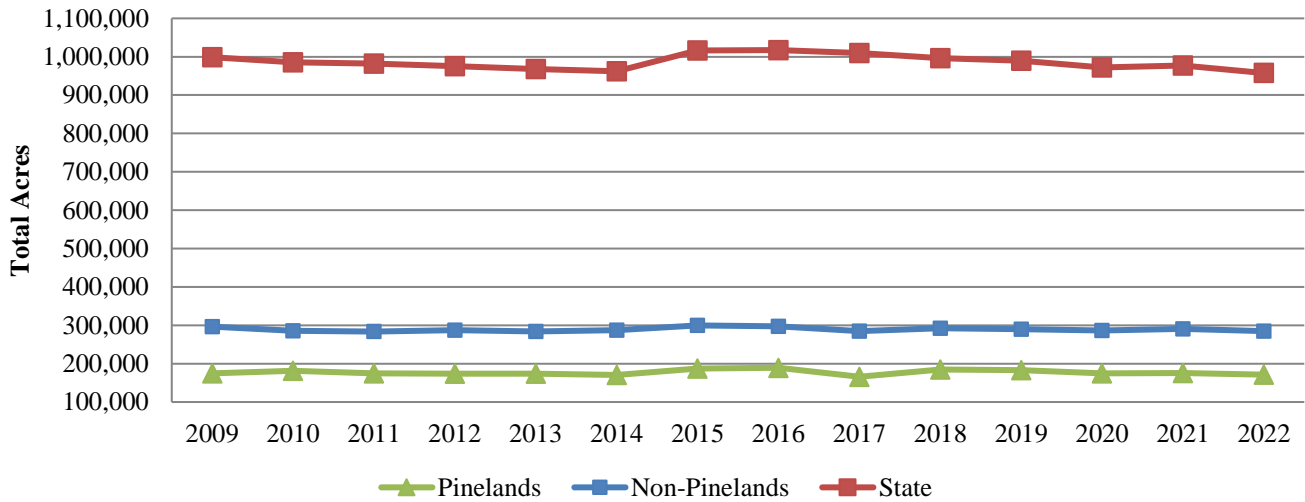
Two graphs showing trends in assessed farmland acreage are included on the following page. An index graph compares annual total acreage assessed in each region (Pinelands, Non-Pinelands, and state) against the total acreage that was assessed in the base year of 2009. As can be seen, the amount of assessed farmland acreage in the Pinelands has fluctuated more than the other regions, but has generally conformed to the base year. For example, in 2016, there were 189,288 acres of assessed farmland in the Pinelands. The next year, this dropped to 165,901 acres. While the 2017 drop in assessed farmland acreage was substantial compared to the index year of 2009, it is only 7% lower than the average of 177,215 acres for

the period between 2009 and 2022. A second graph showing annual total acreage since 2009 presents a picture of relative stability in total assessed farmland acreage over the fourteen-year period.

**Index of Assessed Farmland Acreage by Year**



**Tax Assessed Farmland Acreage by Year**



On a municipal level, the Pinelands municipality with the greatest increase in farmland assessed acreage, both numerically and proportionally, was Evesham Township, which added 1,418 acres between 2018 and 2022, a 105% increase. In the same time period, Winslow Township saw the second largest numerical increase in farmland assessed acreage, adding 854 acres. The greatest decrease in acreage assessed as farmland was seen in Lacey Township where farmland assessed acreage decreased from 6,519 acres in 2018 to 268 acres in 2022, a -97% change (-6,251 acres). This substantial decrease can be attributed to only a handful of agricultural parcels losing their status as assessed farmland between 2019 and 2020. Only two other municipalities saw decreases of more than 2,000 acres of assessed farmland in the same timespan: Tabernacle Township (-2,436 acres) and Woodland Township (-2,045 acres). See table E5 on the following page for more details.

Table E5

## Farmland Assessed Acreage

Municipality	County	2018	2019	2020	2021	2022	2018 - 2022 Acres Change	2018 - 2022 % Change
Franklin Township	Gloucester	14,469	14,333	14,752	14,750	14,274	-195	-1%
Southampton Township	Burlington	14,573	14,274	14,065	13,929	13,885	-688	-5%
Maurice River Township	Cumberland	10,805	10,597	10,662	10,371	10,697	-108	-1%
Pemberton Township	Burlington	9,128	9,819	9,760	9,808	9,684	556	6%
Woodland Township	Burlington	10,913	11,124	8,387	8,970	8,868	-2,045	-18%
Tabernacle Township	Burlington	10,142	9,774	8,854	9,945	7,706	-2,436	-25%
Washington Township	Burlington	8,311	7,909	8,456	8,842	7,322	-989	-13%
Bass River Township	Burlington	6,978	7,040	7,195	6,877	7,056	78	1%
Hammonton Town	Atlantic	7,082	7,135	7,087	7,076	6,994	-88	-1%
Winslow Township	Camden	6,118	6,330	6,964	6,680	6,972	854	13%
Mullica Township	Atlantic	6,218	6,204	6,487	6,618	6,621	403	6%
Medford Township	Burlington	5,589	5,640	5,436	5,152	5,451	-138	-2%
Buena Vista Township	Atlantic	4,610	4,597	4,810	4,767	5,307	697	15%
Monroe Township	Gloucester	6,023	5,682	5,566	5,652	5,288	-735	-13%
Shamong Township	Burlington	5,059	4,955	5,045	5,092	5,212	153	3%
Estell Manor City	Atlantic	4,730	5,203	4,946	5,013	4,839	109	2%
Hamilton Township	Atlantic	6,140	5,035	4,992	5,055	4,794	-1,346	-27%
Manchester Township	Ocean	4,629	4,629	4,625	4,625	4,625	-4	0%
Plumsted Township	Ocean	4,802	4,758	4,248	4,244	4,583	-219	-5%
Jackson Township	Ocean	3,924	3,743	4,745	4,650	4,458	534	14%
Galloway Township	Atlantic	4,648	4,398	4,397	4,357	4,279	-369	-8%
Dennis Township	Cape May	4,046	4,131	4,224	4,244	4,090	44	1%
Egg Harbor Township	Atlantic	4,052	3,475	3,594	3,622	3,419	-633	-18%
Upper Township	Cape May	3,470	3,290	3,209	2,726	2,755	-715	-22%
Evesham Township	Burlington	897	1,353	2,468	2,281	2,315	1,418	105%
Buena Borough	Atlantic	2,435	2,374	2,341	2,426	2,172	-263	-11%
Waterford Township	Camden	2,039	2,082	2,095	2,126	2,136	97	5%
New Hanover Township	Burlington	956	1,073	959	970	954	-2	0%
Folsom Borough	Atlantic	938	831	910	900	879	-59	-7%
Little Egg Harbor Township	Ocean	597	608	645	668	695	98	16%
Barnegat Township	Ocean	697	623	616	614	560	-137	-22%
Stafford Township	Ocean	529	541	541	523	551	22	4%
Woodbine Borough	Cape May	401	386	379	381	413	12	3%
Ocean Township	Ocean	1,941	1,944	393	393	394	-1,547	-80%
Eagleswood Township	Ocean	232	235	278	278	315	83	35%
Lacey Township	Ocean	6,519	6,445	186	259	268	-6,251	-97%
Berlin Township	Camden	158	133	155	157	157	-1	-1%
Weymouth Township	Atlantic	28	91	91	91	91	63	69%
Port Republic City	Atlantic	67	72	72	72	72	5	7%
Berkeley Township	Ocean	79	78	72	72	72	-7	-9%
Egg Harbor City	Atlantic	0	0	0	0	0	0	0%
Medford Lakes Borough	Burlington	0	0	0	0	0	0	0%
Wrightstown Borough	Burlington	23	23	23	0	0	-23	-100%
Chesilhurst Borough	Camden	0	0	0	0	0	0	0%
Beachwood Borough	Ocean	0	0	0	0	0	0	0%
Lakehurst Borough	Ocean	0	0	0	0	0	0	0%
South Toms River Borough	Ocean	0	0	0	0	0	0	0%
<i>“Outside” Municipalities (less than 10% of total area in Pinelands boundary)</i>								
Springfield Township	Burlington	12,912	13,149	12,798	12,889	12,880	-32	0%
Vineland City	Cumberland	10,330	9,794	9,784	9,913	9,777	-553	-6%
North Hanover Township	Burlington	7,072	7,082	7,149	6,671	7,045	-27	0%
Toms River Township	Ocean	250	211	216	186	402	152	72%
Corbin City	Atlantic	148	281	265	309	284	136	48%
Berlin Borough	Camden	81	44	44	44	44	-37	-84%

# E6

## Cranberry & Blueberry Production

U.S.D.A. National Ag. Statistics Service/N.J. Ag. Statistics Service 1980 – 2022

Updated for 2022 LTEM with 2017 – 2022 data

Between 2016 and 2022, cranberry prices fell by 32% to end at 36¢ per pound. Meanwhile, blueberry prices rose by 22% over the same time period, ending at \$2.01 per pound.

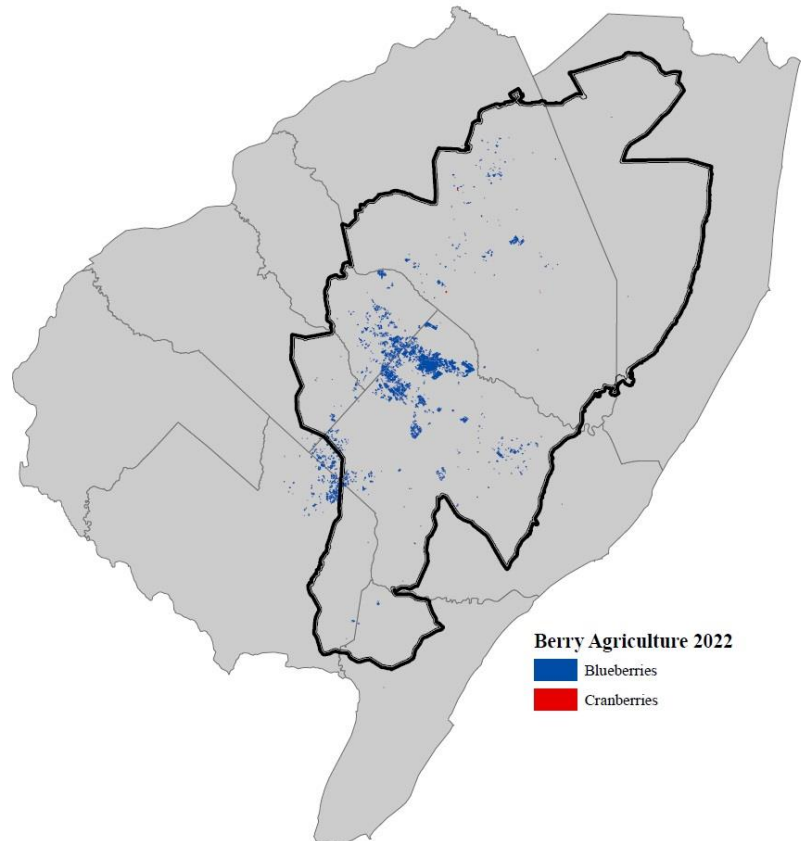
**Description:** Cranberries and blueberries are staples of the Pinelands for their economic and cultural significance. These crops make up a significant amount of the agricultural production in the Pinelands.

**Unit of Analysis:** Cranberry and blueberry data are only available at the state level. However, because these two crops are found almost exclusively in the Pinelands, statewide figures provide sufficient information for the purposes of this analysis. Unless otherwise noted, the dollar amounts below are adjusted for inflation to 2022 dollars.

**Findings:** In 2022, the used portion of the cranberry crop fell by 13% since 2016. Cranberry prices also fell during this period, down from \$0.53/lb in 2016 to \$0.36/lb in 2022.

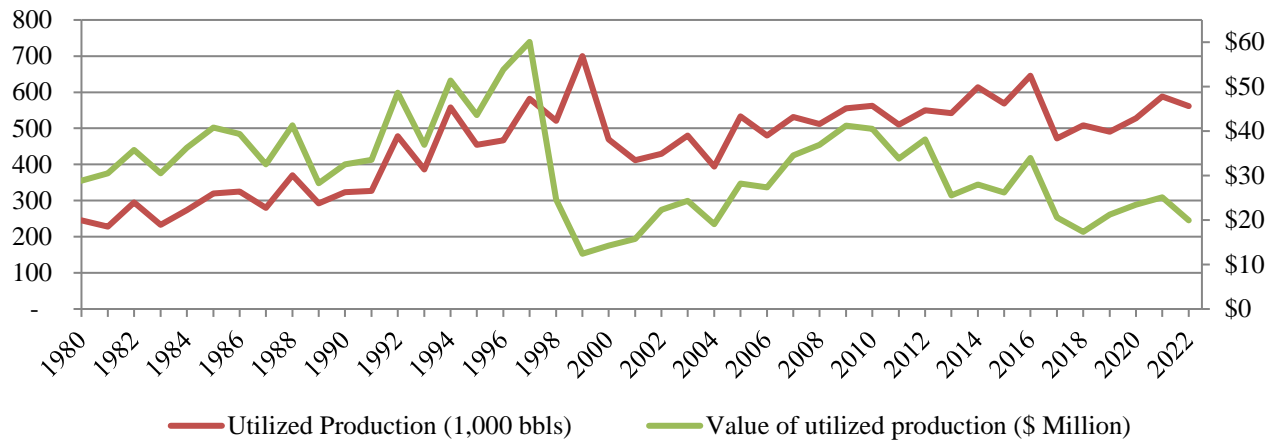
Total utilized production of cranberries in New Jersey fell to 561,300 barrels at a total value of \$19,940,000. The area harvested for cranberries decreased only slightly to about 2,800 acres as of 2022.<sup>19</sup> Yield per acre reached 201.2 barrels per acre in 2022. New Jersey ranked third among the states in total cranberry production in 2022, behind Wisconsin and Massachusetts.

For blueberries, the used portion of the harvest has decreased by about 22% since 2016. The decrease in production was coupled with a 22% increase in prices from 2016 to 2022. Blueberry prices went from \$1.65 per pound in 2016 to \$2.01 per pound in 2022. Overall value of the crop used in 2022 dropped to \$68,909,000. The 7,300 acres harvested in 2022 was down from 8,400 acres in 2020, and from 10,000 acres in 2015. New Jersey blueberries yielded a total of 4,750 pounds per acre in 2022, which ranked fifth in blueberry production among the states.

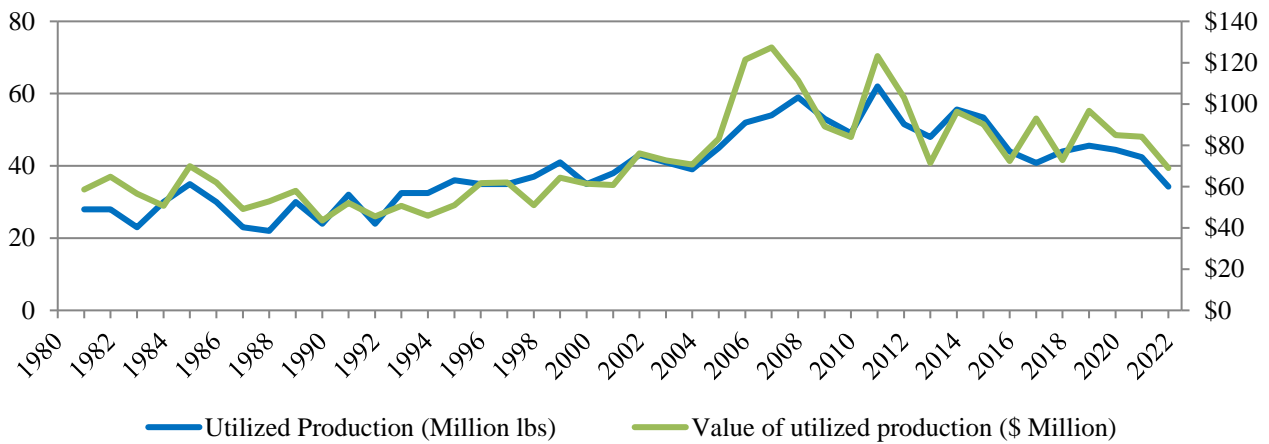


<sup>19</sup> Reclassification in state geospatial data for cranberry production from 2019 has reduced the apparent acreage in mapping.

### New Jersey Cranberry Production, Value, and Volume



### New Jersey Blueberry Production, Value, and Volume



### Cranberry and Blueberry Prices

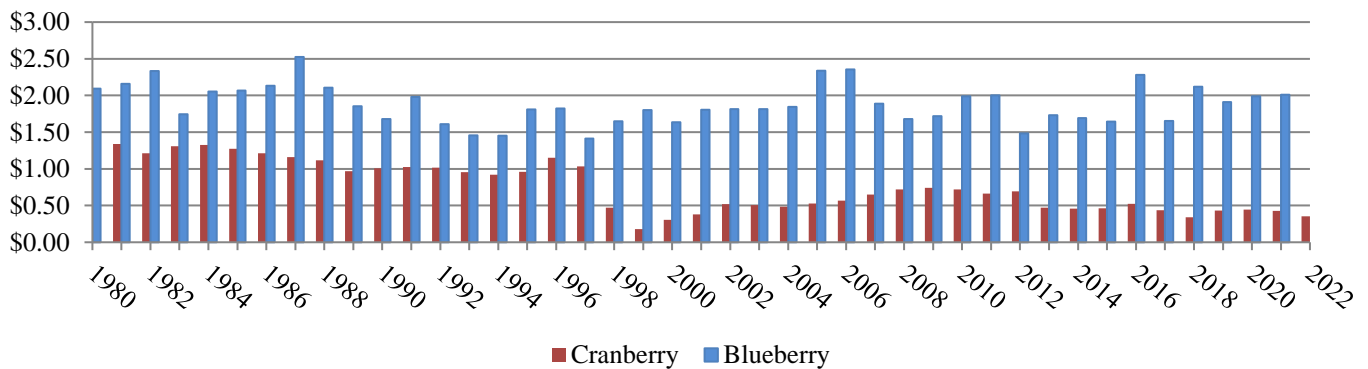


Table E6

## Sales of New Jersey Cranberries and Blueberries

Year	Cranberry		Blueberry	
	Value of Production	Annual % Change	Value of Production	Annual % Change
1980	\$28,889,026	-	-	-
1981	\$30,537,213	6%	\$58,598,610	-
1982	\$35,785,793	17%	\$64,778,350	11%
1983	\$30,534,847	-15%	\$56,591,720	-13%
1984	\$36,273,446	19%	\$50,644,244	-11%
1985	\$40,819,389	13%	\$69,867,301	38%
1986	\$39,398,946	-3%	\$61,991,592	-11%
1987	\$32,532,107	-17%	\$49,084,117	-21%
1988	\$41,280,930	27%	\$52,816,435	8%
1989	\$28,255,368	-32%	\$57,964,571	10%
1990	\$32,545,833	15%	\$43,528,793	-25%
1991	\$33,515,659	3%	\$52,074,111	20%
1992	\$48,656,240	45%	\$45,514,840	-13%
1993	\$36,898,834	-24%	\$50,642,479	11%
1994	\$51,348,907	39%	\$45,823,612	-10%
1995	\$43,591,001	-15%	\$50,888,173	11%
1996	\$53,832,479	23%	\$61,571,329	21%
1997	\$60,064,476	12%	\$61,958,984	1%
1998	\$24,600,974	-59%	\$50,918,379	-18%
1999	\$12,419,393	-50%	\$64,275,189	26%
2000	\$14,267,356	15%	\$61,352,181	-5%
2001	\$15,726,695	10%	\$60,695,755	-1%
2002	\$22,314,334	42%	\$76,116,328	25%
2003	\$24,353,986	9%	\$72,670,690	-5%
2004	\$19,045,039	-22%	\$70,692,682	-3%
2005	\$28,194,080	48%	\$83,121,213	18%
2006	\$27,314,467	-3%	\$121,533,118	46%
2007	\$34,551,137	26%	\$127,370,177	5%
2008	\$36,885,162	7%	\$111,446,582	-13%
2009	\$41,262,013	12%	\$89,022,711	-20%
2010	\$40,503,519	-2%	\$83,895,256	-6%
2011	\$33,840,092	-16%	\$123,208,641	47%
2012	\$38,137,920	13%	\$102,999,152	-16%
2013	\$25,547,342	-33%	\$71,355,675	-31%
2014	\$28,008,771	10%	\$96,168,350	35%
2015	\$26,206,178	-6%	\$90,158,439	-6%
2016	\$33,940,893	30%	\$72,417,806	-20%
2017	\$20,599,989	-39%	\$92,985,300	28%
2018	\$17,349,028	-16%	\$72,772,447	-22%
2019	\$21,203,599	22%	\$96,622,156	33%
2020	\$23,487,166	11%	\$84,918,358	-12%
2021	\$25,146,276	7%	\$84,144,928	-1%
2022	\$19,940,000	-21%	\$68,909,000	-18%



## Census of Agriculture

U.S. Department of Agriculture 1997, 2002, 2007, 2012, 2017, 2022

Last Updated for 2022 LTEM with 2017, 2022 data

The 2022 Census of Agriculture shows that, since 2017, farmland acreage has decreased in most Pinelands counties and the state as a whole. In Pinelands counties, the total number of farms has decreased, and the average farm size has decreased.

**Description:** The last agricultural indicator, featured on this page, is actually a collection of indicators from the Census of Agriculture, which is taken every five years. This report uses data up through the 2022 Census of Agriculture.

**Unit of Analysis:** Census of Agriculture data is limited to the county level and, consequently, inside/outside the Pinelands trends cannot be distinguished. Additionally, due to compatibility issues, data is limited to the years 1997, 2002, 2007, 2012, 2017, and 2022.<sup>20</sup>

**Findings:** Total farmland acreage in the Pinelands counties has fluctuated moderately between 2007 and 2022 after seeing a drop off after 2002. In 1997, there were 292,676 acres of land devoted to agriculture in the Pinelands counties. In 2022, this total had fallen by 12% to 257,048 acres. Most of this decline occurred between the 2002 and 2007 Censuses, when acreage fell by almost 13%; the 2007 to 2012 decline was about 1%. The decline in farmland acreage statewide was much more drastic from 1997 to 2012, as the acreage fell 17% to 715,057 acres. Like the Pinelands counties, the state as a whole has also seen a decrease in total farmland acreage since 2017, down 3% in 2022 to 711,502 acres.

The number of farms in the Pinelands counties declined slightly between 2017 and 2022. There were 3,409 farms in 1997, compared to 3,037 farms in 2022, an 11% decrease. Overall, the state saw a decrease of less than 1% in farms from 1997, while Salem County experienced a 9% gain in the number of farms over the same period. In 2022, the average farm size in the Pinelands counties was 85 acres, the same as was reported in 2017, down slightly from the 2012 figure of 88 acres, and down from the 2002 average of 90 acres. The Pinelands counties saw their average farm sizes at the lowest level in 2007 before subsequently increasing, while in 2022, the state as a whole returned to the low it saw in 2007 of 71 acres.

In 2022, agricultural sales in the Pinelands counties totaled about \$809 million (about 54% of the state total). In terms of 2022 net cash total income, income decreased by less than 1% from 2017 while statewide total income grew by 16%. On a per-farm basis, between 2017 and 2022, the average net cash income per farm increased among the Pinelands counties, while the state's average rebounded from a previous decline. The net cash income in the Pinelands counties averaged about \$51,000, while the Non-Pinelands (Salem County) had an average net cash income of \$27,000 and the state average was slightly less than \$24,000. Meanwhile, Salem County saw its net cash income per farm increase by 2% from 2017 to 2022. In 2022, 1,882 farms (approximately 62%) in the seven Pinelands counties saw net losses. 68% of Salem County and 68% of all New Jersey farms also had losses the same year.

<sup>20</sup> In 2002, the Census of Agriculture methods for calculating data was modified leaving all prior census data as "non-comparable." However some of the 1997 census data was recalculated by the Census Bureau for use in the 2002 Census of Agriculture and is used here where available.

Among the individual counties, only Burlington County and Cape May County realized an increase in the number of farms from 2017 to 2022, while the remaining counties saw declines. Meanwhile, Camden County and Cumberland County were the only counties to see an increase in the average size of farms. For 2022, Gloucester County saw the greatest increase in net cash income per farm (up 125% from 2017), while Atlantic County saw the greatest decline (down 35% from 2017).

**Table E7a** **Agricultural Lands**

County	Land in Farming (acres)						Percent Change	
	1997	2002	2007	2012	2017	2022	'97-'22	'17-'22
Atlantic	31,620	30,337	30,372	29,479	29,016	30,674	-3%	6%
Burlington	103,627	111,237	85,790	95,899	96,256	93,594	-10%	-3%
Camden	9,446	10,259	8,760	7,143	9,298	7,431	-21%	-20%
Cape May	9,840	10,037	7,976	7,352	8,135	7,821	-21%	-4%
Cumberland	67,194	71,097	69,489	64,526	66,256	68,491	2%	3%
Gloucester	58,888	50,753	46,662	43,265	49,381	42,076	-29%	-15%
Ocean	12,061	12,239	9,833	7,969	8,510	6,961	-42%	-18%
<b>Pinelands</b>	<b>292,676</b>	<b>295,959</b>	<b>258,882</b>	<b>255,633</b>	<b>266,852</b>	<b>257,048</b>	<b>-12%</b>	<b>-4%</b>
Salem	92,890	96,238	96,530	101,847	98,239	97,465	5%	-1%
New Jersey	856,909	805,682	733,450	715,057	734,084	711,502	-17%	-3%

County	Number of Farms						Percent Change	
	1997	2002	2007	2012	2017	2022	'97-'22	'17-'22
Atlantic	465	456	499	402	450	483	4%	7%
Burlington	935	906	922	838	915	925	-1%	1%
Camden	236	216	225	175	197	149	-37%	-24%
Cape May	165	197	201	152	164	171	4%	4%
Cumberland	622	616	615	583	560	539	-13%	-4%
Gloucester	718	692	669	584	580	546	-24%	-6%
Ocean	268	217	255	178	260	224	-16%	-14%
<b>Pinelands</b>	<b>3,409</b>	<b>3,300</b>	<b>3,386</b>	<b>2,912</b>	<b>3,126</b>	<b>3,037</b>	<b>-11%</b>	<b>-3%</b>
Salem	716	753	759	825	781	779	9%	<1%
New Jersey	10,045	9,924	10,327	9,071	9,883	9,998	<-1%	1%

County	Average Farm Size (acres)					Percent Change	
	2002	2007	2012	2017	2022	'02-'22	'17-'22
Atlantic	67	61	73	64	64	-4%	<-1%
Burlington	123	93	114	105	101	-18%	-4%
Camden	47	39	41	47	50	6%	6%
Cape May	51	40	48	50	46	-10%	-8%
Cumberland	115	113	111	118	127	10%	8%
Gloucester	73	70	74	85	77	5%	-9%
Ocean	56	39	45	33	31	-45%	-6%
<b>Pinelands</b>	<b>90</b>	<b>76</b>	<b>88</b>	<b>85</b>	<b>85</b>	<b>-6%</b>	<b>-1%</b>
Salem	128	127	123	126	125	-2%	-1%
New Jersey	81	71	79	74	71	-12%	-4%

Table E7b

## Agricultural Sales

County	Agricultural Sales (\$1,000s)						Percent Change		2022 Sales as % of NJ
	1997	2002	2007	2012	2017	2022	'97-'22	'17-'22	
Atlantic	\$118,953	\$127,714	\$181,145	\$159,894	\$144,075	\$149,860	26%	4%	10%
Burlington	\$160,809	\$135,433	\$121,812	\$128,597	\$117,697	\$135,225	-16%	15%	9%
Camden	\$32,095	\$22,186	\$26,188	\$20,416	\$27,333	\$34,182	7%	25%	2%
Cape May	\$12,660	\$18,303	\$20,588	\$10,232	\$11,746	\$17,641	39%	50%	1%
Cumberland	\$174,802	\$199,559	\$221,513	\$217,154	\$253,887	\$305,002	74%	20%	21%
Gloucester	\$122,716	\$107,381	\$132,512	\$111,775	\$122,322	\$136,583	11%	12%	9%
Ocean	\$15,231	\$17,450	\$16,253	\$14,722	\$29,418	\$30,905	103%	5%	2%
<b>Pinelands</b>	<b>\$637,266</b>	<b>\$628,026</b>	<b>\$720,011</b>	<b>\$662,790</b>	<b>\$706,478</b>	<b>\$809,398</b>	<b>27%</b>	<b>15%</b>	<b>54%</b>
Salem	\$124,888	\$117,976	\$112,863	\$142,753	\$122,189	\$138,080	11%	13%	9%
New Jersey	\$1,289,434	\$1,219,865	\$1,392,949	\$1,283,504	\$1,310,870	\$1,487,751	15%	13%	100%

Table E7c

## Net Cash Income for New Jersey Farms

County	Net Cash Return (\$1,000s)					Percent Change		2022 Returns as % of NJ
	2002	2007	2012	2017	2022	'02-'22	'17-'22	
Atlantic	\$43,298	\$65,274	\$35,864	\$39,315	\$27,620	-36%	-30%	12%
Burlington	\$36,056	\$26,120	\$21,778	\$23,876	\$18,921	-48%	-21%	8%
Camden	\$6,141	\$9,677	\$7,570	\$7,075	\$7,108	16%	<1%	3%
Cape May	\$8,705	\$8,366	\$2,261	\$4,671	\$5,829	-33%	25%	2%
Cumberland	\$52,741	\$52,093	\$35,431	\$53,368	\$43,632	-17%	-18%	18%
Gloucester	\$16,834	\$30,857	\$32,817	\$19,950	\$42,240	151%	112%	18%
Ocean	\$2,518	\$1,150	\$1,930	\$6,472	\$9,094	261%	41%	4%
<b>Pinelands</b>	<b>\$166,293</b>	<b>\$193,538</b>	<b>\$137,651</b>	<b>\$154,728</b>	<b>\$154,444</b>	<b>-7%</b>	<b>&lt;1%</b>	<b>64%</b>
Salem	\$14,711	\$26,833	\$37,043	\$20,859	\$21,165	44%	1%	9%
New Jersey	\$243,258	\$354,785	\$225,924	\$206,094	\$239,700	-1%	16%	100%

Table E7d

## Net Cash Income per Farm

County	Net Cash Return per Farm					Percent Change	
	2002	2007	2012	2017	2022	'02-'22	'17-'22
Atlantic	\$94,951	\$130,811	\$89,215	\$87,367	\$57,184	-40%	-35%
Burlington	\$39,665	\$28,331	\$25,988	\$26,094	\$20,455	-48%	-22%
Camden	\$28,566	\$43,010	\$43,261	\$35,916	\$47,702	67%	33%
Cape May	\$43,742	\$41,620	\$14,878	\$28,481	\$34,086	-22%	20%
Cumberland	\$85,618	\$84,705	\$60,773	\$95,302	\$80,950	-5%	-15%
Gloucester	\$24,361	\$46,124	\$56,195	\$34,398	\$77,363	218%	125%
Ocean	\$11,713	\$4,508	\$10,841	\$24,891	\$40,598	247%	63%
<b>Pinelands</b>	<b>\$50,392</b>	<b>\$57,158</b>	<b>\$47,270</b>	<b>\$49,497</b>	<b>\$50,854</b>	<b>1%</b>	<b>3%</b>
Salem	\$19,536	\$35,354	\$44,901	\$26,709	\$27,169	39%	2%
New Jersey	\$24,522	\$34,355	\$24,906	\$20,853	\$23,975	-2%	15%

Table E7e

## Farms with Net Income Losses

County	Farms with Net Losses					Percent Change	
	2002	2007	2012	2017	2022	'02-'22	'17-'22
Atlantic	197	275	217	253	289	47%	14%
Burlington	478	526	487	558	583	22%	4%
Camden	108	133	107	139	88	-19%	-37%
Cape May	111	103	81	91	84	-24%	-8%
Cumberland	314	319	309	302	330	5%	9%
Gloucester	513	446	359	375	379	-26%	1%
Ocean	131	156	99	177	129	-2%	-27%
<b>Pinelands</b>	<b>1,852</b>	<b>1,958</b>	<b>1,659</b>	<b>1,895</b>	<b>1,882</b>	<b>2%</b>	<b>-1%</b>
Salem	526	461	505	473	531	1%	12%
New Jersey	6,117	6,278	5,654	6,317	6,770	11%	7%

# F1

## Average Residential Property Tax Bill

N.J. Department of Community Affairs, Div. LGS 1998 – 2022

Updated for 2017 LTEM with 2018 – 2022 data

Average residential property tax bills declined across the state between 2018 and 2022. Property taxes in the Pinelands municipalities remain lower than the Non-Pinelands municipalities and the state average. Between 2018 and 2022, the Pinelands municipalities decreased by 7.5%, while the Non-Pinelands municipalities decreased by 8.0%.

**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.

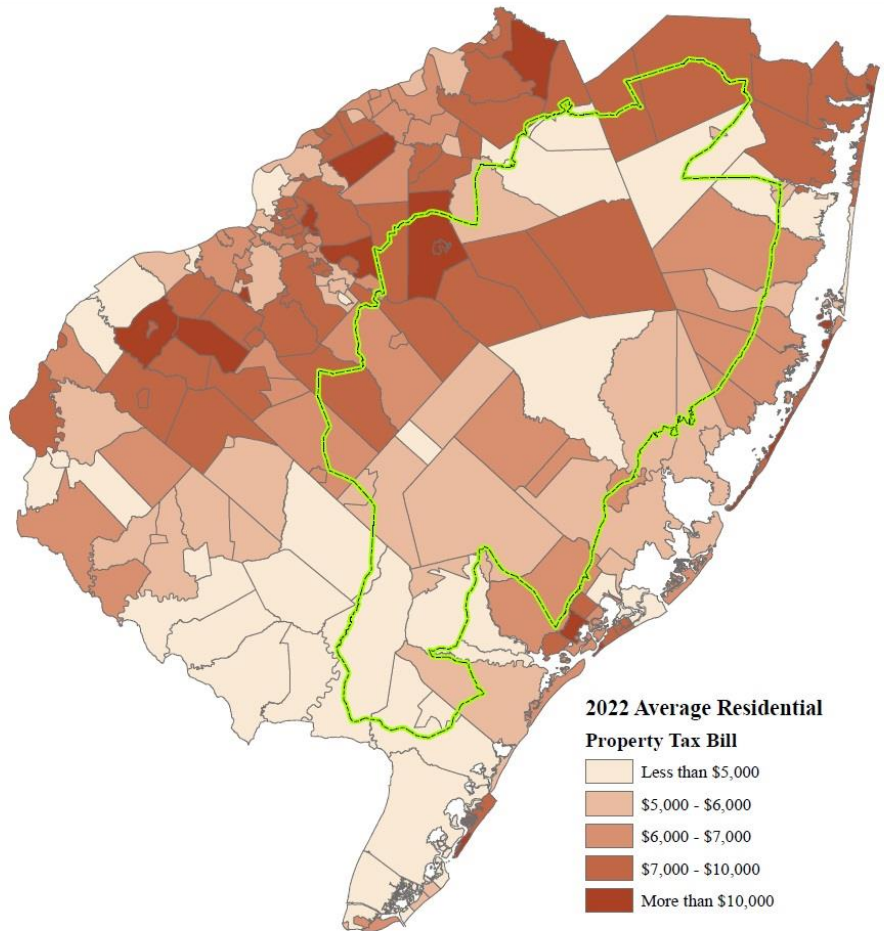
**Unit of Analysis:** Average residential property tax data is compiled at the municipal level and regionally aggregated to allow for inside/outside the Pinelands and state analysis. Unless otherwise noted, all dollar amounts are adjusted for inflation to 2022 dollars.

### Findings:

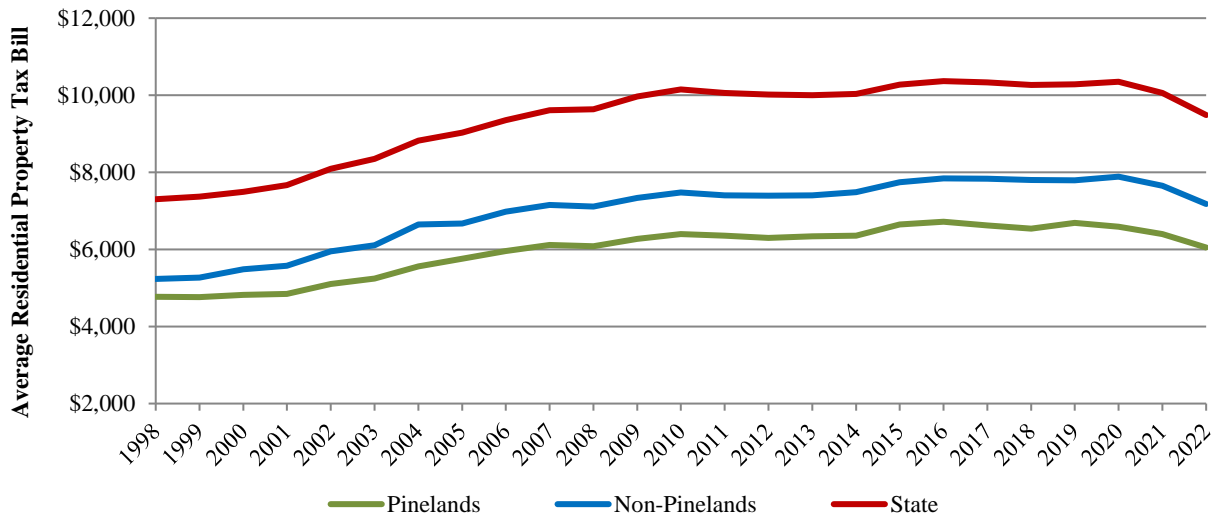
#### *Regional-level data:*

In 2022, the average property tax bill in Pinelands municipalities was \$6,050. In Non-Pinelands municipalities, the average property tax bill peaked in 2020 at \$7,887. By 2022, it was \$7,177. For the state as a whole, the average property tax bill was \$10,268 in 2018. By 2022, it was \$9,482, representing a 7.7% decline. Residential property tax bills for all three regions are now approximately on par with their levels in the late 2000s.

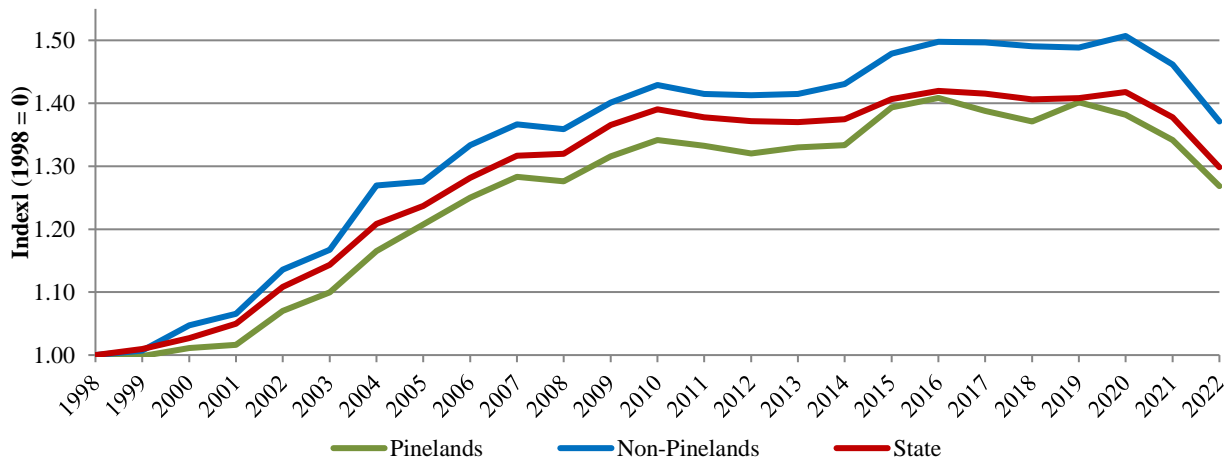
Residential property taxes for all three regions are still markedly higher than in the index year of 1998. In Pinelands municipalities, the average residential tax bill is up by 19.6% since then. In the Non-Pinelands municipalities, the average municipal tax bill is up by 24.9%. Statewide, the average residential tax bill is up by 21.2%. The decade which saw the most rapid growth in all three regions was the 2000s.



### Average Residential Property Tax Bill



### Index of Average Residential Property Tax Bill



*Individual Municipalities:*

Of the Pinelands municipalities, Medford Township continued to have the highest average tax bill in 2022 at \$10,518. However, the largest absolute increase from 2018 to 2022 (up \$37) occurred in Pemberton Township. Little Egg Harbor Township also saw a nominal increase in property taxes during this period (up \$15). All other Pinelands municipalities saw their average property tax bills decrease. The town with the largest decrease in property taxes was Washington Township (down 24%), followed by the Town of Hammonton and Monroe Township (down 12% each). On average, the Pinelands municipalities saw a decrease of 7.5% between 2018 and 2022. See Table F1 for more detail on average tax bills for Pinelands municipalities.

**Table F1**

**Average Residential Property Tax Bill<sup>21</sup>**

Municipality	County	2018	2019	2020	2021	2022	2018 -	2018 -	2018	2022
		Average Tax Bill	Average Tax Bill	Average Tax Bill	Average Tax Bill	Average Tax Bill	\$ Change	% Change	Rank	Rank
Medford Township	Burlington	\$11,881	\$11,841	\$11,850	\$11,393	\$10,518	-\$1,363	-11%	10	14
Medford Lakes Borough	Burlington	\$10,782	\$10,902	\$10,813	\$10,646	\$10,150	-\$631	-6%	18	17
Shamong Township	Burlington	\$9,847	\$9,832	\$9,796	\$9,477	\$8,950	-\$897	-9%	25	27
Jackson Township	Ocean	\$8,701	\$8,783	\$8,795	\$8,531	\$7,996	-\$706	-8%	48	45
Tabernacle Township	Burlington	\$8,891	\$8,915	\$9,099	\$8,632	\$7,976	-\$915	-10%	45	47
Evesham Township	Burlington	\$8,688	\$8,678	\$8,577	\$8,242	\$7,820	-\$868	-10%	49	51
Monroe Township	Gloucester	\$8,412	\$8,400	\$8,370	\$8,043	\$7,436	-\$976	-12%	56	61
Waterford Township	Camden	\$8,092	\$7,979	\$8,016	\$7,704	\$7,177	-\$916	-11%	63	69
Plumsted Township	Ocean	\$7,824	\$7,548	\$7,580	\$7,380	\$7,040	-\$784	-10%	72	77
Woodland Township	Burlington	\$6,798	\$7,393	\$7,329	\$7,178	\$7,033	\$235	3%	111	79
Egg Harbor Township	Atlantic	\$7,589	\$7,606	\$7,715	\$7,510	\$6,974	-\$616	-8%	81	82
Berlin Township	Camden	\$7,517	\$7,479	\$7,667	\$7,355	\$6,956	-\$561	-7%	84	83
Port Republic City	Atlantic	\$7,182	\$7,088	\$7,260	\$7,138	\$6,937	-\$245	-3%	96	84
Barneget Township	Ocean	\$7,598	\$7,555	\$7,612	\$7,351	\$6,878	-\$720	-9%	79	87
Stafford Township	Ocean	\$7,376	\$7,362	\$7,449	\$7,162	\$6,787	-\$588	-8%	91	90
Eagleswood Township	Ocean	\$7,162	\$7,529	\$7,676	\$7,211	\$6,732	-\$430	-6%	98	95
Egg Harbor City	Atlantic	\$7,247	\$7,209	\$7,201	\$6,741	\$6,544	-\$703	-10%	95	100
Franklin Township	Gloucester	\$7,109	\$7,088	\$7,103	\$6,875	\$6,498	-\$611	-9%	100	101
Lacey Township	Ocean	\$6,743	\$6,734	\$6,807	\$6,760	\$6,416	-\$328	-5%	115	105
Mullica Township	Atlantic	\$6,381	\$6,570	\$6,594	\$6,465	\$6,259	-\$122	-2%	129	112
Chesilhurst Borough	Camden	\$6,455	\$6,392	\$6,450	\$6,392	\$6,166	-\$290	-4%	124	116
Winslow Township	Camden	\$6,924	\$6,879	\$6,821	\$6,561	\$6,154	-\$769	-11%	107	118
Hammonont Town	Atlantic	\$6,756	\$6,676	\$6,647	\$6,418	\$5,967	-\$788	-12%	114	125
Buena Vista Township	Atlantic	\$6,221	\$6,173	\$6,339	\$6,274	\$5,955	-\$267	-4%	137	126
Ocean Township	Ocean	\$6,364	\$6,377	\$6,445	\$6,249	\$5,905	-\$459	-7%	131	130
Southampton Township	Burlington	\$6,275	\$6,312	\$6,373	\$6,235	\$5,898	-\$377	-6%	135	131
Upper Township	Cape May	\$5,730	\$5,812	\$5,926	\$5,910	\$5,720	-\$9	0%	153	138
Buena Borough	Atlantic	\$6,300	\$6,147	\$6,156	\$5,949	\$5,579	-\$721	-11%	134	141
Little Egg Harbor Township	Ocean	\$5,440	\$5,708	\$5,886	\$5,709	\$5,456	\$15	0%	165	145
Beachwood Borough	Ocean	\$5,681	\$5,641	\$5,853	\$5,693	\$5,453	-\$228	-4%	154	146
Galloway Township	Atlantic	\$5,992	\$5,807	\$5,854	\$5,705	\$5,404	-\$587	-10%	144	148
Hamilton Township	Atlantic	\$5,852	\$5,966	\$5,928	\$5,681	\$5,325	-\$527	-9%	151	152
Lakehurst Borough	Ocean	\$5,789	\$5,708	\$5,734	\$5,598	\$5,241	-\$549	-9%	152	158
South Toms River Borough	Ocean	\$5,588	\$5,611	\$5,607	\$5,532	\$5,191	-\$397	-7%	156	161
Bass River Township	Burlington	\$5,508	\$6,113	\$5,561	\$5,378	\$5,171	-\$337	-6%	161	162
Weymouth Township	Atlantic	\$5,535	\$5,522	\$5,601	\$5,537	\$5,126	-\$410	-7%	160	163
Estell Manor City	Atlantic	\$5,058	\$5,241	\$5,281	\$5,193	\$4,984	-\$74	-1%	176	168
New Hanover Township	Burlington	\$5,196	\$5,155	\$5,147	\$5,260	\$4,948	-\$248	-5%	172	170
Maurice River Township	Cumberland	\$5,273	\$5,271	\$5,312	\$5,033	\$4,762	-\$511	-10%	169	173
Berkeley Township	Ocean	\$5,037	\$4,989	\$5,111	\$4,923	\$4,681	-\$356	-7%	177	176
Wrightstown Borough	Burlington	\$4,931	\$5,068	\$5,148	\$4,827	\$4,621	-\$310	-6%	180	179
Manchester Township	Ocean	\$4,771	\$10,875	\$4,730	\$4,666	\$4,439	-\$332	-7%	183	187
Pemberton Township	Burlington	\$4,360	\$4,430	\$4,574	\$4,546	\$4,397	\$37	1%	190	188
Folsom Borough	Atlantic	\$4,625	\$4,544	\$4,671	\$4,596	\$4,291	-\$334	-7%	187	190
Dennis Township	Cape May	\$3,547	\$3,646	\$3,667	\$3,513	\$3,299	-\$248	-7%	197	195
Washington Township	Burlington	\$4,007	\$3,367	\$3,401	\$3,307	\$3,037	-\$970	-24%	193	196
Woodbine Borough	Cape May	\$2,269	\$2,247	\$2,244	\$2,224	\$2,097	-\$172	-8%	201	200
<i>“Outside” Municipalities (less than 10% of total area in Pinelands boundary)</i>										
Springfield Township	Burlington	\$9,559	\$9,412	\$9,296	\$8,902	\$8,221	-\$1,337	-14%	32	41
Berlin Borough	Camden	\$8,873	\$8,868	\$8,694	\$8,365	\$7,947	-\$927	-10%	46	48
Toms River Township	Ocean	\$7,263	\$7,271	\$7,546	\$7,283	\$7,178	-\$85	-1%	94	68
North Hanover Township	Burlington	\$7,816	\$8,057	\$8,065	\$7,742	\$7,105	-\$710	-9%	73	74
Vineland City	Cumberland	\$5,220	\$5,273	\$5,285	\$5,208	\$4,932	-\$288	-6%	170	171
Corbin City	Atlantic	\$4,289	\$4,172	\$4,151	\$4,091	\$3,896	-\$394	-9%	191	191

<sup>21</sup> Rankings are out of the 202 municipalities in southern New Jersey. Rankings are ordered in descending order from highest 2022 average residential property tax bill (1) to lowest 2022 average residential property tax bill (202).

# F2

## State Equalized Valuation

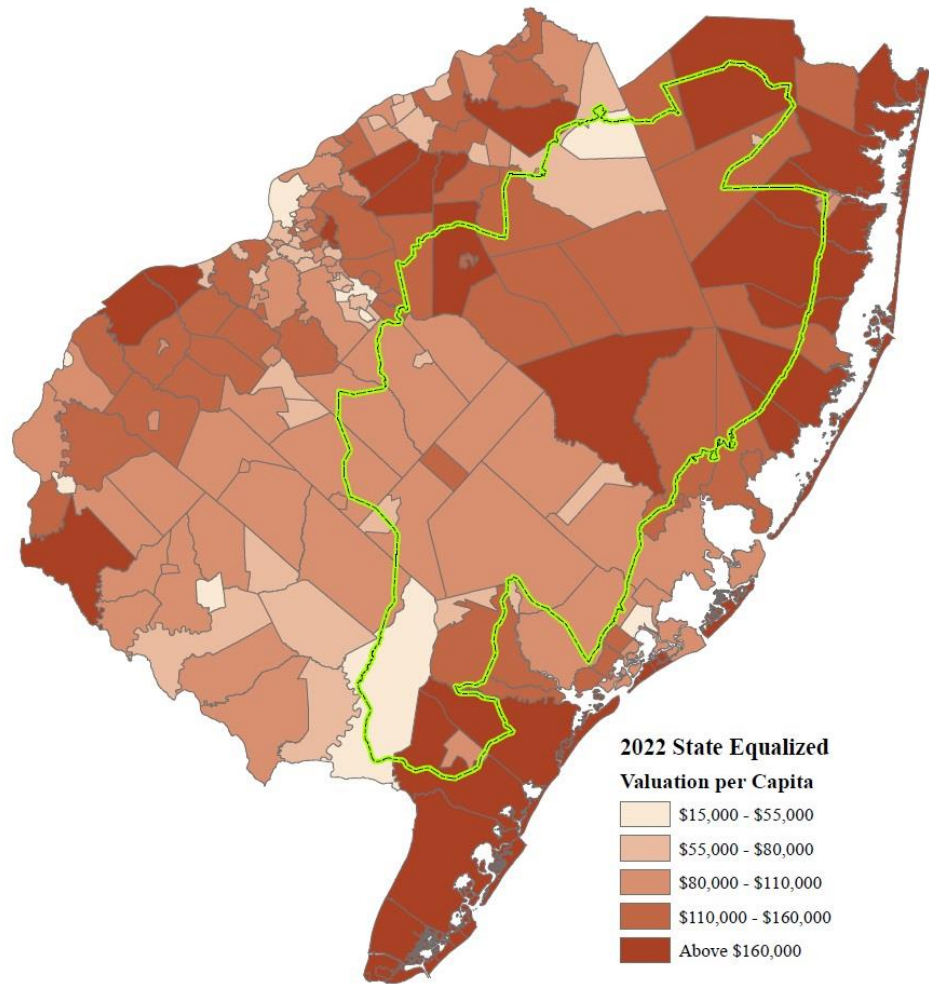
N.J. Department of Community Affairs

Updated for 2022 LTEM Report with 2017 – 2022 data

The state equalized valuations have displayed a gradual increase since 2016. Between 2018 and 2022, the average valuations in the Pinelands moved higher by 11.4%. The state's valuation increased by 6.5% over the same period.

