

Appendix H. Municipal Fact Book

Introduction

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

The Long-Term Economic Monitoring Program Annual Report has traditionally focused on aggregate trends, with the intent of comparing the economic performance between 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 southern New Jersey and municipal ranks for each variable. The 2003 Fact Book was an enhanced version with additional data, including maps and charts for each municipality. In the 2004 Report, the sheets were expanded to include county level data for each of the eight southern New Jersey counties. This year's report has an updated layout featuring capability maps for each municipality.

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 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 map (in the upper-right corner) is also available for quick reference as to where the entity of interest can be found in relation to the Pinelands Area.

Capability Map

In past years, the municipal Fact Book featured a map for each municipality that showed what type of development could occur and where it is allowed. These categories were based on generalized management area boundaries. For example, areas marked as "development" were synonymous with the Pineland's Regional Growth, Town, and Village management areas. This was done in an effort to ease readability of the small maps.

However, the updated layout features a larger map area that lends itself to displaying greater amounts of detail. Therefore, each municipal map now shows the Pinelands Management Areas overlaid on 2012 aerial photography. While the Management Area layer gives the reader a sense for where what types 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 percent 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 "22%" in the "Pinelands Town" symbol key. This should be read as "The Pinelands Town Management Area makes up 22% of Buena's land in the Pinelands Area".

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 2000 to 2012 (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 is indicated below the rankings section. The bar graph to the right of the rankings section indicates the percentage of assessed value derived from each land-use category.

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 the previous (2009) Fact Book should be interpreted with caution, as data volatility 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) 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, eight do not have any permanently protected lands in the Pinelands Area.
- **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 (i.e.

Pomona, Cologne, and Oceanville are all places within Galloway, a single township). The number of business establishments for each municipality should be regarded as illustrative and not as exact figures.

County Level Fact Sheets

County-level fact sheets are reported for the seven 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 eight 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.

Municipal Fact Book Index

Sample Fact Sheet..... H6

Atlantic County Pinelands Municipalities

Buena Borough..... H7
Buena Vista Township H8
Corbin City..... H9
Egg Harbor CityH10
Egg Harbor TownshipH11
Estell Manor City.....H12
Folsom Borough.....H13
Galloway TownshipH14
Hamilton Township.....H15
Hammonton TownH16
Mullica Township.....H17
Port Republic City.....H18
Weymouth Township.....H19

Burlington County Pinelands Municipalities

Bass River TownshipH20
Evesham TownshipH21
Medford Lakes Borough.....H22
Medford TownshipH23
New Hanover Township.....H24
North Hanover Township.....H25
Pemberton TownshipH26
Shamong Township.....H27
Southampton TownshipH28
Springfield TownshipH29
Tabernacle TownshipH30
Washington Township.....H31
Woodland Township.....H32
Wrightstown BoroughH33

Camden County Pinelands Municipalities

Berlin Borough.....H34
Berlin TownshipH35
Chesilhurst BoroughH36
Waterford Township.....H37
Winslow TownshipH38

Cape May County Pinelands Municipalities

Dennis TownshipH39
Upper TownshipH40
Woodbine Borough.....H41

Cumberland County Pinelands Municipalities

Maurice River Township.....H42
Vineland City.....H43

Gloucester County Pinelands Municipalities

Franklin Township.....H44
Monroe Township.....H45

Ocean County Pinelands Municipalities

Barneгат Township H46
Beachwood Borough..... H47
Berkeley Township H48
Eagleswood Township H49
Jackson Township H50
Lacey Township..... H51
Lakehurst Borough..... H52
Little Egg Harbor Township H53
Manchester Township..... H54
Ocean Township H55
Plumsted Township H56
South Toms River Borough..... H57
Stafford Township..... H58
Toms River Township H59

Counties

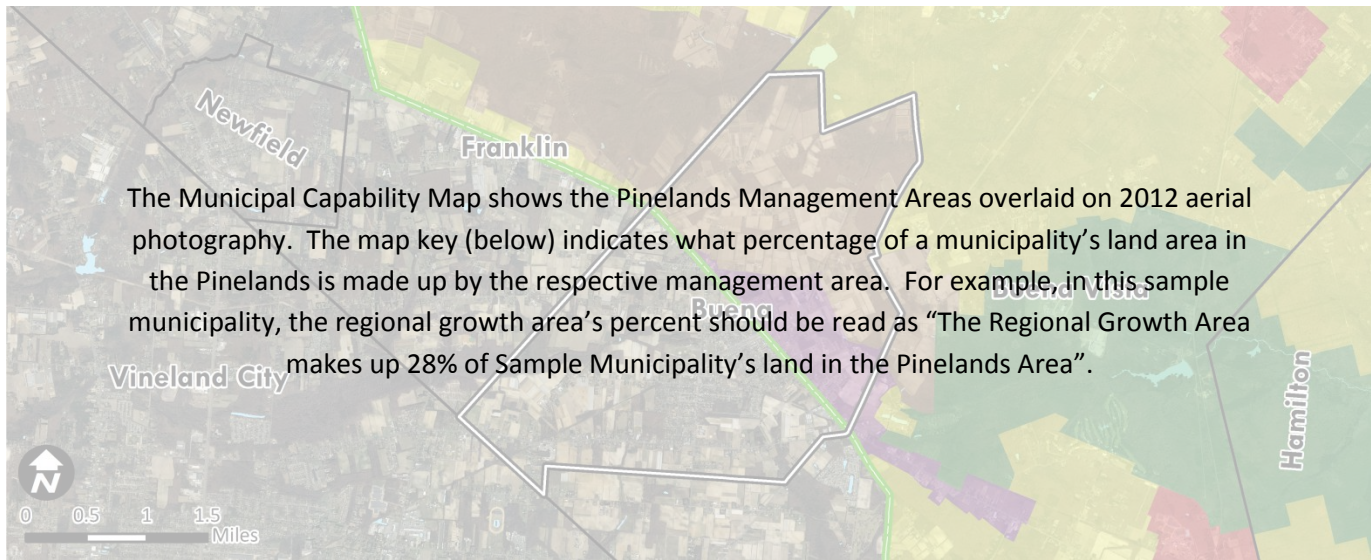
Atlantic County H60
Burlington County H61
Camden County H62
Cape May County H63
Cumberland County H64
Gloucester County..... H65
Ocean County H66

Pinelands Area Municipalities..... H67

Sample Municipality



Municipal population inside Pinelands Area (% of total population) - U.S. Census Bureau 2010 Census Block
 Municipal acreage inside Pinelands Area (% of total acreage) - N.J. Pinelands Commission 2013



Pinelands Management Areas

Conservation

- 72% Preservation
- Forest
- Agricultural Production
- Special Ag Production

Development

- 28% Regional Growth
- Pinelands Town
- Pinelands Village

Intermediate

- Rural Development
- Federal
- Military & Federal

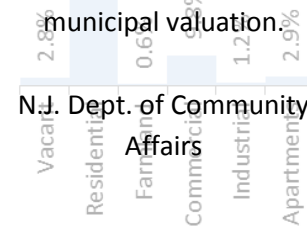
- Pinelands Area Boundary
- Municipal Boundary
- Pinelands Village
- Water Body

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

| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|---------------------------------|-----------------|
| Population Estimate | | U.S. Census Bureau | |
| Population Density (per mile ²) | | N.J. Pinelands Commission | |
| Population Change - 2000 to 2012 | | 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 Labor | |
| 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 Treasury | |
| Average Residential Property Tax Bill | | N.J. Dept. of Community Affairs | |
| Per Capita Income Estimate | | ESRI | |
| Unemployment Rate | | N.J. Dept. of Labor | |

Assessment Class Proportions in 2012 Municipal Valuations

The assessment class proportions bar graph is representative of the percentage that each category makes up of the total municipal valuation.



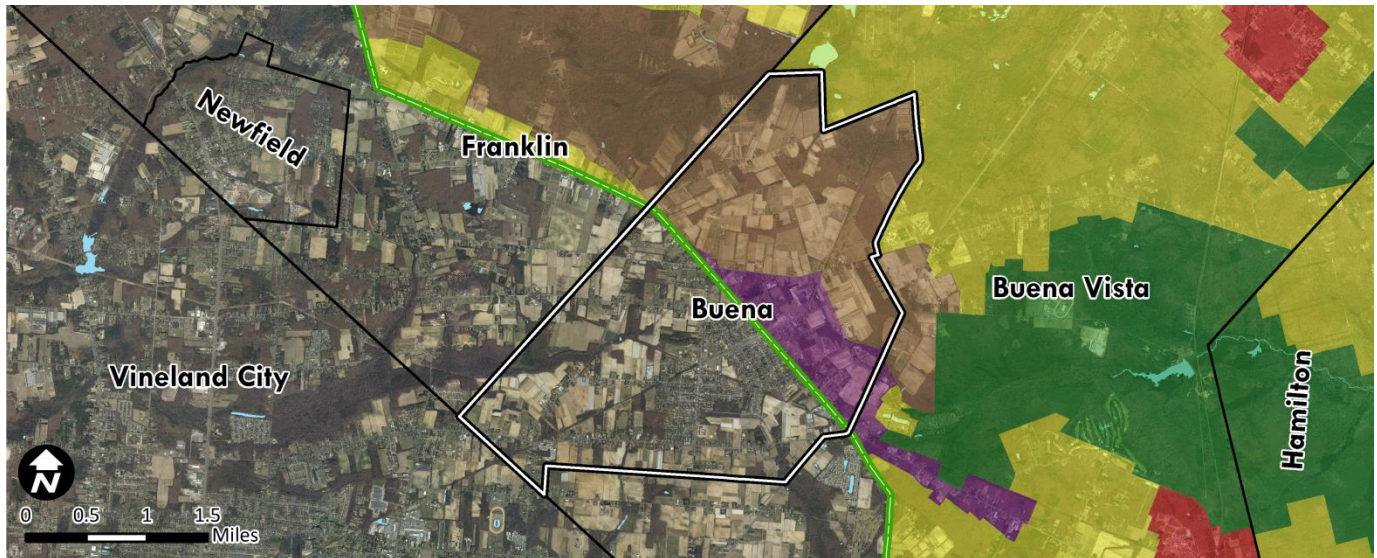
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|--|--|---|
| Private Sector Employment N.J. Dept. of Labor | Private Sector Establishments N.J. Dept. of Labor | Private Sector Avg. Annual Wages N.J. Dept. of Labor |
|--|--|---|

Buena Borough

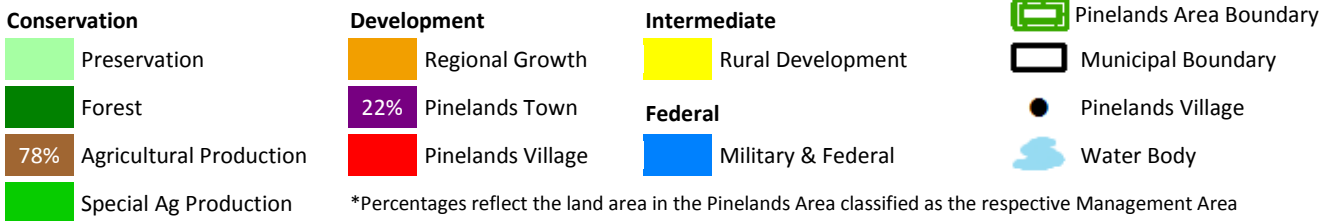


Pinelands Area 2010 population: 1,030 (22% of total population)

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

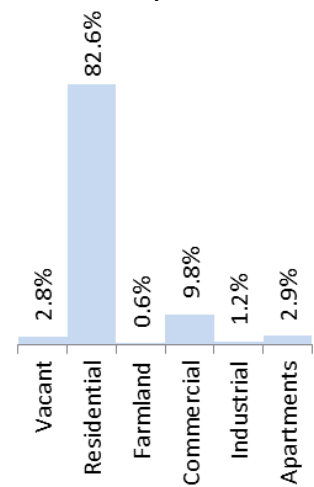


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 4,565 | 12,031 | 118 |
| Population Density (per mile ²) | 604 | 1,773 | 126 |
| Population Change - 2000 to 2012 | 17.9% | 4.9% | 31 |
| % Land Protected in Pinelands Area* | 21.1% | 36.4% | 34 |
| Assessed Acres of Farmland | 2,305 | 2,285 | 59 |
| Building Permits Issued | 1 | 22 | 146 |
| Housing Transactions | 11 | 62 | 141 |
| Average Home Sale Price | \$162,027 | \$273,524 | 150 |
| Equalized Property Value (millions) | \$294.7 | \$1,566.4 | 143 |
| Effective Tax Rate | 2.59 | 2.28 | 75 |
| Average Residential Property Tax Bill | \$4,604 | \$5,601 | 132 |
| Per Capita Income Estimate | \$22,957 | \$31,778 | 174 |
| Unemployment Rate | 15.1% | 11.0% | 32 |

Assessment Class Proportions in 2012 Municipal Valuations

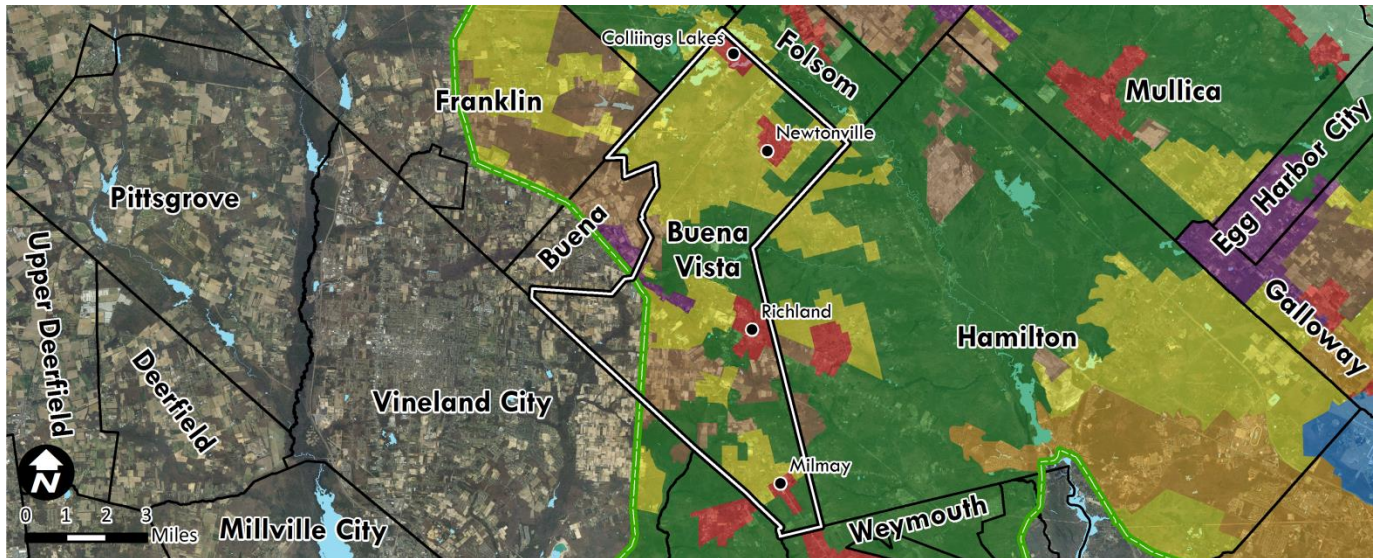


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|----------------------------------|-------------------------------------|--|
| Private Sector Employment 715 | Private Sector Establishments 91 | Private Sector Avg. Annual Wages \$43,869 |
|----------------------------------|-------------------------------------|--|

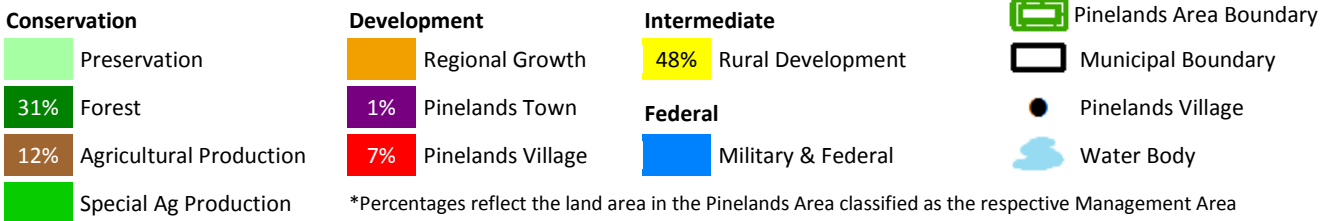
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Buena Vista Township

Pinelands Area 2010 population: 6,316 (83% of total population)
 Pinelands Area acreage: 23,954 (90% of total acreage)

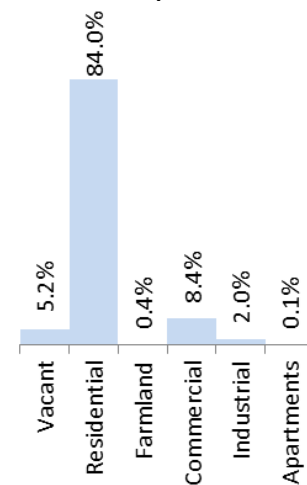


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 7,577 | 12,031 | 91 |
| Population Density (per mile ²) | 182 | 1,773 | 170 |
| Population Change - 2000 to 2012 | 1.9% | 4.9% | 98 |
| % Land Protected in Pinelands Area* | 15.8% | 36.4% | 36 |
| Assessed Acres of Farmland | 3,641 | 2,285 | 50 |
| Building Permits Issued | 4 | 22 | 114 |
| Housing Transactions | 3 | 62 | 179 |
| Average Home Sale Price | \$142,333 | \$273,524 | 174 |
| Equalized Property Value (millions) | \$639.2 | \$1,566.4 | 108 |
| Effective Tax Rate | 2.16 | 2.28 | 121 |
| Average Residential Property Tax Bill | \$4,399 | \$5,601 | 151 |
| Per Capita Income Estimate | \$22,912 | \$31,778 | 175 |
| Unemployment Rate | 11.1% | 11.0% | 86 |

Assessment Class Proportions in 2012 Municipal Valuations



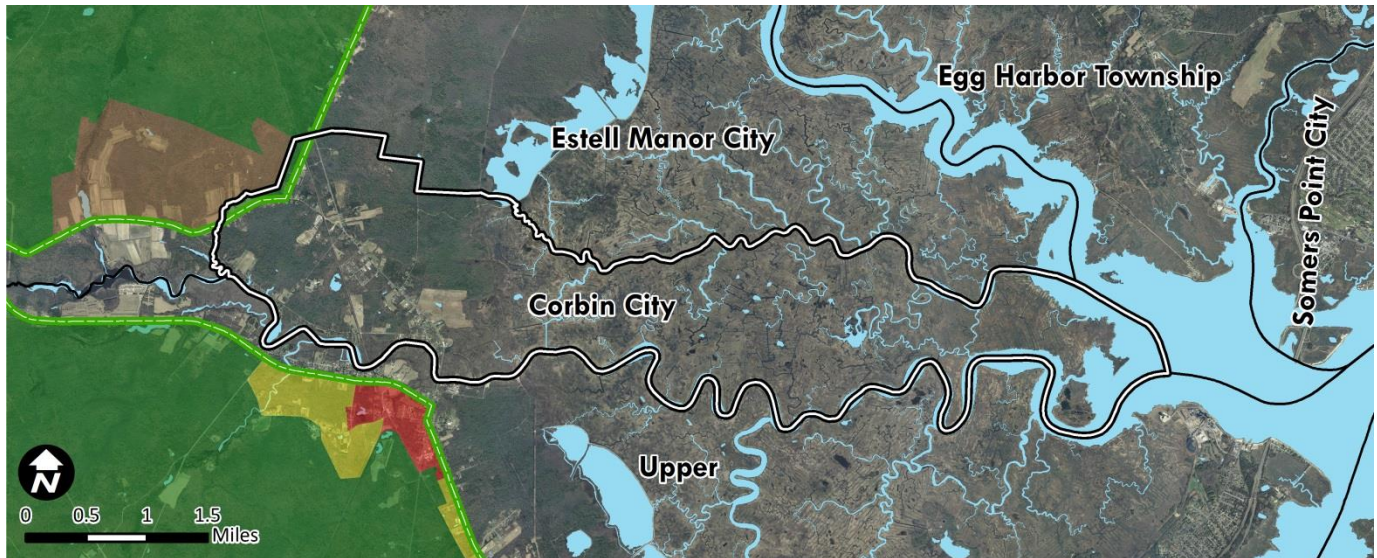
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|----------------------------------|-------------------------------------|--|
| Private Sector Employment 930 | Private Sector Establishments 74 | Private Sector Avg. Annual Wages \$42,119 |
|----------------------------------|-------------------------------------|--|

*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

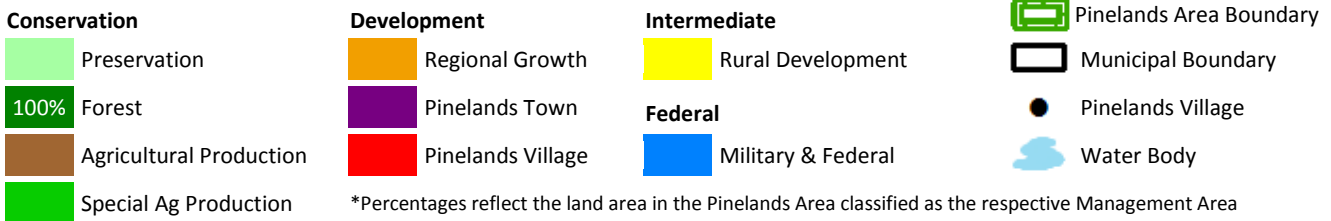
Corbin City



Pinelands Area 2010 population: 0 (0% of total population)
 Pinelands Area acreage: 68 (1% of total acreage)

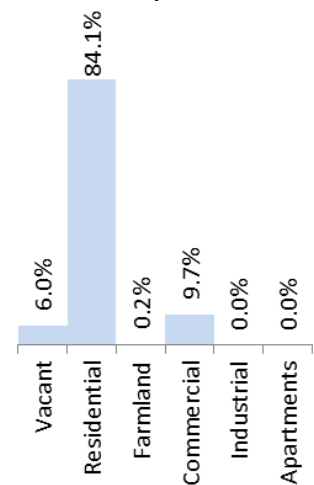


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 502 | 12,031 | 197 |
| Population Density (per mile ²) | 57 | 1,773 | 192 |
| Population Change - 2000 to 2012 | 7.3% | 4.9% | 65 |
| % Land Protected in Pinelands Area* | 9.4% | 36.4% | 39 |
| Assessed Acres of Farmland | 161 | 2,285 | 99 |
| Building Permits Issued | 1 | 22 | 146 |
| Housing Transactions | 2 | 62 | 187 |
| Average Home Sale Price | \$322,500 | \$273,524 | 35 |
| Equalized Property Value (millions) | \$55.4 | \$1,566.4 | 195 |
| Effective Tax Rate | 1.35 | 2.28 | 176 |
| Average Residential Property Tax Bill | \$3,385 | \$5,601 | 192 |
| Per Capita Income Estimate | \$25,944 | \$31,778 | 150 |
| Unemployment Rate | 9.8% | 11.0% | 113 |

Assessment Class Proportions in 2012 Municipal Valuations

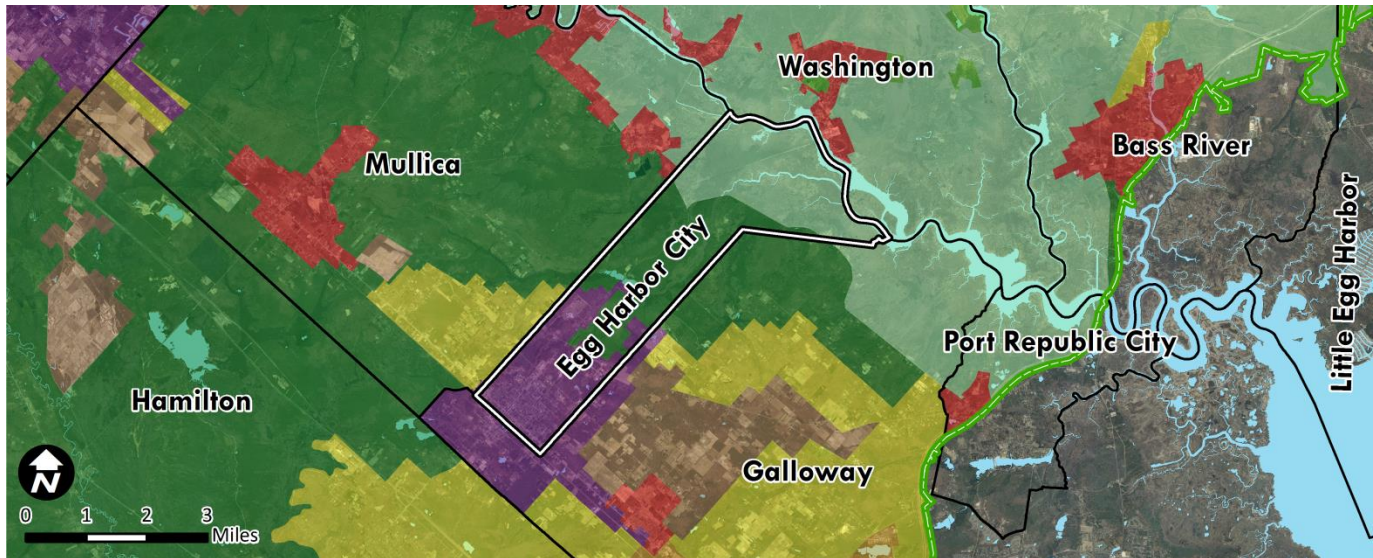


| Private Sector Employment | Private Sector Establishments | Private Sector Avg. Annual Wages |
|---------------------------|-------------------------------|----------------------------------|
| 41 | 11 | \$18,271 |

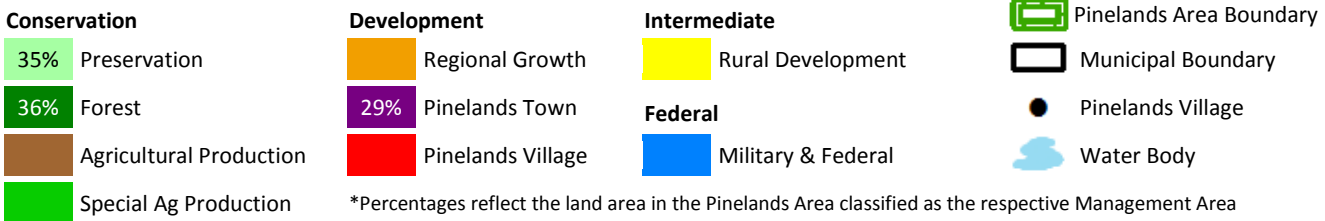
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Egg Harbor City

Pinelands Area 2010 population: 4,243 (100% of total population)
 Pinelands Area acreage: 7,372 (100% of total acreage)

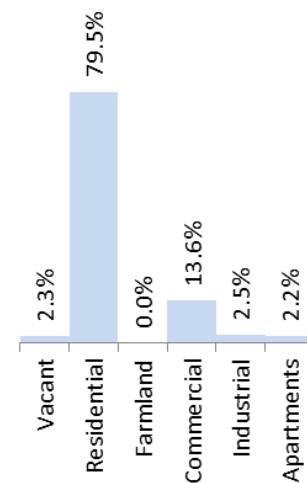


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 4,299 | 12,031 | 121 |
| Population Density (per mile ²) | 373 | 1,773 | 144 |
| Population Change - 2000 to 2012 | -5.4% | 4.9% | 165 |
| % Land Protected in Pinelands Area* | 2.1% | 36.4% | 43 |
| Assessed Acres of Farmland | 0 | 2,285 | 122 |
| Building Permits Issued | 13 | 22 | 67 |
| Housing Transactions | 4 | 62 | 173 |
| Average Home Sale Price | \$146,750 | \$273,524 | 171 |
| Equalized Property Value (millions) | \$252.2 | \$1,566.4 | 154 |
| Effective Tax Rate | 3.44 | 2.28 | 15 |
| Average Residential Property Tax Bill | \$5,650 | \$5,601 | 83 |
| Per Capita Income Estimate | \$19,122 | \$31,778 | 194 |
| Unemployment Rate | 19.8% | 11.0% | 9 |

Assessment Class Proportions in 2012 Municipal Valuations



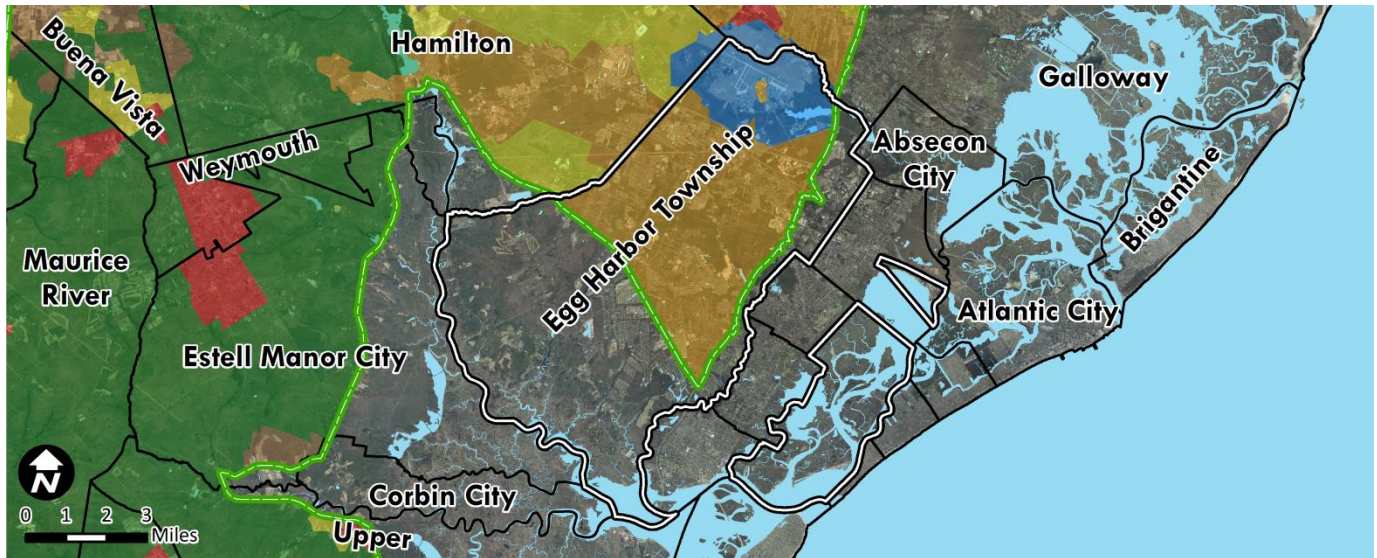
| Private Sector Employment | Private Sector Establishments | Private Sector Avg. Annual Wages |
|---------------------------|-------------------------------|----------------------------------|
| 2,521 | 223 | \$32,450 |

*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

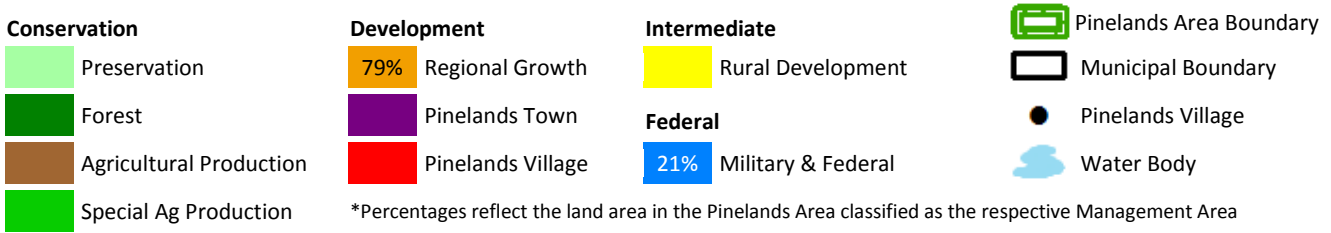
Egg Harbor Township

Pinelands Area 2010 population: 27,556 (64% of total population)

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

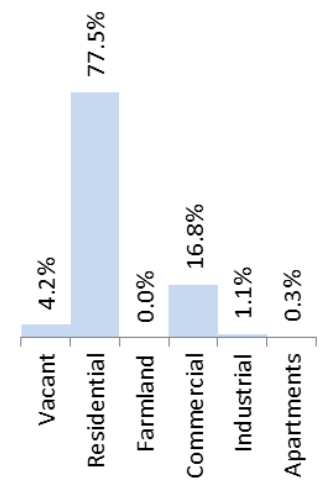


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 43,628 | 12,031 | 11 |
| Population Density (per mile ²) | 690 | 1,773 | 121 |
| Population Change - 2000 to 2012 | 42.0% | 4.9% | 9 |
| % Land Protected in Pinelands Area* | 1.0% | 36.4% | 44 |
| Assessed Acres of Farmland | 2,118 | 2,285 | 61 |
| Building Permits Issued | 81 | 22 | 12 |
| Housing Transactions | 258 | 62 | 11 |
| Average Home Sale Price | \$216,837 | \$273,524 | 91 |
| Equalized Property Value (millions) | \$4,233.4 | \$1,566.4 | 16 |
| Effective Tax Rate | 2.44 | 2.28 | 89 |
| Average Residential Property Tax Bill | \$5,806 | \$5,601 | 74 |
| Per Capita Income Estimate | \$28,260 | \$31,778 | 119 |
| Unemployment Rate | 12.2% | 11.0% | 66 |

Assessment Class Proportions in 2012 Municipal Valuations

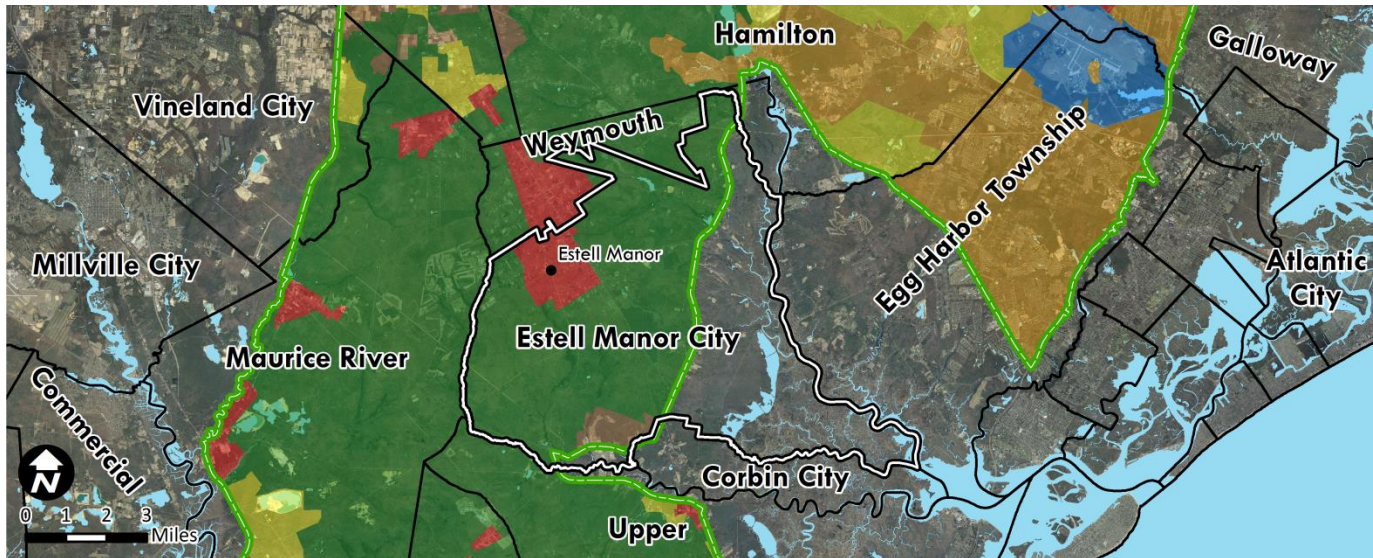


| | | |
|-------------------------------------|--------------------------------------|--|
| Private Sector Employment 11,813 | Private Sector Establishments 863 | Private Sector Avg. Annual Wages \$45,555 |
|-------------------------------------|--------------------------------------|--|

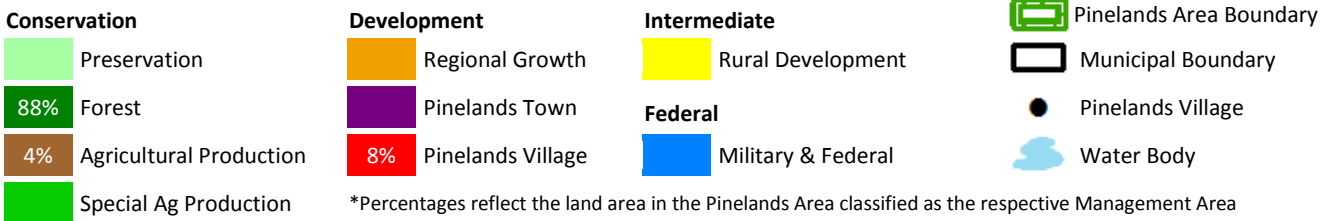
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Estell Manor City

Pinelands Area 2010 population: 1,629 (94% of total population)
 Pinelands Area acreage: 22,423 (63% of total acreage)

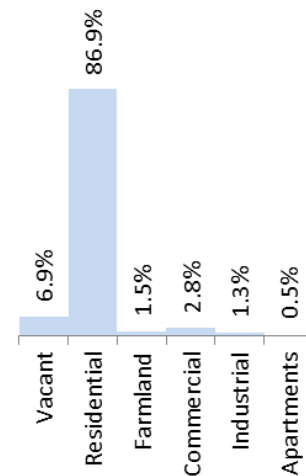


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 1,734 | 12,031 | 167 |
| Population Density (per mile ²) | 31 | 1,773 | 196 |
| Population Change - 2000 to 2012 | 9.4% | 4.9% | 55 |
| % Land Protected in Pinelands Area* | 54.8% | 36.4% | 15 |
| Assessed Acres of Farmland | 9,647 | 2,285 | 14 |
| Building Permits Issued | 2 | 22 | 134 |
| Housing Transactions | 8 | 62 | 153 |
| Average Home Sale Price | \$165,863 | \$273,524 | 146 |
| Equalized Property Value (millions) | \$176.6 | \$1,566.4 | 175 |
| Effective Tax Rate | 1.84 | 2.28 | 148 |
| Average Residential Property Tax Bill | \$3,889 | \$5,601 | 174 |
| Per Capita Income Estimate | \$27,526 | \$31,778 | 127 |
| Unemployment Rate | 14.8% | 11.0% | 35 |

Assessment Class Proportions in 2012 Municipal Valuations



| Private Sector Employment | Private Sector Establishments | Private Sector Avg. Annual Wages |
|---------------------------|-------------------------------|----------------------------------|
| 129 | 31 | \$34,917 |

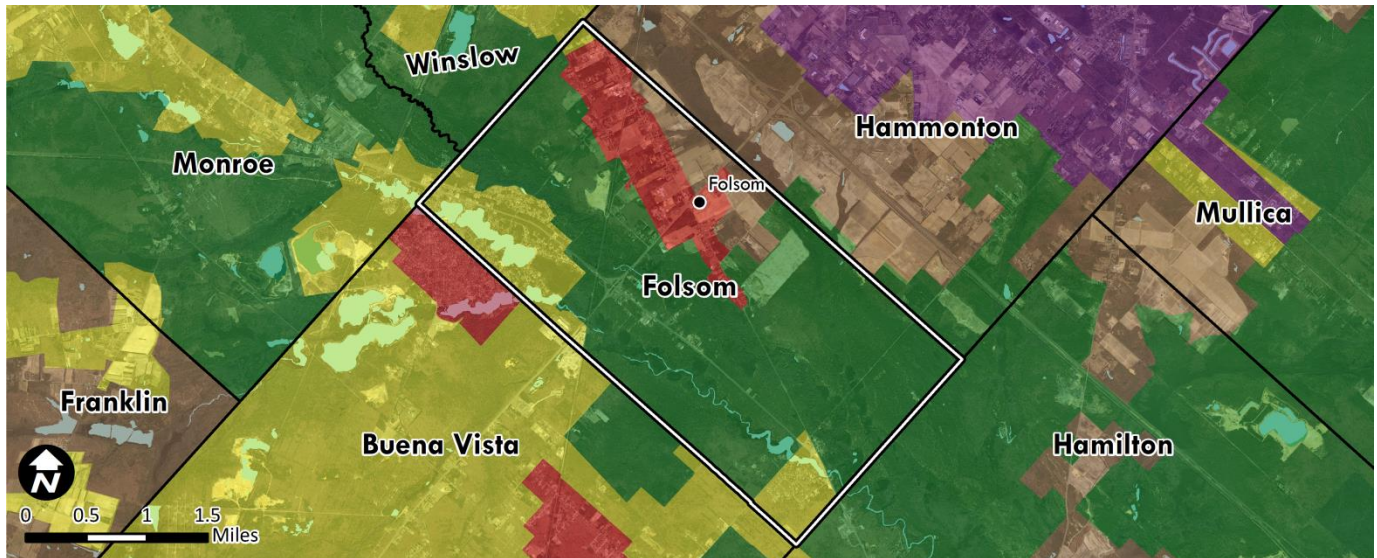
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Folsom Borough

