



**DRAFT  
FINANCIAL ANALYSIS  
TECHNICAL REPORT  
JANUARY 2007**

**PREPARED BY  
NEW JERSEY HIGHLANDS COUNCIL  
IN SUPPORT OF THE  
DRAFT HIGHLANDS REGIONAL MASTER PLAN**



JON S. CORZINE  
Governor

## State of New Jersey

Highlands Water Protection and Planning Council  
100 North Road (Route 513)  
Chester, New Jersey 07930-2322  
(908) 879-6737  
(908) 879-4205 (fax)  
www.highlands.state.nj.us



DANTE DI PIRRO  
Executive Director

# Highlands Draft Regional Master Plan

Jon S. Corzine, *Governor, State of New Jersey*

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### Executive Staff

Dante Di Pirro, *Executive Director*  
Thomas A. Borden, *Deputy Executive Director and Chief Counsel*  
Steven Balzano, *Director of Science and Planning*

### Staff

Anthony Cortese, *Regional Planner*  
Matthew J. Curtis, *Management Information Systems Coordinator*  
Christine Danis, *Principal Planner*  
Carl Figueiredo, *Resource Management Specialist*  
Denise Guidotti, *Executive Assistant*  
Maryjude Haddock-Weiler, *Regional Planner*  
James Hutzelmann, *Water Resource Engineer*  
Kim Ball Kaiser, *Staff Attorney*  
Aaron M. Kardon, *Geographic Information Systems Assistant*  
Roger Keren, *Director of Geographic Information Systems*  
Megan Lang, *Regional Planner*  
Jeffrey P. LeJava, *Staff Attorney*  
Erin Lynam, *Resource Management Specialist*  
Ross MacDonald, *Director of Economic Development*  
Sabina Martine, *Administrative Assistant*  
Ranji Persaud, *Office & Human Resource Manager*  
Christine Ross, *Senior Resource Management Specialist*  
Susan Schmidt, *Receptionist & Clerk*  
Patricia Sly, *Director of Government Affairs and Operations*  
Lisa K. Voyce, *Principal Scientist*

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## EXECUTIVE SUMMARY

This technical report provides an overview of the financial component of the Highlands Regional Master Plan (RMP). The report includes three separate sections: Baseline Economic Indicators, a Cash Flow Timetable, and a description of the approach for the Fiscal Impact Analysis. By establishing baseline economic data, tracking models and fiscal impact approaches, the financial implications of the development and implementation of the Regional Master Plan can be assessed.

The Highlands Council began its financial analysis by applying a series of accepted economic indicators to the Region, its municipalities and its counties. The data reveals a Highlands Region characterized by relative wealth and economic strength where population, income and real estate values have fueled a regional economy with median household income more than one-third higher than the State as a whole.

The Cash Flow Timetable is a tool which measures incoming and outgoing costs and revenues for a given variable over a period of time. It uses historic data, current data and trends to develop realistic projections for the Highlands Region. These projections will ultimately inform policy decisions by the Highlands Council. The Cash Flow Timetable incorporates a standard methodology to analyze four major components: Planning grants and donations; Land Acquisition; State aid for Local Government Units; and Property Tax Stabilization. These components will continue to be tracked and analyzed in the future through the Municipal Economic Tracking Program.

The economic implications of the Regional Master Plan cannot be fully assessed until municipalities have advanced through the conformance process (during that process municipalities in the Planning Area will decide whether to voluntarily conform to the Regional Master Plan). However, there are a series of models that can be applied to various regional land use conditions to gauge the potential fiscal, economic, infrastructure, and quality-of-life impacts within the Region.

The Center for Urban Policy Research (CUPR) at the Edward J. Bloustein School of Planning and Public Policy at Rutgers, The State University of New Jersey, has been contracted by the Highlands Council to analyze the municipal fiscal impacts of several potential build out scenarios based on complete build out at the municipal level and an approach for evaluating fiscal impacts at a 20 year projection for the future of the Highlands Region. The Highlands Council anticipates, as part of Plan Conformance, conducting a fiscal impact analysis for each of the build-out scenarios that evaluate the potential municipal fiscal outcomes based upon the various development assumptions. The fiscal impacts are expected to include an evaluation of municipal revenues and costs, infrastructure needs and an evaluation of quality of life indicators.

## 1.0 INTRODUCTION

The Highlands Act and Regional Master Plan work primarily to protect the Highlands Region's environmentally sensitive areas. While recognizing the need to encourage growth opportunities that are consistent with the goals of the Act. Recent development rates have provided significant infrastructure and new structures to accommodate a level of economic growth in the near-term. This is important as the land use changes taking place from 2004 through 2007, and beyond, will limit developable acres. As a result, development on existing infrastructure and infill development will be more feasible than extending new infrastructure into undeveloped areas. While specific Highlands Region data is not yet available, a report by CB Richard Ellis cites a 19.2% office space availability rate in Northern New Jersey and a 6.8% availability for industrial capacity<sup>1</sup>. These findings are considered in addition to the Regional Master Plan criteria and process to accommodate appropriate development. Using smart growth land use policies, the Highlands Council will determine if vacant, underutilized, infill, and brownfield development projects are appropriate throughout the Highlands Region. The growth supported by the Council will increase land use efficiency and may accommodate more uses, ratable revenue, and create less infrastructure and maintenance costs. Creating a more compact built environment also reduces land consumption, thus protecting open space and reducing impervious surfaces, which in turn improve watersheds and water quality.

The economic conditions within The Highlands Region cannot be viewed in isolation. While it

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<sup>1</sup> CB Richard Ellis, New Jersey Office Market Report – 2<sup>nd</sup> Quarter 2006, <http://www.cbre.com>

is impossible to account for all conditions and variables that may have some level of influence in the Highlands Region, it needs to be recognized that there are larger market forces and fluctuations that occur at the state, national and global levels which play a primary role in the regional economy. Specifically, the economic, business and labor conditions in Northern New Jersey and New York City will continue to play a critical role in the economic vitality of the Highlands.

Recent data has suggested that the State may have lost some of its competitive, economic edge.<sup>2</sup> The threat is in part caused by rising housing costs, class disparities, and unbalanced development patterns (all endemic within the Highlands Region). While New Jersey's average income is the highest in the nation, income growth lags behind national trends.

The State has taken steps to address these issues. By creating the Office of Economic Growth (OEG), the State has effectively merged related State agencies like Commerce, EDA, and Tourism. In turn, this consolidation promotes State agencies to contribute to a more organized, efficient and proactive business retention and development program. Focusing on 6 priorities, an Economic Growth Strategy for the State of New Jersey was released in September of 2006, and is meant to address these and other economic issues.<sup>3</sup>

The Highlands Regional Master Plan will propose economic policies that will help as well. Smart growth policies, inter-governmental coordination, and improved parcel data directly address these concerns and aid in improving the long-term economic profile of this Region.<sup>4</sup> Moreover, by coordinating planning and development programs with OEG, the Highlands municipalities will be represented as a sustainable region possessing many qualities businesses appreciate, such as predictable development rules, high quality schools, and located in one of the most educated and affluent markets in the county.

The Regional Master Plan is likely to provide substantial economic benefits to the Region as a

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<sup>2</sup> The Brookings Institution, Metropolitan Policy Program, Bruce Katz and Robert Puentes “Prosperity at Risk: Toward a Competitive New Jersey” 2007

<sup>3</sup> Economic Growth Strategy and Governors Initiatives from *Economic Growth Strategy for the State of New Jersey 2007*, <http://www.nj.gov/njbusiness/home/initiatives.shtml>

<sup>4</sup> Burchell, Robert W., Lowenstein, N., & Downs, Anthony. (2002). *Transportation Research Board – National Research Council*, TDRP Report 74, Page 21 – Costs of Sprawl – 2000.



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whole. By maximizing smart growth land use policies, appropriate development will be guided to those areas with adequate infrastructure and services, keeping municipal overheads in check. The draft Land Use Capability Map (LUCM) has identified 149,624 acres or 17.4% of the Highlands Region in which growth and redevelopment opportunities will be targeted, based on municipal interest. In general, these areas are positioned to accommodate infill and greater intensity of land uses. The Regional Master Plan land use parameters will result in more efficient development of appropriate lands (focusing on infill, revitalization and where appropriate redevelopment opportunities), and coupled with the extensive exemptions listed in the Act, will afford growth rates within the Region on a more efficient scale. This land efficiency “pick-up” allows this Region to sustain growth while protecting the natural resources and industries that rely on the quality of life and demographic profile now found within the Highlands, such as outdoor recreation, tourism, and agriculture.

Growth pressures will not go away in the Highlands, as the special qualities of this Region will not dissipate with the Regional Master Plan (high quality schools and transportation networks, open space, etc.). To the contrary, land use constraints may actually increase land values for most uses. Implementing a balanced approach to land consumption and natural resource protection will result in more lands being preserved, a reduction in subdivisions and overall reductions in sprawl development. These work in concert with one another to ensure a sustainable, clean, and economically healthy region.

In addition, the Highlands Council and staff are available to provide planning, scientific, and economic development assistance to the Highlands municipalities and counties. These support services will act to bring intergovernmental and municipal coordination to municipal plans that will be considered within the context of the entire Highlands Region. The result will be a more efficient process for developers, municipal planners, and the community at large to understand the various land use parameters and procedures within which to operate. A level of predictability will be revealed within the Region and appropriate development opportunities will be discovered in a more efficient and timely manner.

## **2.0 HIGHLANDS ACT REQUIREMENTS FOR THE REGIONAL MASTER PLAN**

Section 11.a. (2) of the Highlands Act charges the Council with developing a financial component; together with a cash flow timetable which:

- a. details the cost of implementing the Regional Master Plan, including, but not limited to, property tax stabilization measures, watershed moratorium offset aid, planning grants and other State aid for local government units, capital requirements for any development transfer bank, payments in lieu-of-taxes, acquisition, within five years and within 10 years after the date of enactment of this act, of fee simple or other interests in lands for preservation or recreation and conservation purposes, compensation guarantees, general administrative costs, and any anticipated extraordinary or continuing costs; and
- b. details the source of revenue for covering such costs, including, but not limited to, grants, donations, and loans from local, State, and federal departments, agencies, and other governmental entities, and from the private sector.

To achieve this mandate, the Regional Master Plan will include a Financial Component which is comprised of three elements: Baseline Economic Indicators; a Cash Flow Timetable; and a Fiscal Impact Analysis.

## **3.0 BASELINE ECONOMIC INDICATORS**

An important objective of the Financial Component is to collect relevant regional information from extensive data sources to create a consolidated Highlands economic indicator database. The Highlands Council collected information from United States Census Bureau, Department of Labor and Workforce Development, New Jersey Department of Community Affairs, New Jersey Department of Treasury, and New Jersey Legislative District Data Book. The Council identified indicators that would offer applicable data to various components of the Regional Master Plan. A total of 73 indices were initially examined (See Appendix 1). The Highlands Council secured the services of a data management firm, Vertices, LLC, in order to examine State and national databases. The result of this effort was a compilation of a series of spreadsheets reflecting regional indicators for eight categories: population, employment, households, income, property taxes, equalized property values, land transactions, and building

permits (note: best available data was collected for this task). The data for the indicators within each category, where possible, were aggregated into the following geographic areas and comparative regions:

Highlands Region – Total or average values derived from all 88 municipalities;

Planning Area – Total or average values for those towns wholly within the Planning Area (36 municipalities);

Preservation Area – Total or average values for those towns wholly within the Preservation Area (5 municipalities);

Split – Total or average values for those towns with areas in both the Planning and Preservation Areas (47 municipalities);

Highlands Counties – Total or average values for those municipalities within the Highlands Region (7 Counties –Bergen, Hunterdon, Morris, Passaic, Somerset, Warren, and Sussex). These are designated by an “H.” For example, the municipalities within Morris County in the Highlands would be “H – Morris”, representing 32 of 39 municipalities;

7 County Totals – Total or average values for the entire County. For example, Passaic County has 5 towns in the Highlands Region, but all 16 municipal values are compiled;

New Jersey – Total or average statewide values; and

Municipal – Values for each municipality within the Highlands Region;

All indicators were aggregated into all or most of these subsets, and several graphs were created for each of these indices. In addition, where possible, GIS maps were produced for additional visual comparison.

### **3.1 INDICATORS AND DATASETS**

This section lists the sources for each economic indicator within the categories listed below. A full account of municipal and regional data is located at Appendix 1.

**Table 1 Indicator Sources**

<b>Indicator</b>	<b>Source</b>
<b>Population</b>	US Census (1990, 2000)
<b>Employment</b>	New Jersey Department of Labor and Workforce Development (1990, 2000, 2002, 2004)
<b>Household Units</b>	US Census (1989, 1999)
<b>Income</b>	US Census (1989, 1999)
<b>Property Tax</b>	New Jersey Legislative District Data Book (1991, 2001, 2003, 2004)
<b>Property Transactions</b>	New Jersey Department of the Treasury, Division of Taxation (2002, 2003, 2004, 2005)
<b>Property Values</b>	New Jersey Department of Community Affairs, Division of Local Government Services (1990 - 2004)
<b>Building Permits</b>	New Jersey Department of Community Affairs (1996, 2000, 2002, 2004)

### **3.2 POPULATION**

Population estimates collected from U.S. Census for 1990, 2000, 2002, and 2004 show steady population growth in the Highlands Region. In 2004, an estimated 821,547 people were living in the 88 municipalities comprising the Highlands Region, an increase of 2.1% since the 2002 estimate of 804,790. Between 2000 and 2004, the Highlands Region grew by 4.4%, and between 1990 and 2004, the Region saw an increase of about 126,000 people or 18%. During this 14 year period, the Highlands Region expanded at a rate 46% higher than the State (See Appendix 2).

Between 1990 and 2004, Somerset County grew the fastest (37.7%) and Passaic County grew the slowest (7.2%). Of the 88 municipalities, Greenwich Township in Warren County grew at the fastest rate with population increasing from 1,881 to 5,223 (177.7%), and Hampton Borough in Hunterdon County experienced the largest decline in population, falling from a population of 1,898 in 1990 to a population of 1,591 in 2004.

Table 2 Population (1990 - 2004)

Population					
Highlands Calculations	1990	2000	2002	2004	1990 – 2004 Total % Change
Highland Total	695,489	786,363	804,790	821,547	18.1%
H – Bergen	29,961	36,674	37,686	38,389	28.1%
H – Hunterdon	51,040	58,455	60,191	61,575	20.6%
H – Morris	350,902	395,685	401,641	409,806	16.8%
H – Passaic	65,809	67,495	69,248	70,514	7.2%
H – Somerset	33,611	44,164	45,185	46,280	37.7%
H – Sussex	81,647	91,122	93,911	95,716	17.2%
H – Warren	82,519	92,768	96,928	99,267	20.3%
Planning Total	258,062	282,010	285,051	289,592	12.2%
Preservation Total	41,589	42,804	44,201	44,934	8.0%
Split Total	395,838	461,549	475,538	487,021	23.0%

Population					
Regional Calculations	1990	2000	2002	2004	1990 - 2004 Total % Change
Bergen County	825,380	885,865	881,040	901,745	9.3%
Hunterdon County	107,776	122,617	126,729	129,318	20.0%
Morris County	421,353	471,479	478,659	487,437	15.7%
Passaic County	453,060	491,080	497,025	498,939	10.1%
Somerset County	240,279	298,931	307,865	316,223	31.6%
Sussex County	130,943	144,687	148,819	152,117	16.2%
Warren County	91,607	102,437	107,470	109,795	19.9%
Highlands Counties	2,270,398	2,517,096	2,547,607	2,595,574	14.3%
New Jersey	7,730,188	8,414,350	8,576,089	8,685,166	12.4%

Figure 1 Population Total Percent Change (1990 - 2004)

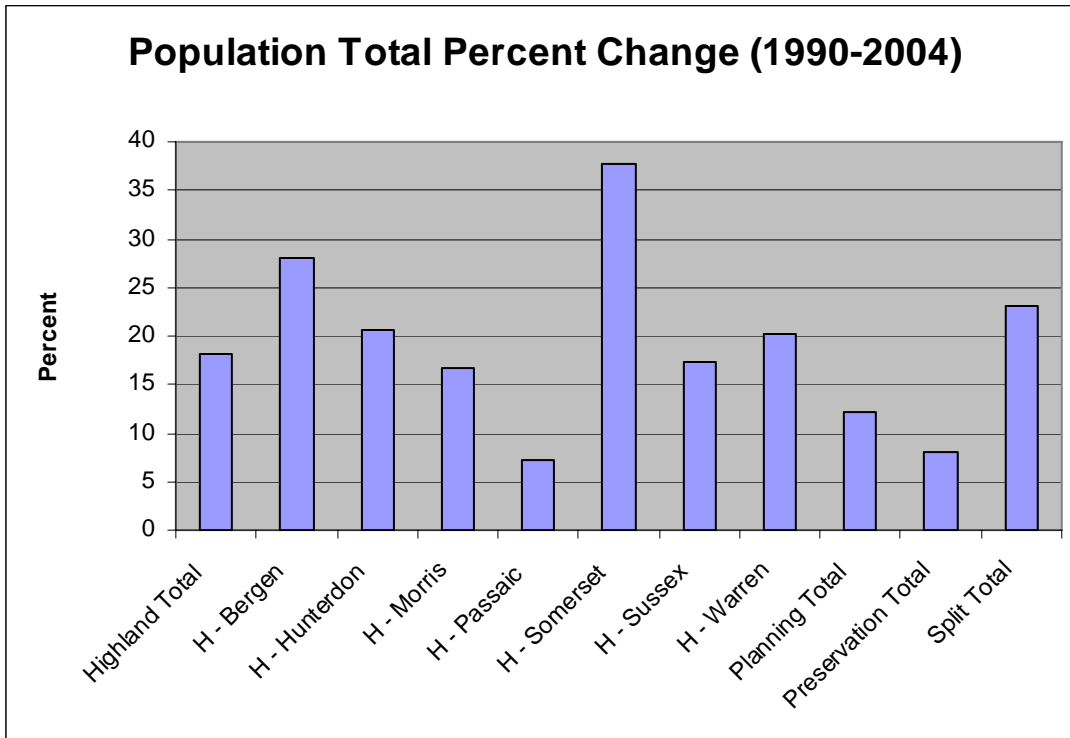
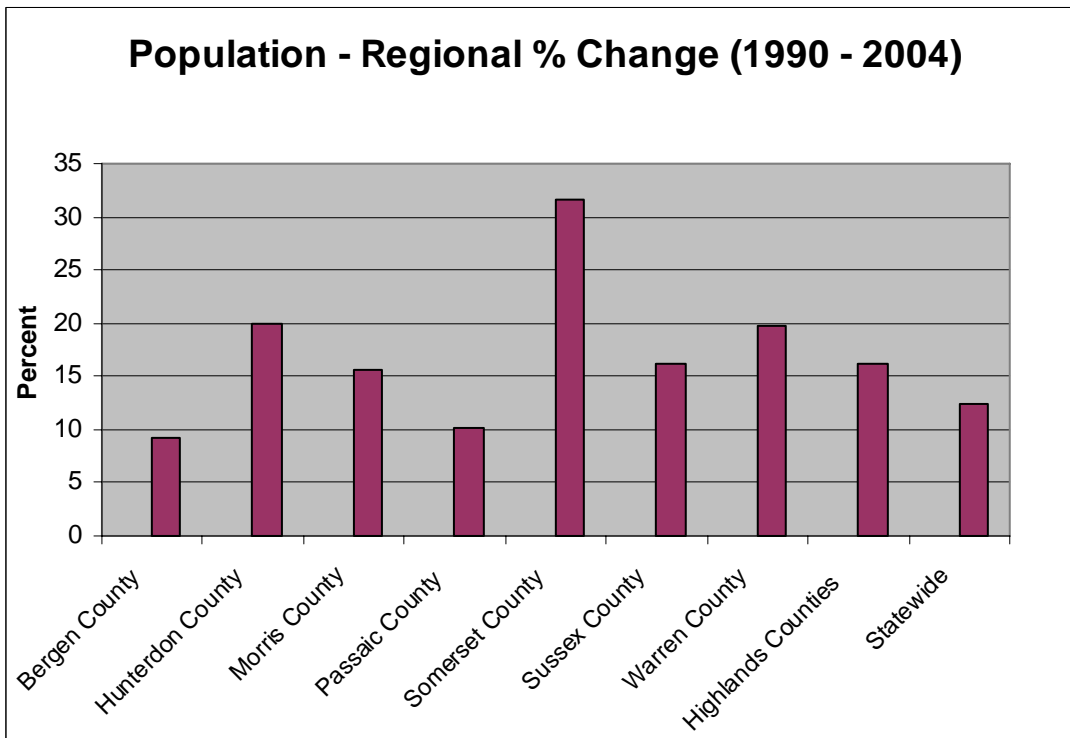


Figure 2 Population Total Percent Change (1990 - 2004) Region



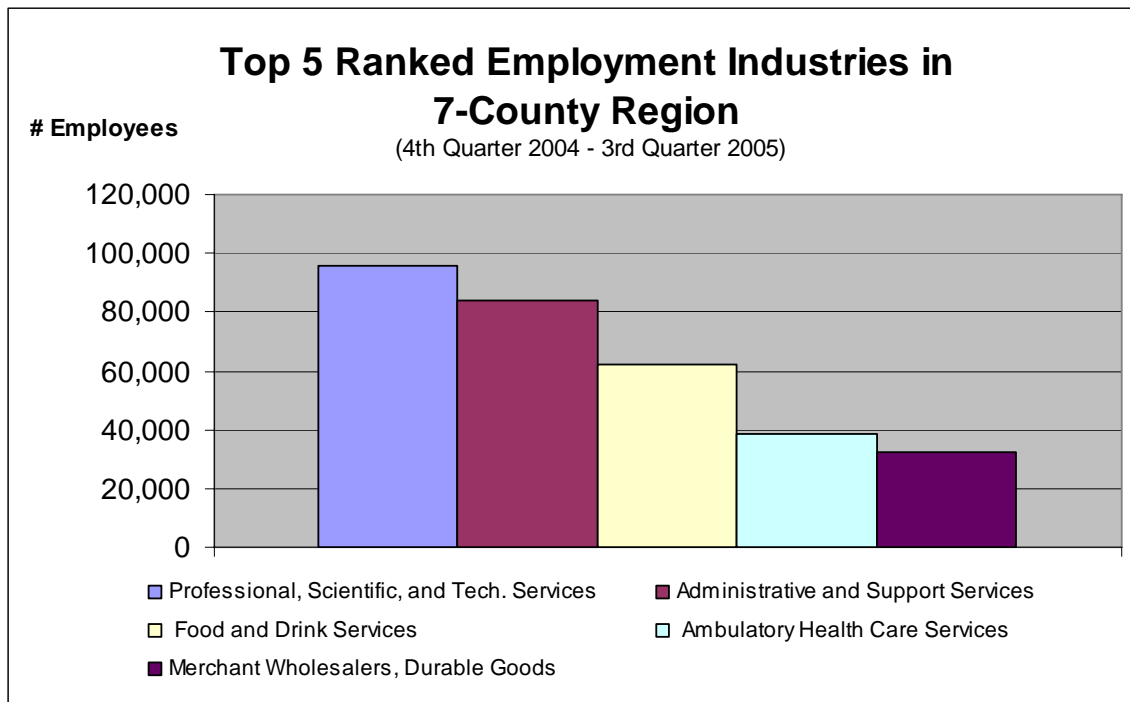
### 3.3 EMPLOYMENT

#### 3.3.1 EMPLOYMENT INDUSTRIES

The top five ranked employment industries were assessed for the seven-county Highlands Region: Bergen, Hunterdon, Morris, Passaic, Somerset, Sussex, and Warren (note: for this discussion each of the counties were included in their entirety, not just their Highlands portions). Data reflecting employment industry figures were collected from the United States Census Bureau. Professional, Scientific, and Technological Services, which require a high degree of expertise and training, employed the greatest number of workers in the seven-county region with roughly 96,000 employees. The next largest industry, in terms of number of employed, were Administrative and Support Services comprising 85,000 employees. Food Services and Drinking Places employed roughly 62,000, and Ambulatory Health Care Services and Merchant Wholesalers, Durable Goods accounted for 39,000 and 33,000 employees, respectively (See Appendix 3).