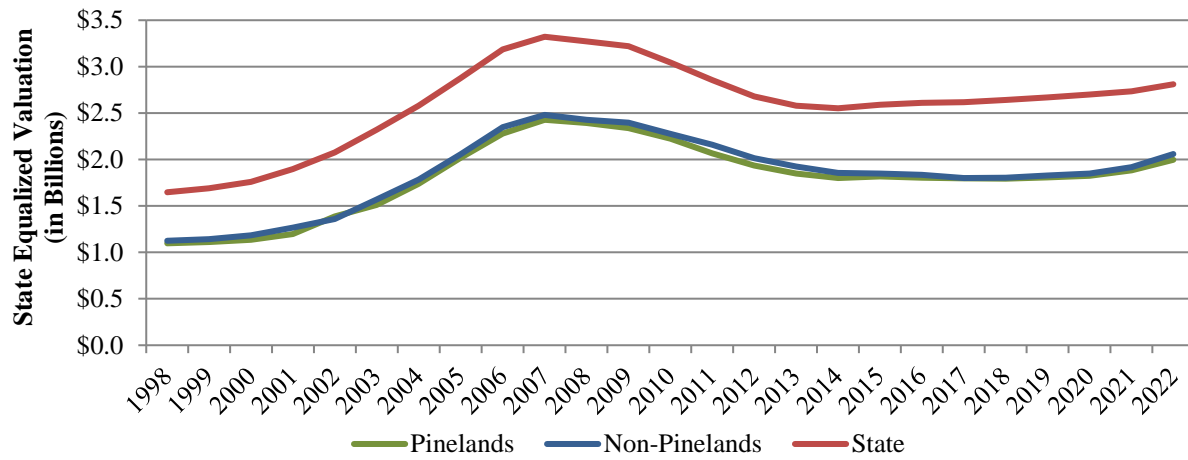
**Description:** Equalized property value is the total assessed value of all property in a municipality adjusted for different municipal assessment biases in order to make values across New Jersey municipalities comparable to one another. It is useful as a measurement of the wealth of one municipality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

**Unit of Analysis:** State equalized valuation data are compiled at the municipal level and regionally aggregated to allow for inside/outside the Pinelands and state analysis. Unless otherwise noted, all dollar amounts are adjusted for inflation to 2022 dollars.

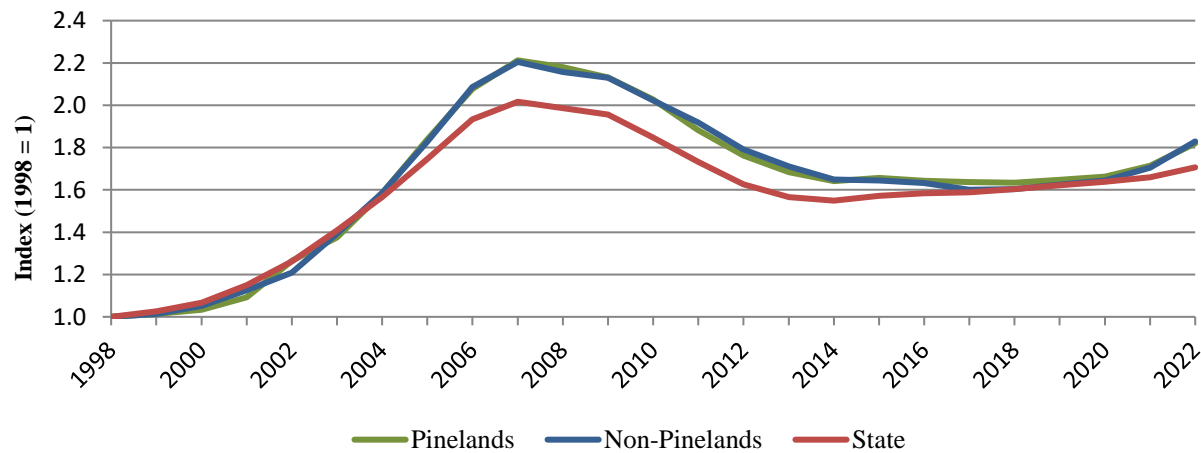


**Findings:** Trends in state equalized valuation continued to mirror each other from region to region through the previous decade. The Pinelands municipalities, the Non-Pinelands municipalities, and the state as a whole all showed slight increases (1.7%, 3.6%, and 2.2%, respectively) between 2018 and 2020. Since then, the Pinelands municipalities and Non-Pinelands municipalities have outpaced the state, increasing by 9.5% and 11.3%, respectively, compared to the state's 4.2%. By 2022, the average state equalized valuation in the Pinelands municipalities was approximately \$2.0 billion. That same year, the average state equalized valuation in the Non-Pinelands municipalities was approximately \$2.1 billion. Across the state, the average state equalized valuation was approximately \$2.8 billion.

### Average State Equalized Valuation



### Index of State Equalized Valuation



Among the 47 municipalities with at least 10% of their total land in the Pinelands Area, Jackson Township’s state equalized value of \$10.0 billion tops all others. Berkeley and Evesham Townships also retain high values, at \$7.6 billion and \$6.5 billion, respectively. At the bottom end, Wrightstown Borough had the lowest state equalized valuation at \$53.6 million. Chesilhurst Borough, New Hanover Township, and Washington Township are the only other Pinelands municipalities with valuations of less than \$150 million. It is worth noting that these “top three” and “bottom three” municipalities are the same as was reported in the 2017 Report. Of the six municipalities with some land, but less than 10%, in the Pinelands Area, Toms River Township’s valuation is the highest at \$21.6 billion in 2022.

In the Pinelands region, most municipalities saw a moderate to substantial increase in average valuation between 2018 and 2022. Forty-five of the 53 municipalities with any amount of land in the Pinelands Area had increases in state equalized valuation over this period. Manchester and Stafford Townships displayed the largest gains, of 27.7% and 22.7%, respectively. For the 45 municipalities with increased valuation, the average increase was 9.6%. In the remaining eight municipalities with any land in the Pinelands Area, the average decrease was about -1.9%.

Table F2

## State Equalized Valuation

Municipality	County	2022 Population Estimate	2018 State Equalized Valuation	2019 State Equalized Valuation	2020 State Equalized Valuation	2021 State Equalized Valuation	2022 State Equalized Valuation	2022 Equalized Valuation Per Capita
Jackson Township	Ocean	60,207	\$8,915,543,118	\$8,951,898,064	\$8,923,329,568	\$9,246,302,002	\$10,001,062,854	\$166,111
Berkeley Township	Ocean	44,748	\$6,509,687,897	\$6,616,148,548	\$6,657,393,827	\$7,001,970,526	\$7,584,861,592	\$169,502
Evesham Township	Burlington	48,255	\$6,505,969,481	\$6,438,226,679	\$6,336,025,696	\$6,415,312,386	\$6,504,333,034	\$134,791
Stafford Township	Ocean	29,881	\$5,298,802,862	\$5,416,129,472	\$5,523,730,533	\$5,899,057,558	\$6,500,351,678	\$217,541
Manchester Township	Ocean	46,070	\$4,456,819,647	\$4,650,316,479	\$4,940,673,332	\$5,182,348,222	\$5,690,134,190	\$123,511
Lacey Township	Ocean	29,632	\$4,480,946,216	\$4,498,531,897	\$4,617,136,155	\$4,755,474,496	\$5,152,074,026	\$173,869
Egg Harbor Township	Atlantic	47,946	\$4,755,293,536	\$4,961,052,026	\$4,996,861,176	\$5,092,896,665	\$5,089,483,568	\$106,150
Medford Township	Burlington	24,603	\$3,886,843,542	\$3,882,267,416	\$3,923,086,623	\$3,912,411,128	\$4,101,751,467	\$166,718
Galloway Township	Atlantic	37,870	\$3,178,006,630	\$3,280,418,881	\$3,322,647,714	\$3,431,035,873	\$3,597,061,247	\$94,984
Monroe Township	Gloucester	37,736	\$3,166,297,473	\$3,090,900,486	\$3,159,758,350	\$3,308,893,860	\$3,538,277,615	\$93,764
Barneget Township	Ocean	24,998	\$2,825,917,321	\$2,925,639,926	\$2,988,172,038	\$3,155,799,458	\$3,476,713,249	\$139,080
Winslow Township	Camden	39,904	\$3,149,936,131	\$3,110,408,402	\$3,161,858,609	\$3,288,812,229	\$3,475,147,080	\$87,088
Little Egg Harbor Township	Ocean	21,350	\$2,787,079,590	\$2,809,826,042	\$2,810,668,519	\$2,975,350,858	\$3,245,768,387	\$152,027
Hamilton Township	Atlantic	28,155	\$2,691,399,383	\$2,581,703,674	\$2,472,465,097	\$2,474,948,454	\$2,690,523,762	\$95,561
Upper Township	Cape May	12,617	\$2,259,365,480	\$2,262,280,453	\$2,281,201,683	\$2,356,231,231	\$2,568,921,406	\$203,608
Ocean Township	Ocean	9,001	\$1,668,796,523	\$1,687,146,333	\$1,694,253,885	\$1,716,911,186	\$1,841,387,026	\$204,576
Pemberton Township	Burlington	26,961	\$1,745,896,946	\$1,752,742,133	\$1,704,882,675	\$1,693,067,908	\$1,819,551,355	\$67,488
Franklin Township	Gloucester	16,494	\$1,538,961,566	\$1,525,245,259	\$1,541,416,517	\$1,569,506,397	\$1,647,080,898	\$99,859
Hammonton Town	Atlantic	14,833	\$1,669,813,837	\$1,663,196,260	\$1,681,325,517	\$1,635,539,788	\$1,612,862,376	\$108,735
Southampton Township	Burlington	10,346	\$1,339,873,105	\$1,387,849,123	\$1,422,400,854	\$1,440,054,325	\$1,479,421,647	\$142,995
Beachwood Borough	Ocean	11,128	\$1,051,787,863	\$1,058,954,313	\$1,058,463,032	\$1,116,110,950	\$1,177,040,928	\$105,773
Dennis Township	Cape May	6,247	\$1,079,921,215	\$1,051,507,698	\$1,061,704,389	\$1,111,457,719	\$1,146,235,379	\$183,486
Plumsted Township	Ocean	8,506	\$1,030,570,448	\$1,038,415,859	\$1,030,394,017	\$1,046,191,488	\$1,086,028,306	\$127,678
Waterford Township	Camden	10,402	\$895,922,936	\$895,465,744	\$910,785,950	\$931,694,998	\$981,614,421	\$94,368
Tabernacle Township	Burlington	6,851	\$851,904,636	\$849,087,933	\$847,604,897	\$867,770,779	\$911,048,839	\$132,980
Shamong Township	Burlington	6,480	\$827,637,228	\$821,479,854	\$823,947,286	\$827,196,486	\$865,595,816	\$133,580
Berlin Township	Camden	5,949	\$685,784,518	\$753,652,196	\$756,400,553	\$774,539,033	\$789,284,551	\$132,675
Buena Vista Township	Atlantic	7,079	\$668,543,440	\$681,153,529	\$708,772,434	\$711,990,154	\$688,555,310	\$97,267
Mullica Township	Atlantic	5,820	\$550,678,223	\$544,514,273	\$544,367,859	\$575,848,829	\$612,471,784	\$105,236
Medford Lakes Borough	Burlington	4,287	\$559,642,045	\$565,667,178	\$569,738,556	\$590,583,941	\$611,678,449	\$142,682
Maurice River Township	Cumberland	4,989	\$325,277,901	\$318,651,596	\$311,907,325	\$322,047,293	\$324,541,593	\$65,051
Buena Borough	Atlantic	4,500	\$301,171,078	\$301,191,254	\$303,835,648	\$312,823,107	\$323,368,923	\$71,860
South Toms River Borough	Ocean	3,725	\$277,298,025	\$269,504,029	\$273,894,243	\$274,790,923	\$301,595,011	\$80,965
Eagleswood Township	Ocean	1,768	\$269,009,395	\$273,891,225	\$267,908,228	\$270,010,519	\$288,418,682	\$163,133
Egg Harbor City	Atlantic	4,408	\$251,232,481	\$244,683,484	\$235,438,383	\$252,563,437	\$254,884,561	\$57,823
Estell Manor City	Atlantic	1,677	\$197,354,688	\$191,088,827	\$193,472,494	\$202,923,743	\$203,511,620	\$121,355
Lakehurst Borough	Ocean	2,696	\$180,376,843	\$184,486,204	\$191,432,895	\$194,352,380	\$202,723,261	\$75,194
Weymouth Township	Atlantic	2,651	\$204,534,971	\$208,794,156	\$215,100,576	\$201,359,758	\$201,941,850	\$76,176
Bass River Township	Burlington	1,365	\$205,593,948	\$198,359,615	\$200,527,767	\$207,375,047	\$201,767,135	\$147,815
Folsom Borough	Atlantic	1,810	\$197,778,542	\$200,241,858	\$205,569,477	\$196,841,629	\$200,804,528	\$110,942
Woodbine Borough	Cape May	2,142	\$183,462,976	\$175,581,806	\$176,072,881	\$174,465,218	\$181,774,336	\$84,862
Woodland Township	Burlington	1,548	\$171,245,655	\$168,068,549	\$166,629,231	\$178,253,025	\$174,454,578	\$112,697
Port Republic City	Atlantic	1,111	\$141,103,154	\$149,939,796	\$151,941,520	\$157,871,468	\$161,263,671	\$145,152
New Hanover Township	Burlington	6,207	\$101,717,776	\$103,473,735	\$112,442,361	\$114,443,647	\$114,882,227	\$18,508
Washington Township	Burlington	9,170	\$104,391,795	\$114,767,150	\$120,880,269	\$120,018,100	\$114,513,537	\$12,488
Chesilhurst Borough	Camden	1,534	\$97,968,769	\$97,418,933	\$100,397,541	\$106,661,967	\$102,597,486	\$66,882
Wrightstown Borough	Burlington	717	\$51,523,027	\$49,938,965	\$48,810,531	\$50,177,844	\$53,644,963	\$74,819
<i>“Outside” Municipalities (less than 10% of total area in Pinelands boundary)</i>								
Toms River Township	Ocean	98,326	\$18,459,633,831	\$18,652,992,359	\$18,712,628,389	\$19,332,547,467	\$21,563,515,355	\$219,306
Vineland City	Cumberland	60,491	\$4,753,490,918	\$4,518,392,388	\$4,516,405,845	\$4,575,075,428	\$4,877,835,862	\$80,637
Berlin Borough	Camden	7,506	\$871,950,135	\$839,177,713	\$840,206,844	\$872,450,806	\$901,359,403	\$120,085
Springfield Township	Burlington	3,252	\$491,257,827	\$507,959,611	\$499,359,693	\$506,427,958	\$533,927,018	\$164,184
North Hanover Township	Burlington	7,984	\$505,001,588	\$515,548,305	\$508,861,499	\$489,178,656	\$468,466,182	\$58,676
Corbin City	Atlantic	481	\$60,052,068	\$58,676,014	\$61,460,426	\$59,014,022	\$61,468,788	\$127,794

# F3

## Effective Tax Rate

N.J. Department of Community Affairs

Updated for 2022 LTEM Report with 2017 – 2022 data

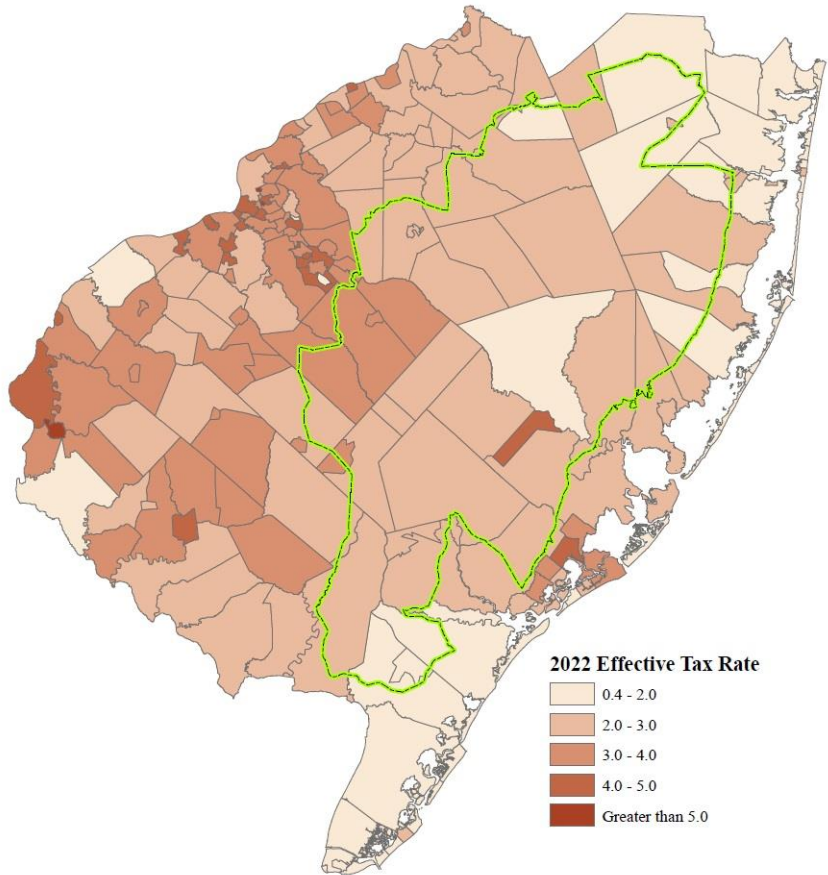
Between 2018 and 2022, the average effective tax rate in the Pinelands and statewide fell by 5%, while the Non-Pinelands fell by 3%. In 2022, average municipal effective tax rates in the Pinelands (2.47) remained lower than the Non-Pinelands (2.84) and the state as a whole (2.56).

**Description:** The effective tax rate is a ratio of taxes to property value (expressed in hundredths). The effective tax rate is the rate at which a 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 New Jersey Department of the Treasury, Division of Taxation.

**Unit of Analysis:** Average effective tax rate data is compiled at the municipal level and regionally aggregated to allow for inside/outside the Pinelands and state analysis.

**Findings:** Between 2018 and 2022, average municipal effective tax rates in the Pinelands decreased by 5%, bringing the rate to 2.47. The average effective tax rate in the Pinelands continues to be lower than the Non-Pinelands’ rate of 2.84 (down 3% since 2018) and the state’s rate of 2.56 (down 4% since 2018). These recent decreases bring the regional averages back to levels seen in the mid-2010s.

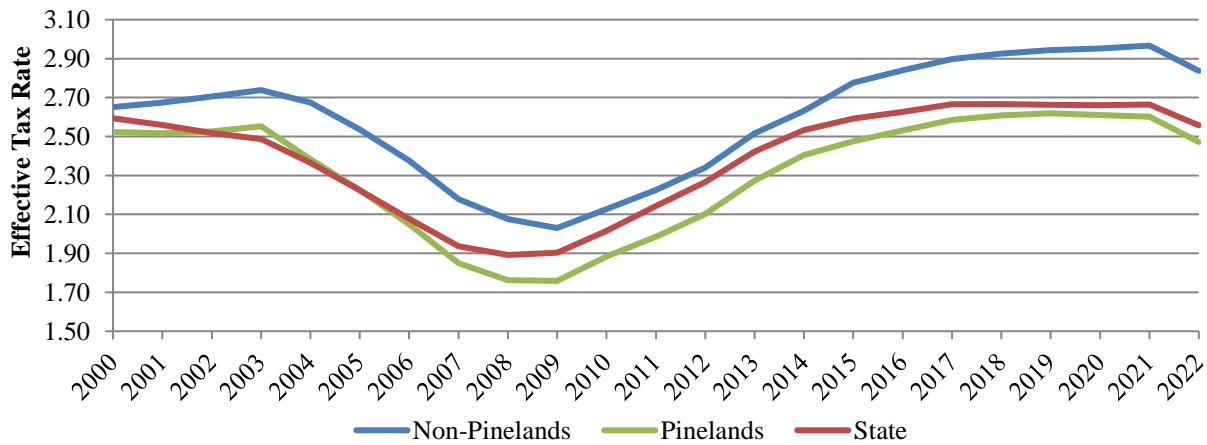
Compared with tax rates in 2017, the last year for which the Commission issued a data brief on effective tax rate, the 2022 average rate in the Pinelands decreased by 4%, in the State it also decreased by 4%, and in the Non-Pinelands it decreased by 2%.



**Effective Tax Rate by Region**

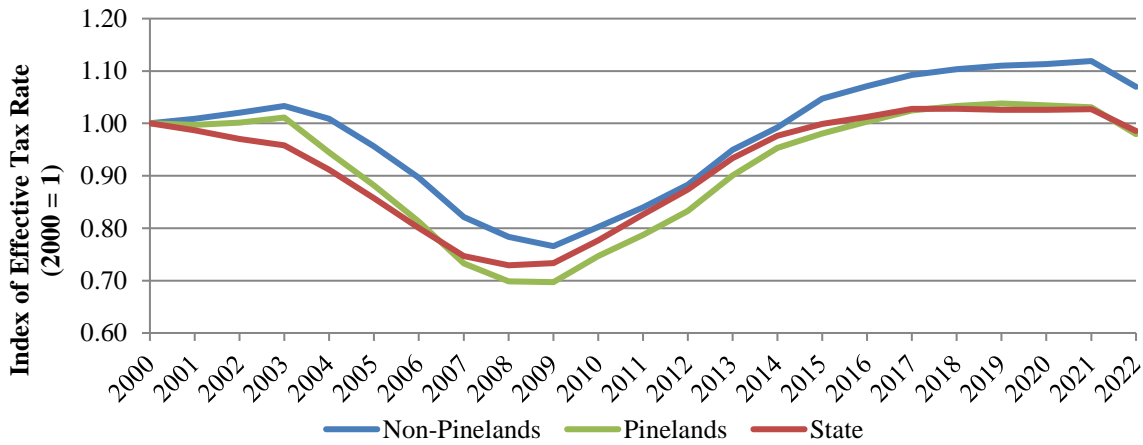
Region	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Pinelands	1.99	2.1	2.27	2.41	2.47	2.53	2.59	2.61	2.62	2.61	2.60	2.47
Non-Pinelands	2.23	2.34	2.52	2.63	2.78	2.84	2.90	2.92	2.94	2.95	2.97	2.84
State	2.14	2.27	2.42	2.53	2.59	2.63	2.67	2.67	2.66	2.66	2.66	2.56

### Effective Tax Rate



Only one municipality in the Pinelands region, Washington Township, retains a rate below 1.5. The highest effective tax rate in 2022 was found in Egg Harbor City, which had a rate of 4.57 per \$100 of assessed value. Of all the municipalities that have any portion of land inside the Pinelands Area, 45 saw decreases in their effective tax rates since 2018. The greatest percent increase was in Jackson Township, which increased by 12.9%, bringing that effective rate to 1.86. The other Pinelands municipalities which saw increases between 2018 and 2022 include Pemberton Township (up 9.5%), Woodland Township (up 7.9%), Weymouth Township (up 2.2%), Upper Township (up 1.1%), and Folsom Borough (up 0.5%). Meanwhile, Washington Township not only had the lowest effective rate, but also saw the largest decrease in effective rate over the same period, declining nearly 29% to a rate of 1.07. The other Pinelands municipalities to see decreases of more than 10% include Stafford Township (down 16%), Manchester Township (down 11.1%), Barnegat Township (down 10.7%), and Monroe Township (down 10.5%).

### Index of Effective Tax Rate



Using municipal effective tax rate as an indicator of fiscal health, Henry Coleman of Rutgers University reported in 2002 that an effective rate above 3.00 is unsustainable (See Appendix A.). In 2022, only eight municipalities had rates above 3.00. These are Winslow Township (3.03), Buena Borough (3.12), Berlin Borough (3.16), Monroe Township (3.25), Berlin Township (3.30), Chesilhurst Borough (3.32), Waterford Township (3.36), and Egg Harbor City (4.57). It is worth noting that these are the same eight municipalities which had rates above 3.00 as of the 2017 Report.

Table F3

## 2022 Effective Tax Rates

Municipality	County	2018 Effective Tax Rate	2018 South NJ Rank	2019 Effective Tax Rate	2019 South NJ Rank	2020 Effective Tax Rate	2020 South NJ Rank	2021 Effective Tax Rate	2021 South NJ Rank	2022 Effective Tax Rate	2022 South NJ Rank
Egg Harbor City	Atlantic	4.79	9	4.76	9	4.87	6	4.94	6	4.57	7
Waterford Township	Camden	3.70	39	3.67	41	3.67	41	3.58	48	3.36	48
Chesilhurst Borough	Camden	3.54	47	3.60	46	3.64	44	3.61	47	3.32	51
Berlin Township	Camden	3.53	49	3.62	44	3.38	60	3.42	56	3.30	54
Monroe Township	Gloucester	3.63	42	3.59	48	3.64	45	3.54	50	3.25	56
Buena Borough	Atlantic	3.33	64	3.48	51	3.45	55	3.42	58	3.19	61
Winslow Township	Camden	3.36	63	3.30	65	3.29	71	3.23	76	3.03	78
Franklin Township	Gloucester	3.11	79	3.10	85	3.12	83	3.08	86	2.94	86
Mullica Township	Atlantic	3.00	92	3.06	87	3.05	89	3.09	85	2.90	90
Medford Lakes Borough	Burlington	3.09	82	3.11	83	3.03	91	3.06	88	2.90	92
Hamilton Township	Atlantic	3.04	86	2.92	99	2.92	101	3.03	92	2.85	96
Egg Harbor Township	Atlantic	3.16	75	3.19	77	3.07	87	3.06	87	2.85	98
Galloway Township	Atlantic	3.01	89	3.00	95	2.93	100	2.92	103	2.76	107
South Toms River Borough	Ocean	2.87	101	2.76	115	2.86	106	2.86	107	2.76	108
Medford Township	Burlington	2.84	102	2.87	102	2.87	104	2.84	111	2.75	109
Buena Vista Township	Atlantic	2.71	116	2.78	112	2.82	108	2.77	114	2.71	112
Maurice River Township	Cumberland	2.75	112	2.77	113	2.82	109	2.85	108	2.66	114
Lakehurst Borough	Ocean	2.79	106	2.87	103	2.82	110	2.72	117	2.59	117
Woodland Township	Burlington	2.39	138	2.69	118	2.70	119	2.76	115	2.58	118
Evesham Township	Burlington	2.65	121	2.61	126	2.61	122	2.64	122	2.55	119
Pemberton Township	Burlington	2.30	142	2.35	142	2.39	139	2.52	130	2.52	122
Eagleswood Township	Ocean	2.62	123	2.67	120	2.65	121	2.62	123	2.50	123
Shamong Township	Burlington	2.60	125	2.60	127	2.59	125	2.59	127	2.50	124
Wrightstown Borough	Burlington	2.58	128	2.53	133	2.60	124	2.58	128	2.48	125
Tabernacle Township	Burlington	2.65	120	2.67	121	2.72	118	2.66	121	2.48	126
Hammonton Town	Atlantic	2.68	119	2.56	131	2.54	130	2.50	131	2.47	127
Barnegat Township	Ocean	2.72	115	2.66	124	2.60	123	2.60	125	2.43	131
Port Republic City	Atlantic	2.51	132	2.55	132	2.44	137	2.43	138	2.36	136
Weymouth Township	Atlantic	2.25	145	2.31	146	2.29	145	2.25	146	2.30	140
Estell Manor City	Atlantic	2.31	141	2.31	145	2.39	140	2.42	139	2.29	141
Southampton Township	Burlington	2.49	133	2.49	135	2.41	138	2.37	141	2.29	142
Little Egg Harbor Township	Ocean	2.29	144	2.40	137	2.45	135	2.45	136	2.27	144
Beachwood Borough	Ocean	2.19	150	2.16	151	2.21	148	2.23	147	2.09	150
Bass River Township	Burlington	2.18	153	2.37	139	2.20	149	2.13	153	2.06	152
Folsom Borough	Atlantic	2.05	160	2.04	160	2.07	159	2.05	160	2.06	153
Lacey Township	Ocean	2.12	156	2.12	153	2.14	151	2.13	154	2.03	154
Plumsted Township	Ocean	2.18	152	2.08	156	2.06	160	2.11	155	2.02	155
Manchester Township	Ocean	2.19	151	2.21	149	2.13	153	2.08	157	1.95	158
Jackson Township	Ocean	2.07	159	2.07	157	2.05	161	2.08	158	1.94	159
Woodbine Borough	Cape May	1.65	176	1.79	170	1.86	170	1.89	166	1.86	162
Stafford Township	Ocean	2.20	149	2.10	154	2.07	158	2.02	162	1.85	164
Berkeley Township	Ocean	2.03	161	1.99	161	1.99	163	1.98	163	1.85	165
Ocean Township	Ocean	1.87	166	1.90	165	1.89	168	1.88	167	1.81	166
Upper Township	Cape May	1.71	175	1.74	172	1.76	173	1.79	172	1.72	171
New Hanover Township	Burlington	1.76	171	1.77	171	1.79	172	1.73	174	1.66	173
Dennis Township	Cape May	1.61	177	1.63	177	1.67	175	1.64	176	1.53	174
Washington Township	Burlington	1.51	179	1.30	182	1.18	185	1.13	185	1.07	184
<i>"Outside" Municipalities (less than 10% of total area in Pinelands boundary)</i>											
Berlin Borough	Camden	3.28	67	3.27	70	3.31	67	3.28	70	3.16	66
Vineland City	Cumberland	2.58	127	2.67	122	2.80	112	2.84	109	2.72	111
Springfield Township	Burlington	2.70	117	2.72	116	2.58	126	2.61	124	2.45	130
North Hanover Township	Burlington	2.13	155	2.21	150	2.15	150	2.17	149	2.12	148
Corbin City	Atlantic	1.80	169	1.86	168	1.88	169	1.83	170	1.88	160
Toms River Township	Ocean	1.90	165	1.89	167	1.92	165	1.90	165	1.71	172

# F4

## Assessment Class Proportions

N.J. Department of Community Affairs, Div. LGS

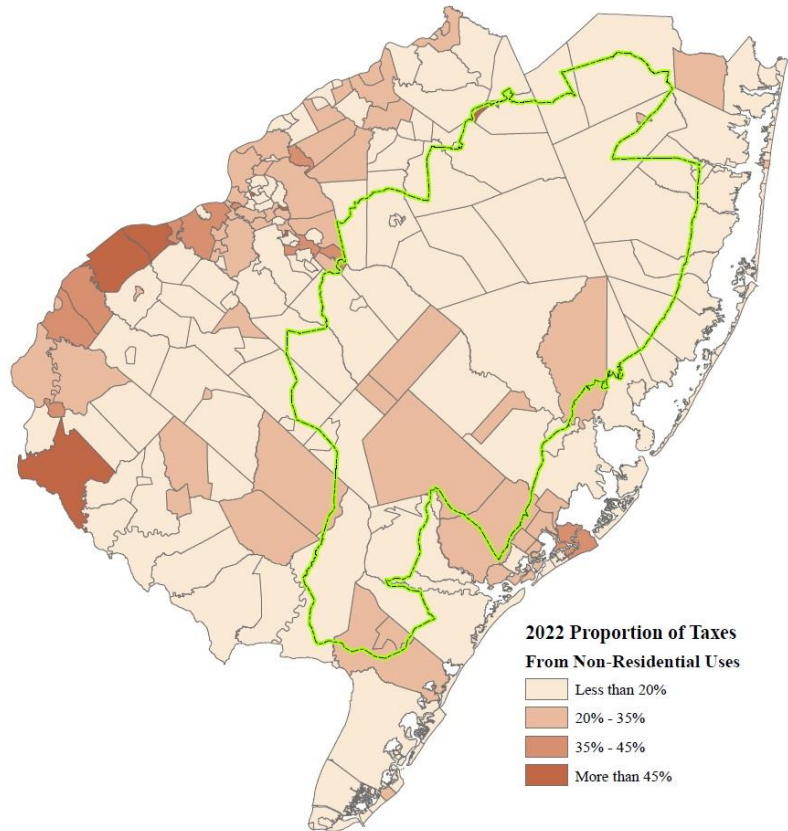
Updated for 2022 LTEM with 2018 – 2022 data

From 2018 to 2022, tax assessment class percentages stayed mostly the same in the Pinelands municipalities. Since 2015, the largest proportional changes have been in vacant land (down 44%), apartments (up 37%), and farmland (down 26%). See Table F4a on the following page for additional detail.

**Description:** Assessment class proportions are derived by finding the ratio of the equalized value of each class (residential, commercial, vacant, etc.) to the total property equalized value. This helps to measure the municipality’s reliance on different types of land uses for tax revenues.

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

**Findings:** Changes in land use assessment classes since 1999 have occurred slowly in Pinelands and Non-Pinelands municipalities, and across the state. In all three regions, municipal class percentages have been largely dominated by residential uses. Also since 1999, only the residential portion of the tax base has grown; the remaining classes have decreased or remained stable.



In 2022, there were no significant changes in the Pinelands proportions; all assessment classes retained approximately the same portion of the tax base. In the Non-Pinelands, the commercial category decreased by about four full percentage points and the residential showed an almost identical increase in percentage. In the state as a whole, assessment class percentages went mostly unchanged from 2016; the apartment proportion increased by 1%, while the commercial proportion decreased by the same.

Of the individual municipalities with at least 10% of their land in the Pinelands Area, Berlin and Hamilton Townships saw their proportions from residential uses increase by upwards of four percentage points between 2016 and 2022. These same towns saw comparable reductions in proportion of commercial assessment class value. Two municipalities, Washington and Woodland Townships, had decreases of approximately seven percentage points in the residential proportion of total assessed value, with similar increases in their agricultural proportions. Three municipalities (Egg Harbor City, Lakehurst Borough, and Woodbine Borough) went above 20% for non-residential uses since the 2017 Report.

**Table F4a**

**Assessment Class Proportions in Municipal Valuations**

**Pinelands**

<b>Class</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Change 2015 - 2022</b>
Vacant Land	4%	3%	2%	2%	2%	2%	2%	2%	-2%
Residential	85%	84%	84%	84%	85%	85%	85%	85%	<1%
Farmland	0%	0%	0%	0%	0%	0%	0%	0%	<-1%
Commercial	9%	10%	10%	11%	10%	10%	10%	10%	1%
Industrial	1%	1%	1%	1%	1%	1%	1%	1%	<1%
Apartment	1%	2%	2%	2%	2%	2%	2%	2%	1%

**Non-Pinelands**

<b>Class</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Change 2015 - 2022</b>
Vacant Land	2%	2%	2%	2%	2%	2%	2%	2%	<-1%
Residential	77%	79%	82%	82%	82%	82%	82%	83%	5%
Farmland	0%	0%	0%	0%	0%	0%	0%	0%	<-1%
Commercial	16%	15%	12%	11%	11%	11%	11%	11%	-6%
Industrial	2%	2%	3%	3%	3%	3%	3%	3%	1%
Apartment	2%	2%	2%	2%	2%	2%	2%	2%	<1%

**State**

<b>Class</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Change 2015 - 2022</b>
Vacant Land	2%	2%	2%	2%	2%	2%	2%	2%	<-1%
Residential	77%	77%	78%	77%	77%	77%	77%	77%	<-1%
Farmland	0%	0%	0%	0%	0%	0%	0%	0%	<-1%
Commercial	14%	14%	13%	14%	14%	14%	13%	13%	-1%
Industrial	4%	4%	4%	4%	4%	4%	4%	4%	1%
Apartment	3%	3%	3%	4%	4%	4%	4%	4%	1%

**Table F4b Assessment Class Proportions for Pinelands Municipalities (2022)**

Municipality	County	Vacant	Residential	Agriculture	Commercial	Industrial	Apartments
Medford Lakes Borough	Burlington	0%	98%	0%	2%	0%	0%
Beachwood Borough	Ocean	1%	94%	0%	4%	0%	0%
Port Republic City	Atlantic	3%	93%	1%	3%	0%	0%
Ocean Township	Ocean	2%	92%	0%	6%	0%	0%
Tabernacle Township	Burlington	1%	92%	4%	4%	0%	0%
Berkeley Township	Ocean	2%	91%	0%	5%	0%	1%
Shamong Township	Burlington	1%	91%	5%	3%	0%	0%
Barnegat Township	Ocean	3%	90%	0%	6%	0%	1%
Little Egg Harbor Township	Ocean	3%	90%	0%	7%	0%	0%
Waterford Township	Camden	2%	89%	2%	6%	0%	1%
Mullica Township	Atlantic	3%	89%	3%	5%	1%	0%
Medford Township	Burlington	1%	88%	1%	8%	0%	2%
Pemberton Township	Burlington	1%	88%	2%	6%	0%	2%
Chesilhurst Borough	Camden	5%	87%	0%	6%	1%	0%
Estell Manor City	Atlantic	5%	87%	4%	3%	1%	0%
Stafford Township	Ocean	1%	86%	0%	12%	0%	0%
Plumsted Township	Ocean	2%	86%	5%	5%	1%	0%
Lacey Township	Ocean	2%	86%	0%	8%	4%	0%
Jackson Township	Ocean	3%	86%	0%	9%	1%	2%
Franklin Township	Gloucester	2%	85%	4%	8%	0%	0%
Upper Township	Cape May	3%	85%	1%	11%	0%	0%
Winslow Township	Camden	2%	85%	1%	8%	1%	3%
Southampton Township	Burlington	1%	84%	5%	8%	1%	0%
Monroe Township	Gloucester	2%	83%	1%	11%	0%	2%
South Toms River Borough	Ocean	1%	82%	0%	16%	0%	0%
Galloway Township	Atlantic	2%	82%	1%	12%	0%	2%
Maurice River Township	Cumberland	4%	80%	3%	7%	6%	0%
Evesham Township	Burlington	1%	80%	0%	14%	1%	5%
Buena Vista Township	Atlantic	4%	80%	5%	9%	2%	0%
Weymouth Township	Atlantic	4%	79%	1%	15%	0%	1%
Manchester Township	Ocean	2%	79%	0%	9%	1%	9%
Lakehurst Borough	Ocean	1%	78%	0%	18%	0%	3%
Buena Borough	Atlantic	2%	78%	6%	10%	1%	3%
Egg Harbor Township	Atlantic	3%	77%	0%	18%	1%	1%
Woodland Township	Burlington	5%	77%	8%	4%	6%	0%
Eagleswood Township	Ocean	9%	77%	1%	12%	2%	0%
Egg Harbor City	Atlantic	2%	76%	0%	16%	3%	4%
Folsom Borough	Atlantic	3%	76%	1%	10%	10%	0%
New Hanover Township	Burlington	2%	75%	7%	16%	0%	0%
Woodbine Borough	Cape May	4%	74%	2%	16%	2%	2%
Dennis Township	Cape May	3%	73%	2%	22%	0%	0%
Hamilton Township	Atlantic	3%	73%	1%	17%	1%	6%
Washington Township	Burlington	3%	73%	9%	13%	2%	0%
Hammonton Town	Atlantic	2%	73%	3%	19%	1%	1%
Bass River Township	Burlington	4%	68%	5%	23%	0%	0%
Berlin Township	Camden	2%	59%	0%	29%	9%	1%
Wrightstown Borough	Burlington	4%	50%	0%	32%	1%	13%
<i>“Outside” Municipalities (less than 10% of total area in Pinelands boundary)</i>							
Corbin City	Atlantic	4%	85%	2%	10%	0%	0%
Toms River Township	Ocean	2%	84%	0%	12%	0%	2%
Berlin Borough	Camden	2%	78%	0%	14%	1%	5%
Springfield Township	Burlington	2%	73%	15%	10%	0%	0%
North Hanover Township	Burlington	2%	69%	11%	15%	0%	3%
Vineland City	Cumberland	1%	67%	1%	21%	7%	3%

# F5

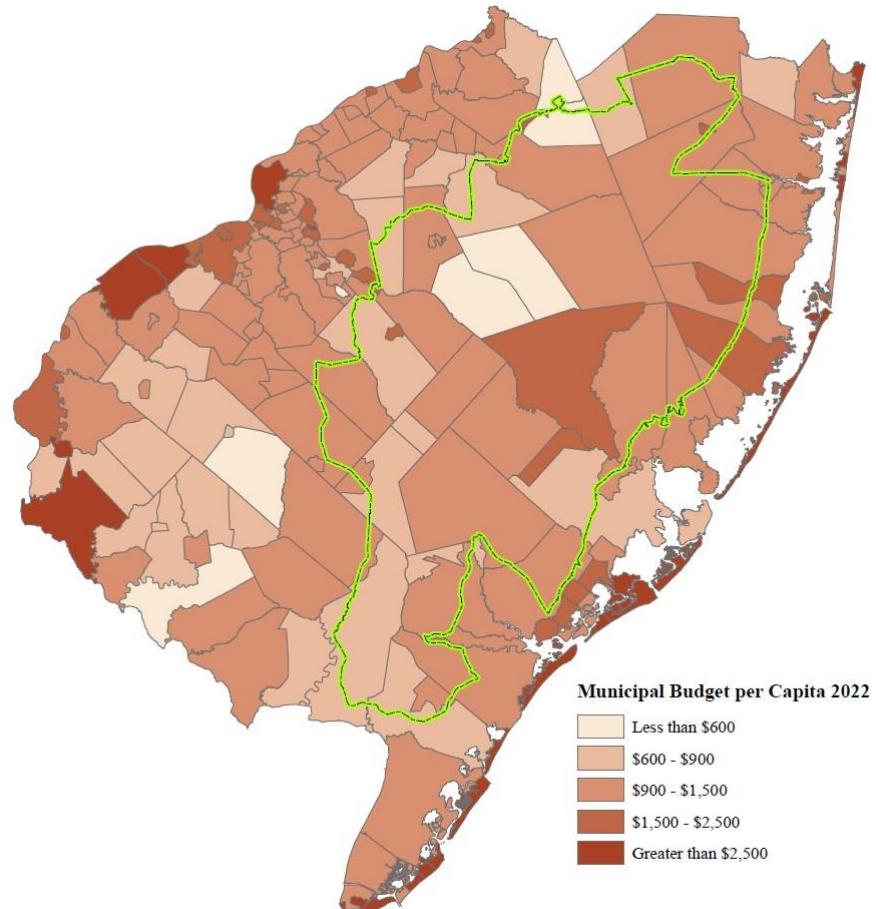
## Local Municipal Purpose Revenues & State Aid

N.J. Department of Community Affairs, Div. LGS

Updated for 2022 LTEM Report with 2018 – 2022 data

In 2022, per capita municipal budgets in the Pinelands decreased to \$1,020 per capita (a 21% decrease since 2018). State aid to Pinelands municipalities has decreased by about 10% over the same period.

**Description:** Per capita revenues provide an 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. Per capita rates were calculated by using inter-census estimates and census counts, when available.



**Unit of Analysis:** Municipal-level data are regionally aggregated to allow for inside/outside the Pinelands analysis. Aggregates are sums, not averages. Unless otherwise noted, all dollar amounts have been adjusted to 2022 dollars.

**Findings:** Throughout the history of the Long Term Economic Monitoring program, the per capita annual municipal budget in the Non-Pinelands has always been greater than that of the Pinelands. This disparity continues for this report. Since 1999, the average per capita budget municipal budget inside the Pinelands area has been 64.3% that of the Non-Pinelands area. For 2022, the per capita municipal budget in the Pinelands was \$1,020, as compared with \$1,637 per capita in the Non-Pinelands area. The map above shows approximate municipal per capita budgets.

Meanwhile, state aid continues to decline both inside the Pinelands and outside the Pinelands. The trend of decreasing state aid has been rather gradual in the Pinelands since 1999. Despite several minor and temporary increases (2001 and 2004), average per capita aid to Pinelands municipalities has decreased from \$282 per capita in 1999 down to \$121 in 2022. That decrease amounts to an average 57.2% drop in

per capita state aid to Pinelands municipalities since 1999. The change since 2018 is a 13% decrease. More detailed figures are available in table F5a, on page 72.

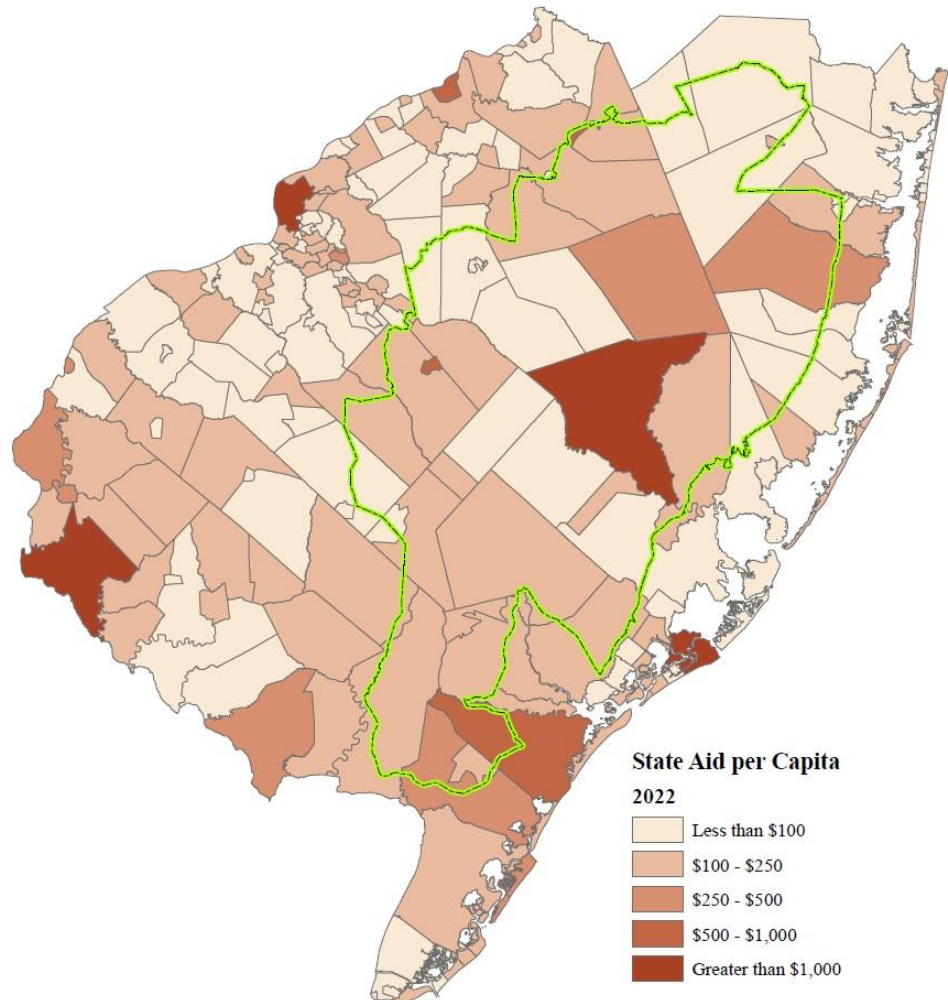
State aid in the Non-Pinelands has also decreased since 1999. A significant shift occurred in 2010 state aid in the Non-Pinelands region. Before 2010, the cumulative average was \$299 per capita. Starting in 2010 through 2021, the average is \$217 per capita. In 2022, state aid per capita in the Non-Pinelands was \$186, a 14% decrease from 2016. The map below shows state aid per capita in municipalities across southern New Jersey.

**Municipal Budgets and State Aid<sup>22</sup>**

	Population Estimate	Total Municipal Budget	Municipal Budget per Capita	State Aid	State Aid per Capita
Pinelands in 2018	699,706	\$900,984,560	\$1,288	\$97,640,716	\$140
Pinelands in 2022	727,903	\$742,561,157	\$1,020	\$87,972,867	\$121
<b>Change</b>	4%	-18%	-21%	-10%	-13%
Non-Pinelands in 2018	1,715,459	2,948,354,215	\$1,710	407,938,467	\$238
Non-Pinelands in 2022	1,813,188	\$2,967,565,369	\$1,637	\$337,472,949	\$186
<b>Change</b>	6%	1%	-4%	-17%	-22%

Of the Pinelands municipalities, Jackson Township had the largest municipal budget at \$54,656,783, followed by Berkeley Township and Stafford Township. These three are the only Pinelands municipalities to have a budget greater than \$50 million. Only 19 other Pinelands municipalities have budgets in excess of \$10 million. Seven municipalities had annual budgets of less than \$2 million.

For 2022, Chesilhurst Borough had the greatest budget per capita at \$2,235 while the lowest budget per capita belongs to New Hanover Township at \$356. Sixteen Pinelands municipalities increased their municipal budgets per capita by an average of \$174 over 2018 budgets. Conversely, 31 Pinelands



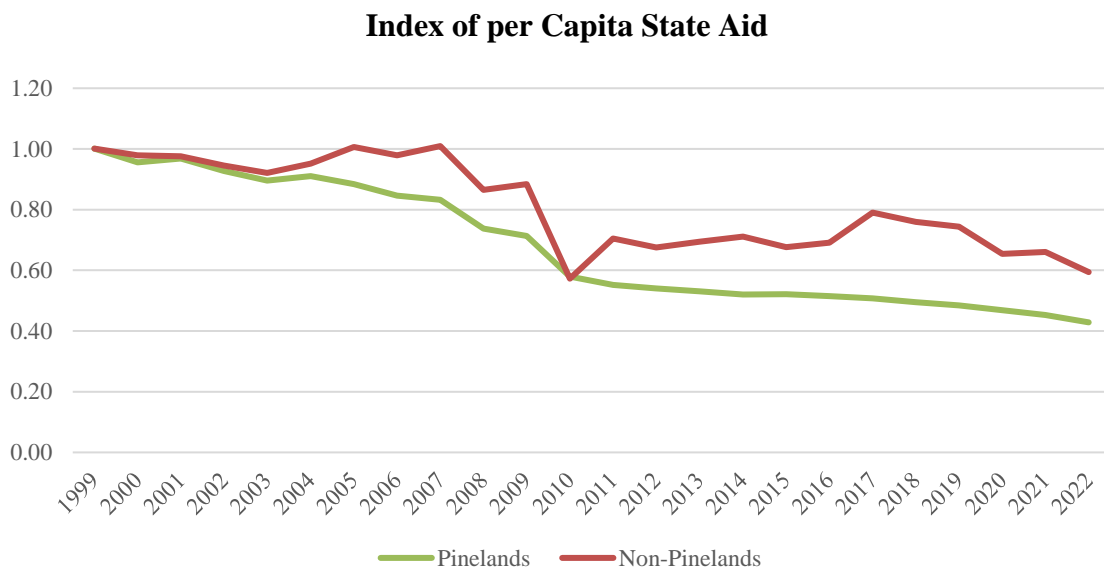
<sup>22</sup> Local Municipal Purposes + Total of Miscellaneous Revenues; does not include school budget.

municipalities decreased their municipal budgets per capita by an average of \$146. There were four municipalities where the change in per capita budgets between 2018 and 2022 was \$12 or less: Woodbine Borough (+\$12), Franklin Township (+\$11), Jackson Township (+\$10), and Lacey Township (-\$10).

In 2022, Lacey Township received the greatest amount of state aid among the Pinelands municipalities at \$11,853,253. Upper Township (\$6,646,625), Winslow Township (\$6,363,792), and Egg Harbor Township (\$6,352,741) received the next highest amounts and are the only other Pinelands municipalities to exceed \$6 million in state aid. Folsom Borough and Port Republic City received the least amount of aid at \$195,789 and \$185,504, respectively.

Per capita state aid decreased marginally across the Pinelands from 2018 to 2022, although the dollar amounts allocated to each municipality have remained fairly constant. When adjusted for inflation, Woodbine Borough saw the least change (up about \$1) over this time period, while all municipalities saw an average decrease of about \$27 per capita. Besides Woodbine, only two other municipalities saw an increase in per capita state aid during this period: Maurice River Township (+\$26) and New Hanover Township (+\$17). The two towns with the greatest drops in per capita state aid were Washington Township (-\$258) and Upper Township (-\$117).

The graph below shows average per capita state aid to municipalities in the Pinelands and Non-Pinelands regions indexed to the average for all of southern New Jersey in 1999. The graph uses an estimated per capita aid for all southern New Jersey municipalities of \$305 (adjusted to 2022 dollars) in 1999 and compares average aid in the Pinelands and Non-Pinelands municipalities to the aid in that initial year. Further comparisons can be seen in Table F5a below and details for Pinelands towns in F5b, below.