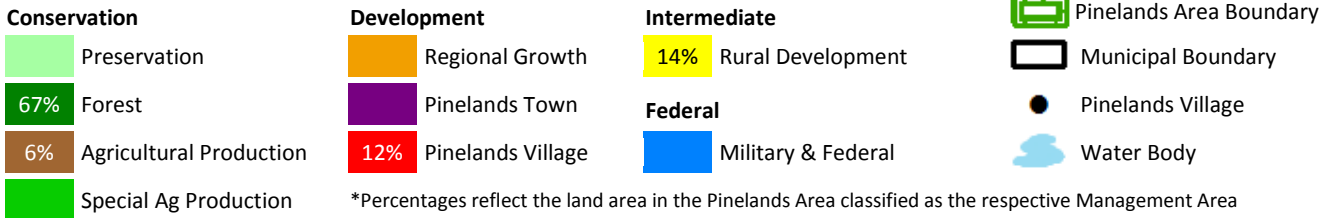


Pinelands Area 2010 population: 1,885 (100% of total population)

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

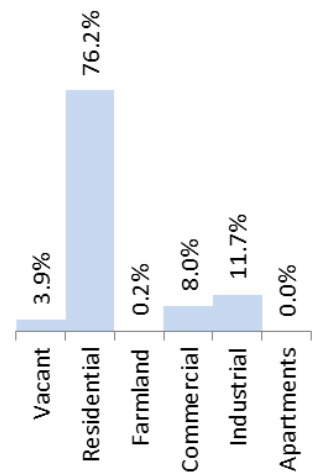


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 1,873 | 12,031 | 162 |
| Population Density (per mile ²) | 221 | 1,773 | 164 |
| Population Change - 2000 to 2012 | -5.0% | 4.9% | 163 |
| % Land Protected in Pinelands Area* | 16.2% | 36.4% | 35 |
| Assessed Acres of Farmland | 721 | 2,285 | 79 |
| Building Permits Issued | 2 | 22 | 134 |
| Housing Transactions | 6 | 62 | 160 |
| Average Home Sale Price | \$183,583 | \$273,524 | 121 |
| Equalized Property Value (millions) | \$179.8 | \$1,566.4 | 174 |
| Effective Tax Rate | 1.61 | 2.28 | 162 |
| Average Residential Property Tax Bill | \$3,457 | \$5,601 | 189 |
| Per Capita Income Estimate | \$26,582 | \$31,778 | 143 |
| Unemployment Rate | 6.4% | 11.0% | 183 |

Assessment Class Proportions in 2012 Municipal Valuations

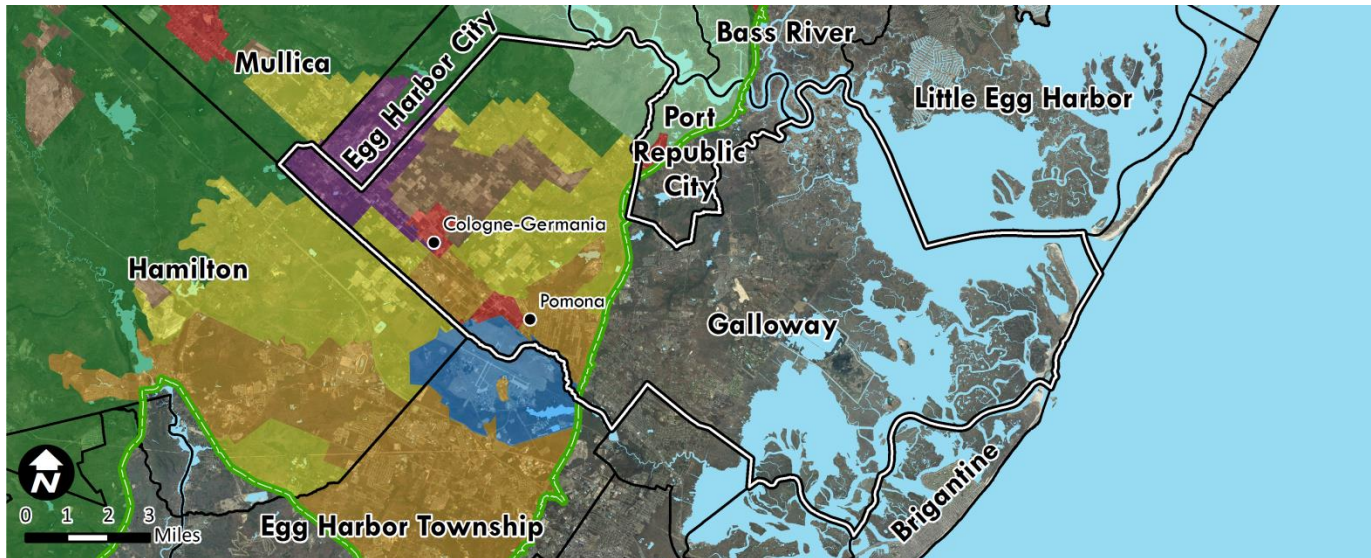


| | | |
|----------------------------------|-------------------------------------|--|
| Private Sector Employment 711 | Private Sector Establishments 39 | Private Sector Avg. Annual Wages \$70,947 |
|----------------------------------|-------------------------------------|--|

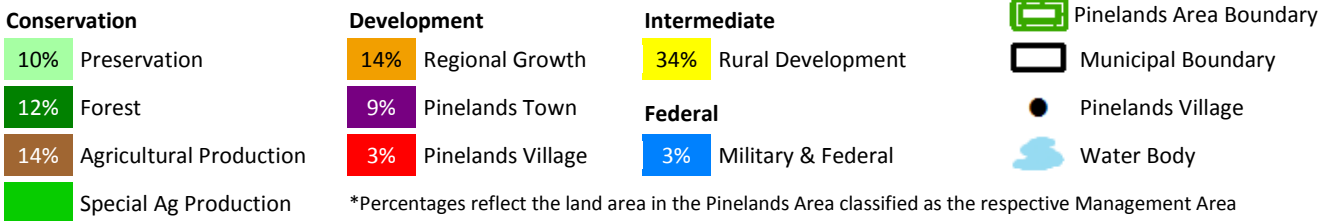
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Galloway Township

Pinelands Area 2010 population: 14,945 (40% of total population)
 Pinelands Area acreage: 27,005 (38% of total acreage)

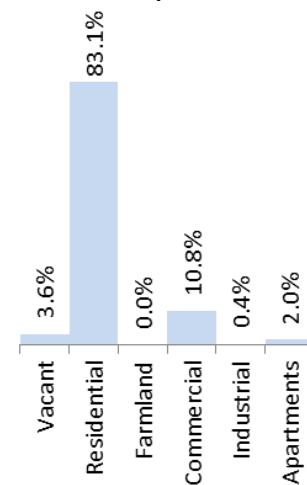


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 37,318 | 12,031 | 17 |
| Population Density (per mile ²) | 338 | 1,773 | 149 |
| Population Change - 2000 to 2012 | 19.6% | 4.9% | 29 |
| % Land Protected in Pinelands Area* | 13.8% | 36.4% | 37 |
| Assessed Acres of Farmland | 2,400 | 2,285 | 56 |
| Building Permits Issued | 32 | 22 | 42 |
| Housing Transactions | 209 | 62 | 16 |
| Average Home Sale Price | \$199,843 | \$273,524 | 109 |
| Equalized Property Value (millions) | \$3,253.9 | \$1,566.4 | 28 |
| Effective Tax Rate | 2.19 | 2.28 | 115 |
| Average Residential Property Tax Bill | \$4,598 | \$5,601 | 133 |
| Per Capita Income Estimate | \$29,912 | \$31,778 | 101 |
| Unemployment Rate | 12.2% | 11.0% | 67 |

Assessment Class Proportions in 2012 Municipal Valuations



| Private Sector Employment | Private Sector Establishments | Private Sector Avg. Annual Wages |
|---------------------------|-------------------------------|----------------------------------|
| 7,819 | 502 | \$40,639 |

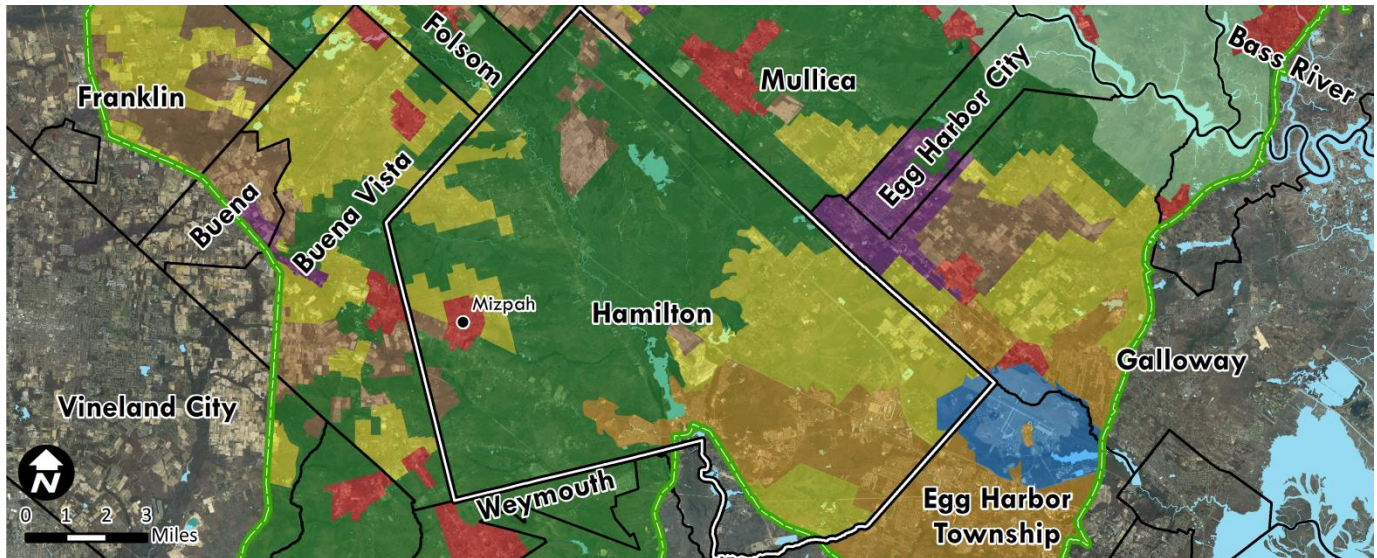
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Hamilton Township

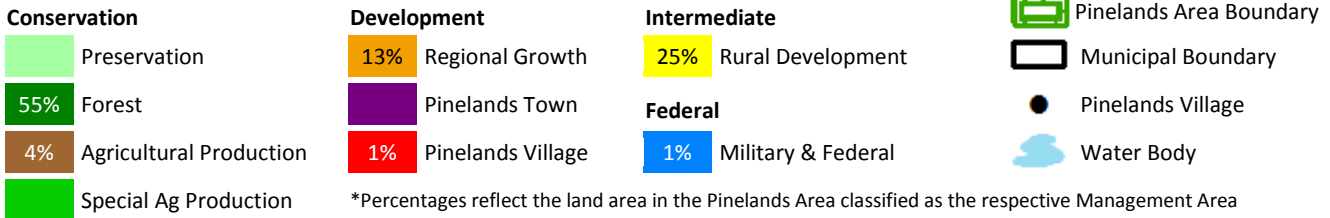


Pinelands Area 2010 population: 24,954 (94% of total population)

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

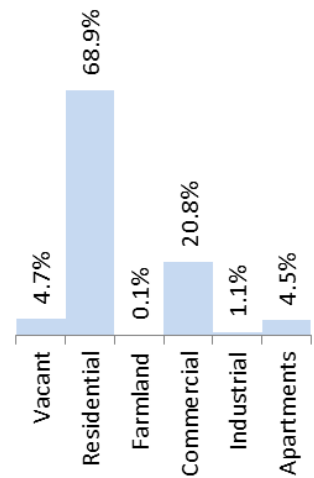


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 26,728 | 12,031 | 27 |
| Population Density (per mile ²) | 237 | 1,773 | 159 |
| Population Change - 2000 to 2012 | 30.4% | 4.9% | 16 |
| % Land Protected in Pinelands Area* | 36.0% | 36.4% | 26 |
| Assessed Acres of Farmland | 6,368 | 2,285 | 33 |
| Building Permits Issued | 5 | 22 | 108 |
| Housing Transactions | 114 | 62 | 33 |
| Average Home Sale Price | \$197,152 | \$273,524 | 111 |
| Equalized Property Value (millions) | \$2,440.9 | \$1,566.4 | 40 |
| Effective Tax Rate | 2.31 | 2.28 | 106 |
| Average Residential Property Tax Bill | \$4,418 | \$5,601 | 150 |
| Per Capita Income Estimate | \$26,571 | \$31,778 | 144 |
| Unemployment Rate | 12.9% | 11.0% | 56 |

Assessment Class Proportions in 2012 Municipal Valuations

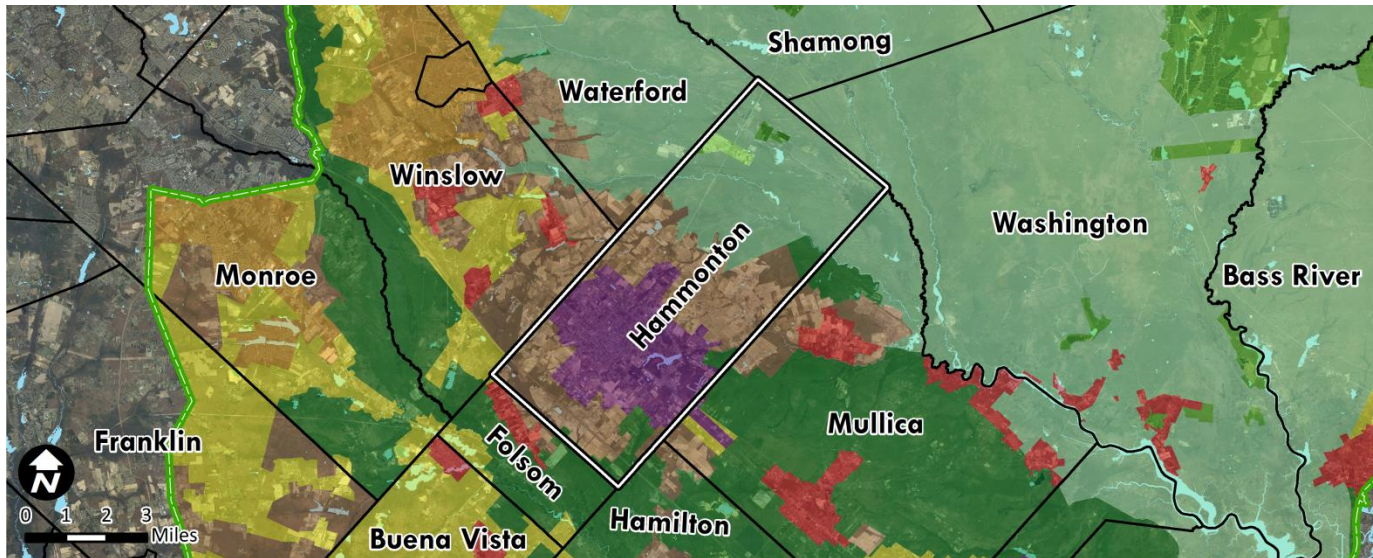


| | | |
|------------------------------------|--------------------------------------|--|
| Private Sector Employment 7,208 | Private Sector Establishments 531 | Private Sector Avg. Annual Wages \$28,600 |
|------------------------------------|--------------------------------------|--|

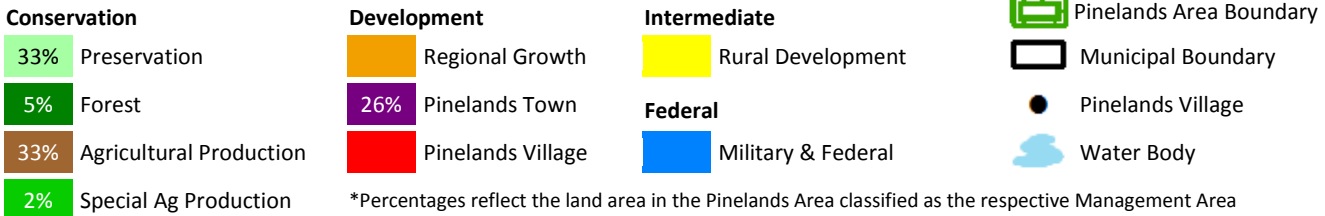
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Hammonton Town

Pinelands Area 2010 population: 14,791 (100% of total population)
 Pinelands Area acreage: 26,581 (100% of total acreage)

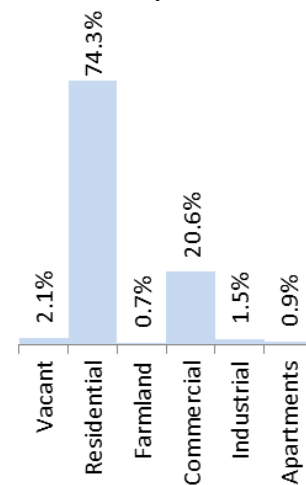


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 14,751 | 12,031 | 46 |
| Population Density (per mile ²) | 355 | 1,773 | 146 |
| Population Change - 2000 to 2012 | 17.0% | 4.9% | 34 |
| % Land Protected in Pinelands Area* | 49.2% | 36.4% | 21 |
| Assessed Acres of Farmland | 6,609 | 2,285 | 30 |
| Building Permits Issued | 15 | 22 | 64 |
| Housing Transactions | 54 | 62 | 63 |
| Average Home Sale Price | \$226,681 | \$273,524 | 81 |
| Equalized Property Value (millions) | \$1,372.3 | \$1,566.4 | 64 |
| Effective Tax Rate | 2.07 | 2.28 | 131 |
| Average Residential Property Tax Bill | \$4,722 | \$5,601 | 129 |
| Per Capita Income Estimate | \$25,434 | \$31,778 | 152 |
| Unemployment Rate | 16.8% | 11.0% | 18 |

Assessment Class Proportions in 2012 Municipal Valuations

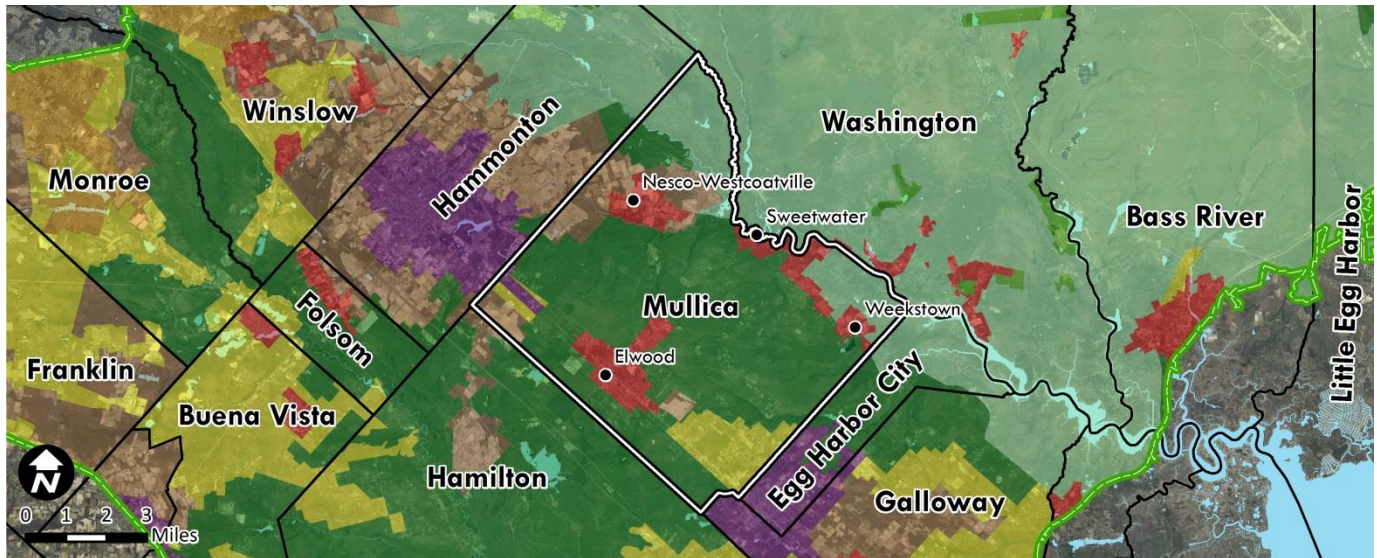


| Private Sector Employment | Private Sector Establishments | Private Sector Avg. Annual Wages |
|---------------------------|-------------------------------|----------------------------------|
| 7,539 | 586 | \$37,433 |

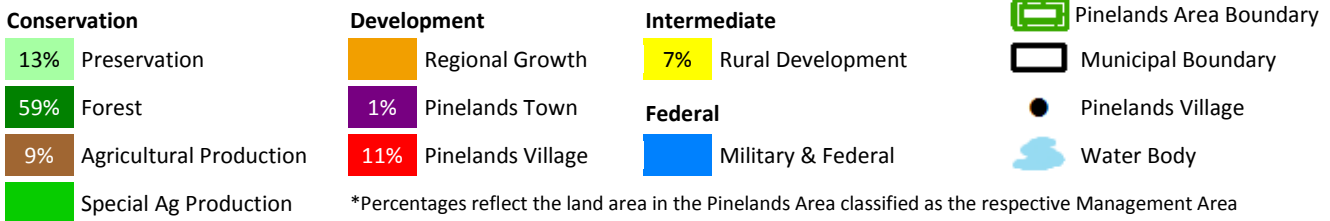
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Mullica Township

Pinelands Area 2010 population: 6,041 (100% of total population)
 Pinelands Area acreage: 36,406 (100% of total acreage)

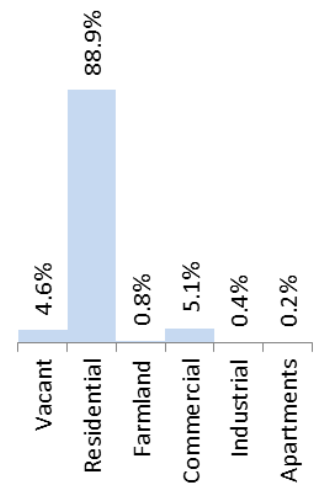


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 6,190 | 12,031 | 102 |
| Population Density (per mile ²) | 109 | 1,773 | 182 |
| Population Change - 2000 to 2012 | 4.7% | 4.9% | 76 |
| % Land Protected in Pinelands Area* | 30.4% | 36.4% | 30 |
| Assessed Acres of Farmland | 6,416 | 2,285 | 31 |
| Building Permits Issued | 16 | 22 | 60 |
| Housing Transactions | 33 | 62 | 91 |
| Average Home Sale Price | \$200,492 | \$273,524 | 108 |
| Equalized Property Value (millions) | \$529.8 | \$1,566.4 | 116 |
| Effective Tax Rate | 2.00 | 2.28 | 134 |
| Average Residential Property Tax Bill | \$4,549 | \$5,601 | 137 |
| Per Capita Income Estimate | \$26,613 | \$31,778 | 142 |
| Unemployment Rate | 13.6% | 11.0% | 49 |

Assessment Class Proportions in 2012 Municipal Valuations

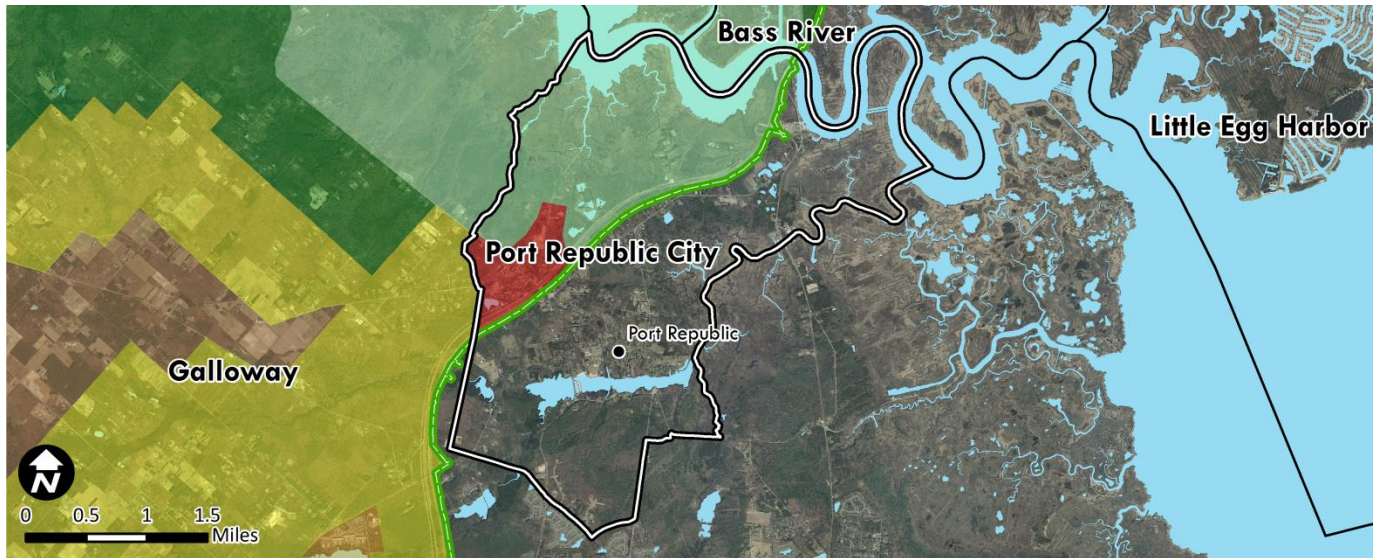


| | | |
|----------------------------------|-------------------------------------|--|
| Private Sector Employment 132 | Private Sector Establishments 30 | Private Sector Avg. Annual Wages \$26,588 |
|----------------------------------|-------------------------------------|--|

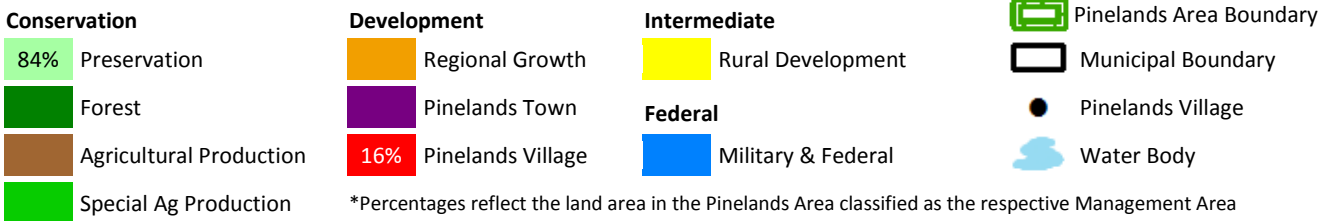
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Port Republic City

Pinelands Area 2010 population: 88 (8% of total population)
 Pinelands Area acreage: 1,952 (36% of total acreage)

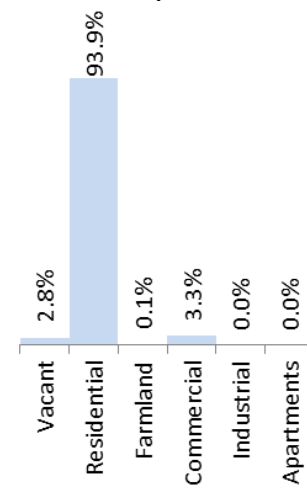


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 1,114 | 12,031 | 182 |
| Population Density (per mile ²) | 131 | 1,773 | 177 |
| Population Change - 2000 to 2012 | 7.4% | 4.9% | 64 |
| % Land Protected in Pinelands Area* | 36.5% | 36.4% | 25 |
| Assessed Acres of Farmland | 147 | 2,285 | 101 |
| Building Permits Issued | 3 | 22 | 122 |
| Housing Transactions | 5 | 62 | 166 |
| Average Home Sale Price | \$324,500 | \$273,524 | 34 |
| Equalized Property Value (millions) | \$135.4 | \$1,566.4 | 181 |
| Effective Tax Rate | 1.83 | 2.28 | 150 |
| Average Residential Property Tax Bill | \$5,168 | \$5,601 | 108 |
| Per Capita Income Estimate | \$36,128 | \$31,778 | 50 |
| Unemployment Rate | 8.0% | 11.0% | 153 |

Assessment Class Proportions in 2012 Municipal Valuations



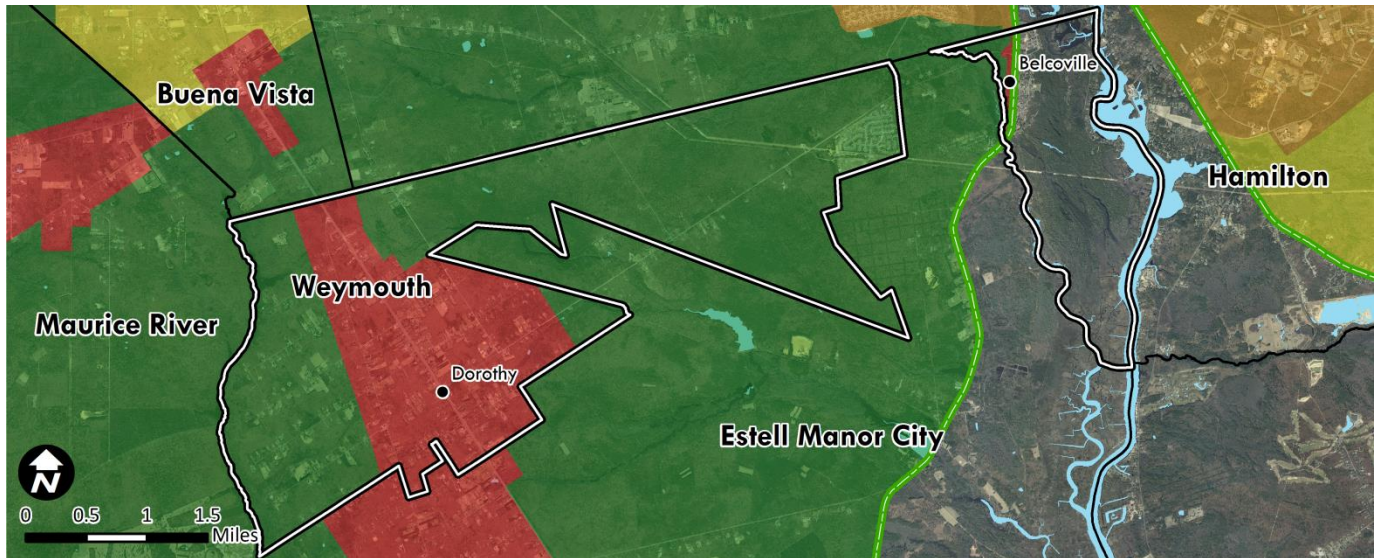
| | | | | | |
|---------------------------|----|-------------------------------|----|----------------------------------|----------|
| Private Sector Employment | 70 | Private Sector Establishments | 13 | Private Sector Avg. Annual Wages | \$19,300 |
|---------------------------|----|-------------------------------|----|----------------------------------|----------|

*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

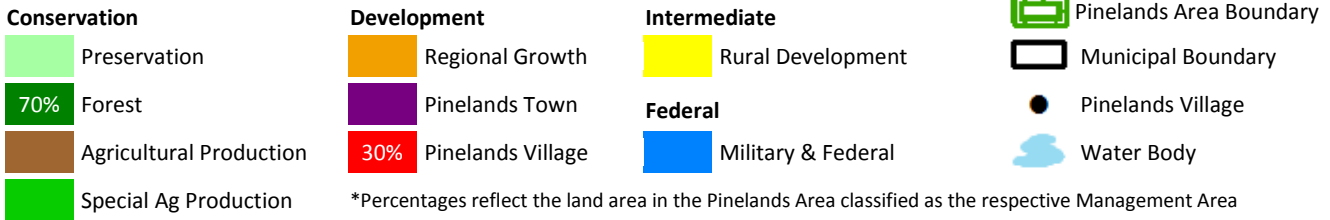
Weymouth Township

Pinelands Area 2010 population: 2,086 (77% of total population)

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

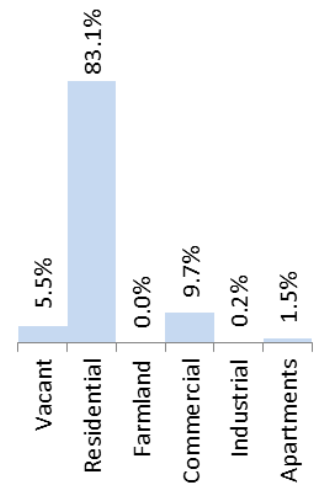


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 2,717 | 12,031 | 149 |
| Population Density (per mile ²) | 225 | 1,773 | 163 |
| Population Change - 2000 to 2012 | 20.4% | 4.9% | 26 |
| % Land Protected in Pinelands Area* | 6.5% | 36.4% | 41 |
| Assessed Acres of Farmland | 15 | 2,285 | 118 |
| Building Permits Issued | 1 | 22 | 146 |
| Housing Transactions | 3 | 62 | 179 |
| Average Home Sale Price | \$171,833 | \$273,524 | 139 |
| Equalized Property Value (millions) | \$160.7 | \$1,566.4 | 179 |
| Effective Tax Rate | 1.93 | 2.28 | 139 |
| Average Residential Property Tax Bill | \$4,096 | \$5,601 | 166 |
| Per Capita Income Estimate | \$26,268 | \$31,778 | 148 |
| Unemployment Rate | 8.3% | 11.0% | 143 |

Assessment Class Proportions in 2012 Municipal Valuations

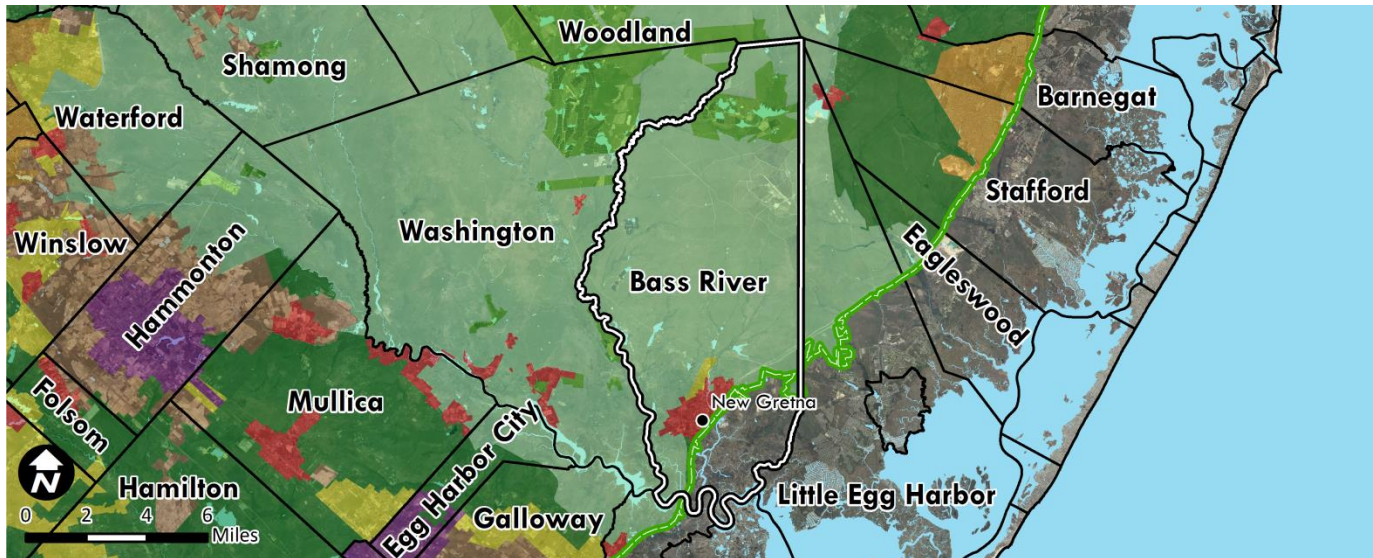


| Private Sector Employment | Private Sector Establishments | Private Sector Avg. Annual Wages |
|---------------------------|-------------------------------|----------------------------------|
| 124 | 23 | \$44,768 |

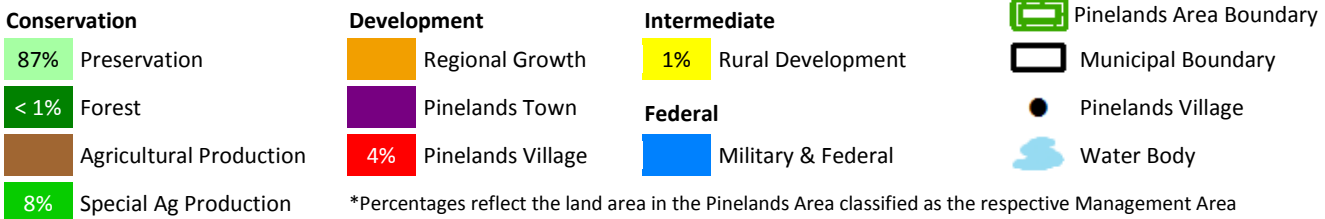
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Bass River Township

Pinelands Area 2010 population: 1,172 (81% of total population)
 Pinelands Area acreage: 43,791 (87% of total acreage)

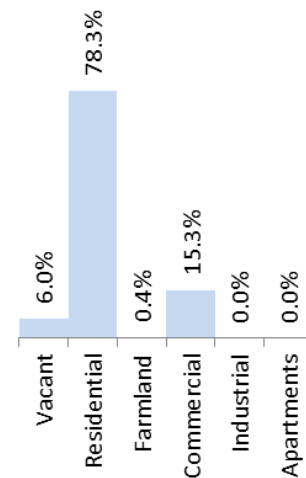


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 1,440 | 12,031 | 174 |
| Population Density (per mile ²) | 18 | 1,773 | 199 |
| Population Change - 2000 to 2012 | -4.6% | 4.9% | 160 |
| % Land Protected in Pinelands Area* | 50.6% | 36.4% | 18 |
| Assessed Acres of Farmland | 6,878 | 2,285 | 26 |
| Building Permits Issued | 0 | 22 | 169 |
| Housing Transactions | 4 | 62 | 173 |
| Average Home Sale Price | \$166,875 | \$273,524 | 144 |
| Equalized Property Value (millions) | \$182.7 | \$1,566.4 | 173 |
| Effective Tax Rate | 1.59 | 2.28 | 163 |
| Average Residential Property Tax Bill | \$4,295 | \$5,601 | 158 |
| Per Capita Income Estimate | \$27,134 | \$31,778 | 133 |
| Unemployment Rate | 9.4% | 11.0% | 124 |