**Figure 3 Top 5 Ranked Employment Industries in 7-County Region**

(Note: Each of the counties were included in their entirety)



Projections for 2014, developed by the New Jersey Department of Labor’s Division of Labor Market and Demographic Research, are the latest long-term projection of population, labor

force, and employment in the State.<sup>5</sup> The study projects professional and related industries as well as other service industries to be the largest contributors to new jobs and job growth in the State from 2004 - 2014. This study is reflected by similar trends in the Highlands Region, with professional and service industries accounting for the vast majority of jobs and job growth. Therefore, regional employment growth opportunities are positive.

**3.3.2 EMPLOYMENT LEVELS**

The New Jersey Department of Labor and United States Census Bureau identify the average annual unemployment rate as 4.8% for the State as a whole and 3.7% for the Highlands Region. Each county portion of the Highlands Region showed unemployment rates below that of the State, with Somerset County the lowest, at 3.1%. The Highlands Region therefore shows stronger employment numbers than those exhibited statewide, representing a strong existing workforce (See Appendix 4).

**Table 3 Unemployment rates (1990 – 2004)**

Unemployment Rates				
Highlands Calculations	1990	2000	2002	2004
Highlands	3.50%	2.70%	4.50%	3.70%
H – Bergen	3.10%	2.50%	4.00%	3.40%
H – Hunterdon	2.80%	2.40%	4.30%	3.30%
H – Morris	3.30%	2.70%	4.70%	3.60%
H – Passaic	4.20%	3.00%	4.60%	4.00%
H – Somerset	2.60%	2.30%	4.20%	3.10%
H – Sussex	3.90%	2.70%	4.50%	4.00%
H – Warren	4.10%	2.80%	4.60%	4.30%
Planning	3.50%	2.80%	4.70%	3.70%
Preservation	3.80%	3.10%	5.10%	4.20%
Split	3.40%	2.60%	4.30%	3.50%

<sup>5</sup> *Projections 2014*, New Jersey Employment and Population in the 21st Century (2006). New Jersey Department of Labor’s Division of Labor Market and Demographic Research  
<http://www.wnjpin.net/OneStopCareerCenter/LaborMarketInformation/lmi03/Projection%202014%20WEB.pdf>



### 3.4 HOUSING UNITS

Between 1990 and 2000, New Jersey increased its total number of housing units by 234,965, from 3,075,310 to 3,310,275. The Highlands Region added 33,441 housing units during the same period. When measured by percentage, the Highlands Region increased housing units by 12.7% compared to the State's 7.6%. Morris County added the greatest number of housing units (16,541) while Somerset County had the greatest growth by percentage (28%). Passaic County had the smallest increase in housing units measured both by number (811) and by percentage (3.4%) (See Appendix 5). Data was collected from U.S. Census Bureau.

**Table 4 Housing Units (1990 & 2000)**

<b>Geography</b> (Counties Include Only Portions in Highlands Region)	<b>1990</b>	<b>2000</b>	<b>Change</b>	<b>% Change</b>
Highlands Total	263,102	296,543	33,441	12.7%
Bergen	11,268	13,922	2,654	23.6%
Hunterdon	18,429	20,563	2,134	11.6%
Morris	130,393	146,934	16,541	12.7%
Passaic	23,783	24,594	811	3.4%
Somerset	14,070	18,014	3,944	28.0%
Sussex	31,891	35,163	3,272	10.3%
Warren	33,268	37,353	4,085	12.3%
New Jersey	3,075,310	3,310,275	234,965	7.6%

### 3.5 INCOME

#### 3.5.1 MEDIAN HOUSEHOLD INCOME

Median household income is a measure of private wealth which is often seen as the most dependable, as people tend to live in households that include other wage earners. The United States Census Bureau provides income data which can then be calculated for the State, Highlands Region, and county portions of the Highlands Region for the years 1990 and 2000 (note: municipal median values were averaged for the Highlands Region and its county portions). Between 1990 and 2000, median household income in New Jersey rose by about

34.7% from \$40,927 to \$55,146. By this measure, New Jersey was the wealthiest state in the nation during the year 2000. From 1990 to 2000, the Highlands Region median household income grew by 26.2% from \$60,533 to \$76,414. Hunterdon County had the greatest growth of all Highlands counties during the period, growing by 33.5%. Somerset County had the least growth in median household income of all Highlands counties, growing by 24% during the same period. While the overall State median household income grew faster than any of the Highlands counties, the actual values in all Highlands counties were greater than the State values (See Appendix 6).

**Table 5 1990 & 2000 Median Household Income**

<b>Geography</b> (Counties Include Only Portions in Highlands Region)	<b>1990</b>	<b>2000</b>	<b>Change</b>	<b>% Change</b>
Highlands Region	\$60,533	\$76,414	\$15,880	26.2%
H-Bergen	\$64,955	\$81,732	\$16,777	25.8%
H-Hunterdon	\$64,069	\$85,531	\$21,462	33.5%
H-Morris	\$63,531	\$78,927	\$15,396	24.2%
H-Passaic	\$55,644	\$72,090	\$16,446	29.6%
H-Somerset	\$78,860	\$97,777	\$18,917	24.0%
H-Sussex	\$55,410	\$71,196	\$15,785	28.5%
H-Warren	\$44,951	\$55,990	\$11,038	24.6%
New Jersey	\$40,927	\$55,146	\$14,219	34.7%

In 2000, Somerset County had the highest median household income (\$97,777) in the Highlands Region. This is about \$21,000 greater than the median household income in the Highlands Region (\$76,414) for the same year, and about \$42,000 greater than the median household income of Warren County, which had the lowest median household income.

**3.5.2 PER CAPITA INCOME**

Between 1990 and 2000, per capita income in New Jersey rose by roughly 44.3% from \$18,714 to \$27,006. During the year 2000, New Jersey had the second highest per capita income in the country, behind Connecticut (\$28,766). During the same 10-year period, the per capita income

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of the Highlands Region rose by 50% from \$23,062 to \$34,685. Bergen County had the greatest per capita growth of all Highlands counties increasing by 59% between 1990 and 2000. Passaic County had the lowest per capita income growth, increasing by 45% during the same period. Per Capita income increased in all 88 municipalities within the Highlands Region. Chester Borough in Morris County experienced the highest percent increase at 93.1% (\$22,040 in 1990 to \$42,564 in 2000). Harding Township was listed as the lowest percent increase of 0.2% (\$72,575 in 1990 to \$72,689 in 2000).

**Table 6 Income - Per Capita (\$)**

<b>Highlands Calculations</b>	<b>Per Capita Income: Avg. 1990</b>	<b>Per Capita Income: Avg. 2000</b>	<b>Change</b>	<b>% Change</b>
<b>Highlands Total</b>	\$ 23,062	\$ 34,685	\$ 11,623	50.4%
<b>H – Bergen</b>	\$26,064	\$41,469	\$15,406	59.1%
<b>H – Hunterdon</b>	\$23,367	\$35,612	\$12,244	52.4%
<b>H – Morris</b>	\$24,558	\$35,882	\$11,324	46.1%
<b>H – Passaic</b>	\$19,472	\$28,241	\$8,769	45.0%
<b>H – Somerset</b>	\$36,938	\$58,661	\$21,724	58.8%
<b>H – Sussex</b>	\$19,195	\$28,564	\$9,369	48.8%
<b>H – Warren</b>	\$16,461	\$25,599	\$9,138	55.5%
<b>Planning</b>	\$24,274	\$36,013	\$ 11,739	48.4%
<b>Preservation</b>	\$20,229	\$29,420	\$ 9,191	45.4%
<b>Split Total</b>	\$22,570	\$34,362	\$ 11,792	52.2%
<b>Regional Calculations</b>	<b>Per Capita Income: Avg. 1990</b>	<b>Per Capita Income: Avg. 2000</b>	<b>Change</b>	<b>% Change</b>
<b>New Jersey</b>	\$18,714	\$27,006	\$8,292	44.31%
<b>Bergen County</b>	\$24,080	\$33,638	\$9,558	39.69%
<b>Hunterdon County</b>	\$23,236	\$36,370	\$13,134	56.52%
<b>Morris County</b>	\$25,177	\$36,964	\$11,787	46.82%
<b>Passaic County</b>	\$16,048	\$21,370	\$5,322	33.16%
<b>Somerset County</b>	\$25,111	\$37,970	\$12,859	51.21%
<b>Sussex County</b>	\$18,566	\$26,992	\$8,426	45.38%
<b>Warren County</b>	\$16,716	\$25,128	\$8,412	50.32%
<b>7 County Average</b>	\$23,950	\$35,063	\$11,113	46.40%

**3.6 PROPERTY TAX**

**3.6.1 AVERAGE PROPERTY TAX**

Property tax data was collected from the New Jersey Department of Community Affairs for 1990, 2000, 2002, and 2004. The average property tax was calculated by aggregating total assessed property value, multiplying by the current year general tax rate and dividing by the number of parcels by area type. In 2004, the average property tax for the Highlands Region was \$7,010, an increase of about 15% from its 2002 value (\$6,104). Somerset and Morris counties had the highest average property taxes with \$8,648 and \$8,179 respectively. Sussex and Warren counties had the lowest average property taxes with \$4,977 and \$4,834 respectively (See Appendix 7). Average residential property tax information for Highlands municipalities from 2004 - 2005 can be found in Appendix 8.

**Table 7 Average Property Tax (1990, 2000, 2002, 2004)**

<b>AVERAGE PROPERTY TAX</b>	<b>Average Property Tax</b>	<b>Average Property Tax</b>	<b>Average Property Tax</b>	<b>Average Property Tax</b>
<b>Highlands Calculations</b>	<b>1990</b>	<b>2000</b>	<b>2002</b>	<b>2004</b>
<b>Highlands Region</b>	\$3,892	\$5,361	\$6,104	\$7,010
<b>H – Bergen</b>	\$4,210	\$5,180	\$5,939	\$6,934
<b>H – Hunterdon</b>	\$4,373	\$5,095	\$5,955	\$6,890
<b>H – Morris</b>	\$4,560	\$6,342	\$7,131	\$8,179
<b>H – Passaic</b>	\$3,835	\$5,156	\$5,808	\$6,492
<b>H – Somerset</b>	\$4,068	\$6,002	\$7,154	\$8,648
<b>H – Sussex</b>	\$2,475	\$3,766	\$4,361	\$4,977
<b>H – Warren</b>	\$2,851	\$3,776	\$4,260	\$4,834
<b>Planning Total</b>	\$4,618	\$6,254	\$7,006	\$8,055
<b>Preservation Total</b>	\$3,578	\$4,877	\$5,515	\$6,144
<b>Split Total</b>	\$3,546	\$4,953	\$5,701	\$6,569

### 3.7 EQUALIZED PROPERTY VALUES

Equalized property value is calculated by dividing assessed value by an equalization ratio. In addition to its purpose as a standardization tool for property tax purposes, the equalized value gives an indication of true value or market value. Equalized values were calculated for the following land use classifications: vacant, residential, commercial, industrial, and farmland. These values were also averaged by area type and by parcel and acre in the Highlands Region (See Appendix 9).

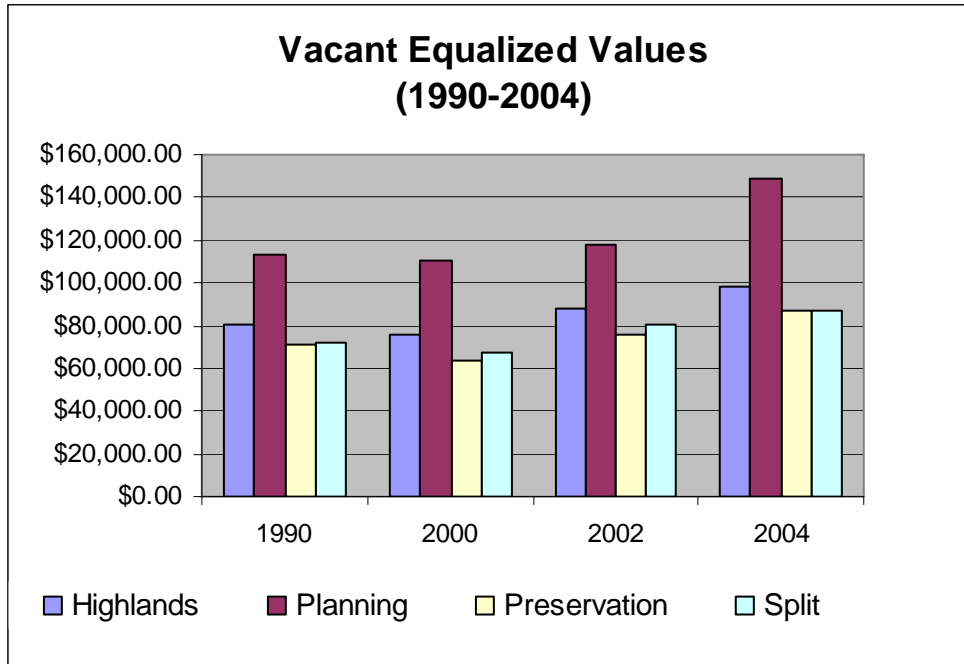
#### 3.7.1 VACANT LAND

The total equalized value of vacant land in the Highlands Region was \$2,420,547,294 in 2004. The average equalized value of vacant land in the Highlands Region as measured per parcel was \$98,424. Bergen County had the highest per parcel equalized value in 2004 at \$197,504 and Sussex County showed the lowest per parcel value at \$42,866.

**Table 8 Vacant Equalized Value (\$) - Per Parcel (1990, 2000, 2002, 2004)**

VACANT EQUALIZED VALUE (\$) – Per Parcel					
Highlands Calculations	1990	2000	2002	2004	Percent Change 1990-2004
Highlands	\$80,214.	\$75,598	\$87,585	\$98,424	22.7%
H – Bergen	\$178,455	\$167,505	\$187,216	\$197,504	10.7%
H – Hunterdon	\$92,770	\$76,346	\$82,580	\$101,007	8.9%
H – Morris	\$110,623	\$114,808	\$128,785	\$146,450	32.4%
H – Passaic	\$74,257	\$75,201	\$89,846	\$105,588	42.2%
H – Somerset	\$144,652	\$127,175	\$165,969	\$154,702	6.9%
H – Sussex	\$32,952	\$31,311	\$38,468	\$42,866	30.1%
H – Warren	\$51,900	\$39,803	\$44,088	\$49,144	-5.3%
Planning	\$113,505.90	\$110,010.86	\$117,757.23	\$149,120.63	31.4%
Preservation	\$70,889.93	\$64,064.58	\$75,347.50	\$87,199.02	23.0%
Split	\$72,273.72	\$67,730.42	\$80,149.73	\$87,369.52	20.9%

Figure 4 Vacant Equalized Values - Per Parcel (1990 – 2004) Region



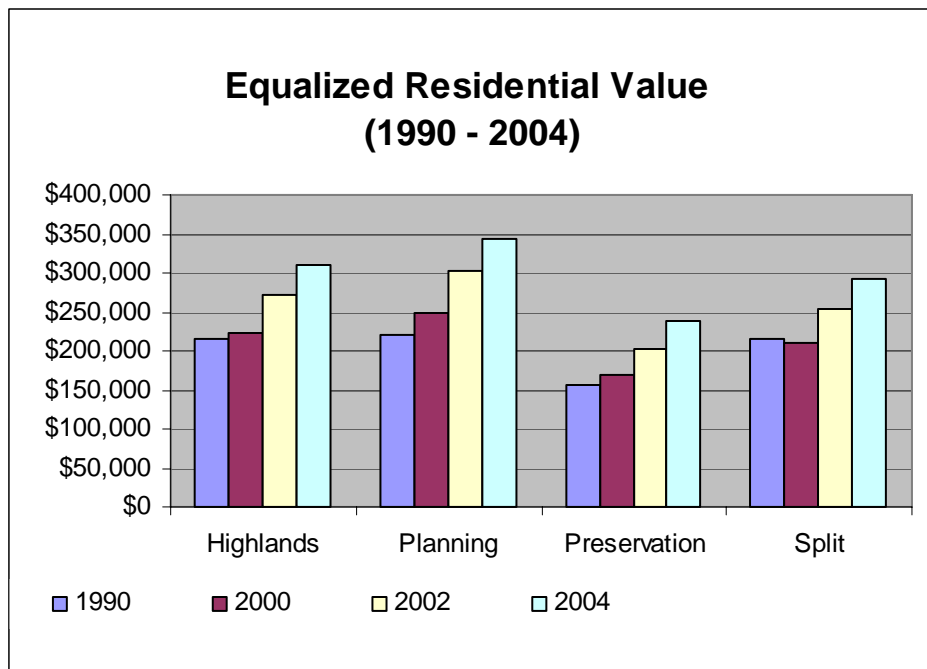
### 3.7.2 RESIDENTIAL

The total equalized value of residential land in the Highlands Region was \$80,524,344,015 in 2004. Bernards Township in Somerset County had the greatest equalized value of residential land (\$4,598,632,756), and Bloomsbury, Hunterdon County, had the lowest (\$64,351,457). The average equalized value of residential land in the Highlands Region as measured per parcel was \$312,127. Bergen County had the highest per parcel residential value (\$380,796), and Warren County showed the lowest (\$194,759).

Table 9 Residential Equalized Value (\$) - Per Parcel

RESIDENTIAL EQUALIZED VALUE (\$) – Per Parcel					
Regional Calculation	1990	2000	2002	2004	Total % Change 1990-2004
Highlands	\$206,484	\$225,458	\$275,478	\$312,127	51.2%
H – Bergen	\$223,694	\$271,428	\$342,121	\$380,796	70.2%
H – Hunterdon	\$363,818	\$236,163	\$293,453	\$347,152	-4.6%
H – Morris	\$219,330	\$255,887	\$308,703	\$346,601	58.0%
H – Passaic	\$166,397	\$171,000	\$208,341	\$236,963	42.4%
H – Somerset	\$247,106	\$310,719	\$411,009	\$480,571	94.5%
H – Sussex	\$145,341	\$155,833	\$185,946	\$213,316	46.8%
H – Warren	\$130,644	\$140,624	\$168,497	\$194,759	49.1%
Planning	\$212,511	\$246,307	\$304,981	\$344,990	62.3%
Preservation	\$166,427	\$172,665	\$209,675	\$239,345	43.8%
Split	\$207,402	\$219,263	\$265,888	\$301,625	45.4%

Figure 5 Equalized Residential Value - Region (1990 – 2004) – Per Parcel



**3.7.3 COMMERCIAL**

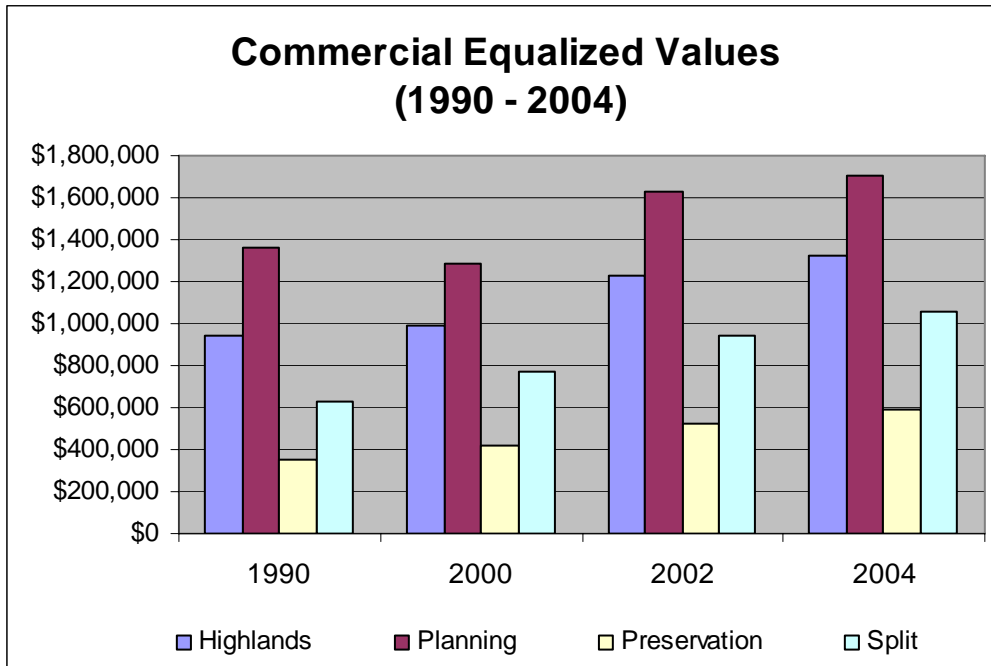
The total equalized value of commercial land in the Highlands Region was \$14,093,312,379 in 2004. Parsippany Troy Hills, Morris County, had the greatest total of equalized value of commercial land (\$2,514,317,695) and Hampton Borough, Hunterdon County, had the lowest (\$5,055,923). The average equalized value of commercial land in the Highlands Region as measured per parcel was \$1,326,055. Bergen County had the highest per parcel equalized commercial value (\$2,557,114), and Warren County had the lowest (\$548,720).