**Table F5a**

**Local Municipal Purpose Revenues and State Aid**

**Pinelands**

Year	Population Estimate	Local Municipal Purpose Revenue	Miscellaneous Revenues	Total Municipal Budget	Municipal Budget per Capita	Total State Aid	State Aid per Capita
1999	610,785	\$234,589,062	\$383,629,080	\$618,218,142	\$1,012	\$172,443,519	\$282
2000	618,063	\$239,112,378	\$381,037,364	\$620,149,742	\$1,003	\$166,533,561	\$269
2001	630,581	\$257,624,308	\$390,277,810	\$647,902,118	\$1,027	\$172,123,375	\$273
2002	643,688	\$268,086,165	\$394,483,241	\$662,569,406	\$1,029	\$168,309,987	\$261
2003	655,268	\$286,483,519	\$389,828,549	\$676,312,068	\$1,032	\$165,541,464	\$253
2004	664,840	\$305,371,068	\$390,709,182	\$696,080,250	\$1,047	\$170,658,706	\$257
2005	671,991	\$323,145,271	\$407,734,253	\$730,879,523	\$1,088	\$167,551,680	\$249
2006	678,998	\$348,630,584	\$412,290,460	\$760,921,044	\$1,121	\$162,071,373	\$239
2007	683,974	\$371,570,634	\$413,997,022	\$785,567,656	\$1,149	\$160,637,288	\$235
2008	688,959	\$396,879,598	\$393,727,090	\$790,606,688	\$1,148	\$143,261,682	\$208
2009	693,936	\$422,897,252	\$381,114,247	\$804,011,499	\$1,159	\$139,650,296	\$201
2010	698,092	\$442,850,230	\$346,301,306	\$789,151,536	\$1,130	\$114,034,376	\$163
2011	701,018	\$450,318,604	\$309,900,505	\$760,219,110	\$1,084	\$109,071,185	\$156
2012	702,935	\$453,396,154	\$285,022,930	\$738,419,084	\$1,050	\$107,172,067	\$152
2013	704,310	\$464,814,780	\$294,204,561	\$759,019,341	\$1,078	\$105,423,919	\$150
2014	705,262	\$471,022,844	\$286,323,094	\$757,345,938	\$1,074	\$103,567,971	\$147
2015	703,865	\$478,265,564	\$293,803,385	\$772,068,950	\$1,097	\$103,445,184	\$147
2016	703,189	\$485,915,924	\$291,632,155	\$777,548,079	\$1,106	\$102,156,467	\$145
2017	698,531	\$477,377,707	\$284,147,196	\$761,524,903	\$1,090	\$100,025,568	\$143
2018	699,706	\$475,117,432	\$297,955,059	\$773,072,491	\$1,105	\$97,640,716	\$140
2019	701,316	\$475,367,450	\$298,231,870	\$773,599,321	\$1,103	\$95,902,976	\$137
2020	717,442	\$482,237,486	\$302,824,059	\$785,061,545	\$1,094	\$94,739,750	\$132
2021	724,473	\$471,557,179	\$292,562,102	\$764,119,281	\$1,055	\$92,437,711	\$128
2022	727,903	\$446,505,714	\$296,055,443	\$742,561,157	\$1,020	\$87,972,867	\$121

**Non-Pinelands**

Year	Population Estimate	Local Municipal Purpose Revenue	Miscellaneous Revenues	Total Municipal Budget	Municipal Budget per Capita	Total State Aid	State Aid per Capita
1999	1,639,053	\$1,140,764,471	\$1,302,364,266	\$2,443,128,736	\$1,491	\$513,698,967	\$313
2000	1,645,496	\$1,139,620,604	\$1,313,551,159	\$2,453,171,763	\$1,491	\$504,365,991	\$307
2001	1,655,892	\$1,136,485,777	\$1,315,128,170	\$2,451,613,947	\$1,481	\$505,925,835	\$306
2002	1,672,319	\$1,197,744,336	\$1,338,474,129	\$2,536,218,464	\$1,517	\$494,546,191	\$296
2003	1,686,044	\$1,251,375,936	\$1,334,375,814	\$2,585,751,750	\$1,534	\$485,930,951	\$288
2004	1,697,698	\$1,305,313,180	\$1,403,043,707	\$2,708,356,887	\$1,595	\$505,855,470	\$298
2005	1,705,381	\$1,384,671,244	\$1,460,274,668	\$2,844,945,912	\$1,668	\$537,368,805	\$315
2006	1,713,543	\$1,457,117,851	\$1,393,399,002	\$2,850,516,853	\$1,664	\$524,887,392	\$306
2007	1,716,916	\$1,515,269,393	\$1,418,466,039	\$2,933,735,433	\$1,709	\$542,432,994	\$316
2008	1,719,558	\$1,622,722,689	\$1,418,935,471	\$3,041,658,161	\$1,769	\$465,629,747	\$271
2009	1,721,609	\$1,730,286,067	\$1,320,234,069	\$3,050,520,136	\$1,772	\$476,517,569	\$277
2010	1,723,949	\$1,812,137,440	\$1,257,237,188	\$3,069,374,628	\$1,780	\$308,969,561	\$179
2011	1,726,247	\$1,787,189,117	\$1,197,719,810	\$2,984,908,927	\$1,729	\$380,702,684	\$221
2012	1,727,178	\$1,792,995,256	\$1,118,150,756	\$2,911,146,012	\$1,685	\$365,208,523	\$211
2013	1,725,583	\$1,797,727,682	\$1,164,996,660	\$2,962,724,341	\$1,717	\$374,806,694	\$217
2014	1,725,407	\$1,821,601,068	\$1,203,104,395	\$3,024,705,463	\$1,753	\$384,230,544	\$223
2015	1,724,062	\$1,770,636,271	\$1,293,627,145	\$3,064,263,416	\$1,777	\$365,216,830	\$212
2016	1,723,726	\$1,786,391,921	\$1,293,630,510	\$3,080,022,431	\$1,787	\$372,860,573	\$216
2017	1,713,658	\$1,714,289,530	\$1,355,666,440	\$3,069,955,971	\$1,791	\$423,688,034	\$247
2018	1,715,459	\$1,705,529,004	\$1,361,851,147	\$3,067,380,151	\$1,788	\$407,938,467	\$238
2019	1,717,923	\$1,701,852,764	\$1,367,663,332	\$3,069,516,096	\$1,787	\$399,975,987	\$233
2020	1,796,212	\$1,727,473,314	\$1,363,162,247	\$3,090,635,561	\$1,721	\$367,598,876	\$205
2021	1,806,468	\$1,678,231,832	\$1,385,102,081	\$3,063,333,913	\$1,696	\$373,465,422	\$207
2022	1,813,188	\$1,593,373,581	\$1,374,191,788	\$2,967,565,369	\$1,637	\$337,472,949	\$186

**Table F5b Municipal Purpose Revenues and State Aid by Municipality (2022)**

Municipality	County	Population Estimate	Municipal Budget	Municipal Budget per Capita	Total State Aid	State Aid per Capita
Washington Township	Burlington	699	\$1,478,117	\$2,115	\$821,480	\$1,175
Wrightstown Borough	Burlington	717	\$1,247,427	\$1,740	\$433,562	\$605
Chesilhurst Borough	Camden	1,534	\$3,428,946	\$2,235	\$869,445	\$567
Upper Township	Cape May	12,617	\$15,426,508	\$1,223	\$6,646,625	\$527
Woodland Township	Burlington	1,548	\$1,795,002	\$1,160	\$635,948	\$411
Lacey Township	Ocean	29,632	\$37,246,907	\$1,257	\$11,853,253	\$400
Dennis Township	Cape May	6,247	\$4,956,667	\$793	\$1,722,507	\$276
Maurice River Township	Cumberland	4,989	\$3,830,866	\$768	\$1,161,702	\$233
Bass River Township	Burlington	1,365	\$1,386,405	\$1,016	\$311,791	\$228
Berlin Township	Camden	5,949	\$11,771,947	\$1,979	\$1,355,026	\$228
Estell Manor City	Atlantic	1,677	\$1,702,964	\$1,015	\$326,420	\$195
Port Republic City	Atlantic	1,111	\$1,200,619	\$1,081	\$185,504	\$167
Winslow Township	Camden	39,904	\$34,836,945	\$873	\$6,363,792	\$159
New Hanover Township	Burlington	6,207	\$2,208,310	\$356	\$940,176	\$151
Woodbine Borough	Cape May	2,142	\$2,702,348	\$1,262	\$304,640	\$142
Egg Harbor Township	Atlantic	47,946	\$46,177,819	\$963	\$6,352,741	\$132
Waterford Township	Camden	10,402	\$12,310,231	\$1,183	\$1,362,940	\$131
Eagleswood Township	Ocean	1,768	\$2,256,256	\$1,276	\$213,085	\$121
Pemberton Township	Burlington	26,961	\$24,411,005	\$905	\$3,174,091	\$118
Lakehurst Borough	Ocean	2,696	\$4,437,920	\$1,646	\$310,850	\$115
Egg Harbor City	Atlantic	4,408	\$7,070,972	\$1,604	\$498,159	\$113
Monroe Township	Gloucester	37,736	\$39,160,605	\$1,038	\$4,245,651	\$113
Southampton Township	Burlington	10,346	\$7,567,333	\$731	\$1,163,262	\$112
Weymouth Township	Atlantic	2,651	\$2,229,560	\$841	\$296,383	\$112
Folsom Borough	Atlantic	1,810	\$1,623,056	\$897	\$195,789	\$108
Buena Vista Township	Atlantic	7,079	\$5,763,779	\$814	\$753,143	\$106
Hamilton Township	Atlantic	28,155	\$28,691,073	\$1,019	\$2,984,753	\$106
Berkeley Township	Ocean	44,748	\$53,328,313	\$1,192	\$4,476,277	\$100
Buena Borough	Atlantic	4,500	\$4,659,401	\$1,035	\$441,143	\$98
Tabernacle Township	Burlington	6,851	\$3,213,276	\$469	\$658,341	\$96
Shamong Township	Burlington	6,480	\$3,813,854	\$589	\$607,546	\$94
South Toms River Borough	Ocean	3,725	\$5,371,119	\$1,442	\$348,261	\$93
Franklin Township	Gloucester	16,494	\$15,484,863	\$939	\$1,527,141	\$93
Stafford Township	Ocean	29,881	\$51,210,249	\$1,714	\$2,740,944	\$92
Hammonton Town	Atlantic	14,833	\$15,193,895	\$1,024	\$1,337,297	\$90
Mullica Township	Atlantic	5,820	\$7,521,839	\$1,292	\$516,782	\$89
Medford Township	Burlington	24,603	\$23,542,474	\$957	\$2,094,487	\$85
Manchester Township	Ocean	46,070	\$43,803,375	\$951	\$3,376,997	\$73
Galloway Township	Atlantic	37,870	\$28,148,124	\$743	\$2,715,154	\$72
Medford Lakes Borough	Burlington	4,287	\$4,918,789	\$1,147	\$304,707	\$71
Little Egg Harbor Township	Ocean	21,350	\$26,268,730	\$1,230	\$1,516,866	\$71
Ocean Township	Ocean	9,001	\$14,010,791	\$1,557	\$637,917	\$71
Evesham Township	Burlington	48,255	\$42,987,428	\$891	\$3,329,776	\$69
Beachwood Borough	Ocean	11,128	\$11,294,095	\$1,015	\$699,345	\$63
Jackson Township	Ocean	60,207	\$54,656,783	\$908	\$3,583,300	\$60
Plumsted Township	Ocean	8,506	\$6,373,900	\$749	\$475,651	\$56
Barnegat Township	Ocean	24,998	\$30,074,711	\$1,203	\$1,102,217	\$44
<i>“Outside” Municipalities (less than 10% of total area in Pinelands boundary)</i>						
Corbin City	Atlantic	481	\$479,748	\$997	\$105,000	\$218
Springfield Township	Burlington	3,252	\$4,405,779	\$1,355	\$448,860	\$138
Vineland City	Cumberland	60,491	\$77,884,167	\$1,288	\$6,513,157	\$108
North Hanover Township	Burlington	7,984	\$2,031,535	\$254	\$805,657	\$101
Berlin Borough	Camden	7,506	\$10,098,874	\$1,345	\$733,039	\$98
Toms River Township	Ocean	98,326	\$133,524,805	\$1,358	\$8,935,825	\$91

## Appendix A. Selected References

In addition to the selected references listed below, this twentieth report relied on data and results reported in all the previous Long Term Economic Monitoring reports. Reports were issued annually starting in 1997, except in 2010, 2012, and 2017. Beginning with this edition, all reports will be issued on a quintennial schedule.

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GIS data used in maps and analysis was provided by the following sources:

County Boundaries: U.S. Census Bureau

Municipal Boundaries: U.S. Census Bureau

Census Block Groups: U.S. Census Bureau

Census Blocks: U.S. Census Bureau

Berry Agriculture Location: USDA National Agriculture Statistics Service

Pinelands Area Boundary: N.J. Pinelands Commission

GIS data used in Municipal Fact Book was provided by the following sources:

County Boundaries: N.J. Office of Information Technology

Municipal Boundaries: N.J. Office of Information Technology

Pinelands Area Boundary: N.J. Pinelands Commission

Pinelands Management Areas: N.J. Pinelands Commission

Water Bodies: U.S. Geological Survey

N.J. Aerial Imagery: N.J. Office of Information Technology

Non-N.J. Aerial Imagery: National Aeronautics and Space Administration

## **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 the 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**

The Pinelands Development Credit (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 and agricultural areas to more suitable growth areas. The owners of land in preservation and agricultural 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.

Beginning in 2022, the Pinelands Commission staff undertook an analysis of the current supply and demand outlooks for PDCs. Past reports and studies were consulted to gauge the changes in the supply and demand relationship over time, and a new geospatial evaluation was conducted to determine both the pool of development rights that could potentially be severed from lands in the sending areas as well as future opportunities for the redemption of rights in the receiving areas.

When the Comprehensive Management Plan was written, the ideal ratio of PDC supply and demand was envisioned to be 1:2, or otherwise stated, there should be twice as many opportunities to use PDCs as there are severable PDCs. At the conclusion of the recent supply and demand analysis in 2023, it was determined that opportunities to redeem PDCs should remain more numerous than allocated PDCs, but a 1:2 ratio is no longer necessary (The actual ratio was found to be 1:1.2.). This is due to the fact that recent years have seen increasing numbers of ordinances and redevelopment plans containing mandatory PDC requirements.

## Appendix C. Pinelands Acreage by County

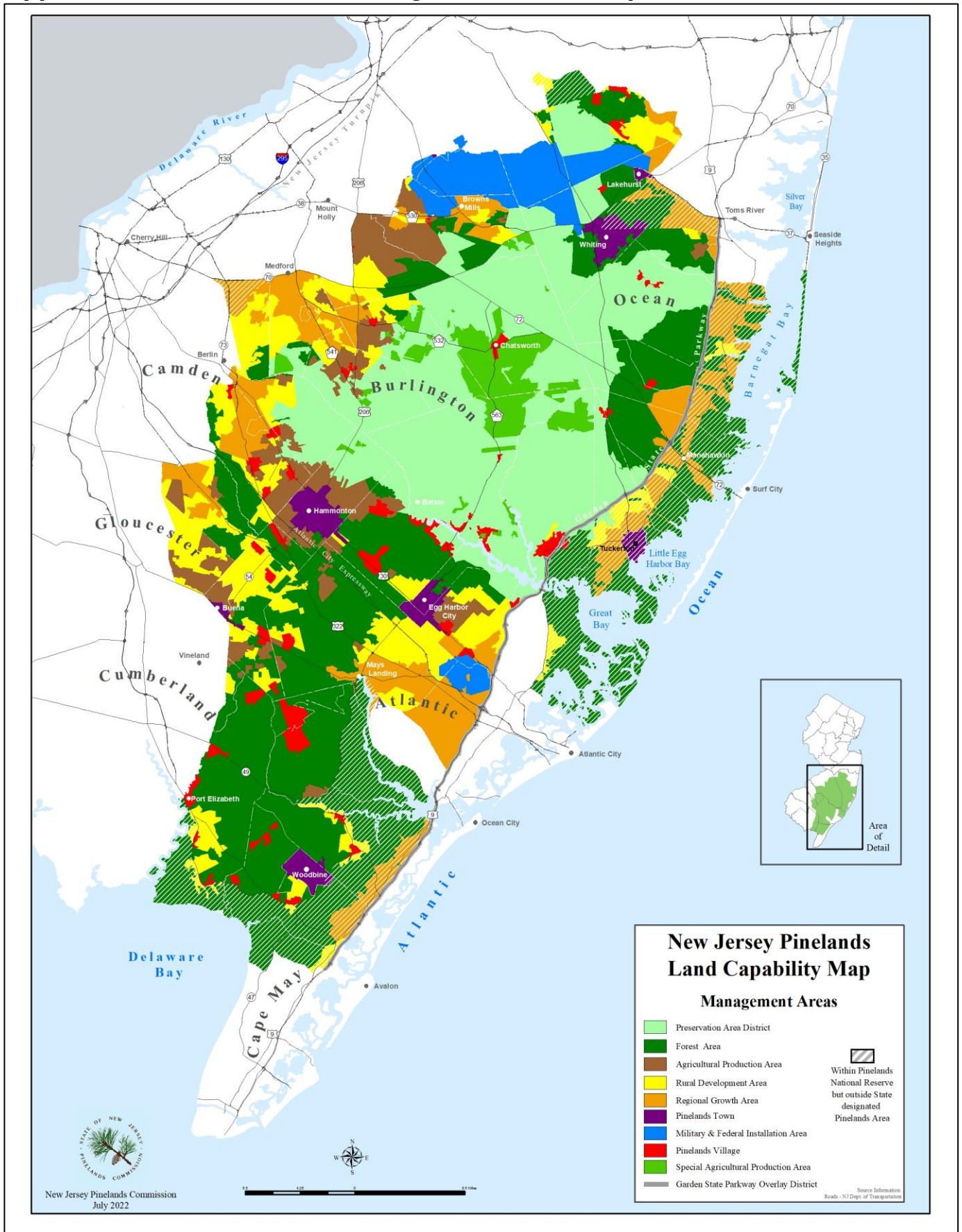
County	Total Acreage	Acreage Inside Pinelands	Acreage Outside Pinelands	% Area in Pinelands	% of Pinelands contributed to by County	% of Southern N.J. contributed to by County
Atlantic	391,134	247,877	143,257	63%	26%	17%
Burlington	524,205	334,224	189,981	64%	36%	23%
Camden	145,592	54,907	90,685	38%	6%	6%
Cape May	182,632	34,807	147,825	19%	4%	8%
Cumberland	321,645	45,398	276,247	14%	5%	14%
Gloucester	215,617	33,581	182,036	16%	4%	10%
Ocean	485,569	187,559	298,010	39%	20%	21%



## Appendix E. Pinelands Management Areas

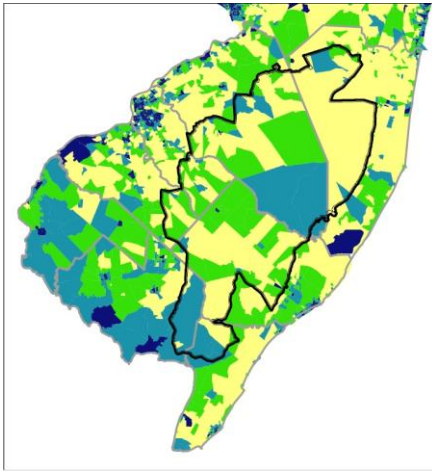
Management Area	Description	Permitted Uses	
		Residential	Nonresidential
Preservation Area District (PAD)	Heart of the Pinelands environment and the most critical ecological region; a large, contiguous wilderness-like area of forest that supports diverse plant and animal communities and is home to many threatened and endangered species	Cultural housing on 3.2 acres	Expansion of existing uses only; low intensity recreation
Special Agricultural Production Area (SAPA)	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 (FA)	Similar to the Preservation Area District in terms of ecological value; a largely undeveloped area that 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	Clustered housing on one acre lots at an average density of 1 home per 28 acres	Roadside retail sales and services within 300 feet of preexisting use; low intensity recreation
Agricultural Production Area (APA)	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 at a density of 1 home per 40 acres	Agricultural commercial and industrial uses
Rural Development Area (RDA)	Areas that are slightly modified and suitable for limited future development; represents a balance of environmental and development values that is intermediate between the pristine Forest Area and existing growth areas	Clustered housing on one acre lots at an average density of 1 home per 5 acres	Community commercial and light industrial uses on septic; intensive recreation
Regional Growth Area (RGA)	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 6 homes per acre with sewers	Sewered commercial and industrial uses
Pinelands Village	Small, existing, spatially discrete settlements that are appropriate for infill residential, commercial and industrial development compatible with existing village character	1 to 5 acre lots	Commercial and industrial uses compatible with existing character
Pinelands Town	Large, existing spatially discrete settlements, generally with centralized wastewater or water supply systems	2 to 4 homes per acre with sewers	Sewered commercial and industrial uses
Military and Federal Installation Area (M/F)	Federal enclaves within the Pinelands	Not Applicable	Any use associated with the function of the installation or other public purpose use

# Appendix F. Pinelands Management Areas Map

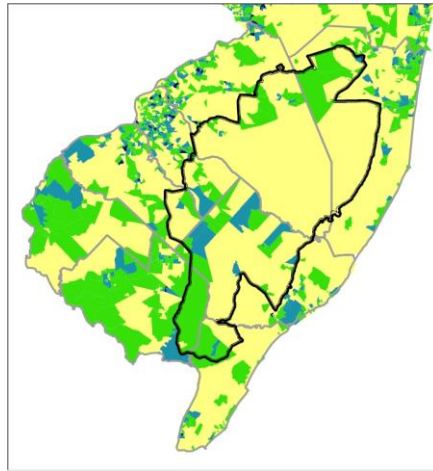


# Appendix G. Southern New Jersey Housing Unit Construction

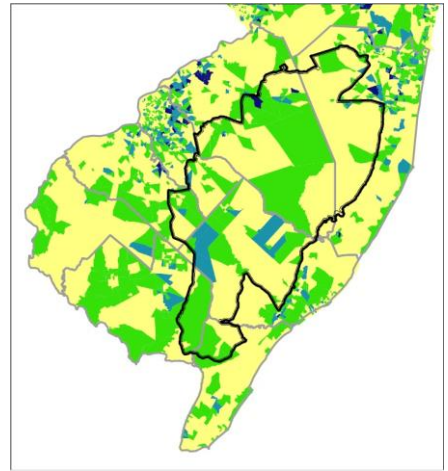
Built Before 1950



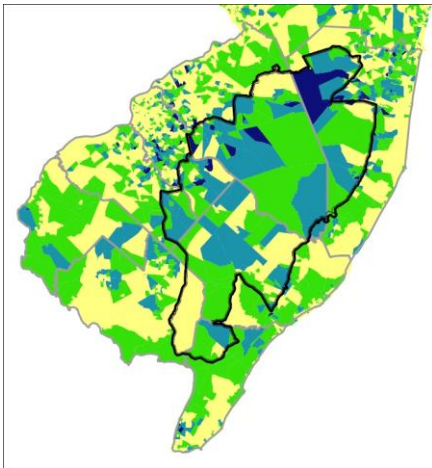
Built in 1950s



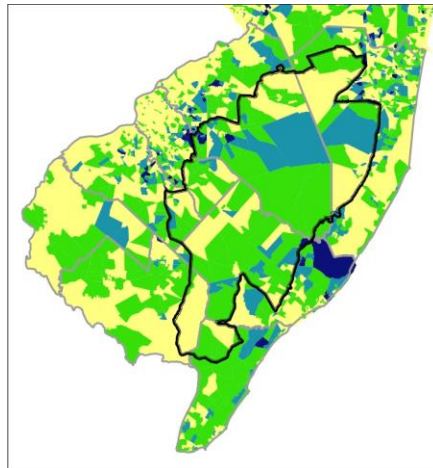
Built in 1960s



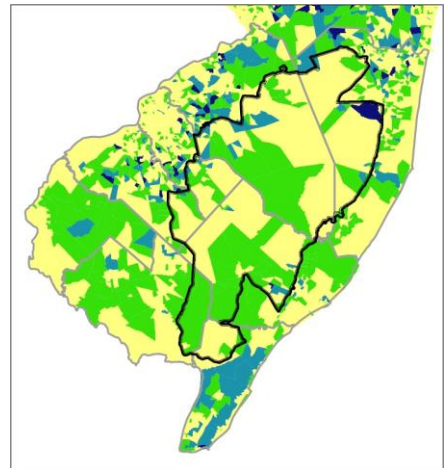
Built in 1970s



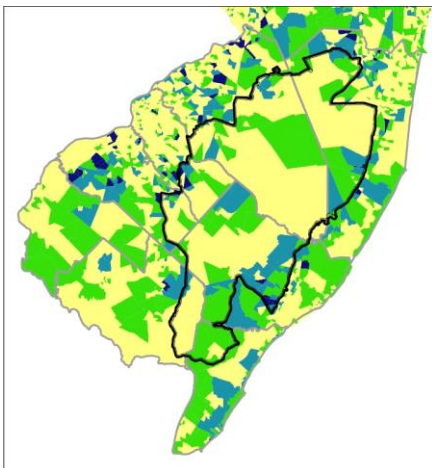
Built in 1980s



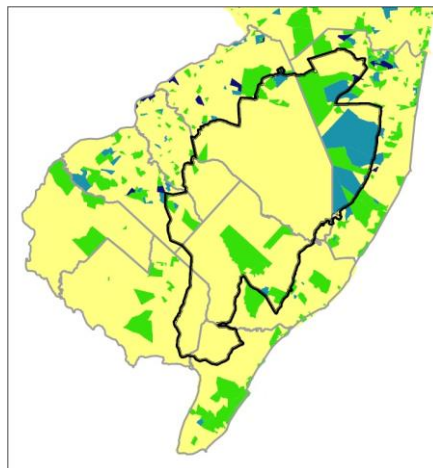
Built in 1990s




Built in 2000s




Built in 2010s



 Pinelands Area Boundary

 County Boundary

**Percent of total 2020 Units**

 0% - 10%

 10% - 25%

 25% - 50%

 50% - 100%

Source: NJ Dept. of Labor  
 Geographic Unit: Census Block Group  
 Author: NJ Pinelands Commission  
 Date: March 2024



## **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 Report has traditionally focused on aggregate trends, with the intent of comparing the economic performance between the Pinelands and the 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 eight southern New Jersey and municipal ranks for each variable. Since 2003, the Fact Book has also included maps and charts for each municipality. Subsequent Fact Books expanded to add sheets for county level data. County sheets are provided for the seven counties containing any of the 53 Pinelands municipalities. A sheet for the Pinelands area municipalities shows average values for the 53 municipalities compared to Non-Pinelands municipalities of southern New Jersey and the State as a whole.

### **Introductory Information**

Data for 53 municipalities that are completely or partially located inside the state-designated Pinelands Area is presented alphabetically by county. The introductory information section is found below the name of the municipality. The number of residents and acres within the Pinelands Area boundary at the 2020 Census is provided, followed by the percentage of the municipality's total population and area in parentheses. Populations for areas inside and outside the Pinelands Area were calculated using census block data. A reference map (in the upper-right corner) locates the municipality or county in relation to the Pinelands Area.

### **Municipal Maps**

Each Fact Book sheet has a municipal map presenting the Pinelands Management Areas overlaid on 2023 aerial photography. While the Management Area layer gives the reader a sense for where different intensities of development are encouraged, the aerial photography gives an indication as to where development has already occurred.

Each map's key, located directly below the map, also conveys the percentage of Pinelands land area that is classified as a specific Pinelands Management Area. For example, Buena Borough, a Pinelands municipality with 47% of its land area in the Pinelands Area, shows "23%" in the "Pinelands Town" symbol key. This should be read as "The Pinelands Town Management Area makes up 23% of Buena Borough's land in the Pinelands Area."

Since the most recent publication of the Municipal Fact Book in 2017, the Pinelands Commission approved changes in Pinelands management area boundaries in five municipalities as follows:

Dennis Township, Ordinance 2019-01, June 2019

Forest Area increased by 39 acres

Pinelands Village decreased by 39 acres

Evesham Township, Ordinance 5-3-2022, July 2022

Forest Area increased by 671 acres

Regional Growth Area increased by 875 acres

Rural Development Area decreased by 1,546 acres

Folsom Borough, Ordinance 07-2019, February 2020  
Forest Area increased by 27 acres  
Rural Development Area decreased by 27 acres

Medford Township, Ordinance 2020-2021, February 2021  
Rural Development Area increased by 7.5 acres  
Regional Growth Area decreased by 7.5 acres

Mullica Township, Ordinance 6-2018, June 2018  
Pinelands Village increased by 40 acres  
Preservation Area District decreased by 40 acres

Other routine, minor corrections to the Pinelands Commission’s Land Capability Map were also made between 2017 and 2024 to better align management area boundaries with roads and property lines, resulting in small adjustments to the percentages of land in various management areas in a handful of Pinelands municipalities.

### **Data Table**

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. It is important to note that these rankings *do not* indicate a positive or negative connotation.

The variables in the table include: population estimate, population density, population change 2018 to 2022 (estimate), percentage of total land area that is permanently protected *and* in the Pinelands Area, assessed acres of farmland, building permits, residential housing transactions, average sale price of homes, equalized value of property (in millions of dollars), effective tax rate, average residential property tax bill, per capita income estimates (actual values for census years), and estimated 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 as well as the number of people employed, and the average annual wage are indicated below the rankings section. The bar graph to the right of the rankings section displays poverty rate data as this year’s continuing supplemental variable.

### **General Caveats**

- **Ranking Values.** Again, a rank of “1” indicates the highest value for a particular variable, while a rank of “202” typically indicates the lowest value. It is important to note that these rankings *do not* indicate a positive or negative connotation. 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 previous Fact Books should be interpreted with caution, as data volatility or re-definition can often be responsible for a municipality’s change in rank.

## Specific Caveats

- **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.
- **Average Sale Price of Homes:** This value is dependent on the number of residential housing transactions. Municipalities with few transactions (under 10) generally experience greater volatility in price from year to year.
- **Percentage of Permanently Protected Land:** This value pertains only to municipalities with land in the Pinelands Area; therefore, rankings are out of 53 total municipalities. Of those 53 municipalities with any amount of land in the Pinelands Area, four do not have any permanently protected lands in the Pinelands Area. The percentage of permanently protected land was updated to February 2024 totals.
- **Business Establishments:** The New Jersey 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 Department of Labor can also make errors when assigning municipal codes based on place names that businesses submit (e.g. 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.
- **Pinelands Area Population Density:** The density for the Pinelands area is calculated on the total population of the 47 municipalities with more than 10% of their area inside the Pinelands boundary and on the total area of those municipalities, including both areas inside and outside the Pinelands boundary.
- **Poverty Rates:** The poverty rate bar graph is based on a supplemental variable that was continued through the previous report. This data is produced by the U.S. Census Bureau but was obtained from New Jersey Department of Labor reports. Poverty rate data stopped being decennially collected data as of the 2000 Census. Since then, this data is collected through the American Community Survey. 2016 was the last year available. Due to smaller sampling sizes than those used to produce the decennial U.S. Census, this data is prone to having a larger margin of error. For more information, visit the U.S. Census Bureau's website as well as American Fact Finder for the data.

## County Level Fact Sheets

County-level fact sheets are reported for seven of 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 southern New Jersey average that is presented in-between the county value and county rank is *not* the same as the southern New Jersey average shown in the municipal sheets. The southern New Jersey average shown in the county sheets is a *county* average (out of seven counties), while the southern New 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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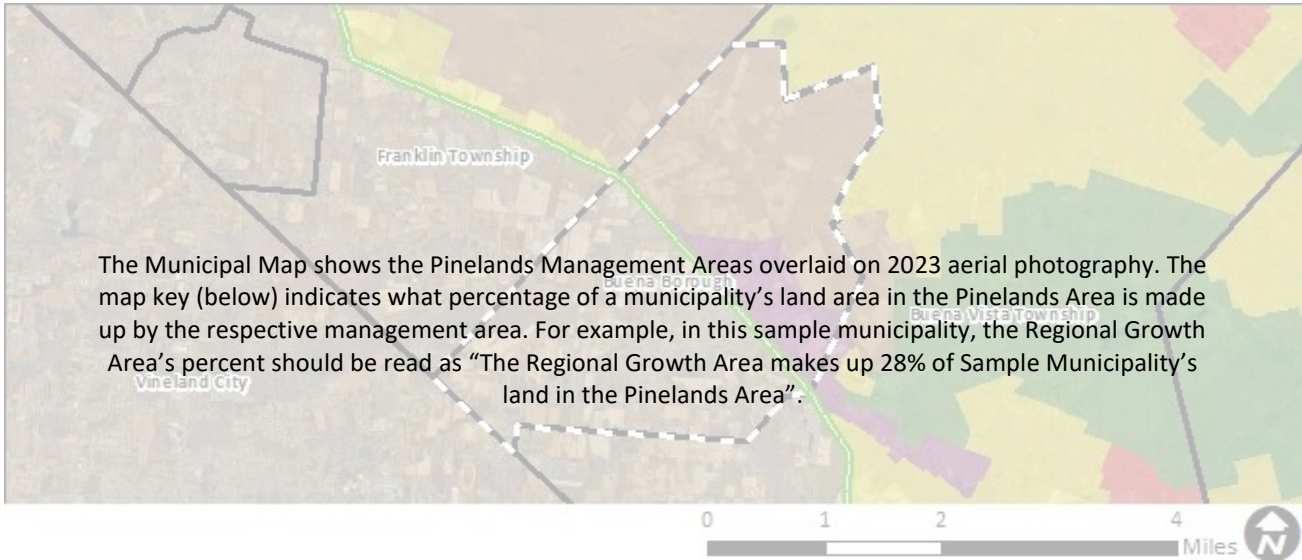
**Pinelands Area Municipalities..... H67**

# Sample Municipality

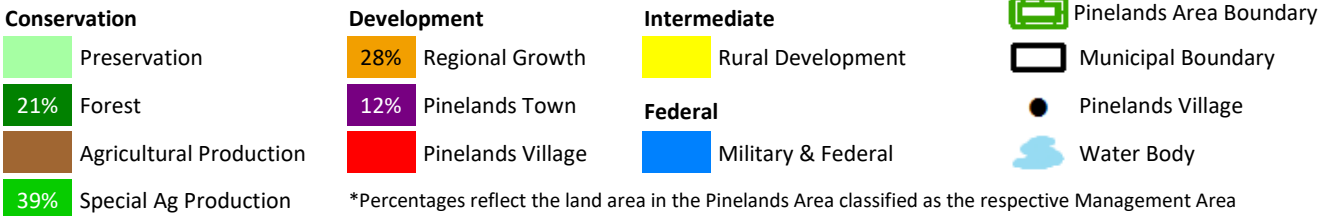


Municipal population inside Pinelands Area (% of total population) - U.S. Census Bureau 2020 Census Block

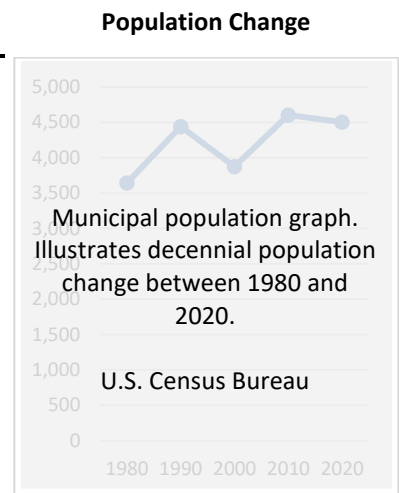
Municipal acreage inside Pinelands Area (% of total acreage) - N.J. Pinelands Commission 2024



## Pinelands Management Areas



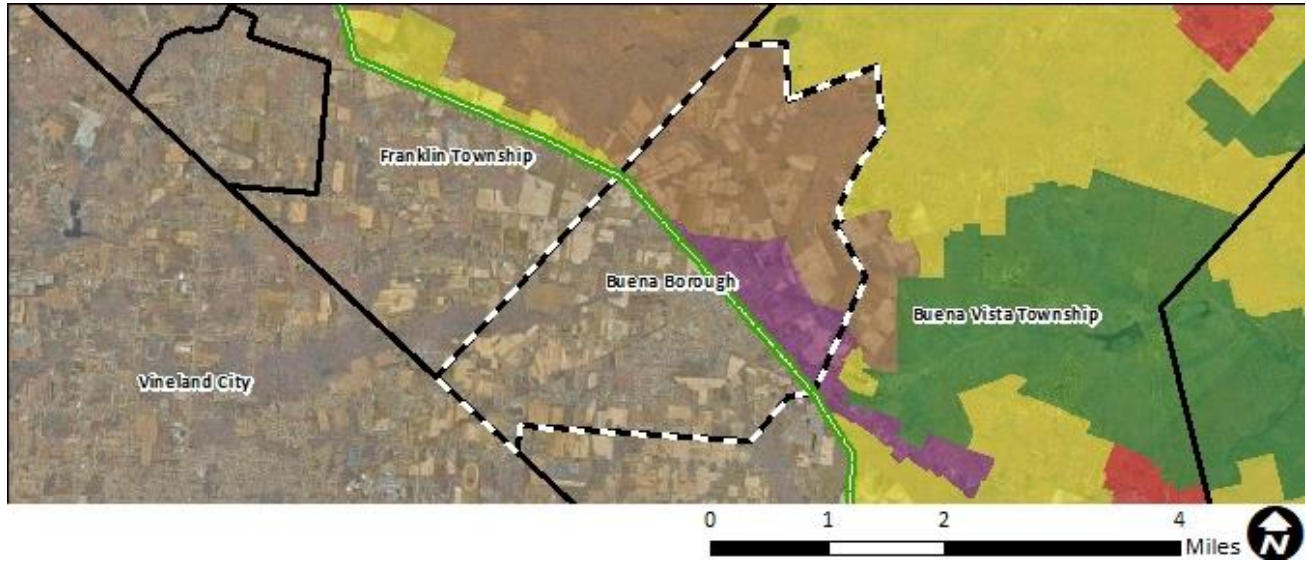
2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate		U.S. Census Bureau	
Population Density (per mile <sup>2</sup> )		N.J. Pinelands Commission	
Population Change - 2018 to 2022		U.S. Census Bureau	
% Land Protected in Pinelands Area		N.J. Pinelands Commission	
Assessed Acres of Farmland		N.J. Dept. of Treasury	
Building Permits Issued		N.J. Dept. of Community Affairs	
Housing Transactions		N.J. Dept. of Treasury	
Average Home Sale Price		N.J. Dept. of Treasury	
Equalized Property Value (millions)		N.J. Dept. of Community Affairs	
Effective Tax Rate		N.J. Dept. of Community Affairs	
Average Residential Property Tax Bill		N.J. Dept. of Community Affairs	
Per Capita Income Estimate		N.J. Dept. of Labor	
Estimated Unemployment Rate		N.J. Dept. of Labor	
Private Sector Employment		Private Sector Establishments	Private Sector Avg. Annual Wages
N.J. Dept. of Labor		N.J. Dept. of Labor	N.J. Dept. of Labor



# Buena Borough

Pinelands Area 2020 population: 1,054 (23% of total population)

Pinelands Area acreage: 2,277 (47% of total acreage)



## Pinelands Management Areas

### Conservation

- Preservation
- Forest
- 77% Agricultural Production
- Special Ag Production

### Development

- Regional Growth
- 23% Pinelands Town
- Pinelands Village

### Intermediate

- Rural Development
- Federal**
- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

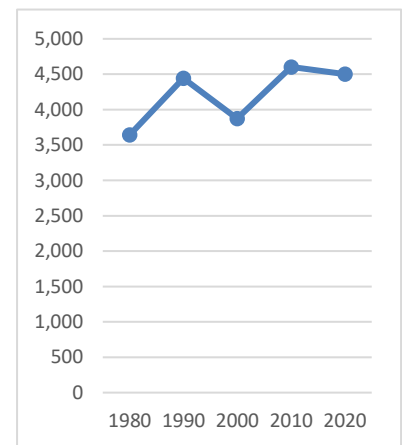


Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	4,500	12,642	118
Population Density (per mile <sup>2</sup> )	594	1,880	129
Population Change - 2018 to 2022	3.93%	2.27%	77
% Land Protected in Pinelands Area*	22%	39%	34
Assessed Acres of Farmland	2,172	2,270	59
Building Permits Issued	0	31	145
Housing Transactions	50	192	136
Average Home Sale Price	\$210,340	\$421,066	159
Equalized Property Value (millions)	\$323.4	\$2,044.0	149
Effective Tax Rate	3.19	2.75	61
Average Residential Property Tax Bill	\$5,579	\$6,914	141
Per Capita Income Estimate	\$37,499	\$50,670	150
Unemployment Rate	6.1%	4.3%	20

## Population Change



Private Sector Employment	795	Private Sector Establishments	108	Private Sector Avg. Annual Wages	\$48,860
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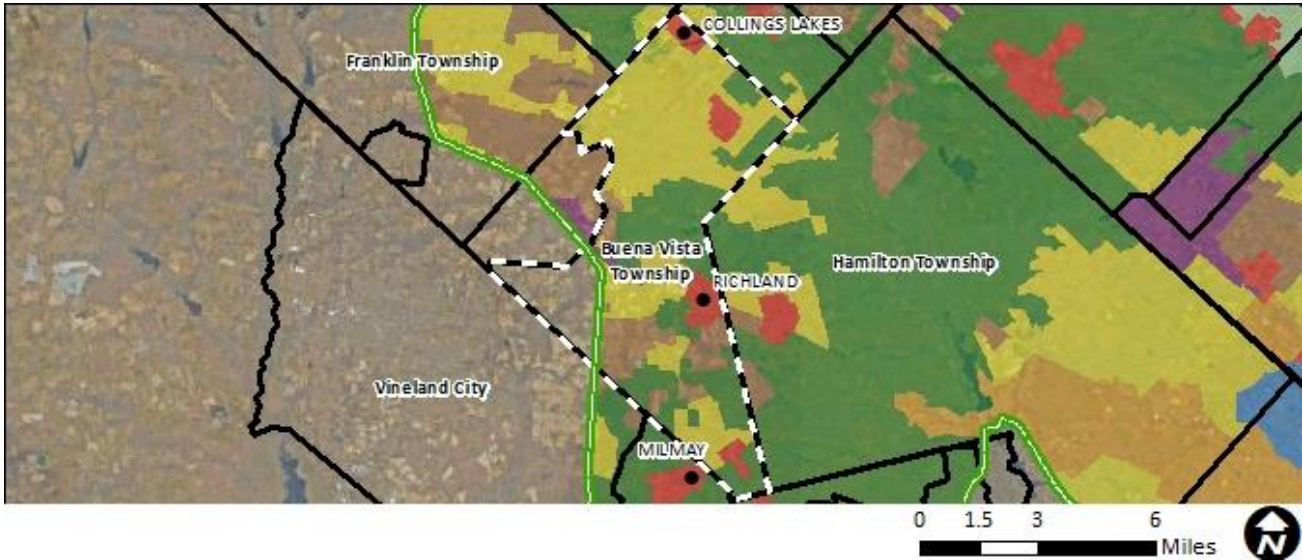
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Buena Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Buena Vista Township

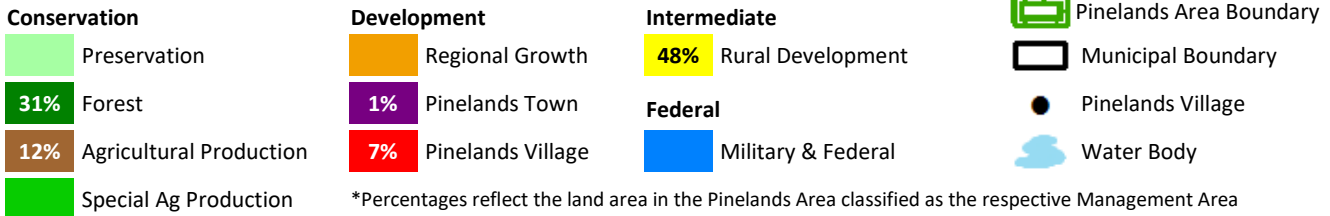


Pinelands Area 2020 population: 5,587 (83% of total population)

Pinelands Area acreage: 23,954 (90% of total acreage)

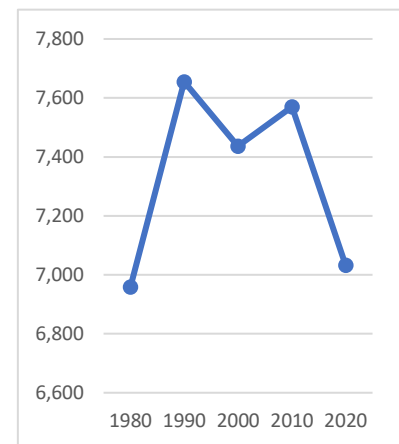


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	7,079	12,642	91
Population Density (per mile <sup>2</sup> )	170	1,880	171
Population Change - 2018 to 2022	-2.59%	2.27%	175
% Land Protected in Pinelands Area*	18%	39%	36
Assessed Acres of Farmland	5,307	2,270	35
Building Permits Issued	6	31	78
Housing Transactions	100	192	98
Average Home Sale Price	\$255,175	\$421,066	124
Equalized Property Value (millions)	\$688.6	\$2,044.0	114
Effective Tax Rate	2.71	2.75	112
Average Residential Property Tax Bill	\$5,955	\$6,914	126
Per Capita Income Estimate	\$36,497	\$50,670	166
Unemployment Rate	6.3%	4.3%	18

## Population Change



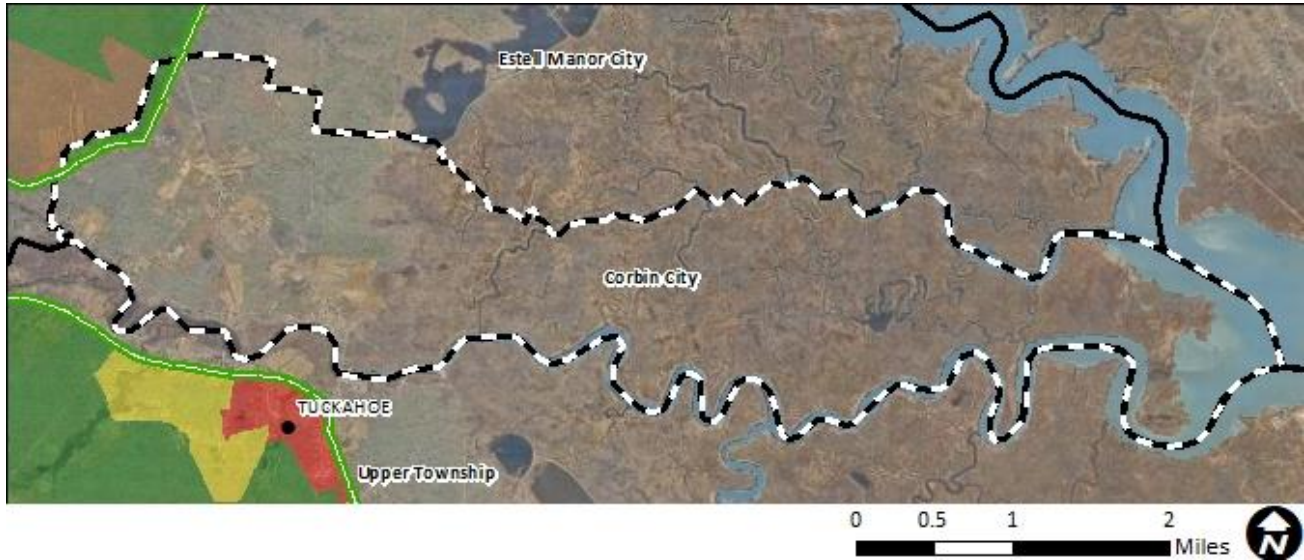
Private Sector Employment	742	Private Sector Establishments	81	Private Sector Avg. Annual Wages	\$39,549
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\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Buena Vista Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Corbin City

Pinelands Area 2020 population: 4 (1% of total population)

Pinelands Area acreage: 68 (1% of total acreage)



## Pinelands Management Areas

### Conservation

- Preservation
- 100% Forest
- Agricultural Production
- Special Ag Production

### Development

- Regional Growth
- Pinelands Town
- Pinelands Village

### Intermediate

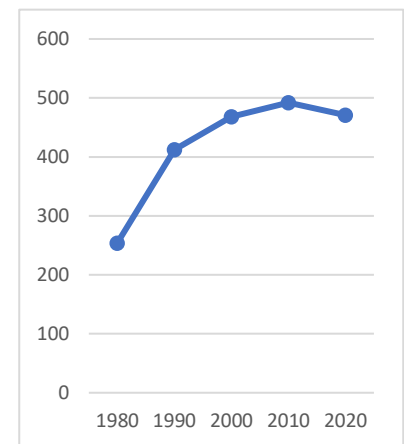
- Rural Development
- Federal**
- Military & Federal

- Pinelands Area Boundary
- Municipal Boundary
- Pinelands Village
- Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	481	12,642	196
Population Density (per mile <sup>2</sup> )	54	1,880	191
Population Change - 2018 to 2022	-2.29%	2.27%	172
% Land Protected in Pinelands Area*	9%	39%	39
Assessed Acres of Farmland	284	2,270	89
Building Permits Issued	0	31	145
Housing Transactions	3	192	198
Average Home Sale Price	\$351,667	\$421,066	66
Equalized Property Value (millions)	\$61.5	\$2,044.0	195
Effective Tax Rate	1.88	2.75	160
Average Residential Property Tax Bill	\$3,896	\$6,914	191
Per Capita Income Estimate	\$32,650	\$50,670	180
Unemployment Rate	5.1%	4.3%	39

## Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
21	9	\$37,790

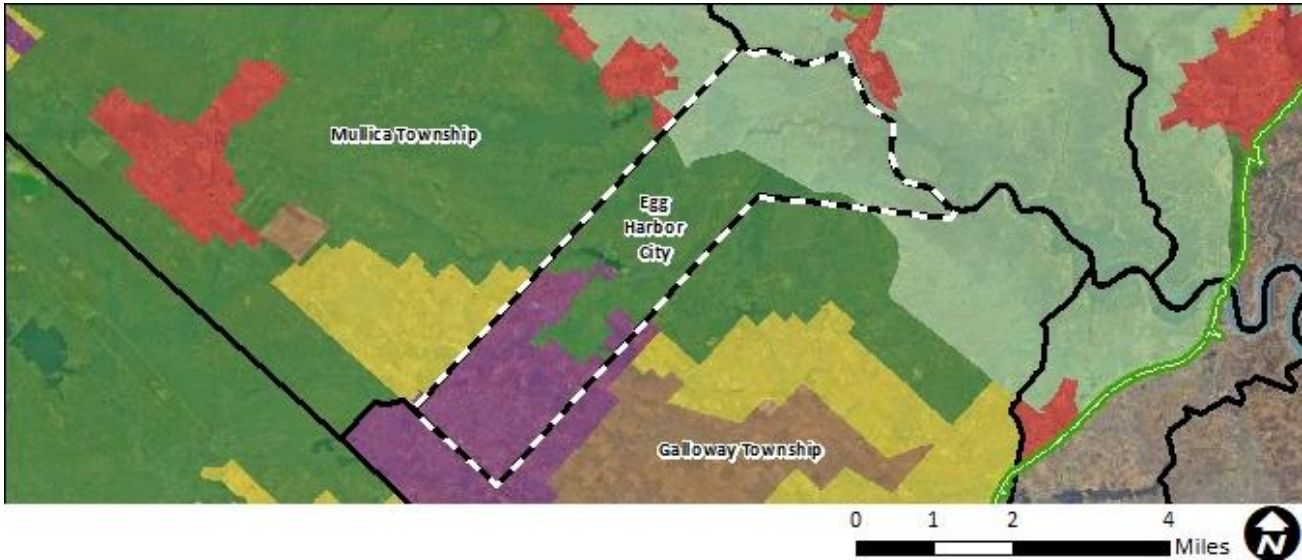
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Corbin City it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Egg Harbor City