Assessment Class Proportions in 2012 Municipal Valuations



Private Sector Employment

Private Sector Establishments

Private Sector Avg. Annual Wages

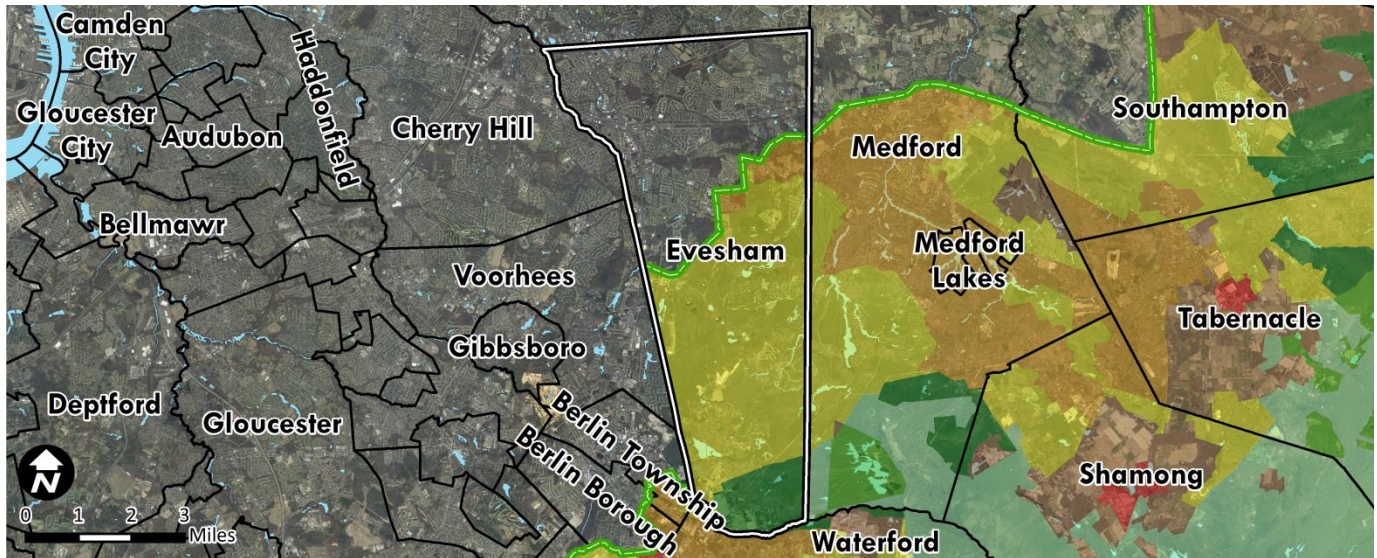
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Evesham Township

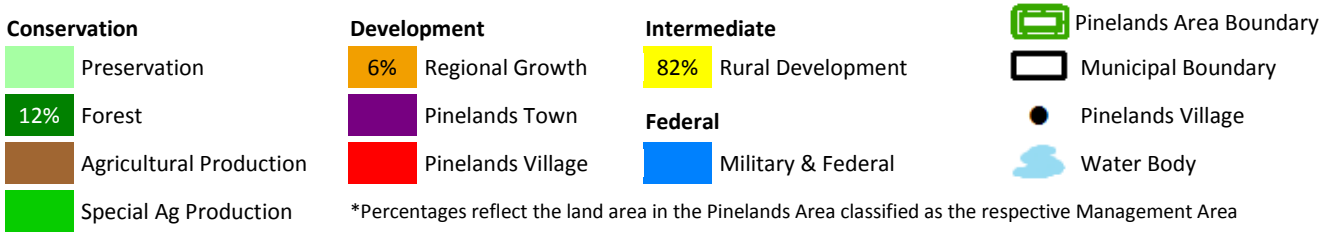


Pinelands Area 2010 population: 11,855 (26% of total population)

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

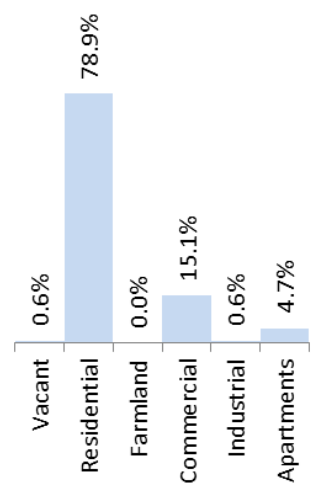


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 45,755 | 12,031 | 10 |
| Population Density (per mile ²) | 1,554 | 1,773 | 87 |
| Population Change - 2000 to 2012 | 8.2% | 4.9% | 61 |
| % Land Protected in Pinelands Area* | 29.3% | 36.4% | 32 |
| Assessed Acres of Farmland | 1,354 | 2,285 | 66 |
| Building Permits Issued | 101 | 22 | 9 |
| Housing Transactions | 176 | 62 | 19 |
| Average Home Sale Price | \$282,807 | \$273,524 | 54 |
| Equalized Property Value (millions) | \$5,193.7 | \$1,566.4 | 12 |
| Effective Tax Rate | 2.41 | 2.28 | 92 |
| Average Residential Property Tax Bill | \$6,750 | \$5,601 | 38 |
| Per Capita Income Estimate | \$38,010 | \$31,778 | 40 |
| Unemployment Rate | 7.5% | 11.0% | 163 |

Assessment Class Proportions in 2012 Municipal Valuations

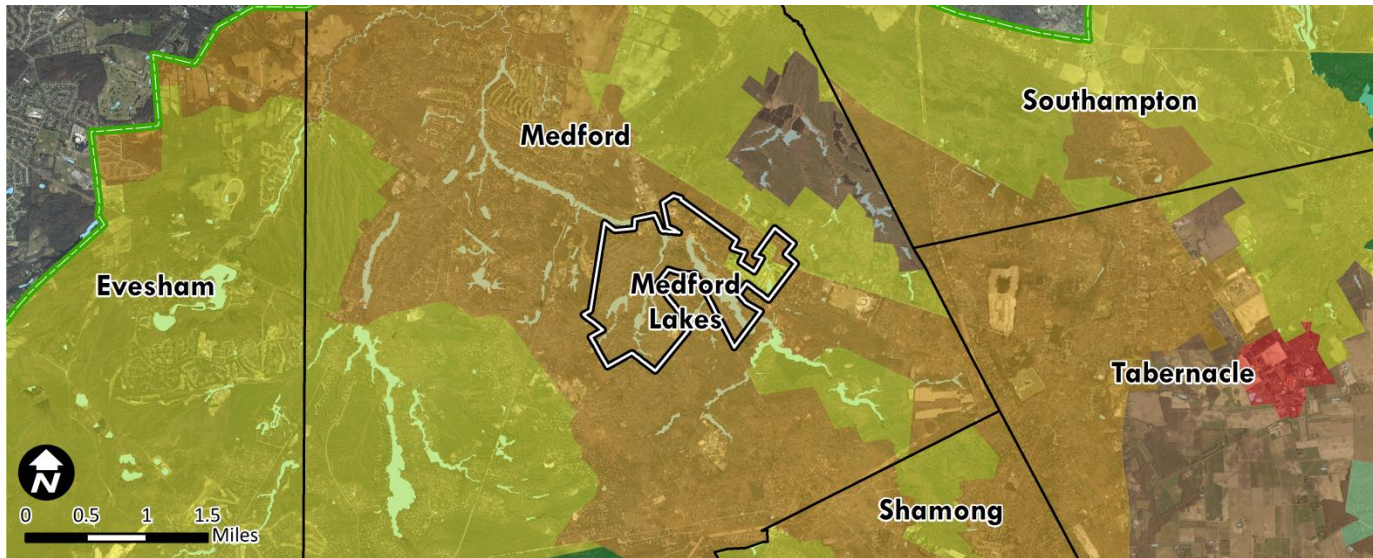


| | | |
|-------------------------------------|--|--|
| Private Sector Employment 23,319 | Private Sector Establishments 1,389 | Private Sector Avg. Annual Wages \$52,940 |
|-------------------------------------|--|--|

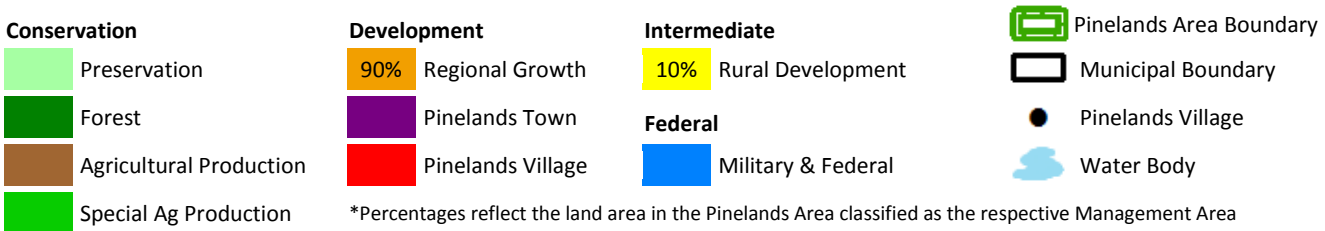
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Medford Lakes Borough

Pinelands Area 2010 population: 4,096 (100% of total population)
 Pinelands Area acreage: 812 (100% of total acreage)

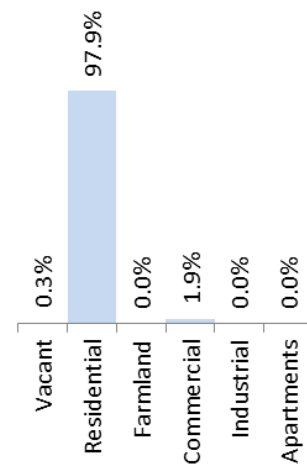


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 4,185 | 12,031 | 124 |
| Population Density (per mile ²) | 3,299 | 1,773 | 40 |
| Population Change - 2000 to 2012 | 0.3% | 4.9% | 116 |
| % Land Protected in Pinelands Area* | 0.0% | 36.4% | 46 |
| Assessed Acres of Farmland | 0 | 2,285 | 122 |
| Building Permits Issued | 7 | 22 | 91 |
| Housing Transactions | 17 | 62 | 126 |
| Average Home Sale Price | \$296,547 | \$273,524 | 47 |
| Equalized Property Value (millions) | \$466.0 | \$1,566.4 | 123 |
| Effective Tax Rate | 2.67 | 2.28 | 64 |
| Average Residential Property Tax Bill | \$8,103 | \$5,601 | 15 |
| Per Capita Income Estimate | \$42,207 | \$31,778 | 24 |
| Unemployment Rate | 4.4% | 11.0% | 193 |

Assessment Class Proportions in 2012 Municipal Valuations



| | | |
|----------------------------------|-------------------------------------|--|
| Private Sector Employment 403 | Private Sector Establishments 65 | Private Sector Avg. Annual Wages \$52,056 |
|----------------------------------|-------------------------------------|--|

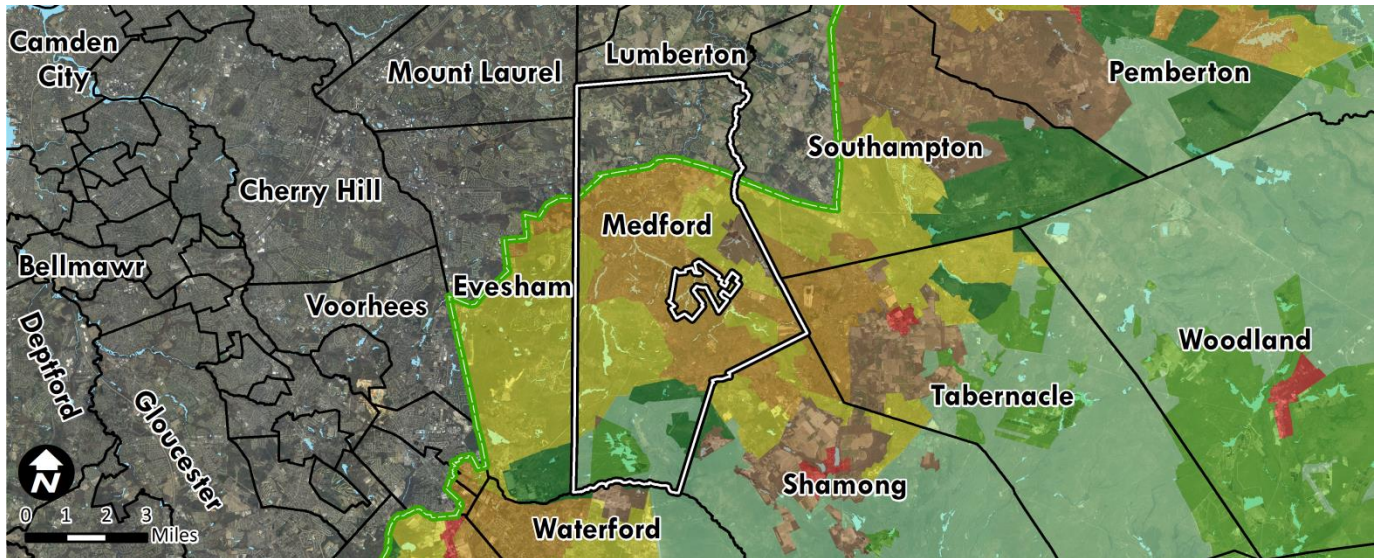
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Medford Township

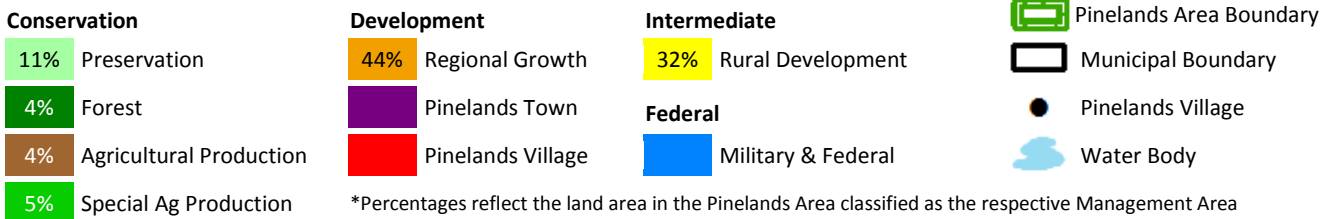


Pinelands Area 2010 population: 18,911 (82% of total population)

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

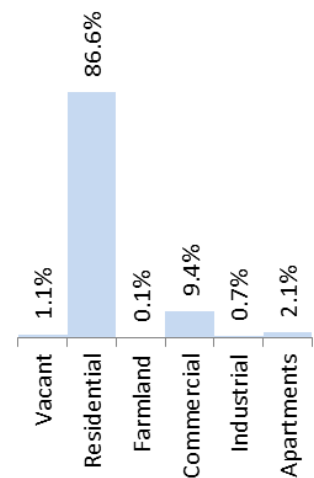


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 23,227 | 12,031 | 29 |
| Population Density (per mile ²) | 583 | 1,773 | 127 |
| Population Change - 2000 to 2012 | 4.4% | 4.9% | 80 |
| % Land Protected in Pinelands Area* | 32.1% | 36.4% | 27 |
| Assessed Acres of Farmland | 5,831 | 2,285 | 36 |
| Building Permits Issued | 47 | 22 | 34 |
| Housing Transactions | 49 | 62 | 70 |
| Average Home Sale Price | \$317,841 | \$273,524 | 36 |
| Equalized Property Value (millions) | \$3,161.8 | \$1,566.4 | 29 |
| Effective Tax Rate | 2.61 | 2.28 | 71 |
| Average Residential Property Tax Bill | \$9,187 | \$5,601 | 9 |
| Per Capita Income Estimate | \$46,285 | \$31,778 | 17 |
| Unemployment Rate | 5.7% | 11.0% | 189 |

Assessment Class Proportions in 2012 Municipal Valuations

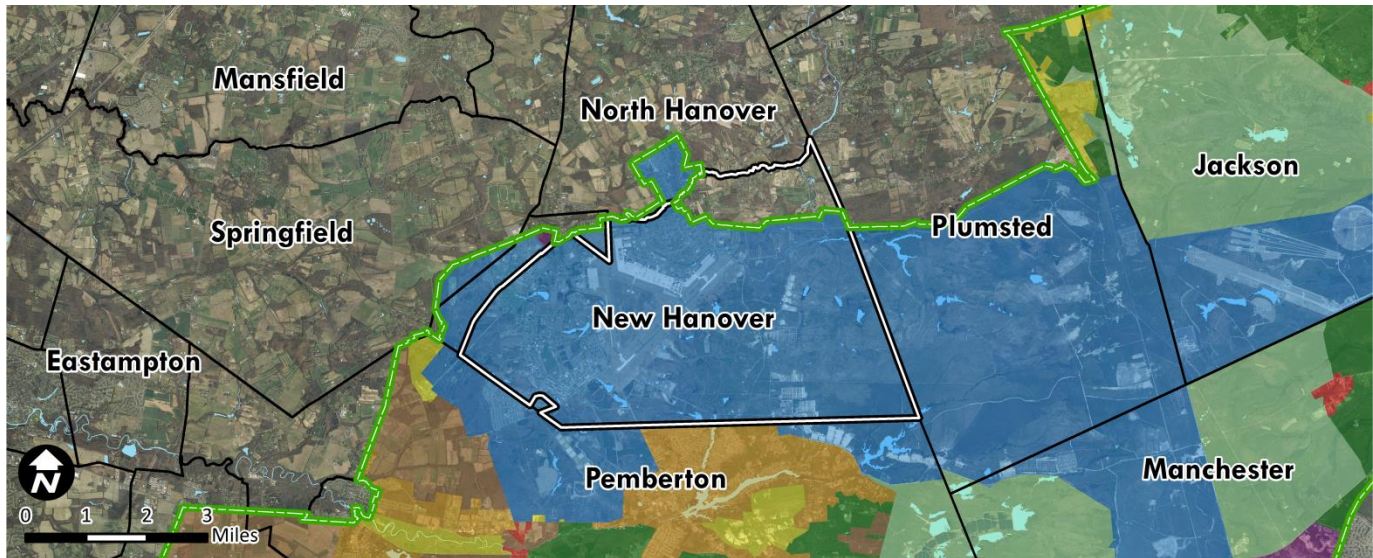


| | | |
|------------------------------------|--------------------------------------|--|
| Private Sector Employment 6,278 | Private Sector Establishments 769 | Private Sector Avg. Annual Wages \$37,055 |
|------------------------------------|--------------------------------------|--|

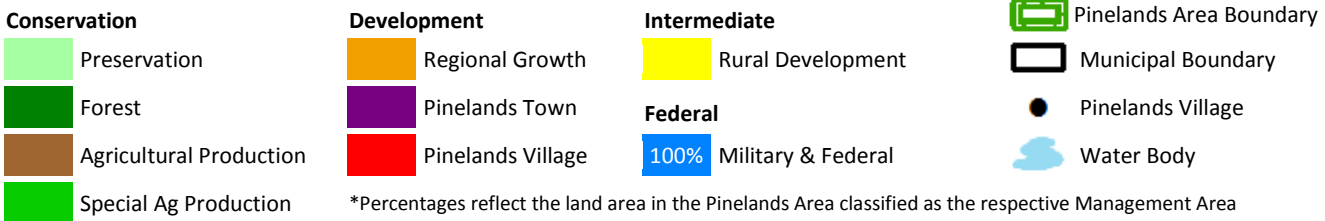
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

New Hanover Township

Pinelands Area 2010 population: 6,692 (91% of total population)
 Pinelands Area acreage: 13,016 (91% of total acreage)

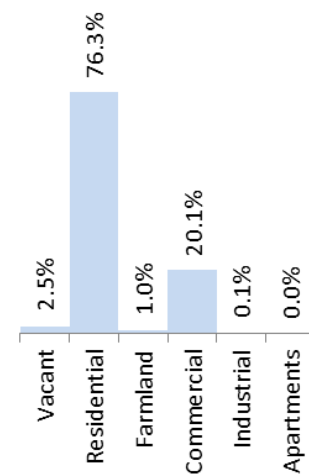


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 7,859 | 12,031 | 86 |
| Population Density (per mile ²) | 350 | 1,773 | 148 |
| Population Change - 2000 to 2012 | -19.3% | 4.9% | 189 |
| % Land Protected in Pinelands Area* | 0.0% | 36.4% | 46 |
| Assessed Acres of Farmland | 892 | 2,285 | 73 |
| Building Permits Issued | 0 | 22 | 169 |
| Housing Transactions | 2 | 62 | 187 |
| Average Home Sale Price | \$153,286 | \$273,524 | 162 |
| Equalized Property Value (millions) | \$72.2 | \$1,566.4 | 194 |
| Effective Tax Rate | 1.55 | 2.28 | 165 |
| Average Residential Property Tax Bill | \$4,164 | \$5,601 | 163 |
| Per Capita Income Estimate | \$31,371 | \$31,778 | 88 |
| Unemployment Rate | 8.2% | 11.0% | 146 |

Assessment Class Proportions in 2012 Municipal Valuations



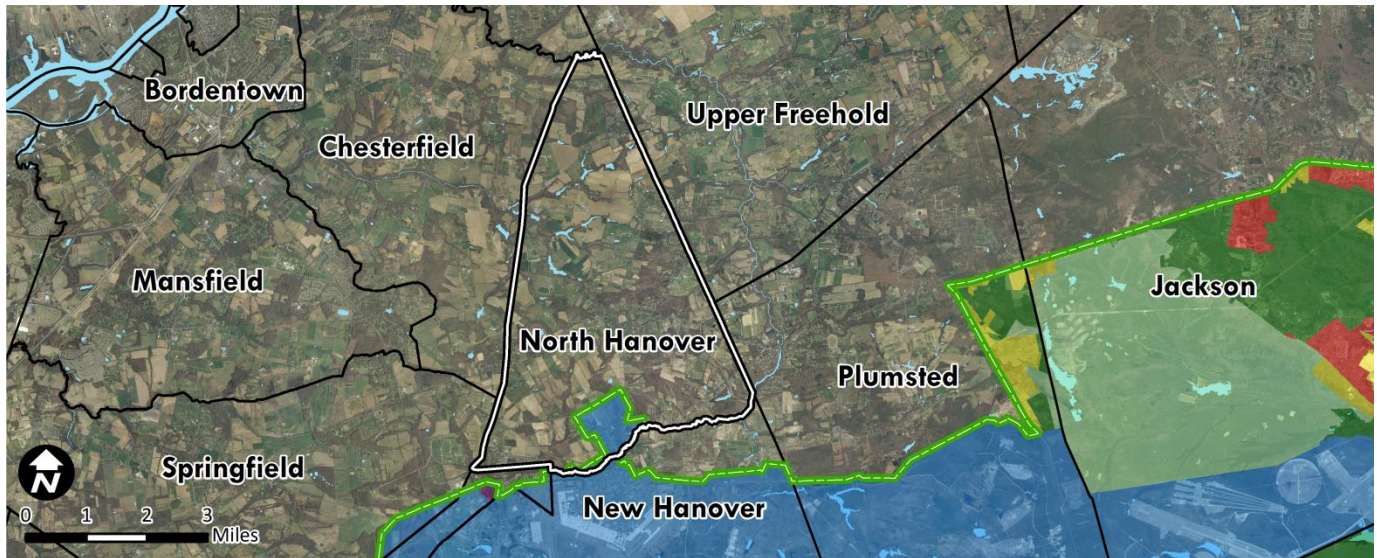
| | | |
|------------------------------------|--------------------------------------|--|
| Private Sector Employment 1,432 | Private Sector Establishments 137 | Private Sector Avg. Annual Wages \$39,920 |
|------------------------------------|--------------------------------------|--|

*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

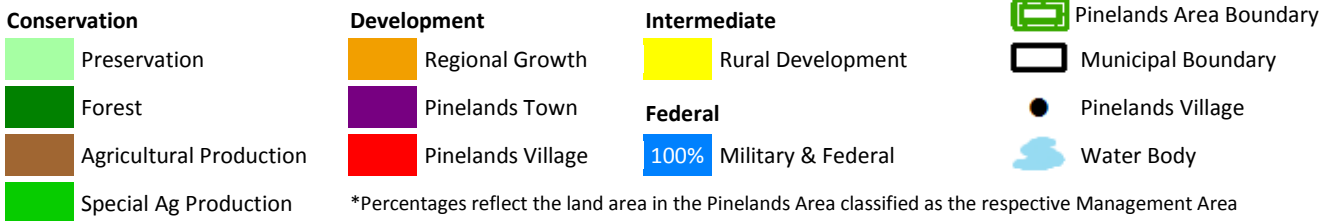
North Hanover Township

Pinelands Area 2010 population: 2,973 (39% of total population)

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

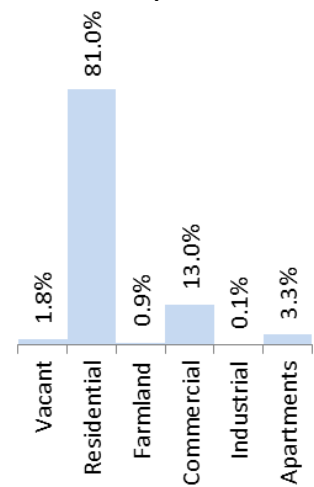


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 7,725 | 12,031 | 88 |
| Population Density (per mile ²) | 442 | 1,773 | 139 |
| Population Change - 2000 to 2012 | 5.1% | 4.9% | 75 |
| % Land Protected in Pinelands Area* | 0.0% | 36.4% | 46 |
| Assessed Acres of Farmland | 7,234 | 2,285 | 23 |
| Building Permits Issued | 11 | 22 | 75 |
| Housing Transactions | 6 | 62 | 160 |
| Average Home Sale Price | \$332,150 | \$273,524 | 31 |
| Equalized Property Value (millions) | \$437.0 | \$1,566.4 | 130 |
| Effective Tax Rate | 1.75 | 2.28 | 156 |
| Average Residential Property Tax Bill | \$5,779 | \$5,601 | 77 |
| Per Capita Income Estimate | \$24,493 | \$31,778 | 158 |
| Unemployment Rate | 11.5% | 11.0% | 82 |

Assessment Class Proportions in 2012 Municipal Valuations



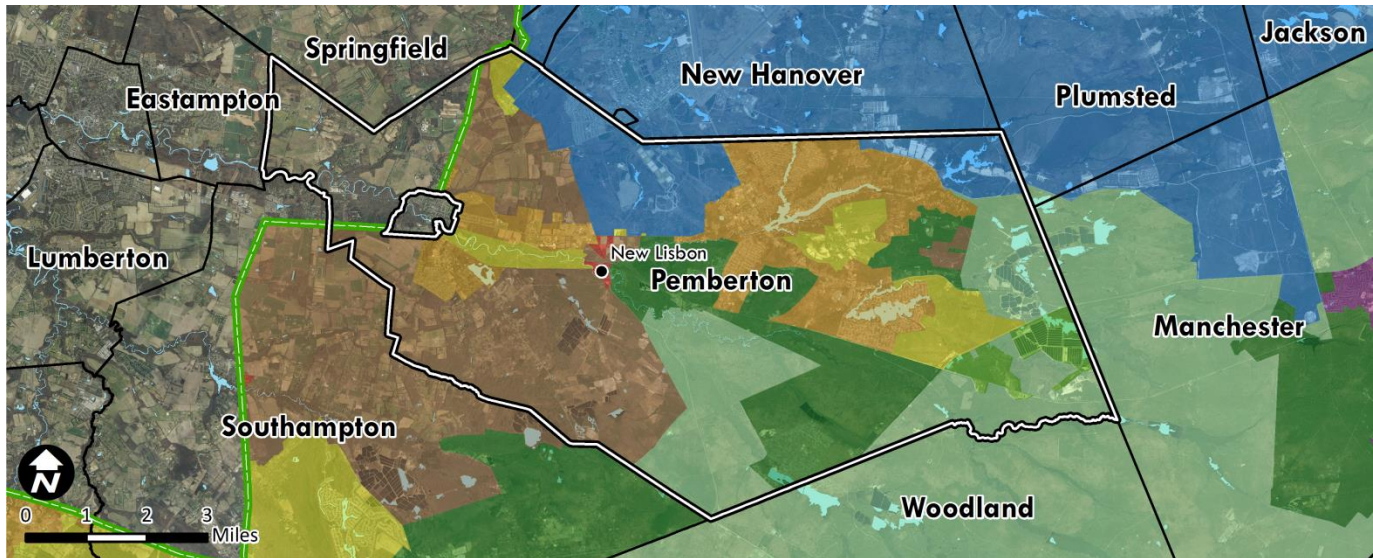
| | | |
|----------------------------------|-------------------------------------|--|
| Private Sector Employment 353 | Private Sector Establishments 63 | Private Sector Avg. Annual Wages \$43,057 |
|----------------------------------|-------------------------------------|--|

*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

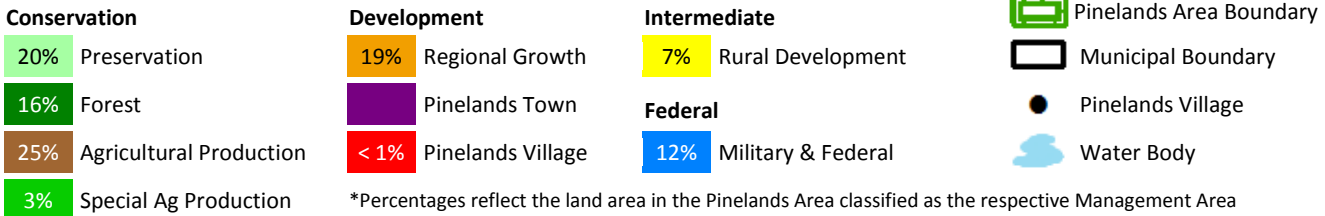
Pemberton Township

Pinelands Area 2010 population: 27,394 (98% of total population)

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

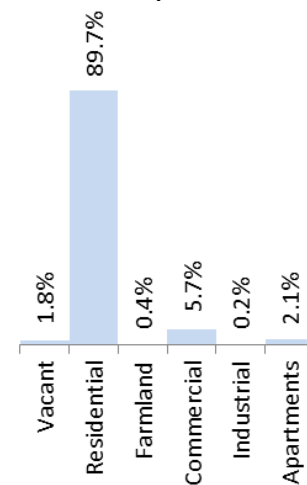


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 27,944 | 12,031 | 24 |
| Population Density (per mile ²) | 444 | 1,773 | 138 |
| Population Change - 2000 to 2012 | -2.6% | 4.9% | 139 |
| % Land Protected in Pinelands Area* | 40.6% | 36.4% | 24 |
| Assessed Acres of Farmland | 9,833 | 2,285 | 11 |
| Building Permits Issued | 17 | 22 | 57 |
| Housing Transactions | 91 | 62 | 43 |
| Average Home Sale Price | \$176,273 | \$273,524 | 126 |
| Equalized Property Value (millions) | \$1,565.4 | \$1,566.4 | 57 |
| Effective Tax Rate | 1.95 | 2.28 | 137 |
| Average Residential Property Tax Bill | \$3,380 | \$5,601 | 193 |
| Per Capita Income Estimate | \$23,601 | \$31,778 | 166 |
| Unemployment Rate | 11.3% | 11.0% | 85 |

Assessment Class Proportions in 2012 Municipal Valuations

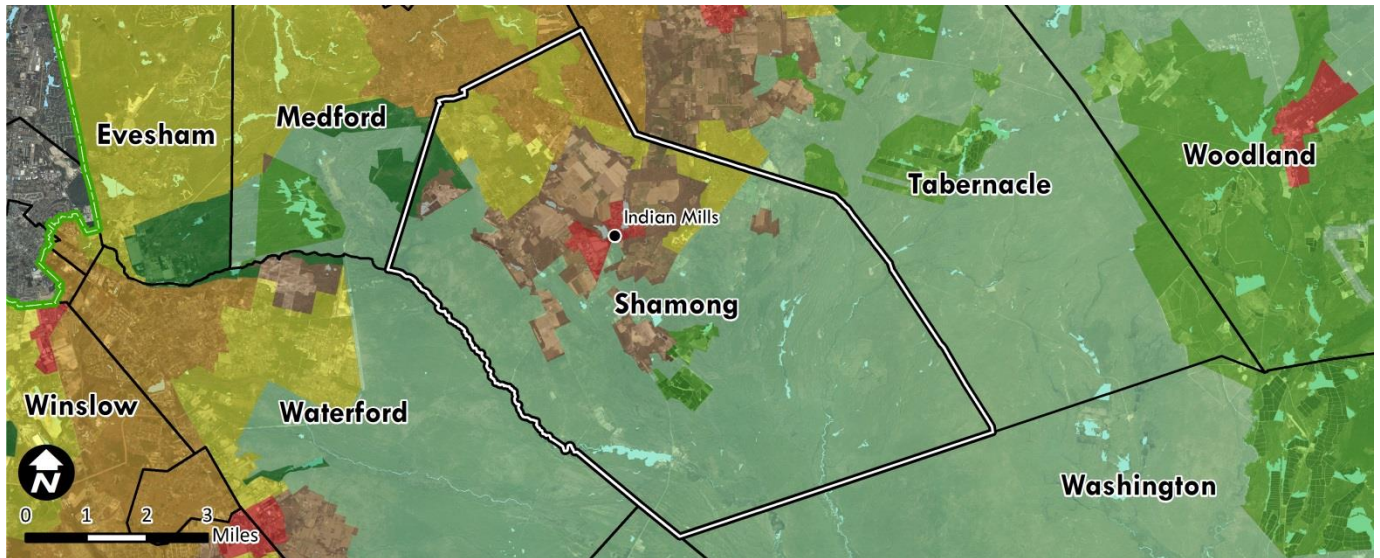


| Private Sector Employment | Private Sector Establishments | Private Sector Avg. Annual Wages |
|---------------------------|-------------------------------|----------------------------------|
| 2,374 | 202 | \$46,392 |

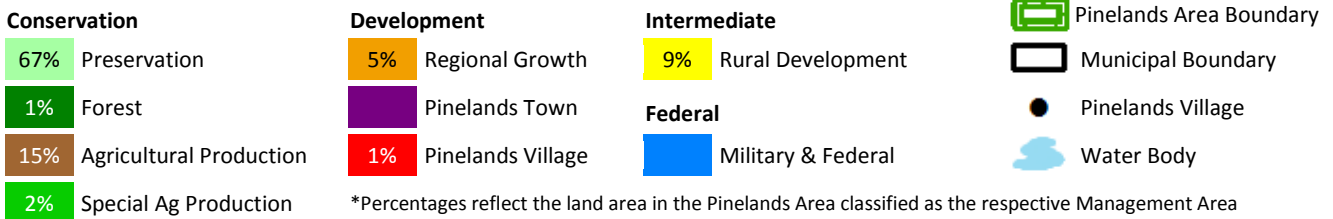
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Shamong Township

Pinelands Area 2010 population: 6,490 (100% of total population)
 Pinelands Area acreage: 28,706 (100% of total acreage)

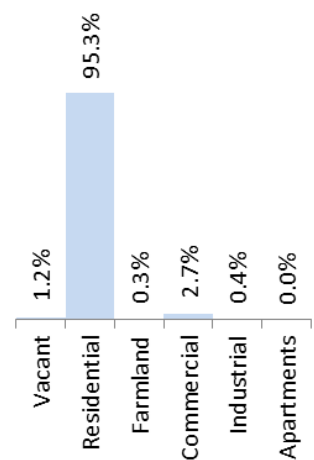


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 6,497 | 12,031 | 99 |
| Population Density (per mile ²) | 145 | 1,773 | 175 |
| Population Change - 2000 to 2012 | 0.5% | 4.9% | 110 |
| % Land Protected in Pinelands Area* | 63.5% | 36.4% | 13 |
| Assessed Acres of Farmland | 4,456 | 2,285 | 44 |
| Building Permits Issued | 9 | 22 | 83 |
| Housing Transactions | 19 | 62 | 122 |
| Average Home Sale Price | \$331,684 | \$273,524 | 32 |
| Equalized Property Value (millions) | \$704.0 | \$1,566.4 | 101 |
| Effective Tax Rate | 2.19 | 2.28 | 115 |
| Average Residential Property Tax Bill | \$7,531 | \$5,601 | 23 |
| Per Capita Income Estimate | \$39,502 | \$31,778 | 34 |
| Unemployment Rate | 7.1% | 11.0% | 177 |

Assessment Class Proportions in 2012 Municipal Valuations

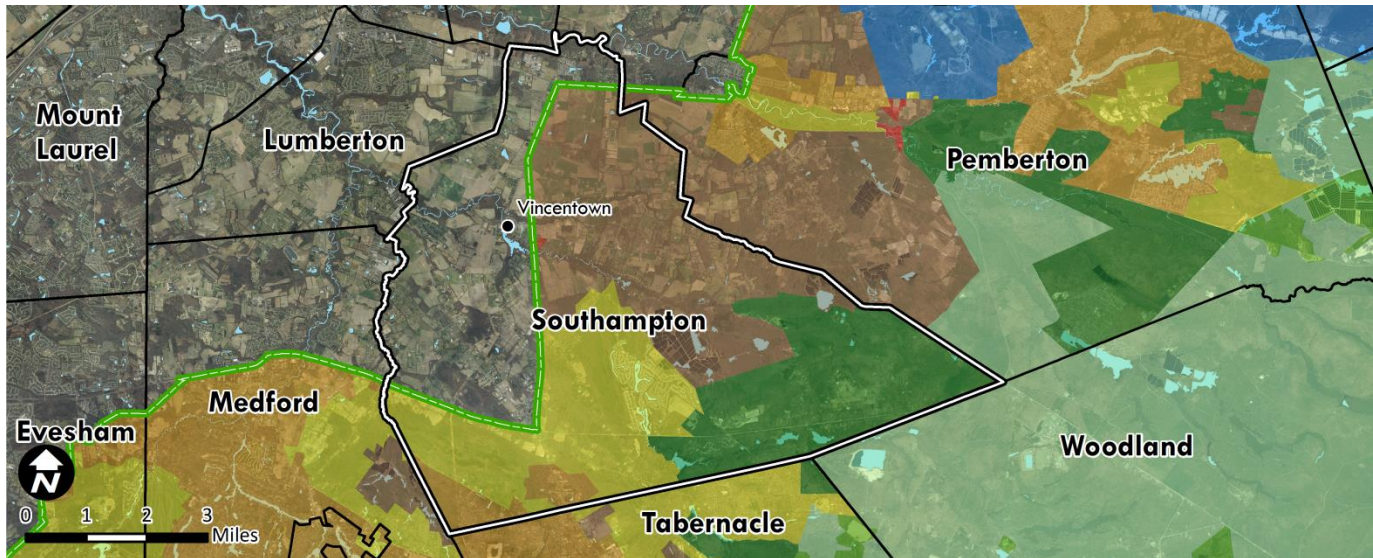


| | | |
|----------------------------------|--------------------------------------|--|
| Private Sector Employment 832 | Private Sector Establishments 120 | Private Sector Avg. Annual Wages \$36,525 |
|----------------------------------|--------------------------------------|--|

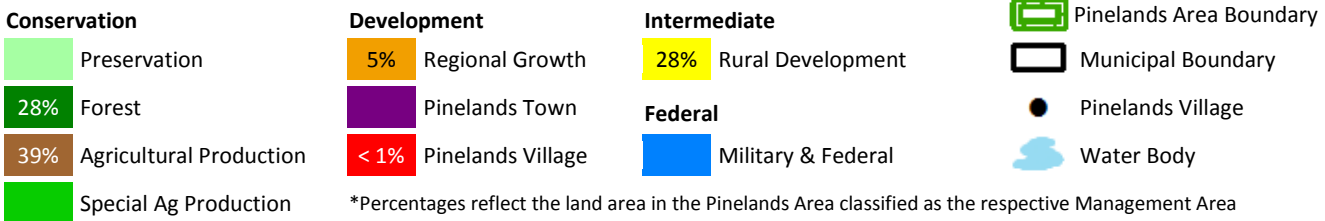
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Southampton Township

Pinelands Area 2010 population: 7,295 (70% of total population)
 Pinelands Area acreage: 20,760 (73% of total acreage)

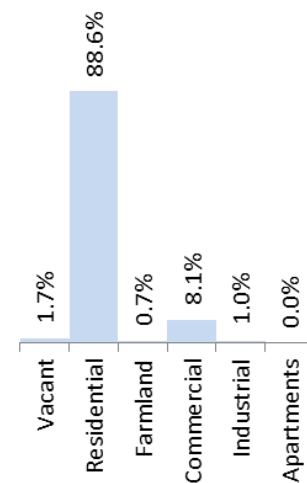


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 10,453 | 12,031 | 65 |
| Population Density (per mile ²) | 235 | 1,773 | 160 |
| Population Change - 2000 to 2012 | 0.6% | 4.9% | 109 |
| % Land Protected in Pinelands Area* | 31.5% | 36.4% | 29 |
| Assessed Acres of Farmland | 12,654 | 2,285 | 7 |
| Building Permits Issued | 12 | 22 | 73 |
| Housing Transactions | 33 | 62 | 91 |
| Average Home Sale Price | \$173,153 | \$273,524 | 135 |
| Equalized Property Value (millions) | \$1,112.5 | \$1,566.4 | 79 |
| Effective Tax Rate | 2.12 | 2.28 | 125 |
| Average Residential Property Tax Bill | \$4,820 | \$5,601 | 124 |
| Per Capita Income Estimate | \$32,736 | \$31,778 | 73 |
| Unemployment Rate | 11.9% | 11.0% | 70 |