**Table 10 Commercial Equalized Value (\$) - Per Parcel**

<b>COMMERCIAL EQUALIZED VALUE (\$) – Per Parcel</b>					
<b>Highlands Calculations</b>	<b>1990</b>	<b>2000</b>	<b>2002</b>	<b>2004</b>	<b>Total % Change 1990-2004</b>
<b>Highlands</b>	\$945,704	\$986,071	\$1,226,830	\$1,326,055	40.2%
<b>H – Bergen</b>	\$1,557,236	\$1,983,435	\$2,330,659	\$2,557,114	64.2%
<b>H – Hunterdon</b>	\$472,068	\$651,270	\$730,514	\$856,946	81.5%
<b>H – Morris</b>	\$1,204,654	\$1,176,262	\$1,498,555	\$1,613,039	33.9%
<b>H – Passaic</b>	\$368,915	\$425,053	\$536,732	\$602,549	63.3%
<b>H – Somerset</b>	\$2,991,738	\$2,871,645	\$3,430,495	\$3,386,174	13.2%
<b>H – Sussex</b>	\$409,455	\$407,314	\$480,306	\$554,973	35.5%
<b>H – Warren</b>	\$325,629	\$398,267	\$491,640	\$548,720	68.5%
<b>Planning</b>	\$1,363,464	\$1,284,891	\$1,628,222	\$1,701,521	24.8%
<b>Preservation</b>	\$349,353	\$420,666	\$524,335	\$592,417	69.6%
<b>Split</b>	\$628,543	\$771,089	\$939,199	\$1,058,135	68.3%



Figure 6 Commercial Equalized Values by Region (1990 – 2004) – Per Parcel



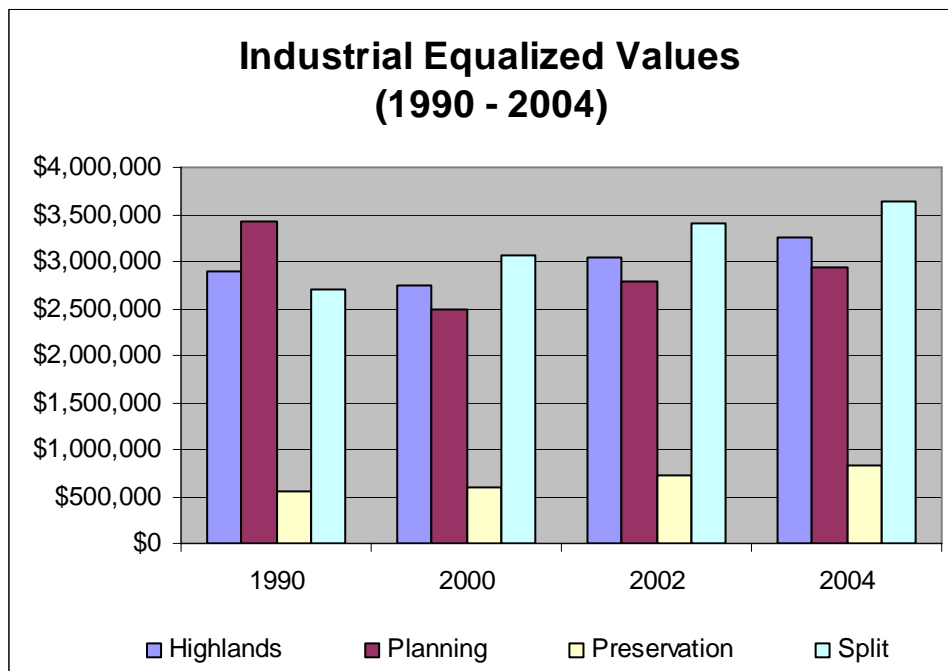
### 3.7.4 INDUSTRIAL PROPERTY

The total equalized value of industrial land in the Highlands Region was \$4,293,024,782 in 2004. Mount Olive had the highest total value of industrial land (\$461,259,600) and ten municipalities had zero industrial parcels represented. The average equalized value of industrial land in the Highlands Region as measured per parcel was \$3,252,292. Hunterdon County showed the highest per parcel industrial value (\$3,925,180), and Somerset County showed the lowest (\$783,704).

Table 11 Industrial Equalized Value (\$) - Per Parcel

INDUSTRIAL EQUALIZED VALUE (\$) – Per Parcel					
Highlands Calculations	1990	2000	2002	2004	Total % Change 1990-2004
Highlands	\$2,897,382	\$2,738,568	\$3,045,572	\$3,252,292	12.2%
H – Bergen	\$2,986,854	\$3,269,029	\$3,357,314	\$3,657,677	22.5%
H – Hunterdon	\$3,421,151	\$3,165,212	\$3,479,260	\$3,925,180	14.7%
H – Morris	\$3,335,424	\$3,018,837	\$3,494,264	\$3,737,997	12.1%
H – Passaic	\$1,050,994	\$923,491	\$1,091,400	\$1,207,306	14.9%
H – Somerset	\$2,797,959	\$1,504,405	\$760,991	\$783,704	-72.0%
H – Sussex	\$1,049,939	\$614,995	\$758,941	\$840,894	-19.9%
H – Warren	\$2,666,079	\$3,203,483	\$3,482,033	\$3,619,393	35.8%
Planning	\$3,423,207	\$2,498,731	\$2,790,695	\$2,940,137	-14.1%
Preservation	\$548,179	\$596,658	\$718,068	\$823,668	50.3%

Figure 7 Average Industrial Equalized Values by Region (1990 – 2004) – Per Parcel



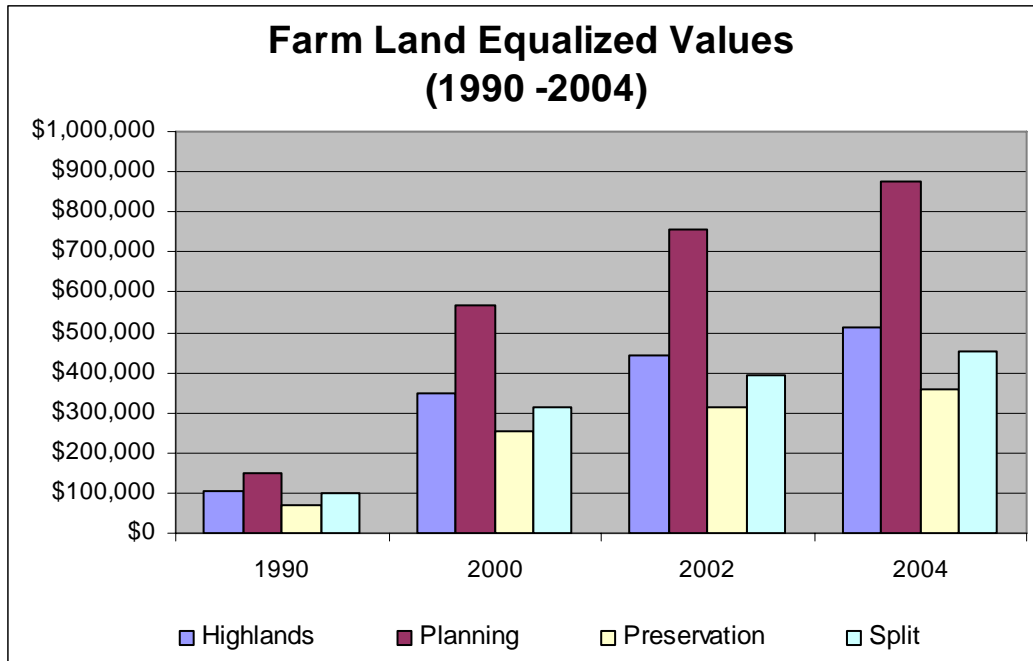
**3.7.5 FARMLAND**

The total equalized value of farm land in the Highlands Region was \$2,189,309,825 in 2004. Bedminster Township had the highest total value of farm land (\$349,556,344) and fifteen municipalities had zero farm land parcels represented. The average equalized value of farm land in the Highlands Region as measured per parcel was \$514,526. Somerset County showed the highest per parcel farm value (\$1,600,393) while Warren County showed the lowest (\$256,229).

**Table 12 Farm Land Equalized Value (\$) - Per Parcel**

<b>FARM LAND EQUALIZED VALUE (\$) – Per Parcel</b>					
<b>Highlands Calculations</b>	<b>1990</b>	<b>2000</b>	<b>2002</b>	<b>2004</b>	<b>Total % Change 1990-2004</b>
<b>Highlands</b>	\$104,659	\$350,647	\$443,808	\$514,526	391.6%
<b>H – Bergen</b>	\$165,402	\$495,777	\$587,096	\$643,687	289.2%
<b>H – Hunterdon</b>	\$107,558	\$310,718	\$384,220	\$453,211	321.4%
<b>H – Morris</b>	\$136,669	\$521,601	\$638,561	\$721,436	427.9%
<b>H – Passaic</b>	\$76,876	\$260,140	\$319,092	\$365,269	375.1%
<b>H – Somerset</b>	\$289,942	\$1,025,432	\$1,447,345	\$1,600,393	452.0%
<b>H – Sussex</b>	\$76,467	\$215,696	\$257,302	\$299,712	291.9%
<b>H – Warren</b>	\$62,954	\$182,784	\$214,242	\$256,229	307.0%
<b>Planning</b>	\$148,370	\$569,642	\$757,816	\$873,986	489.1%
<b>Preservation</b>	\$69,844	\$254,615	\$314,186	\$360,644	416.4%
<b>Split</b>	\$97,631	\$312,306	\$390,668	\$452,541	363.5%

Figure 8 Average Farm Land Equalized Values by Region (1990 – 2004)



### 3.8 PER ACRE CALCULATIONS

The following values were calculated by using the total equalized values and dividing them by the acres for each individual land classification (for example – taking total residential equalized assessed value and divide by the total acres within the residential classification). This process required using variables from two different sources. The equalized values are found in the Legislative Data Book, while the acres are available from Mod IV (New Jersey Department of Treasury - Modernization of the Four-Line System) data. This section includes a per acre equalized value for vacant land, residential land, commercial land, farm land and farm homestead (See Appendix 10).

3.8.1 PER ACRE EQUALIZED VALUES FOR VACANT LAND (2004)

Table 13 Equalized Vacant Values - Per Acre (\$) - 2004

Equalized Property Class Values Per Acre (\$) – 2004			
Highlands Calculations	EV: Vacant	Vacant Acres	EV: Vacant/Acre
Highland Total	\$2,420,547,294	224,730	\$10,771
H – Bergen Total	\$150,103,471	1,767	\$84,948
H – Hunterdon Total	\$201,914,898	8,458	\$23,872
H – Morris Total	\$1,270,162,802	124,770	\$10,180
H – Passaic Total	\$235,883,609	50,377	\$4,682
H – Somerset Total	\$96,689,266	2,664	\$36,294
H – Sussex Total	\$276,489,044	24,443	\$11,311
H – Warren Total	\$189,304,204	12,250	\$15,452
Planing Total	\$657,323,723	11,925	\$55,120
Preservation Total	\$168,904,503	46,625	\$3,623
Split Total	\$1,594,319,068	198,150	\$8,046

Figure 9 Equalized Per Acre Vacant Values by Highlands County (2004)

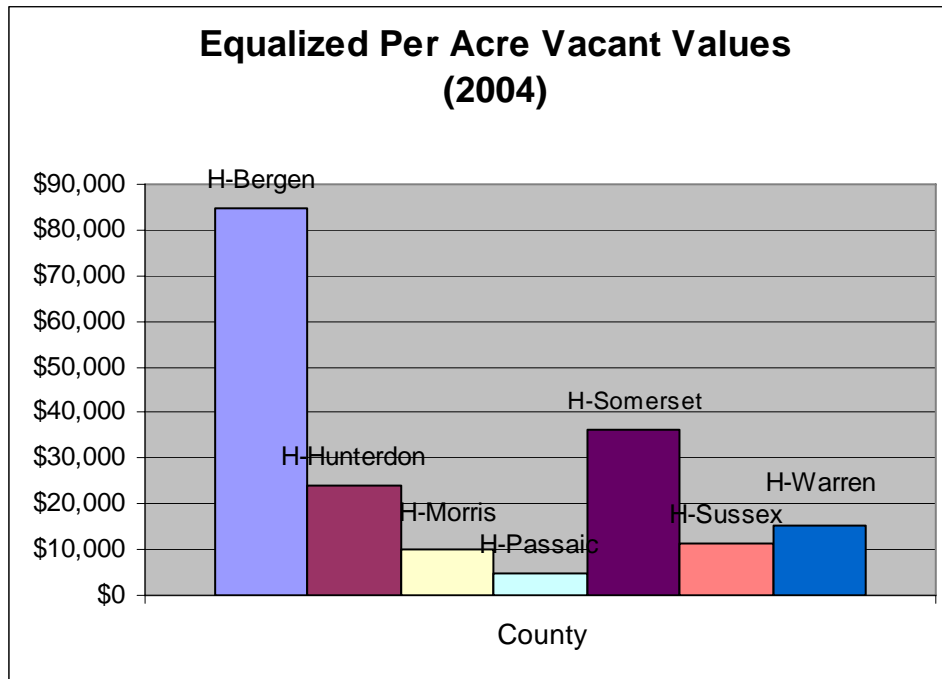
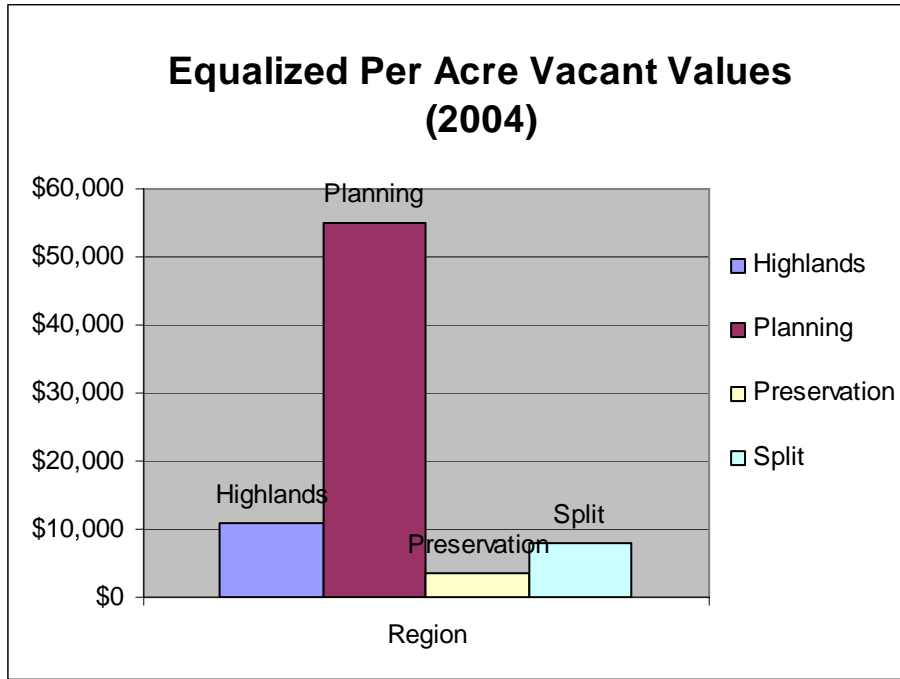


Figure 10 Equalized Per Acre Vacant Values by Region (2004)



3.8.2 PER ACRE EQUALIZED VALUE FOR RESIDENTIAL LAND (2004)

Table 14 Equalized Residential Values Per Acre (\$) - 2004

Equalized Property Class Values Per Acre (\$) – 2004			
Highlands Calculations	EV: Residential	Residential Acres	EV: Residential/Acre
Highlands	\$80,524,344,015	471,571	\$170,758
H – Bergen	\$5,141,510,568	5,788	\$888,305
H – Hunterdon	\$6,605,262,042	34,413	\$191,941
H – Morris	\$41,932,533,772	185,070	\$226,577
H – Passaic	\$5,509,622,148	40,503	\$136,030
H – Somerset	\$8,191,820,314	15,697	\$521,872
H – Sussex	\$7,406,965,790	22,185	\$333,873
H – Warren	\$5,736,629,381	82,577	\$69,470
Planning Total	\$29,204,102,165	65,686	\$444,602
Preservation Total	\$3,695,727,533	14,992	\$246,513
Split Total	\$47,624,514,317	390,891	\$121,836

Figure 11 Equalized Per Acre Residential Values by Highlands County (2004)

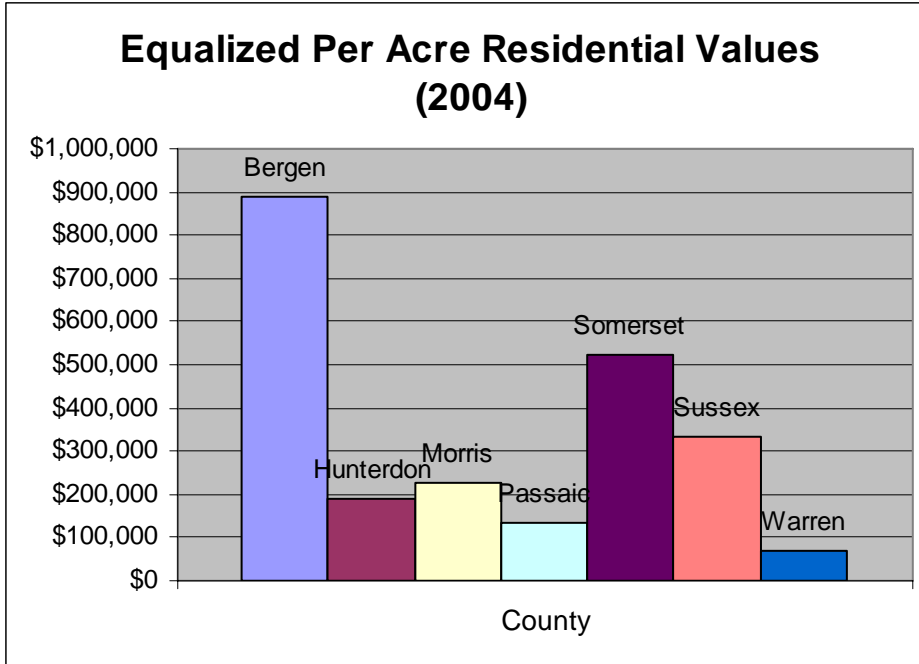
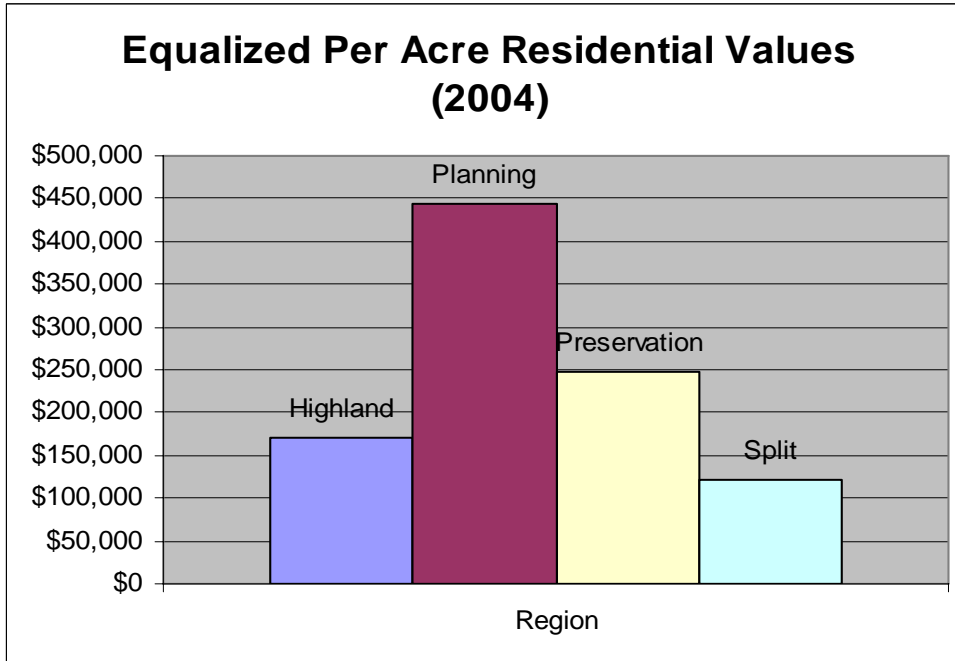