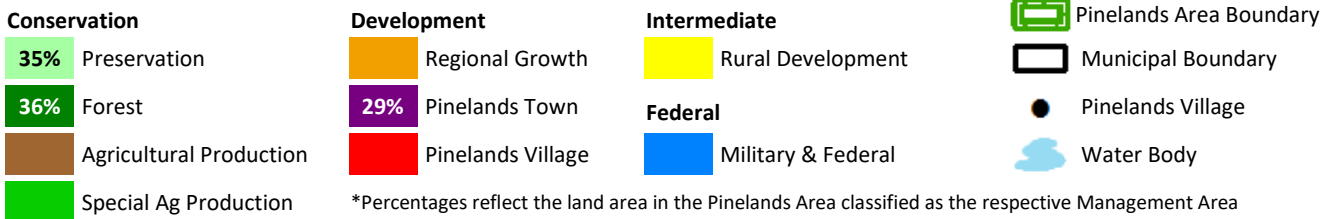


Pinelands Area 2020 population: 4,396 (100% of total population)

Pinelands Area acreage: 7,372 (100% of total acreage)

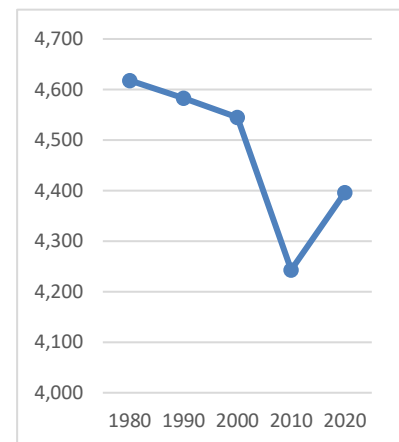


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	4,408	12,642	120
Population Density (per mile <sup>2</sup> )	387	1,880	144
Population Change - 2018 to 2022	7.42%	2.27%	31
% Land Protected in Pinelands Area*	2%	39%	44
Assessed Acres of Farmland	0	2,270	121
Building Permits Issued	0	31	145
Housing Transactions	73	192	111
Average Home Sale Price	\$186,030	\$421,066	175
Equalized Property Value (millions)	\$254.9	\$2,044.0	163
Effective Tax Rate	4.57	2.75	7
Average Residential Property Tax Bill	\$6,544	\$6,914	100
Per Capita Income Estimate	\$39,983	\$50,670	133
Unemployment Rate	6.8%	4.3%	11

## Population Change



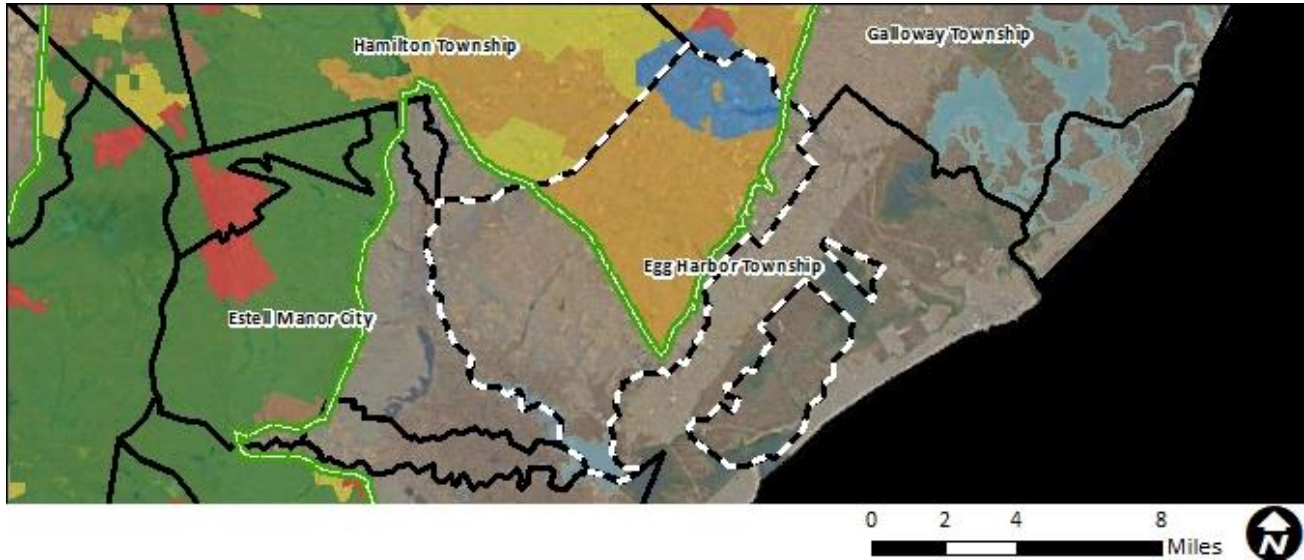
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
3,822	307	\$48,637

\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Egg Harbor City it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

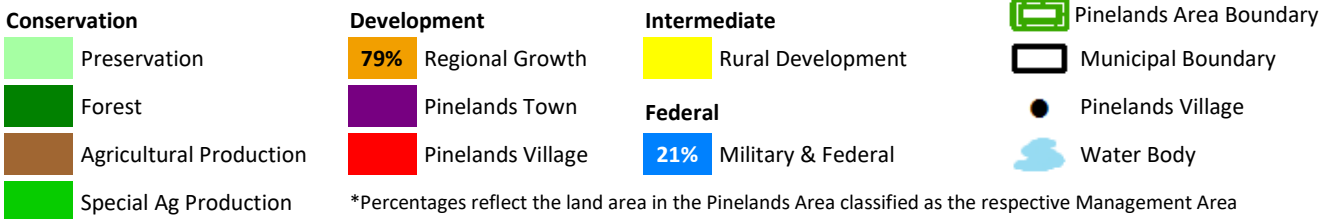
# Egg Harbor Township

Pinelands Area 2020 population: 30,478 (64% of total population)

Pinelands Area acreage: 17,867 (44% of total acreage)

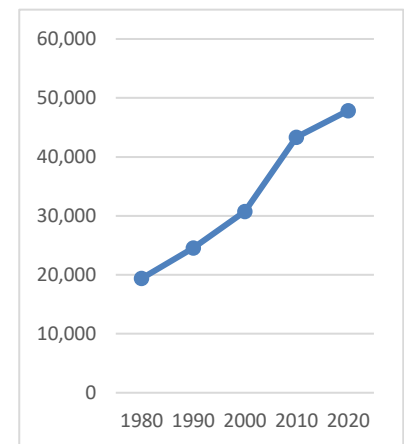


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	47,946	12,642	11
Population Density (per mile <sup>2</sup> )	635	1,880	123
Population Change - 2018 to 2022	11.49%	2.27%	11
% Land Protected in Pinelands Area*	2%	39%	43
Assessed Acres of Farmland	3,419	2,270	51
Building Permits Issued	44	31	38
Housing Transactions	432	192	26
Average Home Sale Price	\$247,178	\$421,066	132
Equalized Property Value (millions)	\$5,089.5	\$2,044.0	22
Effective Tax Rate	2.85	2.75	98
Average Residential Property Tax Bill	\$6,974	\$6,914	82
Per Capita Income Estimate	\$28,573	\$50,670	190
Unemployment Rate	4.8%	4.3%	52

## Population Change



Private Sector Employment 15,852	Private Sector Establishments 1,037	Private Sector Avg. Annual Wages \$66,075
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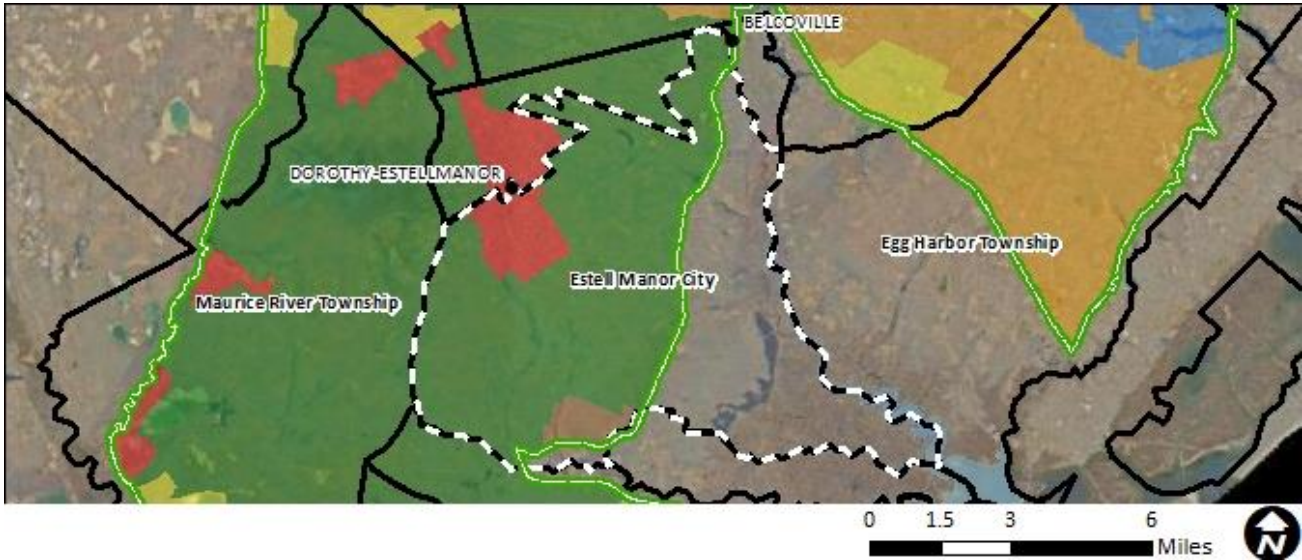
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Egg Harbor Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Estell Manor City

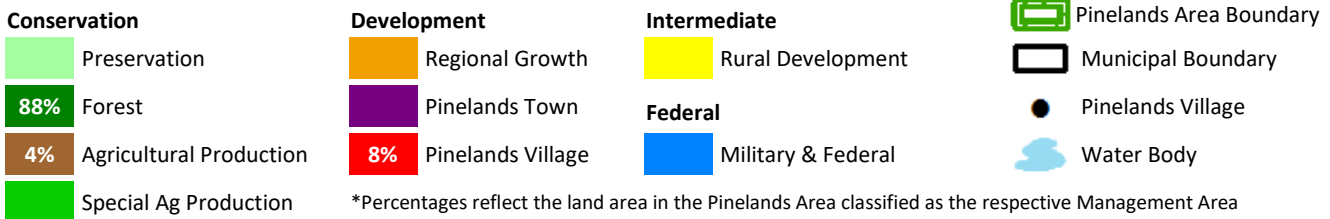


Pinelands Area 2020 population: 1,559 (93% of total population)

Pinelands Area acreage: 22,423 (63% of total acreage)

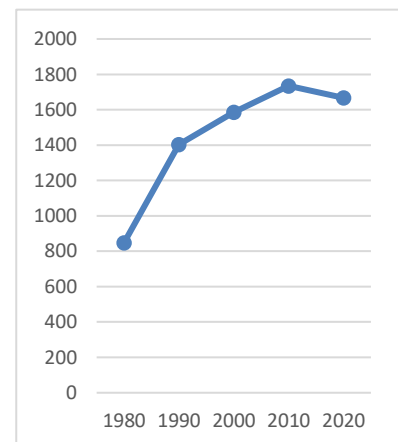


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,677	12,642	168
Population Density (per mile <sup>2</sup> )	30	1,880	196
Population Change - 2018 to 2022	-2.33%	2.27%	174
% Land Protected in Pinelands Area*	56%	39%	17
Assessed Acres of Farmland	4,839	2,270	39
Building Permits Issued	2	31	107
Housing Transactions	14	192	179
Average Home Sale Price	\$278,214	\$421,066	105
Equalized Property Value (millions)	\$203.5	\$2,044.0	169
Effective Tax Rate	2.29	2.75	142
Average Residential Property Tax Bill	\$4,984	\$6,914	168
Per Capita Income Estimate	\$47,253	\$50,670	81
Unemployment Rate	5.2%	4.3%	35
Private Sector Employment	96	Private Sector Establishments	20
		Private Sector Avg. Annual Wages	\$52,907

## Population Change



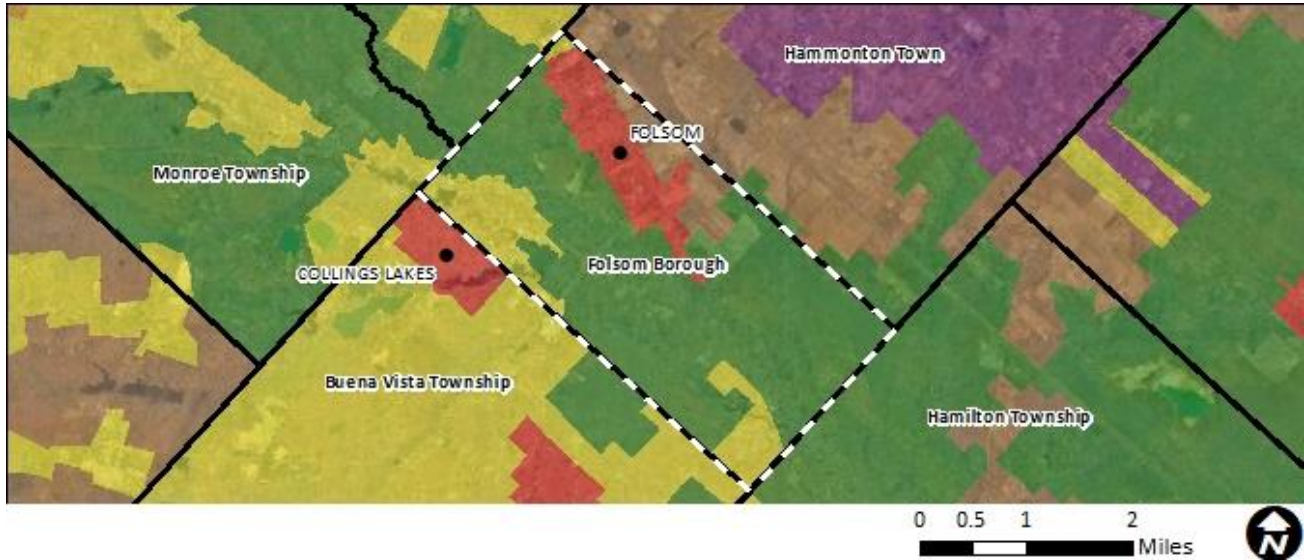
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Estell Manor City it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Folsom Borough



Pinelands Area 2020 population: 1,811 (100% of total population)

Pinelands Area acreage: 5,426 (100% of total acreage)



## Pinelands Management Areas

### Conservation

- Preservation
- 68%** Forest
- 6%** Agricultural Production
- Special Ag Production

### Development

- Regional Growth
- Pinelands Town
- 12%** Pinelands Village

### Intermediate

- 14%** Rural Development

### Federal

- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

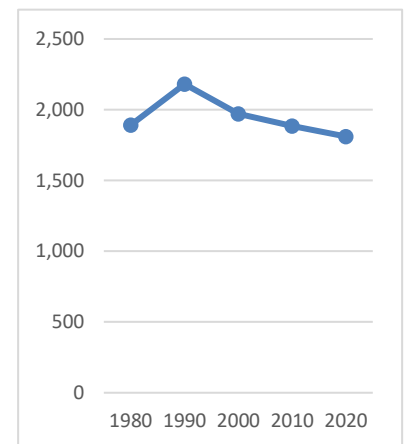


Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,810	12,642	162
Population Density (per mile <sup>2</sup> )	213	1,880	167
Population Change - 2018 to 2022	1.27%	2.27%	127
% Land Protected in Pinelands Area*	21%	39%	35
Assessed Acres of Farmland	879	2,270	70
Building Permits Issued	0	31	145
Housing Transactions	20	192	170
Average Home Sale Price	\$253,940	\$421,066	127
Equalized Property Value (millions)	\$200.8	\$2,044.0	173
Effective Tax Rate	2.06	2.75	153
Average Residential Property Tax Bill	\$4,291	\$6,914	190
Per Capita Income Estimate	\$49,023	\$50,670	72
Unemployment Rate	5.3%	4.3%	33

## Population Change



Private Sector Employment	876	Private Sector Establishments	34	Private Sector Avg. Annual Wages	\$113,847
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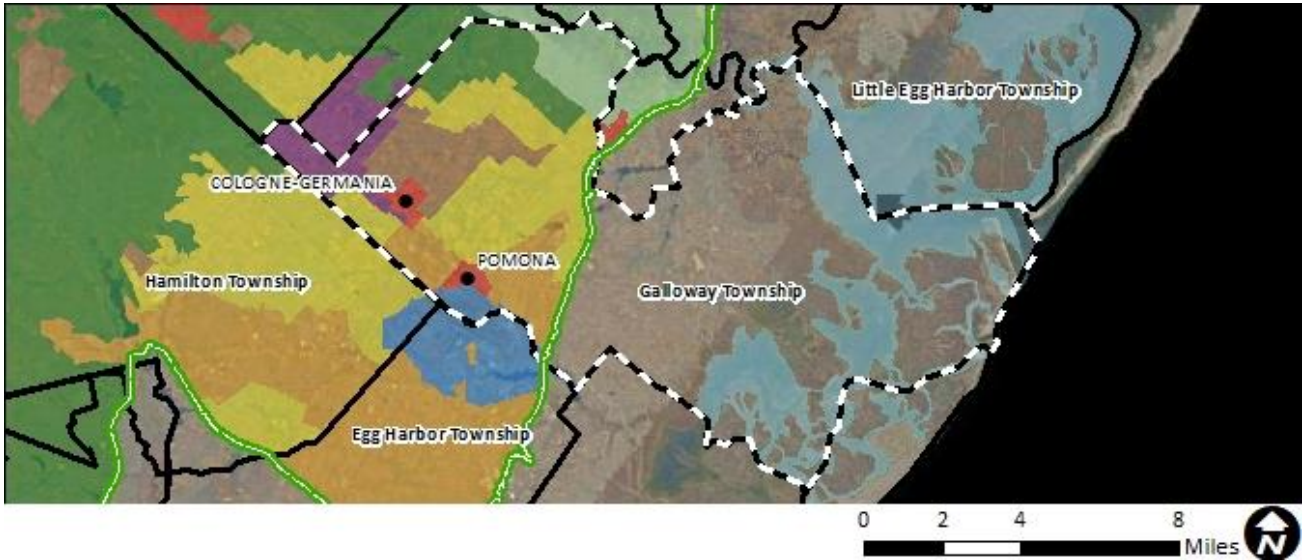
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Folsom Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Galloway Township

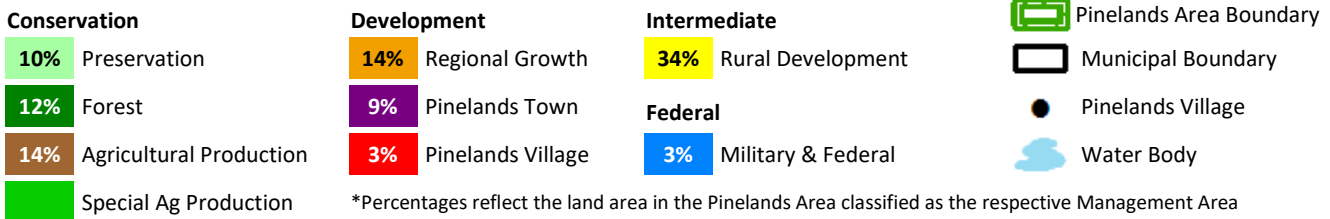


Pinelands Area 2020 population: 15,586 (41% of total population)

Pinelands Area acreage: 27,005 (38% of total acreage)

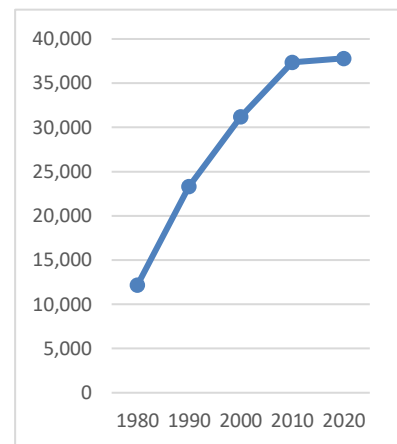


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	37,870	12,642	17
Population Density (per mile <sup>2</sup> )	340	1,880	148
Population Change - 2018 to 2022	5.56%	2.27%	50
% Land Protected in Pinelands Area*	17%	39%	37
Assessed Acres of Farmland	4,279	2,270	46
Building Permits Issued	10	31	64
Housing Transactions	681	192	13
Average Home Sale Price	\$232,747	\$421,066	144
Equalized Property Value (millions)	\$3,597.1	\$2,044.0	30
Effective Tax Rate	2.76	2.75	107
Average Residential Property Tax Bill	\$5,404	\$6,914	148
Per Capita Income Estimate	\$38,266	\$50,670	143
Unemployment Rate	4.5%	4.3%	67

## Population Change



Private Sector Employment 7,072	Private Sector Establishments 510	Private Sector Avg. Annual Wages \$53,370
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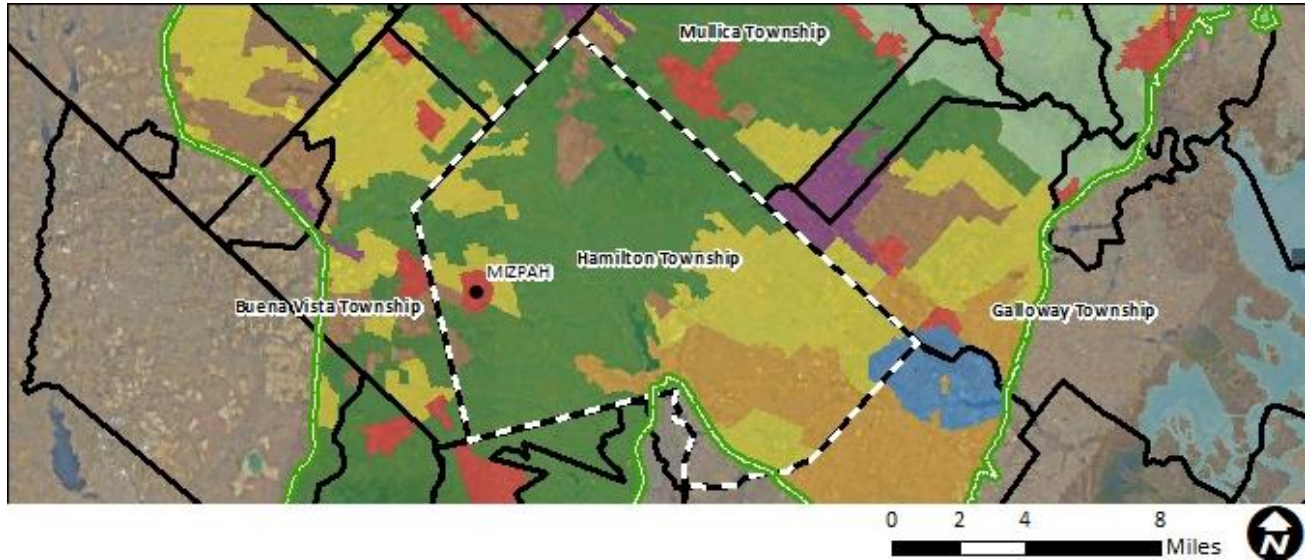
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Galloway Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Hamilton Township



Pinelands Area 2020 population: 25,882 (94% of total population)

Pinelands Area acreage: 70,065 (97% of total acreage)



## Pinelands Management Areas

### Conservation

- Preservation
- 55% Forest
- 4% Agricultural Production
- Special Ag Production

### Development

- 13% Regional Growth
- Pinelands Town
- 1% Pinelands Village

### Intermediate

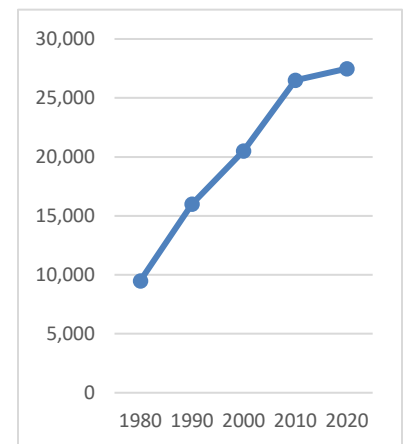
- 25% Rural Development
- Federal**
- 1% Military & Federal

- Pinelands Area Boundary
- Municipal Boundary
- Pinelands Village
- Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	28,155	12,642	25
Population Density (per mile <sup>2</sup> )	249	1,880	157
Population Change - 2018 to 2022	8.96%	2.27%	19
% Land Protected in Pinelands Area*	40%	39%	26
Assessed Acres of Farmland	4,794	2,270	41
Building Permits Issued	40	31	40
Housing Transactions	454	192	24
Average Home Sale Price	\$240,182	\$421,066	135
Equalized Property Value (millions)	\$2,690.5	\$2,044.0	46
Effective Tax Rate	2.85	2.75	96
Average Residential Property Tax Bill	\$5,325	\$6,914	152
Per Capita Income Estimate	\$39,503	\$50,670	137
Unemployment Rate	5.2%	4.3%	35

## Population Change



Private Sector Employment  
7,196

Private Sector Establishments  
554

Private Sector Avg. Annual Wages  
\$42,678

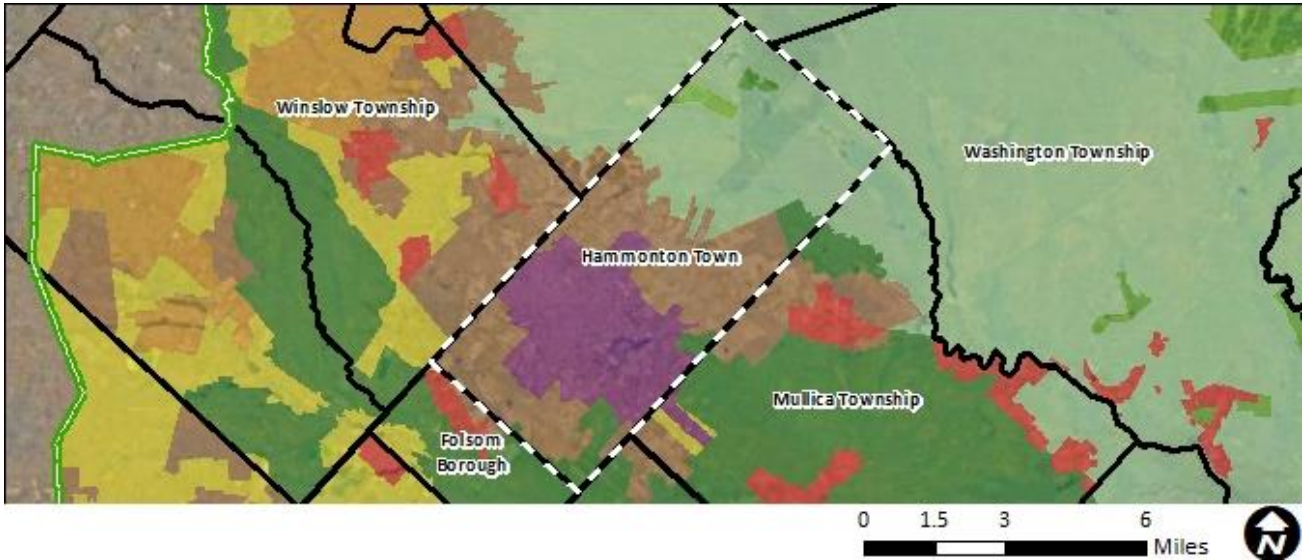
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Hamilton Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Hammonton Town

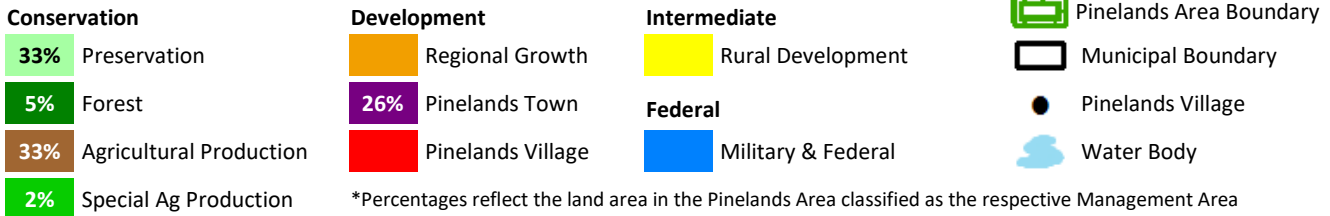


Pinelands Area 2020 population: 14,711 (100% of total population)

Pinelands Area acreage: 26,581 (100% of total acreage)

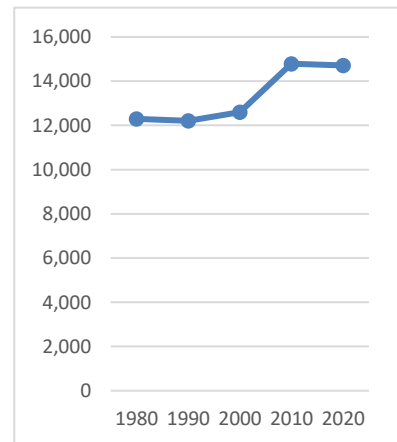


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	14,833	12,642	47
Population Density (per mile <sup>2</sup> )	359	1,880	146
Population Change - 2018 to 2022	5.53%	2.27%	52
% Land Protected in Pinelands Area*	49%	39%	23
Assessed Acres of Farmland	6,994	2,270	25
Building Permits Issued	12	31	56
Housing Transactions	104	192	90
Average Home Sale Price	\$208,846	\$421,066	161
Equalized Property Value (millions)	\$1,612.9	\$2,044.0	71
Effective Tax Rate	2.47	2.75	127
Average Residential Property Tax Bill	\$5,967	\$6,914	125
Per Capita Income Estimate	\$43,688	\$50,670	108
Unemployment Rate	5.4%	4.3%	30

## Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
7,449	644	\$52,840

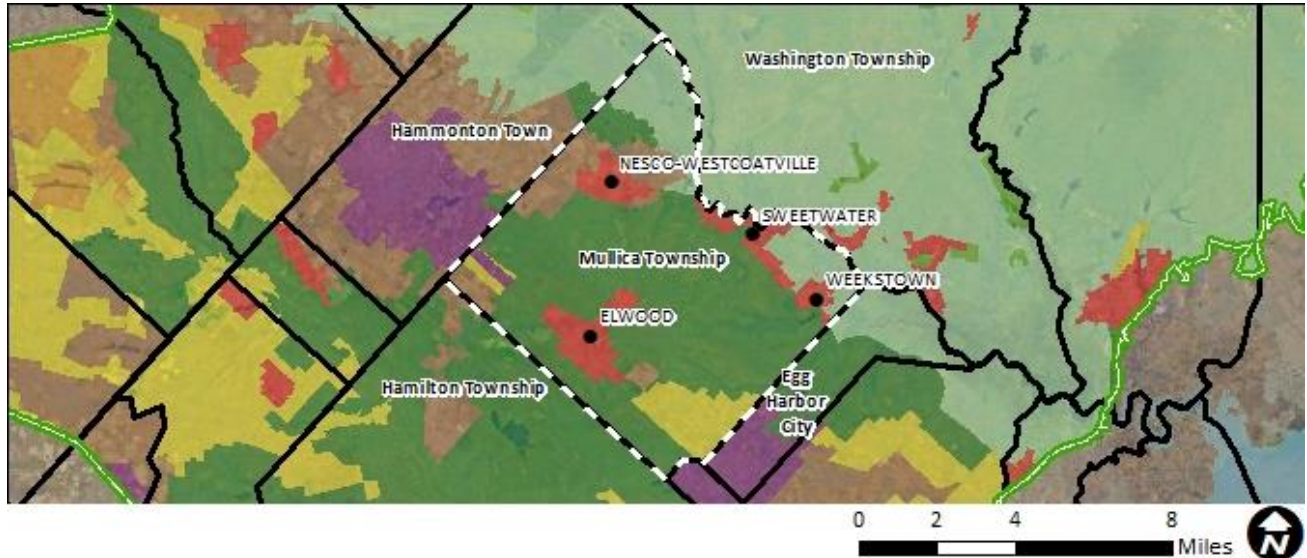
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For the Town of Hammonton it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Mullica Township



Pinelands Area 2020 population: 5,816 (100% of total population)

Pinelands Area acreage: 36,406 (100% of total acreage)



## Pinelands Management Areas

### Conservation

- 13% Preservation
- 59% Forest
- 9% Agricultural Production
- Special Ag Production

### Development

- Regional Growth
- 1% Pinelands Town
- 11% Pinelands Village

### Intermediate

- 7% Rural Development
- Federal**
- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

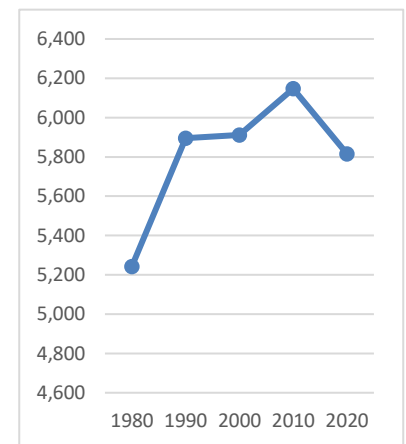


Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	5,820	12,642	104
Population Density (per mile <sup>2</sup> )	102	1,880	182
Population Change - 2018 to 2022	-1.24%	2.27%	164
% Land Protected in Pinelands Area*	34%	39%	28
Assessed Acres of Farmland	6,621	2,270	28
Building Permits Issued	0	31	145
Housing Transactions	66	192	121
Average Home Sale Price	\$273,216	\$421,066	110
Equalized Property Value (millions)	\$612.5	\$2,044.0	122
Effective Tax Rate	2.90	2.75	91
Average Residential Property Tax Bill	\$6,259	\$6,914	112
Per Capita Income Estimate	\$44,643	\$50,670	97
Unemployment Rate	6.9%	4.3%	10
Private Sector Employment	151	Private Sector Establishments	27
		Private Sector Avg. Annual Wages	\$40,799

## Population Change



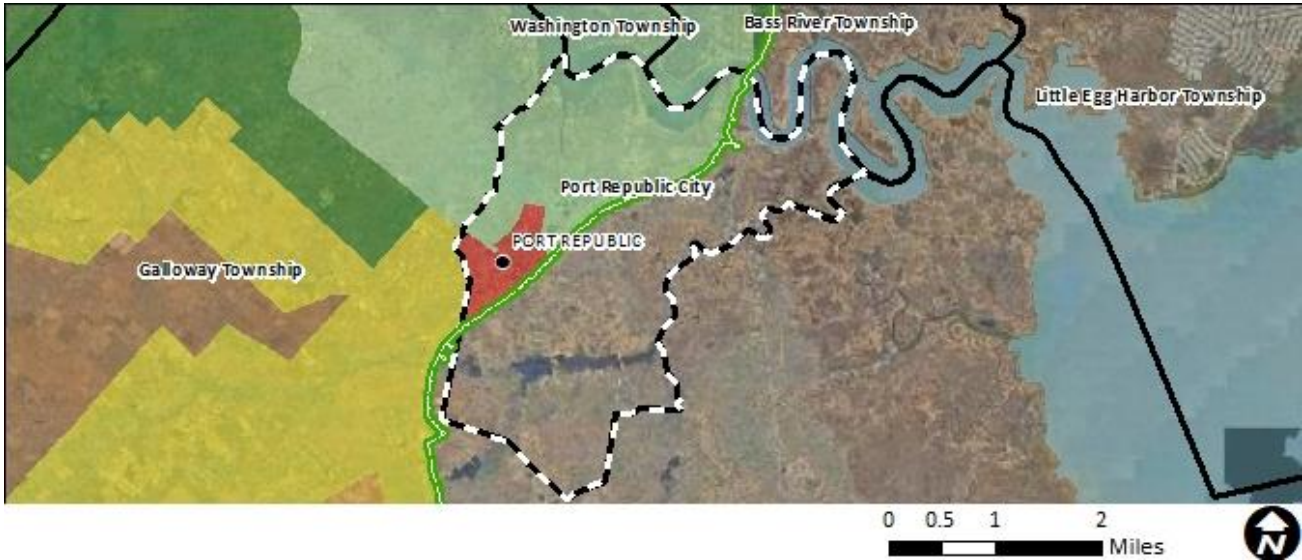
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Mullica Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Port Republic City

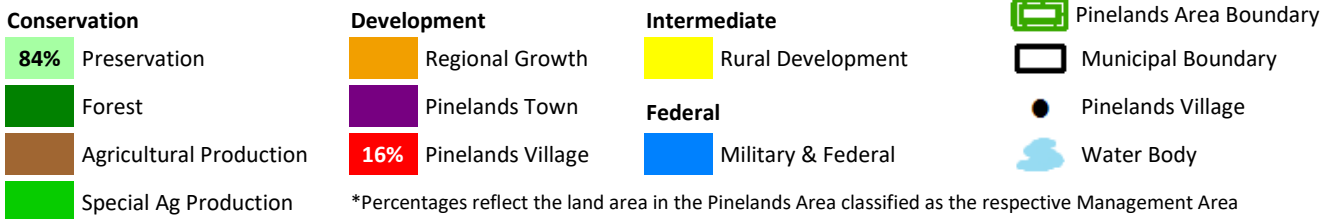


Pinelands Area 2020 population: 78 (7% of total population)

Pinelands Area acreage: 1,952 (36% of total acreage)

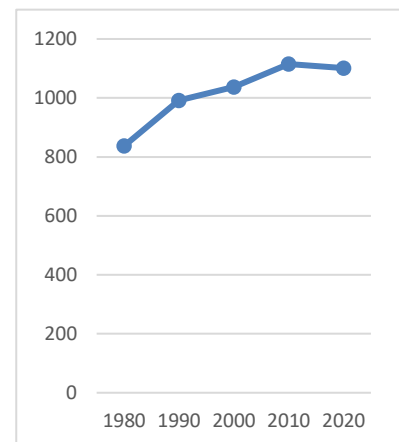


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,111	12,642	181
Population Density (per mile <sup>2</sup> )	130	1,880	177
Population Change - 2018 to 2022	4.50%	2.27%	72
% Land Protected in Pinelands Area*	29%	39%	32
Assessed Acres of Farmland	72	2,270	104
Building Permits Issued	3	31	100
Housing Transactions	11	192	187
Average Home Sale Price	\$424,964	\$421,066	47
Equalized Property Value (millions)	\$161.3	\$2,044.0	180
Effective Tax Rate	2.36	2.75	136
Average Residential Property Tax Bill	\$6,937	\$6,914	84
Per Capita Income Estimate	\$66,869	\$50,670	26
Unemployment Rate	4.9%	4.3%	45

## Population Change



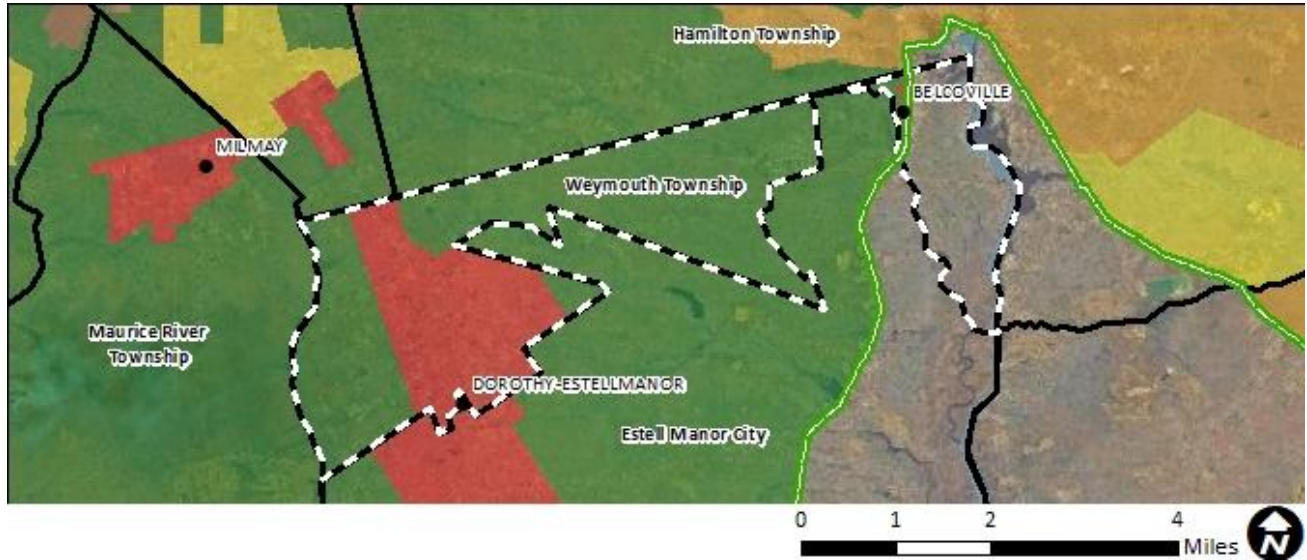
Private Sector Employment	43	Private Sector Establishments	13	Private Sector Avg. Annual Wages	\$34,283
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\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For the City of Port Republic it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Weymouth Township

Pinelands Area 2020 population: 2,015 (77% of total population)

Pinelands Area acreage: 6,383 (83% of total acreage)



## Pinelands Management Areas

### Conservation

- Preservation
- 70% Forest
- Agricultural Production
- Special Ag Production

### Development

- Regional Growth
- Pinelands Town
- 30% Pinelands Village

### Intermediate

- Rural Development
- Federal**
- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

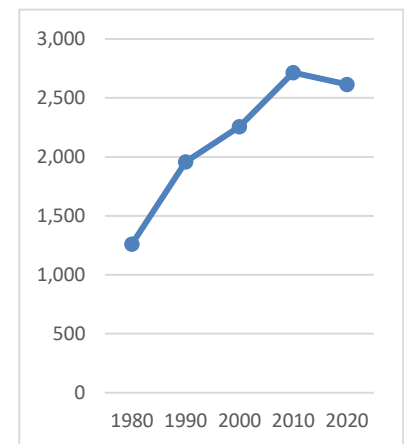


Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	2,651	12,642	149
Population Density (per mile <sup>2</sup> )	218	1,880	164
Population Change - 2018 to 2022	-5.51%	2.27%	184
% Land Protected in Pinelands Area*	8%	39%	41
Assessed Acres of Farmland	91	2,270	101
Building Permits Issued	0	31	145
Housing Transactions	25	192	162
Average Home Sale Price	\$286,836	\$421,066	99
Equalized Property Value (millions)	\$201.9	\$2,044.0	171
Effective Tax Rate	2.30	2.75	140
Average Residential Property Tax Bill	\$5,126	\$6,914	163
Per Capita Income Estimate	\$49,012	\$50,670	73
Unemployment Rate	5.1%	4.3%	39

## Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
192	26	\$55,872

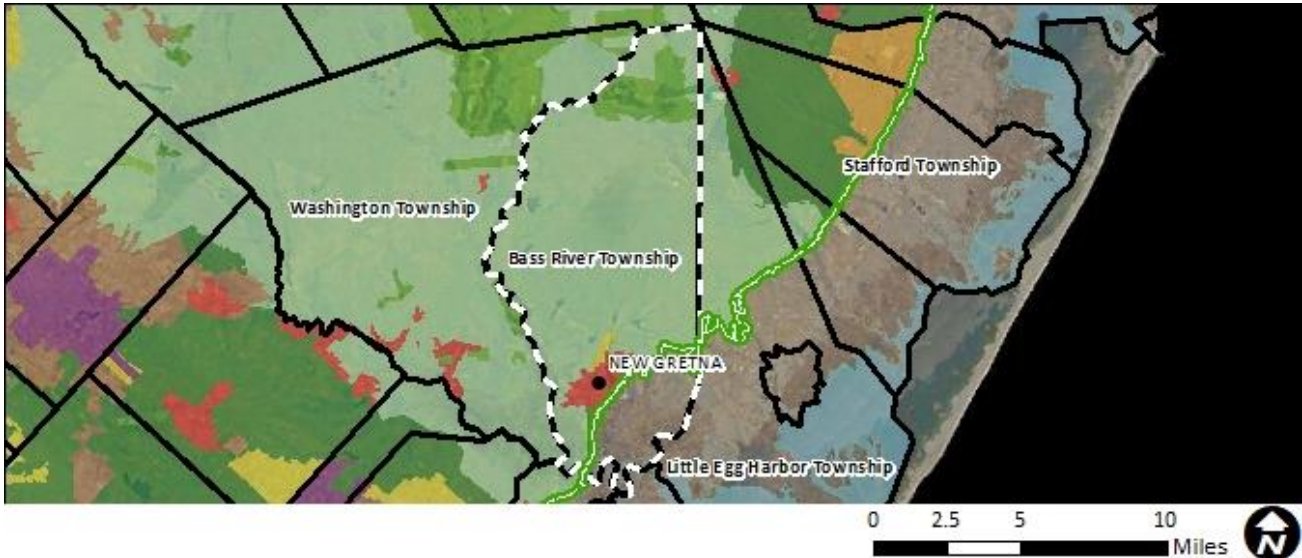
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Weymouth Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Bass River Township

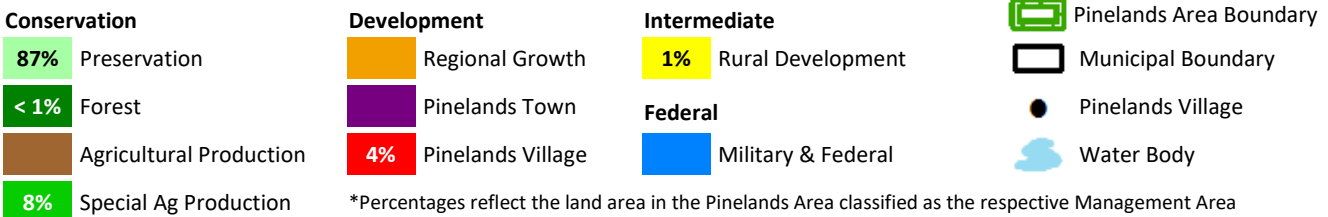


Pinelands Area 2020 population: 983 (73% of total population)

Pinelands Area acreage: 43,791 (87% of total acreage)

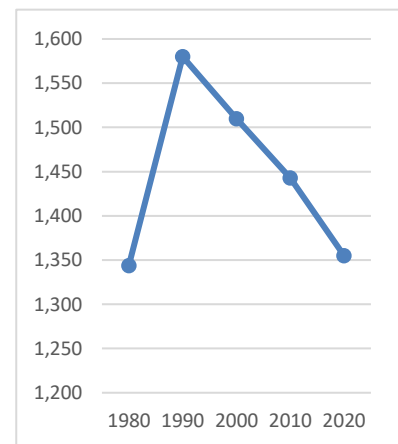


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,365	12,642	175
Population Density (per mile <sup>2</sup> )	17	1,880	199
Population Change - 2018 to 2022	-4.18%	2.27%	179
% Land Protected in Pinelands Area*	56%	39%	19
Assessed Acres of Farmland	7,056	2,270	23
Building Permits Issued	0	31	145
Housing Transactions	14	192	179
Average Home Sale Price	\$235,070	\$421,066	142
Equalized Property Value (millions)	\$201.8	\$2,044.0	172
Effective Tax Rate	2.06	2.75	152
Average Residential Property Tax Bill	\$5,171	\$6,914	162
Per Capita Income Estimate	\$42,242	\$50,670	115
Unemployment Rate	6.0%	4.3%	24

## Population Change



Private Sector Employment  
(data not available)

Private Sector Establishments  
(data not available)

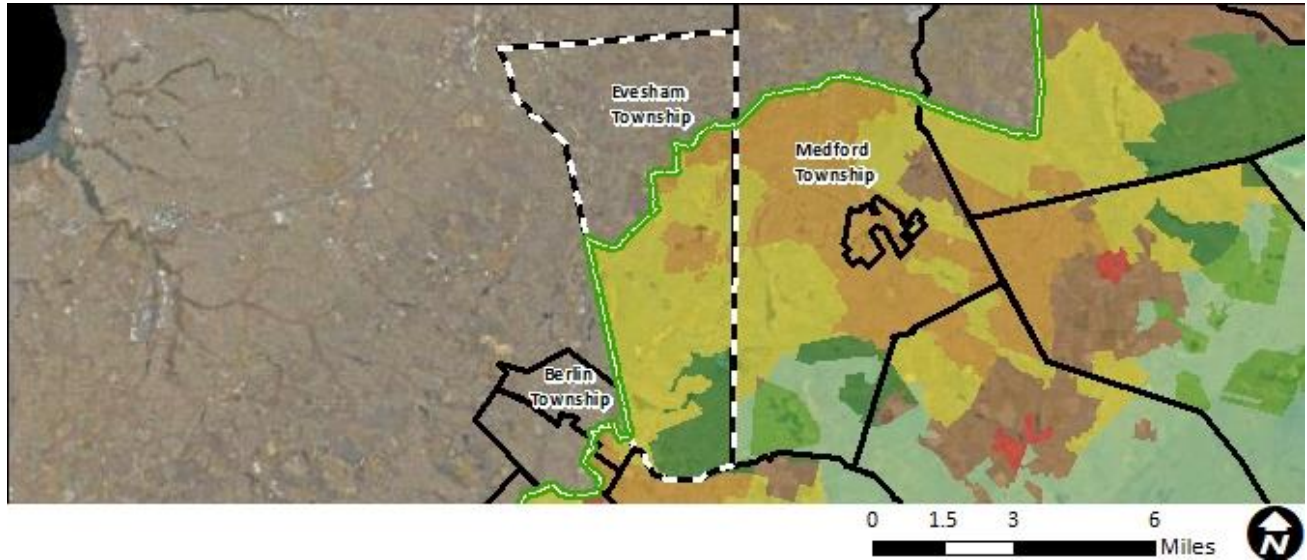
Private Sector Avg. Annual Wages  
(data not available)

\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Bass River Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Evesham Township

Pinelands Area 2020 population: 12,013 (26% of total population)

Pinelands Area acreage: 10,344 (55% of total acreage)



## Pinelands Management Areas

### Conservation

- Preservation
- 18%** Forest
- Agricultural Production
- Special Ag Production

### Development

- 15%** Regional Growth
- Pinelands Town
- Pinelands Village

### Intermediate

- 67%** Rural Development
- Federal**
- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

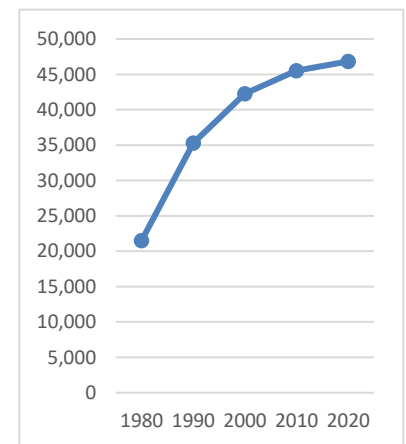


Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	48,255	12,642	10
Population Density (per mile <sup>2</sup> )	1,631	1,880	83
Population Change - 2018 to 2022	6.66%	2.27%	36
% Land Protected in Pinelands Area*	32%	39%	30
Assessed Acres of Farmland	2,315	2,270	58
Building Permits Issued	1	31	123
Housing Transactions	834	192	9
Average Home Sale Price	\$331,937	\$421,066	72
Equalized Property Value (millions)	\$6,504.3	\$2,044.0	13
Effective Tax Rate	2.55	2.75	119
Average Residential Property Tax Bill	\$7,820	\$6,914	51
Per Capita Income Estimate	\$58,353	\$50,670	37
Unemployment Rate	2.6%	4.3%	193