Assessment Class Proportions in 2012 Municipal Valuations



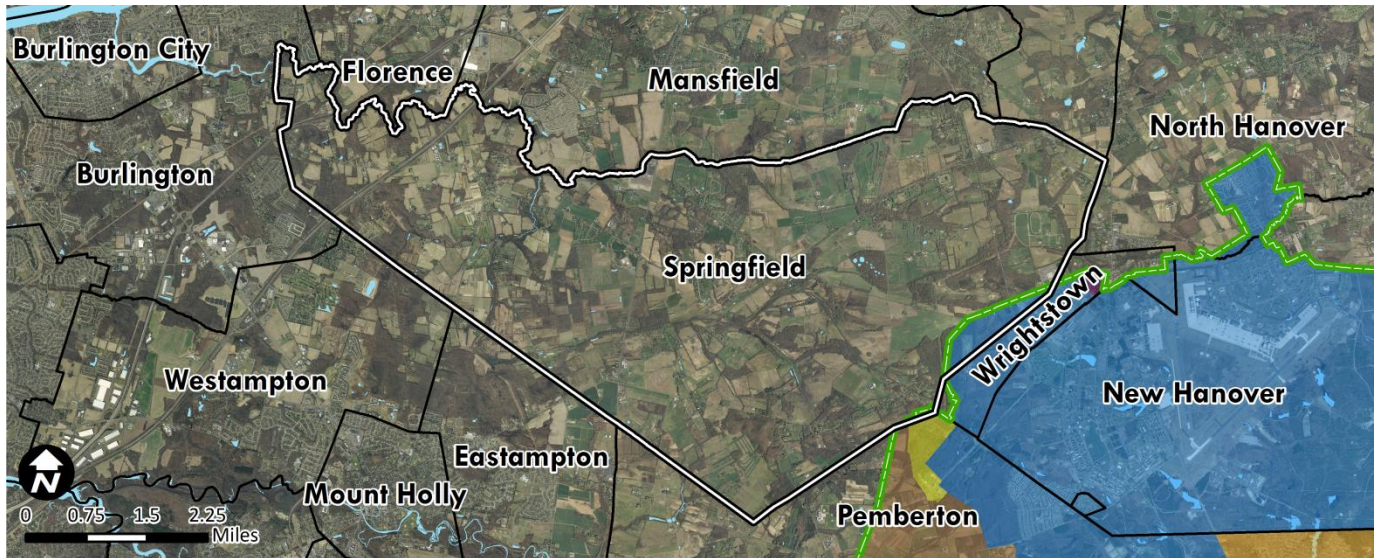
| | | |
|------------------------------------|--------------------------------------|--|
| Private Sector Employment 2,194 | Private Sector Establishments 240 | Private Sector Avg. Annual Wages \$36,236 |
|------------------------------------|--------------------------------------|--|

*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

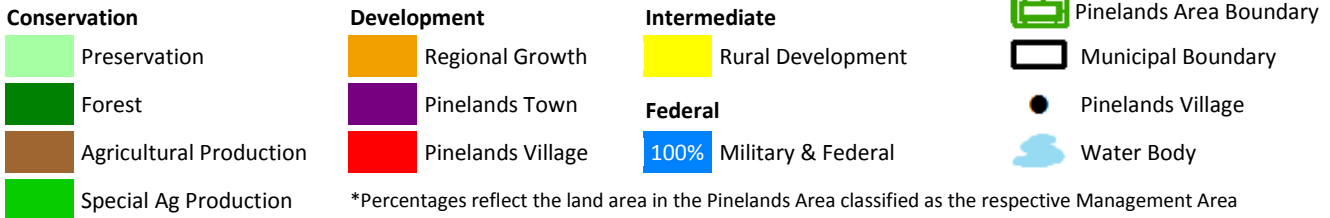
Springfield Township

Pinelands Area 2010 population: 0 (0 % of total population)

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

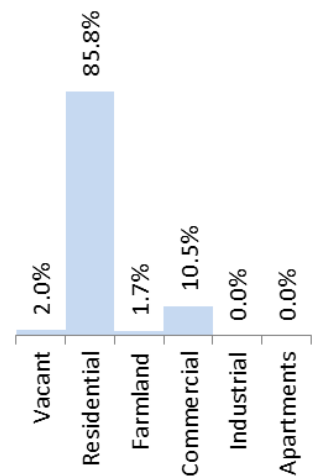


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 3,414 | 12,031 | 135 |
| Population Density (per mile ²) | 115 | 1,773 | 179 |
| Population Change - 2000 to 2012 | 5.8% | 4.9% | 72 |
| % Land Protected in Pinelands Area* | 0.0% | 36.4% | 46 |
| Assessed Acres of Farmland | 11,778 | 2,285 | 8 |
| Building Permits Issued | 2 | 22 | 134 |
| Housing Transactions | 16 | 62 | 127 |
| Average Home Sale Price | \$287,094 | \$273,524 | 52 |
| Equalized Property Value (millions) | \$412.1 | \$1,566.4 | 132 |
| Effective Tax Rate | 2.35 | 2.28 | 102 |
| Average Residential Property Tax Bill | \$7,262 | \$5,601 | 26 |
| Per Capita Income Estimate | \$38,340 | \$31,778 | 37 |
| Unemployment Rate | 8.9% | 11.0% | 137 |

Assessment Class Proportions in 2012 Municipal Valuations

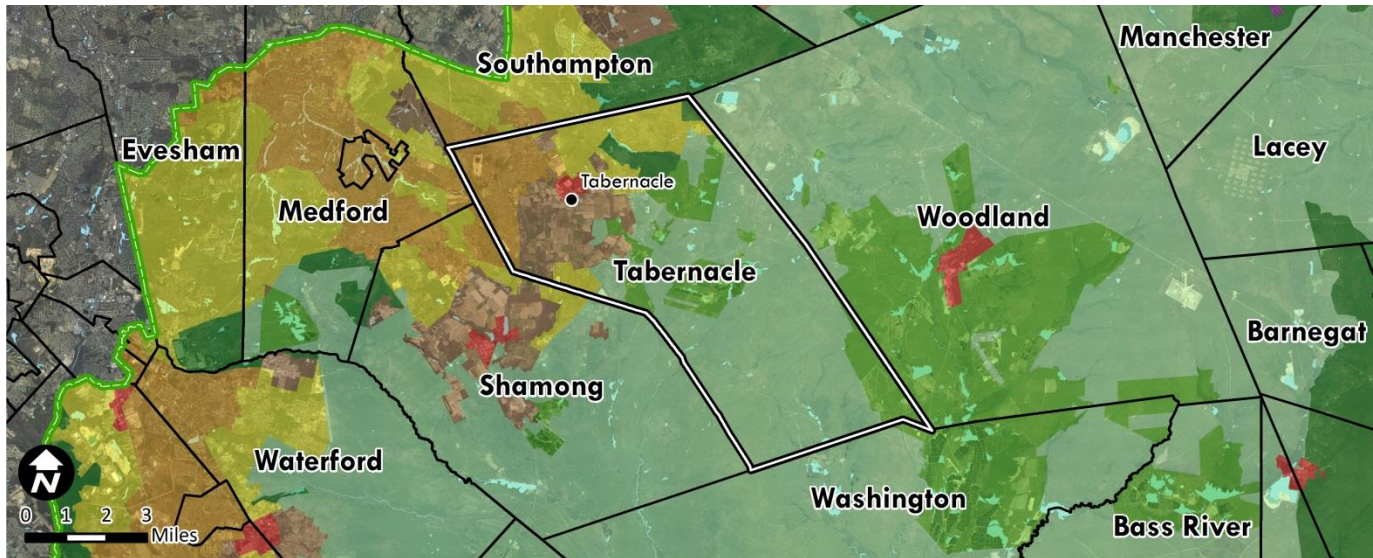


| | | |
|----------------------------------|-------------------------------------|--|
| Private Sector Employment 268 | Private Sector Establishments 44 | Private Sector Avg. Annual Wages \$61,572 |
|----------------------------------|-------------------------------------|--|

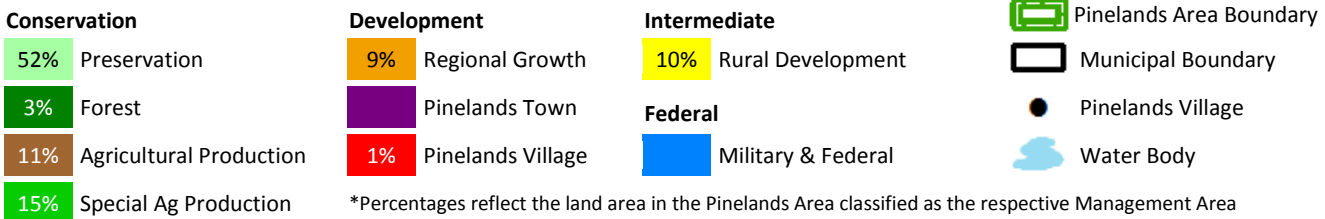
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Tabernacle Township

Pinelands Area 2010 population: 6,949 (100% of total population)
 Pinelands Area acreage: 31,495 (100% of total acreage)

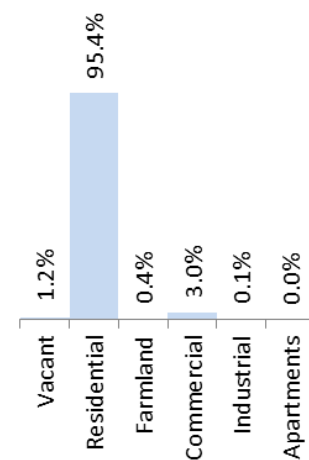


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 6,978 | 12,031 | 96 |
| Population Density (per mile ²) | 142 | 1,773 | 176 |
| Population Change - 2000 to 2012 | -2.7% | 4.9% | 141 |
| % Land Protected in Pinelands Area* | 45.8% | 36.4% | 23 |
| Assessed Acres of Farmland | 9,544 | 2,285 | 15 |
| Building Permits Issued | 1 | 22 | 146 |
| Housing Transactions | 28 | 62 | 99 |
| Average Home Sale Price | \$326,007 | \$273,524 | 33 |
| Equalized Property Value (millions) | \$720.1 | \$1,566.4 | 98 |
| Effective Tax Rate | 2.17 | 2.28 | 119 |
| Average Residential Property Tax Bill | \$6,633 | \$5,601 | 45 |
| Per Capita Income Estimate | \$36,796 | \$31,778 | 48 |
| Unemployment Rate | 5.2% | 11.0% | 191 |

Assessment Class Proportions in 2012 Municipal Valuations

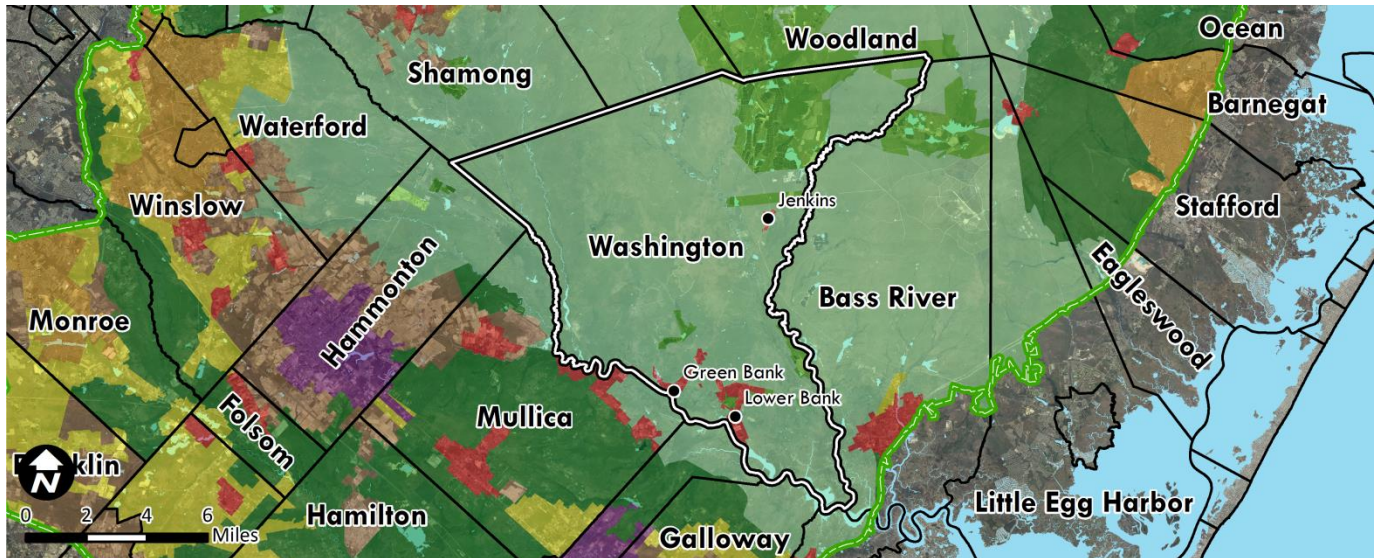


| | | |
|----------------------------------|--------------------------------------|--|
| Private Sector Employment 693 | Private Sector Establishments 148 | Private Sector Avg. Annual Wages \$31,335 |
|----------------------------------|--------------------------------------|--|

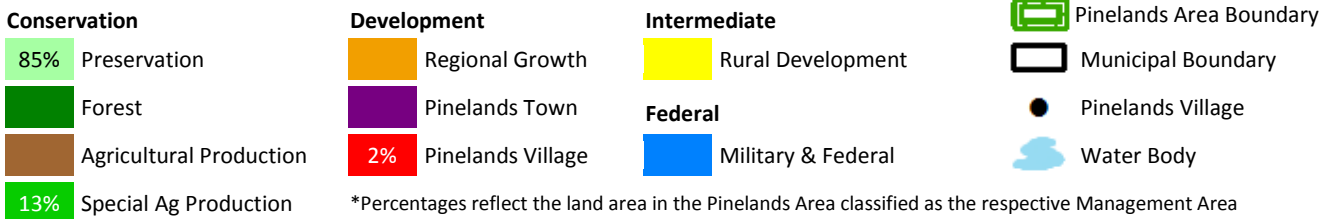
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Washington Township

Pinelands Area 2010 population: 793 (100% of total population)
 Pinelands Area acreage: 66,774 (100% of total acreage)

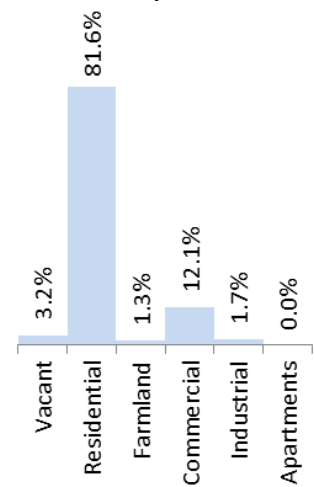


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 686 | 12,031 | 192 |
| Population Density (per mile ²) | 7 | 1,773 | 202 |
| Population Change - 2000 to 2012 | 10.5% | 4.9% | 51 |
| % Land Protected in Pinelands Area* | 86.3% | 36.4% | 3 |
| Assessed Acres of Farmland | 8,446 | 2,285 | 20 |
| Building Permits Issued | 4 | 22 | 114 |
| Housing Transactions | 1 | 62 | 193 |
| Average Home Sale Price | \$294,000 | \$273,524 | 48 |
| Equalized Property Value (millions) | \$107.1 | \$1,566.4 | 189 |
| Effective Tax Rate | 1.36 | 2.28 | 175 |
| Average Residential Property Tax Bill | \$3,456 | \$5,601 | 190 |
| Per Capita Income Estimate | \$27,151 | \$31,778 | 132 |
| Unemployment Rate | 14.3% | 11.0% | 41 |

Assessment Class Proportions in 2012 Municipal Valuations

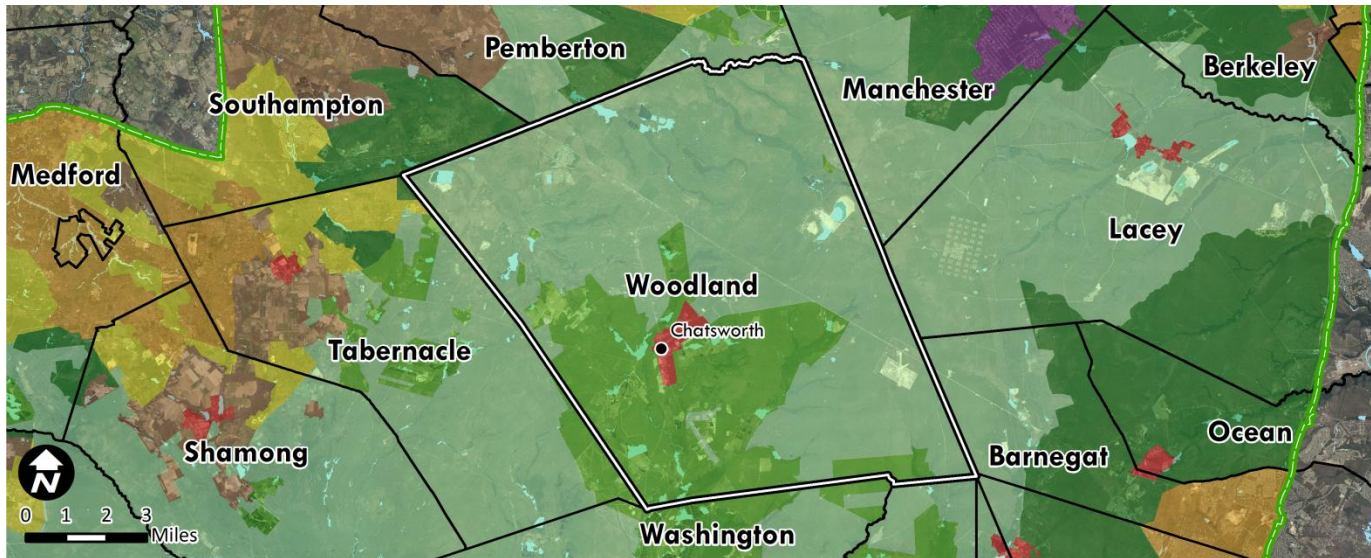


| | | |
|---------------------------------|-------------------------------------|--|
| Private Sector Employment 49 | Private Sector Establishments 17 | Private Sector Avg. Annual Wages \$50,524 |
|---------------------------------|-------------------------------------|--|

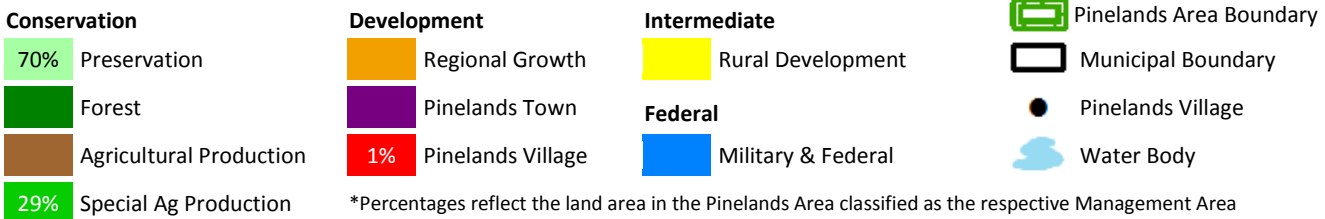
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Woodland Township

Pinelands Area 2010 population: 1,788 (100% of total population)
 Pinelands Area acreage: 60,523 (100% of total acreage)

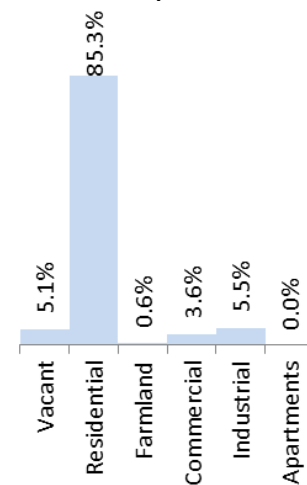


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 1,802 | 12,031 | 165 |
| Population Density (per mile ²) | 19 | 1,773 | 198 |
| Population Change - 2000 to 2012 | 54.0% | 4.9% | 4 |
| % Land Protected in Pinelands Area* | 76.5% | 36.4% | 6 |
| Assessed Acres of Farmland | 11,371 | 2,285 | 10 |
| Building Permits Issued | 9 | 22 | 83 |
| Housing Transactions | 5 | 62 | 166 |
| Average Home Sale Price | \$257,160 | \$273,524 | 63 |
| Equalized Property Value (millions) | \$146.1 | \$1,566.4 | 180 |
| Effective Tax Rate | 1.80 | 2.28 | 154 |
| Average Residential Property Tax Bill | \$4,759 | \$5,601 | 126 |
| Per Capita Income Estimate | \$35,116 | \$31,778 | 56 |
| Unemployment Rate | 11.1% | 11.0% | 88 |

Assessment Class Proportions in 2012 Municipal Valuations



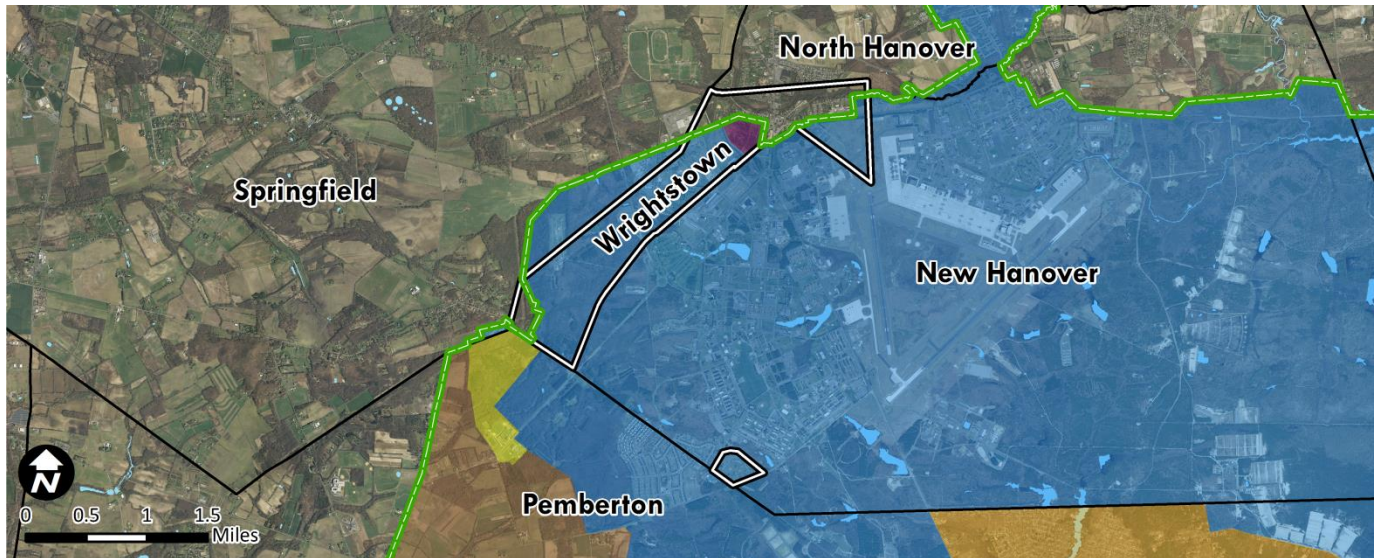
| Private Sector Employment | Private Sector Establishments | Private Sector Avg. Annual Wages |
|---------------------------|-------------------------------|----------------------------------|
| 282 | 27 | \$41,968 |

*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

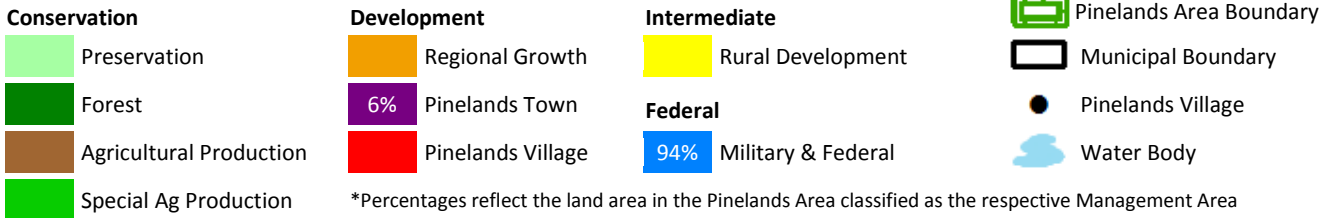
Wrightstown Borough

Pinelands Area 2010 population: 81 (10% of total population)

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

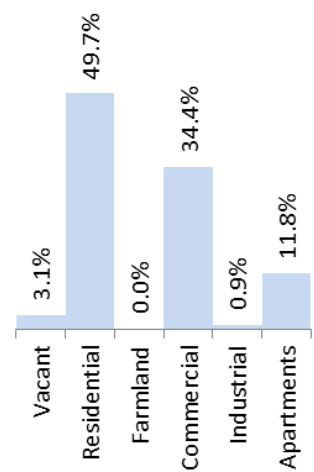


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 801 | 12,031 | 191 |
| Population Density (per mile ²) | 435 | 1,773 | 140 |
| Population Change - 2000 to 2012 | 7.1% | 4.9% | 66 |
| % Land Protected in Pinelands Area* | 0.0% | 36.4% | 46 |
| Assessed Acres of Farmland | 24 | 2,285 | 112 |
| Building Permits Issued | 0 | 22 | 169 |
| Housing Transactions | 1 | 62 | 193 |
| Average Home Sale Price | \$145,000 | \$273,524 | 173 |
| Equalized Property Value (millions) | \$38.6 | \$1,566.4 | 199 |
| Effective Tax Rate | 2.21 | 2.28 | 112 |
| Average Residential Property Tax Bill | \$3,608 | \$5,601 | 185 |
| Per Capita Income Estimate | \$20,288 | \$31,778 | 188 |
| Unemployment Rate | 13.5% | 11.0% | 50 |

Assessment Class Proportions in 2012 Municipal Valuations



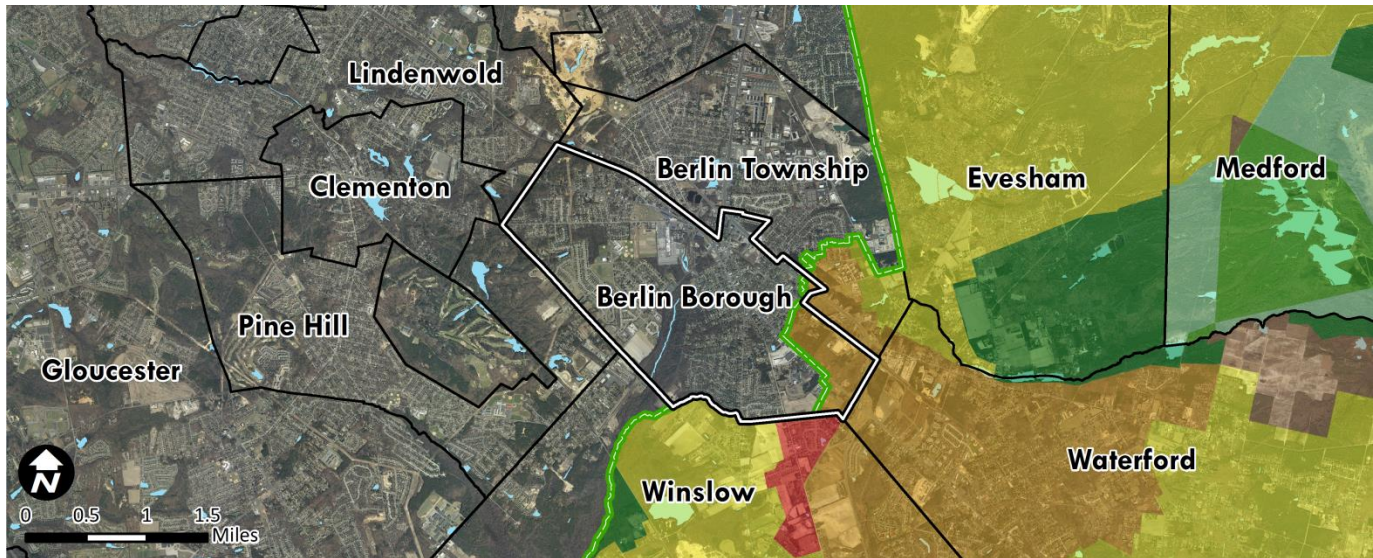
| | | |
|----------------------------------|-------------------------------------|--|
| Private Sector Employment 591 | Private Sector Establishments 72 | Private Sector Avg. Annual Wages \$31,604 |
|----------------------------------|-------------------------------------|--|

*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

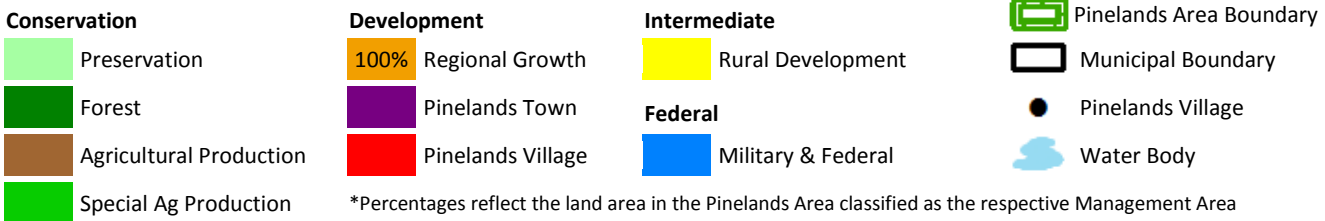
Berlin Borough

Pinelands Area 2010 population: 76 (1% of total population)

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

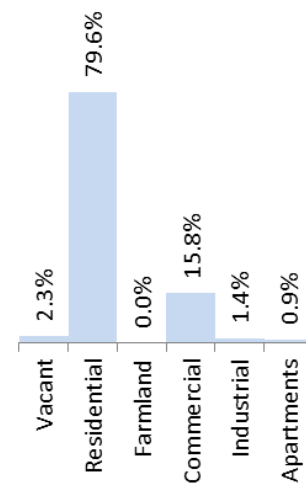


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 7,606 | 12,031 | 90 |
| Population Density (per mile ²) | 2,089 | 1,773 | 71 |
| Population Change - 2000 to 2012 | 23.7% | 4.9% | 22 |
| % Land Protected in Pinelands Area* | 0.0% | 36.4% | 46 |
| Assessed Acres of Farmland | 93 | 2,285 | 105 |
| Building Permits Issued | 4 | 22 | 114 |
| Housing Transactions | 43 | 62 | 75 |
| Average Home Sale Price | \$214,064 | \$273,524 | 93 |
| Equalized Property Value (millions) | \$768.2 | \$1,566.4 | 96 |
| Effective Tax Rate | 2.69 | 2.28 | 56 |
| Average Residential Property Tax Bill | \$6,636 | \$5,601 | 44 |
| Per Capita Income Estimate | \$32,263 | \$31,778 | 80 |
| Unemployment Rate | 8.7% | 11.0% | 140 |

Assessment Class Proportions in 2012 Municipal Valuations



| Private Sector Employment | Private Sector Establishments | Private Sector Avg. Annual Wages |
|---------------------------|-------------------------------|----------------------------------|
| 4,124 | 361 | \$38,761 |

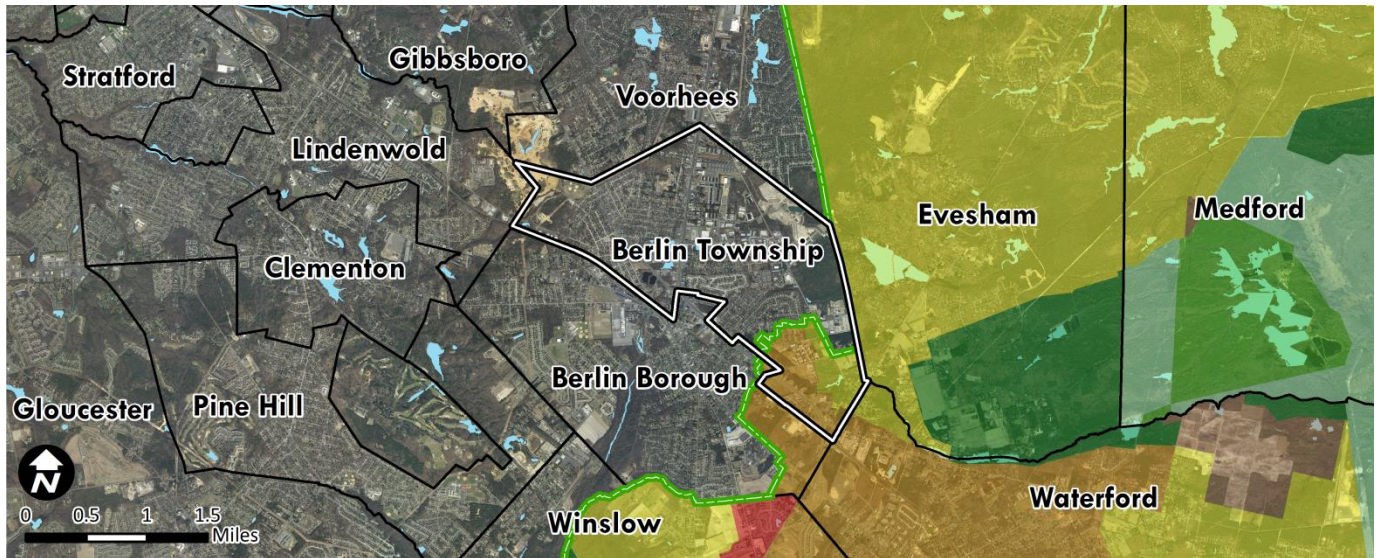
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Berlin Township

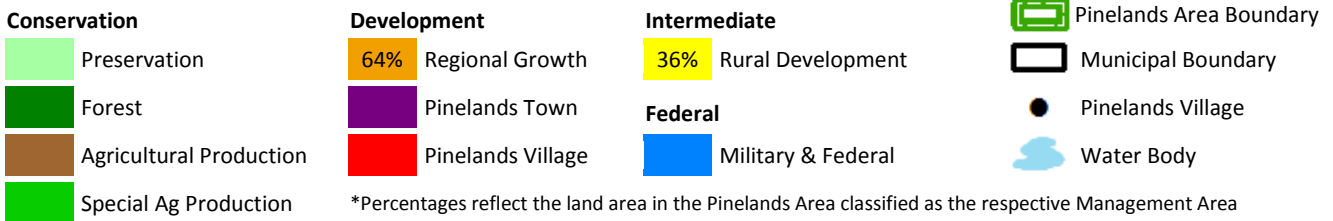


Pinelands Area 2010 population: 303 (6% of total population)

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

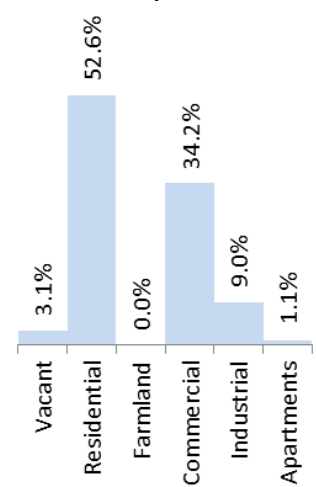


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 5,421 | 12,031 | 107 |
| Population Density (per mile ²) | 1,649 | 1,773 | 82 |
| Population Change - 2000 to 2012 | 2.5% | 4.9% | 90 |
| % Land Protected in Pinelands Area* | 0.0% | 36.4% | 46 |
| Assessed Acres of Farmland | 157 | 2,285 | 100 |
| Building Permits Issued | 21 | 22 | 48 |
| Housing Transactions | 14 | 62 | 134 |
| Average Home Sale Price | \$174,339 | \$273,524 | 131 |
| Equalized Property Value (millions) | \$555.2 | \$1,566.4 | 112 |
| Effective Tax Rate | 3.28 | 2.28 | 23 |
| Average Residential Property Tax Bill | \$5,655 | \$5,601 | 82 |
| Per Capita Income Estimate | \$29,140 | \$31,778 | 109 |
| Unemployment Rate | 6.3% | 11.0% | 184 |

Assessment Class Proportions in 2012 Municipal Valuations

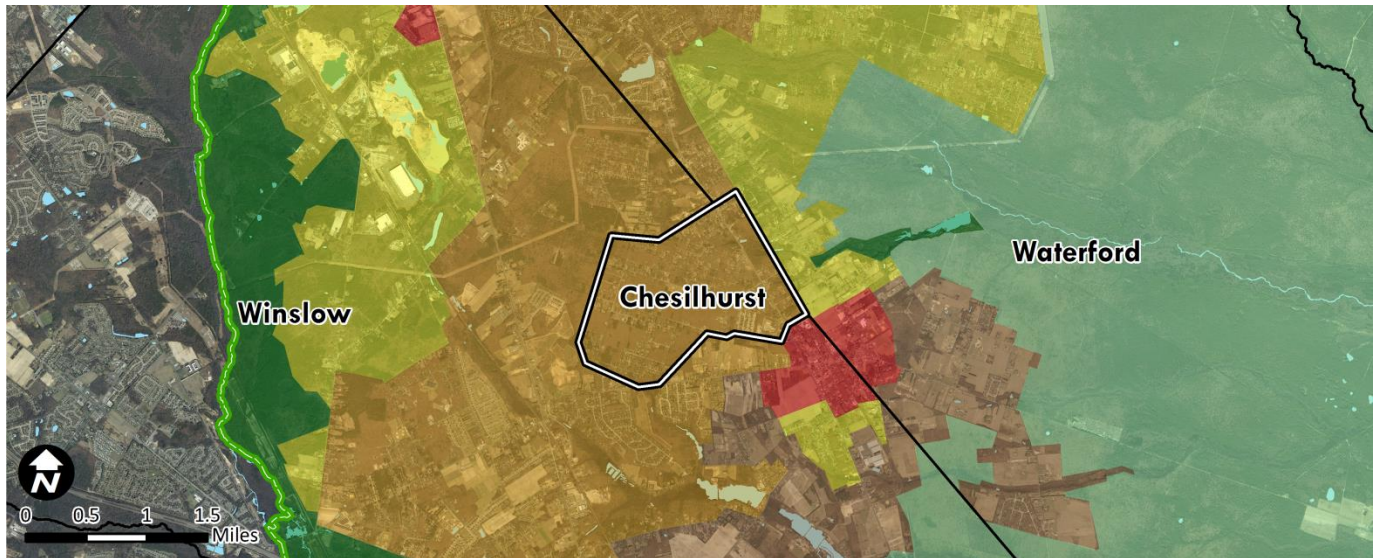


| | | |
|------------------------------------|--------------------------------------|--|
| Private Sector Employment 4,647 | Private Sector Establishments 371 | Private Sector Avg. Annual Wages \$37,743 |
|------------------------------------|--------------------------------------|--|

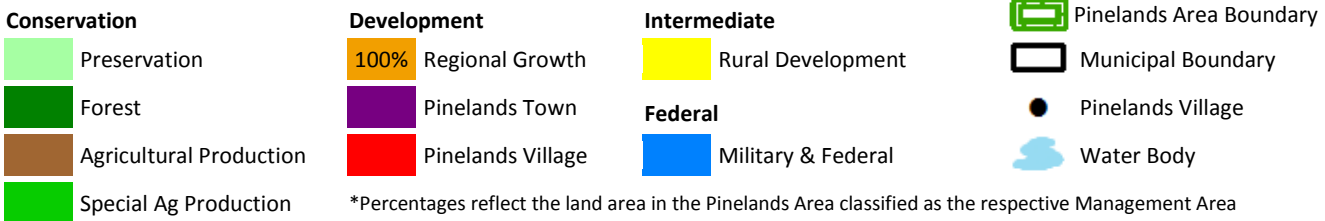
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Chesilhurst Borough

Pinelands Area 2010 population: 1,634 (100% of total population)
 Pinelands Area acreage: 1,105 (100% of total acreage)