Figure 12 Equalized Per Acre Residential Values by Region (2004)



3.8.3 PER ACRE EQUALIZED VALUE – COMMERCIAL LAND (2004)

Table 15 Equalized Commercial Values Per Acre (\$) - 2004

Equalized Commercial Values Per Acre (\$) – 2004			
Highlands Calculations	EV: Commercial	Commercial Acres	EV: Commercial/Acre
Highlands	\$14,093,312,379	69,530	\$202,694
H – Bergen	\$764,577,009	879	\$869,826
H – Hunterdon	\$697,554,158	2,031	\$343,454
H – Morris	\$9,031,407,910	13,918	\$648,901
H – Passaic	\$410,938,439	31,982	\$12,849
H – Somerset	\$1,679,542,195	2,301	\$729,918
H – Sussex	\$612,135,703	6,336	\$96,612
H – Warren	\$897,156,965	3,533	\$253,936
Planning Total	\$7,988,641,757	40,675	\$196,402
Preservation Total	\$220,379,285	855	\$257,754
Split Total	\$5,884,291,337	28,000	\$210,153

Figure 13 Equalized Per Acre Commercial Values by Highlands County (2004)

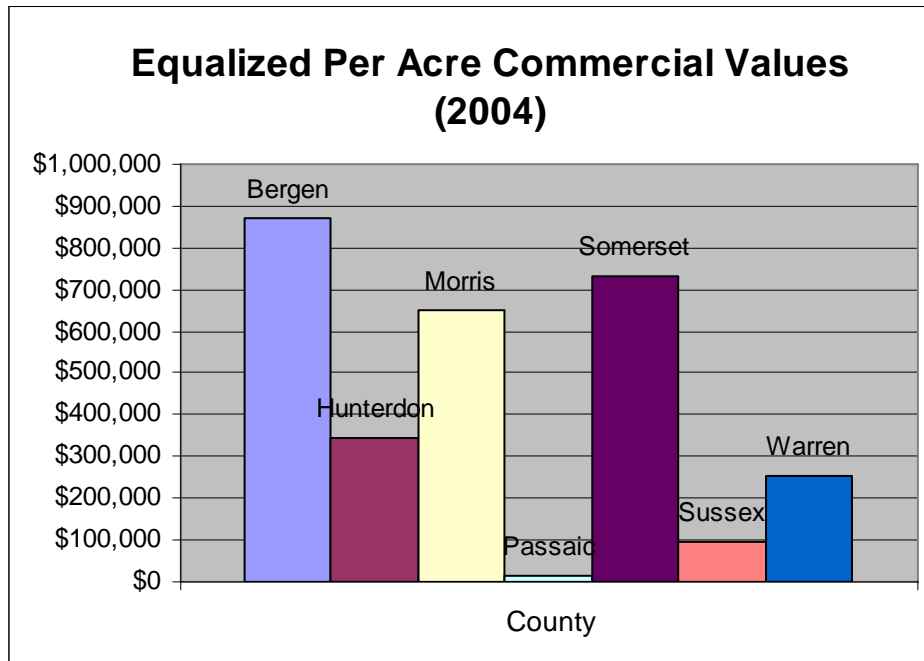
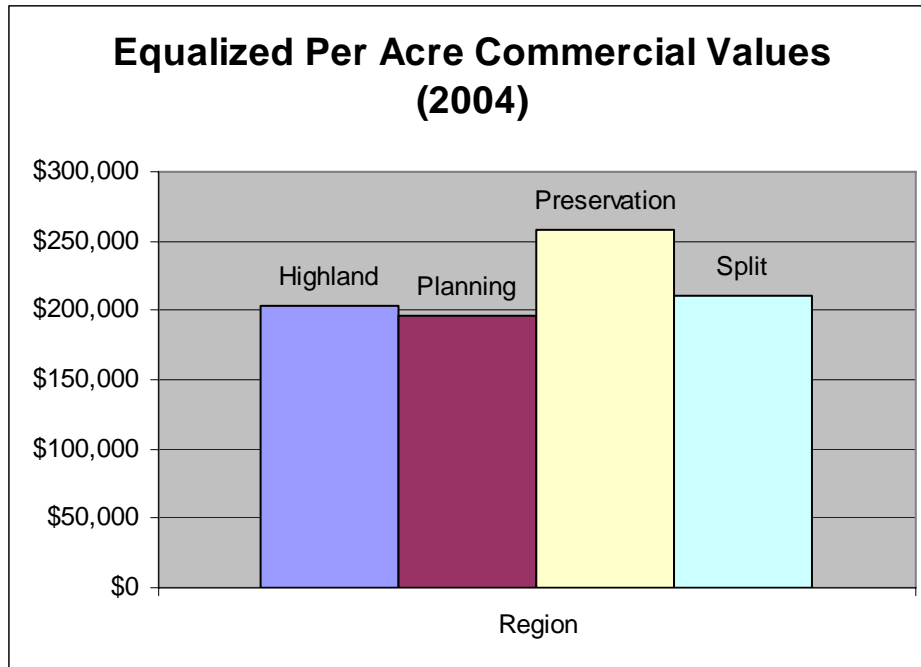




Figure 14 Equalized Per Acre Commercial Values by Region (2004)



3.8.4 PER ACRE EQUALIZED VALUE – FARM LAND AND FARM HOMESTEAD (2004)

Table 16 Equalized Farmland and Farm Homestead Values Per Acre (\$) - 2004

Equalized Property Class Values per Acre (\$) – 2004						
	Farm Land Acres	Farm Homestead Acres	EV: Farm Land	EV: Farm Homestead	EV Farm / Acre	EV Farm Homestead/ Acre
<b>Highlands</b>	217,276	9,328	\$2,189,309,825	\$88,004,634	\$10,076	\$9,434
<b>H – Bergen</b>	477	55	\$10,942,682	\$637,507	\$22,941	\$11,600
<b>H – Hunterdon</b>	54,225	2,134	\$595,519,111	\$20,129,434	\$10,982	\$9,430
<b>H – Morris</b>	30,129	1,590	\$483,362,238	\$17,536,289	\$16,043	\$11,028
<b>H – Passaic</b>	6,102	344	\$47,119,687	\$1,552,215	\$7,721	\$4,506
<b>H – Somerset</b>	16,079	1,762	\$585,743,796	\$5,722,532	\$36,428	\$3,247
<b>H – Sussex</b>	23,989	1,004	\$109,694,627	\$8,148,151	\$4,573	\$8,113
<b>H – Warren</b>	86,273	1,887	\$356,927,683	\$23,372,489	\$4,137	\$12,388
<b>Planning Total</b>	42,165	1,432	\$574,208,985	\$12,627,820	\$13,618	\$8,817
<b>Preservation Total</b>	6,170	367	\$51,572,134	\$1,675,074	\$8,358	\$4,563
<b>Split Total</b>	168,941	7,529	\$1,563,528,706	\$73,701,740	\$9,255	\$9,788

Figure 15 2004 Farm Land Values Per Acre by Highlands County

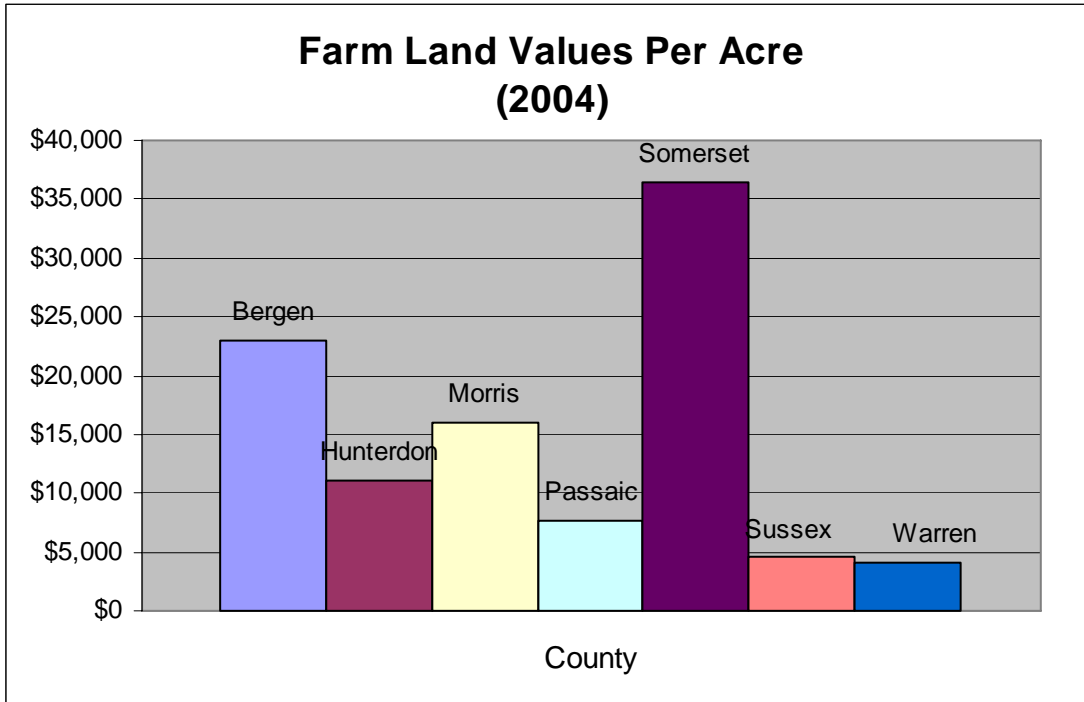
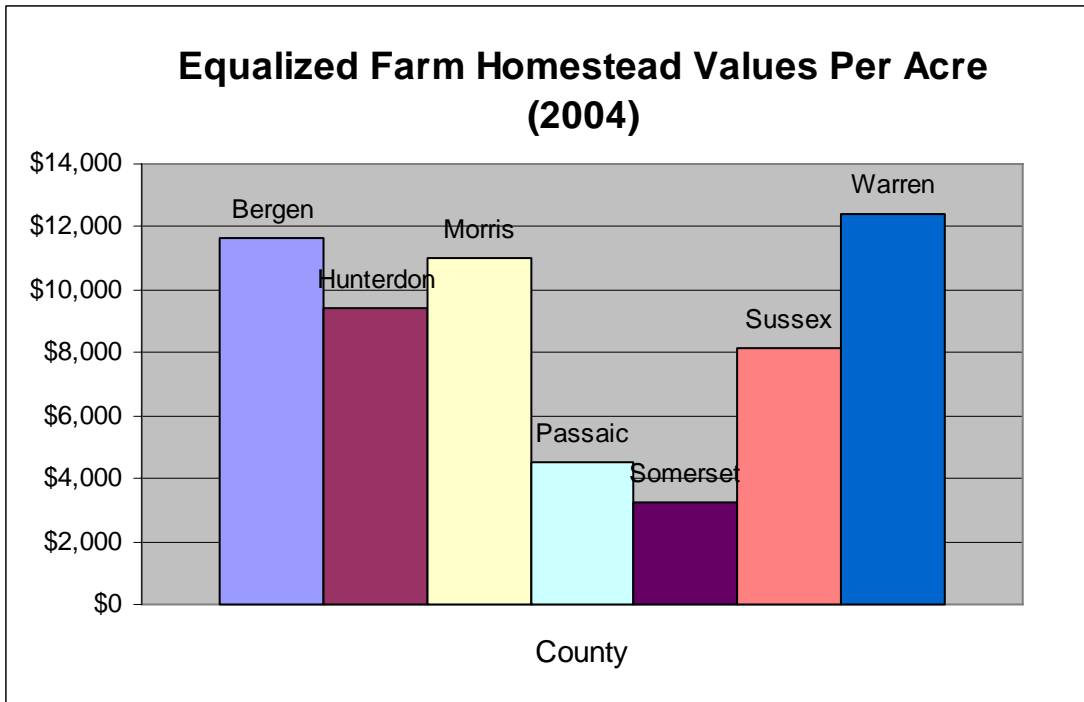


Figure 16 2004 Farm Homestead Values Per Acre by Highlands County



### 3.9 PROPERTY TRANSACTIONS – NUMBER OF TRANSACTIONS

This data was provided to the Highlands Council by the New Jersey Department of Treasury, Division of Taxation. This data is commonly referred to as “SR1A,” and is compiled by each county in the State. This information provides sales data for each transaction and includes block/lot, assessed value, and transaction value, among other data (but excludes certain outlier data, such as nominal sales – e.g. property transferred between family members for \$1). This is a valuable tool in viewing comparable sales data and overall real estate market activity. This data is based on a fiscal year time frame (July 1 through the following June 30) (See Appendix 11).

#### 3.9.1 RESIDENTIAL PROPERTY TRANSACTIONS

New Jersey municipalities averaged 398 residential transactions per year between 2003 and 2005, and municipalities within the Highlands Region averaged 256 transactions per year through the same period. The two Highlands towns in Bergen County (Mahwah Township and Oakland Borough) averaged the most residential transactions (597), and Warren County municipalities averaged the least amount of residential transactions per year (143.9).

**Table 17 Transactions - Residential Property**

Transactions – Residential Property				
Highlands Calculations	2003	2004	2005	Avg. Per Municipality
New Jersey	391	437	366	398
Highlands	259	270	238	256
H-Bergen	630	602	561	598
H-Hunterdon	100	120	101	107
H-Morris	318	350	294	321
H-Passaic	405	410	375	397
H-Somerset	369	402	276	349
H-Sussex	330	256	319	302
H-Warren	143	157	131	144
Planning	214	231	193	212
Preservation	268	283	245	265
Split	293	299	273	288

Figure 17 Average Residential Transactions Per Municipality Highlands

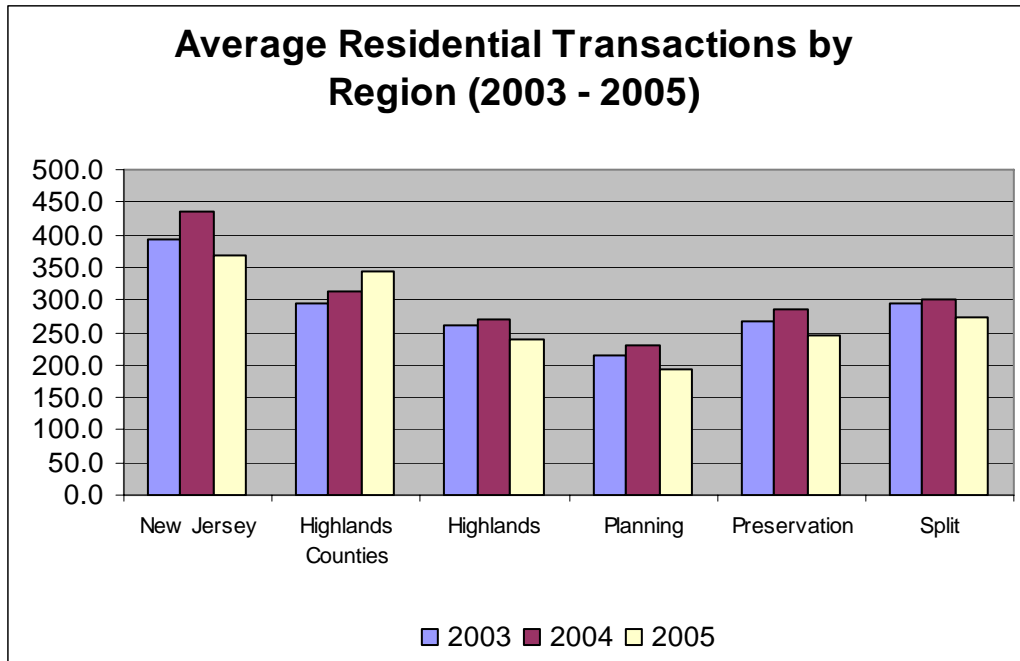
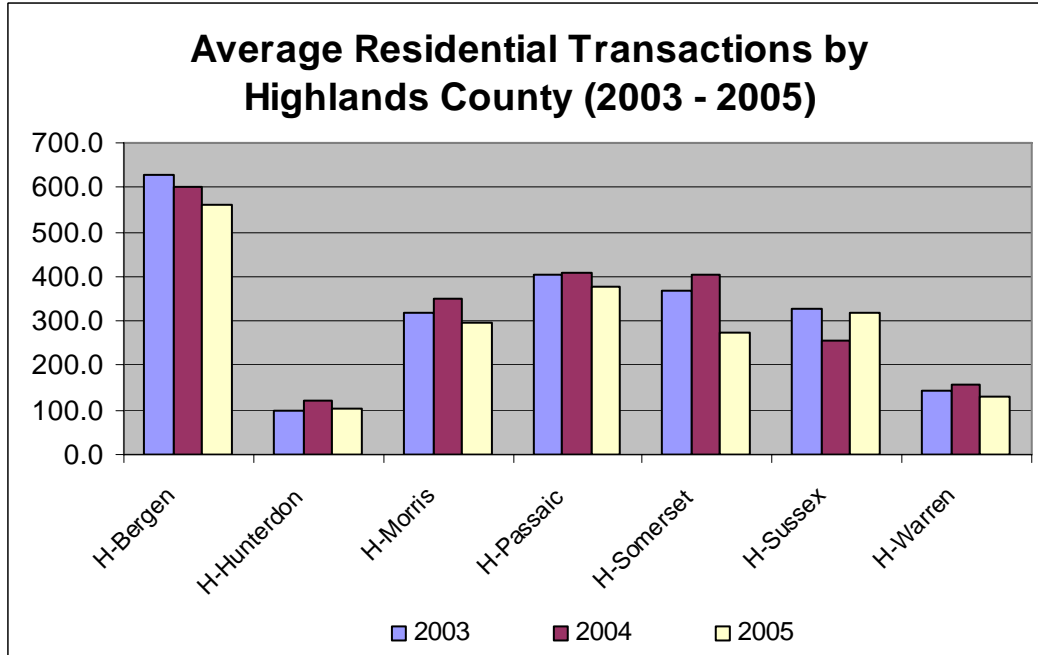


Figure 18 Average Residential Transactions by Highlands County



**3.9.2 COMMERCIAL PROPERTY TRANSACTIONS**

An average of 19 commercial transactions per municipality per year occurred within the State between 2003 and 2005. In comparison, the 88 municipalities within the Highlands Region averaged approximately 9 transactions per municipality per year. Morris County towns within

the Highlands averaged the most in the Region (13), and Hunterdon County towns within the Highlands Region averaged the least (4).

**Table 18 Transactions - Commercial Property**

Transactions – Commercial Property				
Highlands Calculations	2003	2004	2005	Avg. Per Municipality
New Jersey	19	22	17	19
Highlands	9	10	8	9
H-Bergen	14	9	9	10
H-Hunterdon	3	5	5	4
H-Morris	13	14	11	13
H-Passaic	10	9	7	9
H-Somerset	7	8	5	6
H-Sussex	9	8	9	8
H-Warren	10	9	7	9
Planning	10	11	9	10
Preservation	5	6	5	5
Split	10	10	7	9

**Figure 19 Average Commercial Transactions Per Municipality Highlands**

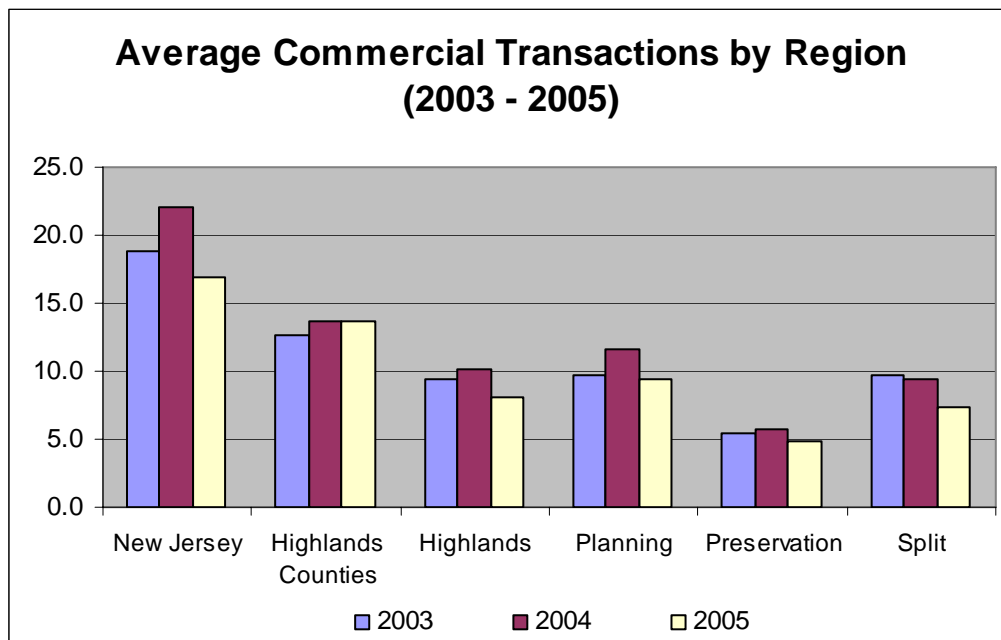
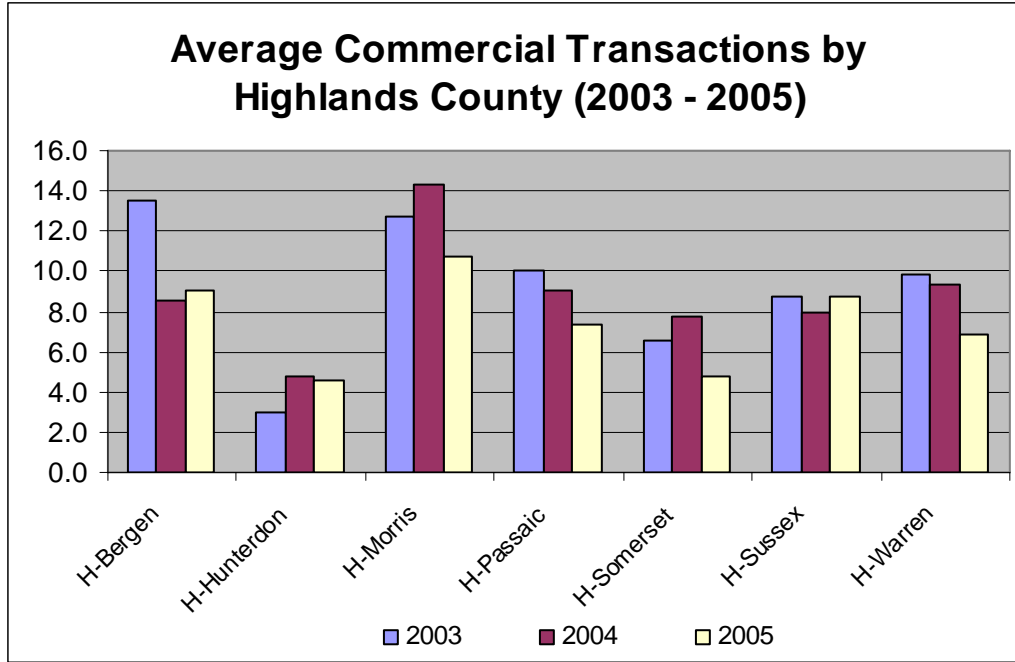


Figure 20 Average Commercial Transactions by Highlands County



### 3.9.3 OTHER PROPERTY TRANSACTIONS

Other property transactions include vacant, farmland, and all other property not defined as residential or commercial (each property class is available from the SR1A reports and expanding this indicator series may be appropriate in the future). The New Jersey municipal average for other transactions was 70 per year and the Highlands average was 45. A review of all Highlands municipalities within each county reveals Passaic as having the most “other” transactions, and Somerset County had the lowest average of these transactions (25).