## Population Change



Private Sector Employment  
26,593

Private Sector Establishments  
1,666

Private Sector Avg. Annual Wages  
\$73,077

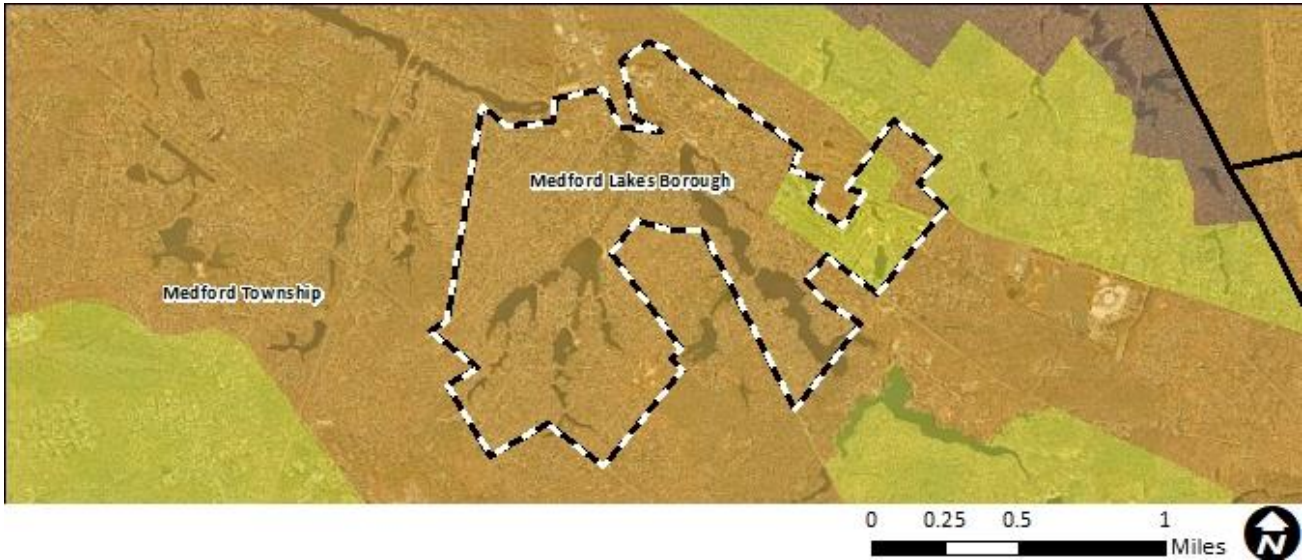
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Evesham Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Medford Lakes Borough

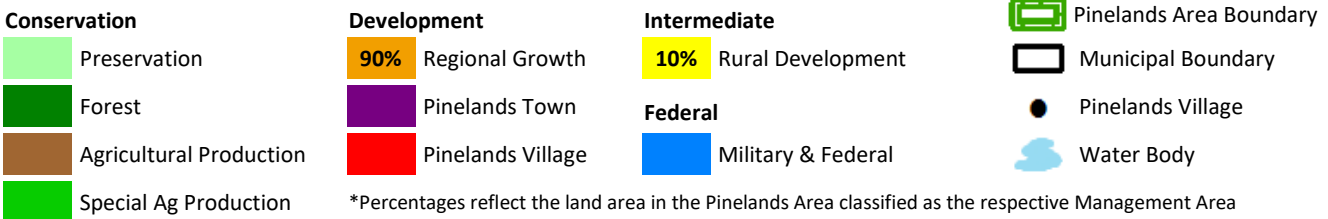


Pinelands Area 2020 population: 4,264 (100% of total population)

Pinelands Area acreage: 812 (100% of total acreage)

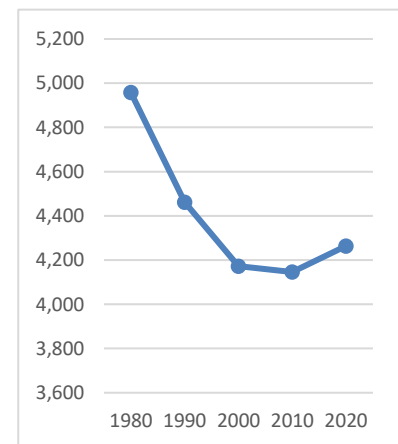


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	4,287	12,642	124
Population Density (per mile <sup>2</sup> )	3,381	1,880	38
Population Change - 2018 to 2022	7.98%	2.27%	26
% Land Protected in Pinelands Area*	0%	39%	46
Assessed Acres of Farmland	0	2,270	121
Building Permits Issued	7	31	72
Housing Transactions	67	192	118
Average Home Sale Price	\$426,593	\$421,066	44
Equalized Property Value (millions)	\$611.7	\$2,044.0	123
Effective Tax Rate	2.90	2.75	92
Average Residential Property Tax Bill	\$10,150	\$6,914	17
Per Capita Income Estimate	\$59,215	\$50,670	35
Unemployment Rate	2.6%	4.3%	193

## Population Change



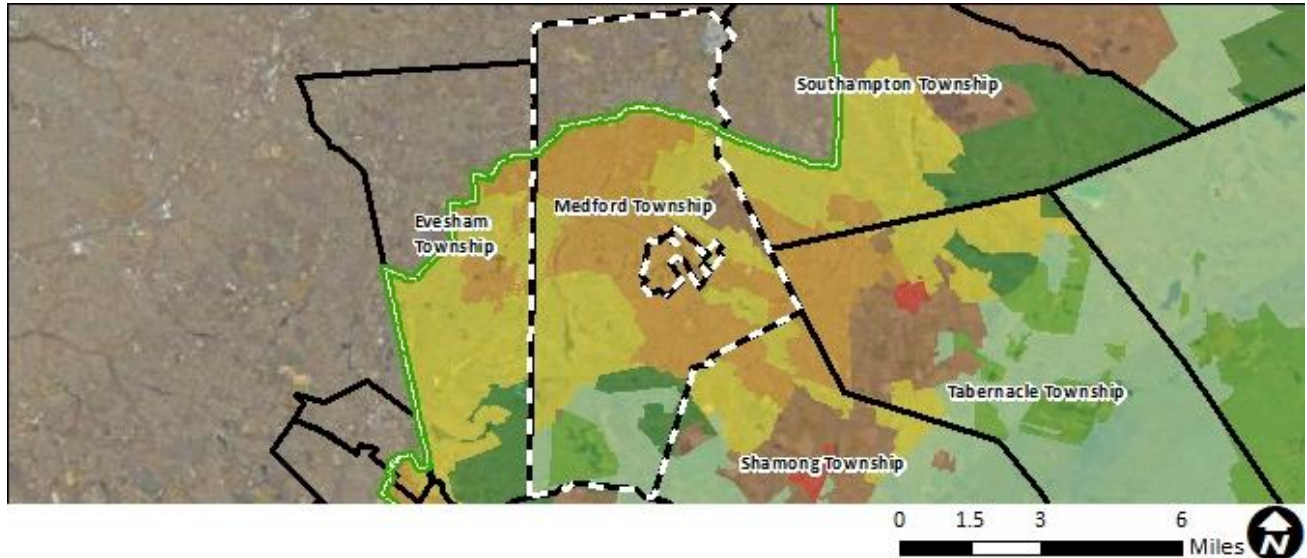
Private Sector Employment 605	Private Sector Establishments 85	Private Sector Avg. Annual Wages \$41,162
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\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Medford Lakes Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Medford Township

Pinelands Area 2020 population: 19,385 (79% of total population)

Pinelands Area acreage: 19,793 (78% of total acreage)



## Pinelands Management Areas

### Conservation

- 11% Preservation
- 4% Forest
- 4% Agricultural Production
- 5% Special Ag Production

### Development

- 44% Regional Growth
- Pinelands Town
- Pinelands Village

### Intermediate

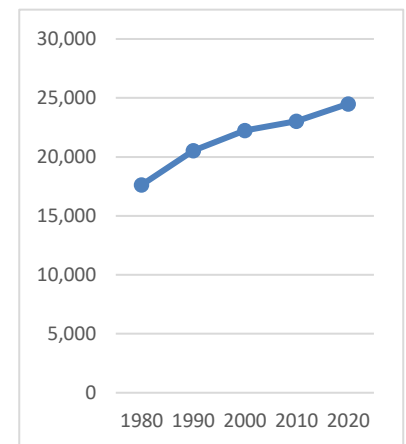
- 32% Rural Development
- Federal**
- Military & Federal

- Pinelands Area Boundary
- Municipal Boundary
- Pinelands Village
- ☁ Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	24,603	12,642	30
Population Density (per mile <sup>2</sup> )	618	1,880	126
Population Change - 2018 to 2022	5.13%	2.27%	63
% Land Protected in Pinelands Area*	33%	39%	29
Assessed Acres of Farmland	5,451	2,270	33
Building Permits Issued	122	31	15
Housing Transactions	405	192	28
Average Home Sale Price	\$488,374	\$421,066	35
Equalized Property Value (millions)	\$4,101.8	\$2,044.0	28
Effective Tax Rate	2.75	2.75	109
Average Residential Property Tax Bill	\$10,518	\$6,914	14
Per Capita Income Estimate	\$72,531	\$50,670	18
Unemployment Rate	2.5%	4.3%	195

## Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
7,291	760	\$45,434

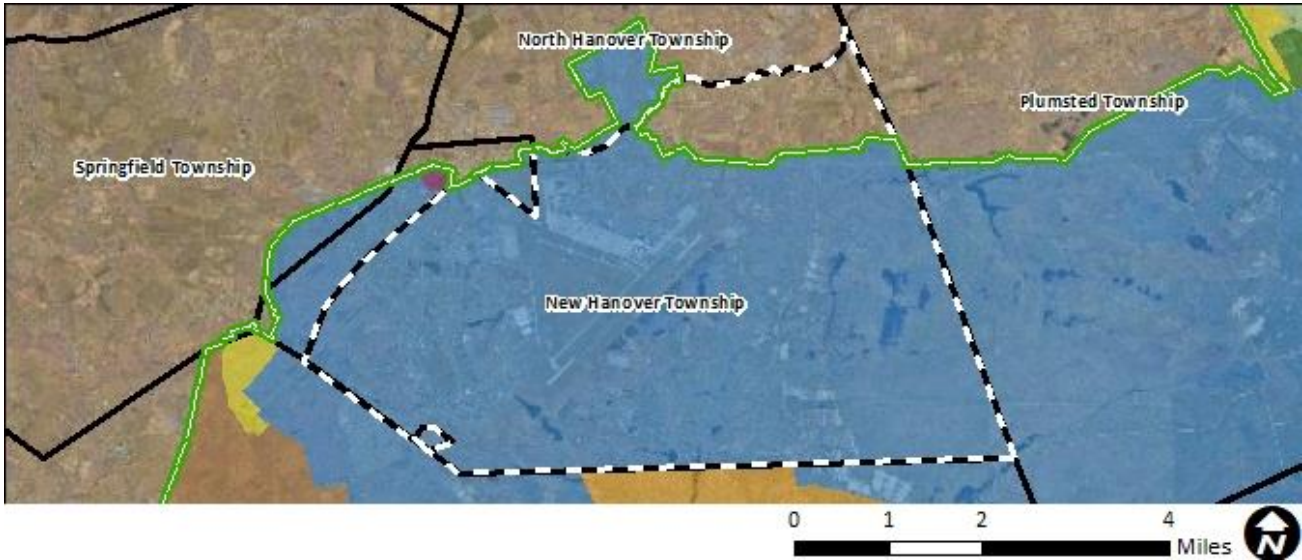
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Medford Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# New Hanover Township

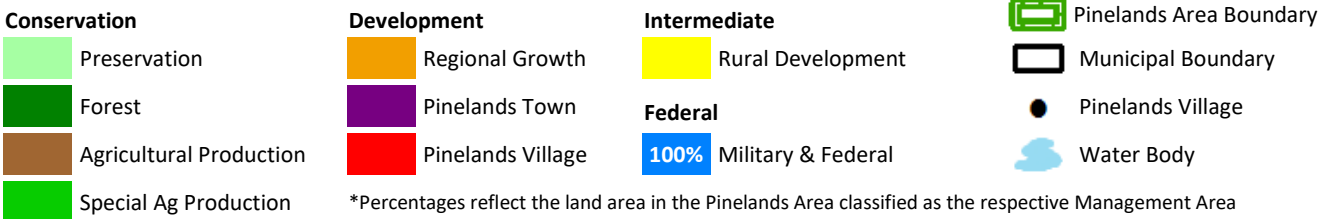


Pinelands Area 2020 population: 5,609 (88% of total population)

Pinelands Area acreage: 13,016 (91% of total acreage)

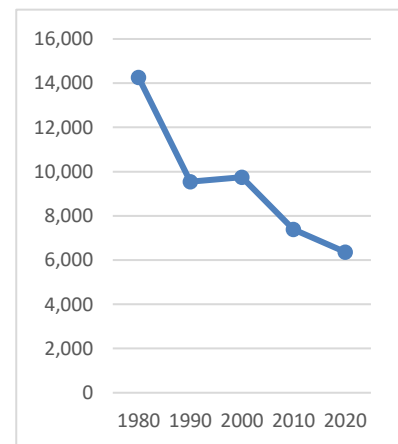


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	6,207	12,642	100
Population Density (per mile <sup>2</sup> )	274	1,880	155
Population Change - 2018 to 2022	-30.34%	2.27%	201
% Land Protected in Pinelands Area*	0%	39%	46
Assessed Acres of Farmland	954	2,270	69
Building Permits Issued	0	31	145
Housing Transactions	7	192	194
Average Home Sale Price	\$354,714	\$421,066	64
Equalized Property Value (millions)	\$114.9	\$2,044.0	189
Effective Tax Rate	1.66	2.75	173
Average Residential Property Tax Bill	\$4,948	\$6,914	170
Per Capita Income Estimate	\$17,674	\$50,670	199
Unemployment Rate	5.8%	4.3%	26

## Population Change



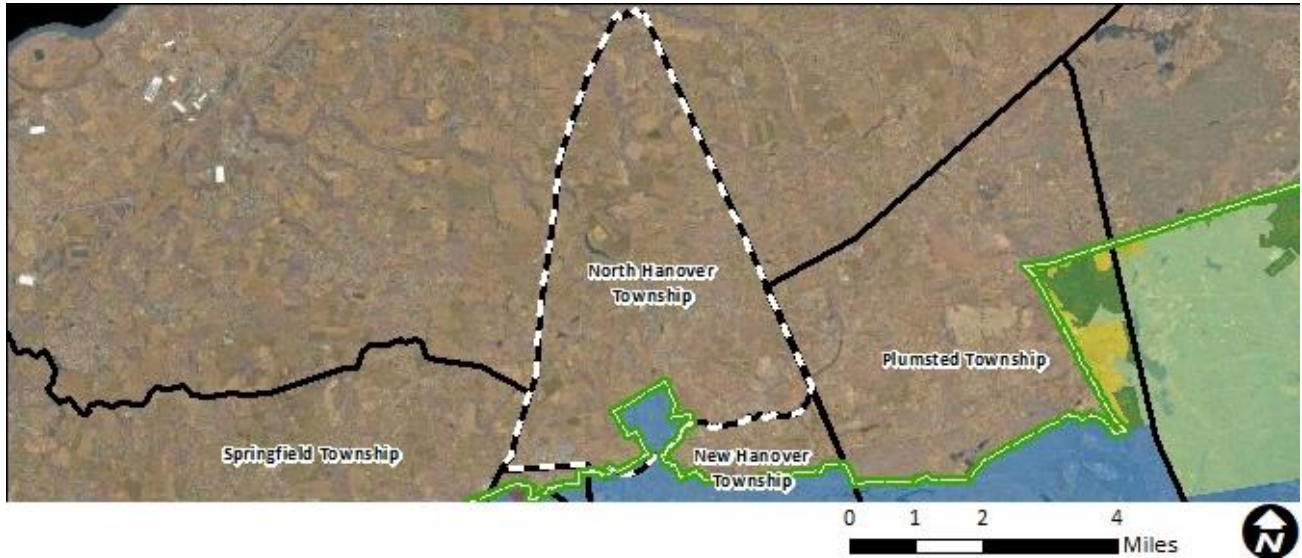
Private Sector Employment 781	Private Sector Establishments 91	Private Sector Avg. Annual Wages \$55,535
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\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For New Hanover Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# North Hanover Township

Pinelands Area 2020 population: 2,518 (32% of total population)

Pinelands Area acreage: 477 (4% of total acreage)



## Pinelands Management Areas

### Conservation

- Preservation
- Forest
- Agricultural Production
- Special Ag Production

### Development

- Regional Growth
- Pinelands Town
- Pinelands Village

### Intermediate

- Rural Development
- Federal**
- 100% Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

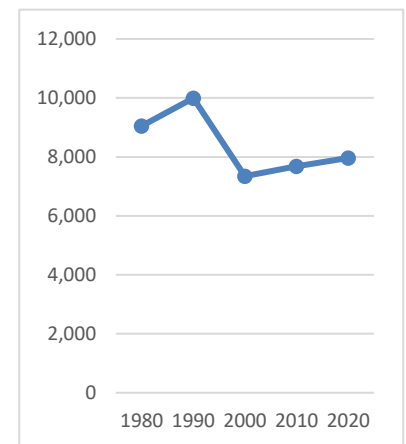


Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	7,984	12,642	85
Population Density (per mile <sup>2</sup> )	456	1,880	138
Population Change - 2018 to 2022	6.07%	2.27%	44
% Land Protected in Pinelands Area*	0%	39%	46
Assessed Acres of Farmland	7,045	2,270	24
Building Permits Issued	5	31	83
Housing Transactions	10	192	191
Average Home Sale Price	\$311,500	\$421,066	89
Equalized Property Value (millions)	\$468.5	\$2,044.0	134
Effective Tax Rate	2.12	2.75	148
Average Residential Property Tax Bill	\$7,105	\$6,914	74
Per Capita Income Estimate	\$34,274	\$50,670	174
Unemployment Rate	4.0%	4.3%	94

## Population Change



Private Sector Employment  
887

Private Sector Establishments  
82

Private Sector Avg. Annual Wages  
\$53,884

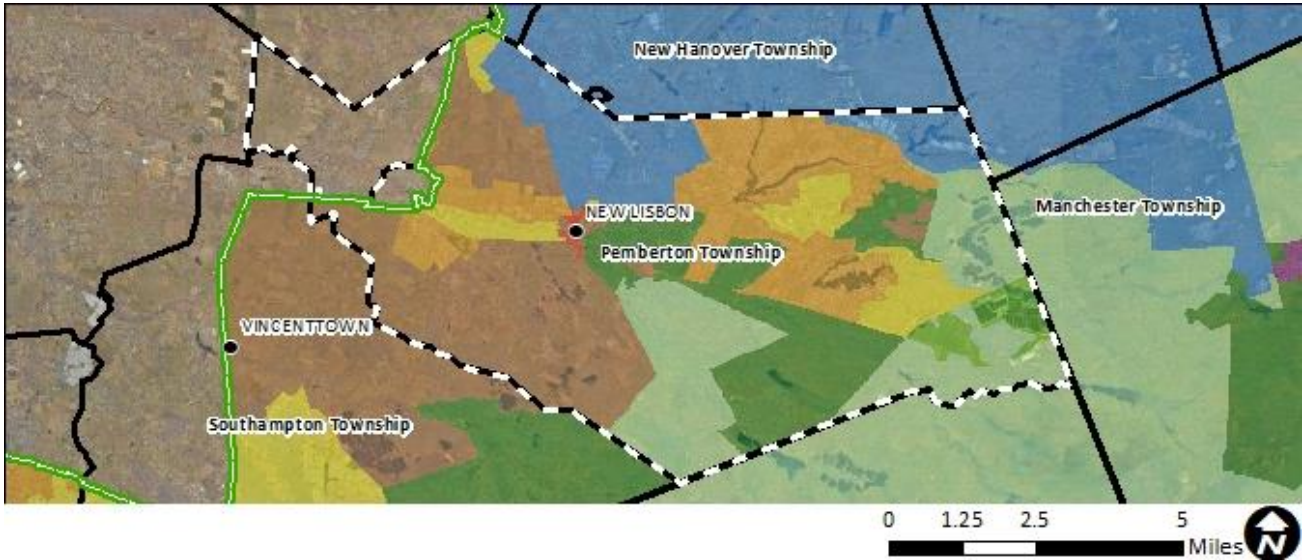
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For North Hanover Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Pemberton Township

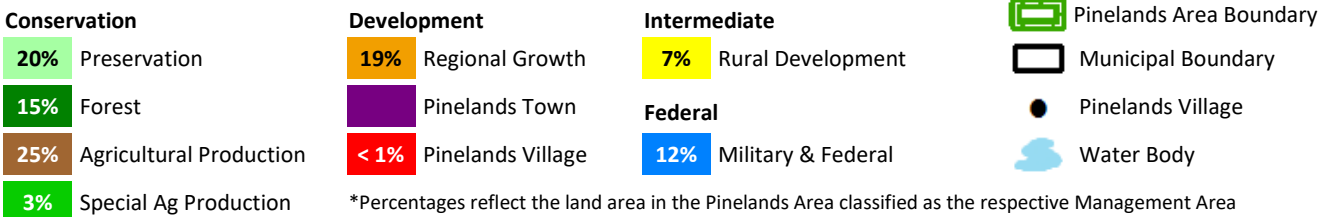


Pinelands Area 2020 population: 26,328 (98% of total population)

Pinelands Area acreage: 36,722 (91% of total acreage)

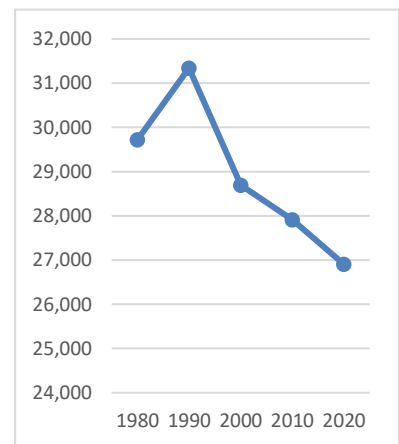


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	26,961	12,642	27
Population Density (per mile <sup>2</sup> )	430	1,880	139
Population Change - 2018 to 2022	-0.36%	2.27%	149
% Land Protected in Pinelands Area*	44%	39%	24
Assessed Acres of Farmland	9,684	2,270	14
Building Permits Issued	7	31	72
Housing Transactions	454	192	24
Average Home Sale Price	\$239,346	\$421,066	137
Equalized Property Value (millions)	\$1,819.6	\$2,044.0	64
Effective Tax Rate	2.52	2.75	122
Average Residential Property Tax Bill	\$4,397	\$6,914	188
Per Capita Income Estimate	\$37,482	\$50,670	151
Unemployment Rate	4.8%	4.3%	52

## Population Change



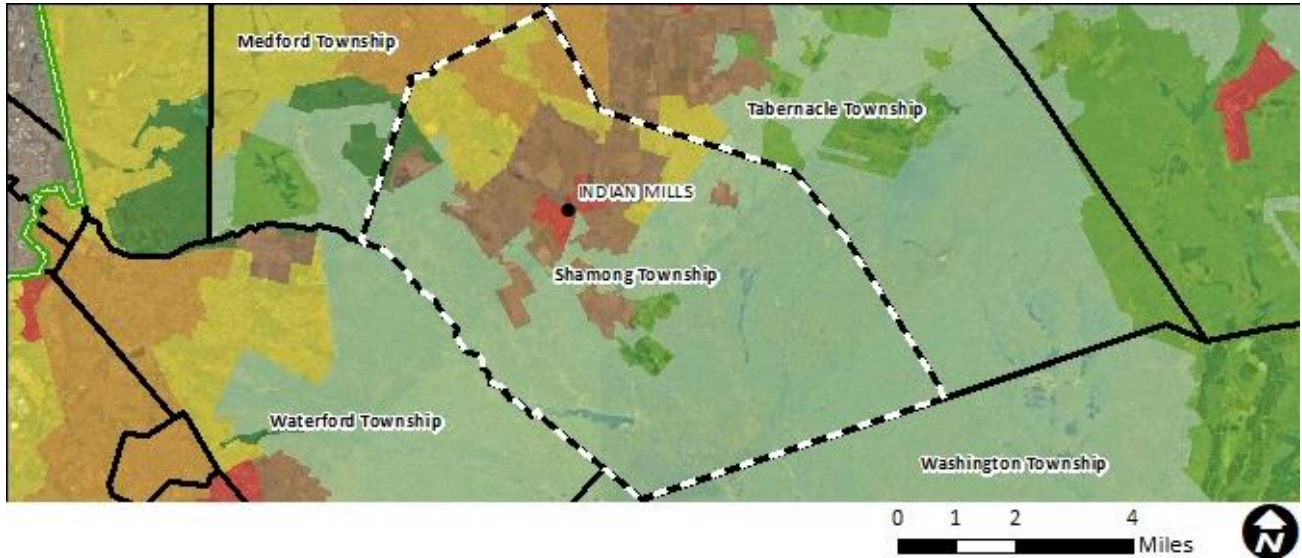
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
2,318	269	\$64,303

\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Pemberton Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Shamong Township

Pinelands Area 2020 population: 6,460 (100% of total population)

Pinelands Area acreage: 28,706 (100% of total acreage)



## Pinelands Management Areas

### Conservation

- 67% Preservation
- 1% Forest
- 15% Agricultural Production
- 2% Special Ag Production

### Development

- 5% Regional Growth
- Pinelands Town
- 1% Pinelands Village

### Intermediate

- 9% Rural Development
- Federal**
- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

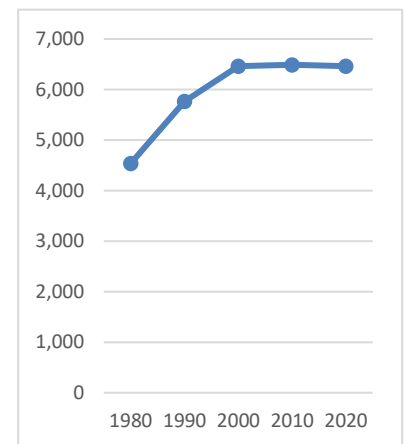


Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	6,480	12,642	96
Population Density (per mile <sup>2</sup> )	144	1,880	172
Population Change - 2018 to 2022	1.53%	2.27%	121
% Land Protected in Pinelands Area*	68%	39%	13
Assessed Acres of Farmland	5,212	2,270	37
Building Permits Issued	2	31	107
Housing Transactions	73	192	111
Average Home Sale Price	\$470,488	\$421,066	38
Equalized Property Value (millions)	\$865.6	\$2,044.0	100
Effective Tax Rate	2.50	2.75	124
Average Residential Property Tax Bill	\$8,950	\$6,914	27
Per Capita Income Estimate	\$52,777	\$50,670	57
Unemployment Rate	2.9%	4.3%	174
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Private Sector Employment	1,083	Private Sector Establishments	135
		Private Sector Avg. Annual Wages	\$56,031

## Population Change



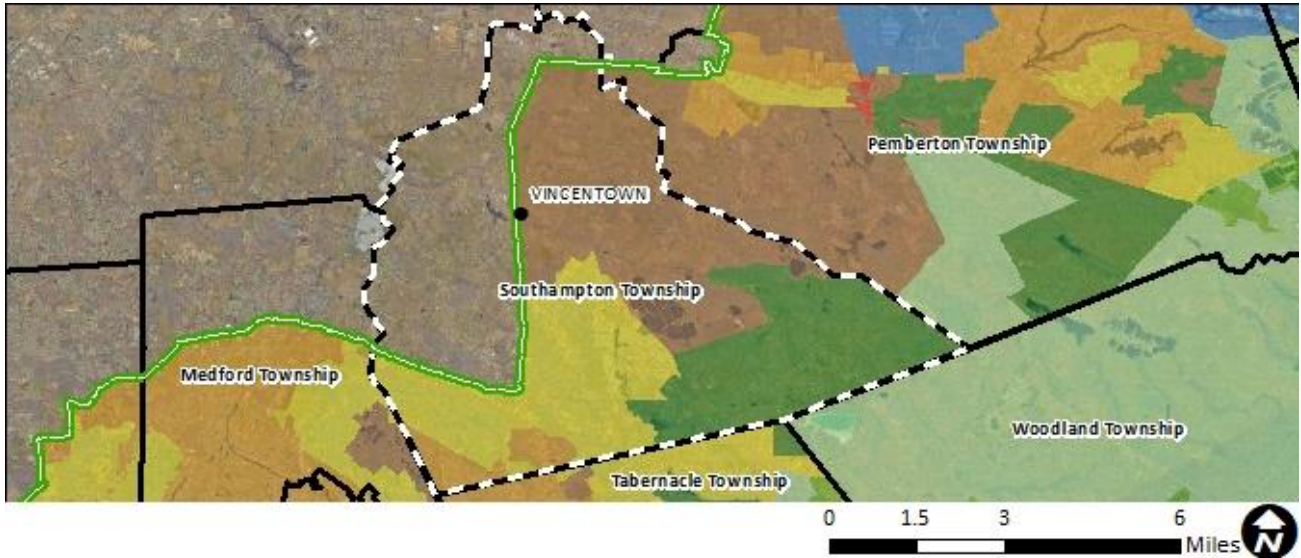
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Shamong Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Southampton Township

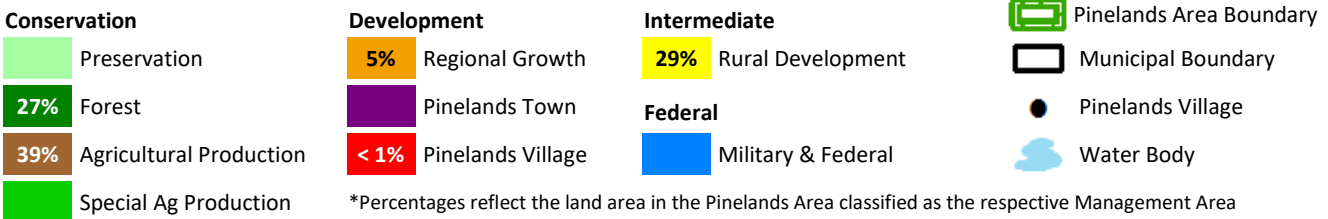


Pinelands Area 2020 population: 7,290 (71% of total population)

Pinelands Area acreage: 20,760 (73% of total acreage)

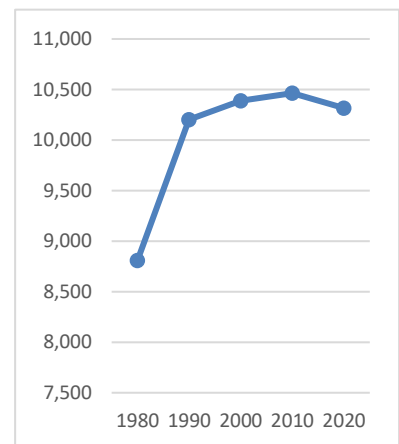


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	10,346	12,642	65
Population Density (per mile <sup>2</sup> )	233	1,880	161
Population Change - 2018 to 2022	2.11%	2.27%	112
% Land Protected in Pinelands Area*	41%	39%	25
Assessed Acres of Farmland	13,885	2,270	5
Building Permits Issued	2	31	107
Housing Transactions	189	192	58
Average Home Sale Price	\$308,706	\$421,066	90
Equalized Property Value (millions)	\$1,479.4	\$2,044.0	76
Effective Tax Rate	2.29	2.75	141
Average Residential Property Tax Bill	\$5,898	\$6,914	131
Per Capita Income Estimate	\$50,185	\$50,670	65
Unemployment Rate	4.1%	4.3%	88

## Population Change



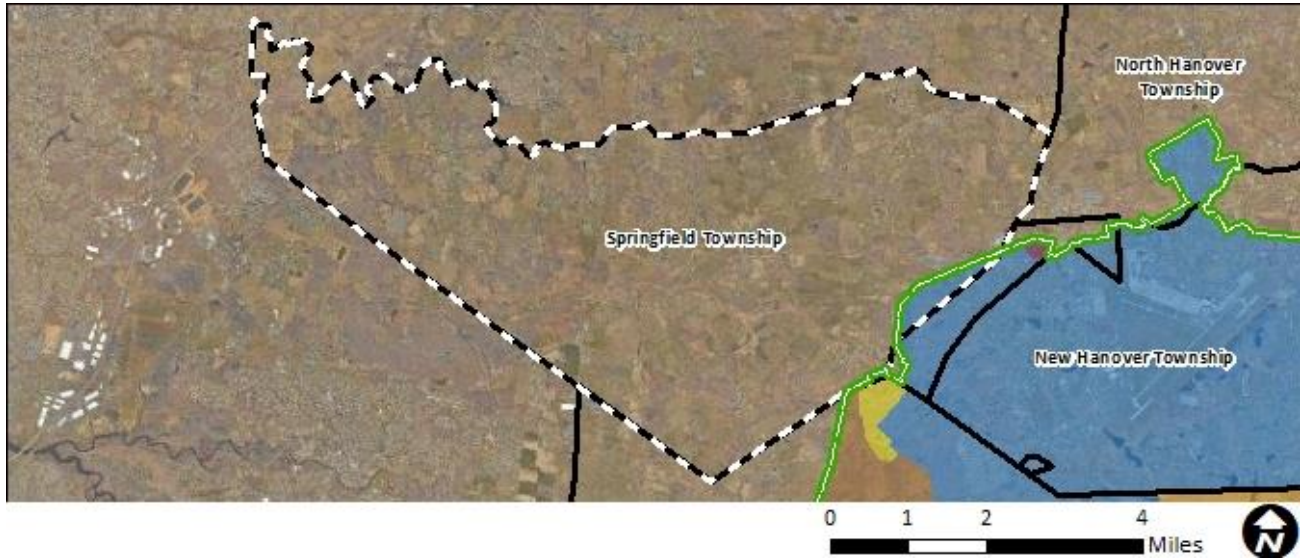
Private Sector Employment 2,221	Private Sector Establishments 253	Private Sector Avg. Annual Wages \$53,427
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\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Southampton Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Springfield Township

Pinelands Area 2020 population: 0 (0% of total population)

Pinelands Area acreage: 284 (1% of total acreage)

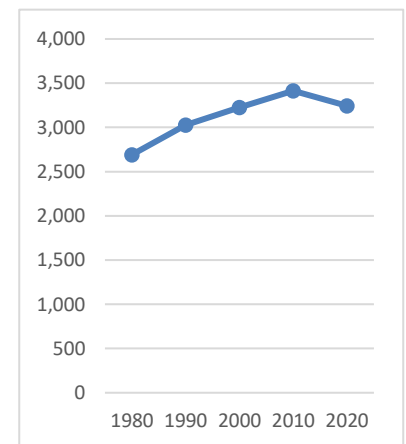


## Pinelands Management Areas

<b>Conservation</b>	<b>Development</b>	<b>Intermediate</b>	Pinelands Area Boundary
Preservation	Regional Growth	Rural Development	Municipal Boundary
Forest	Pinelands Town	<b>Federal</b>	Pinelands Village
Agricultural Production	Pinelands Village	Military & Federal	Water Body
Special Ag Production	*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area		

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	3,252	12,642	137
Population Density (per mile <sup>2</sup> )	110	1,880	180
Population Change - 2018 to 2022	-0.46%	2.27%	152
% Land Protected in Pinelands Area*	0%	39%	46
Assessed Acres of Farmland	12,880	2,270	8
Building Permits Issued	1	31	123
Housing Transactions	34	192	155
Average Home Sale Price	\$522,040	\$421,066	30
Equalized Property Value (millions)	\$533.9	\$2,044.0	128
Effective Tax Rate	2.45	2.75	130
Average Residential Property Tax Bill	\$8,221	\$6,914	41
Per Capita Income Estimate	\$63,199	\$50,670	32
Unemployment Rate	3.1%	4.3%	159

## Population Change



Private Sector Employment 205	Private Sector Establishments 41	Private Sector Avg. Annual Wages \$49,080
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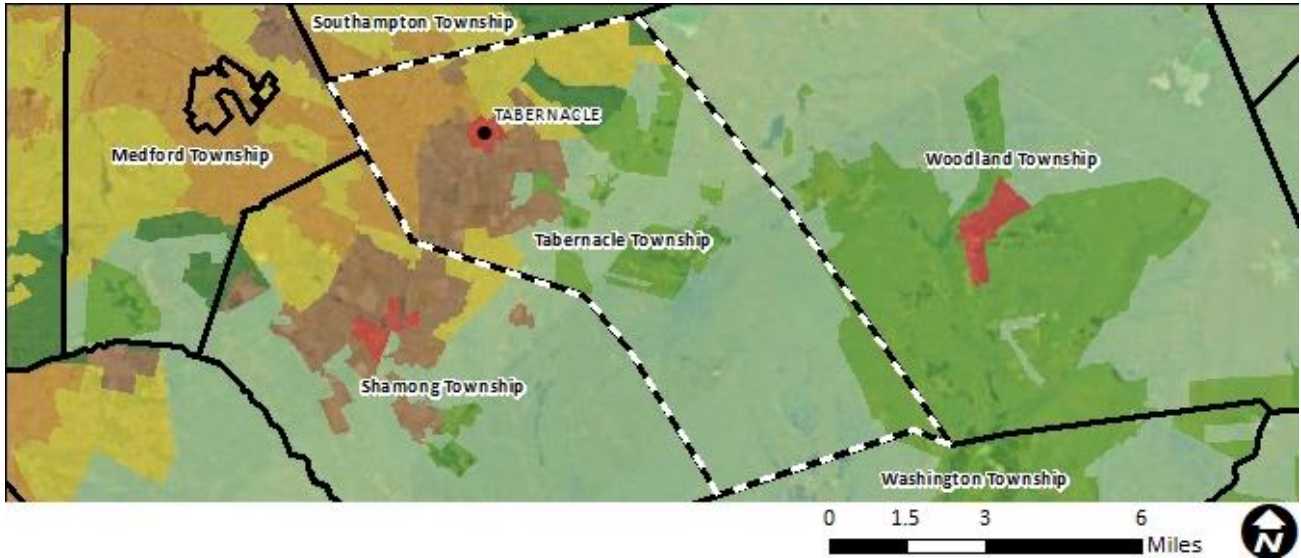
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Springfield Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Tabernacle Township

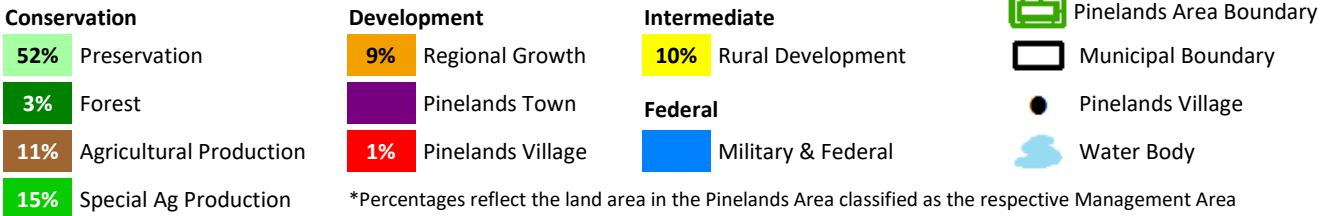


Pinelands Area 2020 population: 6,776 (100% of total population)

Pinelands Area acreage: 31,495 (100% of total acreage)

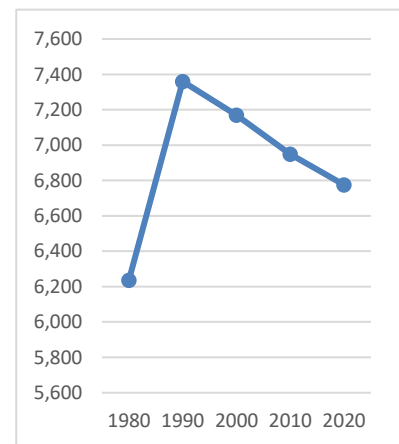


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	6,851	12,642	95
Population Density (per mile <sup>2</sup> )	138	1,880	174
Population Change - 2018 to 2022	0.53%	2.27%	137
% Land Protected in Pinelands Area*	65%	39%	15
Assessed Acres of Farmland	7,706	2,270	19
Building Permits Issued	2	31	107
Housing Transactions	109	192	85
Average Home Sale Price	\$425,603	\$421,066	46
Equalized Property Value (millions)	\$911.0	\$2,044.0	93
Effective Tax Rate	2.48	2.75	126
Average Residential Property Tax Bill	\$7,976	\$6,914	47
Per Capita Income Estimate	\$49,893	\$50,670	66
Unemployment Rate	3.4%	4.3%	143

## Population Change



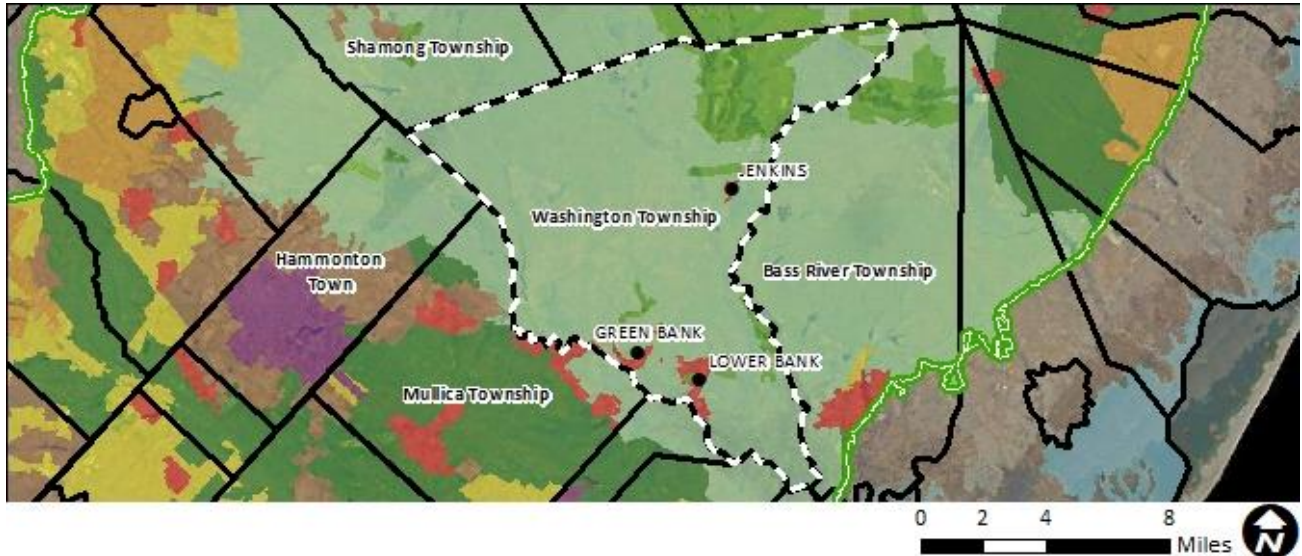
Private Sector Employment 774	Private Sector Establishments 139	Private Sector Avg. Annual Wages \$50,183
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\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Tabernacle Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Washington Township

Pinelands Area 2020 population: 693 (100% of total population)

Pinelands Area acreage: 66,774 (100% of total acreage)



## Pinelands Management Areas

### Conservation

- 85% Preservation
- Forest
- Agricultural Production
- 13% Special Ag Production

### Development

- Regional Growth
- Pinelands Town
- 2% Pinelands Village

### Intermediate

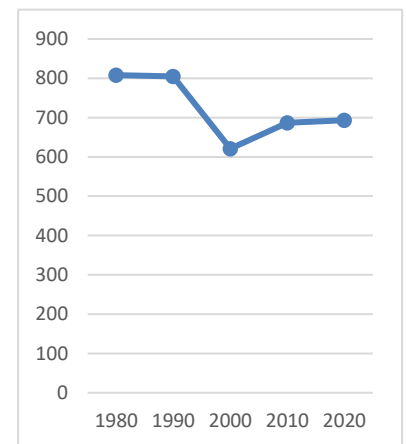
- Rural Development
- Federal**
- Military & Federal

- Pinelands Area Boundary
- Municipal Boundary
- Pinelands Village
- Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	699	12,642	192
Population Density (per mile <sup>2</sup> )	7	1,880	201
Population Change - 2018 to 2022	-1.43%	2.27%	166
% Land Protected in Pinelands Area*	88%	39%	1
Assessed Acres of Farmland	7,322	2,270	20
Building Permits Issued	2	31	107
Housing Transactions	2	192	199
Average Home Sale Price	\$283,750	\$421,066	103
Equalized Property Value (millions)	\$114.5	\$2,044.0	190
Effective Tax Rate	1.07	2.75	184
Average Residential Property Tax Bill	\$3,037	\$6,914	196
Per Capita Income Estimate	\$44,340	\$50,670	101
Unemployment Rate	4.9%	4.3%	45

## Population Change



Private Sector Employment	58	Private Sector Establishments	10	Private Sector Avg. Annual Wages	\$49,293
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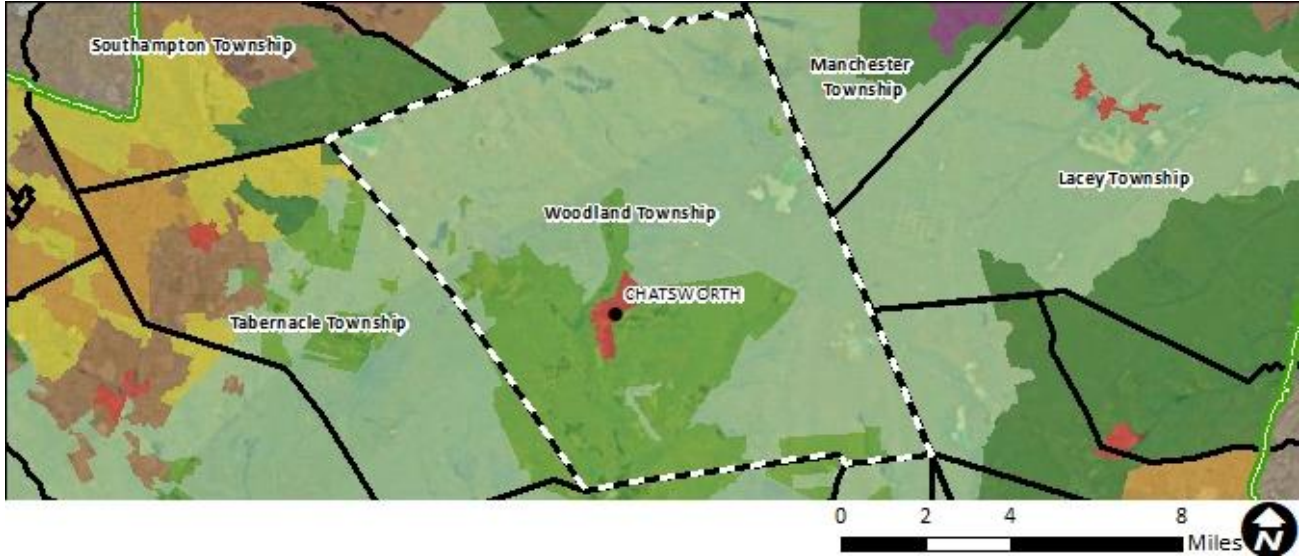
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Washington Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Woodland Township

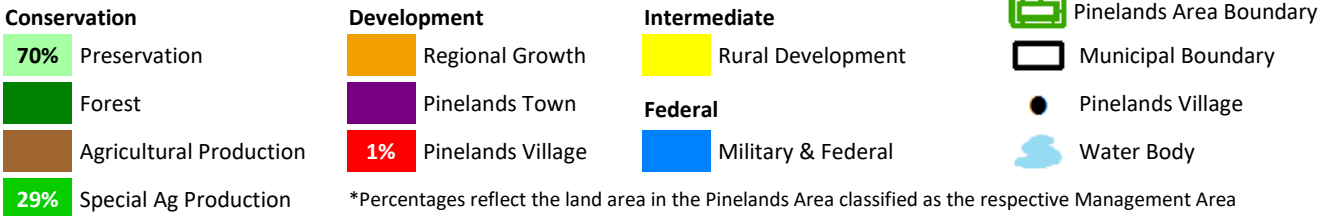


Pinelands Area 2020 population: 1,544 (100% of total population)

Pinelands Area acreage: 60,523 (100% of total acreage)

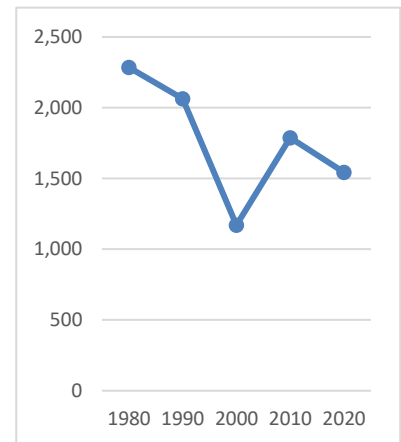


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,548	12,642	169
Population Density (per mile <sup>2</sup> )	16	1,880	200
Population Change - 2018 to 2022	-14.15%	2.27%	196
% Land Protected in Pinelands Area*	80%	39%	7
Assessed Acres of Farmland	8,868	2,270	16
Building Permits Issued	0	31	145
Housing Transactions	20	192	170
Average Home Sale Price	\$357,595	\$421,066	63
Equalized Property Value (millions)	\$174.5	\$2,044.0	177
Effective Tax Rate	2.58	2.75	118
Average Residential Property Tax Bill	\$7,033	\$6,914	79
Per Capita Income Estimate	\$44,525	\$50,670	100
Unemployment Rate	3.6%	4.3%	124

## Population Change



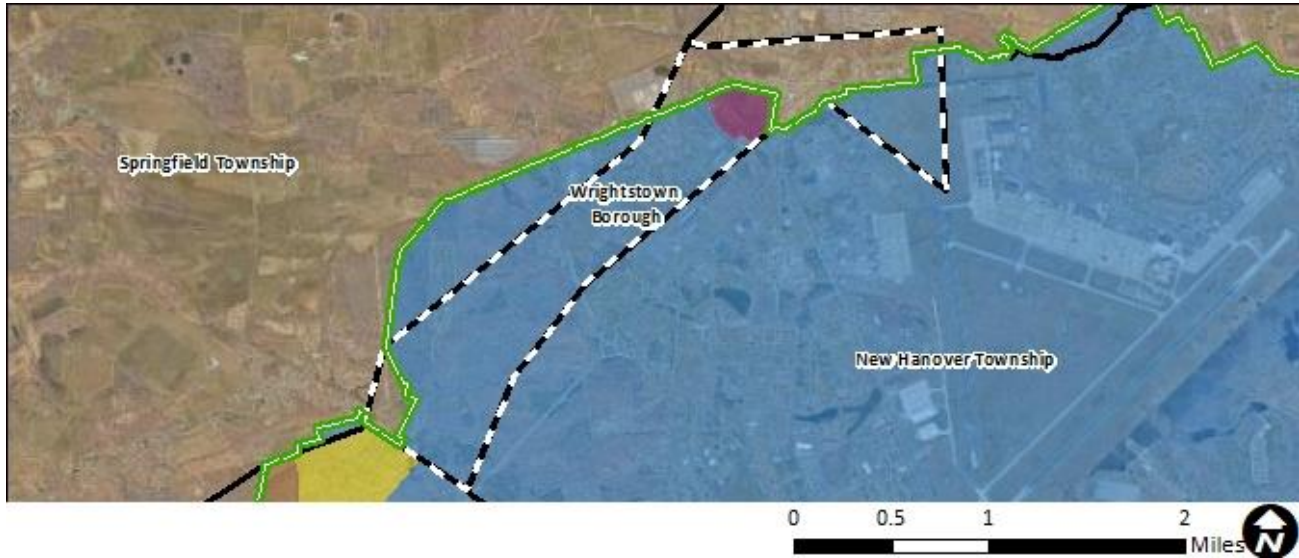
Private Sector Employment 222	Private Sector Establishments 21	Private Sector Avg. Annual Wages \$54,179
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\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Woodland Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Wrightstown Borough

Pinelands Area 2020 population: 12 (2% of total population)

Pinelands Area acreage: 897 (76% of total acreage)



## Pinelands Management Areas

### Conservation

- Preservation
- Forest
- Agricultural Production
- Special Ag Production

### Development

- Regional Growth
- 6% Pinelands Town
- Pinelands Village

### Intermediate

- Rural Development
- Federal**
- 94% Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