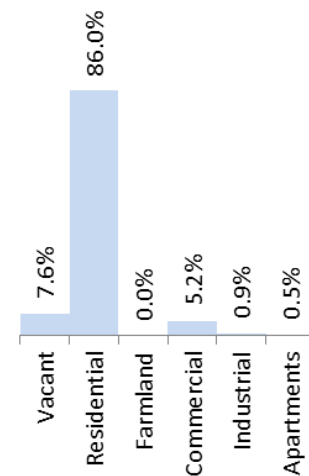


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 1,643 | 12,031 | 170 |
| Population Density (per mile ²) | 951 | 1,773 | 107 |
| Population Change - 2000 to 2012 | 8.1% | 4.9% | 63 |
| % Land Protected in Pinelands Area* | 0.0% | 36.4% | 45 |
| Assessed Acres of Farmland | 0 | 2,285 | 122 |
| Building Permits Issued | 1 | 22 | 146 |
| Housing Transactions | 0 | 62 | 199 |
| Average Home Sale Price | \$0 | \$273,524 | 199 |
| Equalized Property Value (millions) | \$89.5 | \$1,566.4 | 191 |
| Effective Tax Rate | 2.96 | 2.28 | 38 |
| Average Residential Property Tax Bill | \$4,834 | \$5,601 | 121 |
| Per Capita Income Estimate | \$23,109 | \$31,778 | 172 |
| Unemployment Rate | 15.8% | 11.0% | 25 |

Assessment Class Proportions in 2012 Municipal Valuations

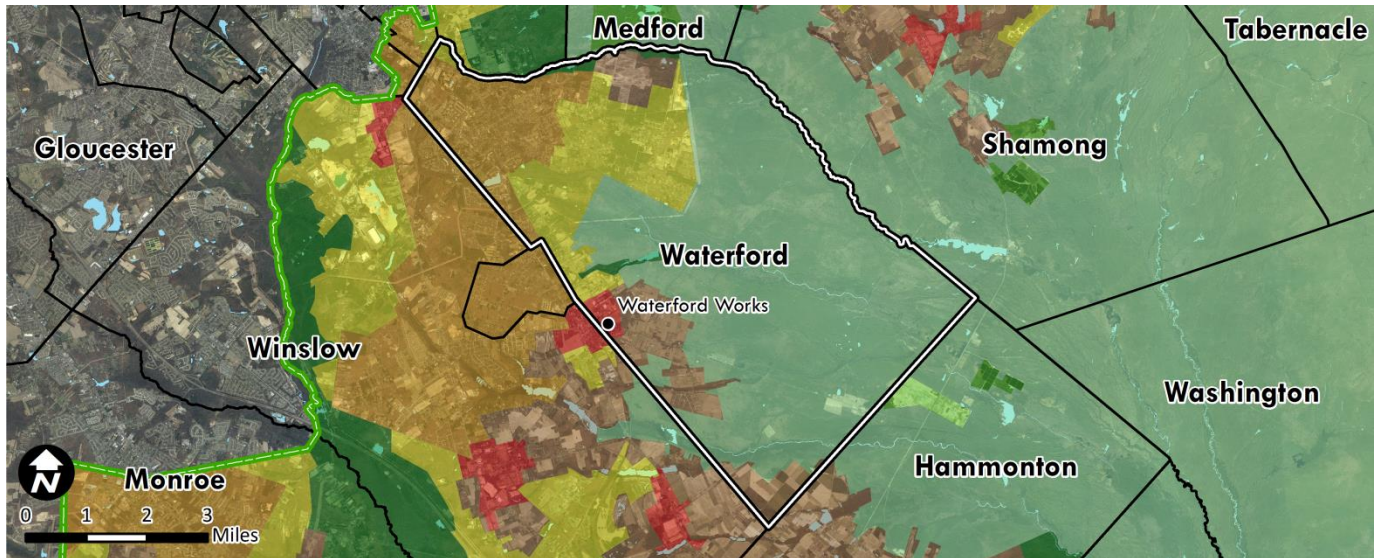


| | | |
|---------------------------------|-------------------------------------|--|
| Private Sector Employment 97 | Private Sector Establishments 14 | Private Sector Avg. Annual Wages \$38,274 |
|---------------------------------|-------------------------------------|--|

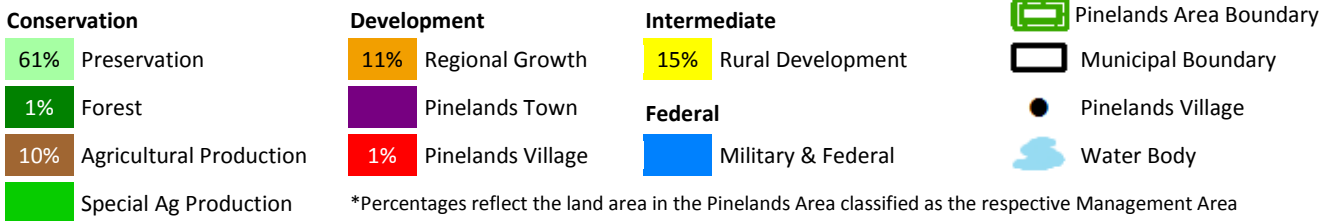
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Waterford Township

Pinelands Area 2010 population: 10,649 (100% of total population)
 Pinelands Area acreage: 23,176 (100% of total acreage)

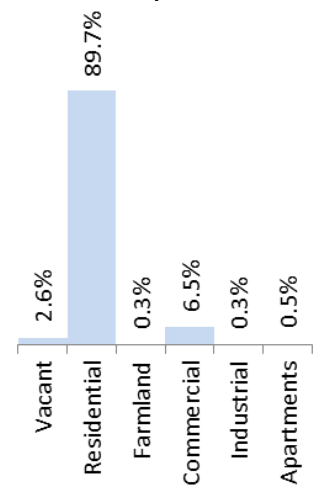


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 10,711 | 12,031 | 62 |
| Population Density (per mile ²) | 296 | 1,773 | 152 |
| Population Change - 2000 to 2012 | 2.1% | 4.9% | 95 |
| % Land Protected in Pinelands Area* | 65.1% | 36.4% | 12 |
| Assessed Acres of Farmland | 2,565 | 2,285 | 55 |
| Building Permits Issued | 38 | 22 | 39 |
| Housing Transactions | 49 | 62 | 70 |
| Average Home Sale Price | \$175,153 | \$273,524 | 129 |
| Equalized Property Value (millions) | \$811.7 | \$1,566.4 | 92 |
| Effective Tax Rate | 2.92 | 2.28 | 44 |
| Average Residential Property Tax Bill | \$6,261 | \$5,601 | 60 |
| Per Capita Income Estimate | \$27,600 | \$31,778 | 126 |
| Unemployment Rate | 10.1% | 11.0% | 105 |

Assessment Class Proportions in 2012 Municipal Valuations

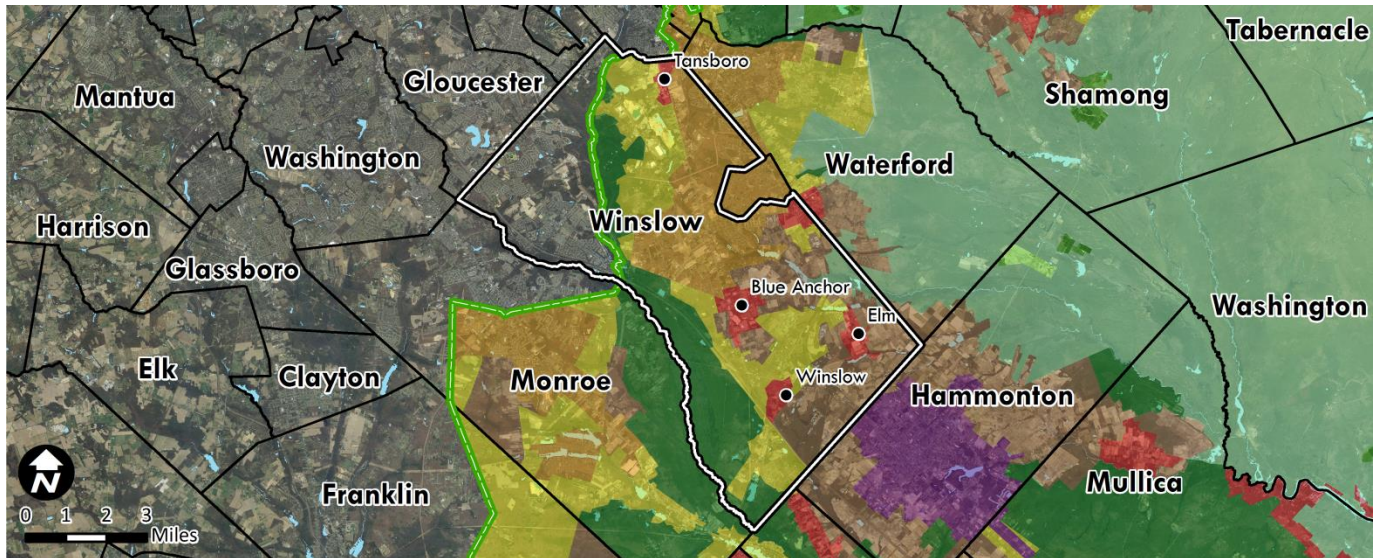


| | | |
|------------------------------------|--------------------------------------|--|
| Private Sector Employment 1,886 | Private Sector Establishments 234 | Private Sector Avg. Annual Wages \$29,428 |
|------------------------------------|--------------------------------------|--|

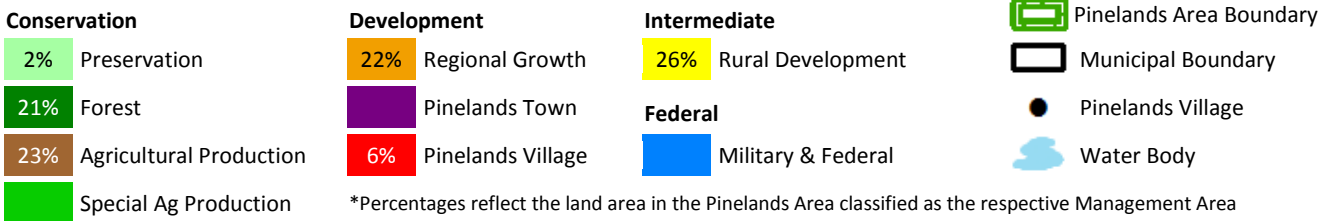
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Winslow Township

Pinelands Area 2010 population: 17,813 (45% of total population)
 Pinelands Area acreage: 30,096 (81% of total acreage)

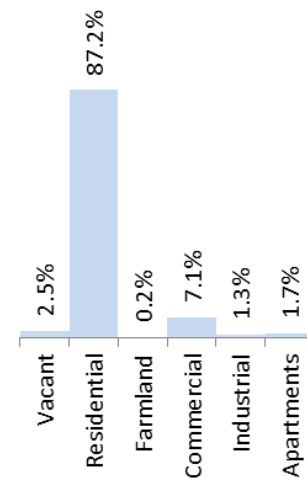


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 39,238 | 12,031 | 16 |
| Population Density (per mile ²) | 673 | 1,773 | 123 |
| Population Change - 2000 to 2012 | 13.4% | 4.9% | 42 |
| % Land Protected in Pinelands Area* | 30.1% | 36.4% | 31 |
| Assessed Acres of Farmland | 6,776 | 2,285 | 28 |
| Building Permits Issued | 4 | 22 | 114 |
| Housing Transactions | 59 | 62 | 60 |
| Average Home Sale Price | \$174,988 | \$273,524 | 130 |
| Equalized Property Value (millions) | \$2,662.8 | \$1,566.4 | 34 |
| Effective Tax Rate | 2.81 | 2.28 | 50 |
| Average Residential Property Tax Bill | \$5,345 | \$5,601 | 93 |
| Per Capita Income Estimate | \$27,713 | \$31,778 | 124 |
| Unemployment Rate | 10.9% | 11.0% | 91 |

Assessment Class Proportions in 2012 Municipal Valuations

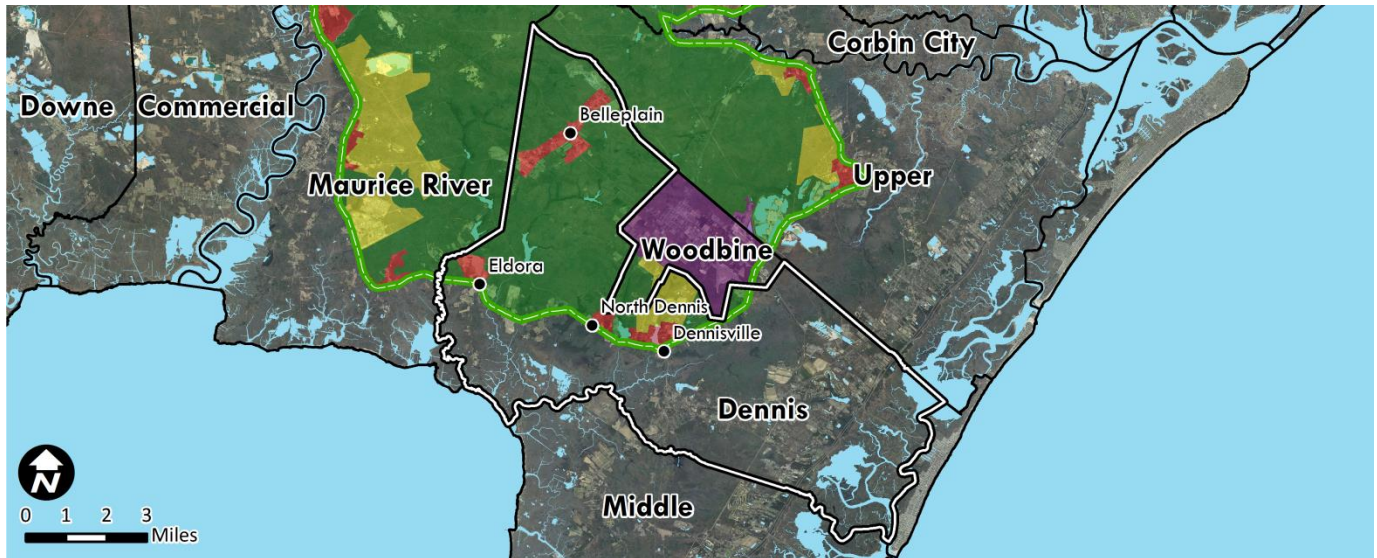


| | | |
|------------------------------------|--------------------------------------|--|
| Private Sector Employment 5,270 | Private Sector Establishments 597 | Private Sector Avg. Annual Wages \$32,865 |
|------------------------------------|--------------------------------------|--|

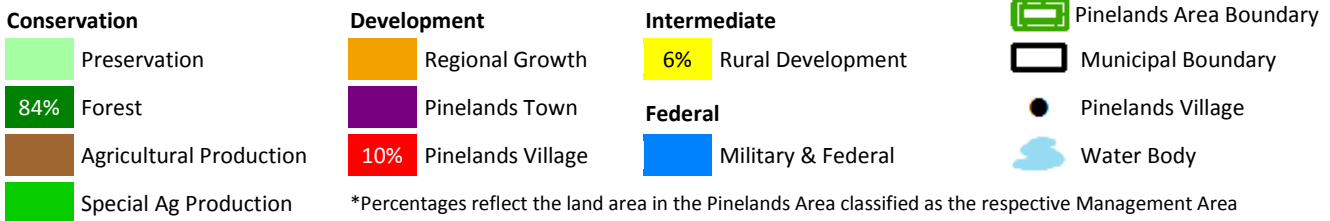
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Dennis Township

Pinelands Area 2010 population: 1,570 (24% of total population)
 Pinelands Area acreage: 15,697 (38% of total acreage)

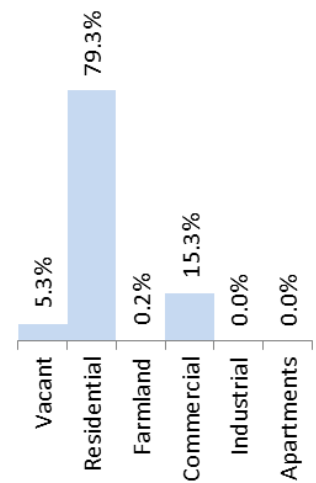


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 6,407 | 12,031 | 100 |
| Population Density (per mile ²) | 100 | 1,773 | 184 |
| Population Change - 2000 to 2012 | -1.3% | 4.9% | 130 |
| % Land Protected in Pinelands Area* | 68.1% | 36.4% | 10 |
| Assessed Acres of Farmland | 3,834 | 2,285 | 48 |
| Building Permits Issued | 11 | 22 | 75 |
| Housing Transactions | 21 | 62 | 117 |
| Average Home Sale Price | \$220,524 | \$273,524 | 85 |
| Equalized Property Value (millions) | \$879.5 | \$1,566.4 | 89 |
| Effective Tax Rate | 1.39 | 2.28 | 173 |
| Average Residential Property Tax Bill | \$2,840 | \$5,601 | 196 |
| Per Capita Income Estimate | \$28,558 | \$31,778 | 112 |
| Unemployment Rate | 8.2% | 11.0% | 147 |

Assessment Class Proportions in 2012 Municipal Valuations

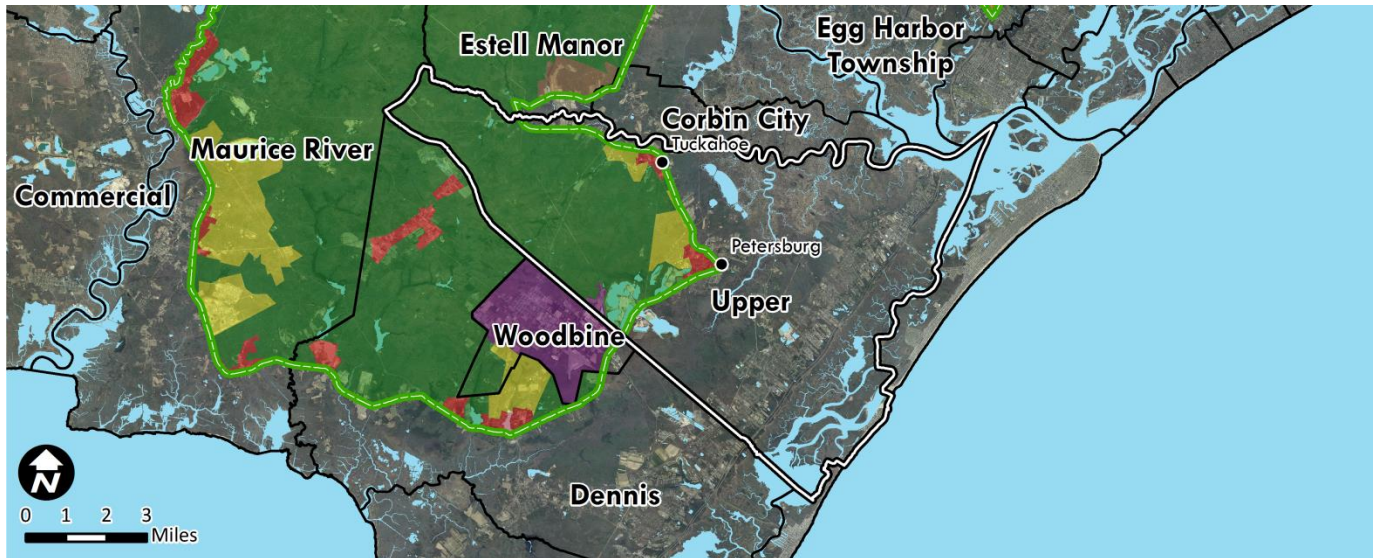


| | | |
|------------------------------------|--------------------------------------|--|
| Private Sector Employment 1,488 | Private Sector Establishments 182 | Private Sector Avg. Annual Wages \$35,229 |
|------------------------------------|--------------------------------------|--|

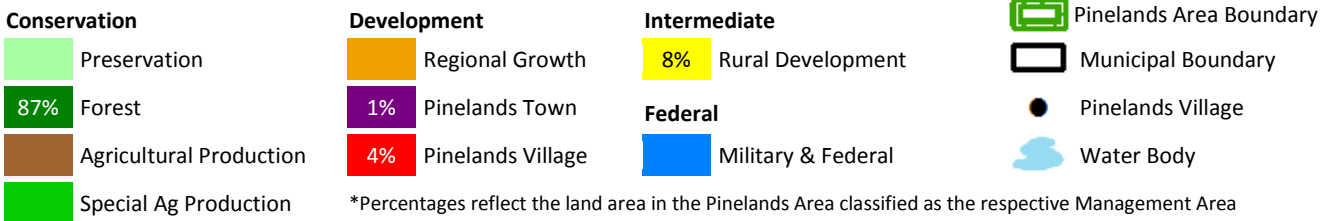
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Upper Township

Pinelands Area 2010 population: 1,306 (11% of total population)
 Pinelands Area acreage: 14,322 (33% of total acreage)

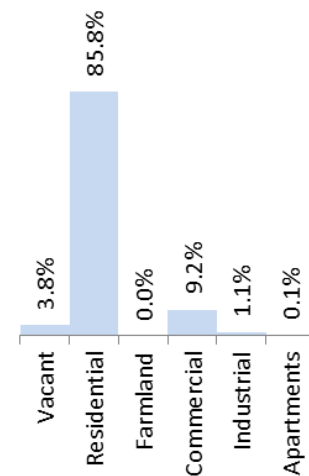


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 12,247 | 12,031 | 53 |
| Population Density (per mile ²) | 178 | 1,773 | 171 |
| Population Change - 2000 to 2012 | 1.1% | 4.9% | 104 |
| % Land Protected in Pinelands Area* | 51.3% | 36.4% | 17 |
| Assessed Acres of Farmland | 2,311 | 2,285 | 58 |
| Building Permits Issued | 13 | 22 | 67 |
| Housing Transactions | 84 | 62 | 46 |
| Average Home Sale Price | \$354,167 | \$273,524 | 26 |
| Equalized Property Value (millions) | \$2,026.7 | \$1,566.4 | 47 |
| Effective Tax Rate | 1.38 | 2.28 | 174 |
| Average Residential Property Tax Bill | \$4,448 | \$5,601 | 148 |
| Per Capita Income Estimate | \$35,120 | \$31,778 | 55 |
| Unemployment Rate | 4.2% | 11.0% | 195 |

Assessment Class Proportions in 2012 Municipal Valuations

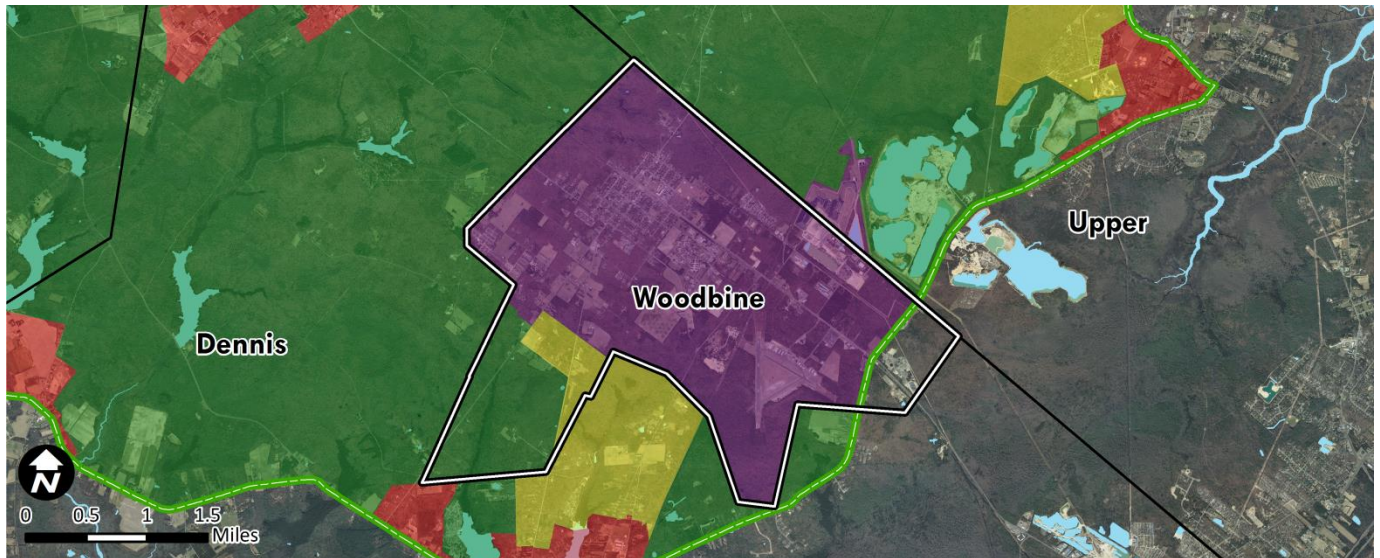


| Private Sector Employment | Private Sector Establishments | Private Sector Avg. Annual Wages |
|---------------------------|-------------------------------|----------------------------------|
| 2,374 | 288 | \$37,154 |

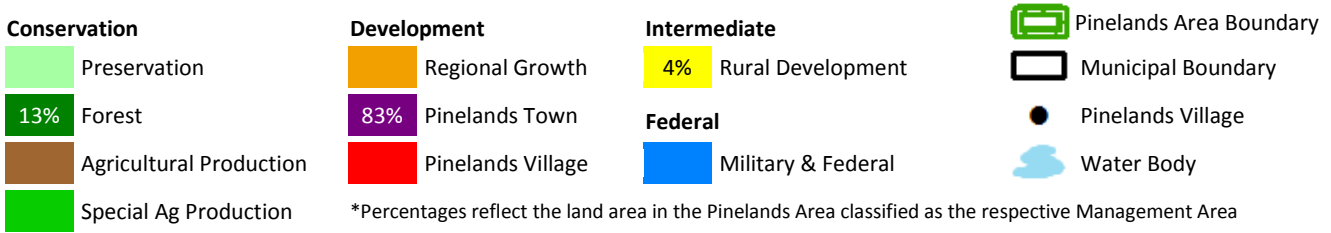
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Woodbine Borough

Pinelands Area 2010 population: 2,465 (99% of total population)
 Pinelands Area acreage: 4,801 (95% of total acreage)

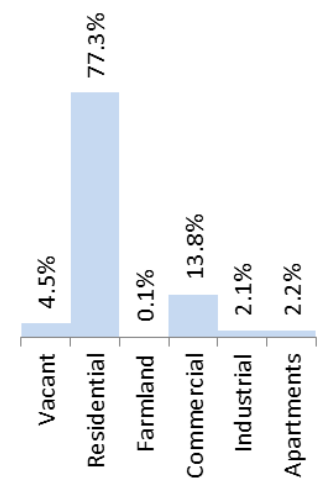


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 2,462 | 12,031 | 153 |
| Population Density (per mile ²) | 312 | 1,773 | 150 |
| Population Change - 2000 to 2012 | -9.4% | 4.9% | 176 |
| % Land Protected in Pinelands Area* | 7.2% | 36.4% | 40 |
| Assessed Acres of Farmland | 331 | 2,285 | 86 |
| Building Permits Issued | 0 | 22 | 169 |
| Housing Transactions | 1 | 62 | 193 |
| Average Home Sale Price | \$270,000 | \$273,524 | 59 |
| Equalized Property Value (millions) | \$189.0 | \$1,566.4 | 171 |
| Effective Tax Rate | 1.19 | 2.28 | 180 |
| Average Residential Property Tax Bill | \$1,605 | \$5,601 | 200 |
| Per Capita Income Estimate | \$20,209 | \$31,778 | 189 |
| Unemployment Rate | 13.9% | 11.0% | 46 |

Assessment Class Proportions in 2012 Municipal Valuations



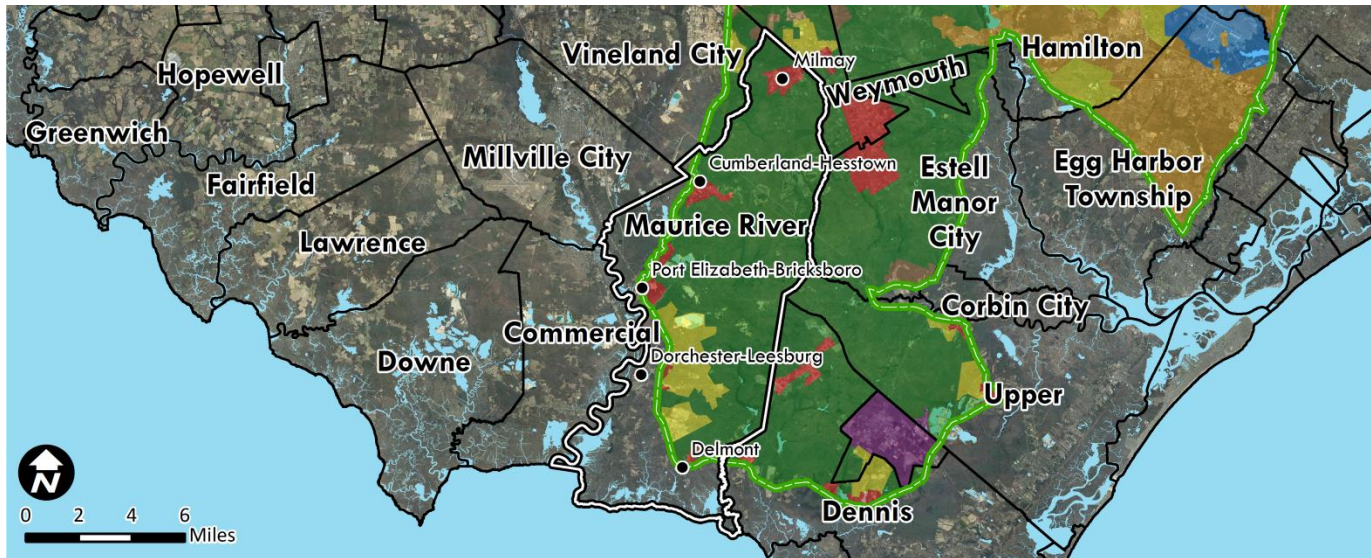
| | | |
|----------------------------------|-------------------------------------|--|
| Private Sector Employment 517 | Private Sector Establishments 81 | Private Sector Avg. Annual Wages \$38,273 |
|----------------------------------|-------------------------------------|--|

*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

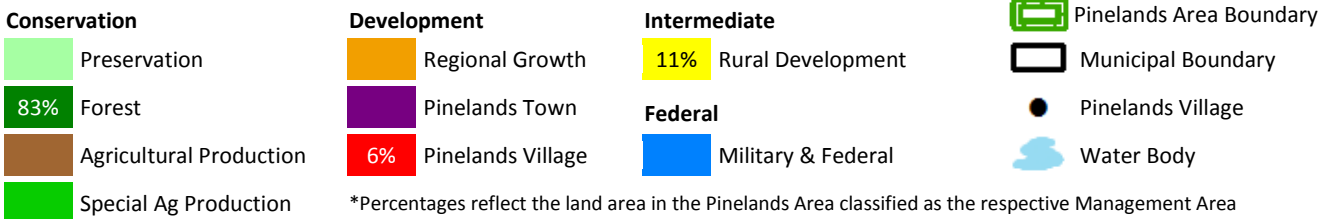
Maurice River Township

Pinelands Area 2010 population: 5,897 (74% of total population)

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

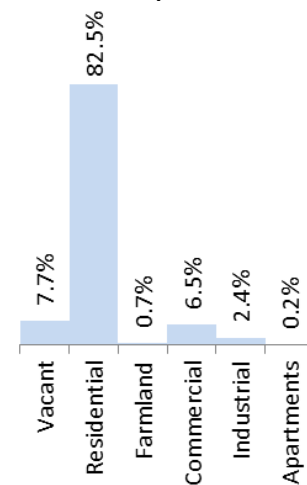


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 8,146 | 12,031 | 83 |
| Population Density (per mile ²) | 86 | 1,773 | 188 |
| Population Change - 2000 to 2012 | 17.6% | 4.9% | 32 |
| % Land Protected in Pinelands Area* | 50.2% | 36.4% | 19 |
| Assessed Acres of Farmland | 9,736 | 2,285 | 12 |
| Building Permits Issued | 13 | 22 | 67 |
| Housing Transactions | 4 | 62 | 173 |
| Average Home Sale Price | \$172,750 | \$273,524 | 136 |
| Equalized Property Value (millions) | \$321.5 | \$1,566.4 | 139 |
| Effective Tax Rate | 2.08 | 2.28 | 130 |
| Average Residential Property Tax Bill | \$4,131 | \$5,601 | 165 |
| Per Capita Income Estimate | \$30,394 | \$31,778 | 95 |
| Unemployment Rate | 11.4% | 11.0% | 84 |

Assessment Class Proportions in 2012 Municipal Valuations



| | | |
|----------------------------------|-------------------------------------|--|
| Private Sector Employment 214 | Private Sector Establishments 27 | Private Sector Avg. Annual Wages \$28,044 |
|----------------------------------|-------------------------------------|--|

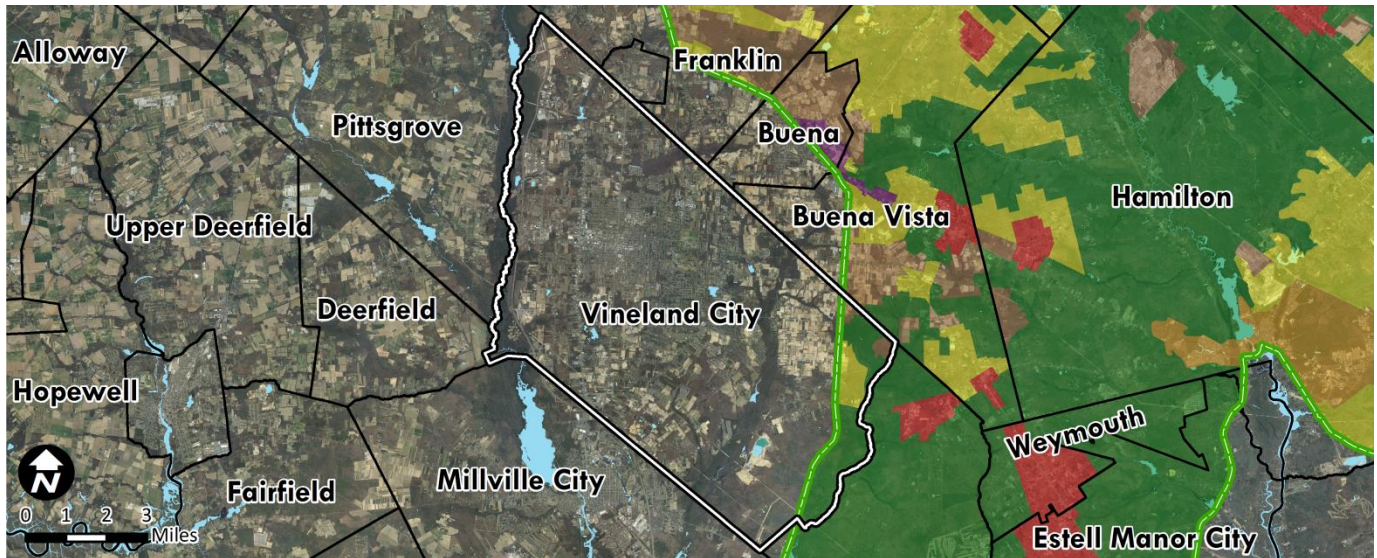
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Vineland City

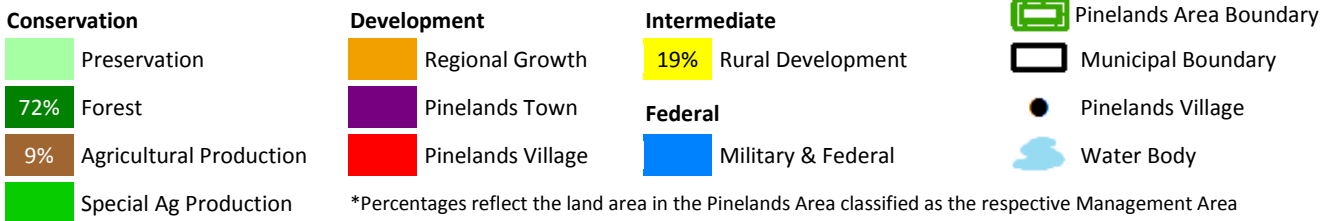


Pinelands Area 2010 population: 156 (< 1% of total population)

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

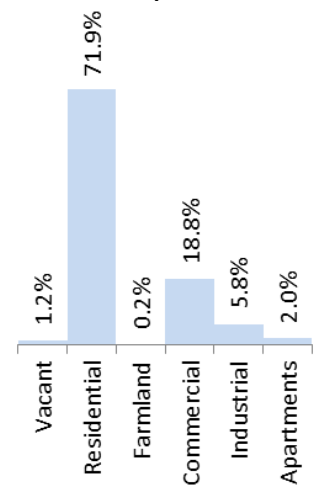


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 60,854 | 12,031 | 7 |
| Population Density (per mile ²) | 881 | 1,773 | 113 |
| Population Change - 2000 to 2012 | 8.1% | 4.9% | 62 |
| % Land Protected in Pinelands Area* | 78.5% | 36.4% | 5 |
| Assessed Acres of Farmland | 8,727 | 2,285 | 16 |
| Building Permits Issued | 75 | 22 | 16 |
| Housing Transactions | 236 | 62 | 13 |
| Average Home Sale Price | \$170,908 | \$273,524 | 140 |
| Equalized Property Value (millions) | \$4,145.0 | \$1,566.4 | 20 |
| Effective Tax Rate | 2.12 | 2.28 | 126 |
| Average Residential Property Tax Bill | \$3,945 | \$5,601 | 172 |
| Per Capita Income Estimate | \$23,278 | \$31,778 | 170 |
| Unemployment Rate | 13.8% | 11.0% | 47 |

Assessment Class Proportions in 2012 Municipal Valuations



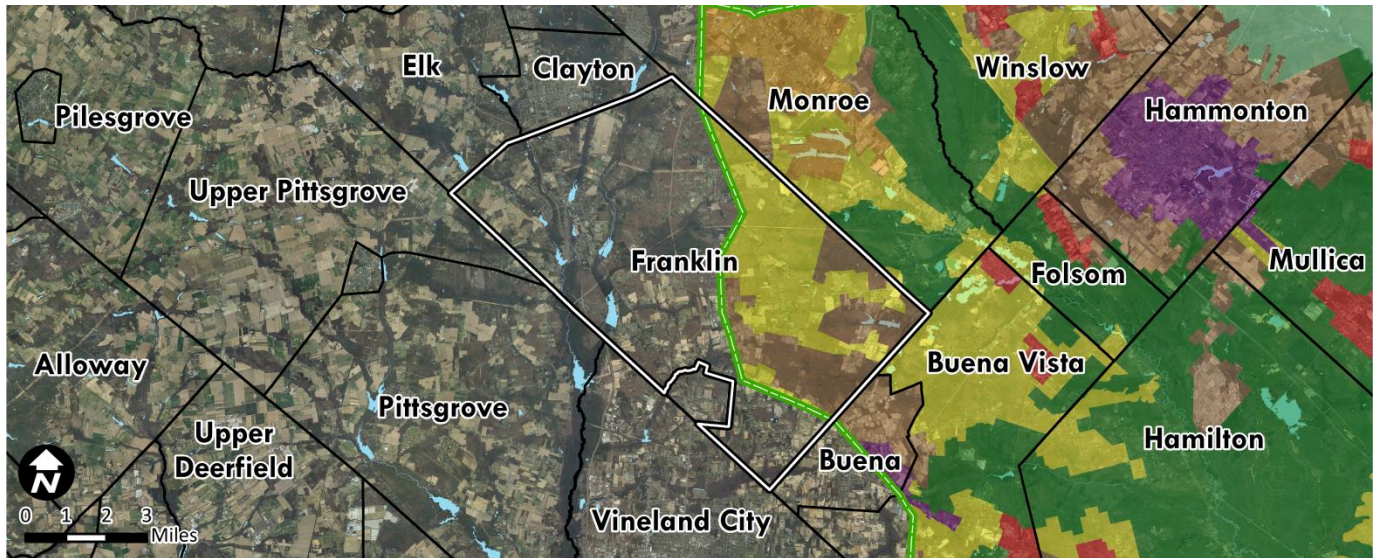
| | | |
|-------------------------------------|--|--|
| Private Sector Employment 24,388 | Private Sector Establishments 1,587 | Private Sector Avg. Annual Wages \$39,394 |
|-------------------------------------|--|--|