Table 19 Transaction - Other Property

Transactions – Other Property				
Highlands Calculations	2003	2004	2005	Avg. Per Municipality
New Jersey	72	76.0	64	71
Highlands	50	44	40	45
H-Bergen	50	45	52	49
H-Hunterdon	31	32	29	31
H-Morris	48	42	42	44
H-Passaic	84	85	44	71
H-Somerset	36	26	14	25
H-Sussex	77	57	69	68
H-Warren	47	43	35	42
Planning	29	23	18	23
Preservation	55	57	39	51
Split	65	58	57	60

Figure 21 Average Other Transactions per Municipality Highlands

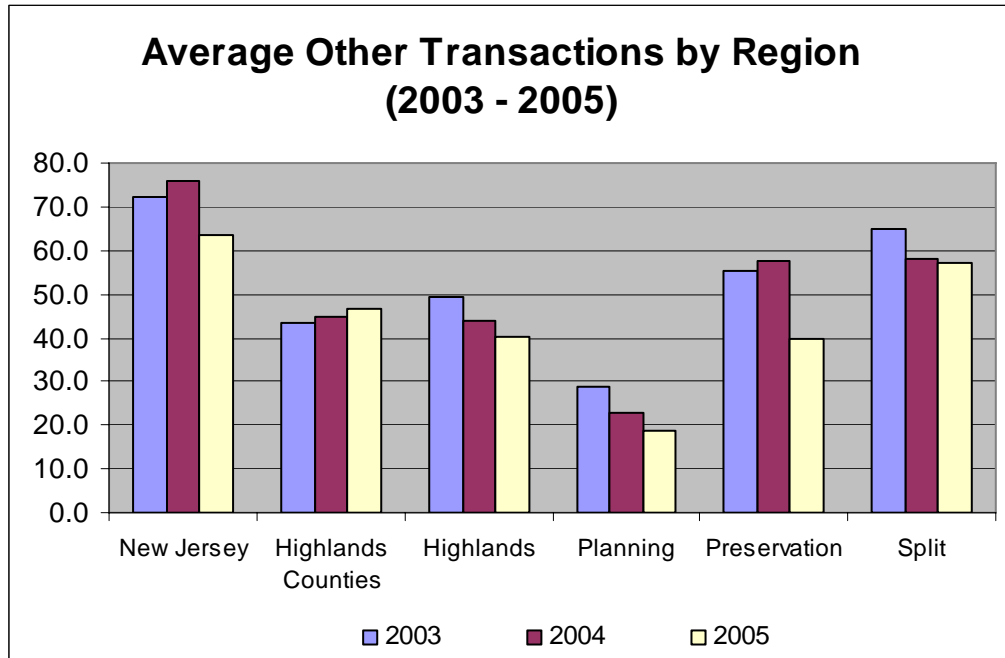
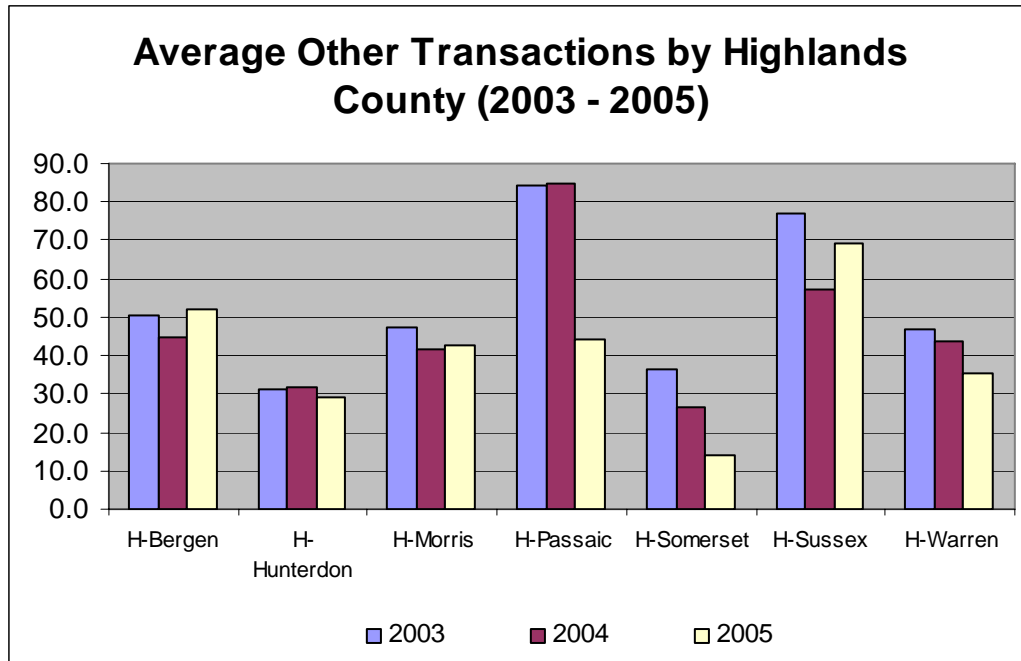


Figure 22 Average Other Transactions by Highlands County



### 3.10 PROPERTY TRANSACTIONS – SALES DATA

The SR1A reports allow for further analysis by comparing property sales in relation to assessed values for each parcel listed in the report. The dollar difference between sales prices to equalized assessed values are expressed as a percentage and this data is separated by Preservation and Planning areas, and has been conducted for vacant, residential, farmland, commercial and industrial land classes for 2000, 2002, 2003, 2004, and 2005. The number of transactions is listed for each to provide additional perspective (See Appendix 12).

The tables below indicate a slowdown in overall transactions in 2005. Furthermore, the sales price for parcels in relation to the equalized value continues to reflect the overall trends recorded in previous years. One might have assumed the vacant land in the Preservation Area would have lost market value due to the development restrictions within this area (and by extension, vacant land market values would have increased for those vacant parcels in the Planning Area (where currently, no mandatory Highlands development restrictions are in place). However, in the first fiscal year after the Highlands Act was enacted (2005), vacant sales in the Planning Area were sold at a lower value than the equalized assessed value (-16%), and vacant sales in the Preservation Area sold at a higher value than the equalized assessed value (+44%). When one



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considers this information along with the fact that final land use policies will not be in place until the post-conformance period is complete, it is reasonable to state that vacant land values have not sharply fallen or otherwise been unduly affected by the Highlands Act itself. Regular tracking and updates to this analysis will continue to reflect the overall real estate market conditions and trends.

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**Table 20 Equalized Sales Information by Property Class**

Sales Information by Property Class - Highlands Preservation and Planning Area								
<i>2000</i>								
	Highlands Planning Area				Highlands Preservation Area			
Property Class	Sales	Total Equalized Value	Total Sales Price	Percent	Sales	Equalized Value	Sales Price	Percent
Vacant	194	\$ 29,601,827	\$31,009,345	4.75%	202	\$19,561,816	\$19,866,363	1.56%
Residential	7,635	\$1,674,697,023	\$1,829,302,053	9.23%	2,572	\$545,246,269	\$580,147,255	6.40%
Farmland	4	\$788,856	\$1,065,400	35.06%	5	\$2,419,460	\$5,922,660	144.79%
Commercial	39	\$11,725,053	\$12,460,740	6.27%	20	\$5,324,106	\$5,269,628	- 1.02%
Industrial	14	\$25,302,688	\$26,843,250	6.09%	2	\$2,134,941	\$1,335,000	- 37.47%
Total Sales	7,886	\$ 1,742,115,446	\$1,900,680,788	9.10%	2,801	\$574,686,592	\$612,540,906	6.59%
Sales Information by Property Class - Highlands Preservation and Planning Area								
<i>2003</i>								
	Highlands Planning Area				Highlands Preservation Area			
Property Class	Sales	Total Equalized Value	Total Sales Price	Percent	Sales	Equalized Value	Sales Price	Percent
Vacant	161	\$27,563,990	\$31,144,438	12.99%	132	\$19,734,804	\$21,924,452	11.10%
Residential	8,113	\$2,347,479,738	\$2,647,983,016	12.80%	2,381	\$684,261,172	\$760,390,978	11.13%
Farmland	1	\$259,744	\$240,000	-7.60%	-	\$-	\$-	-
Commercial	166	\$120,844,292	\$115,463,016	-4.45%	20	\$5,322,158	\$4,679,000	-12.08%
Industrial	23	\$58,138,244	\$52,307,385	-10.03%	4	\$2,158,114	\$2,181,000	1.06%
Total Sales	8,464	\$2,554,286,008	\$2,847,137,855	11.47%	2,537	\$711,476,248	\$ 789,175,430	10.92%

Table 21 Equalized Sales Information by Property Class

Sales Information by Property Class - Highlands Preservation and Planning Area								
2004								
	Highlands Planning Area				Highlands Preservation Area			
Property Class	Sales	Total Equalized Value	Total Sales Price	Percent	Sales	Equalized Value	Sales Price	Percent
Vacant	143	\$47,093,028	\$48,342,950	2.65%	130	\$19,835,297	\$22,736,970	14.63%
Residential	10,197	\$3,336,871,188	\$3,739,297,146	12.06%	2,752	\$898,246,755	\$981,208,547	9.24%
Farmland	4	\$1,780,196	\$2,009,000	12.85%	-	\$-	\$-	-
Commercial	172	\$190,856,326	\$181,780,745	-4.76%	24	\$12,399,991	\$13,214,700	6.57%
Industrial	15	\$23,067,802	\$21,917,750	-4.99%	3	\$2,011,860	\$2,215,000	10.10%
Total Sales	10,531	\$3,599,668,540	\$3,993,347,591	10.94%	2,909	\$932,493,904	\$1,019,375,217	9.32%
Sales Information by Property Class - Highlands Preservation and Planning Area								
2005								
	Highlands Planning Area				Highlands Preservation Area			
Property Class	Sales	Total Equalized Value	Total Sales Price	Percent	Sales	Equalized Value	Sales Price	Percent
Vacant	95	\$26,997,029	\$22,679,350	-15.99%	65	\$7,952,794	\$11,484,040	44.40%
Residential	9,703	\$3,696,950,077	\$3,886,991,190	5.14%	2,751	\$996,257,634	\$1,079,039,804	8.31%
Farmland	2	\$479,976	\$584,900	21.86%	2	\$932,376	\$902,500	-3.20%
Commercial	197	\$342,343,924	\$278,309,619	-18.70%	24	\$16,807,805	\$15,478,000	-7.91%
Industrial	20	\$39,700,040	\$32,745,500	-17.52%	3	\$5,854,217	\$3,685,000	-37.05%
Total Sales	10,017	\$4,106,471,046	\$4,221,310,559	2.80%	2,845	\$1,027,804,826	\$1,110,589,344	8.05%

Table 23 Equalized Sales Information by Property Class

Sales Information by Property Class - Highlands Preservation and Planning Area								
2006								
	Highlands Planning Area				Highlands Preservation Area			
Property Class	Sales	Total Equalized Value	Total Sales Price	Percent	Sales	Equalized Value	Sales Price	Percent
Vacant	72	\$13,894,233	\$14,525,965	4.55%	52	\$7,648,059	\$8,865,450	15.92%
Residential	8,339	\$3,276,674,950	\$3,685,119,704	12.47%	2,245	\$900,145,132	\$974,172,227	8.22%
Farmland	2	\$995,880	\$1,061,000	6.54%	2	\$1,479,978	\$1,712,500	15.71%
Commercial	149	\$232,898,585	\$236,748,800	1.65%	23	\$12,631,152	\$14,403,500	14.03%
Industrial	19	\$56,815,600	\$49,744,240	-12.45%	4	\$4,192,471	\$3,055,000	-27.13%
Total Sales	8,581	\$3,581,279,247	\$3,987,199,709	11.33%	2,326	\$926,096,791	\$1,002,208,677	8.22%

**3.11 BUILDING PERMITS**

Building permits are generally used to gauge construction activity within a municipality or region. This indicator was separated into three categories: Housing Units, Office Space, and Retail Space. Total building permit information was compiled for 4 sample years (1996, 2000, 2002 and 2004). This data was collected for the Highlands Region, all seven counties, and for the entire State (See Appendix 13).

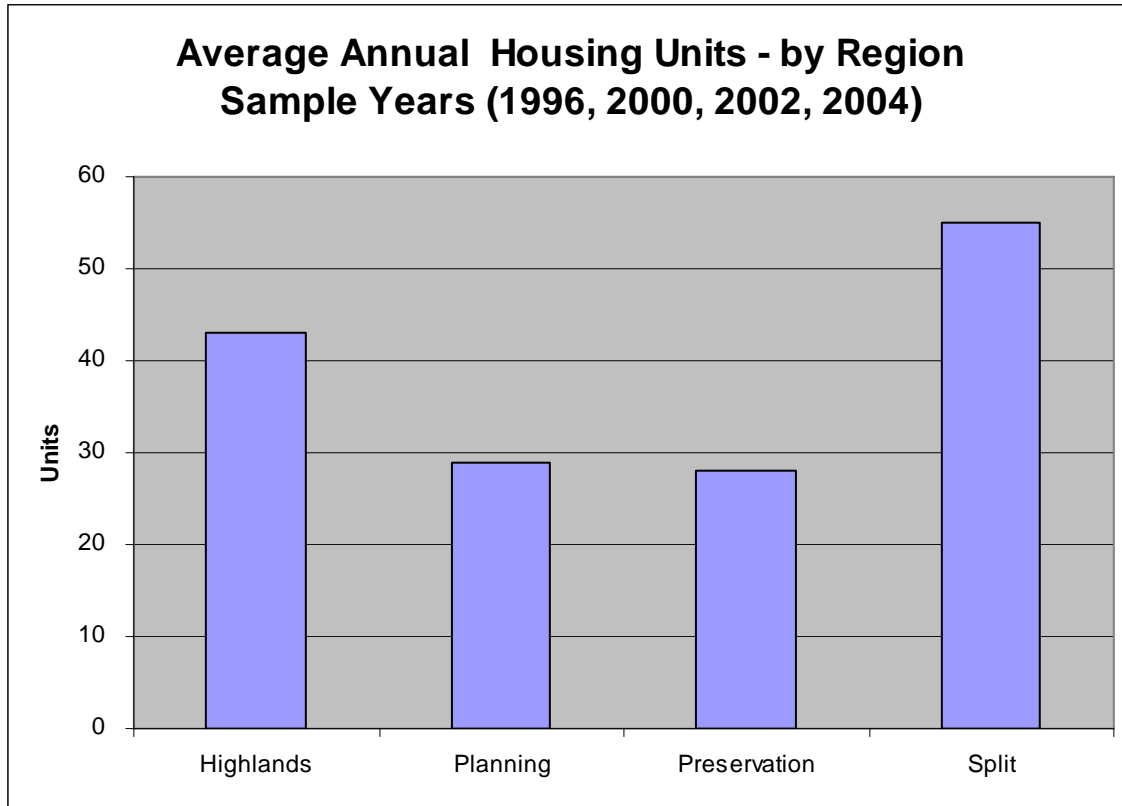
**3.11.1 HOUSING UNITS**

Permits are issued for each authorized housing unit. Based upon a four-year sample, an average of 3,746 housing units per year was constructed in the Highlands Region. Within the Highlands Counties, Morris municipalities averaged the most new units (62 units per year), and Hunterdon realized the fewest new units (17 units). Parsippany-Troy Hills averaged the most units per year of the 88 municipalities (286 units), and three towns did not have any new units during the four year sample period (Bloomsbury, Hunterdon County; Victory Gardens, Morris County; and Ogdensburg, Sussex County).

**Table 24 Housing Units (Units Authorized By Building Permits)**

Housing Units (Units Authorized By Building Permits)						
Highlands Calculations	1996	2000	2002	2004	Sample Avg.	Avg. Per Municipality
<b>Highlands</b>	3,621	4,508	4,372	2,483	3,746	43
<b>H-Bergen</b>	298	125	27	38	122	61
<b>H-Hunterdon</b>	285	255	224	225	247	17
<b>H-Morris</b>	1709	2373	2550	1356	1997	62
<b>H-Passaic</b>	93	197	320	204	203	41
<b>H-Somerset</b>	521	230	82	54	222	44
<b>H-Sussex</b>	350	469	429	290	385	39
<b>H-Warren</b>	365	859	740	316	570	30
<b>Planning</b>	938	1,252	1,576	387	1,038	29
<b>Preservation</b>	80	165	225	92	141	28
<b>Split</b>	2,603	3,091	2,571	2,004	2,567	55

Figure 23 Building Permits – Average Annual Housing Units –Region (1996, 2000, 2002, 2004)



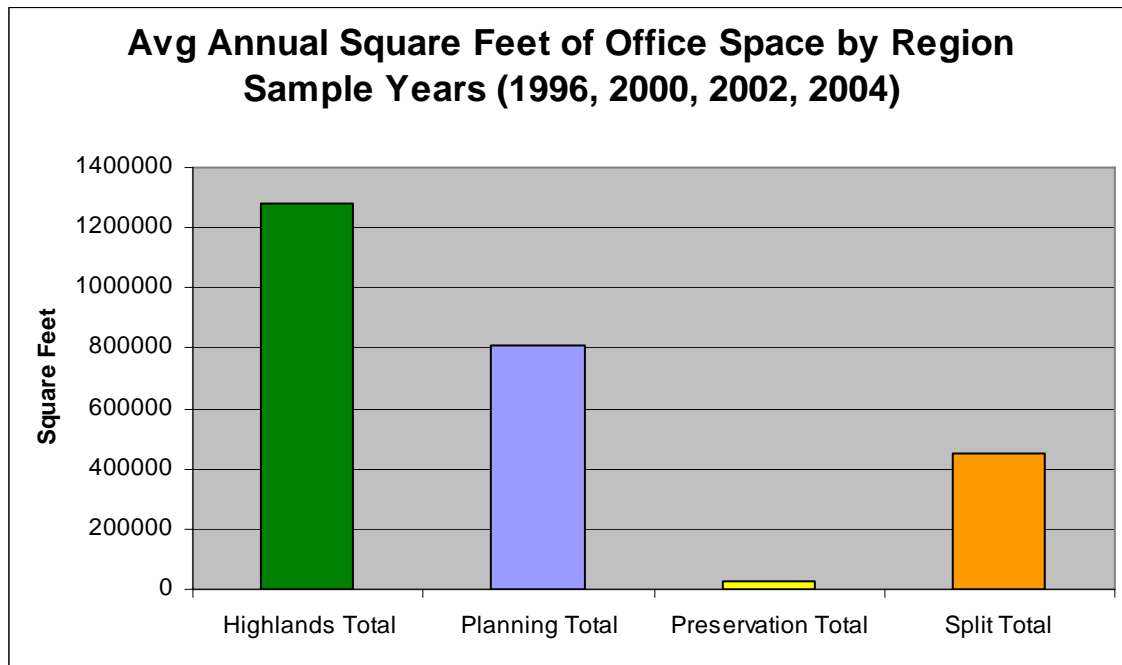
### 3.11.2 OFFICE SPACE

Within the Highlands, total office space authorized by building permit averaged 1,283,835 square feet per year. Highlands municipalities in Morris County had the highest average of new office space per year (878,551 square feet), and Passaic had the least amount of new office space constructed during these sample years (24,664 square feet). Parsippany-Troy Hills averaged the most new office space of the 88 municipalities (331,650), and 17 municipalities did not record any new office space.