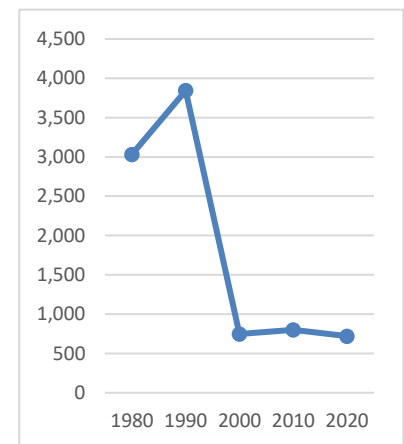


Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	717	12,642	191
Population Density (per mile <sup>2</sup> )	401	1,880	143
Population Change - 2018 to 2022	-8.51%	2.27%	189
% Land Protected in Pinelands Area*	0%	39%	46
Assessed Acres of Farmland	0	2,270	121
Building Permits Issued	0	31	145
Housing Transactions	11	192	187
Average Home Sale Price	\$252,218	\$421,066	128
Equalized Property Value (millions)	\$53.6	\$2,044.0	197
Effective Tax Rate	2.48	2.75	125
Average Residential Property Tax Bill	\$4,621	\$6,914	179
Per Capita Income Estimate	\$33,177	\$50,670	179
Unemployment Rate	3.5%	4.3%	132

## Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
505	72	\$50,940

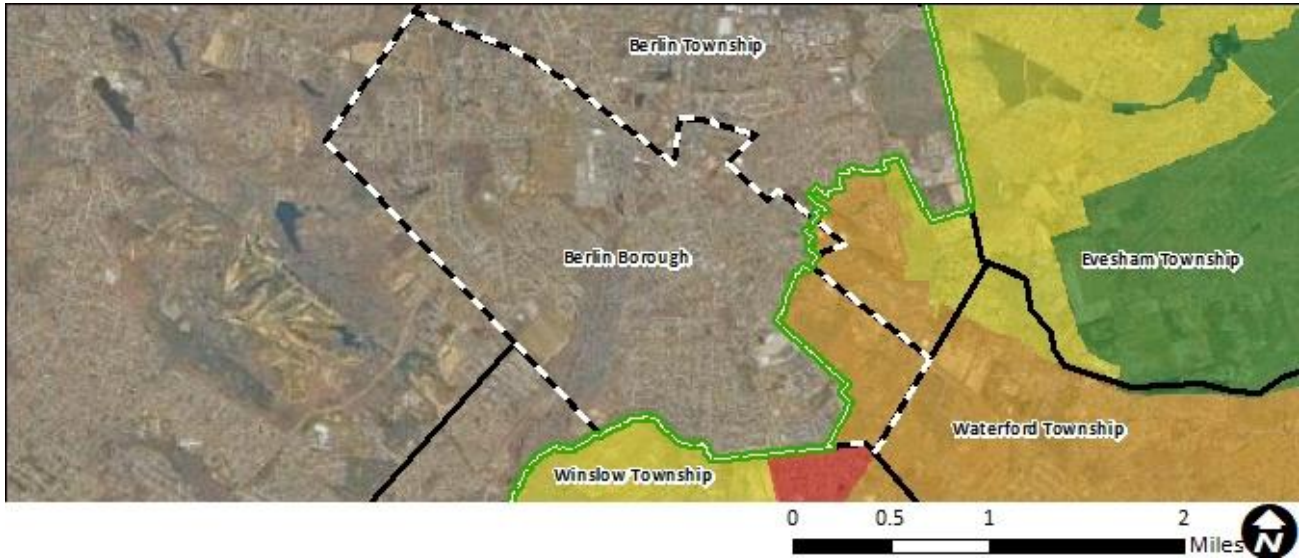
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Wrightstown Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Berlin Borough

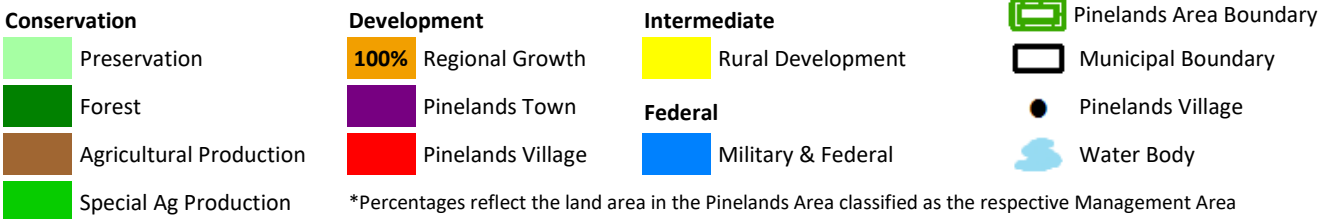


Pinelands Area 2020 population: 58 (1% of total population)

Pinelands Area acreage: 233 (10% of total acreage)

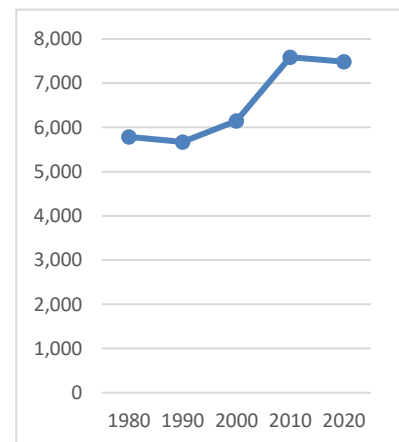


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	7,506	12,642	88
Population Density (per mile <sup>2</sup> )	2,076	1,880	75
Population Change - 2018 to 2022	-0.57%	2.27%	154
% Land Protected in Pinelands Area*	0%	39%	46
Assessed Acres of Farmland	44	2,270	108
Building Permits Issued	0	31	145
Housing Transactions	90	192	90
Average Home Sale Price	\$313,971	\$421,066	86
Equalized Property Value (millions)	\$901.4	\$2,044.0	97
Effective Tax Rate	3.16	2.75	66
Average Residential Property Tax Bill	\$7,947	\$6,914	48
Per Capita Income Estimate	\$45,214	\$50,670	94
Unemployment Rate	3.7%	4.3%	117

## Population Change



Private Sector Employment 4,948	Private Sector Establishments 393	Private Sector Avg. Annual Wages \$51,309
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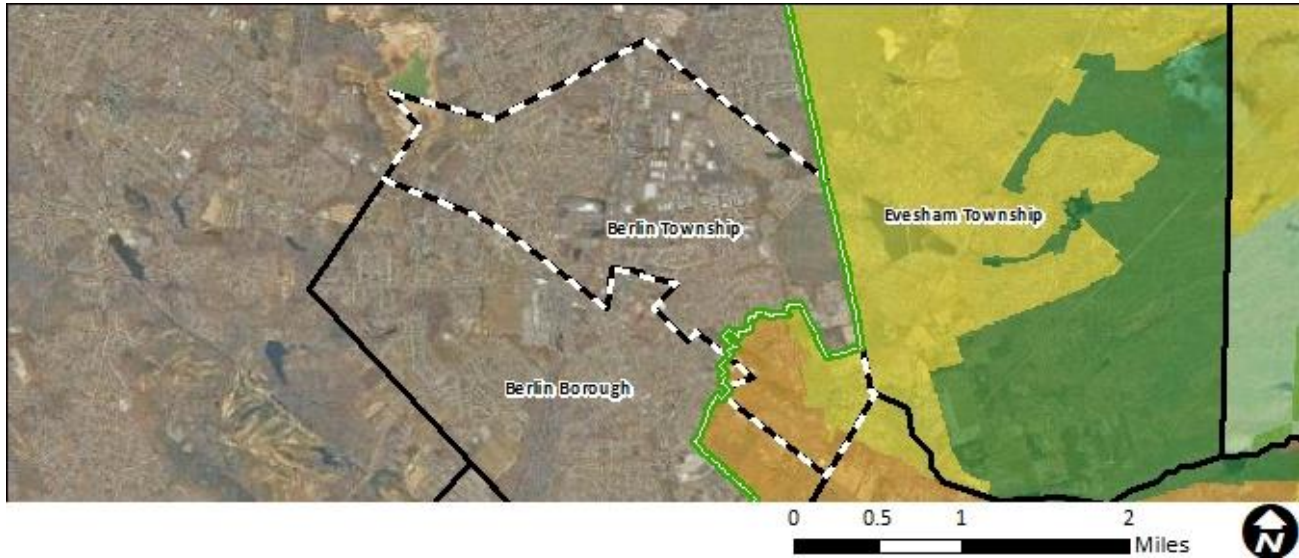
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Berlin Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Berlin Township

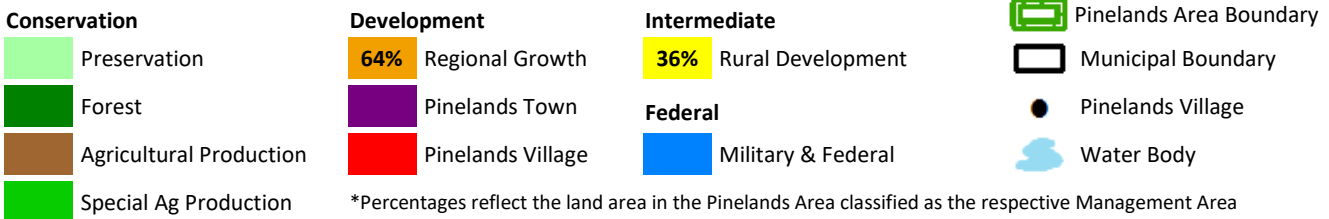


Pinelands Area 2020 population: 245 (4% of total population)

Pinelands Area acreage: 347 (16% of total acreage)

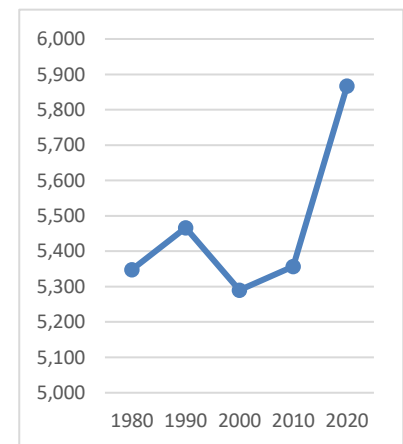


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	5,949	12,642	103
Population Density (per mile <sup>2</sup> )	1,784	1,880	80
Population Change - 2018 to 2022	4.98%	2.27%	66
% Land Protected in Pinelands Area*	0	39%	46
Assessed Acres of Farmland	157	2,270	98
Building Permits Issued	8	31	68
Housing Transactions	69	192	116
Average Home Sale Price	\$276,916	\$421,066	107
Equalized Property Value (millions)	\$789.3	\$2,044.0	104
Effective Tax Rate	3.30	2.75	53
Average Residential Property Tax Bill	\$6,956	\$6,914	83
Per Capita Income Estimate	\$38,124	\$50,670	146
Unemployment Rate	4.1%	4.3%	88

## Population Change



Private Sector Employment 5,437	Private Sector Establishments 358	Private Sector Avg. Annual Wages \$52,934
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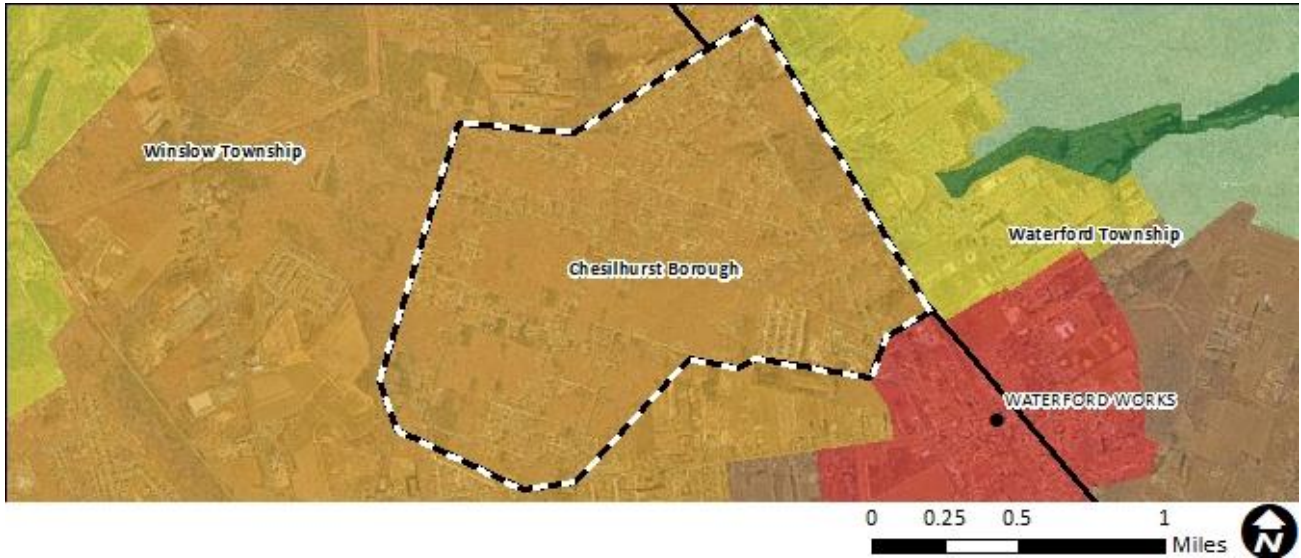
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Berlin Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Chesilhurst Borough

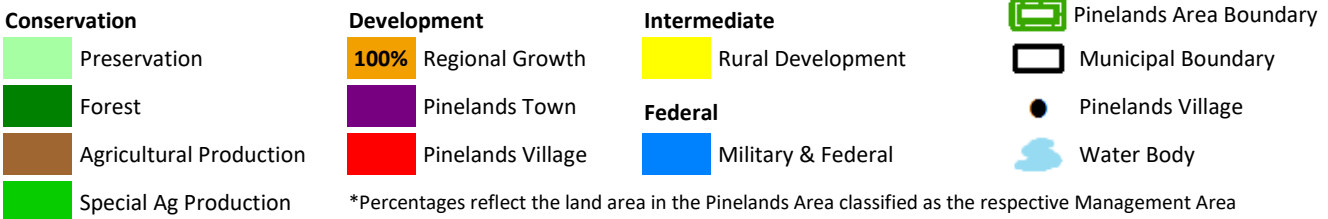


Pinelands Area 2020 population: 1,536 (100% of total population)

Pinelands Area acreage: 1,105 (100% of total acreage)

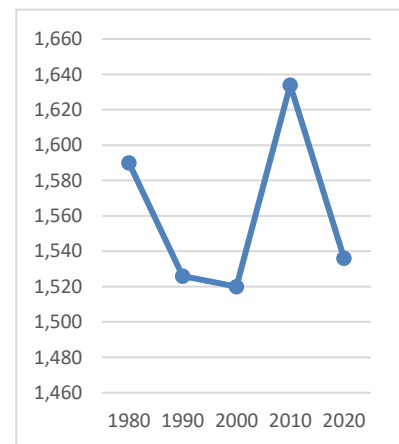


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,534	12,642	170
Population Density (per mile <sup>2</sup> )	889	1,880	111
Population Change - 2018 to 2022	-5.67%	2.27%	185
% Land Protected in Pinelands Area*	<1%	39%	45
Assessed Acres of Farmland	0	2,270	121
Building Permits Issued	0	31	145
Housing Transactions	12	192	183
Average Home Sale Price	\$184,985	\$421,066	176
Equalized Property Value (millions)	\$102.6	\$2,044.0	192
Effective Tax Rate	3.32	2.75	51
Average Residential Property Tax Bill	\$6,166	\$6,914	116
Per Capita Income Estimate	\$36,865	\$50,670	159
Unemployment Rate	5.2%	4.3%	35

## Population Change



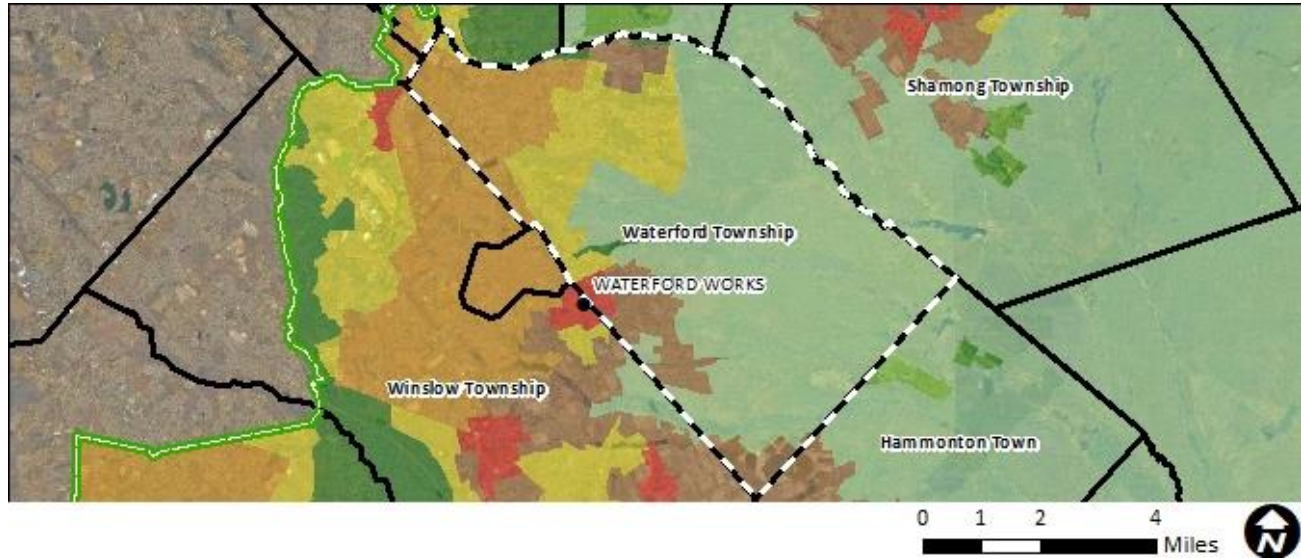
Private Sector Employment	72	Private Sector Establishments	23	Private Sector Avg. Annual Wages	\$32,727
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\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Chesilhurst Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

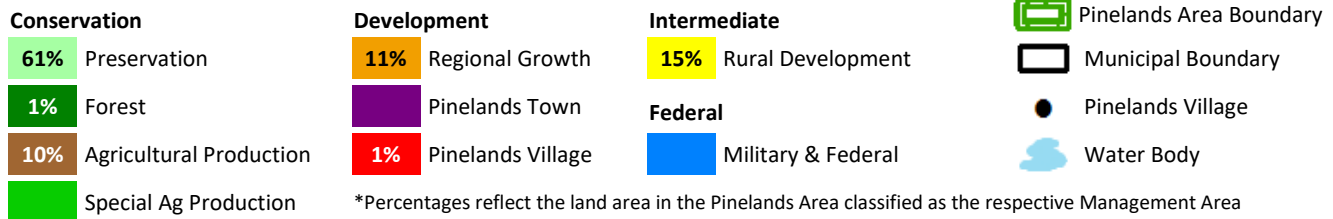
# Waterford Township

Pinelands Area 2020 population: 10,421 (100% of total population)

Pinelands Area acreage: 23,176 (100% of total acreage)

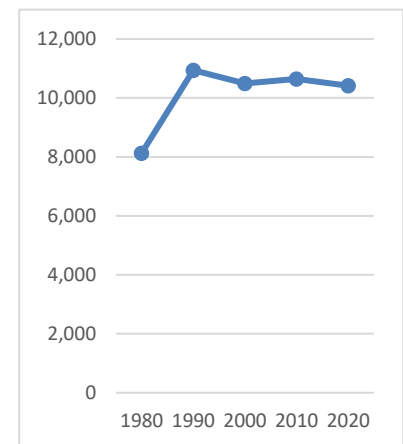


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	10,402	12,642	64
Population Density (per mile <sup>2</sup> )	287	1,880	153
Population Change - 2018 to 2022	-2.88%	2.27%	176
% Land Protected in Pinelands Area*	65%	39%	14
Assessed Acres of Farmland	2,136	2,270	60
Building Permits Issued	1	31	123
Housing Transactions	142	192	76
Average Home Sale Price	\$255,527	\$421,066	123
Equalized Property Value (millions)	\$981.6	\$2,044.0	90
Effective Tax Rate	3.36	2.75	48
Average Residential Property Tax Bill	\$7,177	\$6,914	69
Per Capita Income Estimate	\$43,964	\$50,670	104
Unemployment Rate	4.2%	4.3%	82
<hr/>			
Private Sector Employment	1,657	Private Sector Establishments	271
		Private Sector Avg. Annual Wages	\$42,419

## Population Change



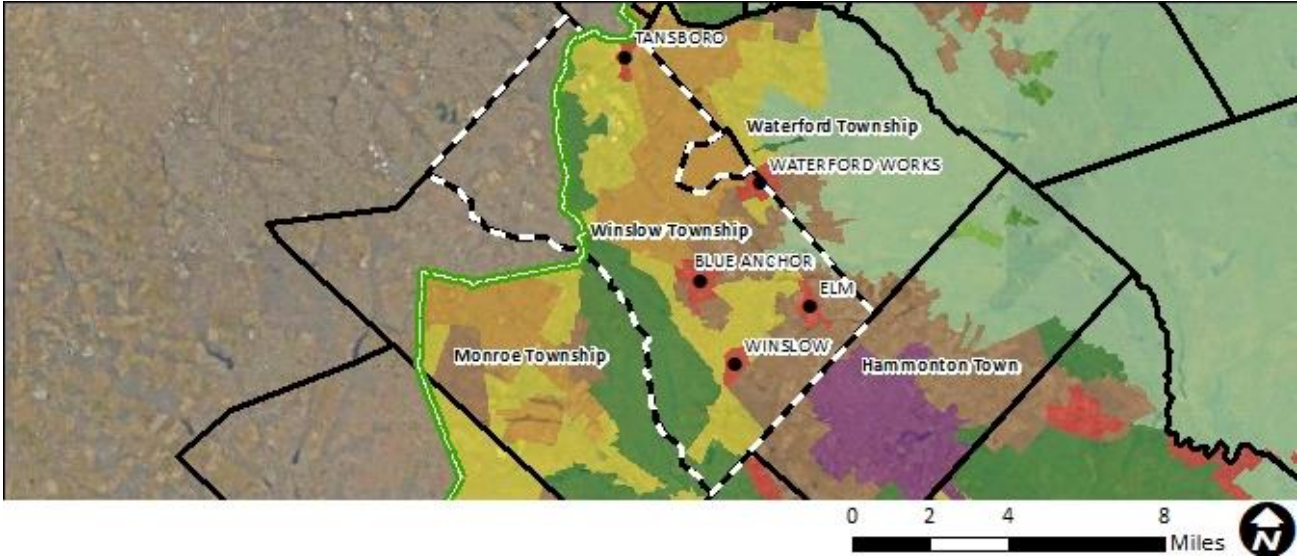
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Waterford Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Winslow Township

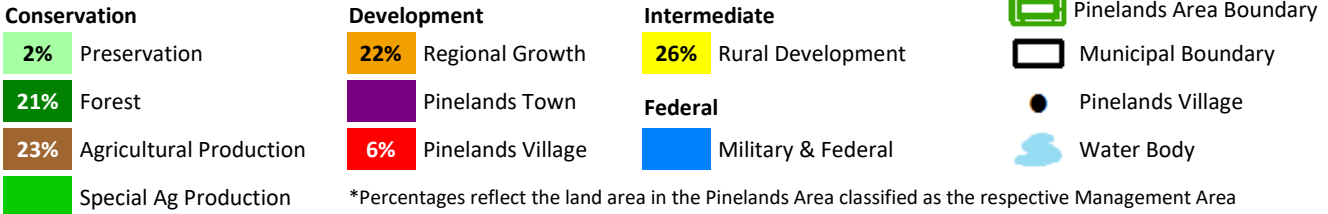


Pinelands Area 2020 population: 16,128 (40% of total population)

Pinelands Area acreage: 30,096 (81% of total acreage)

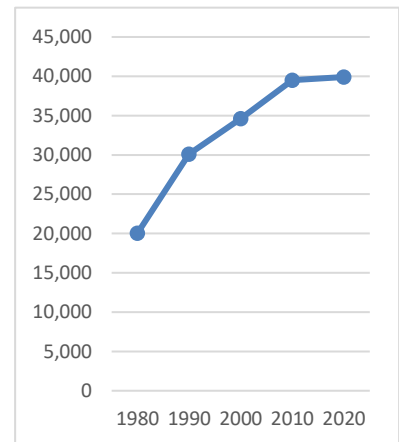


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	39,904	12,642	15
Population Density (per mile <sup>2</sup> )	685	1,880	122
Population Change - 2018 to 2022	3.05%	2.27%	93
% Land Protected in Pinelands Area*	31%	39%	31
Assessed Acres of Farmland	6,972	2,270	27
Building Permits Issued	0	31	145
Housing Transactions	571	192	15
Average Home Sale Price	\$244,947	\$421,066	133
Equalized Property Value (millions)	\$3,475.1	\$2,044.0	34
Effective Tax Rate	3.03	2.75	78
Average Residential Property Tax Bill	\$6,154	\$6,914	118
Per Capita Income Estimate	\$36,805	\$50,670	160
Unemployment Rate	4.7%	4.3%	60

## Population Change



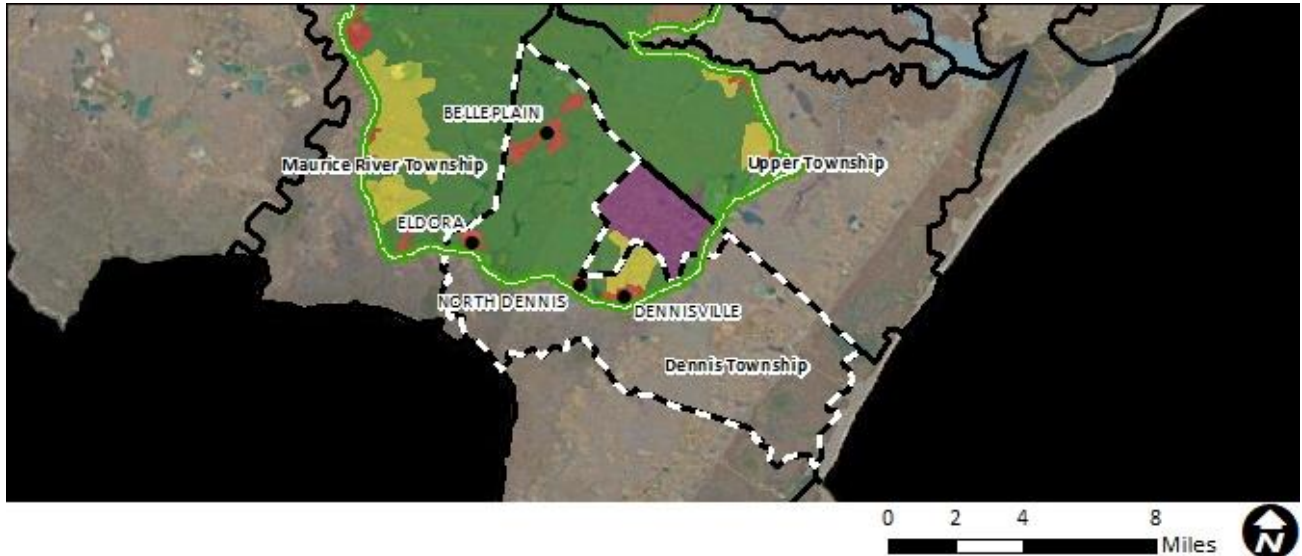
Private Sector Employment 6,709	Private Sector Establishments 780	Private Sector Avg. Annual Wages \$43,413
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\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Winslow Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

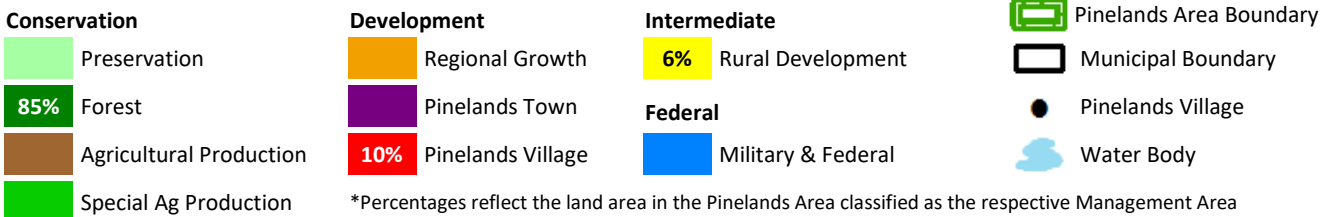
# Dennis Township

Pinelands Area 2020 population: 1,530 (24% of total population)

Pinelands Area acreage: 15,697 (38% of total acreage)

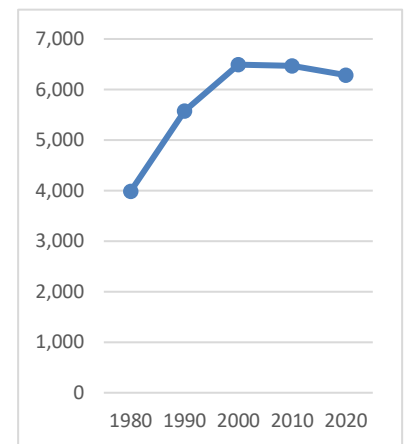


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	6,247	12,642	99
Population Density (per mile <sup>2</sup> )	98	1,880	183
Population Change - 2018 to 2022	1.20%	2.27%	128
% Land Protected in Pinelands Area*	72%	39%	11
Assessed Acres of Farmland	4,090	2,270	47
Building Permits Issued	9	31	65
Housing Transactions	57	192	127
Average Home Sale Price	\$372,714	\$421,066	59
Equalized Property Value (millions)	\$1,146.2	\$2,044.0	84
Effective Tax Rate	1.53	2.75	174
Average Residential Property Tax Bill	\$3,299	\$6,914	195
Per Capita Income Estimate	\$44,950	\$50,670	96
Unemployment Rate	4.6%	4.3%	62

## Population Change



Private Sector Employment 1,658	Private Sector Establishments 203	Private Sector Avg. Annual Wages \$50,189
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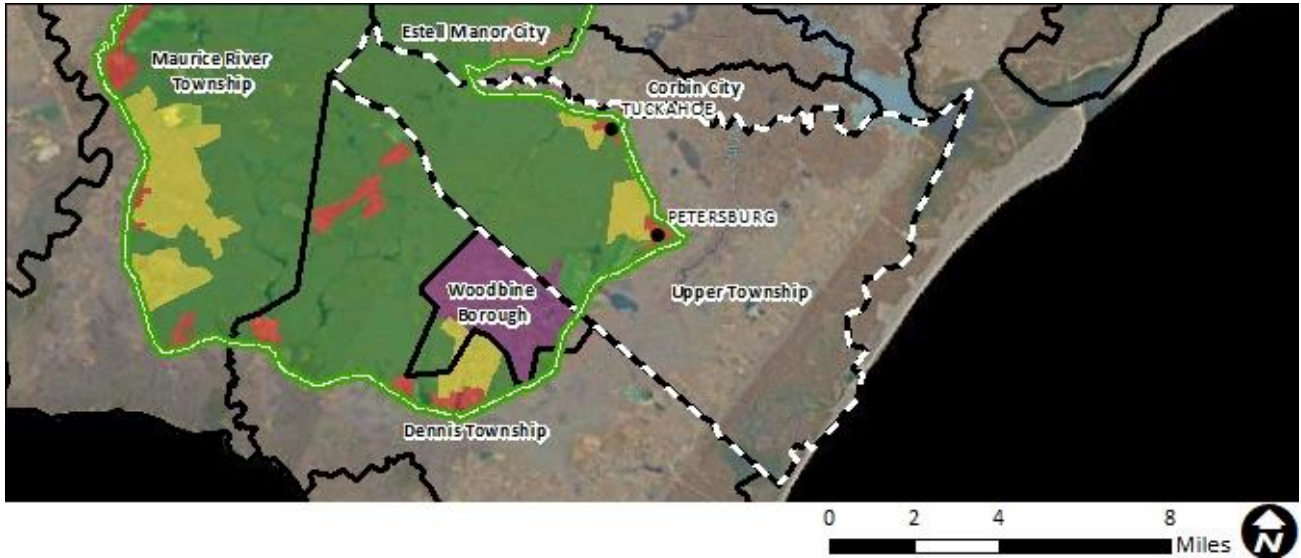
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Dennis Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Upper Township

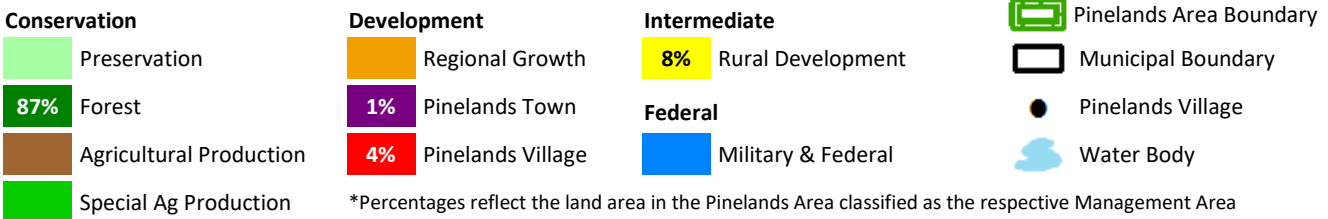


Pinelands Area 2020 population: 1,263 (10% of total population)

Pinelands Area acreage: 14,322 (33% of total acreage)

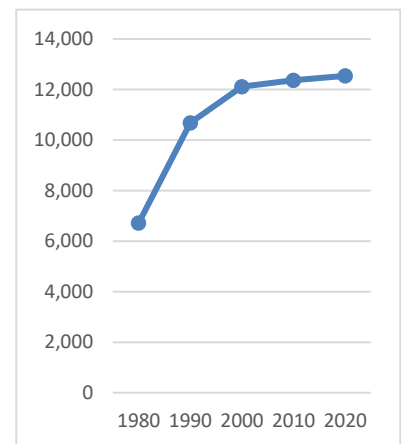


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	12,617	12,642	54
Population Density (per mile <sup>2</sup> )	184	1,880	170
Population Change - 2018 to 2022	6.09%	2.27%	43
% Land Protected in Pinelands Area*	56%	39%	20
Assessed Acres of Farmland	2,755	2,270	55
Building Permits Issued	0	31	145
Housing Transactions	186	192	60
Average Home Sale Price	\$504,147	\$421,066	34
Equalized Property Value (millions)	\$2,568.9	\$2,044.0	48
Effective Tax Rate	1.72	2.75	171
Average Residential Property Tax Bill	\$5,720	\$6,914	138
Per Capita Income Estimate	\$51,189	\$50,670	63
Unemployment Rate	4.2%	4.3%	82

## Population Change



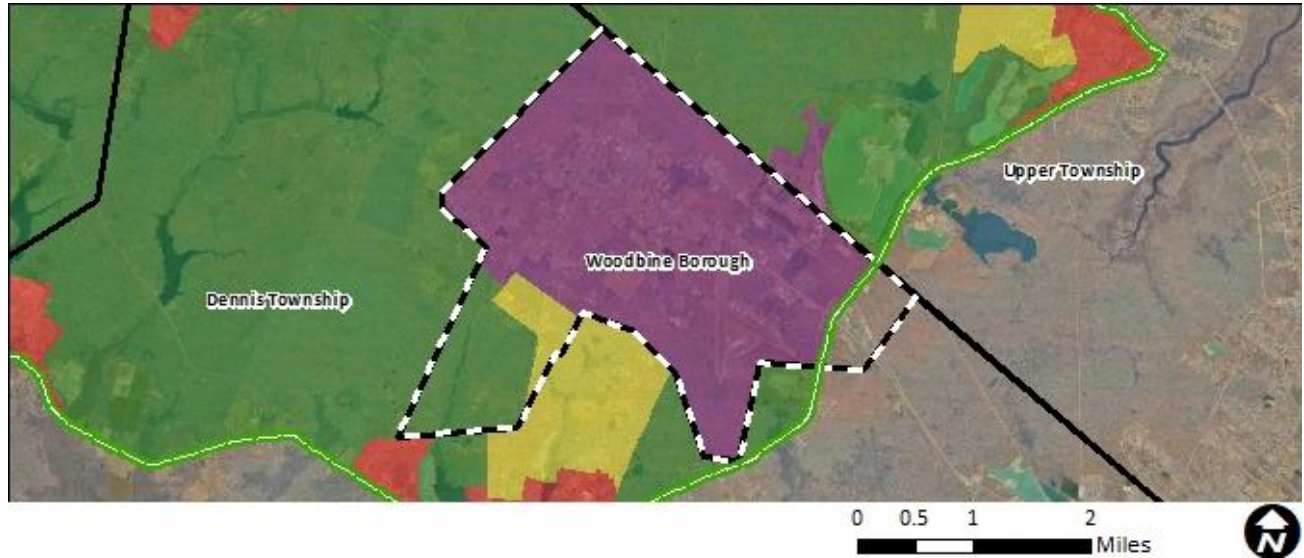
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
2,528	266	\$46,956

\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Upper Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

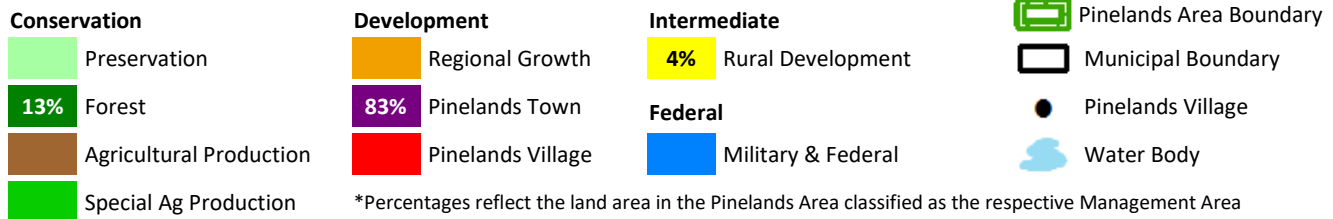
# Woodbine Borough

Pinelands Area 2020 population: 2,123 (100% of total population)

Pinelands Area acreage: 4,801 (95% of total acreage)

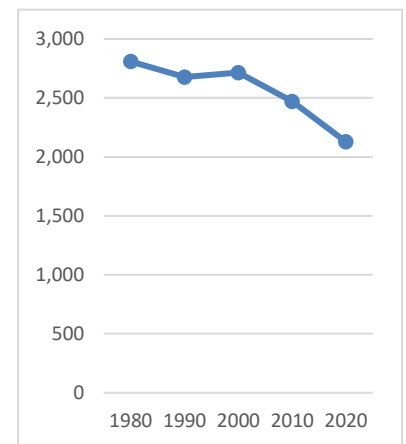


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	2,142	12,642	156
Population Density (per mile <sup>2</sup> )	267	1,880	156
Population Change - 2018 to 2022	-13.63%	2.27%	194
% Land Protected in Pinelands Area*	8%	39%	40
Assessed Acres of Farmland	413	2,270	83
Building Permits Issued	4	31	91
Housing Transactions	17	192	174
Average Home Sale Price	\$217,326	\$421,066	151
Equalized Property Value (millions)	\$181.8	\$2,044.0	176
Effective Tax Rate	1.86	2.75	162
Average Residential Property Tax Bill	\$2,097	\$6,914	200
Per Capita Income Estimate	\$25,040	\$50,670	192
Unemployment Rate	5.2%	4.3%	35

## Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
745	113	\$55,556

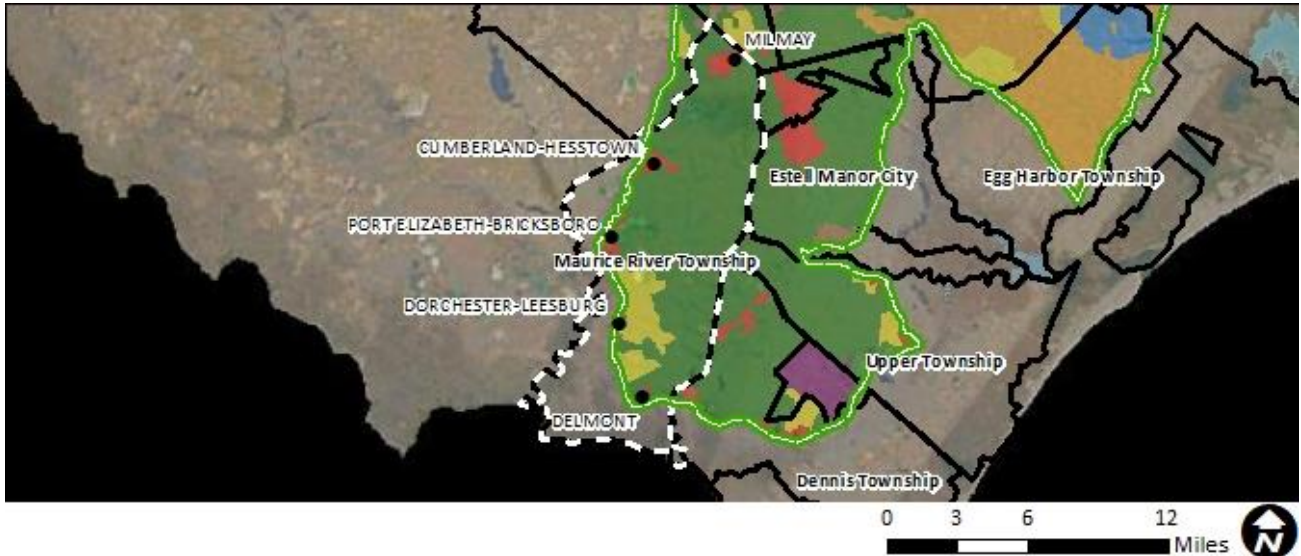
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Woodbine Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Maurice River Township

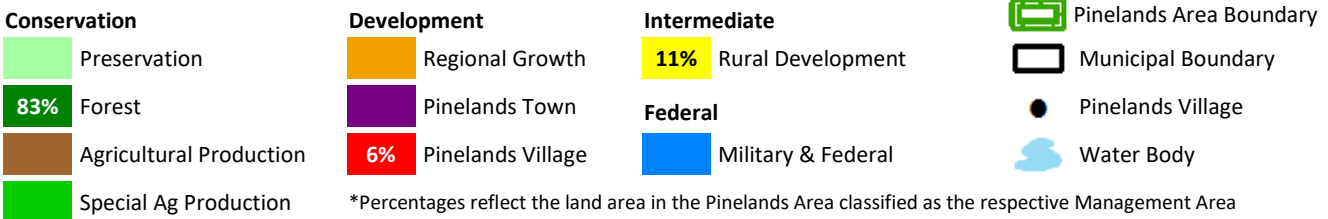


Pinelands Area 2020 population: 4,346 (70% of total population)

Pinelands Area acreage: 42,009 (70% of total acreage)

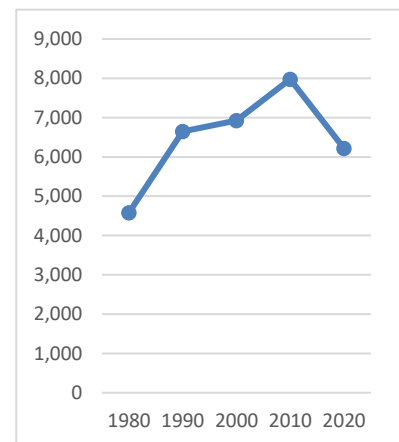


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	4,989	12,642	111
Population Density (per mile <sup>2</sup> )	52	1,880	192
Population Change - 2018 to 2022	-20.49%	2.27%	199
% Land Protected in Pinelands Area*	51%	39%	21
Assessed Acres of Farmland	10,697	2,270	11
Building Permits Issued	1	31	123
Housing Transactions	31	192	158
Average Home Sale Price	\$202,896	\$421,066	163
Equalized Property Value (millions)	\$324.5	\$2,044.0	147
Effective Tax Rate	2.66	2.75	114
Average Residential Property Tax Bill	\$4,762	\$6,914	173
Per Capita Income Estimate	\$32,343	\$50,670	181
Unemployment Rate	7.2%	4.3%	9

## Population Change



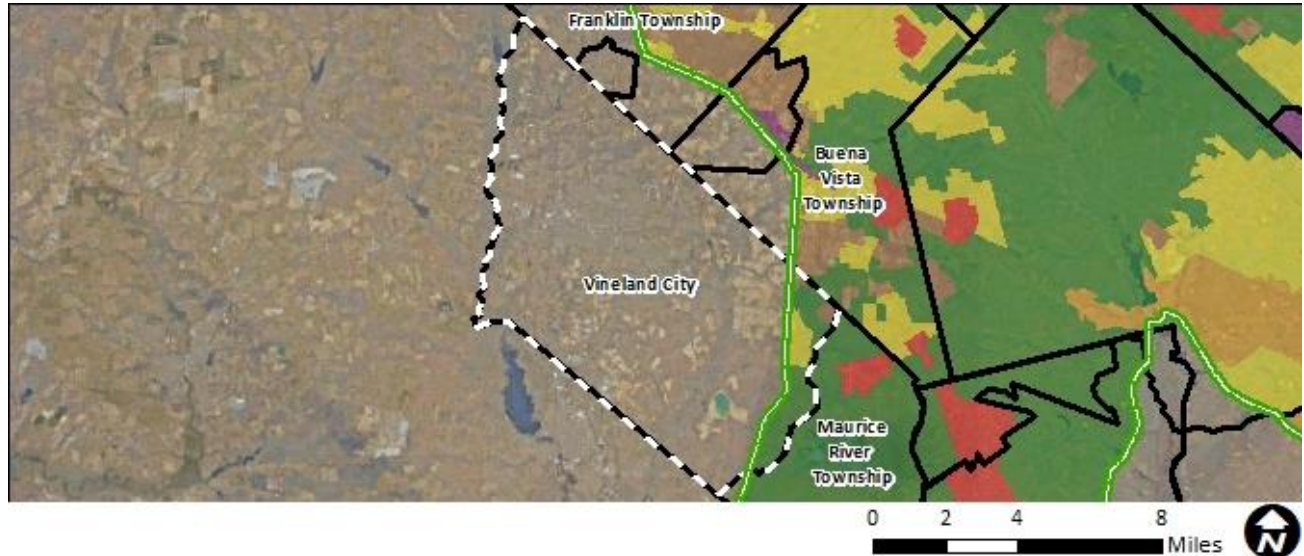
Private Sector Employment 242	Private Sector Establishments 36	Private Sector Avg. Annual Wages \$35,954
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\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Maurice River Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

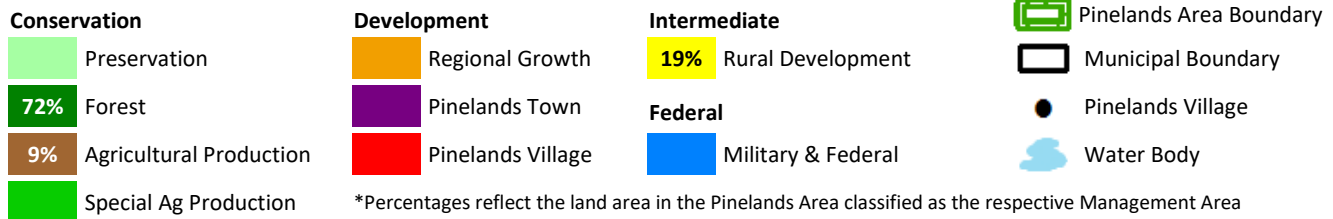
# Vineland City

Pinelands Area 2020 population: 151 (< 1% of total population)

Pinelands Area acreage: 3,287 (7% of total acreage)

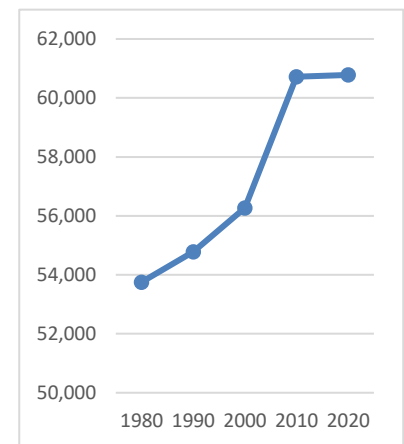


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	60,491	12,642	7
Population Density (per mile <sup>2</sup> )	877	1,880	112
Population Change - 2018 to 2022	1.53%	2.27%	120
% Land Protected in Pinelands Area*	84%	39%	5
Assessed Acres of Farmland	9,777	2,270	13
Building Permits Issued	41	31	39
Housing Transactions	563	192	17
Average Home Sale Price	\$221,820	\$421,066	149
Equalized Property Value (millions)	\$4,877.8	\$2,044.0	23
Effective Tax Rate	2.72	2.75	111
Average Residential Property Tax Bill	\$4,932	\$6,914	171
Per Capita Income Estimate	\$32,195	\$50,670	182
Unemployment Rate	4.8%	4.3%	52

## Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
28,801	1,789	\$53,509

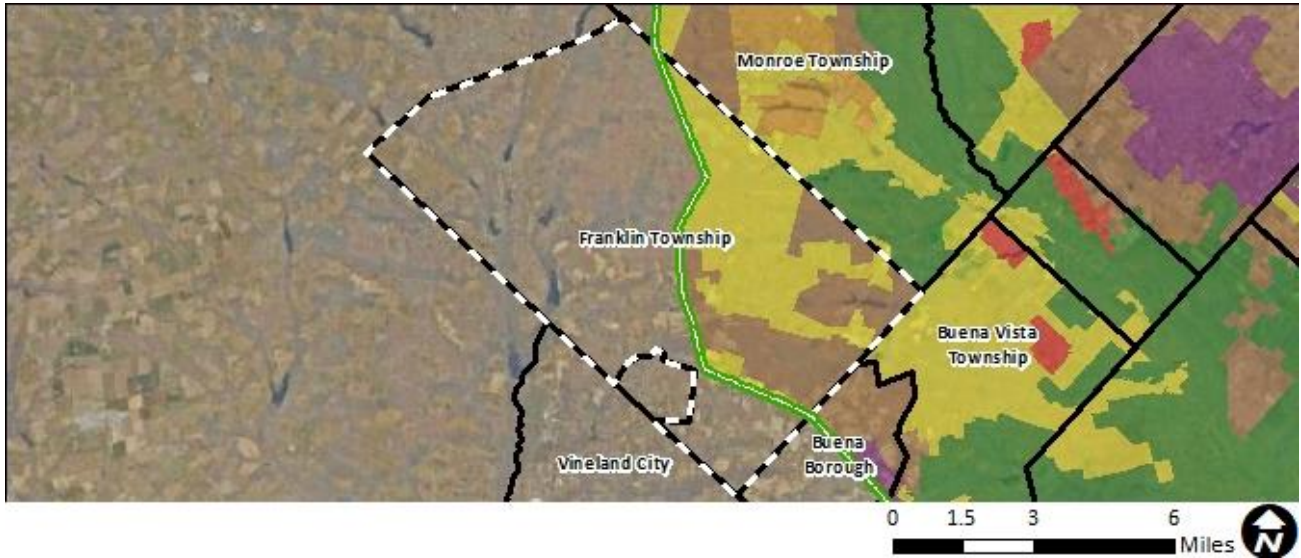
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For the City of Vineland it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Franklin Township

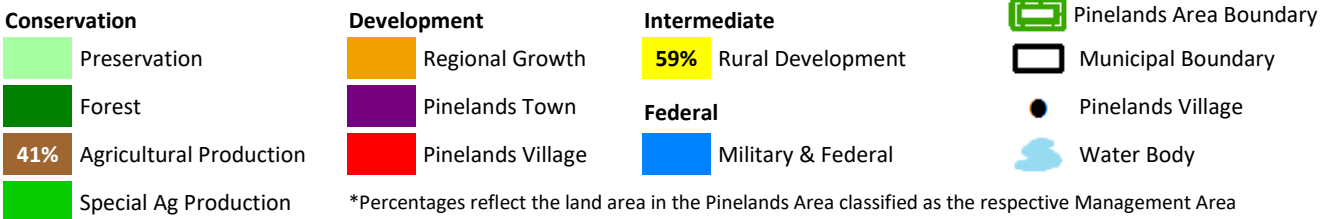


Pinelands Area 2020 population: 2,473 (15% of total population)