*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

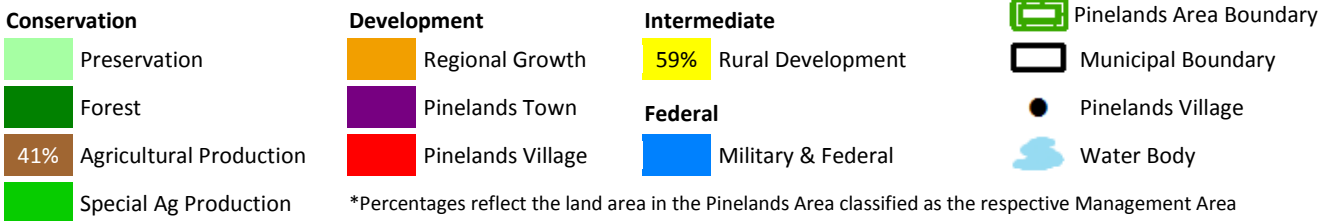
Franklin Township



Pinelands Area 2010 population: 2,616 (16% of total population)
 Pinelands Area acreage: 12,835 (36% of total acreage)

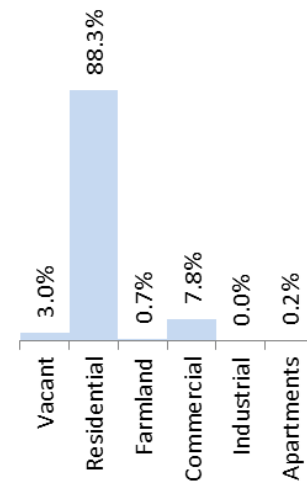


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 16,741 | 12,031 | 43 |
| Population Density (per mile ²) | 297 | 1,773 | 151 |
| Population Change - 2000 to 2012 | 8.2% | 4.9% | 60 |
| % Land Protected in Pinelands Area* | 31.9% | 36.4% | 28 |
| Assessed Acres of Farmland | 8,676 | 2,285 | 17 |
| Building Permits Issued | 18 | 22 | 53 |
| Housing Transactions | 56 | 62 | 62 |
| Average Home Sale Price | \$203,832 | \$273,524 | 103 |
| Equalized Property Value (millions) | \$1,312.1 | \$1,566.4 | 67 |
| Effective Tax Rate | 2.47 | 2.28 | 87 |
| Average Residential Property Tax Bill | \$5,164 | \$5,601 | 109 |
| Per Capita Income Estimate | \$28,366 | \$31,778 | 115 |
| Unemployment Rate | 12.7% | 11.0% | 60 |

Assessment Class Proportions in 2012 Municipal Valuations



| | | |
|------------------------------------|--------------------------------------|--|
| Private Sector Employment 1,542 | Private Sector Establishments 224 | Private Sector Avg. Annual Wages \$36,516 |
|------------------------------------|--------------------------------------|--|

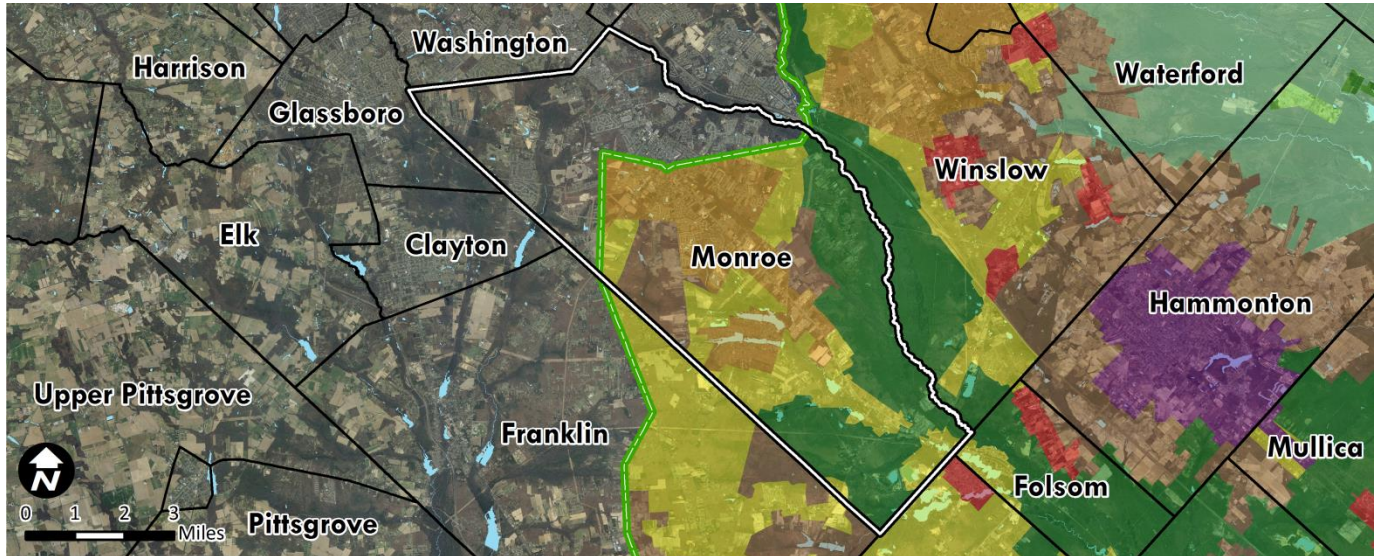
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Monroe Township

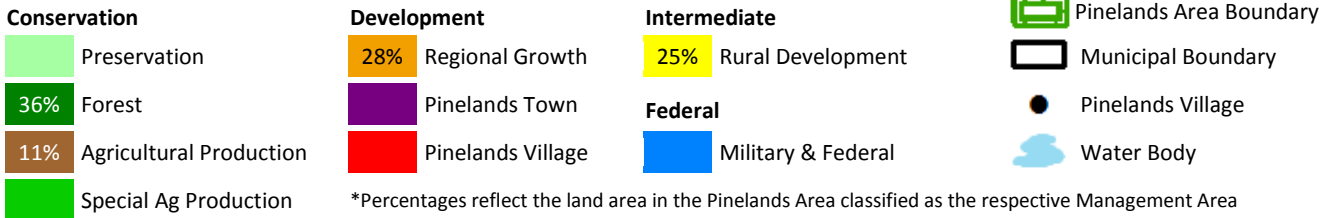


Pinelands Area 2010 population: 17,871 (49% of total population)

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

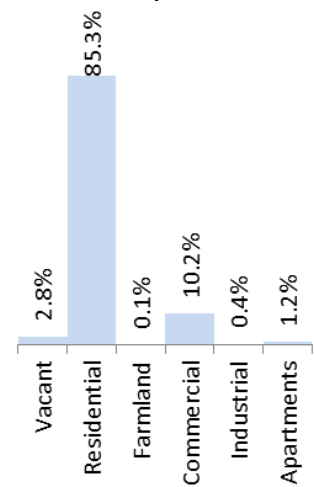


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 36,597 | 12,031 | 18 |
| Population Density (per mile ²) | 781 | 1,773 | 117 |
| Population Change - 2000 to 2012 | 26.3% | 4.9% | 20 |
| % Land Protected in Pinelands Area* | 24.6% | 36.4% | 33 |
| Assessed Acres of Farmland | 5,348 | 2,285 | 37 |
| Building Permits Issued | 61 | 22 | 25 |
| Housing Transactions | 167 | 62 | 21 |
| Average Home Sale Price | \$204,910 | \$273,524 | 102 |
| Equalized Property Value (millions) | \$2,656.6 | \$1,566.4 | 35 |
| Effective Tax Rate | 2.98 | 2.28 | 36 |
| Average Residential Property Tax Bill | \$6,420 | \$5,601 | 53 |
| Per Capita Income Estimate | \$26,411 | \$31,778 | 147 |
| Unemployment Rate | 10.4% | 11.0% | 100 |

Assessment Class Proportions in 2012 Municipal Valuations

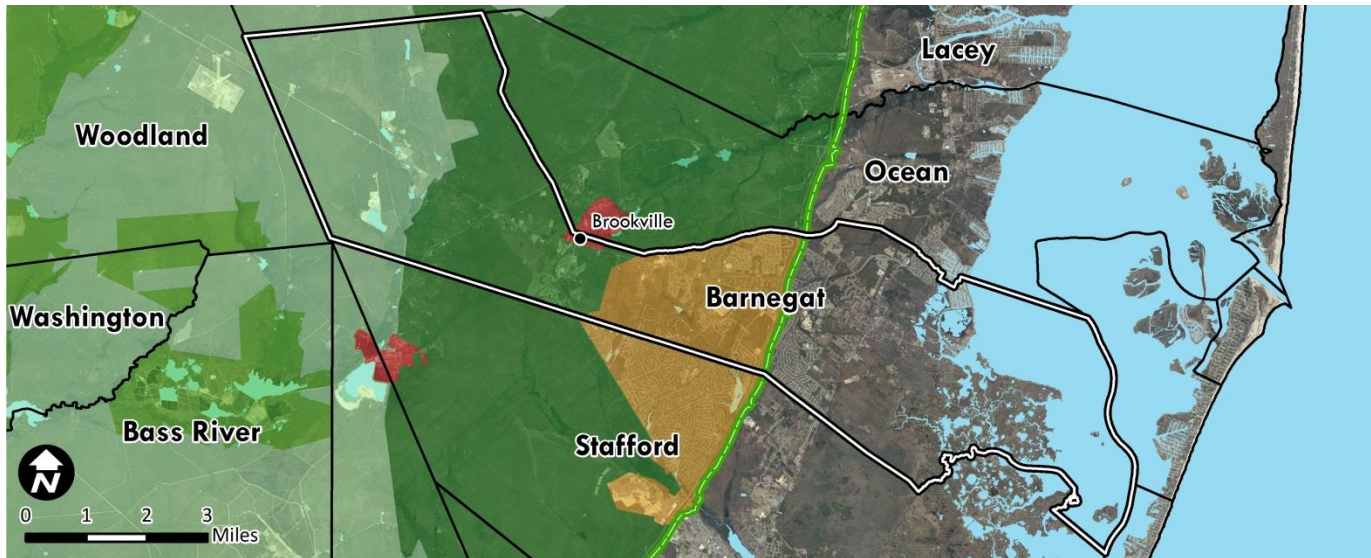


| | | |
|------------------------------------|--------------------------------------|--|
| Private Sector Employment 5,518 | Private Sector Establishments 598 | Private Sector Avg. Annual Wages \$34,922 |
|------------------------------------|--------------------------------------|--|

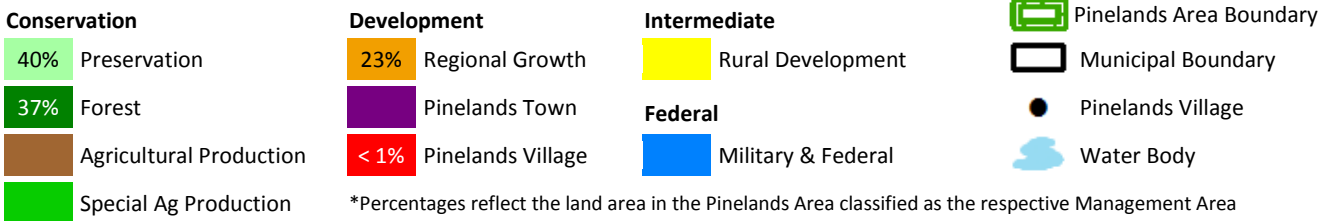
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Barnegat Township

Pinelands Area 2010 population: 7,187 (34% of total population)
 Pinelands Area acreage: 14,357 (56% of total acreage)

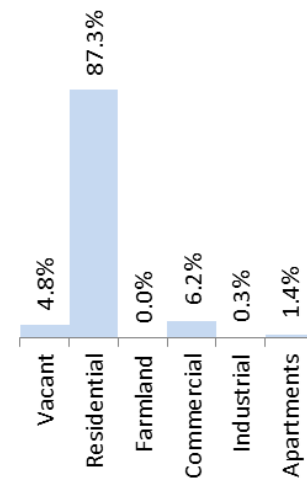


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 21,418 | 12,031 | 33 |
| Population Density (per mile ²) | 533 | 1,773 | 129 |
| Population Change - 2000 to 2012 | 40.3% | 4.9% | 10 |
| % Land Protected in Pinelands Area* | 61.2% | 36.4% | 14 |
| Assessed Acres of Farmland | 192 | 2,285 | 97 |
| Building Permits Issued | 161 | 22 | 3 |
| Housing Transactions | 89 | 62 | 44 |
| Average Home Sale Price | \$238,356 | \$273,524 | 76 |
| Equalized Property Value (millions) | \$2,369.2 | \$1,566.4 | 41 |
| Effective Tax Rate | 2.18 | 2.28 | 117 |
| Average Residential Property Tax Bill | \$5,660 | \$5,601 | 81 |
| Per Capita Income Estimate | \$27,224 | \$31,778 | 130 |
| Unemployment Rate | 9.7% | 11.0% | 117 |

Assessment Class Proportions in 2012 Municipal Valuations



| Private Sector Employment | Private Sector Establishments | Private Sector Avg. Annual Wages |
|---------------------------|-------------------------------|----------------------------------|
| 1,623 | 255 | \$35,557 |

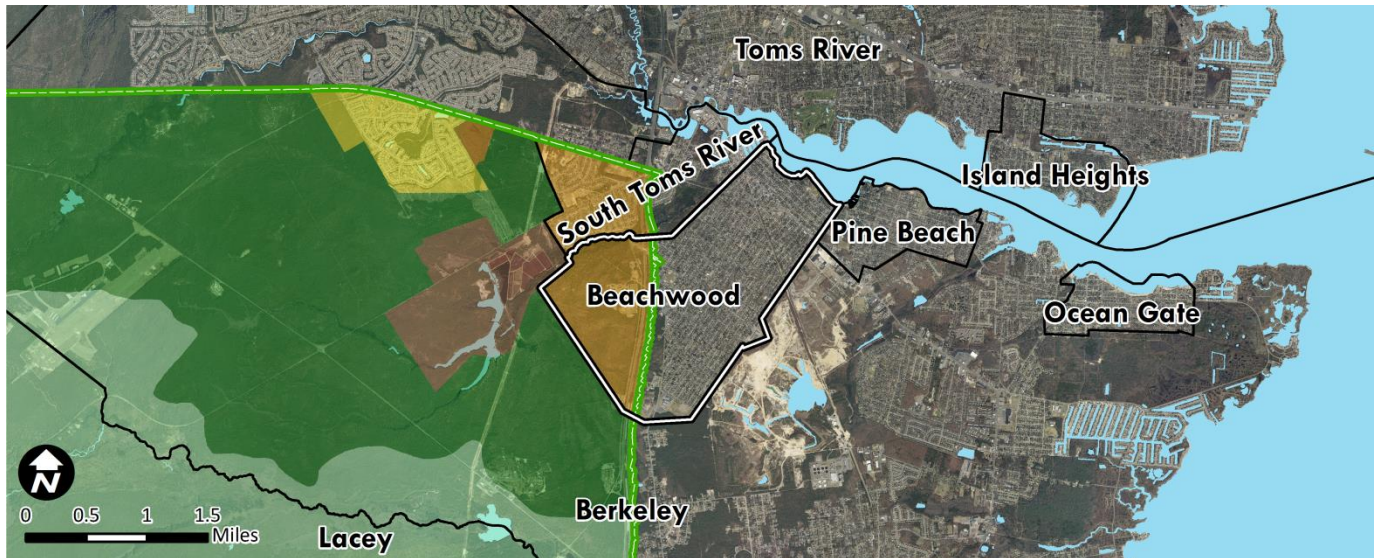
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Beachwood Borough

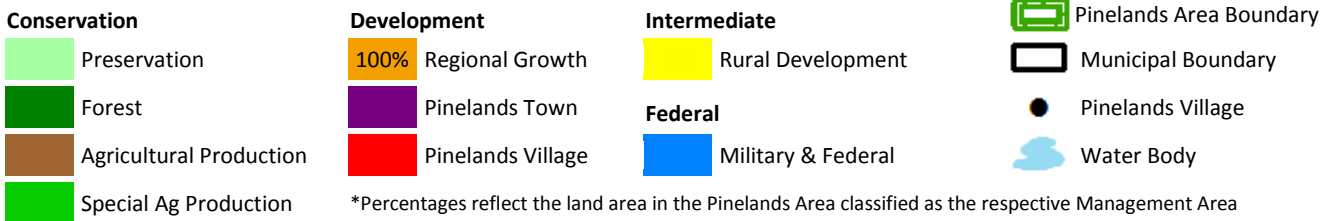


Pinelands Area 2010 population: 2 (< 1% of total population)

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

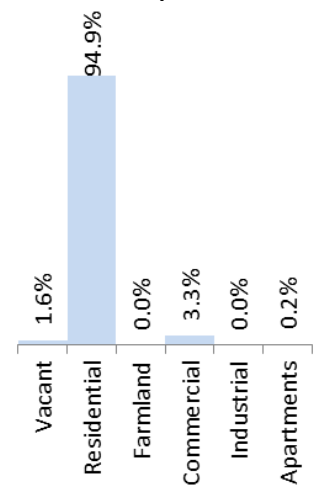


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 11,100 | 12,031 | 59 |
| Population Density (per mile ²) | 4,006 | 1,773 | 26 |
| Population Change - 2000 to 2012 | 7.0% | 4.9% | 67 |
| % Land Protected in Pinelands Area* | 67.6% | 36.4% | 11 |
| Assessed Acres of Farmland | 0 | 2,285 | 122 |
| Building Permits Issued | 4 | 22 | 114 |
| Housing Transactions | 31 | 62 | 96 |
| Average Home Sale Price | \$217,981 | \$273,524 | 89 |
| Equalized Property Value (millions) | \$923.8 | \$1,566.4 | 88 |
| Effective Tax Rate | 1.82 | 2.28 | 152 |
| Average Residential Property Tax Bill | \$4,476 | \$5,601 | 145 |
| Per Capita Income Estimate | \$28,376 | \$31,778 | 114 |
| Unemployment Rate | 11.0% | 11.0% | 89 |

Assessment Class Proportions in 2012 Municipal Valuation

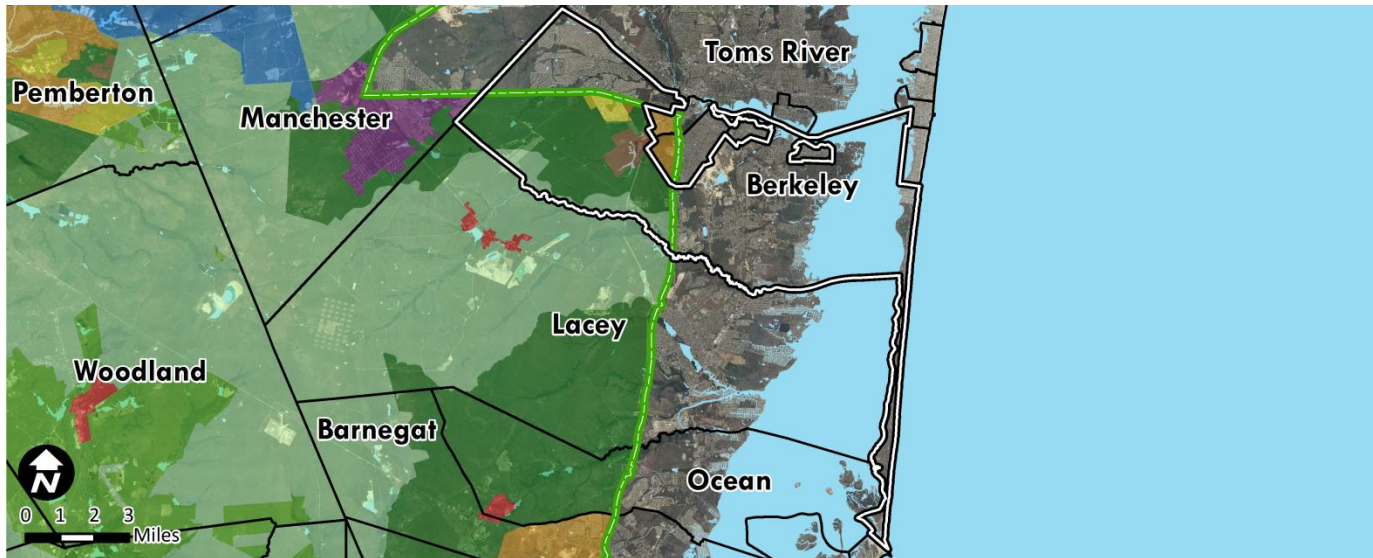


| | | |
|----------------------------------|--------------------------------------|--|
| Private Sector Employment 595 | Private Sector Establishments 102 | Private Sector Avg. Annual Wages \$33,141 |
|----------------------------------|--------------------------------------|--|

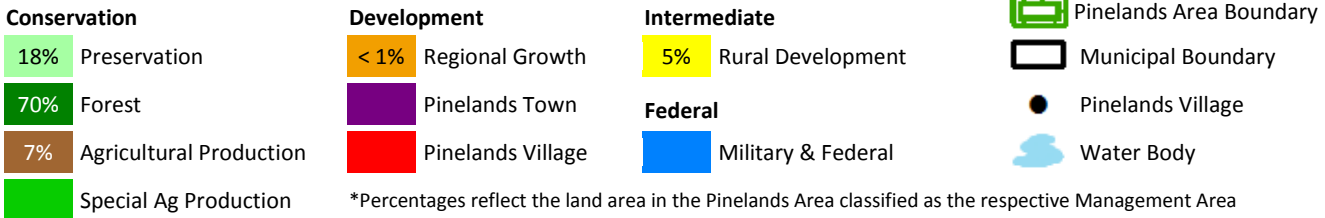
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Berkeley Township

Pinelands Area 2010 population: 2,112 (5% of total population)
 Pinelands Area acreage: 10,484 (30% of total acreage)

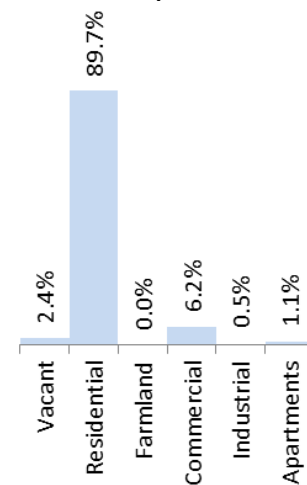


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 41,498 | 12,031 | 14 |
| Population Density (per mile ²) | 764 | 1,773 | 118 |
| Population Change - 2000 to 2012 | 3.8% | 4.9% | 85 |
| % Land Protected in Pinelands Area* | 74.4% | 36.4% | 8 |
| Assessed Acres of Farmland | 88 | 2,285 | 106 |
| Building Permits Issued | 71 | 22 | 18 |
| Housing Transactions | 319 | 62 | 8 |
| Average Home Sale Price | \$194,288 | \$273,524 | 115 |
| Equalized Property Value (millions) | \$5,275.4 | \$1,566.4 | 11 |
| Effective Tax Rate | 1.71 | 2.28 | 157 |
| Average Residential Property Tax Bill | \$3,728 | \$5,601 | 179 |
| Per Capita Income Estimate | \$30,507 | \$31,778 | 94 |
| Unemployment Rate | 15.6% | 11.0% | 27 |

Assessment Class Proportions in 2012 Municipal Valuations



| Private Sector Employment | Private Sector Establishments | Private Sector Avg. Annual Wages |
|---------------------------|-------------------------------|----------------------------------|
| 3,109 | 368 | \$32,640 |

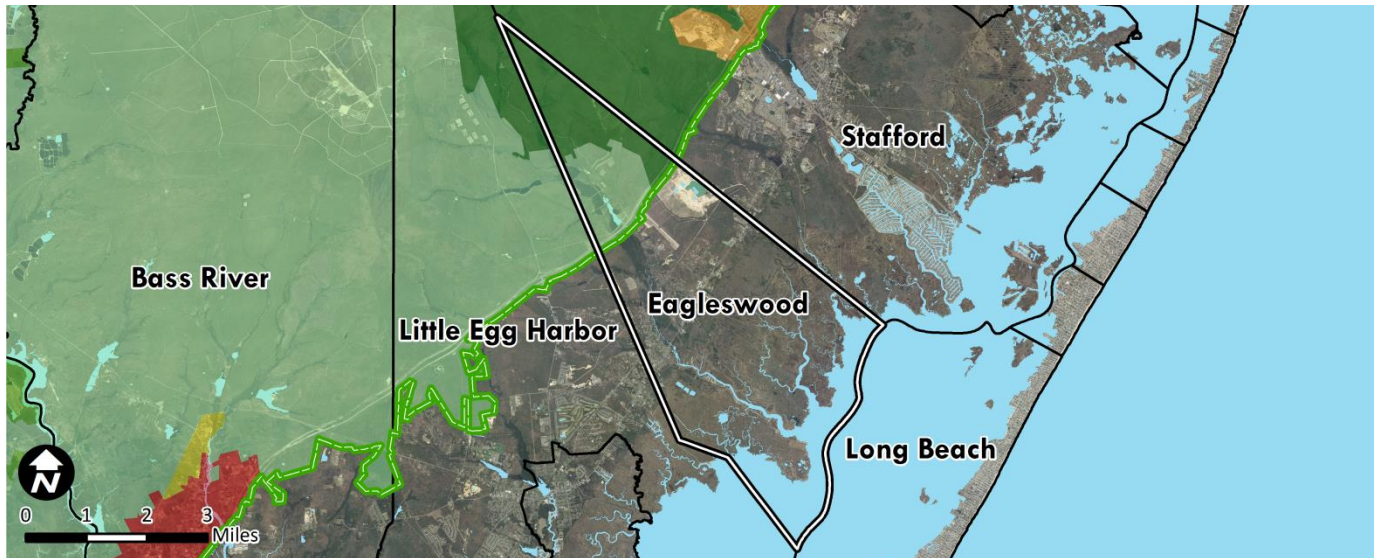
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Eagleswood Township

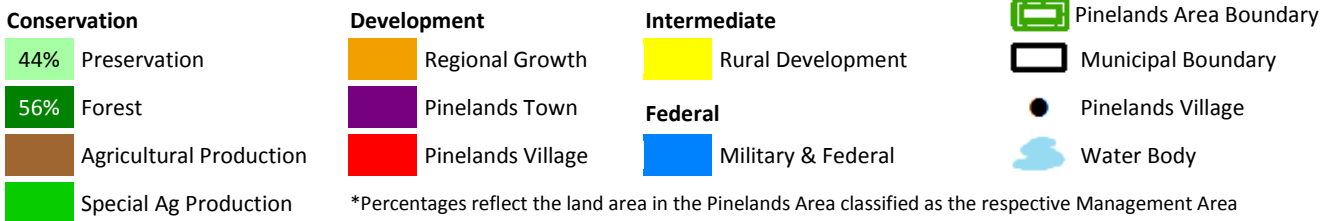


Pinelands Area 2010 population: 0 (0% of total population)

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

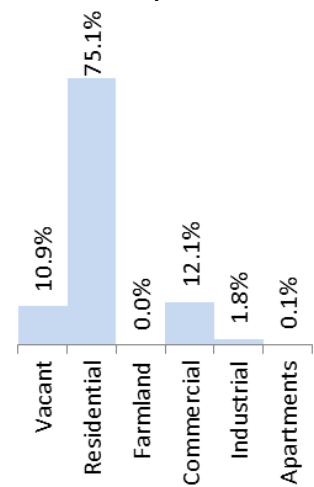


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 1,650 | 12,031 | 169 |
| Population Density (per mile ²) | 88 | 1,773 | 186 |
| Population Change - 2000 to 2012 | 14.5% | 4.9% | 40 |
| % Land Protected in Pinelands Area* | 88.1% | 36.4% | 1 |
| Assessed Acres of Farmland | 287 | 2,285 | 88 |
| Building Permits Issued | 11 | 22 | 75 |
| Housing Transactions | 5 | 62 | 166 |
| Average Home Sale Price | \$242,000 | \$273,524 | 72 |
| Equalized Property Value (millions) | \$257.6 | \$1,566.4 | 153 |
| Effective Tax Rate | 1.85 | 2.28 | 146 |
| Average Residential Property Tax Bill | \$5,287 | \$5,601 | 95 |
| Per Capita Income Estimate | \$27,023 | \$31,778 | 137 |
| Unemployment Rate | 9.5% | 11.0% | 121 |

Assessment Class Proportions in 2012 Municipal Valuations

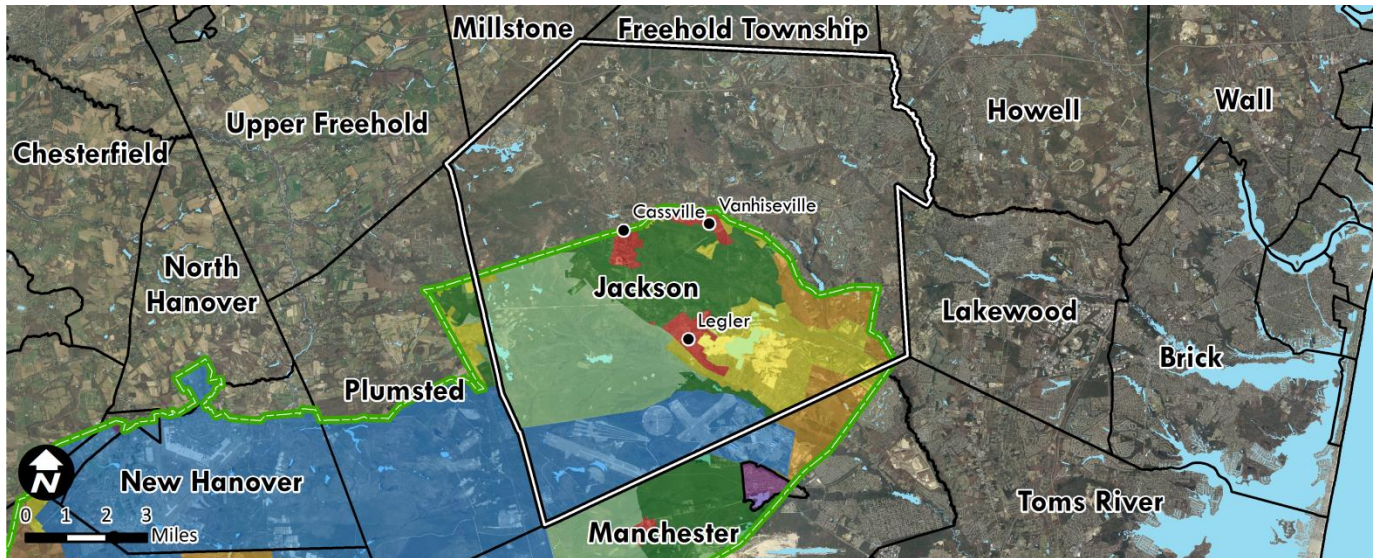


| | | |
|----------------------------------|-------------------------------------|--|
| Private Sector Employment 728 | Private Sector Establishments 87 | Private Sector Avg. Annual Wages \$64,298 |
|----------------------------------|-------------------------------------|--|

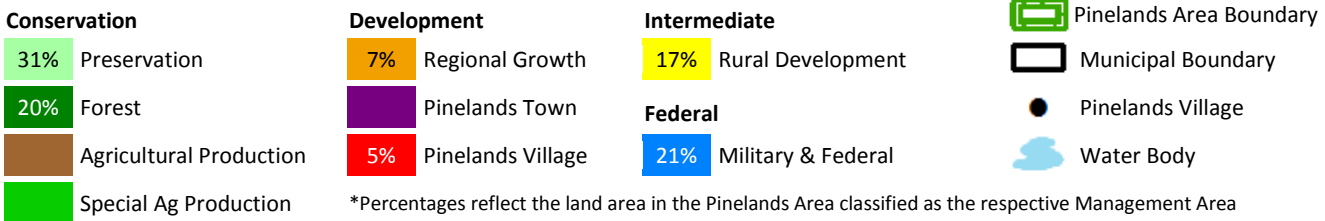
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Jackson Township

Pinelands Area 2010 population: 4,832 (9% of total population)
 Pinelands Area acreage: 30,385 (47% of total acreage)

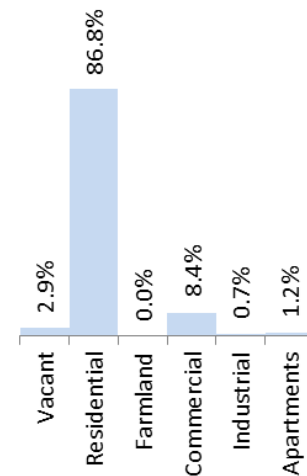


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 55,616 | 12,031 | 8 |
| Population Density (per mile ²) | 552 | 1,773 | 128 |
| Population Change - 2000 to 2012 | 29.9% | 4.9% | 17 |
| % Land Protected in Pinelands Area* | 48.7% | 36.4% | 22 |
| Assessed Acres of Farmland | 4,259 | 2,285 | 45 |
| Building Permits Issued | 45 | 22 | 37 |
| Housing Transactions | 311 | 62 | 9 |
| Average Home Sale Price | \$310,746 | \$273,524 | 37 |
| Equalized Property Value (millions) | \$6,687.2 | \$1,566.4 | 9 |
| Effective Tax Rate | 1.95 | 2.28 | 138 |
| Average Residential Property Tax Bill | \$6,482 | \$5,601 | 50 |
| Per Capita Income Estimate | \$34,443 | \$31,778 | 60 |
| Unemployment Rate | 9.2% | 11.0% | 127 |

Assessment Class Proportions in 2012 Municipal Valuations



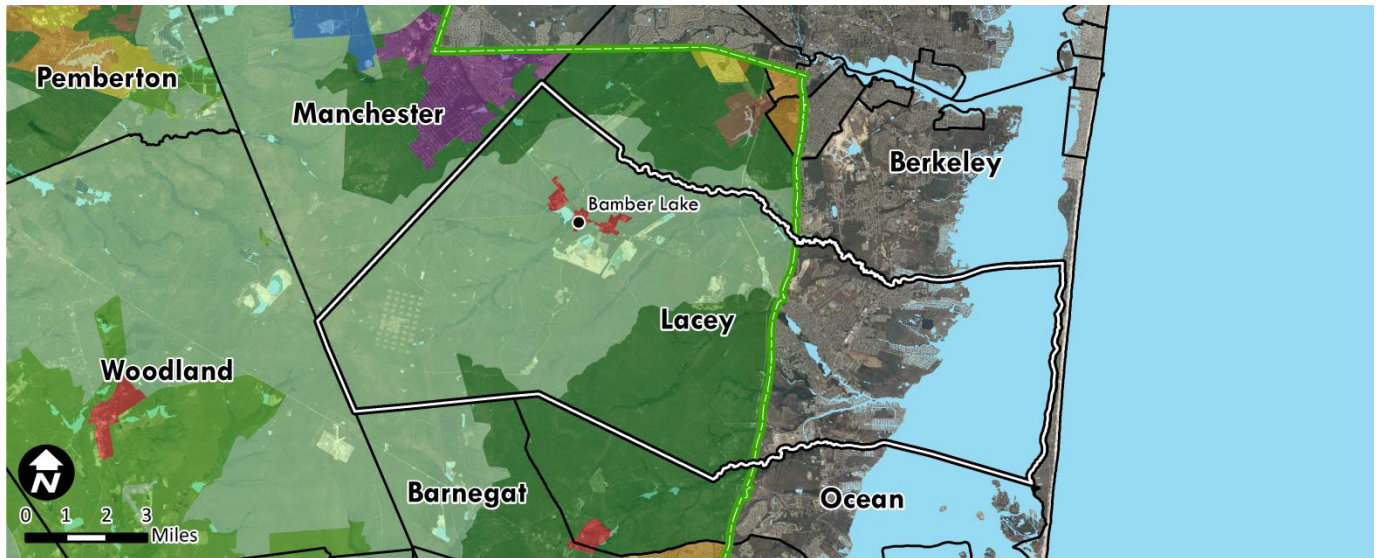
| | | |
|------------------------------------|--------------------------------------|--|
| Private Sector Employment 8,811 | Private Sector Establishments 898 | Private Sector Avg. Annual Wages \$28,442 |
|------------------------------------|--------------------------------------|--|

*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

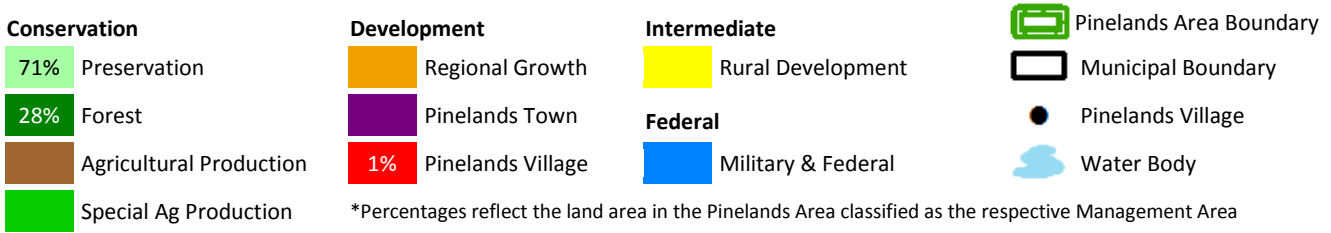
Lacey Township



Pinelands Area 2010 population: 550 (2% of total population)
 Pinelands Area acreage: 42,688 (67% of total acreage)

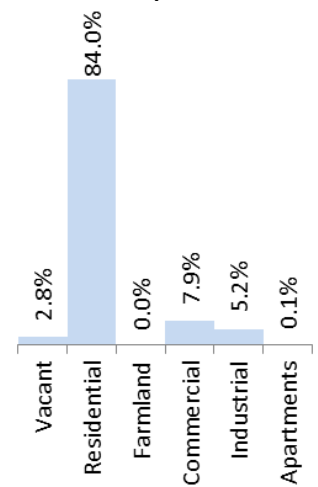


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 27,825 | 12,031 | 25 |
| Population Density (per mile ²) | 279 | 1,773 | 153 |
| Population Change - 2000 to 2012 | 9.8% | 4.9% | 53 |
| % Land Protected in Pinelands Area* | 75.9% | 36.4% | 7 |
| Assessed Acres of Farmland | 6,295 | 2,285 | 34 |
| Building Permits Issued | 50 | 22 | 32 |
| Housing Transactions | 129 | 62 | 28 |
| Average Home Sale Price | \$310,013 | \$273,524 | 38 |
| Equalized Property Value (millions) | \$3,981.7 | \$1,566.4 | 21 |
| Effective Tax Rate | 1.61 | 2.28 | 161 |
| Average Residential Property Tax Bill | \$4,822 | \$5,601 | 123 |
| Per Capita Income Estimate | \$29,330 | \$31,778 | 106 |
| Unemployment Rate | 10.2% | 11.0% | 104 |

Assessment Class Proportions in 2012 Municipal Valuations

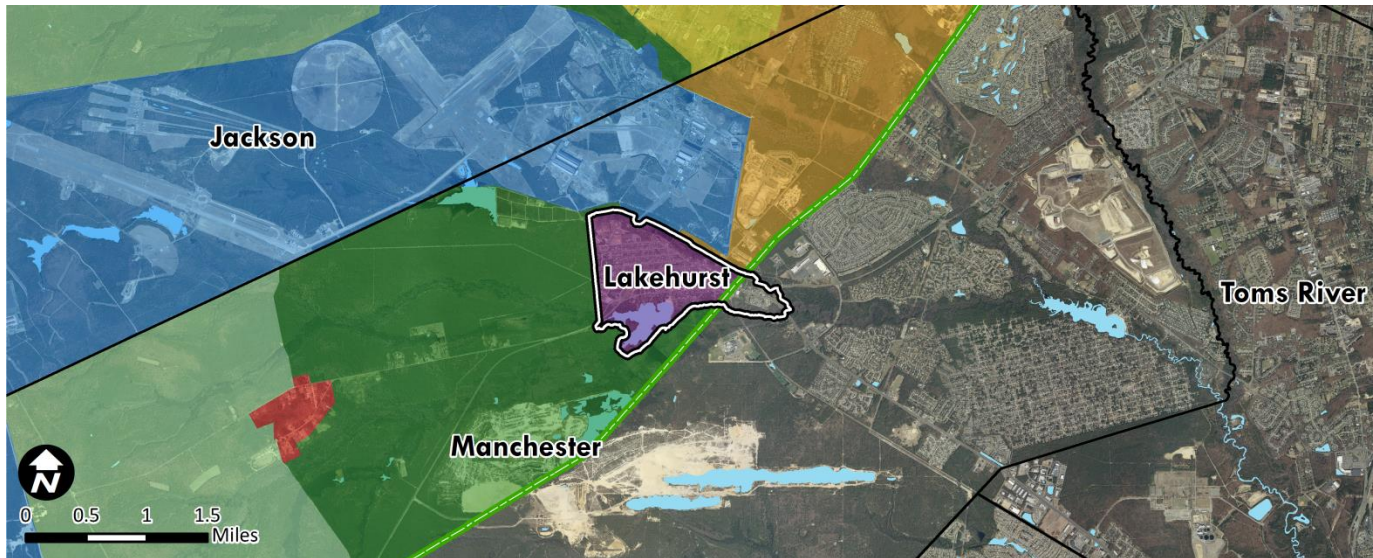


| | | |
|------------------------------------|--------------------------------------|--|
| Private Sector Employment 5,099 | Private Sector Establishments 537 | Private Sector Avg. Annual Wages \$41,849 |
|------------------------------------|--------------------------------------|--|