Table 25 Office Space (Square Feet Authorized by Building Permit)

Office Space (Square Feet Authorized By Building Permit)						
Highlands Calculations	Sq Ft Office Space Bldg Permits, 1996	Sq Ft Office Space Bldg Permits, 2000	Sq Ft Office Space Bldg Permits, 2002	Sq Ft Office Space Bldg Permits, 2004	Total	Average
Highlands Total	885,373	2,212,121	603,773	1,434,073	5,135,340	1,283,835
H – Bergen Total	1,216	-	16,269	44,200	61,685	15,421
H – Hunterdon Total	197,232	88,553	25,046	272,564	583,395	145,849
H – Morris Total	594,927	1,884,732	331,494	703,053	3,514,206	878,552
H – Passaic Total	4,886	24,794	64,422	4,556	98,658	24,665
H – Somerset Total	18,014	135,738	11,430	201,969	367,151	91,788
H – Sussex Total	22,036	41,130	76,563	38,849	178,578	44,645
H – Warren Total	47,062	37,174	78,549	168,882	331,667	82,917
Planning Total	454,609	1,619,276	242,808	929,191	3,245,884	811,471
Preservation Total	4,886	18,210	65,759	5,507	94,362	23,591
Split Total	425,878	574,635	295,206	499,375	1,795,094	448,774

Figure 24 Average Annual Square Feet Office Space – Region (1996, 2000, 2002, 2004)



**3.11.3 RETAIL SPACE**

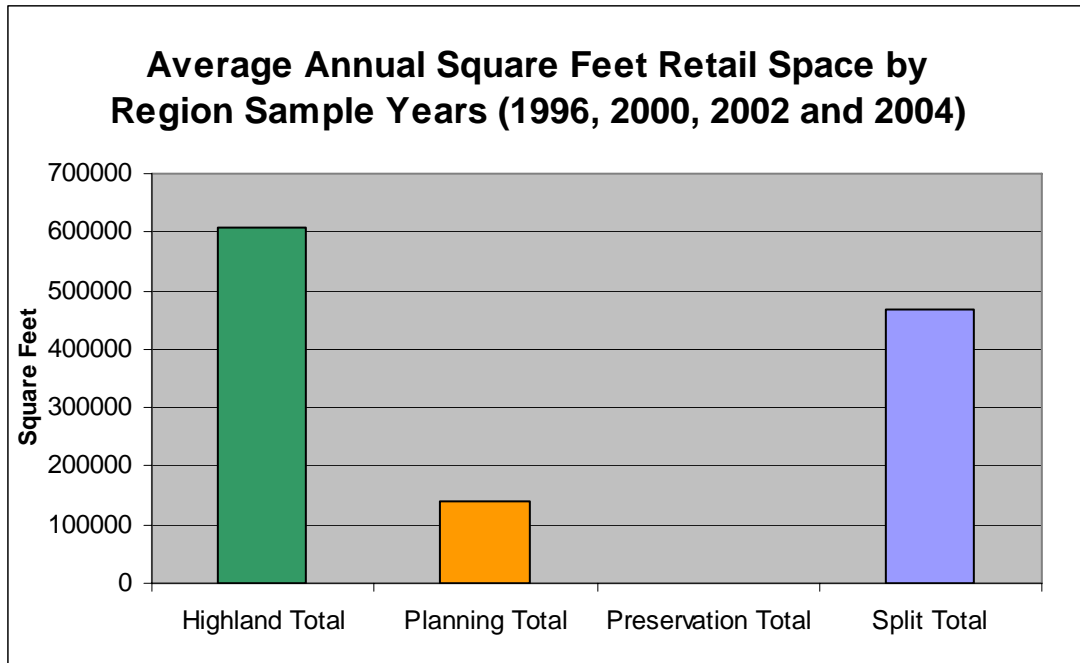
The Highlands Region averaged 609,489 square feet of new retail space based on the four sample years. Morris County had the highest annual average (343,161 square feet) and Passaic had the least amount of average annual new retail space (700 square feet). A survey of the 88 municipalities showed that 54 did not have any new retail space in any of these years, and Rockaway Township had the most, with an average of 113,414 square feet of new annual retail space.

**Table 26 Retail Space (Square Feet Authorized By Building Permit)**

Retail Space (Square Feet Authorized By Building Permit)						
Highlands Calculations	Sq Ft Retail Bldg Permits, 1996	Sq Ft Retail Bldg Permits, 2000	Sq Ft Retail Bldg Permits, 2002	Sq Ft Retail Bldg Permits, 2004	Total	Average
<b>Highlands</b>	477,609	696,003	550,191	714,152	2,437,955	609,489
<b>H – Bergen</b>	0	14,844	18,448	10,488	43,780	10,945
<b>H – Hunterdon</b>	0	13,212	560	1,100	14,872	3,718
<b>H – Morris</b>	162,441	371,432	302,959	535,812	1,372,644	343,161
<b>H – Passaic</b>	280	1,110	0	1,412	2,802	701
<b>H – Somerset</b>	0	13,469	0	0	13,469	3,367
<b>H – Sussex</b>	113,946	3,523	1	3,995	121,465	30,366
<b>H – Warren</b>	200,942	278,413	228,223	161,345	868,923	217,231
<b>Planning Total</b>	133,126	322,469	34,325	71,122	561,042	140,261
<b>Preservation Total</b>	280	1,110	0	1,412	2,802	701
<b>Split Total</b>	344,203	372,424	515,866	641,618	1,874,111	468,528



Figure 25 Average Annual Square Feet – Retail Space (1996-2004) Highlands



### 3.12 CONCLUSION

Further study of a wider range of fiscal impacts will be necessary and will continue to be evaluated with this data. In addition, data reflecting statewide and total county values will be used wherever possible. These indicators and datasets are constantly evolving as new data becomes available. Further updates will be performed as the need becomes apparent through the development and implementation of the Regional Master Plan components, including the Cash Flow Timetable and Fiscal Impact Analysis.

### 4.0 CASH FLOW TIMETABLE

Another important purpose of the Financial Component is to detail the projected costs and revenues associated with the development and implementation of the Regional Master Plan. By establishing a tracking framework for ongoing analysis, the Cash Flow Timetable incorporates a standard methodology to analyze four major components: planning grants and donations; acquisition; State aid for local government units; and property tax stabilization. Further study of a wider range of fiscal impacts will improve the Cash Flow model and expand its use as the implementation process of the Regional Master Plan moves forward.

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To avoid any misrepresentation of the projections and conclusions included in this analysis, it is necessary to consider the intent or purpose of the Cash Flow Timetable as an informative economic tool and not as an actual predictor. It is based on best available data, which is limited in terms of range, depth and accuracy. It is impossible to account for all conditions, variables and market forces which may have some level of influence in the Highlands Region. There are also larger market forces and fluctuations that occur at the State, national, and global levels which play a primary role in the regional economy, but which for practical purposes, cannot be measured.

Other limiting factors are the quantity and quality of available data. There are major drawbacks that relate to what kind of data is being recorded and how it is being recorded. Data records are not always complete or accurate which can lead to error or skew results. In certain cases, data inaccuracies can be reconciled, but often the sheer magnitude of the data prohibits one from identifying all discrepancies. Therefore, it is necessary to assess the purpose for which the data is being used, and whether the data is "complete or sufficiently accurate" to support that purpose. Making inferences and drawing upon them to project future trends with certainty thus becomes difficult.

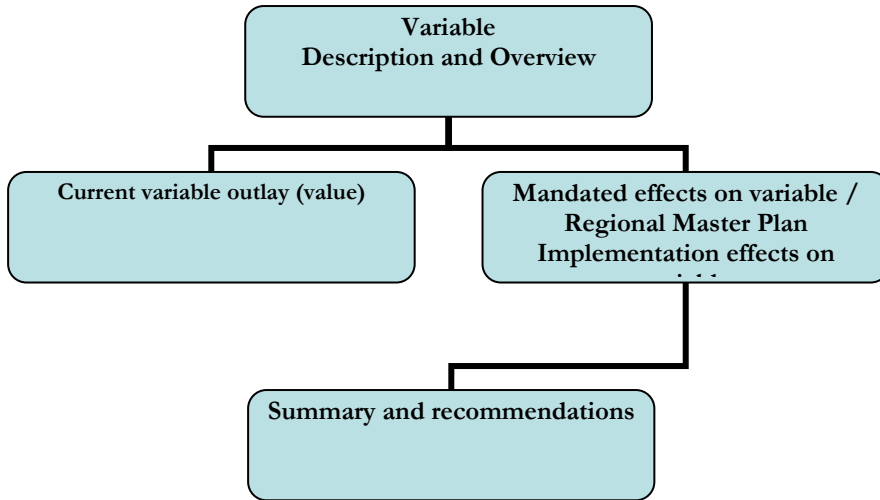
Other factors affect the fiscal analysis as well. For example, whether or not the Planning Area municipalities choose to conform to the Regional Master Plan will affect the Plan's fiscal impact. Similarly, the voluntary nature of the Transfer of Development Rights (TDR) program also affects the fiscal impact as increased densities, mixed uses, and municipal impact fees are subject to change based upon the number of municipalities that choose to designate receiving zones.

Notwithstanding these uncertainties and limitations, the Cash Flow Timetable and Financial Technical Component remain crucial to the development of a sound Regional Master Plan. The Cash Flow Timetable is an attempt to quantify the potential costs and revenues associated with the implementation of the Regional Master Plan. While it does not forecast the economic future of the Highlands Region, it does begin to give an indication of potential scenarios based on a set of assumptions. This Cash Flow Timetable informs the Highlands Council of potential outcomes corresponding to different policy scenarios, and sets the format and protocols for future updates and data management projects.

#### 4.1 METHODS AND APPROACH

In an attempt to consider the four major components of this Cash Flow Timetable in a consistent manner, a basic model was considered:

Figure 26 Cash Flow Timetable Model



Following this model, a methodology will be used for each variable discussed below:

Description: basic information and categorization of the variable provide a brief explanation and intended use, including the specific approach used to calculate the values used in this analysis.

Assumptions: these assumptions are specific to the individual component and form the basis for the calculations.

Required Regional Master Plan Element: accounts for the changes in value resulting from the Highlands Water Protection and Planning Act and/or the implementation of the Regional Master Plan.

Summary/Next Steps: an assessment and overview is provided through this narrative and may include recommendations for State program and/or policy changes to mitigate or address an imbalance.

## 4.2 PLANNING GRANTS AND DONATIONS

### 4.2.1 PLANNING GRANTS

#### Grants

Description: A critical component of the Cash Flow Timetable deals with the administration of planning grants and other financial assistance to eligible municipal and county governments for the purposes of any revision of their master plans, development regulations, and other regulations in order to bring them into conformance with the Regional Master Plan. These grants will also be used toward the implementation of a transfer of development rights program and will compensate for the reasonable expenses incurred by a municipality or county.

Table 27 shows the Planning Grant cash flow analysis. The analysis covers a five-year period beginning fiscal year (FY) 2007 and ending FY 2011. The five-year balances shown in the table are highlighted. The three components to the table include grant appropriations to the Highlands Council, both anticipated as well as those currently available, anticipated grant awards and the corresponding annual surplus/deficit and a final balance carried forward.

The approved FY 2007 budget includes a line item allocation of \$4,400,000 for municipal and county grants, \$1,750,000 in Regional Master Plan Compliance Aid and \$2,650,000 in Incentive Planning Aid. A balance of \$8,104,914 was carried forward from FY 2006 for a total amount available of \$12,504,914 beginning FY 2007. It is assumed that an additional line item allocation of \$4,400,000 will be appropriated through legislation each subsequent fiscal year until FY 2011. Including the current available balance of \$12,504,914, there will be an appropriated five-year total of \$30, 104,914 made available to the Council.

The Grant Awards section of Table 27 outlines the various Plan Conformance Grants, Transfer of Development Rights program Incentive Grants and Special Project Grants. Plan Conformance Grants will be made available during the Plan Conformance process. This process will occur after the adoption of the Regional Master Plan in December of 2006. For the Highlands Preservation Area, the process will last through March of 2008 and the 7 counties and 52 municipalities required to conform at least in part will need adequate funding to update

master plans, zoning ordinances and other land use regulations.

Assumptions:

- All 52 municipalities with portions in the Preservation Area will conform by March 2008 or 15 months after final adoption of the Regional Master Plan;
- All municipalities with portions in the Planning Area will voluntarily conform to the Regional Master Plan by 2012 at a rate of 9 municipalities per year (to ensure adequate planning funds);
- All seven counties with portions in the Preservation Area will conform by March 2008 or 15 months after the adoption of the Regional Master Plan; and
- Up to \$100,000\* (inflationary changes) will be made available for each municipality to cover such costs as master plan update, zoning ordinance changes and other likely costs.

Municipalities which meet the conformance criteria outlined in Section 13.k. shall be eligible for a series of benefits including but not limited to TDR Incentive Grants of up to \$250,000 per municipality. Supplemental grants will also be made available and will cover the reasonable costs of amending municipal development regulations and these grants will range between \$5,000 and \$10,000 per municipality. With regard to this program, these assumptions were made:

- In FY 2007, \$250,000 will be made available to each of four participating municipalities;
- The number of new participating municipalities increases by one until eight new participating municipalities is reached in FY 2011; and
- The cost of amending development regulation will be included in the \$250,000/municipality figure.

In addition to Plan Conformance Grants and TDR Incentive Grants, there will be a Special Project Grants category of funding directed toward smart growth initiatives such as transit village studies, historic preservation, resource conservation and smart design standards.

The last part of Table 27 determines the total net surplus/deficit subtracting "Total Grant

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Awards" from "Total Appropriations." By taking this net surplus/deficit and adding the year end balance from the prior fiscal year we get our "Balance Carry Forward" or our final balance. This final balance seen at the bottom of Table 27 shows a general decrease in the balance through the five-year period ultimately ending with a final five-year balance of \$6,209,914. This balance will then be necessary as municipalities and counties prepare for review and update of their master plans beginning FY 2012.

Current Value: FY 2006 balance carry forward of \$12,504,914

**Table 27 Planning Grant Cash Flow Timetable (Full Opt-in)**

Appropriations	FY 2006 (Includes Balance Carry Forward)	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	5-Year Total
Regional Master Plan Compliance Aid	\$2,840,210	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$11,590,210
Incentive Planning Aid	\$5,264,704	\$2,650,000	\$2,650,000	\$2,650,000	\$2,650,000	\$2,650,000	\$18,514,704
<b>Total Appropriations</b>	<b>\$8,104,914</b>	<b>\$4,400,000</b>	<b>\$4,400,000</b>	<b>\$4,400,000</b>	<b>\$4,400,000</b>	<b>\$4,400,000</b>	<b>\$30,104,914</b>
Grant Awards	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	5-Year Total
Plan Conformance Grants	NA	(\$2,400,000)	(\$3,590,000)	(\$1,201,471)	(\$1,226,472)	(\$1,246,471)	(\$9,664,414)
TDR Incentive Grants	NA	(\$1,000,000)	(\$1,250,000)	(\$1,500,000)	(\$1,750,000)	(\$2,000,000)	(\$7,500,000)
Special Project Grants	(\$940,500)	(\$1,500,000)	(\$3,000,000)	(\$2,500,000)	(\$2,500,000)	(\$2,500,000)	(\$12,940,500)
<b>Total Grant Awards</b>	<b>(\$940,500)</b>	<b>(\$4,900,000)</b>	<b>(\$7,840,000)</b>	<b>(\$5,201,471)</b>	<b>(\$5,476,472)</b>	<b>(\$5,746,471)</b>	<b>(\$30,104,914)</b>
Net Surplus (Deficit) and Final Balances	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	5-Year Balance
Total Appropriations	\$8,104,914	\$4,400,000	\$4,400,000	\$4,400,000	\$4,400,000	\$4,400,000	\$30,104,914
Total Grant Awards	(\$940,500)	(\$4,900,000)	(\$7,840,000)	(\$5,201,471)	(\$5,476,472)	(\$5,746,471)	(\$30,104,914)
Annual Surplus/ (Deficit)	NA	(\$500,000)	(\$3,440,000)	(\$801,471)	(\$1,076,472)	(\$1,346,471)	NA
<b>Balance Carry Forward</b>	<b>\$7,164,414</b>	<b>\$6,664,414</b>	<b>\$3,224,414</b>	<b>\$2,422,943</b>	<b>\$1,346,471</b>	<b>\$0</b>	<b>\$0</b>

**4.2.2 DONATIONS AND LOANS FROM LOCAL, STATE, AND FEDERAL DEPARTMENTS, AGENCIES AND ENTITIES**

Description: This component includes the expected revenues from donations and grants from these entities and will account for annual funds provided for specific programs and support needed to accomplish the goals outlined in the Act and Regional Master Plan. This element of the planning grants and donations component does not include anticipated funding directly related to preservation purchases, as this is considered within the Acquisition component of the Cash Flow Timetable. In addition to those funds, there are entities and organizations that invest resources in assisting those projects that augment their own goals and efforts. To this end, federal programs, not-for-profit foundations and conservation groups actively involved in smart growth, efficient land use policies, and preservation will have an opportunity to work with the Council and bring their experience and perspective to ongoing regional planning issues. Projecting annual financial support is a particular challenge, but based on past programs and discussions with not-for-profit sources (NJCF, Conservation Resources), it is reasonable to expect revenues to approach and/or exceed \$1,000,000, per annum once the plan is adopted. Due to the shortened time schedule and current plan status the value assigned for this element for 2007 is \$400,000.

Assumptions:

- State and federal grants and programs will be available to the Highlands Council; and
- Private and not-for-profit grants will be available to the Highlands Council.

Mandated / Regional Master Plan Effects: The Act and Regional Master Plan do not address specific donations, grants or other sources of revenue available to the Highlands Council.

**Table 28 Donations From Local, State and Federal Cash Flow Timetable**

Donations From local, State and Federal Cash Flow Timetable						
Revenues / Costs	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	5-Year Total
Revenues	\$400,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$4,400,000
Costs	\$400,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$4,400,000
Annual Surplus / (Deficit)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Balance Carry Forward</b>						

Summary/Next Steps: It is also appropriate to address the entire State grant program spectrum as it relates to the Act and Regional Master Plan. For example, municipalities that conform to the Regional Master Plan are automatically considered to have Plan Endorsement status from the State Planning Commission. This designation allows municipalities to receive preferential status for applications for grants, loans and special programs offered by the State. There are over 50 programs that assist municipalities in implementing approved plans, community visions, and developing infrastructure projects that ultimately provide improved coordination between State and local entities. The Grants personnel and the very nature of this regional planning initiative provide justification to assume there will be additional and unforeseen funding that will be made available to the Council to support, augment, and implement the goals of the Act and Regional Master Plan.

Provided funding levels are constant, there will be ample finances for of the implementation of the Regional Master Plan. These figures will be updated annually and necessary changes to these projections will be made during these reviews.

#### **4.3 LAND ACQUISITION**

Description: Protecting the Region's environmentally sensitive and agriculturally important lands are fundamental goals outlined in the Act. Understanding the costs of preserving these lands is an important and required component of the Cash Flow Timetable. The land acquisition component of the Cash Flow Timetable attempts to quantify the amount of land that will need to be preserved and the funds that may be required through fee simple and conservation easement purchases. It identifies sources of existing revenue which may be available for land preservation purposes, and what shortfalls in funding, if any, will need to be secured.

##### **4.3.1 ANTICIPATED PRESERVATION PROGRAM NEEDS**

As a first step, Highlands Council staff undertook a vacant lands analysis to determine the range of potential acres that may need to be preserved through a variety of land preservation programs, including TDR. A total area of approximately 859,358 acres encompasses the Highlands Region. Of this, 444,393 acres are in the Planning Area and 414,965 acres are in the Preservation Area. Approximately 210,000 acres or 24% of the Region is classified as developed. An additional 275,000 acres or 32% fall into the category of public lands, such as roads, right-of-



ways, water or dedicated federal, state or local open space areas. After removing these lands that are already developed and those in the public domain, it is estimated that 375,000 acres remain that are potentially developable in the Highlands Region based on 2002 land use land cover data.

The Highlands Council staff then applied a series of assumptions in conducting this analysis. These assumptions include estimating the number of acres that may have been developed between 2002 and 2006 based on historical trends; excluding lands in the Preservation Area that consists of parcels of ten acres or less that may utilize Highlands Act exemptions for single family homes; excluding lands that may be appropriate for development based on the parameters outlined in the Highlands Act; and estimating the acreage of lands whose owners would choose not to participate in any of the preservation programs. Utilizing this information, the Highlands Council estimates a range of acres for lands that would be appropriate for preservation, over the next eight years, as between 75,000 and 125,000 acres.

The approach and projections listed in this section were developed to understand, by an order of magnitude, the costs associated with preserving important lands in the Highlands Region. These numbers serve only as an initial guideline for the Highlands Council in the Cash Flow Timetable of the draft Regional Master Plan.

Since development of the initial range of potential acres to be preserved discussed above, the Highlands Council has identified areas of significant natural and agricultural resources that should be preserved, whether through outright acquisition or through some other measure such as TDR. The areas identified are the Conservation Priority Area (see Appendix 23) and Agricultural Priority Area (see Appendix 24) set forth in the draft Regional Master Plan. The criteria used to identify these areas are discussed in the *Land Preservation and Stewardship* and *Sustainable Agriculture* Technical Reports. A determination of the acreage of these priority areas is currently being conducted, and once completed, will be utilized to refine the land acquisition component of the Cash Flow Timetable.

#### **4.3.2 PRESERVATION PROGRAM COST PER ACRE**

In order to derive the potential cost per acre of preserving constrained land through fee-simple or conservation easement purchases, two different methods were used. The first looks at

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common preservation programs, and what has been paid on average in terms of cost per acre. The second one is based on equalized assessed land value by property class and in terms of value per acre. The two different methods were then contrasted and a final cost per acre range was derived.

Two major preservation programs were first considered which are funded by the Garden State Preservation Trust fund: NJDEP Green Acres Program and the State Agriculture Development Committee (SADC). The Green Acres Program is generally dedicated to conservation and open space preservation while SADC is by and large a farmland preservation program. Data transactions were gathered from either program and categorized into Highlands databases (See Appendices 14 and 15). Average and median purchase prices (costs) per acre were developed for both programs based on the most recent data available. While the amount of data and number of transactions are fewer, municipal and county open space programs were also considered.