Pinelands Area acreage: 12,835 (36% of total acreage)

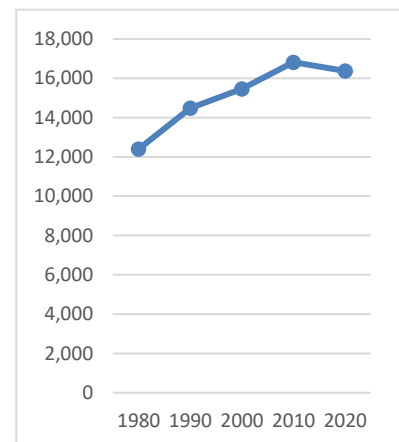


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	16,494	12,642	44
Population Density (per mile <sup>2</sup> )	293	1,880	151
Population Change - 2018 to 2022	0.45%	2.27%	138
% Land Protected in Pinelands Area*	38%	39%	27
Assessed Acres of Farmland	14,274	2,270	4
Building Permits Issued	37	31	42
Housing Transactions	151	192	69
Average Home Sale Price	\$312,616	\$421,066	87
Equalized Property Value (millions)	\$1,647.1	\$2,044.0	70
Effective Tax Rate	2.94	2.75	86
Average Residential Property Tax Bill	\$6,498	\$6,914	101
Per Capita Income Estimate	\$39,481	\$50,670	138
Unemployment Rate	4.6%	4.3%	62

## Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
1,597	236	\$41,790

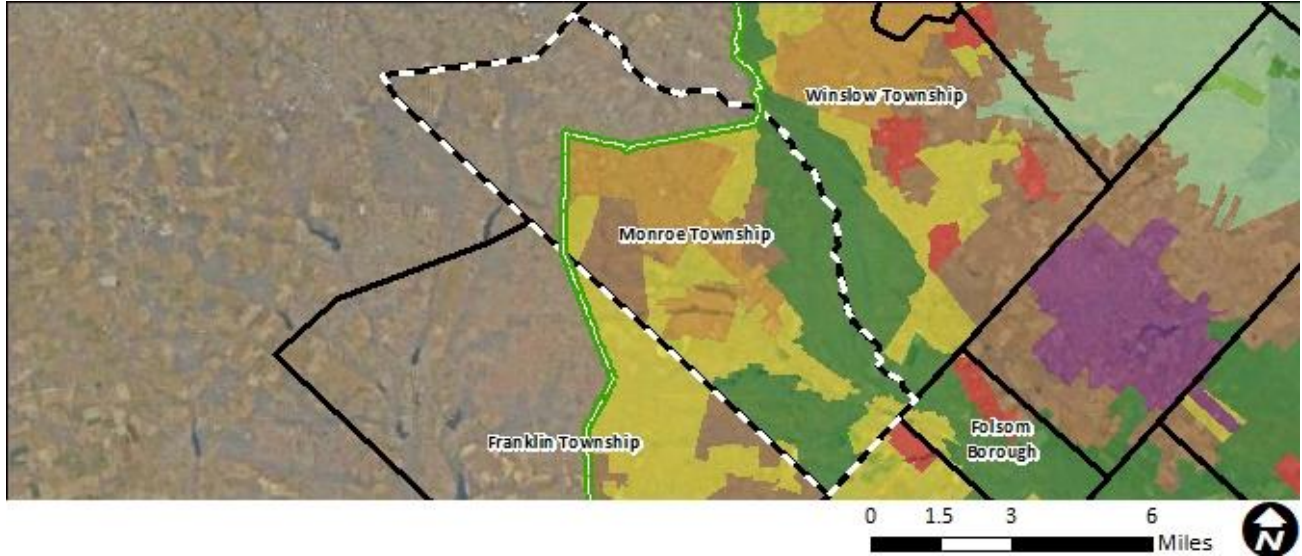
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Franklin Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Monroe Township



Pinelands Area 2020 population: 17,913 (48% of total population)

Pinelands Area acreage: 20,770 (69% of total acreage)



## Pinelands Management Areas

### Conservation

- Preservation
- 36%** Forest
- 11%** Agricultural Production
- Special Ag Production

### Development

- 28%** Regional Growth
- Pinelands Town
- Pinelands Village

### Intermediate

- 25%** Rural Development
- Federal**
- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

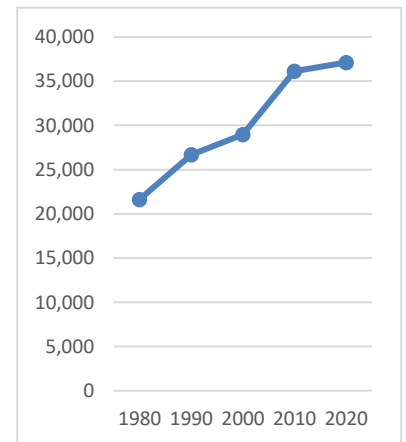


Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	37,736	12,642	18
Population Density (per mile <sup>2</sup> )	804	1,880	117
Population Change - 2018 to 2022	2.03%	2.27%	114
% Land Protected in Pinelands Area*	26%	39%	33
Assessed Acres of Farmland	5,288	2,270	36
Building Permits Issued	185	31	9
Housing Transactions	564	192	16
Average Home Sale Price	\$295,960	\$421,066	97
Equalized Property Value (millions)	\$3,538.3	\$2,044.0	32
Effective Tax Rate	3.25	2.75	56
Average Residential Property Tax Bill	\$7,436	\$6,914	61
Per Capita Income Estimate	\$45,532	\$50,670	92
Unemployment Rate	4.0%	4.3%	94

## Population Change



Private Sector Employment  
6,841

Private Sector Establishments  
746

Private Sector Avg. Annual Wages  
\$45,365

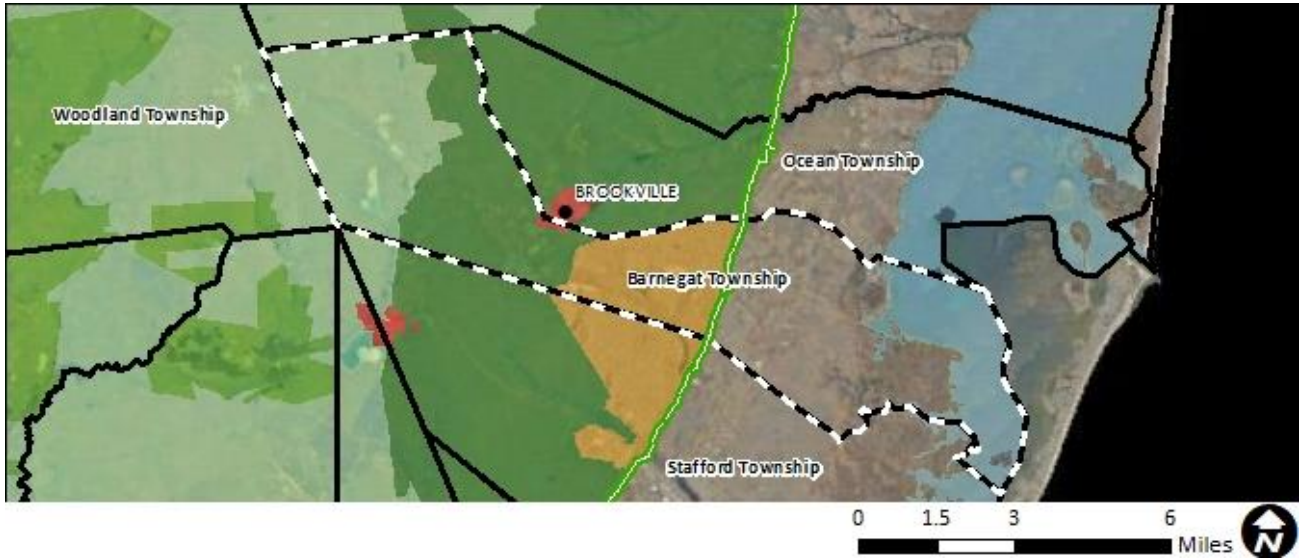
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Monroe Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Barnegat Township

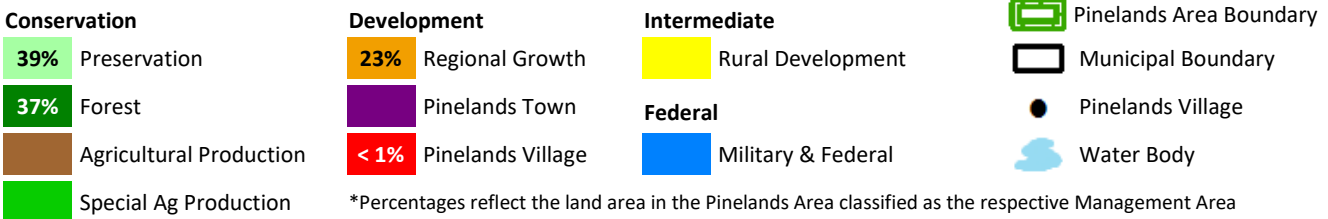


Pinelands Area 2020 population: 9,265 (38% of total population)

Pinelands Area acreage: 14,357 (56% of total acreage)

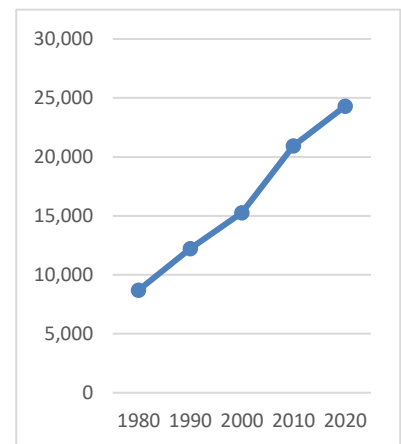


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	24,998	12,642	29
Population Density (per mile <sup>2</sup> )	621	1,880	124
Population Change - 2018 to 2022	7.26%	2.27%	32
% Land Protected in Pinelands Area*	65%	39%	16
Assessed Acres of Farmland	560	2,270	80
Building Permits Issued	273	31	5
Housing Transactions	532	192	21
Average Home Sale Price	\$365,782	\$421,066	61
Equalized Property Value (millions)	\$3,476.7	\$2,044.0	33
Effective Tax Rate	2.43	2.75	131
Average Residential Property Tax Bill	\$6,878	\$6,914	87
Per Capita Income Estimate	\$40,804	\$50,670	129
Unemployment Rate	4.5%	4.3%	67

## Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
2,694	341	\$43,766

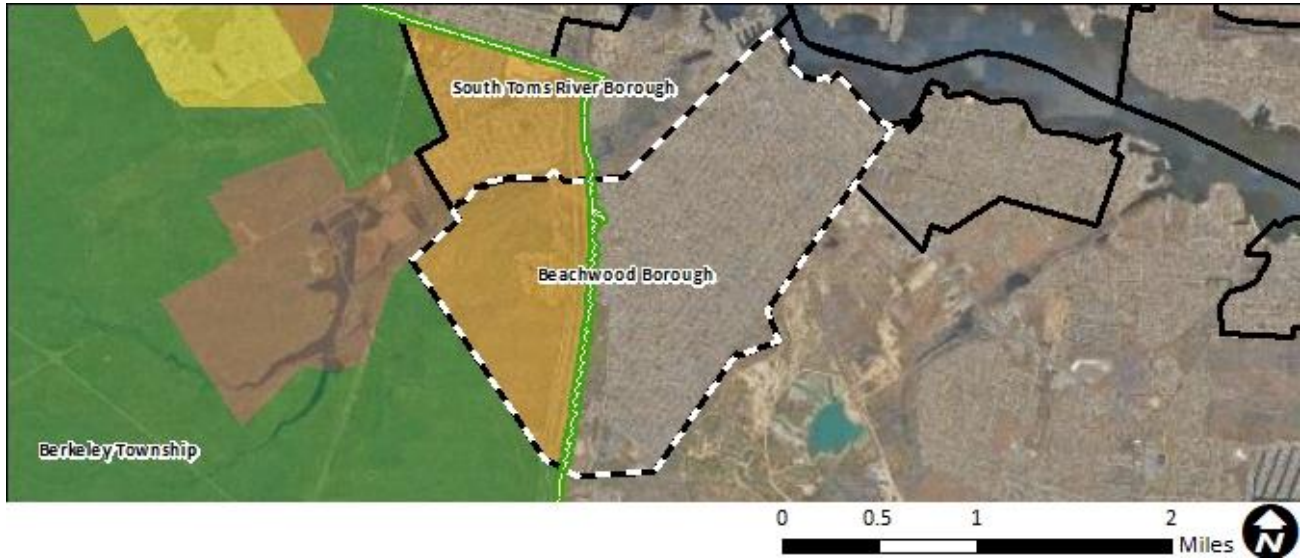
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Barnegat Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Beachwood Borough

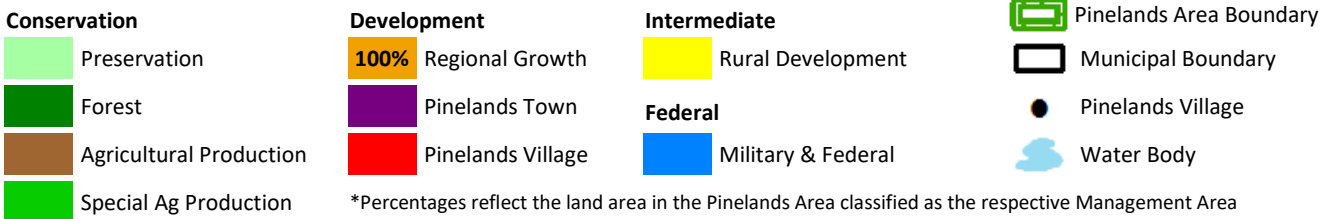


Pinelands Area 2020 population: 15 (< 1% of total population)

Pinelands Area acreage: 500 (28% of total acreage)

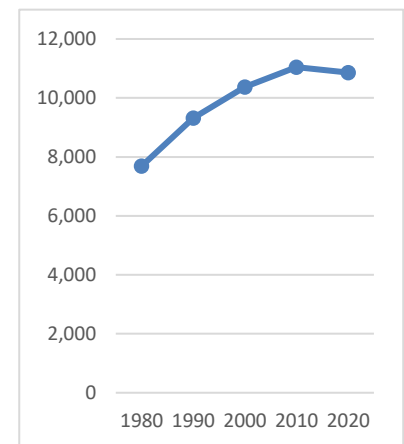


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	11,128	12,642	61
Population Density (per mile <sup>2</sup> )	4,013	1,880	27
Population Change - 2018 to 2022	-1.26%	2.27%	165
% Land Protected in Pinelands Area*	72%	39%	9
Assessed Acres of Farmland	0	2,270	121
Building Permits Issued	12	31	56
Housing Transactions	180	192	63
Average Home Sale Price	\$330,817	\$421,066	74
Equalized Property Value (millions)	\$1,177.0	\$2,044.0	83
Effective Tax Rate	2.09	2.75	150
Average Residential Property Tax Bill	\$5,453	\$6,914	146
Per Capita Income Estimate	\$47,686	\$50,670	80
Unemployment Rate	3.7%	4.3%	117

## Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
685	135	\$40,000

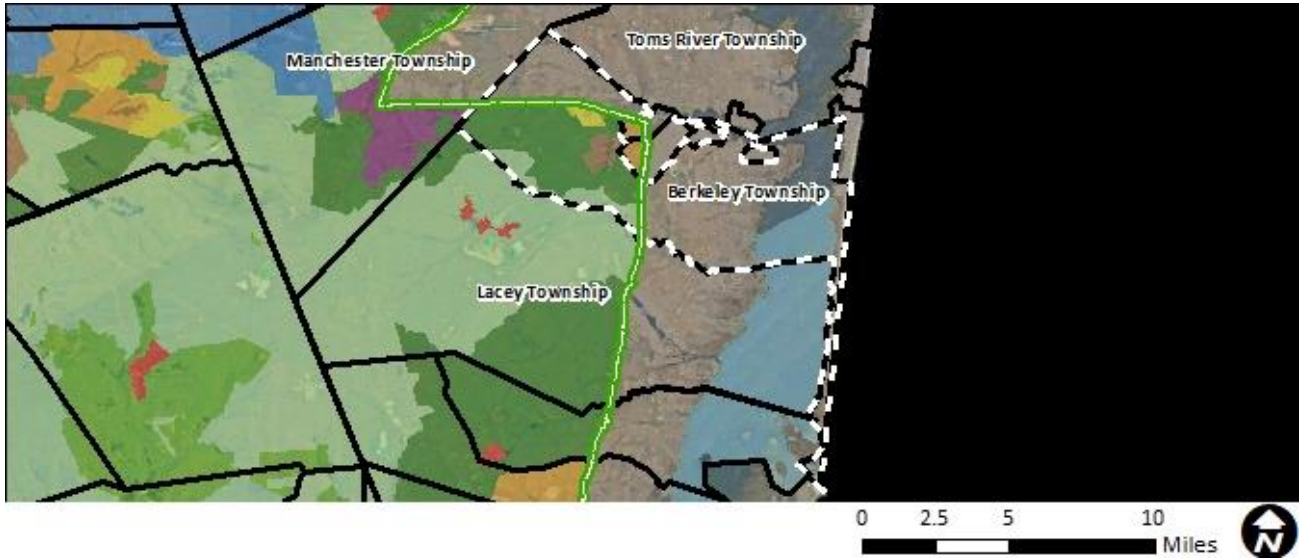
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Beachwood Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Berkeley Township

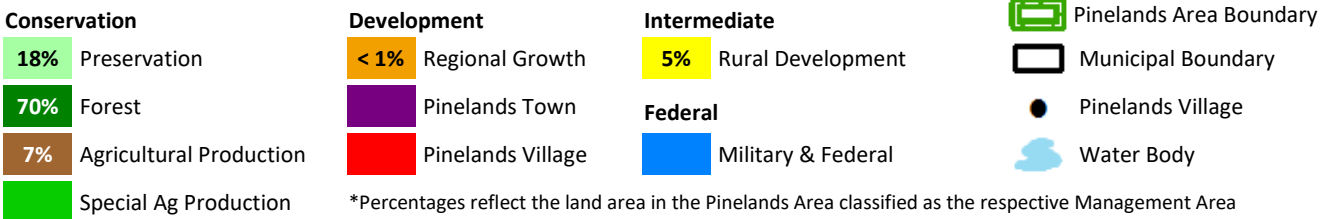


Pinelands Area 2020 population: 2,147 (5% of total population)

Pinelands Area acreage: 10,484 (30% of total acreage)

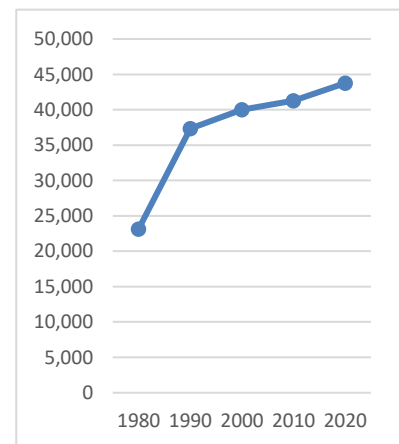


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	44,748	12,642	14
Population Density (per mile <sup>2</sup> )	826	1,880	115
Population Change - 2018 to 2022	6.32%	2.27%	40
% Land Protected in Pinelands Area*	75%	39%	8
Assessed Acres of Farmland	72	2,270	103
Building Permits Issued	81	31	24
Housing Transactions	1,289	192	3
Average Home Sale Price	\$322,405	\$421,066	83
Equalized Property Value (millions)	\$7,584.9	\$2,044.0	10
Effective Tax Rate	1.85	2.75	165
Average Residential Property Tax Bill	\$4,681	\$6,914	176
Per Capita Income Estimate	\$46,534	\$50,670	85
Unemployment Rate	4.8%	4.3%	52

## Population Change



Private Sector Employment 2,926	Private Sector Establishments 412	Private Sector Avg. Annual Wages \$45,023
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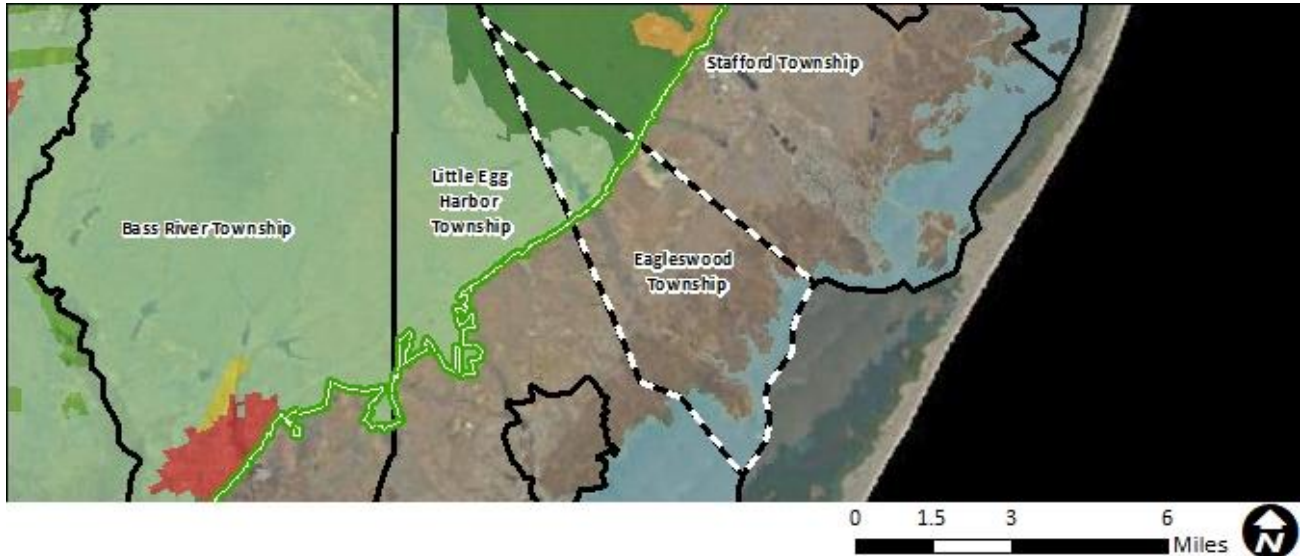
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Berkeley Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Eagleswood Township



Pinelands Area 2020 population: 0 (0% of total population)

Pinelands Area acreage: 2,435 (20% of total acreage)



## Pinelands Management Areas

### Conservation

- 44% Preservation
- 56% Forest
- Agricultural Production
- Special Ag Production

### Development

- Regional Growth
- Pinelands Town
- Pinelands Village

### Intermediate

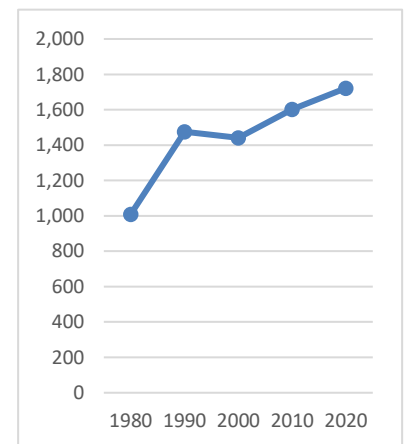
- Rural Development
- Federal**
- Military & Federal

- Pinelands Area Boundary
- Municipal Boundary
- Pinelands Village
- Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,768	12,642	165
Population Density (per mile <sup>2</sup> )	93	1,880	186
Population Change - 2018 to 2022	9.39%	2.27%	18
% Land Protected in Pinelands Area*	88%	39%	2
Assessed Acres of Farmland	315	2,270	87
Building Permits Issued	2	31	107
Housing Transactions	33	192	156
Average Home Sale Price	\$352,825	\$421,066	65
Equalized Property Value (millions)	\$288.4	\$2,044.0	159
Effective Tax Rate	2.50	2.75	123
Average Residential Property Tax Bill	\$6,732	\$6,914	95
Per Capita Income Estimate	\$46,330	\$50,670	87
Unemployment Rate	4.2%	4.3%	82

## Population Change



Private Sector Employment  
961

Private Sector Establishments  
106

Private Sector Avg. Annual Wages  
\$83,498

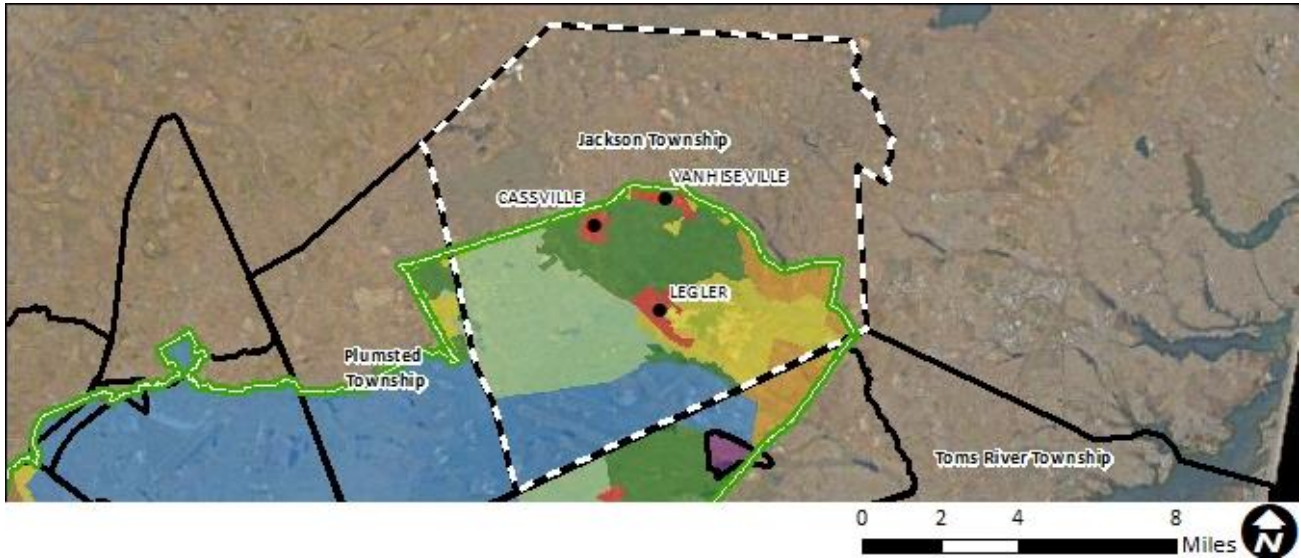
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Eagleswood Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Jackson Township

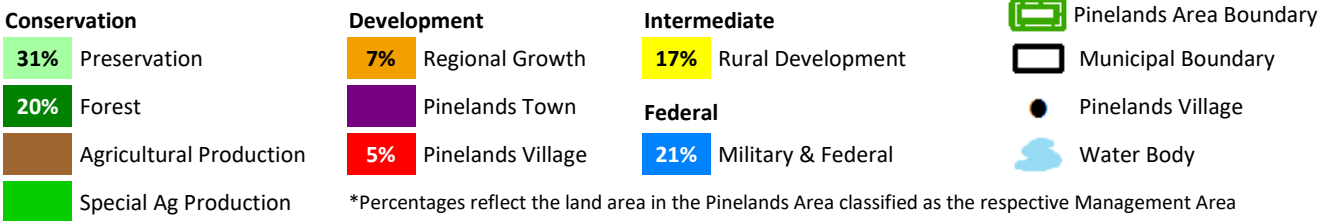


Pinelands Area 2020 population: 5,171 (9% of total population)

Pinelands Area acreage: 30,385 (47% of total acreage)

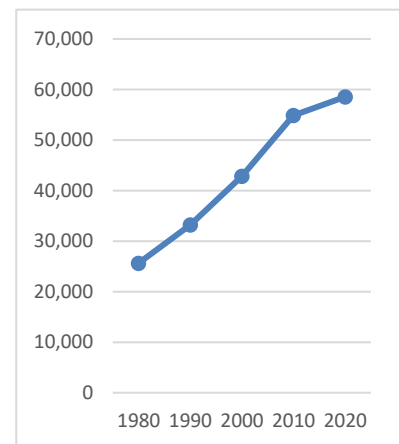


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	60,207	12,642	8
Population Density (per mile <sup>2</sup> )	598	1,880	128
Population Change - 2018 to 2022	4.77%	2.27%	69
% Land Protected in Pinelands Area*	50%	39%	22
Assessed Acres of Farmland	4,458	2,270	45
Building Permits Issued	0	31	145
Housing Transactions	1,442	192	2
Average Home Sale Price	\$533,527	\$421,066	29
Equalized Property Value (millions)	\$10,001.1	\$2,044.0	8
Effective Tax Rate	1.94	2.75	159
Average Residential Property Tax Bill	\$7,996	\$6,914	45
Per Capita Income Estimate	\$45,837	\$50,670	90
Unemployment Rate	3.1%	4.3%	159

## Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
9,285	1,108	\$45,040

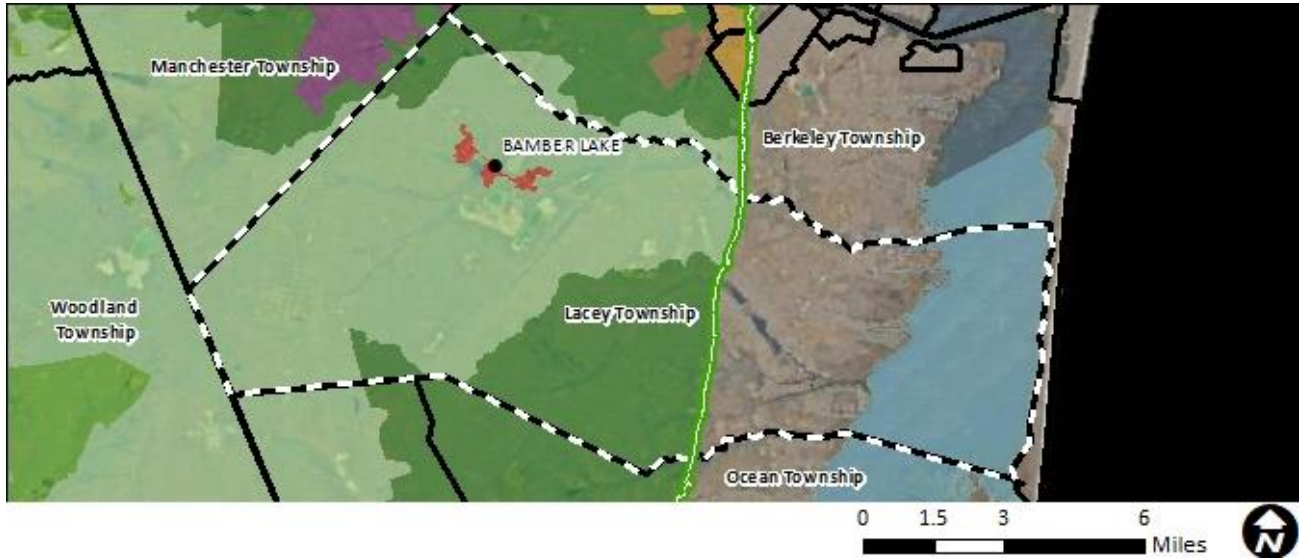
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Jackson Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Lacey Township

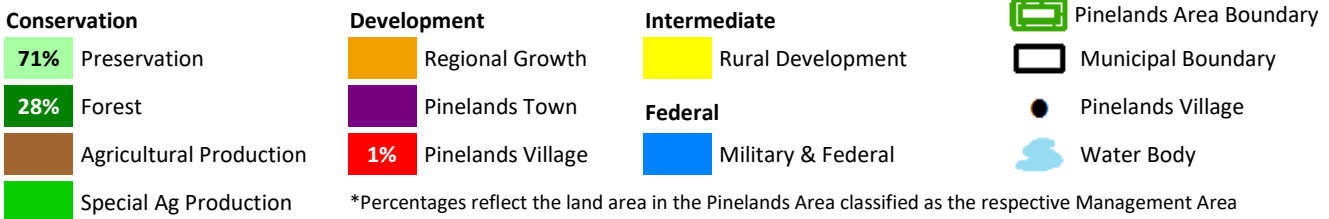


Pinelands Area 2020 population: 580 (2% of total population)

Pinelands Area acreage: 42,688 (67% of total acreage)

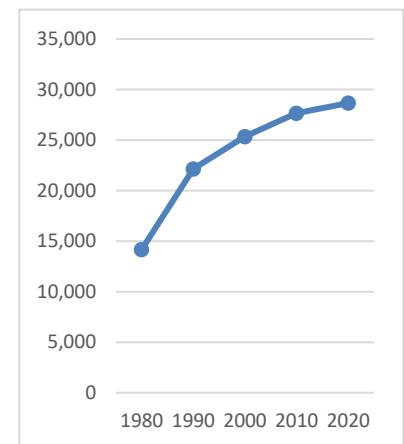


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	29,632	12,642	24
Population Density (per mile <sup>2</sup> )	297	1,880	150
Population Change - 2018 to 2022	1.76%	2.27%	117
% Land Protected in Pinelands Area*	87%	39%	3
Assessed Acres of Farmland	268	2,270	90
Building Permits Issued	67	31	26
Housing Transactions	503	192	22
Average Home Sale Price	\$433,692	\$421,066	42
Equalized Property Value (millions)	\$5,152.1	\$2,044.0	21
Effective Tax Rate	2.03	2.75	154
Average Residential Property Tax Bill	\$6,416	\$6,914	105
Per Capita Income Estimate	\$47,219	\$50,670	82
Unemployment Rate	3.6%	4.3%	124

## Population Change



Private Sector Employment 5,375	Private Sector Establishments 616	Private Sector Avg. Annual Wages \$41,836
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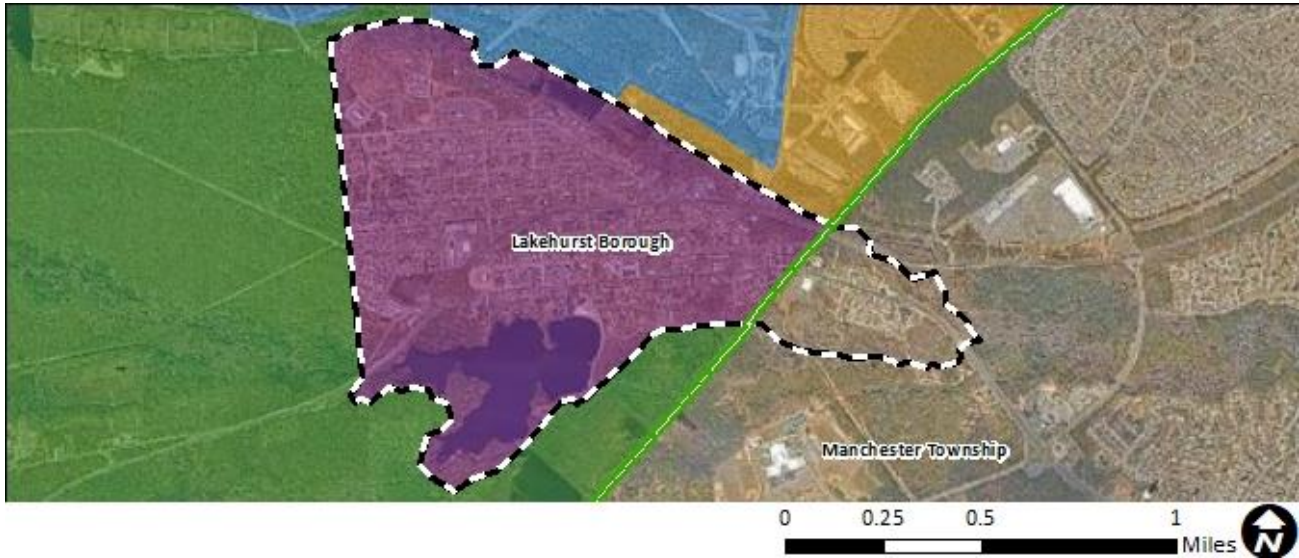
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Lacey Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Lakehurst Borough

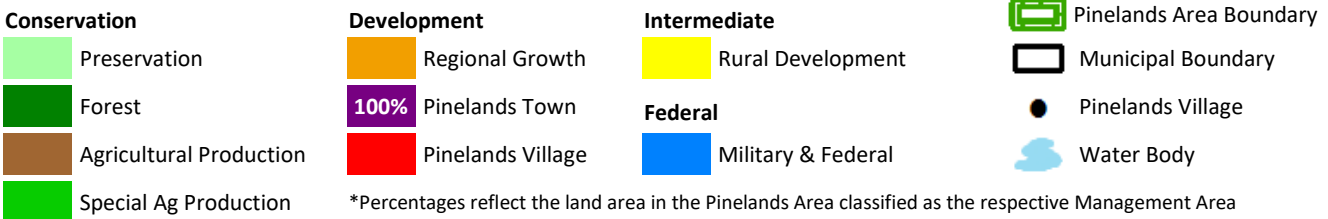


Pinelands Area 2020 population: 2,485 (94% of total population)

Pinelands Area acreage: 551 (87% of total acreage)

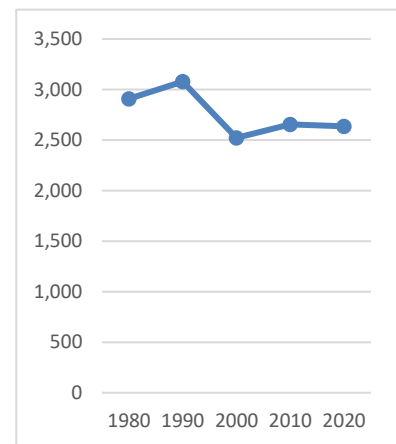


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	2,696	12,642	148
Population Density (per mile <sup>2</sup> )	2,732	1,880	53
Population Change - 2018 to 2022	-0.11%	2.27%	146
% Land Protected in Pinelands Area*	13%	39%	38
Assessed Acres of Farmland	0	2,270	121
Building Permits Issued	1	31	123
Housing Transactions	37	192	150
Average Home Sale Price	\$263,122	\$421,066	117
Equalized Property Value (millions)	\$202.7	\$2,044.0	170
Effective Tax Rate	2.59	2.75	117
Average Residential Property Tax Bill	\$5,241	\$6,914	158
Per Capita Income Estimate	\$31,394	\$50,670	187
Unemployment Rate	4.6%	4.3%	62

## Population Change



Private Sector Employment 839	Private Sector Establishments 91	Private Sector Avg. Annual Wages \$69,805
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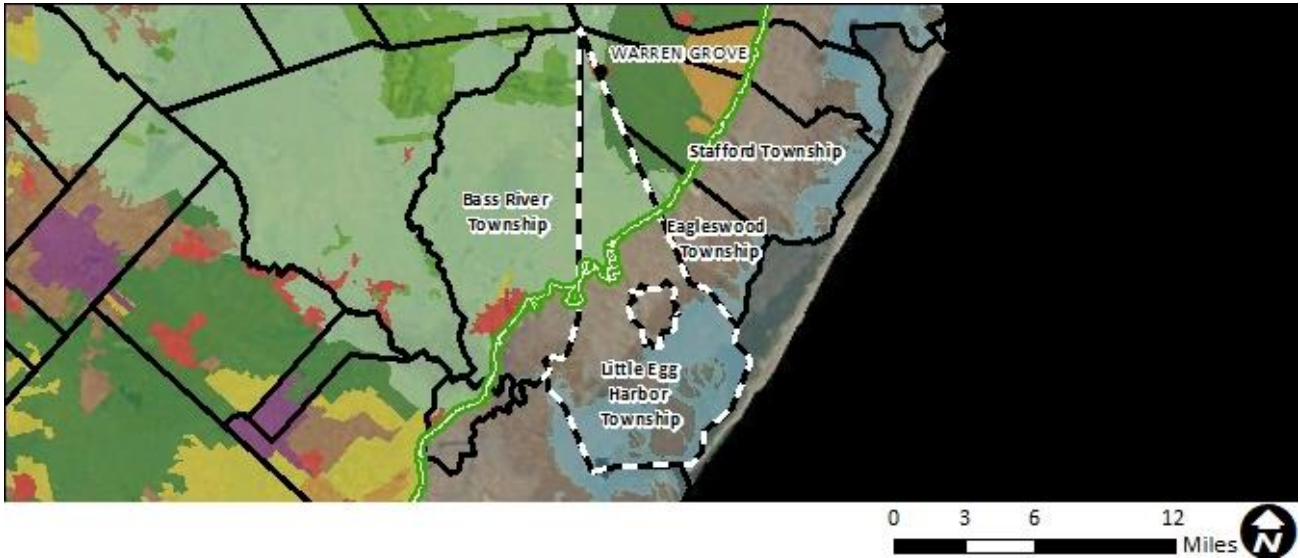
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Lakehurst Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Little Egg Harbor Township



Pinelands Area 2020 population: 80 (<1% of total population)

Pinelands Area acreage: 11,582 (25% of total acreage)



## Pinelands Management Areas

### Conservation

- 86% Preservation
- 13% Forest
- Agricultural Production
- Special Ag Production

### Development

- Regional Growth
- Pinelands Town
- 1% Pinelands Village

### Intermediate

- Rural Development

### Federal

- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

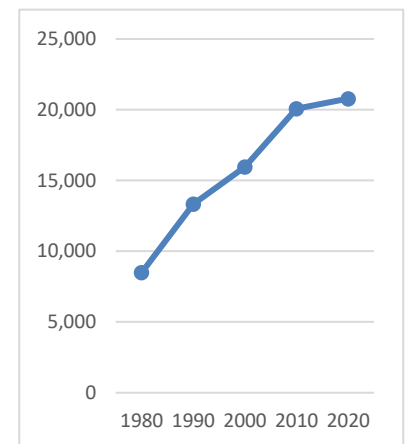


Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	21,350	12,642	37
Population Density (per mile <sup>2</sup> )	289	1,880	152
Population Change - 2018 to 2022	-0.09%	2.27%	145
% Land Protected in Pinelands Area*	86%	39%	4
Assessed Acres of Farmland	695	2,270	76
Building Permits Issued	48	31	36
Housing Transactions	546	192	20
Average Home Sale Price	\$314,350	\$421,066	85
Equalized Property Value (millions)	\$3,245.8	\$2,044.0	37
Effective Tax Rate	2.27	2.75	144
Average Residential Property Tax Bill	\$5,456	\$6,914	145
Per Capita Income Estimate	\$46,146	\$50,670	88
Unemployment Rate	4.5%	4.3%	67

## Population Change



Private Sector Employment 2,084	Private Sector Establishments 284	Private Sector Avg. Annual Wages \$40,301
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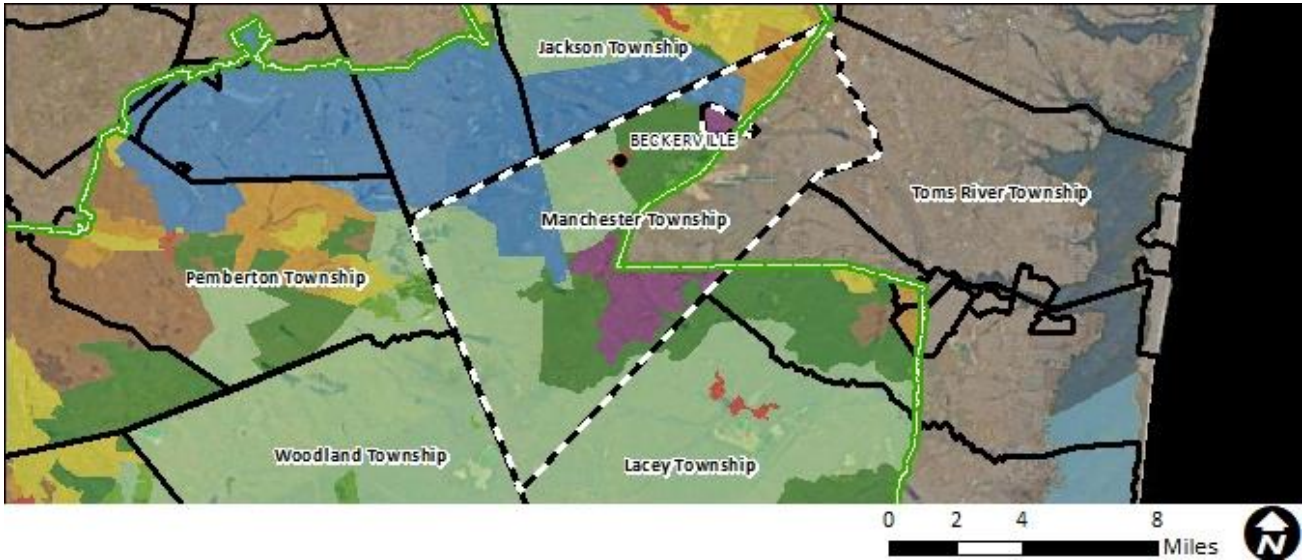
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Little Egg Harbor Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Manchester Township

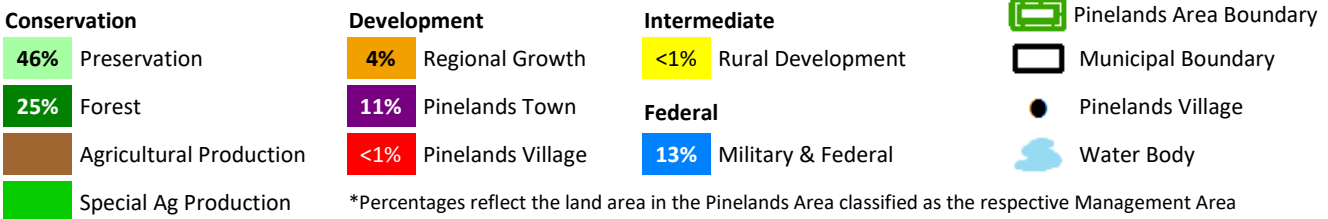


Pinelands Area 2020 population: 13,398 (30% of total population)

Pinelands Area acreage: 38,728 (73% of total acreage)

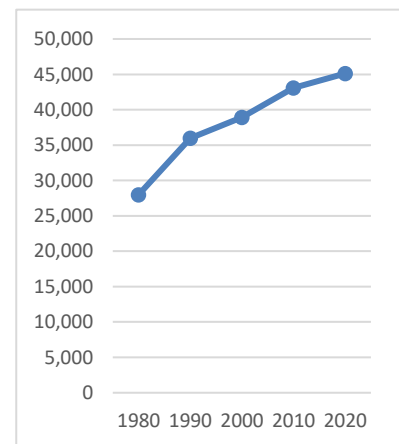


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	46,070	12,642	12
Population Density (per mile <sup>2</sup> )	559	1,880	130
Population Change - 2018 to 2022	5.38%	2.27%	58
% Land Protected in Pinelands Area*	56%	39%	18
Assessed Acres of Farmland	4,625	2,270	43
Building Permits Issued	37	31	42
Housing Transactions	1,105	192	5
Average Home Sale Price	\$324,572	\$421,066	81
Equalized Property Value (millions)	\$5,690.1	\$2,044.0	16
Effective Tax Rate	1.95	2.75	158
Average Residential Property Tax Bill	\$4,439	\$6,914	187
Per Capita Income Estimate	\$41,104	\$50,670	127
Unemployment Rate	5.1%	4.3%	39

## Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
3,400	422	\$47,039

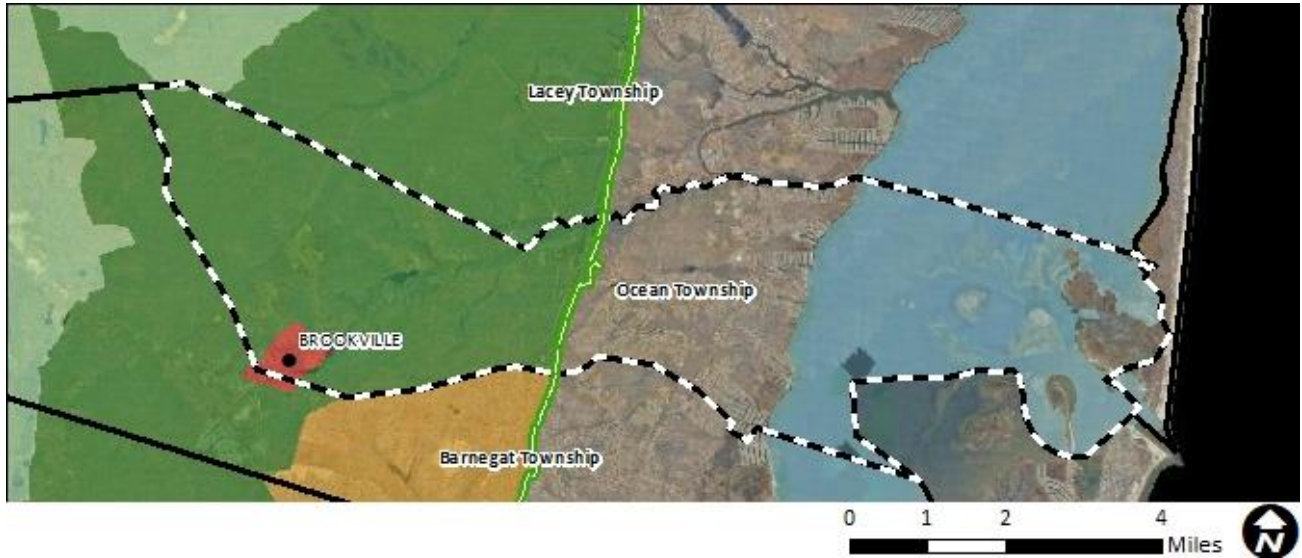
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Manchester Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Ocean Township



Pinelands Area 2020 population: 180 (2% of total population)

Pinelands Area acreage: 8,233 (41% of total acreage)



## Pinelands Management Areas

### Conservation

- < 1% Preservation
- 96% Forest
- Agricultural Production
- Special Ag Production

### Development

- Regional Growth
- Pinelands Town
- 3% Pinelands Village

### Intermediate

- Rural Development
- Federal**
- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

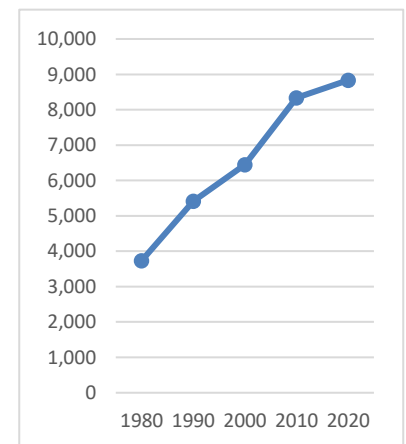


Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	9,001	12,642	73
Population Density (per mile <sup>2</sup> )	285	1,880	154
Population Change - 2018 to 2022	-0.69%	2.27%	155
% Land Protected in Pinelands Area*	72%	39%	10
Assessed Acres of Farmland	394	2,270	85
Building Permits Issued	8	31	68
Housing Transactions	194	192	56
Average Home Sale Price	\$390,110	\$421,066	53
Equalized Property Value (millions)	\$1,841.4	\$2,044.0	63
Effective Tax Rate	1.81	2.75	166
Average Residential Property Tax Bill	\$5,905	\$6,914	130
Per Capita Income Estimate	\$49,185	\$50,670	71
Unemployment Rate	4.0%	4.3%	94
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Private Sector Employment	1,204	Private Sector Establishments	154
		Private Sector Avg. Annual Wages	\$53,112