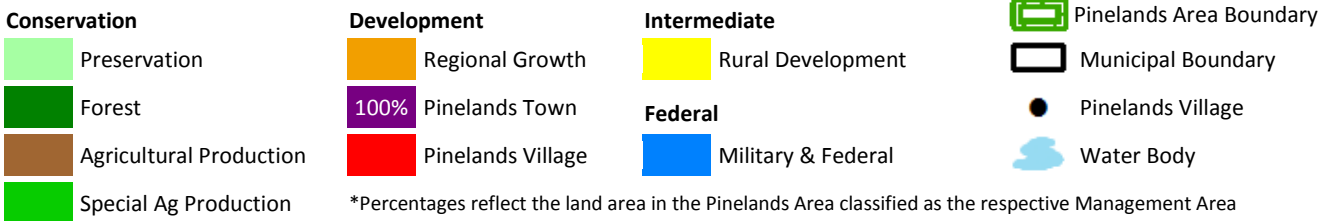
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Lakehurst Borough

Pinelands Area 2010 population: 2,535 (96% of total population)
 Pinelands Area acreage: 551 (87% of total acreage)

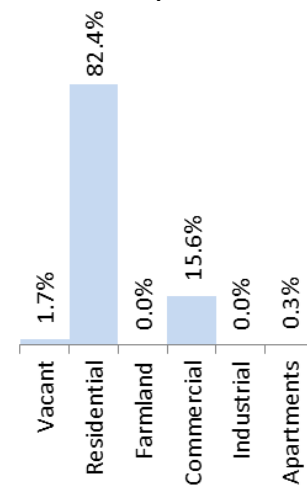


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 2,664 | 12,031 | 150 |
| Population Density (per mile ²) | 2,694 | 1,773 | 53 |
| Population Change - 2000 to 2012 | 5.6% | 4.9% | 73 |
| % Land Protected in Pinelands Area* | 13.0% | 36.4% | 38 |
| Assessed Acres of Farmland | 0 | 2,285 | 122 |
| Building Permits Issued | 7 | 22 | 91 |
| Housing Transactions | 5 | 62 | 166 |
| Average Home Sale Price | \$241,380 | \$273,524 | 73 |
| Equalized Property Value (millions) | \$201.3 | \$1,566.4 | 169 |
| Effective Tax Rate | 2.10 | 2.28 | 129 |
| Average Residential Property Tax Bill | \$4,456 | \$5,601 | 147 |
| Per Capita Income Estimate | \$23,225 | \$31,778 | 171 |
| Unemployment Rate | 14.9% | 11.0% | 34 |

Assessment Class Proportions in 2012 Municipal Valuations



| Private Sector Employment | Private Sector Establishments | Private Sector Avg. Annual Wages |
|---------------------------|-------------------------------|----------------------------------|
| 765 | 91 | \$46,321 |

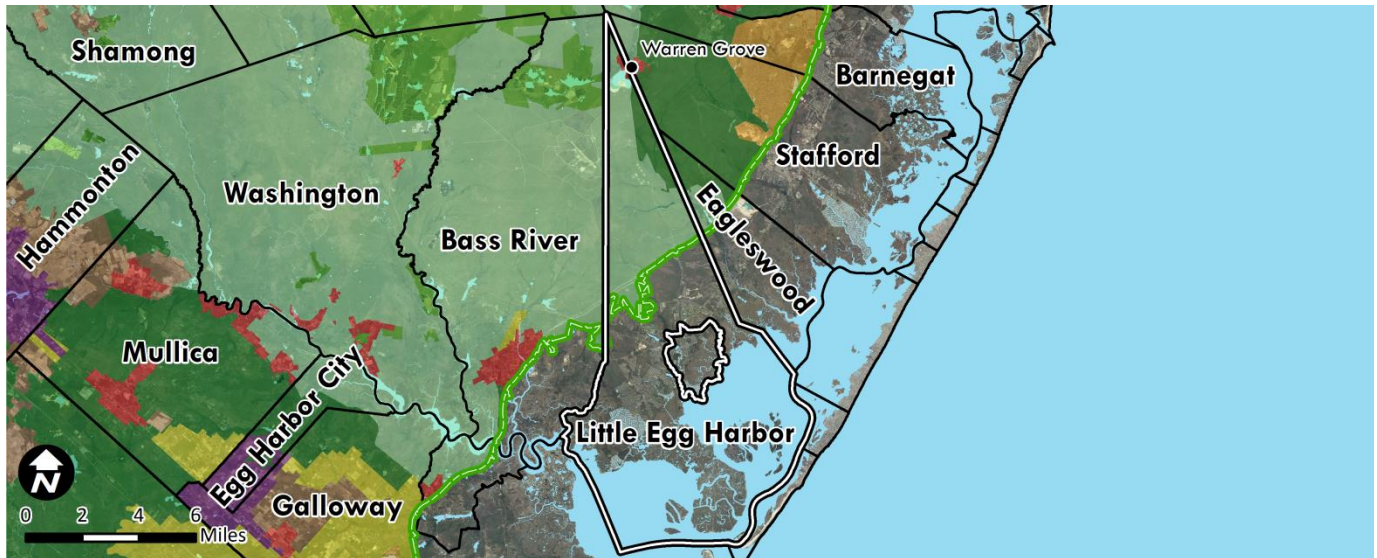
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Little Egg Harbor Township

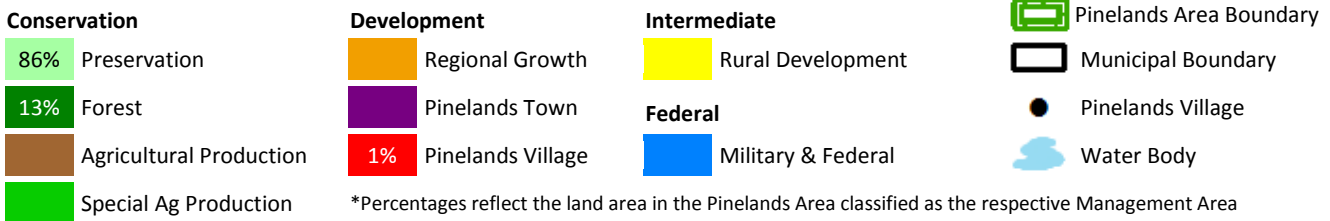


Pinelands Area 2010 population: 203 (1% of total population)

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

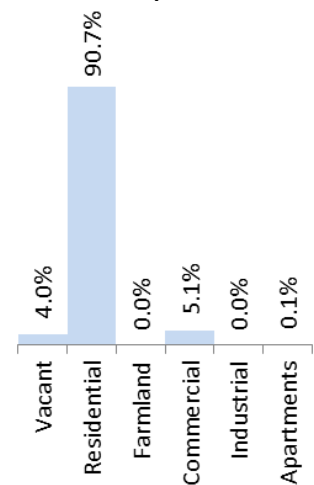


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 20,336 | 12,031 | 36 |
| Population Density (per mile ²) | 277 | 1,773 | 154 |
| Population Change - 2000 to 2012 | 27.5% | 4.9% | 18 |
| % Land Protected in Pinelands Area* | 86.9% | 36.4% | 2 |
| Assessed Acres of Farmland | 543 | 2,285 | 82 |
| Building Permits Issued | 57 | 22 | 28 |
| Housing Transactions | 126 | 62 | 30 |
| Average Home Sale Price | \$209,204 | \$273,524 | 97 |
| Equalized Property Value (millions) | \$2,545.5 | \$1,566.4 | 36 |
| Effective Tax Rate | 1.86 | 2.28 | 145 |
| Average Residential Property Tax Bill | \$4,498 | \$5,601 | 143 |
| Per Capita Income Estimate | \$27,180 | \$31,778 | 131 |
| Unemployment Rate | 11.9% | 11.0% | 69 |

Assessment Class Proportions in 2012 Municipal Valuations

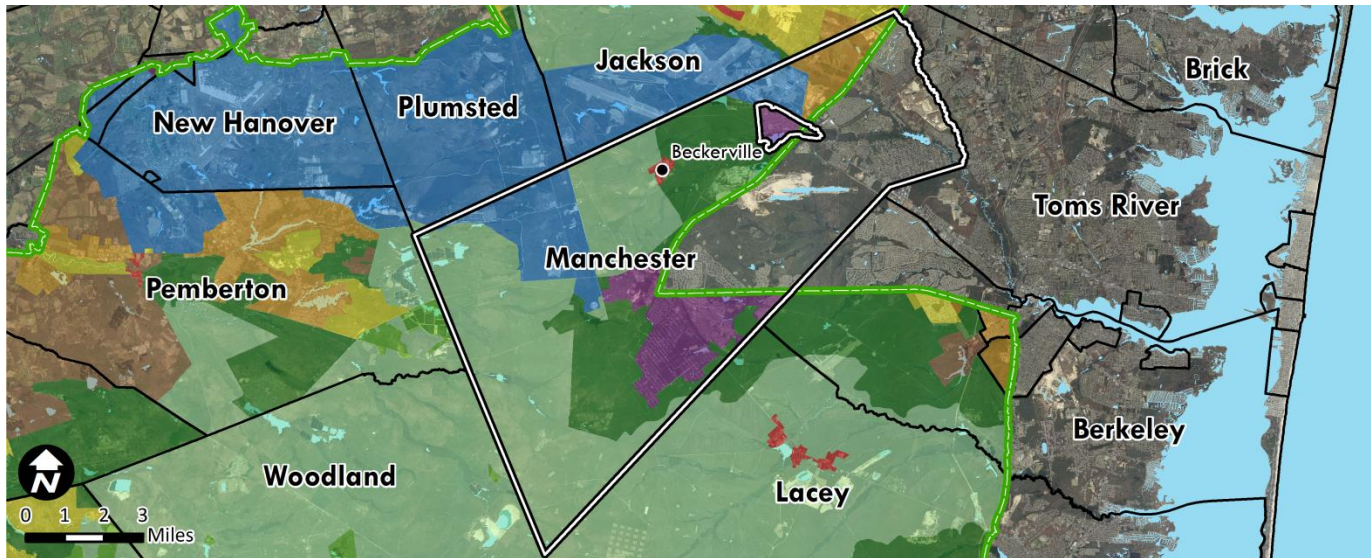


| Private Sector Employment | Private Sector Establishments | Private Sector Avg. Annual Wages |
|---------------------------|-------------------------------|----------------------------------|
| 1,607 | 212 | \$28,756 |

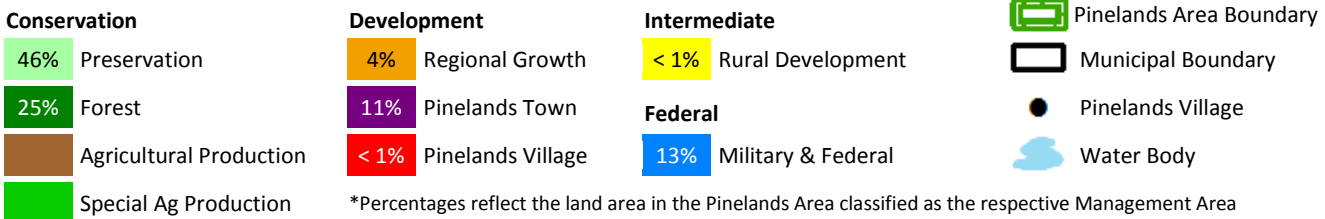
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Manchester Township

Pinelands Area 2010 population: 12,286 (29% of total population)
 Pinelands Area acreage: 38,728 (73% of total acreage)

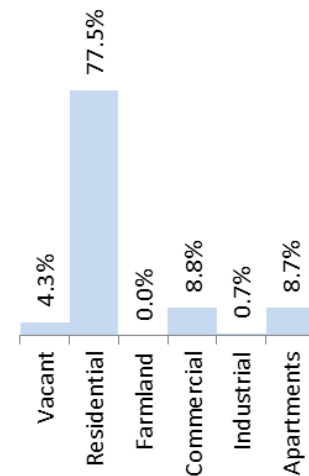


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 43,043 | 12,031 | 12 |
| Population Density (per mile ²) | 520 | 1,773 | 131 |
| Population Change - 2000 to 2012 | 10.6% | 4.9% | 50 |
| % Land Protected in Pinelands Area* | 51.5% | 36.4% | 16 |
| Assessed Acres of Farmland | 3,781 | 2,285 | 49 |
| Building Permits Issued | 1 | 22 | 146 |
| Housing Transactions | 210 | 62 | 15 |
| Average Home Sale Price | \$173,162 | \$273,524 | 134 |
| Equalized Property Value (millions) | \$3,718.5 | \$1,566.4 | 24 |
| Effective Tax Rate | 1.93 | 2.28 | 140 |
| Average Residential Property Tax Bill | \$3,743 | \$5,601 | 178 |
| Per Capita Income Estimate | \$32,393 | \$31,778 | 79 |
| Unemployment Rate | 14.5% | 11.0% | 37 |

Assessment Class Proportions in 2012 Municipal Valuations



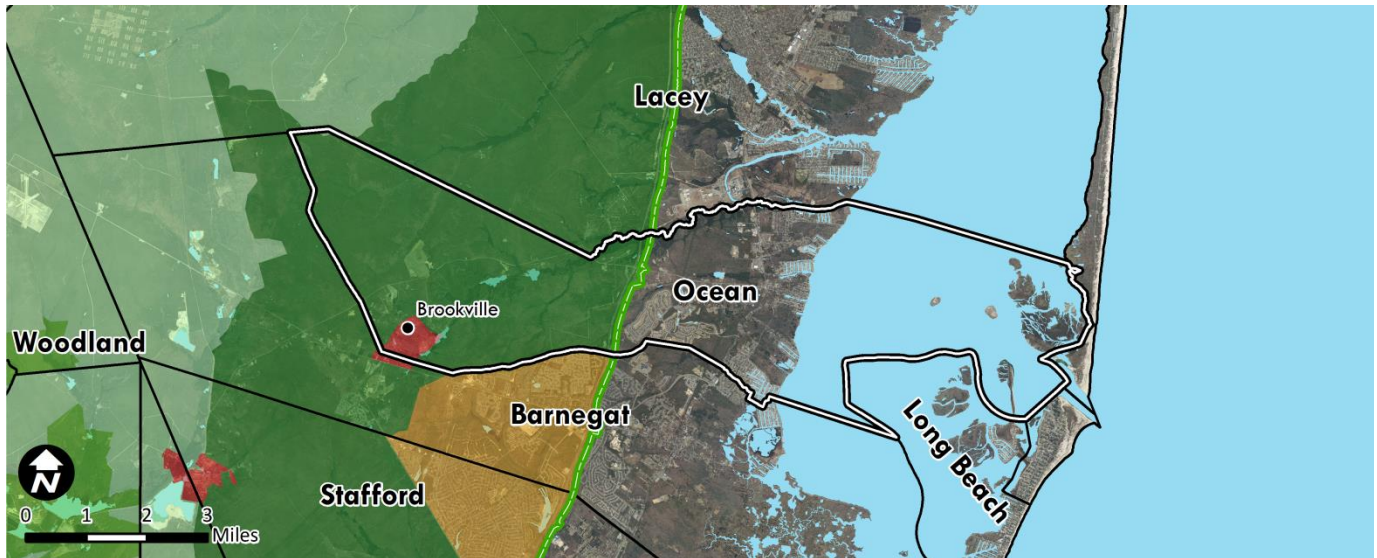
| | | |
|------------------------------------|--------------------------------------|--|
| Private Sector Employment 3,637 | Private Sector Establishments 294 | Private Sector Avg. Annual Wages \$32,808 |
|------------------------------------|--------------------------------------|--|

*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

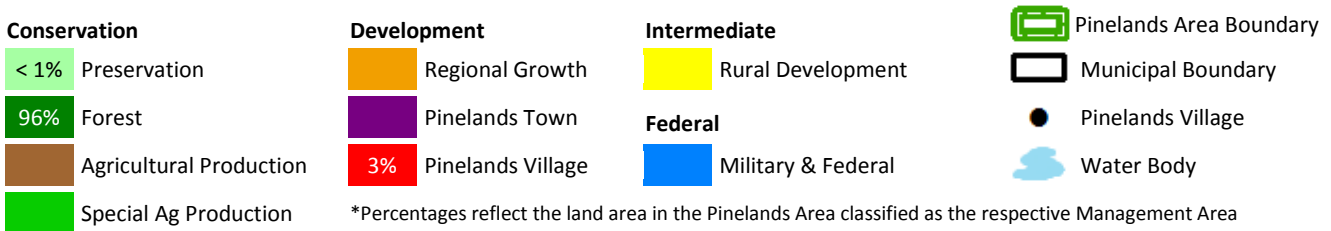
Ocean Township



Pinelands Area 2010 population: 140 (2% of total population)
 Pinelands Area acreage: 8,233 (41% of total acreage)

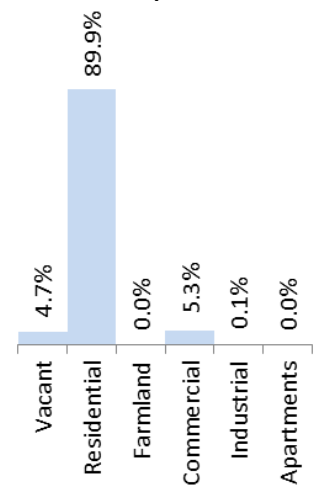


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 8,518 | 12,031 | 79 |
| Population Density (per mile ²) | 269 | 1,773 | 155 |
| Population Change - 2000 to 2012 | 32.1% | 4.9% | 14 |
| % Land Protected in Pinelands Area* | 49.6% | 36.4% | 20 |
| Assessed Acres of Farmland | 1,892 | 2,285 | 62 |
| Building Permits Issued | 64 | 22 | 20 |
| Housing Transactions | 20 | 62 | 119 |
| Average Home Sale Price | \$293,318 | \$273,524 | 50 |
| Equalized Property Value (millions) | \$1,355.1 | \$1,566.4 | 66 |
| Effective Tax Rate | 1.52 | 2.28 | 169 |
| Average Residential Property Tax Bill | \$4,528 | \$5,601 | 140 |
| Per Capita Income Estimate | \$34,442 | \$31,778 | 61 |
| Unemployment Rate | 13.4% | 11.0% | 53 |

Assessment Class Proportions in 2012 Municipal Valuations

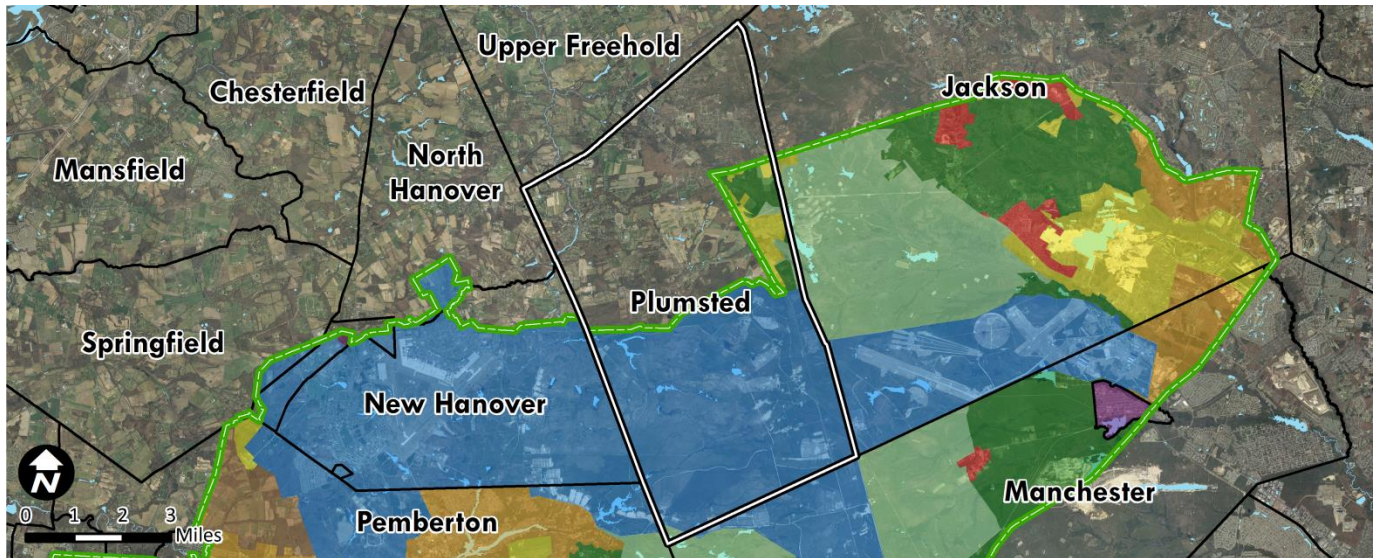


| Private Sector Employment | Private Sector Establishments | Private Sector Avg. Annual Wages |
|---------------------------|-------------------------------|----------------------------------|
| 929 | 104 | \$29,253 |

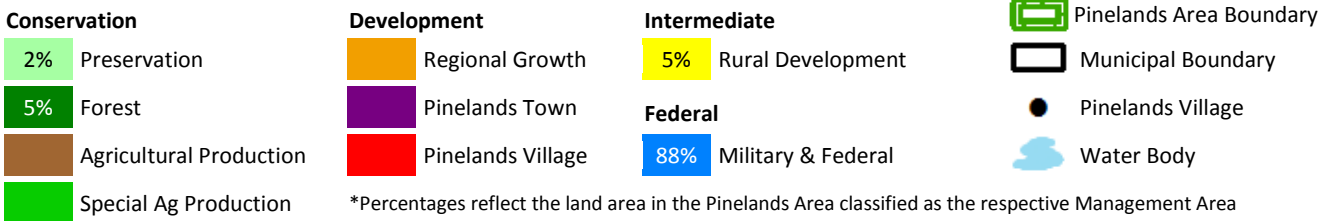
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Plumsted Township

Pinelands Area 2010 population: 451 (5% of total population)
 Pinelands Area acreage: 13,423 (53% of total acreage)

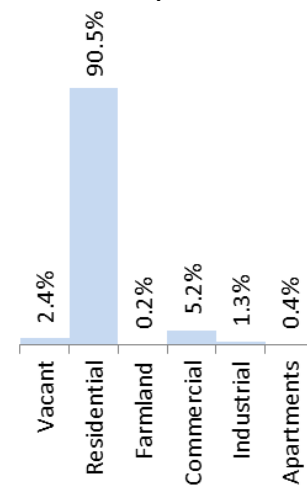


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 8,519 | 12,031 | 78 |
| Population Density (per mile ²) | 216 | 1,773 | 166 |
| Population Change - 2000 to 2012 | 17.1% | 4.9% | 33 |
| % Land Protected in Pinelands Area* | 5.7% | 36.4% | 42 |
| Assessed Acres of Farmland | 5,063 | 2,285 | 40 |
| Building Permits Issued | 16 | 22 | 60 |
| Housing Transactions | 31 | 62 | 96 |
| Average Home Sale Price | \$302,796 | \$273,524 | 43 |
| Equalized Property Value (millions) | \$876.5 | \$1,566.4 | 90 |
| Effective Tax Rate | 1.80 | 2.28 | 153 |
| Average Residential Property Tax Bill | \$5,756 | \$5,601 | 79 |
| Per Capita Income Estimate | \$29,842 | \$31,778 | 102 |
| Unemployment Rate | 7.2% | 11.0% | 176 |

Assessment Class Proportions in 2012 Municipal Valuations

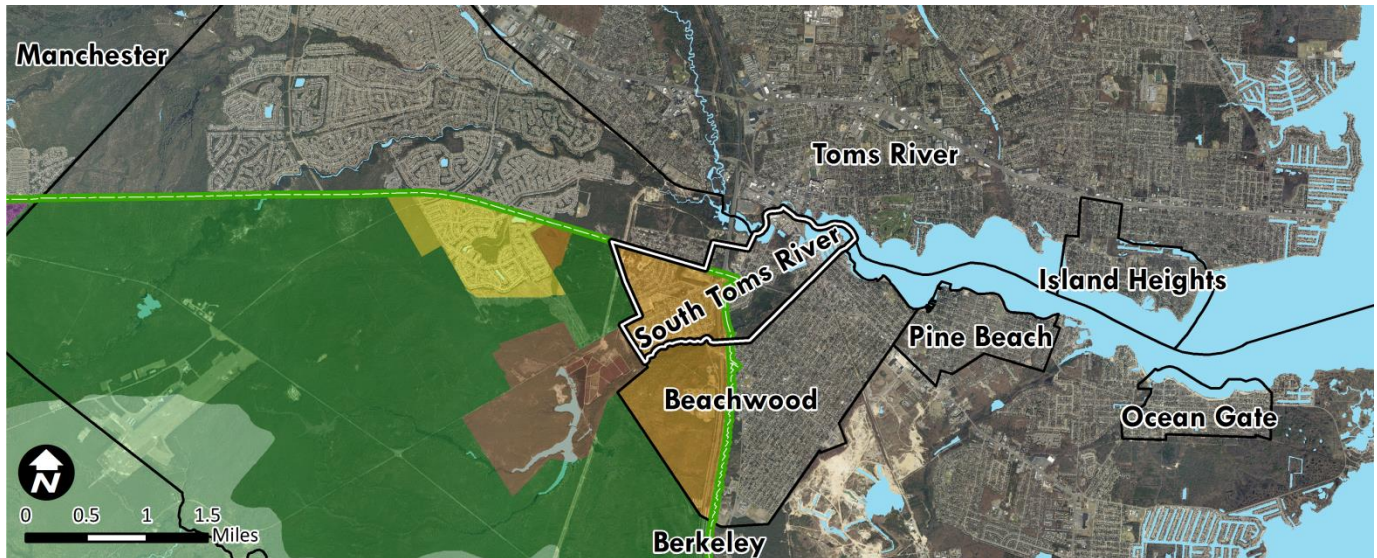


| Private Sector Employment | Private Sector Establishments | Private Sector Avg. Annual Wages |
|---------------------------|-------------------------------|----------------------------------|
| 721 | 126 | \$30,847 |

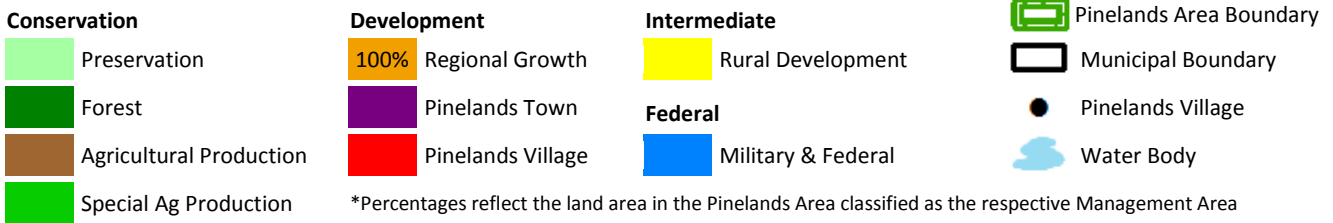
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

South Toms River Borough

Pinelands Area 2010 population: 2,586 (70% of total population)
 Pinelands Area acreage: 376 (47% of total acreage)

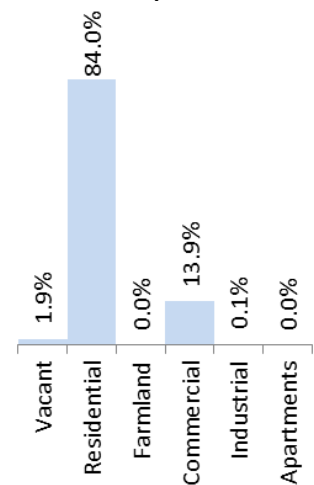


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 3,696 | 12,031 | 130 |
| Population Density (per mile ²) | 2,964 | 1,773 | 45 |
| Population Change - 2000 to 2012 | 1.7% | 4.9% | 99 |
| % Land Protected in Pinelands Area* | 0.0% | 36.4% | 46 |
| Assessed Acres of Farmland | 0 | 2,285 | 122 |
| Building Permits Issued | 0 | 22 | 169 |
| Housing Transactions | 3 | 62 | 179 |
| Average Home Sale Price | \$142,000 | \$273,524 | 176 |
| Equalized Property Value (millions) | \$232.8 | \$1,566.4 | 164 |
| Effective Tax Rate | 2.16 | 2.28 | 122 |
| Average Residential Property Tax Bill | \$4,295 | \$5,601 | 157 |
| Per Capita Income Estimate | \$20,504 | \$31,778 | 187 |
| Unemployment Rate | 17.1% | 11.0% | 17 |

Assessment Class Proportions in 2012 Municipal Valuations

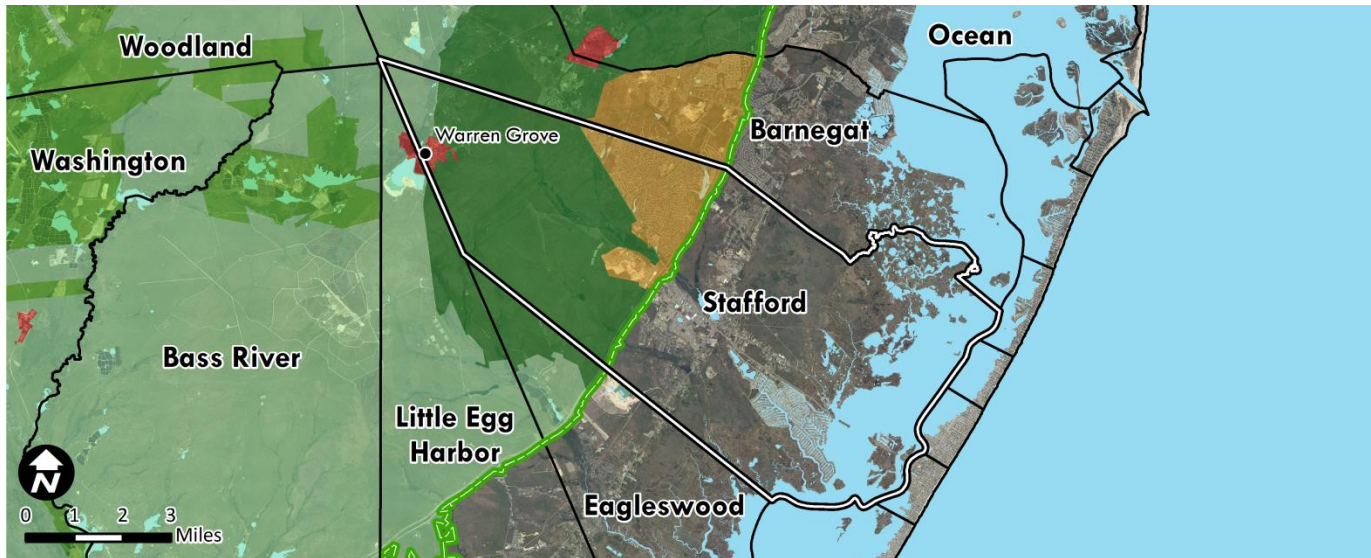


| | | |
|----------------------------------|-------------------------------------|--|
| Private Sector Employment 427 | Private Sector Establishments 59 | Private Sector Avg. Annual Wages \$32,812 |
|----------------------------------|-------------------------------------|--|

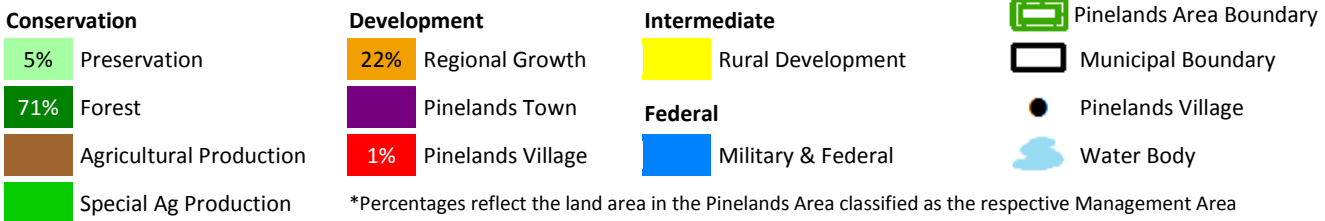
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Stafford Township

Pinelands Area 2010 population: 15,678 (59% of total population)
 Pinelands Area acreage: 13,709 (39% of total acreage)

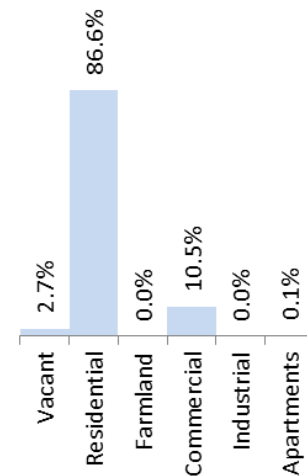


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 26,945 | 12,031 | 26 |
| Population Density (per mile ²) | 493 | 1,773 | 134 |
| Population Change - 2000 to 2012 | 19.6% | 4.9% | 28 |
| % Land Protected in Pinelands Area* | 69.7% | 36.4% | 9 |
| Assessed Acres of Farmland | 450 | 2,285 | 83 |
| Building Permits Issued | 130 | 22 | 7 |
| Housing Transactions | 237 | 62 | 12 |
| Average Home Sale Price | \$270,221 | \$273,524 | 58 |
| Equalized Property Value (millions) | \$4,225.5 | \$1,566.4 | 17 |
| Effective Tax Rate | 1.83 | 2.28 | 150 |
| Average Residential Property Tax Bill | \$5,728 | \$5,601 | 80 |
| Per Capita Income Estimate | \$31,664 | \$31,778 | 85 |
| Unemployment Rate | 10.3% | 11.0% | 102 |

Assessment Class Proportions in 2012 Municipal Valuations



| | | |
|------------------------------------|--------------------------------------|--|
| Private Sector Employment 7,403 | Private Sector Establishments 630 | Private Sector Avg. Annual Wages \$34,077 |
|------------------------------------|--------------------------------------|--|

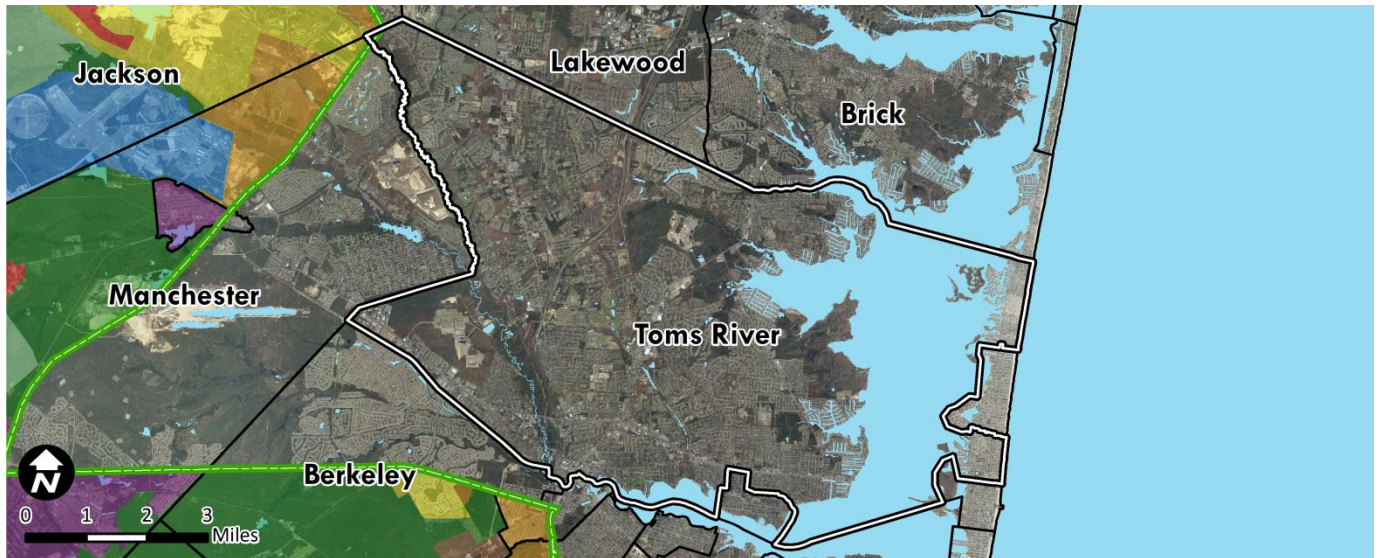
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Toms River Township

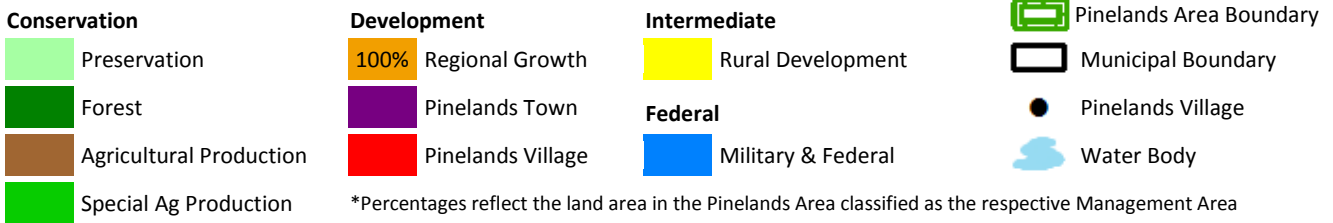


Pinelands Area 2010 population: 0 (0% of total population)

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

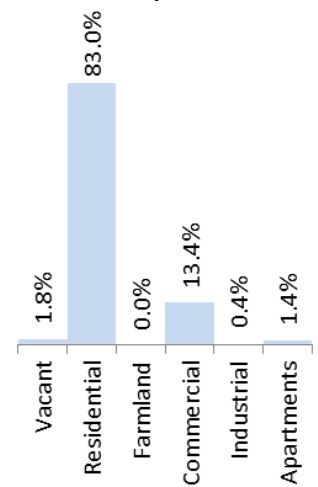


Pinelands Management Areas



| 2012 Variables | Municipal Value | South N.J. Average | South N.J. Rank |
|---|-----------------|--------------------|-----------------|
| Population Estimate | 92,093 | 12,031 | 2 |
| Population Density (per mile ²) | 1,727 | 1,773 | 81 |
| Population Change - 2000 to 2012 | 2.7% | 4.9% | 87 |
| % Land Protected in Pinelands Area* | 82.7% | 36.4% | 4 |
| Assessed Acres of Farmland | 297 | 2,285 | 87 |
| Building Permits Issued | 76 | 22 | 14 |
| Housing Transactions | 508 | 62 | 2 |
| Average Home Sale Price | \$345,132 | \$273,524 | 28 |
| Equalized Property Value (millions) | \$16,064.6 | \$1,566.4 | 1 |
| Effective Tax Rate | 1.57 | 2.28 | 164 |
| Average Residential Property Tax Bill | \$5,460 | \$5,601 | 87 |
| Per Capita Income Estimate | \$35,415 | \$31,778 | 54 |
| Unemployment Rate | 10.0% | 11.0% | 109 |