As noted above, two separate sources of data were utilized in order to calculate median values per acre of farmland and vacant land by county and region. The first source of data used was the MOD IV tax assessor data. This database contains assessed valuations of land by property class and to the lot & block parcel level. It also has a field containing number of acres per parcel. Using this data, the median assessed values per acre were calculated for each of the municipalities and counties in the Highlands Region. The equalization ratios were then applied to each in order to determine approximate market value of the land. Another similar evaluation involved data from the New Jersey Department of Community Affairs/ Local Government Services (LGS). This data is presented by municipality and county to get a similar median value per acre by property class (See Appendices 16 and 17). The above methodologies were compared and are listed in Table 29 below.

**Table 29 Garden State Preservation Trust Costs Per Acre and Equalized Value Comparison – Highlands Region**

Source	Acres Preserved	Cost per Acre	
		Median	Average
Green Acres	23,075	\$6,919	\$4,899
SADC	20,326	\$6,320	\$8,605
Equalized assessed - vacant	NA	NA	\$10,771
Equalized Assessed - Farm	NA	NA	\$10,076

An additional factor is considered to account for recent increases in market values (annual double digit increases over the last several years), remaining land characteristics (many parcels may be zoned for significant highest and best uses), etc. Consequently, an initial cost per acre of \$15,000 is assigned for these calculations.

**4.3.3 TOTAL COSTS REQUIRED FOR PRESERVATION**

Based upon information for the Highlands Region, on an annual basis, municipal open space tax revenue provides approximately \$20 million, county open space tax revenue provides \$45 million, and nonprofit organizations provide \$7 million for land preservation (See Appendix 18). Since 1996, the federal government has contributed \$21 million for preservation programs within the Highlands Region. Based upon historical levels of preservation funding discussed above and other sources such as land donations, it is estimated that approximately \$85 million dollars will be available for the Highlands Region on an annual basis.

Given these assumptions, and the initial assessment that between 75,000 and 125,000 acres will need to be preserved over the next eight years,<sup>6</sup> the Council anticipates total land acquisition costs of between \$1.125 billion and \$1.875 billion. In light of the estimated preservation funds anticipated to be available over the next eight years (\$680 million) an additional \$445 million to \$1.195 billion will be required to fund preservation priorities in the Highlands Region during this period.

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<sup>6</sup> Again, this range is currently being evaluated in light of the Conservation Priority Area and Agricultural Priority Area set forth in the draft Regional Master Plan released to the public on November 30, 2006.

#### **4.3.4 TDR CAPITALIZATION REQUIREMENTS**

It is important that there be initial funding for the Highlands TDR Bank. This will allow the TDR program to “hit the ground running” even while TDR receiving zones are still being established. Based on initial projections, in light of data from the State Agriculture Development Committee, the Green Acres Program, and the current real estate market, it is estimated that the Highlands TDR Bank requires an initial capitalization of \$50 million.

Summary/Next Steps: Acquisition projections will need to be updated to reflect improved data in support of the adopted LUCM and State open space legislation. A more comprehensive approach will then be developed for determining potential preservation costs. It is important to recognize these values will be updated throughout the pre-conformance, conformance, and implementation processes. This will be accomplished by requiring municipalities to document and confirm preservation acres and transaction prices. In addition, those programs that preserve property during this time will be tracked and included in the updated projections. Obtaining a stable source of funding by working with the State, local, and federal programs will be a critical step for the Council moving forward. Intergovernmental coordination, outreach to not-for-profits, and a thorough strategy will be developed by the Council and staff to maximize these efforts.

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**Table 31 Acquisition Component of Cash Flow Timetable**

Revenues	FY 2007	FY 2008	FY 2009	3-Year Total	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	8-Year Total
GSPT - Fee Simple	\$25,000,000	\$25,000,000	\$25,000,000	\$75,000,000	\$25,000,000	\$25,000,000	\$25,000,000	\$25,000,000	\$25,000,000	\$200,000,000
GSPT - Conservation Easements	\$25,000,000	\$25,000,000	\$25,000,000	\$75,000,000	\$25,000,000	\$25,000,000	\$25,000,000	\$25,000,000	\$25,000,000	\$200,000,000
County Contributions	\$45,000,000	\$45,000,000	\$45,000,000	\$135,000,000	\$45,000,000	\$45,000,000	\$45,000,000	\$45,000,000	\$45,000,000	\$360,000,000
Municipal Contributions	\$22,000,000	\$22,000,000	\$22,000,000	\$66,000,000	\$22,000,000	\$22,000,000	\$22,000,000	\$22,000,000	\$22,000,000	\$176,000,000
Not-for-Profits	\$7,000,000	\$7,000,000	\$7,000,000	\$21,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$56,000,000
Donations	\$2,000,000	\$2,000,000	\$2,000,000	\$6,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$16,000,000
Federal Grants for Preservation	\$1,500,000	\$1,500,000	\$1,500,000	\$4,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$12,000,000
Other Sources of Revenue	\$10,000,000	\$10,000,000	\$10,000,000	\$30,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$80,000,000
<b>Total Revenue</b>	<b>\$138,500,000</b>	<b>\$140,000,000</b>	<b>\$141,000,000</b>	<b>\$419,500,000</b>	<b>\$141,500,000</b>	<b>\$137,500,000</b>	<b>\$143,000,000</b>	<b>\$143,500,000</b>	<b>\$144,500,000</b>	<b>\$1,129,500,000</b>

Costs	FY 2007	FY 2008	FY 2009	3-Year Total	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	8-Year Total
<b>Total Costs</b>	<b>\$105,000,000</b>	<b>\$146,000,000</b>	<b>\$150,000,000</b>	<b>\$401,000,000</b>	<b>\$140,000,000</b>	<b>\$150,000,000</b>	<b>\$145,000,000</b>	<b>\$130,000,000</b>	<b>\$130,000,000</b>	<b>\$1,096,000,000</b>

Net Surplus (Deficit) and Final Balances	FY 2007	FY 2008	FY 2009	3-Year Balance	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	8-Year Balance
Total Revenue	\$138,500,000	\$140,000,000	\$141,000,000	\$419,500,000	\$141,500,000	\$137,500,000	\$143,000,000	\$143,500,000	\$144,500,000	\$1,129,500,000
Total Costs	\$105,000,000	\$146,000,000	\$150,000,000	\$401,000,000	\$145,000,000	\$150,000,000	\$145,000,000	\$130,000,000	\$130,000,000	\$1,101,000,000
<b>Annual Surplus/ (Deficit)</b>	<b>\$28,500,000</b>	<b>(\$6,000,000)</b>	<b>(\$9,000,000)</b>	<b>\$18,500,000</b>	<b>(\$3,500,000)</b>	<b>(\$12,500,000)</b>	<b>(\$2,000,000)</b>	<b>\$13,500,000</b>	<b>\$14,500,000</b>	<b>\$28,500,000</b>

**TDR Capitalization**

Revenues	FY 2007	FY 2008	FY 2009	3-Year Total	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	8-Year Total
TDR - Receiving Area Revenue	\$1,000,000	\$7,000,000	\$11,000,000	\$19,000,000	\$12,000,000	\$15,000,000	\$17,000,000	\$20,000,000	\$17,000,000	\$100,000,000
TDR Capitalization - costs	\$50,000,000	\$0	\$0	\$50,000,000	\$0	\$0	\$0	\$0	\$0	\$50,000,000
<b>Annual Surplus/ (Deficit)</b>	<b>(\$49,000,000)</b>	<b>\$7,000,000</b>	<b>\$11,000,000</b>	<b>(\$31,000,000)</b>	<b>\$12,000,000</b>	<b>\$15,000,000</b>	<b>\$17,000,000</b>	<b>\$20,000,000</b>	<b>\$17,000,000</b>	<b>\$50,000,000</b>

#### 4.4 STATE AID TO MUNICIPALITIES AND COUNTIES

On March 1, 2005 Acting Governor Richard J. Codey presented his FY 2006 budget to the State Legislature. The transmission of the budget authorizes the Division of Local Government Services (LGS) of the Department of Community Affairs to provide CY 2005 State aid revenue estimates to municipal governments. This budget effectively freezes state formula aid appropriations at the SFY 2005 budget level. The State budget outlays for State aid have remained frozen through FY 2007 (See Appendix 19).

A review of the FY 2006 State aid program was conducted for each municipality and it was determined if these sums are likely to remain the same or change in the next 2 to 5 years. The Division of Local Government Services (LGS) of the Department of Community Affairs (DCA) was helpful in supplying the Council with a breakdown of State aid to each municipality. The State aid totals received by each municipality are calculated by separating these aid programs into one of three categories – The Municipal Government line (See Appendix 20), the County portion (See Appendix 21) and the Local and Regional School District line (See Appendix 22). These categories account for a total outlay of \$627,628,123.00 for the 88 municipalities within the Highlands Region; with the Municipal Government Line accounting for 19.9% (\$125,023,090), the School portion accounting for 70.2% (\$440,627,500), and the county portion making up 9.9% (\$61,977,533) of the total.

This component of the Cash flow Timetable is primarily focused on the Municipal Government Line, as specific aid programs are directly relevant to the implementation of the Act and Regional Master Plan.

The County portion reflects offsetting and assumed costs savings to individual counties and does not reflect a true net payout of the funds listed in the table. In addition, given that none of the seven counties with areas in the Highlands is entirely in the Region, extracting the direct effect the act and Regional Master Plan has on total State aid to counties is prohibitive. The New Jersey Department of Community Affairs has the following information explaining this portion of the Total State aid program:

The County portion includes:

- CY 2006 estimated cost savings from the State program assuming certain human service costs, which took effect in 1991;
- CY 2006 State resources utilized in the assumption of county court costs;
- Apportionment of State education aid provided to County Special Services and Vocational Education Districts (including social security costs, and debt service aid); and
- “County Prosecutor Funding Initiative Pilot Program.”

Given these parameters, and the fact that the County portion accounts for 9.9% of the total State aid, it can be currently assumed that the changes to the overall county payments from this State aid program will be largely unaffected.

Assumptions: given the current nature of these aid programs (funding levels frozen for two years), it is assumed that:

- State Aid, formulas, and overall contributions will remain the same over the next 5 years; and
- The overall State aid program and by extension, those values listed, are likely to change. An ongoing monitoring protocol shall be established as part of the data management initiative of the economic development department.

#### **4.4.1 MUNICIPAL GOVERNMENT LINE**

##### **Energy Tax Receipts/Supplemental Energy Tax Receipts and Consolidated Municipal Property Tax Relief Aid**

Description: This portion of State aid amounts to 89.6% of the total aid provided to the Highlands municipalities. To meet the Governor’s policy of keeping State aid level, the budget accounts for the mandatory Energy Tax Receipts inflation increase of 3.5 percent by reducing the amount of CMPRTA aid by a like amount. This is comparable to what was done under similar fiscal circumstances in 2002.

To compare year to year aid, the combined ETR and CMPTRA, while the individual amounts

changed, the total will be the same. Total CMPTRA for State aid equals the CMPTRA amount plus the CMPTRA pension savings. For those communities who receive \$0 CMPTRA due to the impact of the pension offset amount this is credited against their allocation, their aid has been adjusted to eliminate the negative balance that caused a reduction to the ETR. Several municipalities that received small amounts of CMPTRA will experience this phenomenon for the first time in 2005 because of the CMPTRA reduction. The Average CMPTRA funding to the 88 Highlands municipalities was \$454,325.00, and the median outlay was \$244,538.00. The Municipality receiving the lowest payout was Holland Twp (\$21,371.00) and Parsippany Troy-Hills received the highest amount (\$3,352,338.00).

The basis for the Energy Tax Receipts (ETR) is described in Local Finance Notice MC 97-6 (Energy Deregulation and Utility Taxes). The appropriation is broken down into two components, ETR and Supplemental Energy Receipts Tax (S-ETR). All 88 municipalities receive these funds, averaging \$818,133.49, with a median outlay of \$472,465.00. Individual outlays ranged from Victory Gardens (\$32,785.00) to Mahwah (\$5,573,279.00). Because current funding levels are frozen, these (and the other) formulas are extraneous and can not be considered for our projections. As a result, projections for these variables must remain at current levels.

Current Value: ETR / S-ETR - \$71,995,743.00 Total CMPTRA - \$39,980,634.00 Total aid - \$111,976,377

Required Regional Master Plan Element: The Act does not reference these aid programs and the Regional Master Plan effects are constrained by the current limitations due to frozen funding levels.

Summary: This Council may consider supporting efforts to change existing formulaic considerations to further consider efficient land use policies. Municipalities overseeing new projects reflecting Smart Growth and environmental efficiencies may be duly recognized by receiving a higher percentage of ETR and S-ETR funds. Specific dollars and formulaic changes would become part of a larger Council initiative.

#### **4.4.2 LEGISLATIVE INITIATIVE MUNICIPAL BLOCK GRANT**

Description: The statute governing this program requires that aid be allocated partially on a per



capita basis. All 88 municipalities received funds from this program and they range from \$3,368.00 (Far Hills Township) to \$212,124.00 (Parsippany Troy-Hills). The Average outlay was \$36, 175.06, with a median value of \$22,605.00

Current Value: Total aid for the 88 Highlands Municipalities in2005 is \$3,183,405.00.

Required Regional Master Plan Element: The Act does not refer specifically to this program. An update of this component will be necessary when the State aid program is fully reinstated.

Summary: Annual tracking will reflect population changes resulting from the Act and Regional Master Plan.

#### **4.4.3 MUNICIPAL HOMELAND SECURITY ASSISTANCE AID**

Description: Instituted in 2004, this aid program is a population-based formula with sums allocated to municipalities who spend more than \$300,000 in police costs. The program continues at last year's funding; however, the DLS has updated the allocation to reflect the most recent State population estimate (2003). The revenue is treated as property tax relief, with no offsetting appropriation. Payment levels established resulted in 20 towns receiving no funding, 18 receiving \$25,000.00, 23 receiving \$50,000.00, 15 towns receiving \$70,000.00, 11 receiving \$90,000.00, and one municipality (Parsippany Troy-Hills) receiving \$140,000.00.

Current Value: \$3, 820,000.00

Required Regional Master Plan Element: The Act does not refer to this program.

Summary: Because population heavily influences police enforcement overheads (the primary consideration for this aid), different population projections may affect these outlays.

#### **4.4.4 WATERSHED MORATORIUM OFFSET AID AND PINELANDS PROPERTY TAX STABILIZATION AID**

Description: The Watershed Protection and Moratorium Act, N.J.S.A. 8:2-23.1 was enacted in 1988 placing an 18-month moratorium on transfers of watershed property by public utilities. The Act further directed the Department of Environmental Protection ("DEP") to "evaluate the

effectiveness of establishing buffer zones around public water supply reservoirs for the purpose of protecting drinking water quality." The Act provided for exemptions from the moratorium, but only upon a showing "that there is a compelling public need for the conveyance of the property, that the denial of the exemption would result in extraordinary hardship, or that the sale or development of the watershed property is otherwise consistent with the purposes of this act." Applications for exemptions under the Act were made subject to consideration by the Review Board, which was created by the Act, consisting of the Commissioner of DEP, the Commissioner of the Department of Community Affairs and the President of the Board of Public Utilities ("BPU"). Despite the 18-month moratorium period specified in the Act, subsequent court decisions determined that the moratorium remains in place. See Newark v. Hardyston, 285 N.J.Super. 385 (App. Div. 1995).

To offset the impact of the moratorium on municipal property taxes, the Legislature amended the Watershed Protection and Management Act of 1997, N.J.S.A. 58:29. This amendment, which is included as a provision of the Highlands Act, permits payments to a municipality of \$47 per acre for lands subject to the watershed moratorium located in the municipality. These amounts are fixed and are shown on the Certification for the recipients.

Current Value: 16 municipalities currently receive \$1,824,164.00, ranging from \$757,687.00 (West Milford) to \$799.00 (Washington Township – Morris County).

Required Regional Master Plan Element: This program is addressed in the Act, but no specific recommendation or considerations are included.

Summary: This particular aid program is relevant to the mandates and Regional Master Plan outlined in the Act. Given that the primary goals of these are to preserve the water quality and quantity within the region, it may be justifiable to expand this aid program to include all Highlands municipalities that wholly conform to the Regional Master Plan.

#### **4.4.5 EXTRAORDINARY AID**

Description: The Governor's FY 2006 Budget proposes \$31 million for the Extraordinary Aid program. Extraordinary Aid addresses a municipality's extraordinary need for additional state aid

because of severe fiscal crisis. LGS offers the following notes on this aid program:

- To receive aid, applicants must demonstrate that significant measures are in place to reduce spending and improve governmental efficiencies.
- Extraordinary Aid cannot be relied upon to determine spending, as it is intended for unique, not repeating, circumstances.
- Extraordinary Municipal Aid cannot be anticipated in CY 2005 budgets at the Municipal level.
- Receipt of Extraordinary Aid is not guaranteed by virtue of aid in the previous year. If an introduced budget anticipates Extraordinary Aid, LGS will require that the budget be amended to remove the revenue before the application is considered.
- In reviewing applications, consideration will be given to the amount of available surplus and reserve for uncollected taxes that could be used for property tax relief

Current Value: 9 municipalities received a total of \$2,355,000.00, ranging from \$500,000.00 (Ringwood Borough) to \$80,000.00 (Pompton Lakes Borough).

Required Regional Master Plan Element: The Act and Regional Master Plan do not affect the scope, process or criteria for this State aid program.

Summary: Extraordinary aid is a special program to address annual budgetary shortcomings. This program is addressed in the Act in section 11.a. (2)., outlining the requirements of the Cash Flow Timetable, “*and any anticipated extraordinary or continuing costs*”. The above criteria, the rarity of Highlands municipalities taking advantage of this funding, and the lack of specific build-out and redevelopment data limits our ability to make a reliable projection. No value is projected for this component.

#### **4.4.6 GARDEN STATE TRUST PAYMENTS IN LIEU OF TAXES**

Description: P.L. 1999, c. 152 established the Garden State Preservation Trust Fund to implement the recent public referendum to preserve one million acres of open space and farmland over ten years. The law provides a sliding scale of payments in lieu of taxation for property purchased by the State to replace the ratable loss absorbed by the local taxing districts.

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Notwithstanding other provisions of the law to the contrary, the State budget authorizes municipalities to anticipate all funds as property tax relief in their budgets. This program establishes a sliding scale for per acre in lieu of tax payments based on the percentage of a municipalities total land area in State and exempt nonprofit conservation and recreation land.

For revenues received under this program during CY 2005, the receipts should have been reserved and anticipated in full in the CY 2006 budget. The amount received in the fall of 2005 is shown on the certification as the amount anticipated in CY 2006.

Formula:

- Municipalities with less than 20% of lands preserved receive \$2 per acre for State and permanently preserved nonprofit conservation and recreation land
- Municipalities with 20% up to 40% open space receive \$5 per acre
- Municipalities with 40% up to 60% open space receive \$10 per acre
- Municipalities with 60% or more open space receive \$20 per acre

Current Value: \$1,815,494.00 was spent in FY 2006. 26 municipalities did not receive funds from this program and outlays ranged from \$3.44 (Tewksbury Township) to \$390,684.16 (Harmony Township).

Required Regional Master Plan Element: No land was directly placed into the various preservation, conservation, or recreational land programs resulting in an increase of funding levels. However, the Regional Master Plan and Conformance Process will identify lands appropriate for preservation, and this will create an increase of land entering these State programs.

Summary: This particular aid program is relevant to the Act as well as the Regional Master Plan. A primary goal of these is to preserve priority lands and it may be justifiable to expand this aid program to include all Highlands municipalities that wholly conform to the Regional Master Plan. Specific dollars and formulaic changes would become part of a larger initiative that will combine all the Councils recommendations for legislative action outlined in the Next Steps of the Regional Master Plan.

### **Local and Regional School District**

Description: The local and regional school budget process is based on several factors and formulas. School regions extend in and out of the Highlands Region and Regional aid programs benefit many towns in the surrounding region. The Council's approach to assigning values for this Cash Flow Timetable is limited to per municipal, per person, and per pupil costs as they relate to population projections. Historically, the major obstacle in projecting long-term education costs and revenues (and projections dealing with population/infrastructure ratios) revolves around facility life cycle and expansion capacities. For example, a town may be able to absorb 150 school children into existing facilities, but at 175 new school kids, the necessary expansion and improvements will now require an entire new facility, involving (most times) municipal bonds and larger than usual tax increases. Even before a town reaches this critical nexus, annual school tax increases are common due to fixed costs (maintenance, energy, etc.), health care, and labor cost increases.

Current Value: School aid to Highlands municipalities totaled \$440,627,500 for FY 2006. The median payout was \$2,949,232,366, and the average was \$5,007,131. Far Hills Borough received the least amount of aid (\$146,320), and Phillipsburg received the most (\$43,188,445). A detailed account of this funding is contained in the appendix of this report.

Required Regional Master Plan Element: The Act and Regional Master Plan do not affect the scope, process or criteria for this State aid program.

Summary/Next Steps: There may be an appropriate time for the Council to consider specific school funding formulas, but initially this Cash Flow Timetable focuses on existing costs and revenues. Similar to all the other components, these costs and revenues will need to be established here and updated on an annual basis.