## Population Change



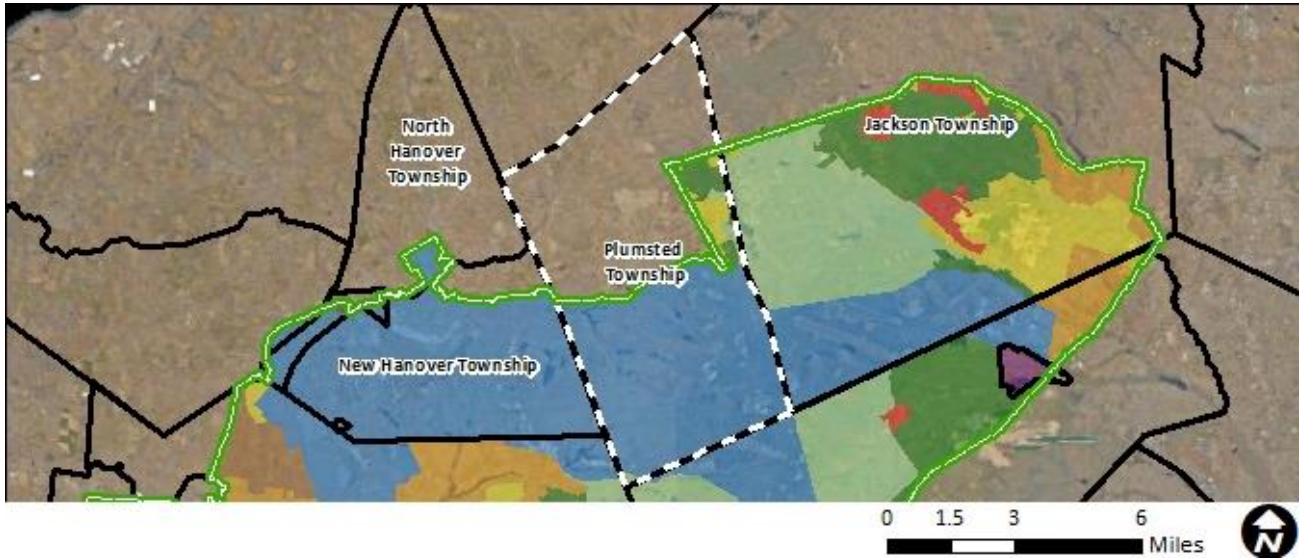
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Ocean Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Plumsted Township

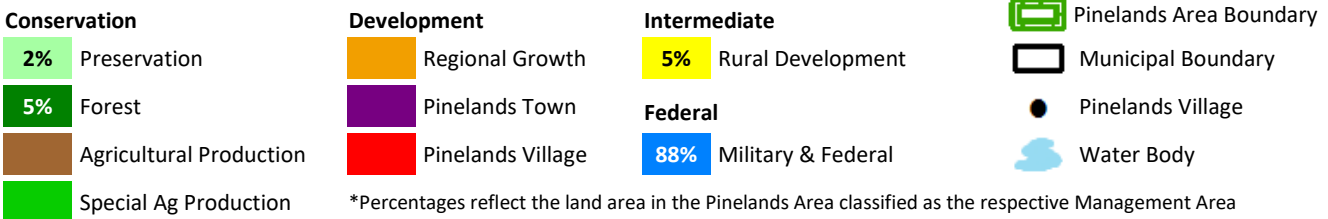


Pinelands Area 2020 population: 391 (5% of total population)

Pinelands Area acreage: 13,423 (53% of total acreage)

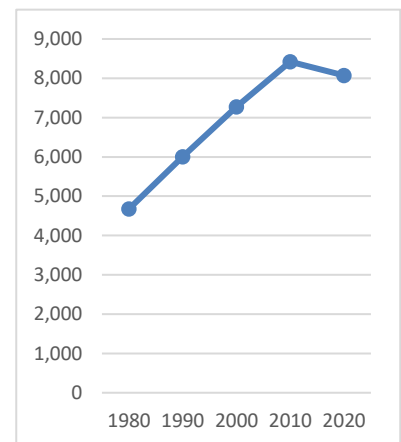


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	8,506	12,642	81
Population Density (per mile <sup>2</sup> )	215	1,880	165
Population Change - 2018 to 2022	-0.45%	2.27%	151
% Land Protected in Pinelands Area*	6%	39%	42
Assessed Acres of Farmland	4,583	2,270	44
Building Permits Issued	110	31	20
Housing Transactions	106	192	87
Average Home Sale Price	\$429,675	\$421,066	43
Equalized Property Value (millions)	\$1,086.0	\$2,044.0	86
Effective Tax Rate	2.02	2.75	155
Average Residential Property Tax Bill	\$7,040	\$6,914	77
Per Capita Income Estimate	\$53,203	\$50,670	55
Unemployment Rate	3.7%	4.3%	117

## Population Change



Private Sector Employment 839	Private Sector Establishments 139	Private Sector Avg. Annual Wages \$39,592
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\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Plumsted Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# South Toms River Borough

Pinelands Area 2020 population: 2,574 (71% of total population)

Pinelands Area acreage: 376 (47% of total acreage)



## Pinelands Management Areas

### Conservation

- Preservation
- Forest
- Agricultural Production
- Special Ag Production

### Development

- 100% Regional Growth
- Pinelands Town
- Pinelands Village

### Intermediate

- Rural Development
- Federal**
- Military & Federal



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

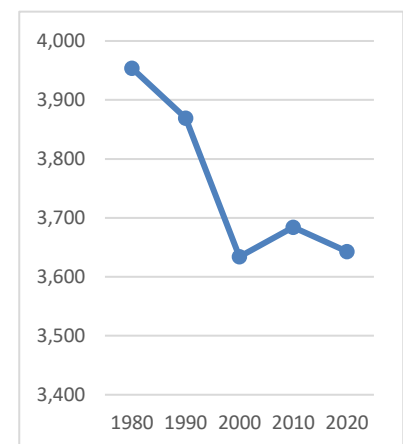


Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	3,725	12,642	129
Population Density (per mile <sup>2</sup> )	3,019	1,880	47
Population Change - 2018 to 2022	1.50%	2.27%	122
% Land Protected in Pinelands Area*	0%	39%	46
Assessed Acres of Farmland	0	2,270	121
Building Permits Issued	2	31	107
Housing Transactions	17	192	174
Average Home Sale Price	\$231,059	\$421,066	145
Equalized Property Value (millions)	\$301.6	\$2,044.0	157
Effective Tax Rate	2.76	2.75	108
Average Residential Property Tax Bill	\$5,191	\$6,914	161
Per Capita Income Estimate	\$31,800	\$50,670	185
Unemployment Rate	5.6%	4.3%	28

## Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
771	56	\$39,274

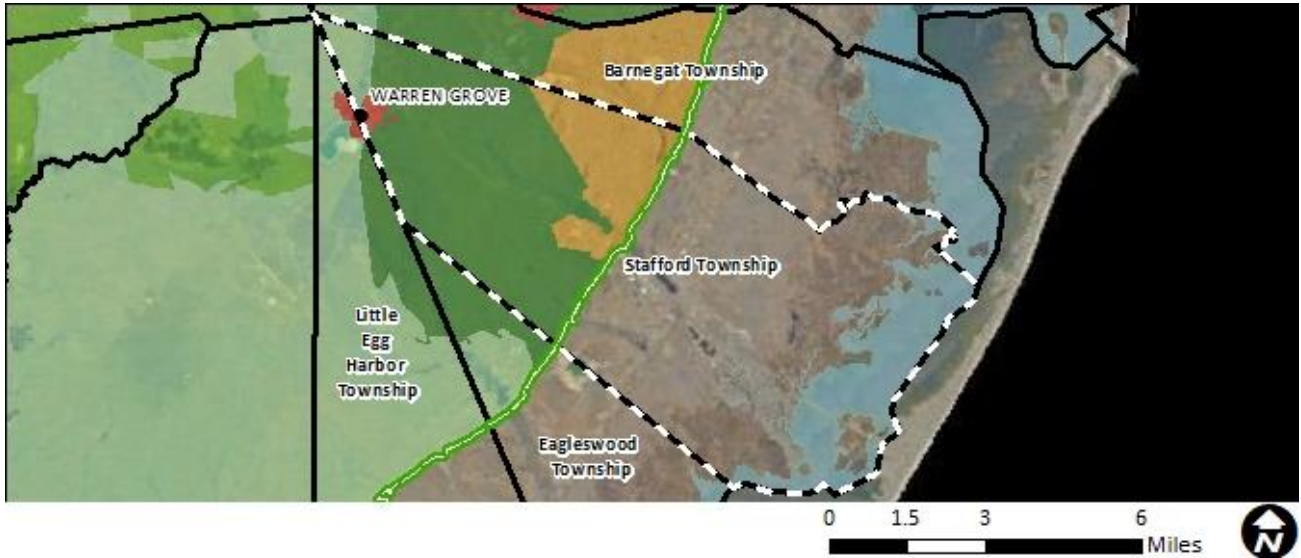
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For South Toms River Borough it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Stafford Township

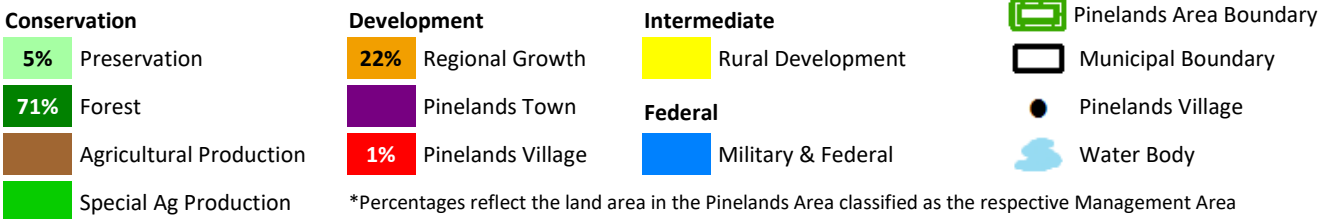


Pinelands Area 2020 population: 17,162 (60% of total population)

Pinelands Area acreage: 13,709 (39% of total acreage)

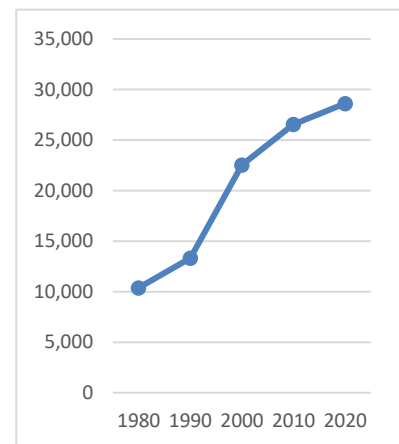


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	29,881	12,642	23
Population Density (per mile <sup>2</sup> )	547	1,880	131
Population Change - 2018 to 2022	7.67%	2.27%	28
% Land Protected in Pinelands Area*	69%	39%	12
Assessed Acres of Farmland	551	2,270	81
Building Permits Issued	138	31	14
Housing Transactions	560	192	18
Average Home Sale Price	\$472,678	\$421,066	37
Equalized Property Value (millions)	\$6,500.4	\$2,044.0	14
Effective Tax Rate	1.85	2.75	164
Average Residential Property Tax Bill	\$6,787	\$6,914	90
Per Capita Income Estimate	\$49,451	\$50,670	68
Unemployment Rate	3.8%	4.3%	107

## Population Change



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
9,694	707	\$52,925

\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Stafford Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

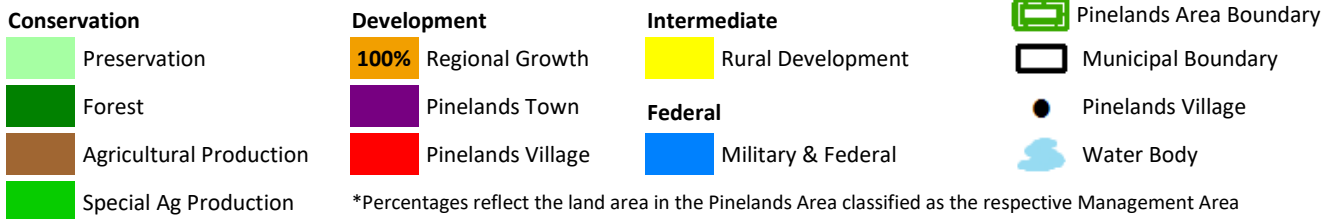
# Toms River Township

Pinelands Area 2020 population: 0- (0% of total population)

Pinelands Area acreage: 13 (< 1% of total acreage)

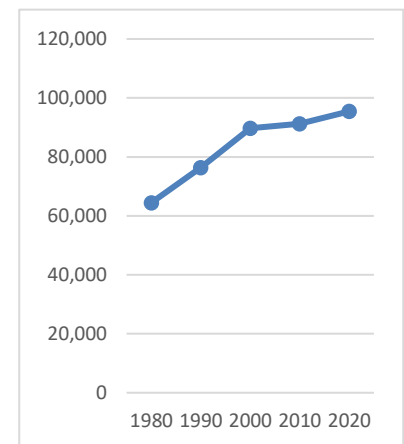


## Pinelands Management Areas



2022 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	98,326	12,642	2
Population Density (per mile <sup>2</sup> )	1,866	1,880	78
Population Change - 2018 to 2022	5.18%	2.27%	62
% Land Protected in Pinelands Area*	84%	39%	6
Assessed Acres of Farmland	402	2,270	84
Building Permits Issued	188	31	8
Housing Transactions	805	192	10
Average Home Sale Price	\$537,950	\$421,066	27
Equalized Property Value (millions)	\$21,563.5	\$2,044.0	1
Effective Tax Rate	1.71	2.75	172
Average Residential Property Tax Bill	\$7,178	\$6,914	68
Per Capita Income Estimate	\$48,487	\$50,670	77
Unemployment Rate	3.5%	4.3%	132

## Population Change



Private Sector Employment 32,276	Private Sector Establishments 3,050	Private Sector Avg. Annual Wages \$52,783
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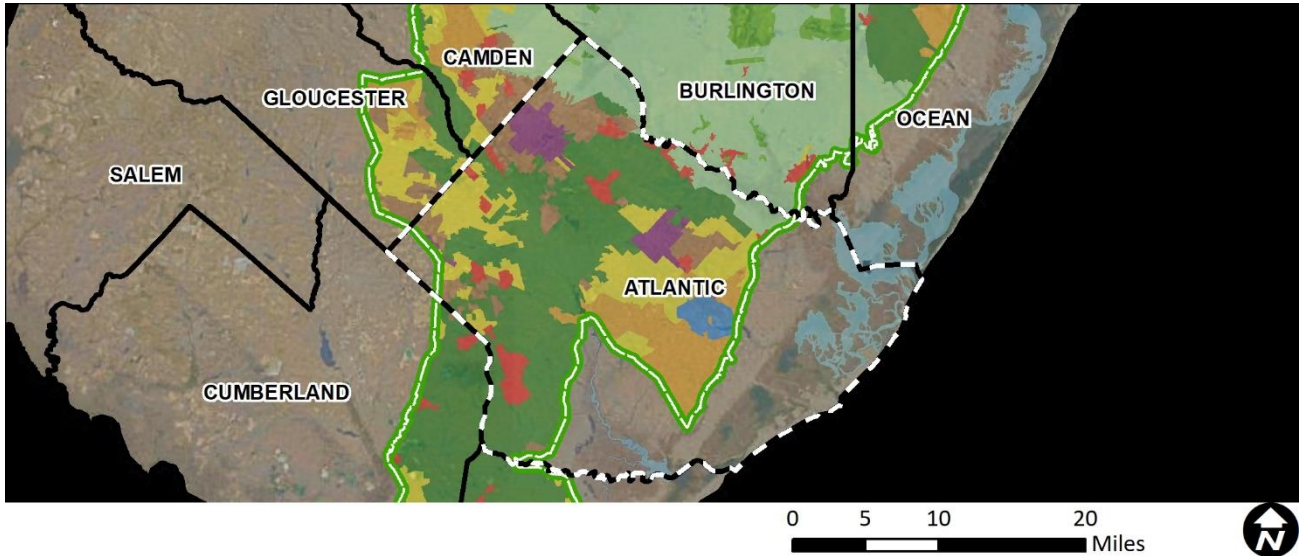
\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Toms River Township it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Atlantic County

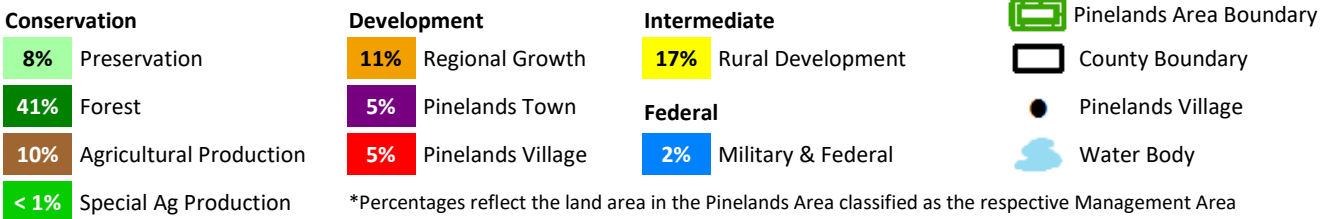


Pinelands Area 2020 population: 109,247 (42% of total population)

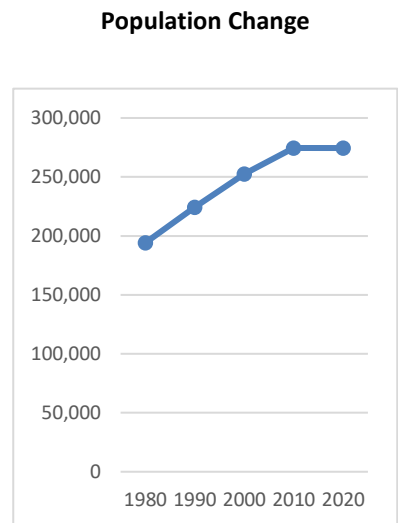
Pinelands Area acreage: 247,877 (63% of total acreage)



## Pinelands Management Areas



2022 Variables	County Value	South N.J. County Avg.*	South N.J. County Rank
Population Estimate	275,638	353,711	5
Population Density (per mile <sup>2</sup> )	491	871	5
Population Change - 2018 to 2022	4.41%	4.39%	4
% Land Protected in Pinelands Area**	32%	49%	6
Assessed Acres of Farmland	39,752	48,607	4
Building Permits Issued	420	890	6
Housing Transactions	4,211	5,401	4
Average Home Sale Price	\$326,754	\$386,943	4
Equalized Property Value (millions)	\$39,388.3	\$57,870.4	5
Average Effective Tax Rate	2.69	2.62	4
Average Residential Property Tax Bill	\$6,695	\$6,550	5
Per Capita Income (Estimate)	\$39,699	\$43,710	6
Estimated Unemployment Rate	5.1%	4.5	2
Private Sector Employment 104,083		Private Sector Establishments 6,782	Private Sector Avg. Annual Wages \$52,852



\*This Figure captures the 7 Pinelands Area counties only, not Salem County.

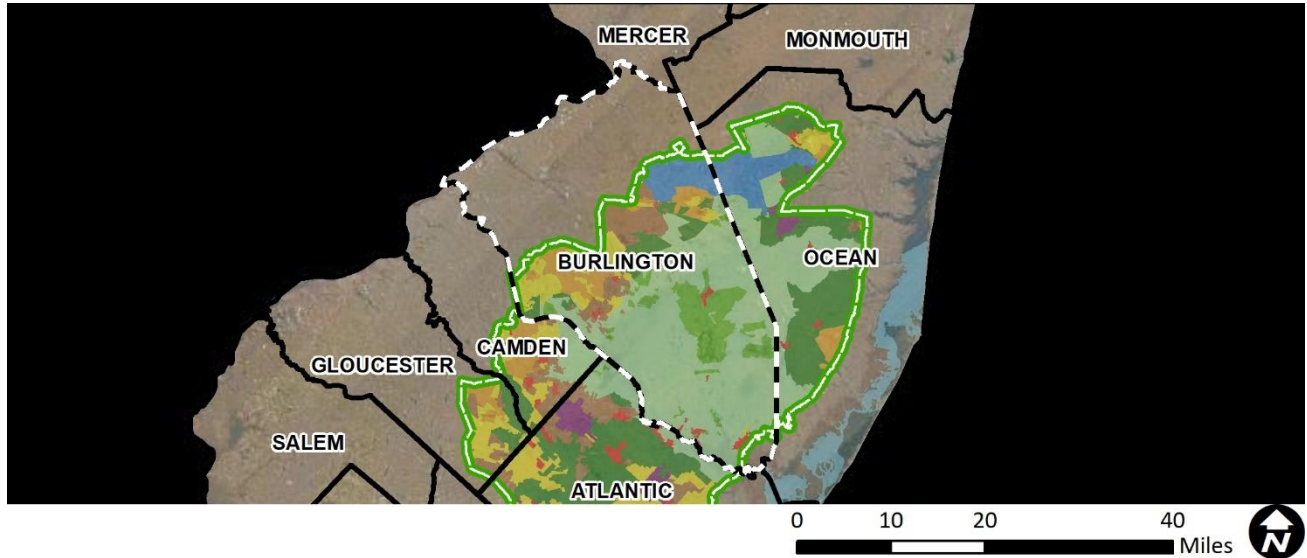
\*\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Atlantic County it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Burlington County



Pinelands Area 2020 population: 93,875 (21% of total population)

Pinelands Area acreage: 334,224 (64% of total acreage)



## Pinelands Management Areas

### Conservation

- 54% Preservation
- 4% Forest
- 8% Agricultural Production
- 11% Special Ag Production

### Development

- 7% Regional Growth
- < 1% Pinelands Town
- 1% Pinelands Village

### Intermediate

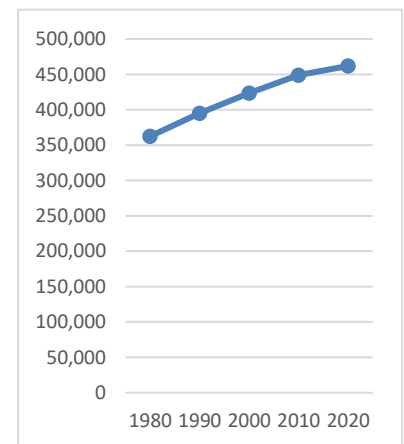
- 9% Rural Development
- Federal**
- 6% Military & Federal

- Pinelands Area Boundary
- County Boundary
- Pinelands Village
- Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	County Value	South N.J. County Avg.*	South N.J. County Rank
Population Estimate	466,103	353,711	3
Population Density (per mile <sup>2</sup> )	579	871	4
Population Change - 2018 to 2022	4.64%	4.39%	3
% Land Protected in Pinelands Area**	62%	49%	2
Assessed Acres of Farmland	116,167	48,607	1
Building Permits Issued	1,487	890	2
Housing Transactions	7,160	5,401	2
Average Home Sale Price	\$330,008	\$386,943	3
Equalized Property Value (millions)	\$57,177.6	\$57,870.4	3
Average Effective Tax Rate	2.66	2.62	5
Average Residential Property Tax Bill	\$7,270	\$6,550	1
Per Capita Income (Estimate)	\$51,549	\$43,710	1
Estimated Unemployment Rate	3.3%	4.5	7
Private Sector Employment	175,761	Private Sector Establishments	11,567
		Private Sector Avg. Annual Wages	\$67,974

## Population Change



\*This Figure captures the 7 Pinelands Area counties only, not Salem County.

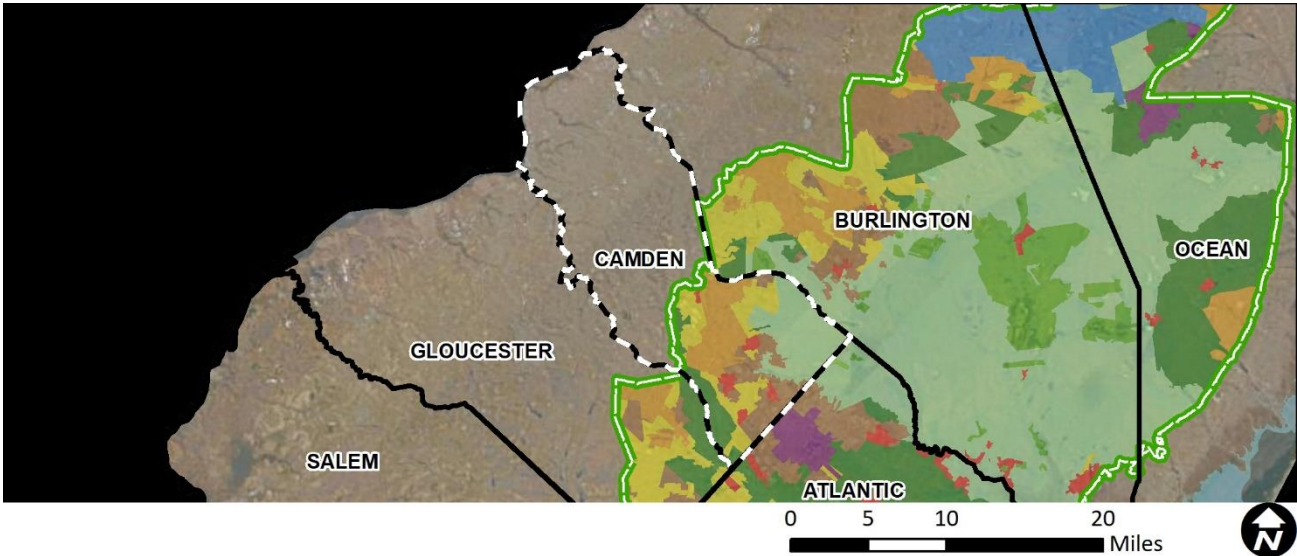
\*\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Burlington County it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Camden County

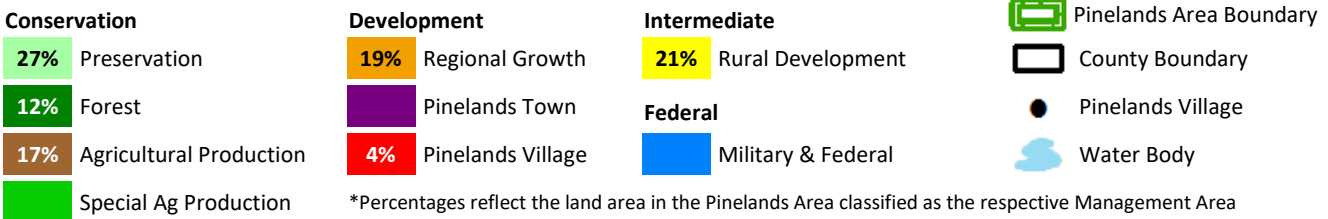


Pinelands Area 2020 population: 28,388 (6% of total population)

Pinelands Area acreage: 54,907 (38% of total acreage)

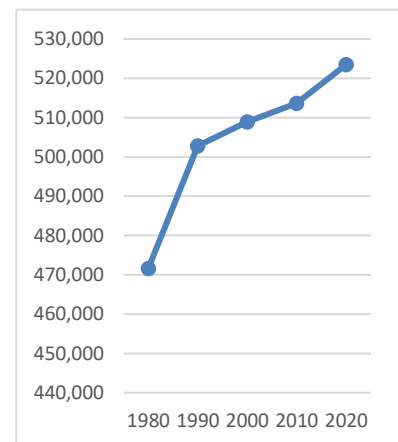


## Pinelands Management Areas



2022 Variables	County Value	South N.J. County Avg.*	South N.J. County Rank
Population Estimate	524,907	353,711	2
Population Density (per mile <sup>2</sup> )	2,364	871	1
Population Change - 2018 to 2022	3.60%	4.39%	5
% Land Protected in Pinelands Area**	45%	49%	5
Assessed Acres of Farmland	10,497	48,607	6
Building Permits Issued	778	890	3
Housing Transactions	6,070	5,401	3
Average Home Sale Price	\$262,020	\$386,943	6
Equalized Property Value (millions)	\$47,516.0	\$57,870.4	4
Average Effective Tax Rate	3.78	2.62	1
Average Residential Property Tax Bill	\$7,052	\$6,550	3
Per Capita Income (Estimate)	\$42,398	\$43,710	5
Estimated Unemployment Rate	4.0%	4.5	4

## Population Change



Private Sector Employment 171,697	Private Sector Establishments 13,094	Private Sector Avg. Annual Wages \$63,260
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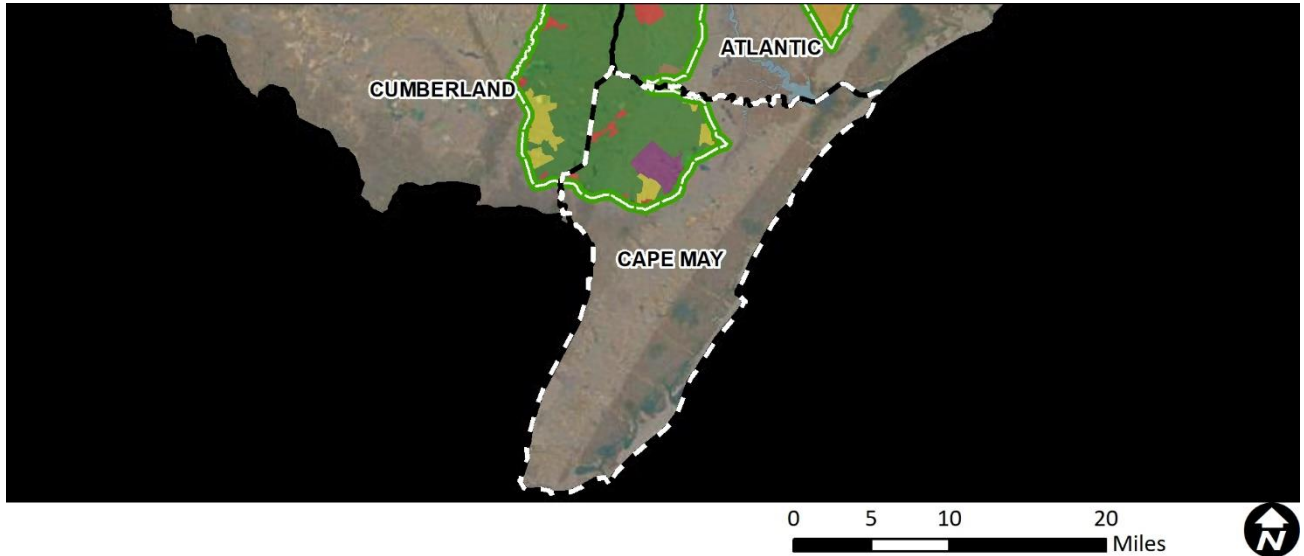
\*This Figure captures the 7 Pinelands Area counties only, not Salem County.

\*\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Camden County it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

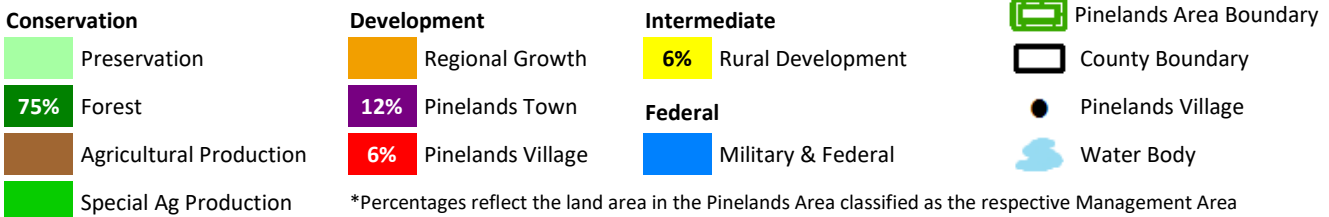
# Cape May County

Pinelands Area 2020 population: 4,916 (5% of total population)

Pinelands Area acreage: 34,807 (19% of total acreage)

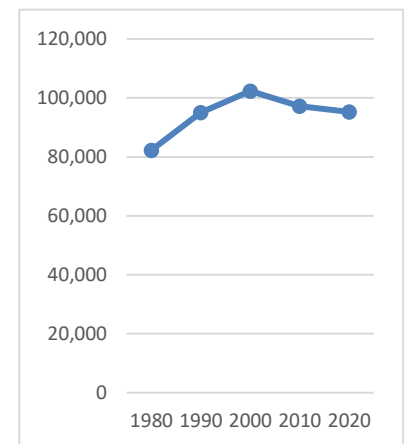


## Pinelands Management Areas



2022 Variables	County Value	South N.J. County Avg.*	South N.J. County Rank
Population Estimate	95,634	353,711	7
Population Density (per mile <sup>2</sup> )	375	871	6
Population Change - 2018 to 2022	3.27%	4.39%	6
% Land Protected in Pinelands Area**	56%	49%	3
Assessed Acres of Farmland	10,373	48,607	7
Building Permits Issued	734	890	4
Housing Transactions	3,481	5,401	6
Average Home Sale Price	\$805,491	\$386,943	1
Equalized Property Value (millions)	\$76,178.2	\$57,870.4	2
Average Effective Tax Rate	1.21	2.62	7
Average Residential Property Tax Bill	\$5,886	\$6,550	6
Per Capita Income (Estimate)	\$51,344	\$43,710	2
Estimated Unemployment Rate	6.5%	4.5	1
Private Sector Employment	34,445	Private Sector Establishments	3,881
		Private Sector Avg. Annual Wages	\$42,920

## Population Change



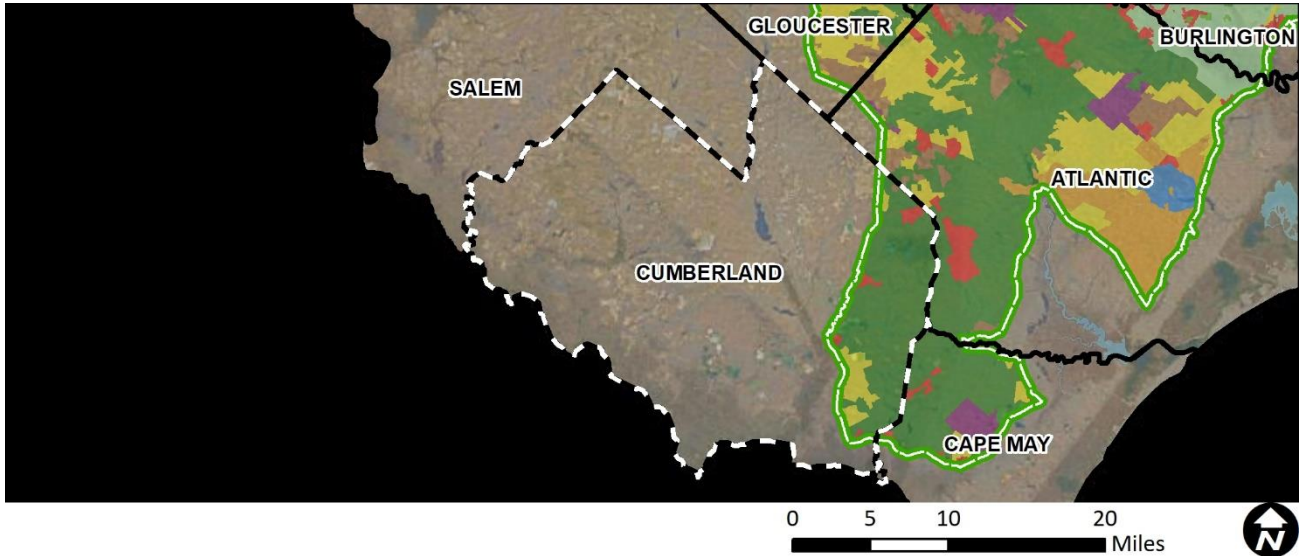
\*This Figure captures the 7 Pinelands Area counties only, not Salem County.

\*\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Cape May County it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

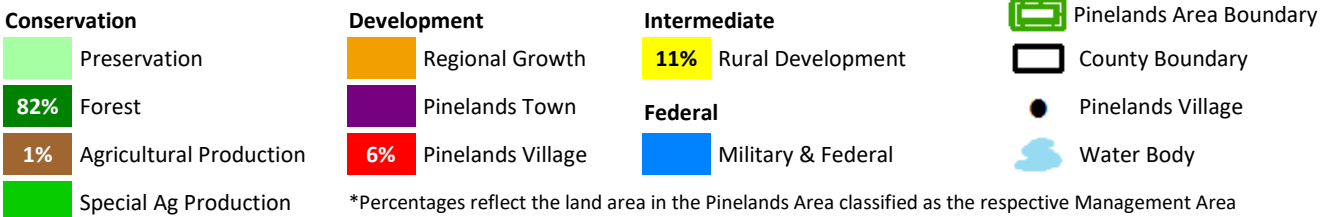
# Cumberland County

Pinelands Area 2020 population: 4,497 (3% of total population)

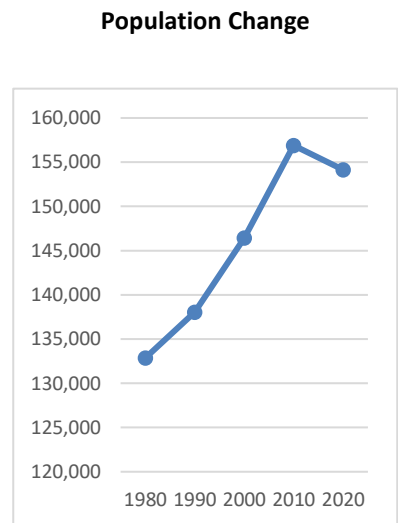
Pinelands Area acreage: 45,398 (14% of total acreage)



## Pinelands Management Areas



2022 Variables	County Value	South N.J. County Avg.*	South N.J. County Rank
Population Estimate	151,356	353,711	6
Population Density (per mile <sup>2</sup> )	310	871	7
Population Change - 2018 to 2022	0.72%	4.39%	7
% Land Protected in Pinelands Area**	53%	49%	4
Assessed Acres of Farmland	87,309	48,607	2
Building Permits Issued	125	890	7
Housing Transactions	1,436	5,401	7
Average Home Sale Price	\$196,783	\$386,943	7
Equalized Property Value (millions)	\$10,483.4	\$57,870.4	7
Average Effective Tax Rate	3.05	2.62	3
Average Residential Property Tax Bill	\$4,739	\$6,550	7
Per Capita Income (Estimate)	\$32,551	\$43,710	7
Estimated Unemployment Rate	5.1%	4.5	2
Private Sector Employment 48,657		Private Sector Establishments 3,398	Private Sector Avg. Annual Wages \$51,997



\*This Figure captures the 7 Pinelands Area counties only, not Salem County.

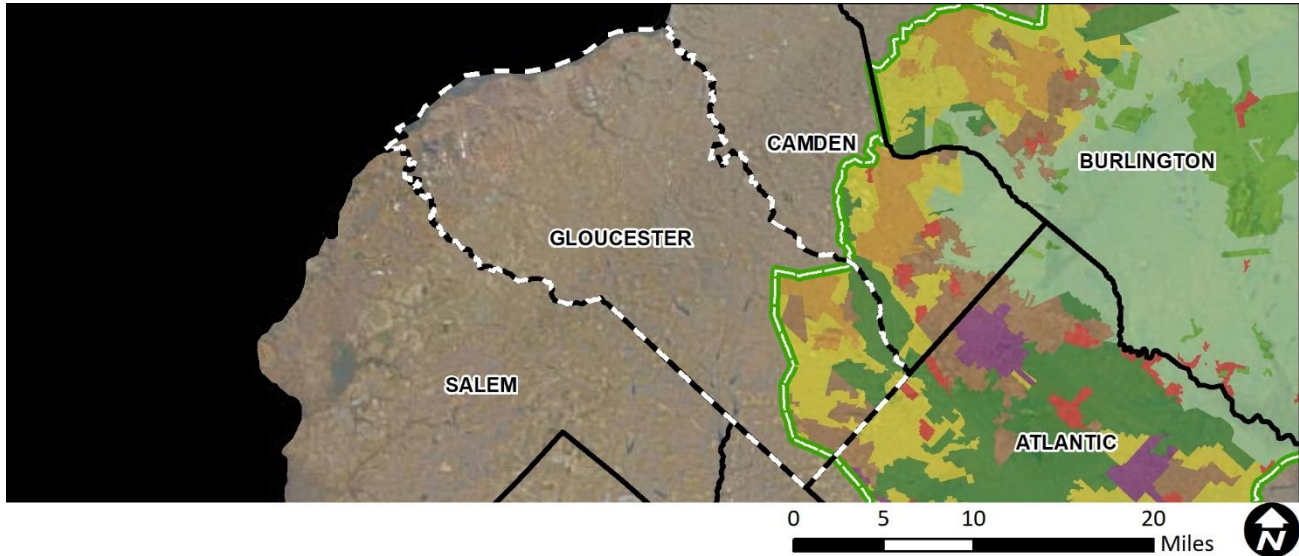
\*\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Cumberland County it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Gloucester County

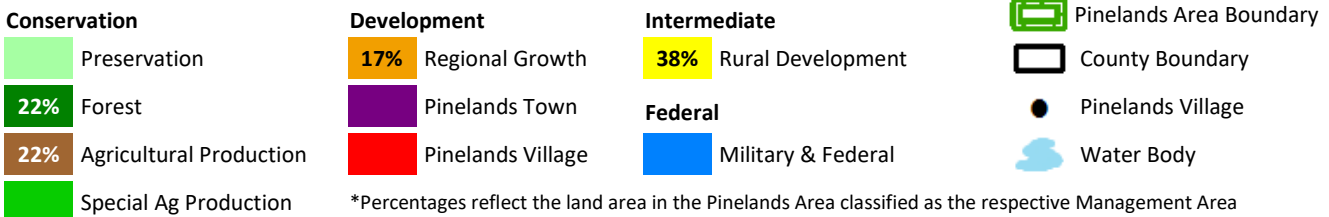


Pinelands Area 2020 population: 20,386 (7% of total population)

Pinelands Area acreage: 33,581 (16% of total acreage)

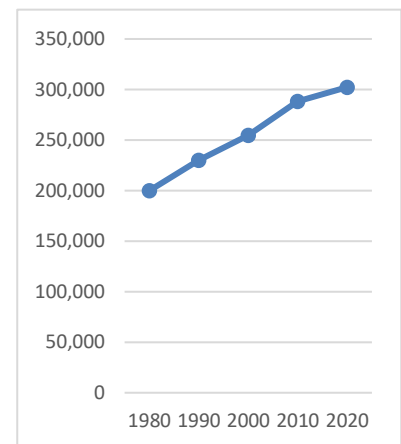


## Pinelands Management Areas



2022 Variables	County Value	South N.J. County Avg.*	South N.J. County Rank
Population Estimate	306,601	353,711	4
Population Density (per mile <sup>2</sup> )	943	871	3
Population Change - 2018 to 2022	5.09%	4.39%	2
% Land Protected in Pinelands Area**	30%	49%	7
Assessed Acres of Farmland	58,945	48,607	3
Building Permits Issued	628	890	5
Housing Transactions	4,190	5,401	5
Average Home Sale Price	\$296,903	\$386,943	5
Equalized Property Value (millions)	\$33,981.5	\$57,870.4	6
Average Effective Tax Rate	3.28	2.62	2
Average Residential Property Tax Bill	\$7,218	\$6,550	2
Per Capita Income (Estimate)	\$45,933	\$43,710	3
Estimated Unemployment Rate	3.7%	4.5	5
Private Sector Employment 102,051		Private Sector Establishments 6,903	Private Sector Avg. Annual Wages \$52,568

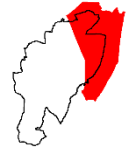
## Population Change



\*This Figure captures the 7 Pinelands Area counties only, not Salem County.

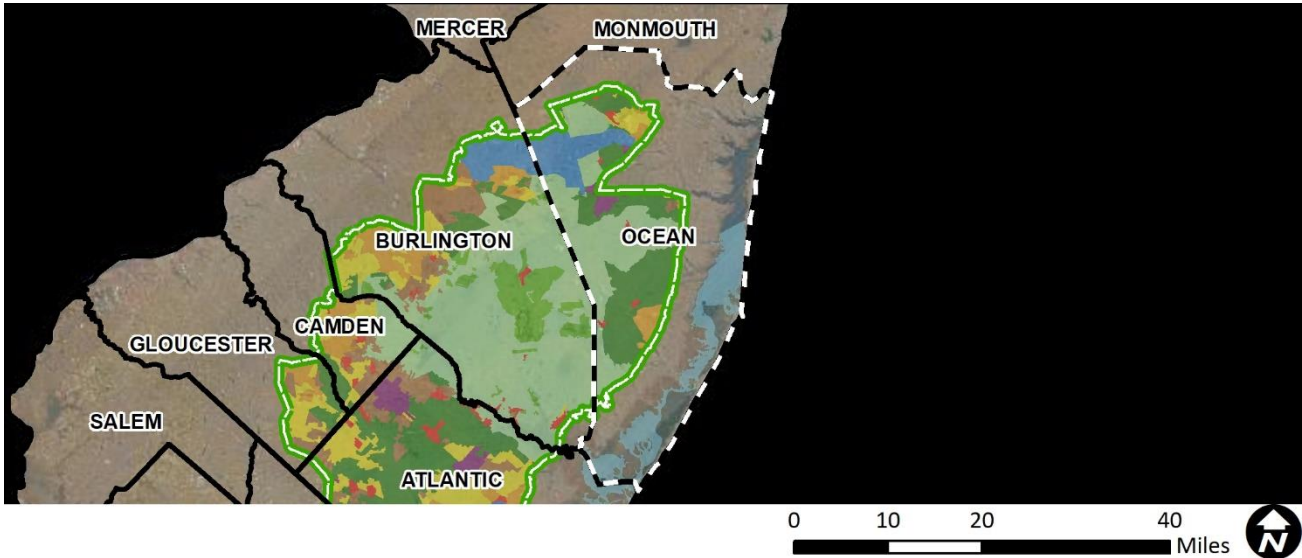
\*\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Gloucester County it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Ocean County

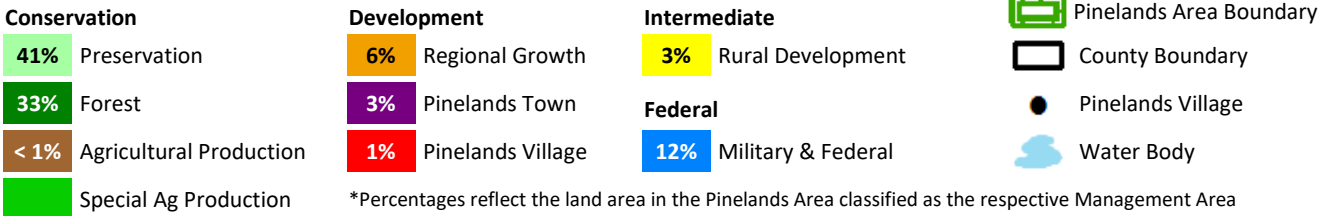


Pinelands Area 2020 population: 53,448 (9% of total population)

Pinelands Area acreage: 187,559 (39% of total acreage)

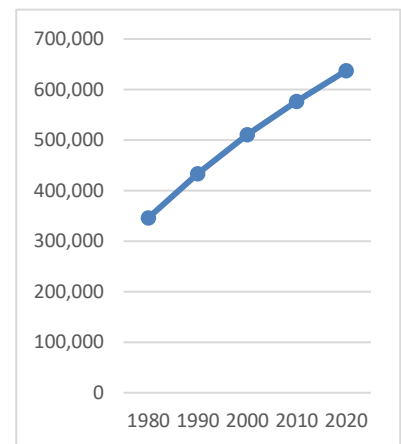


## Pinelands Management Areas



2022 Variables	County Value	South N.J. County Avg.*	South N.J. County Rank
Population Estimate	655,735	353,711	1
Population Density (per mile <sup>2</sup> )	1,031	871	2
Population Change - 2018 to 2022	8.99%	4.39%	1
% Land Protected in Pinelands Area**	64%	49%	1
Assessed Acres of Farmland	17,206	48,607	5
Building Permits Issued	2,061	890	1
Housing Transactions	11,259	5,401	1
Average Home Sale Price	\$490,645	\$386,943	2
Equalized Property Value (millions)	\$140,368.1	\$57,870.4	1
Average Effective Tax Rate	1.69	2.62	6
Average Residential Property Tax Bill	\$6,991	\$6,550	4
Per Capita Income (Estimate)	\$42,497	\$43,710	4
Estimated Unemployment Rate	3.7%	4.5	5

## Population Change



Private Sector Employment 151,840	Private Sector Establishments 14,888	Private Sector Avg. Annual Wages \$51,345
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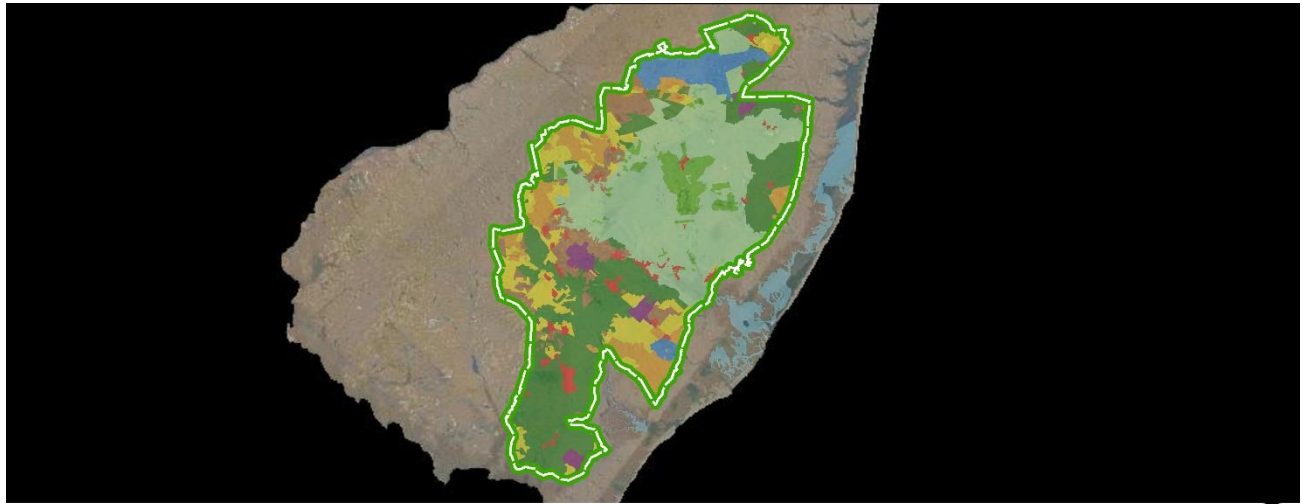
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\*\*Protected land captures the 53 Pinelands Area municipalities only, not southern New Jersey. For Ocean County it is updated to May 2024, in contrast with other variables reported here that are updated to 2022.

# Pinelands Area

Pinelands Area 2020 population: 314,757

Pinelands Area acreage: 938,000



## Pinelands Management Areas

### Conservation

- 31%** Preservation
- 27%** Forest
- 7%** Agricultural Production
- 4%** Special Ag Production

### Development

- 8%** Regional Growth
- 2%** Pinelands Town
- 3%** Pinelands Village

### Intermediate

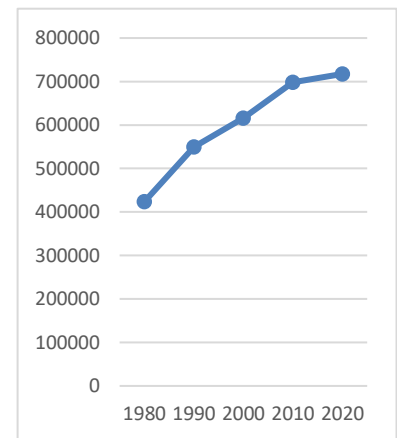
- 12%** Rural Development
- Federal**
- 5%** Military & Federal

- Pinelands Area Boundary
- Water Body

\*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2022 Variables	Pinelands Municipal Value	Non-Pinelands Municipal Value	New Jersey Value
Population Estimate	905,943	1,635,148	9,261,699
Population Density (per mile <sup>2</sup> )	388	1,055	1,260
Population Change - 2018 to 2022	3.82%	5.58%	4.16%
% Land Protected in Pinelands Area	52%	0%	10%
Assessed Acres of Farmland	201,655	254,662	957,533
Building Permits Issued	1,521	4,746	31,792
Housing Transactions	14,078	24,571	95,490
Average Home Sale Price	\$323,843	\$455,882	\$492,842
Avg. Equalized Prop. Value (millions)	\$2,307.5	\$1,949.6	\$2,829.0
Average Effective Tax Rate	2.46	2.86	2.02
Average Residential Property Tax Bill	\$6,106	\$7,203	\$9,482
Per Capita Income (Estimate)	\$43,706	\$52,795	\$50,995
Estimated Unemployment Rate	4.1%	4.0%	3.7%

## Pinelands Municipalities Population Change



Private Sector Employment 222,118	Private Sector Establishments 19,829	Private Sector Avg. Annual Wages \$50,580
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