Assessment Class Proportions in 2012 Municipal Valuations

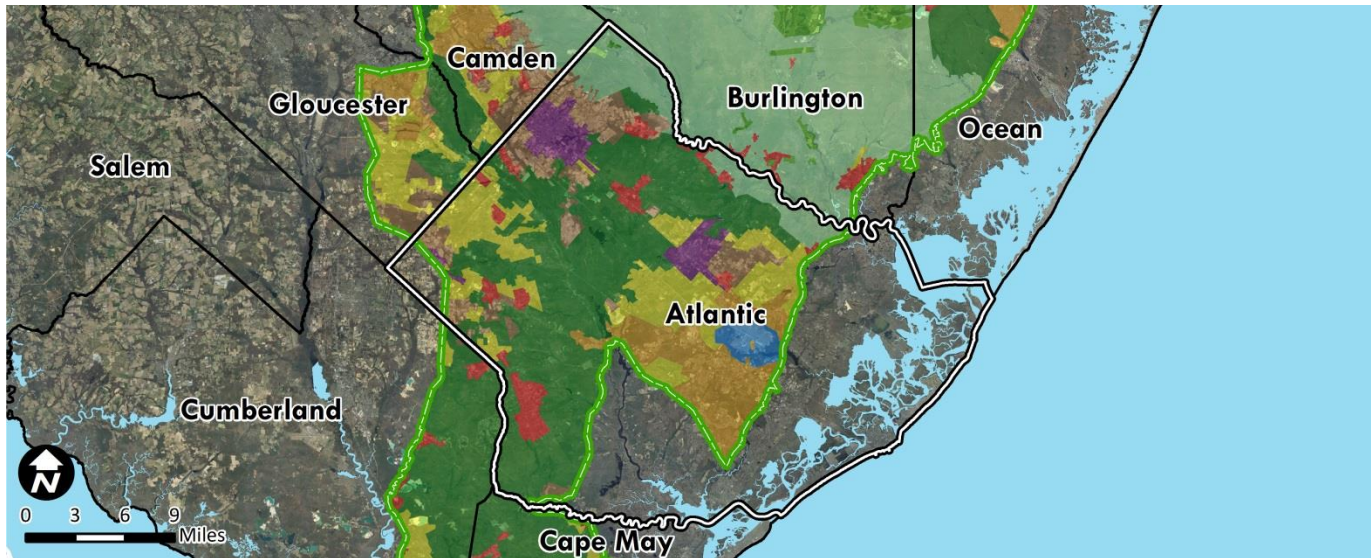


| | | |
|-------------------------------------|--|--|
| Private Sector Employment 31,324 | Private Sector Establishments 2,737 | Private Sector Avg. Annual Wages \$39,224 |
|-------------------------------------|--|--|

*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Atlantic County

Pinelands Area 2010 population: 105,670 (38% of total population)
 Pinelands Area acreage: 247,877 (63% of total acreage)



Pinelands Management Areas

Conservation

- 8% Preservation
- 41% Forest
- 10% Agricultural Production
- < 1% Special Ag Production

Development

- 11% Regional Growth
- 5% Pinelands Town
- 5% Pinelands Village

Intermediate

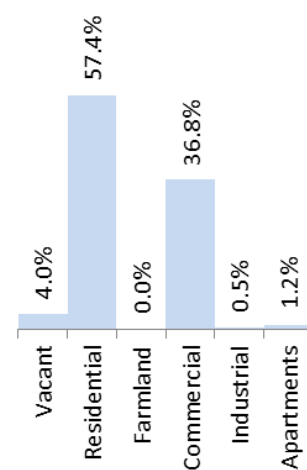
- 17% Rural Development
- Federal**
- 2% Military & Federal

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

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

| 2012 Variables | County Value | South N.J. County Avg. | South N.J. County Rank |
|---|--------------|------------------------|------------------------|
| Population Estimate | 275,422 | 303,777 | 5 |
| Population Density (per mile ²) | 451 | 714 | 5 |
| Population Change - 2000 to 2012 | 9.1% | 6.0% | 3 |
| % Land Protected in Pinelands Area* | 29.1% | 45.9% | 6 |
| Assessed Acres of Farmland | 40,562 | 57,693 | 5 |
| Building Permits Issued | 441 | 557 | 6 |
| Housing Transactions | 1,538 | 1,577 | 5 |
| Average Home Sale Price | \$278,220 | \$274,799 | 3 |
| Equalized Property Value (millions) | \$45,925.7 | \$39,542.2 | 4 |
| Average Effective Tax Rate | 2.08 | 2.23 | 6 |
| Average Residential Property Tax Bill | \$5,464 | \$5,239 | 5 |
| Per Capita Income Estimate | \$26,939 | \$29,391 | 7 |
| Unemployment Rate | 13.5% | 11.5% | 2 |

Assessment Class Proportions in 2012 Municipal Valuations

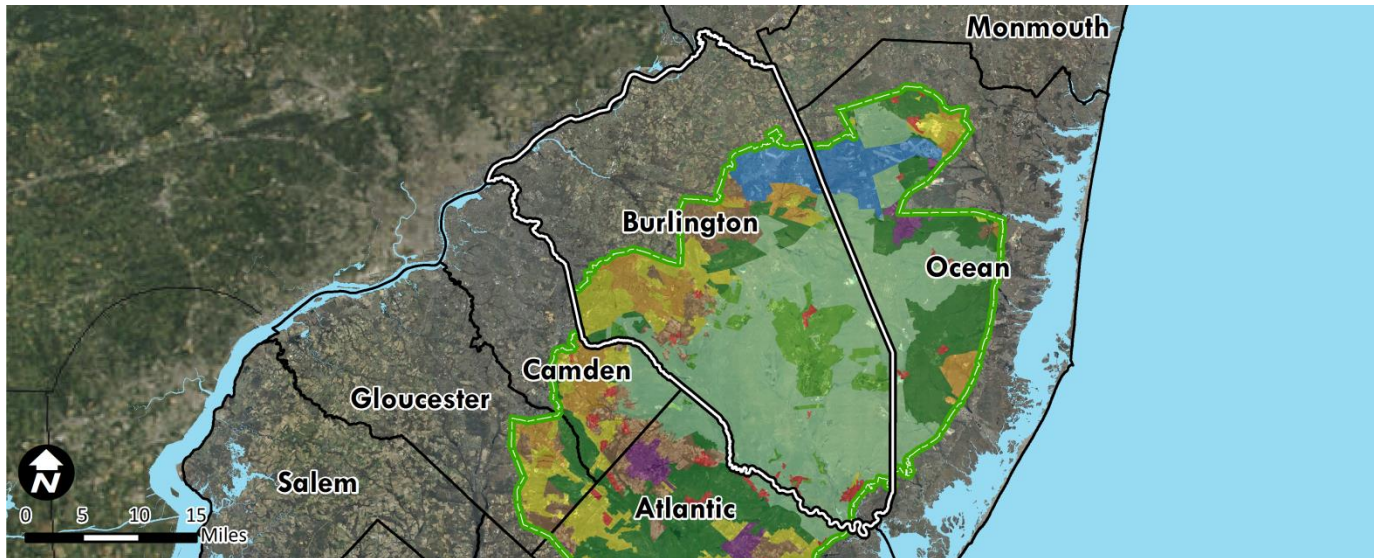


| | | |
|--------------------------------------|--|--|
| Private Sector Employment 112,144 | Private Sector Establishments 6,333 | Private Sector Avg. Annual Wages \$36,850 |
|--------------------------------------|--|--|

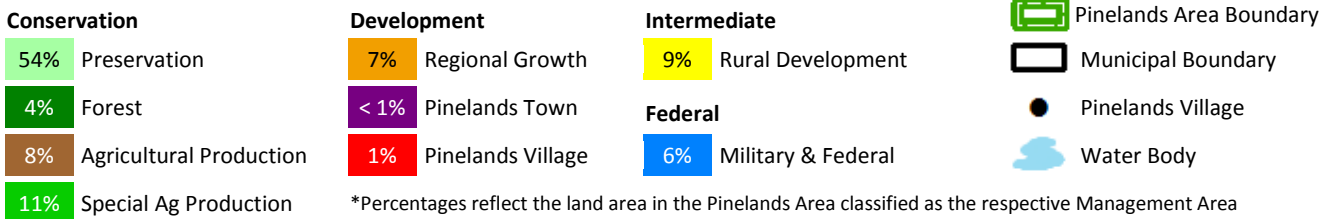
*This Figure captures the 7 Pinelands Area counties only, not Salem County.

Burlington County

Pinelands Area 2010 population: 96,383 (21% of total population)
 Pinelands Area acreage: 334,224 (64% of total acreage)

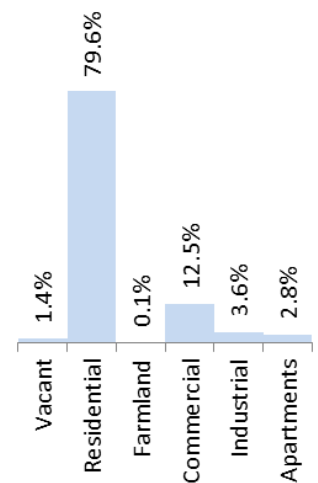


Pinelands Management Areas



| 2012 Variables | County Value | South N.J. County Avg. | South N.J. County Rank |
|---|--------------|------------------------|------------------------|
| Population Estimate | 451,336 | 303,777 | 3 |
| Population Density (per mile ²) | 551 | 714 | 4 |
| Population Change - 2000 to 2012 | 6.6% | 6.0% | 5 |
| % Land Protected in Pinelands Area* | 56.7% | 45.9% | 2 |
| Assessed Acres of Farmland | 120,712 | 57,693 | 1 |
| Building Permits Issued | 713 | 557 | 3 |
| Housing Transactions | 1,773 | 1,577 | 4 |
| Average Home Sale Price | \$256,370 | \$274,799 | 4 |
| Equalized Property Value (millions) | \$46,477.1 | \$39,542.2 | 3 |
| Average Effective Tax Rate | 2.30 | 2.23 | 5 |
| Average Residential Property Tax Bill | \$6,146 | \$5,239 | 1 |
| Per Capita Income Estimate | \$34,714 | \$29,391 | 1 |
| Unemployment Rate | 9.2% | 11.5% | 7 |

Assessment Class Proportions in 2012 Municipal Valuations



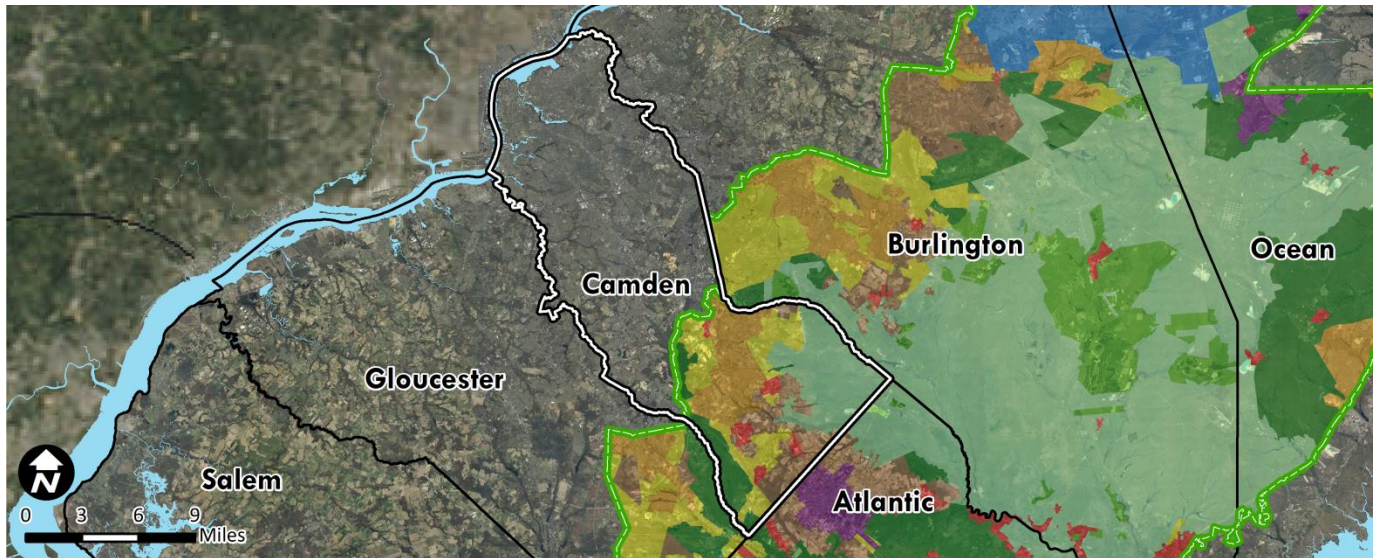
| | | |
|--------------------------------------|---|--|
| Private Sector Employment 164,530 | Private Sector Establishments 10,393 | Private Sector Avg. Annual Wages \$42,845 |
|--------------------------------------|---|--|

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

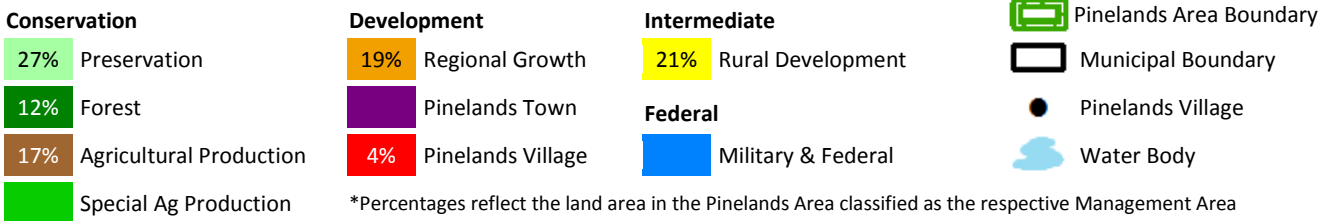
Camden County



Pinelands Area 2010 population: 30,475 (6% of total population)
 Pinelands Area acreage: 54,907 (38% of total acreage)

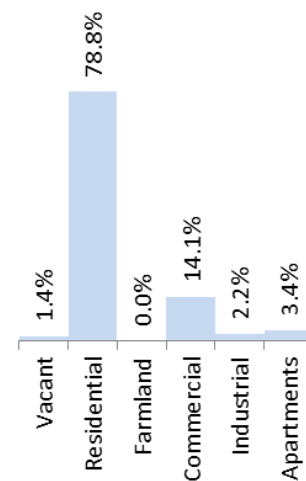


Pinelands Management Areas



| 2012 Variables | County Value | South N.J. County Avg. | South N.J. County Rank |
|---|--------------|------------------------|------------------------|
| Population Estimate | 513,539 | 303,777 | 2 |
| Population Density (per mile ²) | 2,257 | 714 | 1 |
| Population Change - 2000 to 2012 | 0.9% | 6.0% | 7 |
| % Land Protected in Pinelands Area* | 44.0% | 45.9% | 5 |
| Assessed Acres of Farmland | 10,899 | 57,693 | 7 |
| Building Permits Issued | 898 | 557 | 2 |
| Housing Transactions | 2,048 | 1,577 | 2 |
| Average Home Sale Price | \$213,169 | \$274,799 | 5 |
| Equalized Property Value (millions) | \$38,064.5 | \$39,542.2 | 5 |
| Average Effective Tax Rate | 3.12 | 2.23 | 1 |
| Average Residential Property Tax Bill | \$5,900 | \$5,239 | 3 |
| Per Capita Income Estimate | \$28,469 | \$29,391 | 5 |
| Unemployment Rate | 10.6% | 11.5% | 4 |

Assessment Class Proportions in 2012 Municipal Valuations



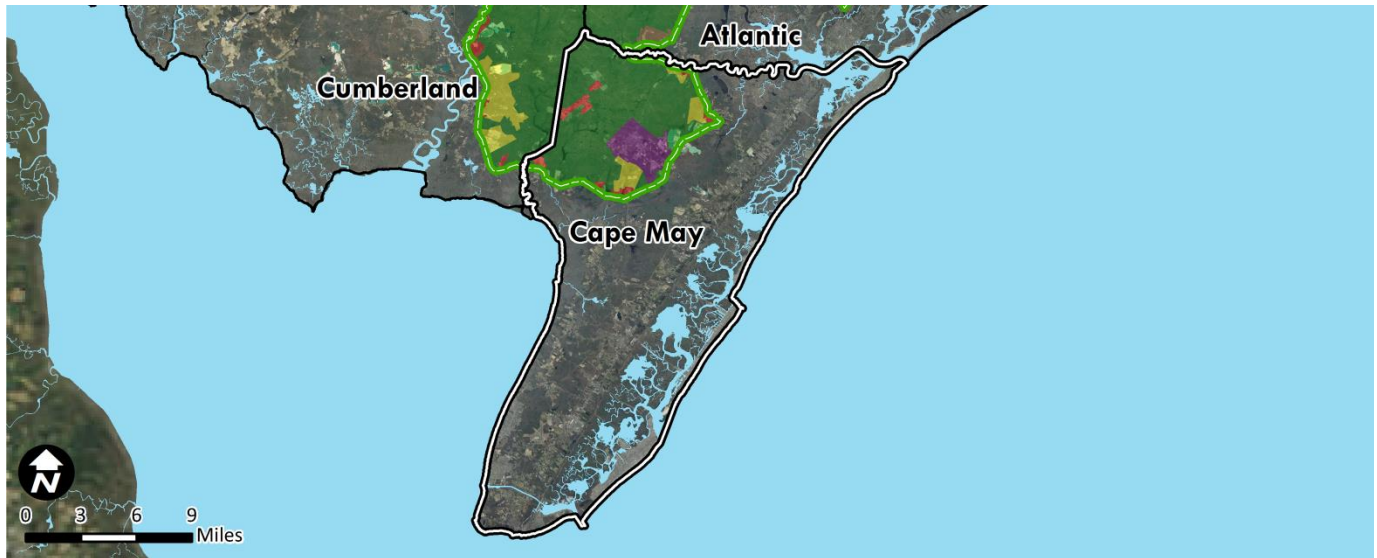
| | | |
|--------------------------------------|---|--|
| Private Sector Employment 157,733 | Private Sector Establishments 11,482 | Private Sector Avg. Annual Wages \$38,288 |
|--------------------------------------|---|--|

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

Cape May County

Pinelands Area 2010 population: 5,341 (5% of total population)

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



Pinelands Management Areas

Conservation

- Preservation
- 75% Forest
- Agricultural Production
- Special Ag Production

Development

- Regional Growth
- 12% Pinelands Town
- 6% Pinelands Village

Intermediate

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



Pinelands Area Boundary



Municipal Boundary



Pinelands Village

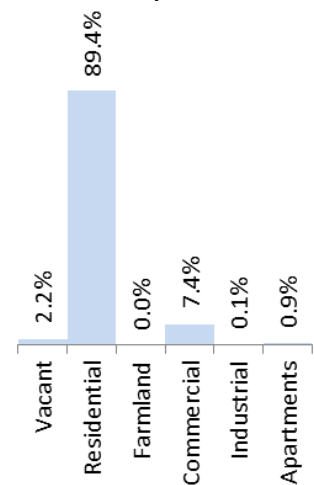


Water Body

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

| 2012 Variables | County Value | South N.J. County Avg. | South N.J. County Rank |
|---|--------------|------------------------|------------------------|
| Population Estimate | 96,304 | 303,777 | 7 |
| Population Density (per mile ²) | 337 | 714 | 6 |
| Population Change - 2000 to 2012 | -5.9% | 6.0% | 8 |
| % Land Protected in Pinelands Area* | 52.8% | 45.9% | 3 |
| Assessed Acres of Farmland | 9,697 | 57,693 | 8 |
| Building Permits Issued | 491 | 557 | 5 |
| Housing Transactions | 1,795 | 1,577 | 3 |
| Average Home Sale Price | \$524,575 | \$274,799 | 1 |
| Equalized Property Value (millions) | \$47,967.1 | \$39,542.2 | 2 |
| Average Effective Tax Rate | 1.06 | 2.23 | 8 |
| Average Residential Property Tax Bill | \$4,377 | \$5,239 | 7 |
| Per Capita Income Estimate | \$31,360 | \$29,391 | 3 |
| Unemployment Rate | 13.4% | 11.5% | 3 |

Assessment Class Proportions in 2012 Municipal Valuations



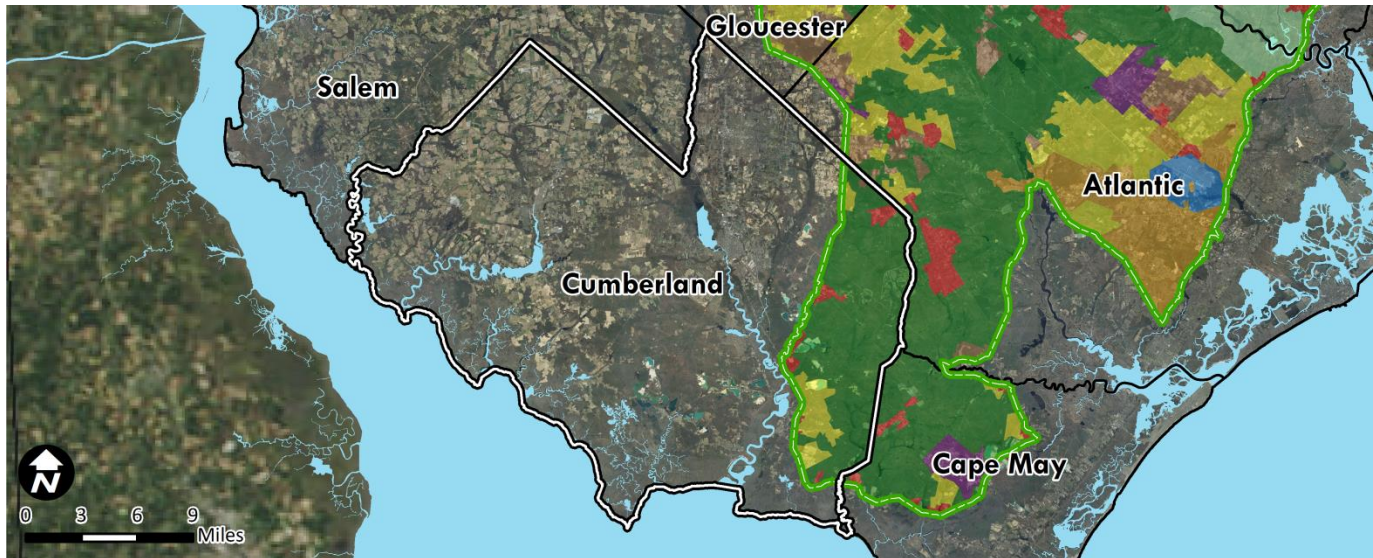
| | | |
|-------------------------------------|--|--|
| Private Sector Employment 30,924 | Private Sector Establishments 3,757 | Private Sector Avg. Annual Wages \$28,694 |
|-------------------------------------|--|--|

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

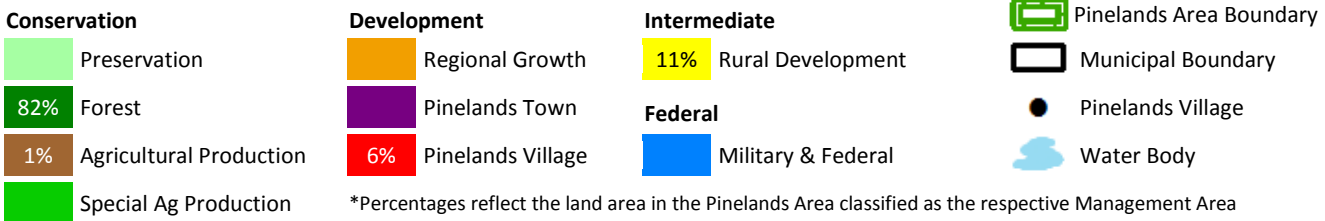
Cumberland County



Pinelands Area 2010 population: 6,053 (4% of total population)
 Pinelands Area acreage: 45,398 (14% of total acreage)

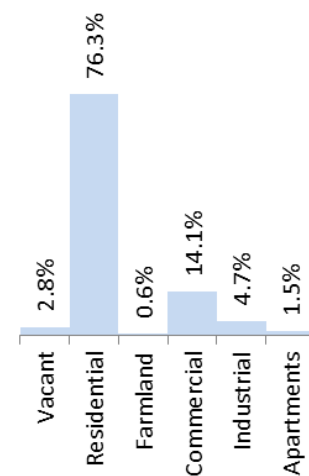


Pinelands Management Areas



| 2012 Variables | County Value | South N.J. County Avg. | South N.J. County Rank |
|---|--------------|------------------------|------------------------|
| Population Estimate | 157,785 | 303,777 | 6 |
| Population Density (per mile ²) | 314 | 714 | 7 |
| Population Change - 2000 to 2012 | 7.7% | 6.0% | 4 |
| % Land Protected in Pinelands Area* | 52.1% | 45.9% | 4 |
| Assessed Acres of Farmland | 84,420 | 57,693 | 3 |
| Building Permits Issued | 190 | 557 | 7 |
| Housing Transactions | 464 | 1,577 | 7 |
| Average Home Sale Price | \$153,690 | \$274,799 | 8 |
| Equalized Property Value (millions) | \$9,110.6 | \$39,542.2 | 7 |
| Average Effective Tax Rate | 2.45 | 2.23 | 4 |
| Average Residential Property Tax Bill | \$3,809 | \$5,239 | 8 |
| Per Capita Income Estimate | \$22,531 | \$29,391 | 8 |
| Unemployment Rate | 14.1% | 11.5% | 2 |

Assessment Class Proportions in 2012 Municipal Valuations



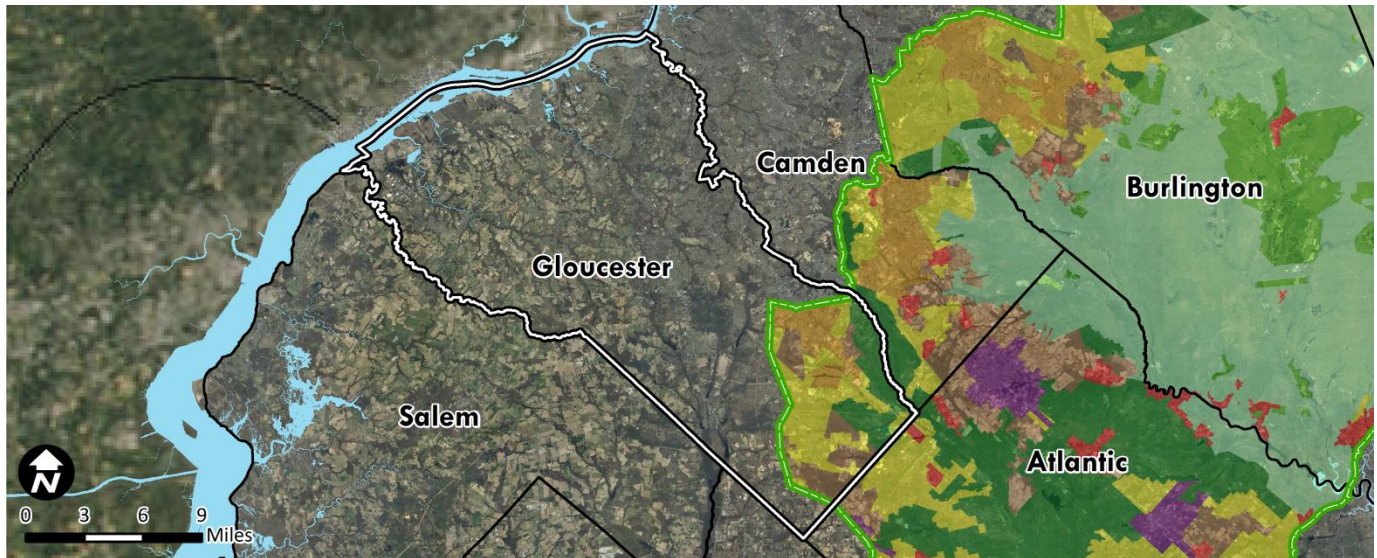
| | | |
|-------------------------------------|--|--|
| Private Sector Employment 44,318 | Private Sector Establishments 2,931 | Private Sector Avg. Annual Wages \$33,616 |
|-------------------------------------|--|--|

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

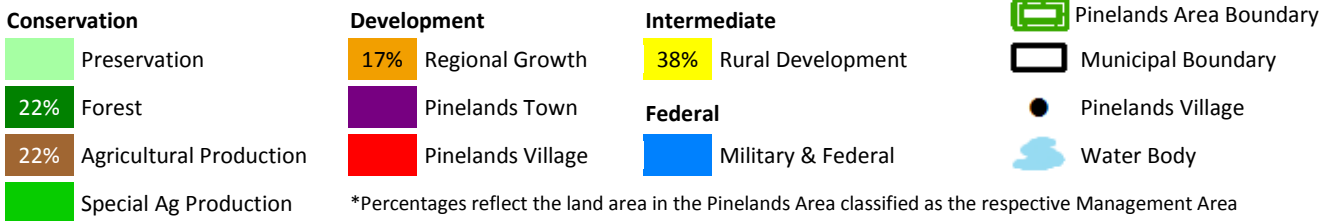
Gloucester County



Pinelands Area 2010 population: 20,487 (7% of total population)
 Pinelands Area acreage: 33,581 (16% of total acreage)

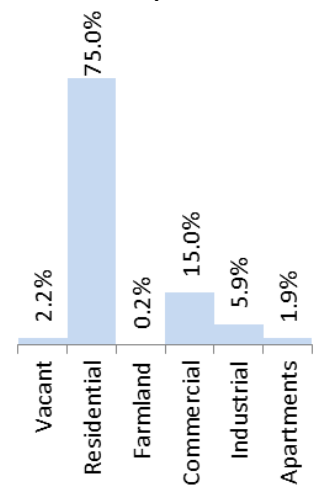


Pinelands Management Areas



| 2012 Variables | County Value | South N.J. County Avg. | South N.J. County Rank |
|---|--------------|------------------------|------------------------|
| Population Estimate | 289,586 | 303,777 | 4 |
| Population Density (per mile ²) | 860 | 714 | 2 |
| Population Change - 2000 to 2012 | 13.7% | 6.0% | 1 |
| % Land Protected in Pinelands Area* | 27.4% | 45.9% | 7 |
| Assessed Acres of Farmland | 57,079 | 57,693 | 4 |
| Building Permits Issued | 534 | 557 | 4 |
| Housing Transactions | 1,281 | 1,577 | 6 |
| Average Home Sale Price | \$211,069 | \$274,799 | 6 |
| Equalized Property Value (millions) | \$26,566.2 | \$39,542.2 | 6 |
| Average Effective Tax Rate | 2.84 | 2.23 | 2 |
| Average Residential Property Tax Bill | \$5,967 | \$5,239 | 2 |
| Per Capita Income Estimate | \$32,404 | \$29,391 | 2 |
| Unemployment Rate | 10.0% | 11.5% | 4 |

Assessment Class Proportions in 2012 Municipal Valuations



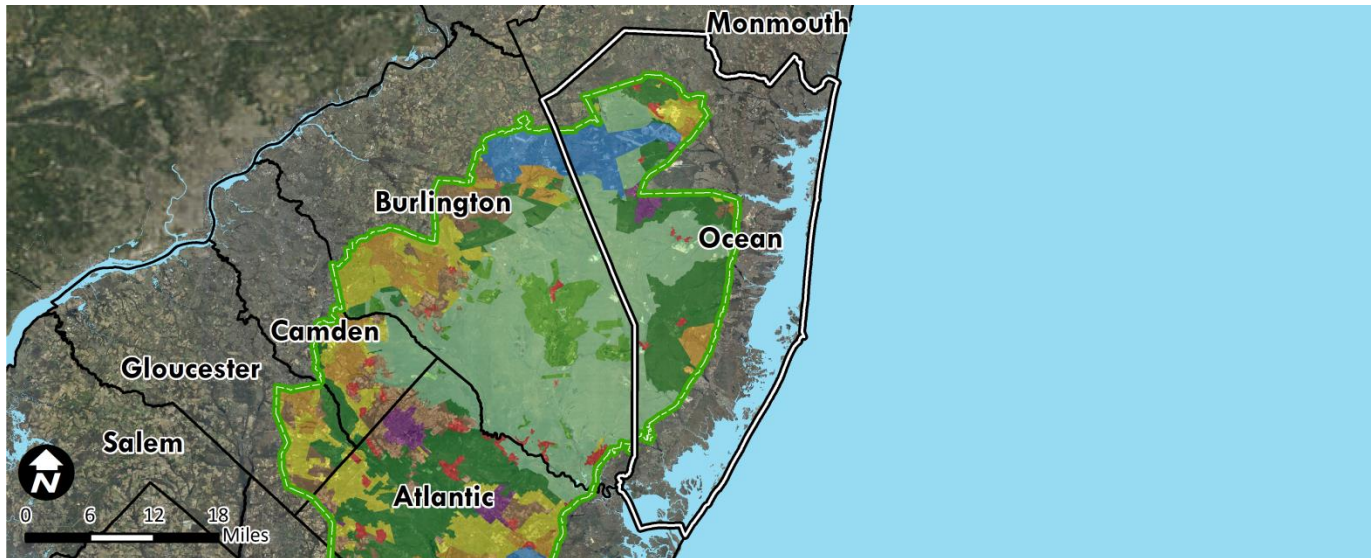
| Private Sector Employment | Private Sector Establishments | Private Sector Avg. Annual Wages |
|---------------------------|-------------------------------|----------------------------------|
| 79,456 | 5,870 | \$38,697 |

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

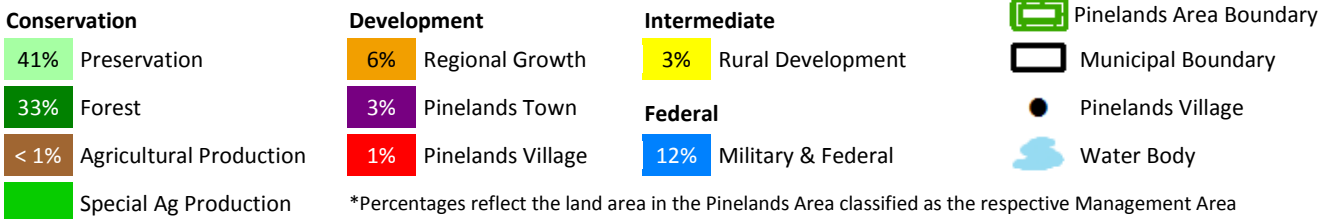
Ocean County



Pinelands Area 2010 population: 48,562 (8% of total population)
 Pinelands Area acreage: 187,559 (39% of total acreage)

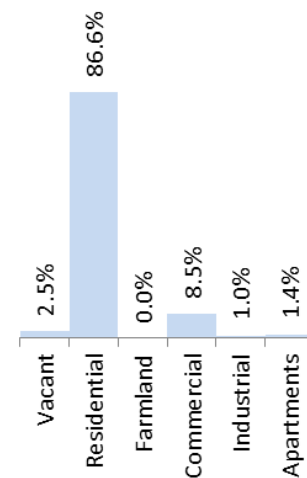


Pinelands Management Areas



| 2012 Variables | County Value | South N.J. County Avg. | South N.J. County Rank |
|---|--------------|------------------------|------------------------|
| Population Estimate | 580,470 | 303,777 | 1 |
| Population Density (per mile ²) | 765 | 714 | 3 |
| Population Change - 2000 to 2012 | 13.6% | 6.0% | 2 |
| % Land Protected in Pinelands Area* | 59.1% | 45.9% | 1 |
| Assessed Acres of Farmland | 23,398 | 57,693 | 6 |
| Building Permits Issued | 1,125 | 557 | 1 |
| Housing Transactions | 3,532 | 1,577 | 1 |
| Average Home Sale Price | \$369,094 | \$274,799 | 2 |
| Equalized Property Value (millions) | \$96,876.2 | \$39,542.2 | 1 |
| Average Effective Tax Rate | 1.49 | 2.23 | 7 |
| Average Residential Property Tax Bill | \$5,466 | \$5,239 | 4 |
| Per Capita Income Estimate | \$30,573 | \$29,391 | 4 |
| Unemployment Rate | 10.3% | 11.5% | 3 |

Assessment Class Proportions in 2012 Municipal Valuations

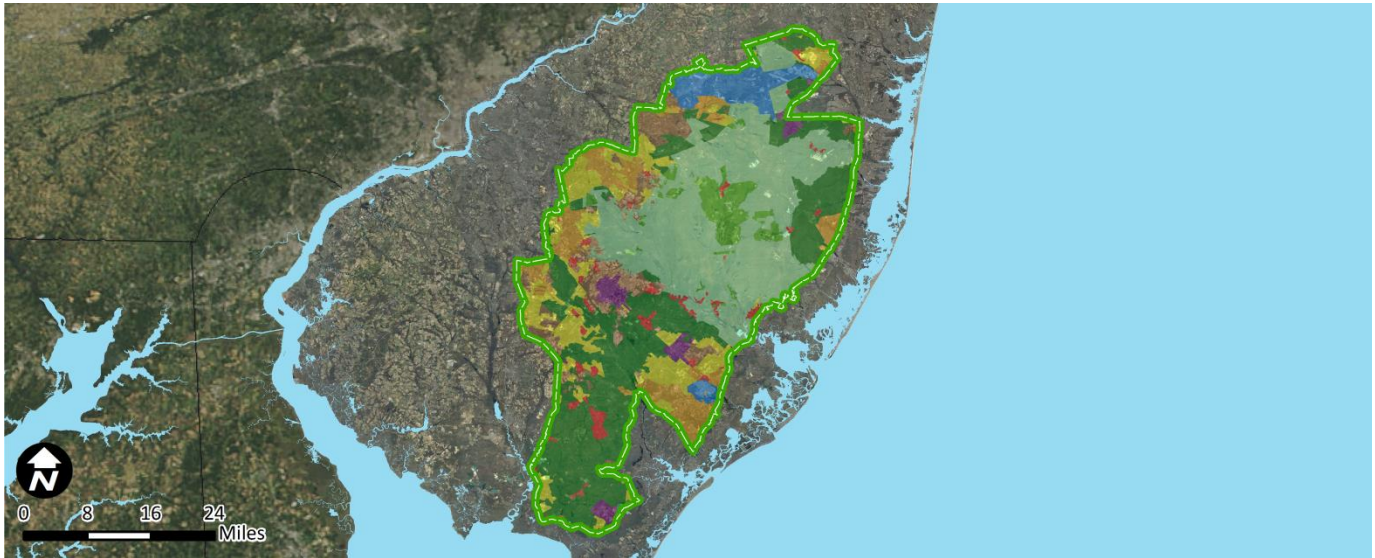


| | | |
|--------------------------------------|---|--|
| Private Sector Employment 122,515 | Private Sector Establishments 11,767 | Private Sector Avg. Annual Wages \$32,660 |
|--------------------------------------|---|--|

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

Pinelands Area Municipalities

Pinelands Area 2010 population: 312,971
 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

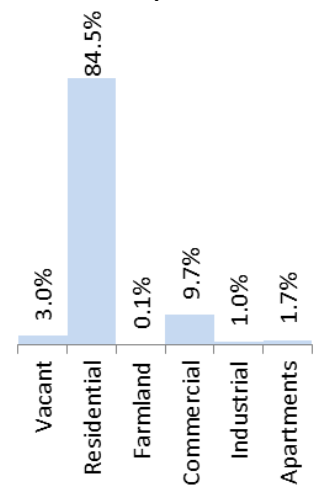
- 12% Rural Development
- Federal**
- 5% Military & Federal

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

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

| 2012 Variables | Pinelands Municipal Value | Non-Pinelands Municipal Value | New Jersey Value |
|---|---------------------------|-------------------------------|------------------|
| Population Estimate | 702,562 | 1,727,654 | 8,864,590 |
| Population Density (per mile ²) | 326 | 1,218 | 1,132 |
| Population Change - 2000 to 2012 | 13.3% | 4.6% | 4.5% |
| % Land Protected in Pinelands Area | 100.0% | N/A | N/A |
| Assessed Acres of Farmland | 174,254 | 287,216 | 975,895 |
| Building Permits Issued | 1,179 | 3,274 | 17,939 |
| Housing Transactions | 3,105 | 9,512 | 41,414 |
| Average Home Sale Price | \$225,101 | \$295,377 | \$377,218 |
| Equalized Property Value (millions) | \$1,517 | \$1,581 | \$2,097 |
| Average Effective Tax Rate | 2.10 | 2.34 | 2.27 |
| Average Residential Property Tax Bill | \$4,940 | \$5,802 | \$7,857 |
| Per Capita Income Estimate | \$29,176 | \$32,566 | \$33,924 |
| Unemployment Rate | 10.7% | 11.0% | 9.5% |

Assessment Class Proportions in 2012 Municipal Valuations



Private Sector Employment
197,660

Private Sector Establishments
17,374

Private Sector Avg. Annual Wages
\$38,140