**Table 32 State Aid to Local Government**

**Municipal Government Line**

State Aid	FY 2006	FY 2007	FY 2008	FY 2009
CMPTRA / ETR	\$111,976,374	\$111,976,377	\$111,976,377	\$111,976,377
Legislative Initiative Municipal Block Grant	\$3,183,405	\$3,183,405	\$3,183,405	\$3,183,405
Municipal Homeland Security Assistance Aid	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000
Watershed Moratorium Offset Aid	\$1,824,164	\$1,824,164	\$1,824,164	\$1,824,164
Garden State Trust PILOT	\$1,815,494	\$1,815,494	\$1,815,494	\$1,815,494
Highlands PTSB	\$88,653	\$88,653	\$88,653	\$88,653
Extraordinary Aid	\$2,355,000	\$2,355,000	\$2,355,000	\$2,355,000
<b>Total Appropriations</b>	<b>\$125,023,090</b>	<b>\$125,023,093</b>	<b>\$125,023,093</b>	<b>\$125,023,093</b>

**Local and Regional School**

State Aid	FY 2006	FY 2007	FY 2008	FY 2009
Total Aid to Municipalities	\$440,627,500	\$449,440,050	\$458,428,851	\$467,597,428

**County Portion**

State Aid	FY 2006	FY 2007	FY 2008	FY 2009
Total Aid to Municipalities	\$61,977,533	\$61,977,533	\$61,977,533	\$61,977,533

**Total State Aid**

State Aid	FY 2006	FY 2007	FY 2008	FY 2009
<b>Municipal Government Line</b>	<b>\$125,023,090</b>	<b>\$125,023,093</b>	<b>\$125,023,093</b>	<b>\$125,023,093</b>
<b>Local and Regional School District</b>	<b>\$440,627,500</b>	<b>\$449,440,050</b>	<b>\$458,428,851</b>	<b>\$467,597,428</b>
<b>County Portion</b>	<b>\$61,977,533</b>	<b>\$61,977,533</b>	<b>\$61,977,533</b>	<b>\$61,977,533</b>
<b>Total Appropriations</b>	<b>\$627,628,123</b>	<b>\$636,440,676</b>	<b>\$645,429,477</b>	<b>\$654,598,054</b>

**4.5 PROPERTY TAX STABILIZATION MEASURES**

Description: In section 54:1-85, the Act mandates the creation of a Highlands Municipal Property Tax Stabilization Board (PTSB) and Fund. This establishes a three member Board operating in but not of the Department of Treasury, who will bear the responsibility for *“determining the valuation base of a qualified municipality, whether fiscal stress has been caused by the implementation of the “Highlands Water Protection and Planning Act”... in a qualified municipality, and the*

*amount due a qualified municipality to compensate for a decline in the aggregate true value of vacant land directly attributed to the implementation of the “Highlands Water Protection and Planning Act”.*”

The council staff has provided data and assistance to the PTSB and all PTSB public meetings are held at the Highlands Council offices. The table below highlights some of the responsibilities the PTSB has under the Highlands Water Protection and Planning Act.

**Table 33 Property Tax Stabilization Outline**

	<b>Requirement</b>	<b>Reference</b>	<b>Deadline</b>
<b>1</b>	Establish procedures for determining the valuation base of a qualified municipality, whether fiscal stress has been caused by the implementation the "Act" in a qualified municipality	N.J.S.A. 54:1-85 19.a.(2)	On or around Dec 10, 2005 (120 days from after date of enactment of "Act")
<b>2</b>	Assessor of every qualified municipality shall certify to the county tax board on a form to be prescribed by the Director of the Division of Taxation a report of the assessed value of each parcel of vacant land in the base year and the change in the assessed value of each such parcel in the current tax year attributable to successful appeals off assessed values of vacant land to the county tax board	N.J.S.A. 54:1-85 19.c.	Dec. 1 annually
<b>3</b>	County tax board shall compute and certify to the director in such manner as to identify for each qualified municipality the aggregate decline, if any, in the true value of vacate land, comparing the current tax year to the base year	N.J.S.A. 54:1-85 19.d.(1)	Dec. 20 annually
<b>4</b>	The Director of the Division of Taxation shall provide the board with all relevant information collected pursuant to the provisions of this section and any other information deemed necessary by the board to determine the valuation base	N.J.S.A. 54:1-85 19.d.(2)	on or before January 10 annually

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5	Board shall make a final determination on the valuation base of each qualified municipality; calculate the amount due a qualified municipality, in accordance with the procedures developed pursuant to subsection a. too compensate for a decline, if any, by multiplying its valuation base by its tax rate; and certify to the director and the State Treasurer the amount to which each qualified municipality is entitled	N.J.S.A. 54:1-85 19.d.(3)	on or before February 1 annually
6	Upon receipt of board certification, the State Treasurer shall certify to each qualified municipality, its property tax stabilization amount	N.J.S.A. 54: 1-85 19.e.	on or before February 15 annually

Currently, those properties considered by the PTSB are ones that have completed the County tax appeal process where a reduction in assessed value was determined (resulting in a lower tax outlay to the individual municipality). The PTSB is also considering only those properties that have shown a loss in value, and is not taking into consideration those properties that may increase in value (to do this would in effect change the current interpretation of “true aggregate decline”). Properties entering into one of the preservation programs recognized by the State are not considered. In FY 2005 one County, Passaic, submitted 5 appeals attributing a decline in property value directly related to the Highlands Act. A total of \$88,653.00 was refunded to three municipalities to offset the loss in tax revenues. The other six counties with municipalities in the Highlands Region (Bergen, Hunterdon, Morris, Somerset, Sussex, and Warren) delayed hearing tax appeals related to the Highlands Act because final land use changes were not yet in place. As stated throughout this report, final land use changes and administrative remedies will be in place only after the conformance process (9-15 months after the adoption of the Regional Master Plan).

While these current processes rely on County Tax Board decisions, the Act calls for the Council to address this program and project the funds needed to offset these potential losses in value. This can only be achieved by initially establishing a long-term tracking mechanism and monitoring this program on a continuing basis. Questions such as which vacant properties are to be considered in these calculations, what is their contribution to tax rolls and what are the potential losses in value are all open for interpretation. However, using 2004 MOD IV data,



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there were 27,431 vacant lots in the Highlands Region, accounting for 2.71% of the overall tax receipts for all 88 municipalities. The total assessed value of these lands is listed at \$1,976,725,033. A large component of a specific parcel value is attributed to the potential scope and market opportunities that are unique to it, and the Regional Master Plan includes criteria and a process for appropriate lands to become “designated for development, redevelopment, or infill development”. As such, many vacant parcels with the highest values will be in such a position. Furthermore, this overall land value is protected by the 17 exemptions provided in the Act; the first two providing the most broad relief for vacant lands. These exemptions allow for a single family home to be constructed on a parcel of land that existed at the time of enactment (August 10, 2004). Therefore, vacant parcels of 10 acres or less located in a residential zone have significant value within the Highlands Region. Even parcels over 10 acres may not have lost current assessed value, depending on municipal minimum lot size and natural resource constraints.

Required Regional Master Plan Element: the existing regulations in the Preservation area and the implementation of the Regional Master Plan will have a negative effect on some vacant parcels of land. Ultimate adoption of final rules in the Preservation and Regional Master Plan guidelines will result in new zoning overlays and once this is completed (through the conformance process), the Council will have a much better indication as to the scope and valuation effects to each parcel of vacant land. Furthermore, conforming towns will likely consider a reassessment to adjust all assessed values within the municipality. A block and lot assessment analysis will quickly help determine the true aggregate decline in vacant parcels (and also those changes for all land classifications). Therefore, it is the decision of the Council staff to establish a timetable that will project future requirements during the post conformance period and initiate a tracking process by recording PTSB outlays and market conditions until the conformance process is finalized. Once the conformance process is completed, historical outlays, legal parameters, and land use changes will be considered and feasible projections will be calculated.

Summary/ Next Steps: As part of the conformance process, individual counties will be asked to provide annual updates pertaining to these PTSB measures. Tracking mechanisms and a full set of instructions will be included in the conformance manual and these will be used to provide annual updates and, ultimately, projections to the Highlands Council.

**Table 34 PTSB Cash Flow Timetable**

Revenues / Costs	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	5-Year Total
PTSB Appropriations	\$10,900,000	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000	\$25,300,000
PTSB Distribution	(\$88,653)					
Annual Surplus / (Deficit)	\$10,811,347					
<b>Balance Carry Forward</b>	<b>\$10,811,347</b>					

**4.6 IMPLEMENTATION STRATEGIES**

The cash flow overview and tables provide a tool for each municipality to use as they consider the costs of implementing the Regional Master Plan. Other costs not recognized by this document will be incorporated in future reports and reflect updated and improved information by way of the Conformance process. The Pre-Conformance process will allow for this department to collect and confirm existing data pertaining to this report, and will include data gathering requirements for all four of these elements. Forms and instructions are included in the conformance manual portion of the Regional Master Plan. As part of the economic development initiatives, the Highlands Council will institute a data management program and will work with the Council, municipalities, counties and intergovernmental staff to promote those programs and legislation necessary to achieve the goals of the Act and Regional Master Plan.

**4.7 CONCLUSION**

The Cash Flow Timetable, along with the baseline Economic Indicators and Fiscal Impact Analysis, set the framework for an ongoing tracking program for the Council and Highlands municipalities to consider when implementing the Regional Master Plan. As the Conformance and implementation of the Regional Master Plan progresses, a more precise outline of both fiscal improvements and state benefits will be evaluated and reported.

**5.0 FISCAL ANALYSES PROGRAM OVERVIEW**

A variety of impacts are associated with growth in an area; some may be positive and some negative. Some can be measured in terms of dollars and others in a less tangible, or subjective, manner, which is often referred to as quality of life. In order to fully understand the

consequences of certain types of development, the Highlands Council contracted with Rutgers University’s Center for Urban Policy Research (CUPR) to evaluate several different development scenarios to determine their potential impacts with regard to local fiscal integrity, infrastructure demands, and overall quality of life.

To determine the potential effects that future development may have on the fiscal integrity, infrastructure demands, and quality of life of the Highlands Region and its constituent municipalities, the Highlands Council will be assessing the fiscal analyses program based of four different development build-out scenarios. The four build-out scenarios which are currently being evaluated are:

- **Municipal Zoning:** The first model run will utilize land use and current zoning information and densities and represents the impacts of a full build out for pre-Highlands Act environmental regulatory conditions.
- **Policy Density:** The second model run will utilize the same land use data as the first scenario, but applies residential and non-residential densities in accordance with the State Development and Redevelopment Plan identified Planning Areas and Centers.
- **Highlands Land Capacity Baseline:** The third model run will utilize the available land and municipal zoning data developed in the first two scenarios, but adjusted to reflect legislated, physical capacity and other constraints on land use established by the regional Master Plan.
- **Highlands Growth Capacity Baseline:** The fourth model run will utilize the available land and municipal zoning data developed in the Land Capacity Baseline, but adjusted to reflect densities and mixed land uses that would be associated with potential growth and redevelopment areas as defined by the Regional Master Plan.

## **5.1 FISCAL INTEGRITY**

In general terms, fiscal impact analysis compares the costs versus revenues accruing to local public service providers. These are based on costs to provide police, fire, public administration, public works, recreation/culture, and educational services to the incoming population versus the revenues that this population occasions in the form of property tax and non-tax revenues. In essence, calculating the net fiscal impact of development is determined by subtracting costs from

revenues. If the impact is positive, the development will produce a net-dollar surplus to the community versus the costs it incurs; if the impact is negative, the development will produce a net-dollar deficit to the community (Burchell, Listokin, and Dolphin 1994).

The Highlands fiscal impact analysis will utilize an Econometric Model and Fiscal Impact Model to measure costs, revenues, and net fiscal impacts. The model requires input pertaining to a number of factors including, but not limited to, current municipal and school district budgets, potential square footage of non-residential development, number of dwelling units, population, number of school age children, and number of jobs.

## **5.2 INFRASTRUCTURE ASSESSMENT**

Infrastructure encompasses the “hard” improvements that serve as the permanent platform to deliver public services. As large items, they are scheduled as costs in the municipal and school district capital budgets. They are paid for by debt service in the operating budget. As small items, infrastructure may be included in the operating budget as a cost and paid for by revenues from within the general fund. Examples of the first category are municipal and school district buildings and large project repairs or alterations such those to sewer lines; examples of the second are equipment items as small as refrigerators/stoves and as large as automobiles or small public works vehicles. A new fire truck is usually too large to put in a single year’s operating budget and often is included with larger capital items in the capital budget.

## **5.3 QUALITY-OF-LIFE ASSESSMENT**

Selecting attributes to measure impact to quality of life (QOL) is very subjective. Essentially, an effort is made to measure how people feel about a particular location. Because those sentiments oftentimes do not reflect reality, and because surveying people is so expensive, surrogate measures of “nice” and, by extension, “not nice,” places have been developed. Further, for comparison purposes, these measures are often applied to multiple communities to create a rank within the context of other communities. Thus, quality of life is a rating of a place according to variables that describe that place relative to other locations, using multiple attributes of a place in a single index to characterize each location.

Quality of life is affected by both *regional* environments and *local* environments. Regional

environments involve travel time, weather, relationship to recreational activities, growth, cost of living, tax burden, social support levels, and so on. Local environments involve such concerns as economic viability, educational quality and attainment, public service delivery and cost, local environmental quality, public safety, and socioeconomic status.

#### **5.4 NEXT STEPS**

As a next step, the Highlands Council will be refining and enhancing the regional fiscal impact analysis, including the infrastructure assessment and quality of life evaluation, as a means to support a comprehensive understanding of the economic impacts of the various development scenarios for the Highlands Region.

### **6.0 TECHNICAL FINDINGS AND APPROACHES**

This report establishes the demographic and fiscal indicators that serve to support the monitoring of economic activity and reflect the fiscal implications of the Regional Master Plan. As outlined in the conclusions of this report, ongoing updates and revisions will be required in support of the Financial Component, and a Highlands Economic Data Tracking Program has been suggested. This program will include annual updates to the metadata used in the Baseline Economic Indicators and to the individual Cash Flow Timetables outlined in this report. Further indicators and economic analysis can be incorporated into regular scheduled updates as they become necessary. These monitoring report updates will provide the basis for trend analysis and begin to reveal the actual economic conditions associated with implementing the Regional Master Plan.

There are other programs and projects that may be appropriate for ongoing economic development and analysis that are related but not discussed in this report:

- Promote Tourism and Outdoor recreation - Currently tourism and recreation brings billions of dollars to New Jersey and a considerable portion of that is being spent within the Highlands Region. State and County parks, pedestrian and bike trails, agri-tourism, rivers and open waters recreation all benefit from the overall mission of the land use planning goals of the Regional Master Plan and taking full advantage of the resources and benefits derived from these activities will be an important goal of the

Highlands. One of the Highlands Technical Advisory Sub-committee's focused on this element, and an extension or otherwise offshoot of this group may be in order to set out a comprehensive plan for outdoor recreation inventories, development, and outreach functions that will be required. This recommendation is also included in the Cultural, Historic, Scenic and Tourism technical report and the economic development role will be focused on capturing the costs and benefits associated with these activities.

- The Highlands Council may serve as a technical and educational resource for economic development opportunities - There is a need for the Council to support suitable economic activity within the Highlands Region. Changing land use policies often creates uncertainty in the real estate development market and the Council can be a primary information resource for development guidelines, application and permitting processes, as well as land use options including preservation programs. A series of handouts and outreach functions will be necessary and regular meetings to review potential projects may benefit the Region as a whole.
- Support geospatial data development and data sharing- The Highlands Council has completed the “parcelization” of the Highlands Region, meaning all parcels within the Highlands can be identified and used for mapping and site specific evaluations. This allows for extensive economic analysis pertaining to sales activity, land use trends, and property values in relation to open space, smart growth communities, redevelopment areas, etc.
- Support a regional fiscal impact evaluation - Continue managing the Fiscal Impact Analysis (FIA) project to extend past third and fourth growth scenarios to further gauge and reflect what actually occurs during the implementation process. A 5 and 10 year approach may be useful to identify the inconsistencies with the academic models and the actual effects taking place on the ground. Economic analysis has shown towns participating in the “ratable chase” as not receiving any tax benefits from this development, while strict FIA measurements suggest that these revenue increases are needed to improve fiscal conditions. This discrepancy suggests there are economic and fiscal conditions not being recognized or fully considered (true infrastructure costs, the inability for towns to control spending, etc.). The Council will have an opportunity to work with Rutgers University to continually gauge the

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concrete fiscal results with those projected in the FIA.

- Promote the identification and marketing of lands appropriate for development - The Council will ultimately be able to provide inventories of lands appropriate for development within the Highlands Region. By providing listings for vacant land and potentially “appropriate lands for development” the Council can help facilitate economic growth. In addition, these efforts can be augmented by working with the Office of Economic Growth (OEG) to coordinate their online and procedural assistance to businesses in New Jersey. This will bring a level of efficiency and interagency coordination to the market and maximizes predictability and appropriate development.

## 7.0 GLOSSARY

**Highlands Baseline Economic Indicators** – variables that represent economic activity and can be quantified through established statewide procedures.

The data for the Baseline Economic Indicators were aggregated into 8 subsets representing various areas and comparative regions:

**Highlands Region** – Total or average values derived from all 88 municipalities.

**Planning Area** – Total or average values for those municipalities wholly within the Planning Area (36 municipalities).

**Preservation Area** – Total or average values for those municipalities wholly within the Preservation Area (5 municipalities).

**Split** – Total or average values for those municipalities with areas in both the Planning and Preservation Areas (47 municipalities).

**Highlands Counties** – Total or average values for those municipalities within the Highlands Region (7 Counties -Bergen, Hunterdon, Morris, Passaic, Somerset, Warren, and Sussex). These are designated by an “H.” For example, the municipalities within Morris County in the Highlands would be “H – Morris”, representing 32 of 39 municipalities.

**7 County Totals** – Total or average values for the entire County. For example, Passaic County has 5 municipalities in the Highlands Region, but all 16 municipal values are compiled.

**New Jersey** – Total or average statewide values.

**Municipal** – Values for each municipality within the Highlands Region.

**Population** – represents total persons residing within each subset. Source: US Census (1990 and 2000).

**Unemployment** – unemployment rates per subset (where possible). Source: New Jersey Department of Labor and Workforce Development (1990, 2000, 2002, 2004).

**Housing Units** – a house, apartment, mobile home or trailer, a group of rooms, or a single room that is occupied. Source: US Census.

**Income** – median family income and per capita income. Source: US Census (1989, 1999).

**Per Household Property Tax** – total amount of property taxes paid per household and per capita. Source: New Jersey Legislative District Data Book (1991, 2001, 2003, 2004).



**Property Tax Change** – comparison of percent change I per household property tax from 2004 to 2005. Source: New Jersey Department of Community Affairs.

**Equalized Property Values** – property values that reflect assessed property values multiplied by the individual municipality’s equalization rate. These were calculated for vacant, residential, commercial, farmland, and industrial classified lands. These are also separated into a per parcel and per acre value. Source: New Jersey Department of Community Affairs, Division of Local Government Services (2004) and New Jersey Department of the Treasury.

**Transactions** – land sales and transfers recorded by the county and provide to the Division of Taxation at the Treasury. These records are used as inputs for the regularly published “SR1A” reports. Outliers such as \$1 transactions are omitted from this report. Source: New Jersey Department of the Treasury, Division of Taxation (2002, 2003, 2004, 2005).

**Cash Flow Timetable** – The financial component of the REGIONAL MASTER PLAN requires a cash flow timetable which details the cost of implementing the Regional Master Plan and details the source of revenue for covering such costs.

**Planning Assistance Grants** - The administration of planning grants and other financial assistance by the Highlands Council to eligible municipal and county governments for the purposes of revision of their master plans, development regulations and other regulations in order to bring them into conformance with the REGIONAL MASTER PLAN. These grants will also be used toward the implementation of a transfer of development rights program.

**State Aid for Local Government Units** - State aid totals received by each municipality are calculated by separating these aid programs into one of three categories; the Municipal Government line, the Local and Regional School District line, and the County portion.

**Garden State Preservation Trust (GSPT) Payment-in-Lieu-of-Taxes** - The Garden State Preservation Trust Fund Act provides a sliding scale of payments in lieu of taxation for property purchased by the State to replace the ratable loss absorbed by the local taxing districts.

**Property Tax Stabilization Program** – The Highlands Municipal Property Tax Stabilization Board, located in the Department of Treasury, is responsible for determining the valuation base of a qualified municipality, whether fiscal stress has been caused by the implementation of the Highlands Act in a qualified municipality, and the amount due a qualified municipality to compensate for a decline in the aggregate true value of vacant land directly attributed to the implementation of the Highlands Act.

**Watershed Moratorium Offset Aid** - Legislation passed in 2004 re-established the Watershed Moratorium Offset Aid and Pinelands Property Tax Stabilization Aid. To offset the impact of the moratorium on municipal property taxes, the Legislature amended the Watershed Protection and Management Act of 1997, N.J.S.A. 58:29. This amendment, which is included as a provision of the Highlands Act, permits payments to a municipality of \$47 per acre for lands subject to the watershed moratorium located in the municipality. These amounts are fixed and are shown on the Certification for the recipients.

**Fiscal Impacts** – municipal revenues versus costs of future development

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**Economic impacts** - the income, gross state product (GSP), and taxes accruing from construction employment and permanent job growth in an area.

**Infrastructure Impacts** - encompass the “hard” improvements that serve as the permanent platform to deliver public services. As large items, they are scheduled as costs in the municipal and school district capital budget

**Quality of Life (QOL)** – represents a rating of a place according to variables that describe that place relative to other locations. It is the specification of multiple attributes of a place in a single index to characterize that location

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## **APPENDICES**

## Appendix 1: Available List of Data - Total

General	Unit	Source	Year	State	County	Municipality
County District Code	number	NJDEP	current	Y	Y	Y
Municipal Code	number	NJDEP	current	Y	Y	Y
Total Area	Square Miles	NJDEP	current	Y	Y	Y
Population	number	NJDOL & Census	1990, 2000, 2002, 2004	Y	Y	Y
Income	dollar	Census	1989 & 1999	Y	Y	Y
Unemployment	percentage	NJDOL	1990, 2000, 2002, 2004	Y	Y	Y
Employment	percentage	NJDOL	1990, 2000, 2002, 2004	Y	Y	Y
Number of Establishments	number	NJDOL	3rd Q, 2002	Y	Y	
Payroll by Major Industrial Sector	number	NDOL	1st Q, 2005, from 2002	Y		
Demographics - Age, etc.	breakdown	Census	1990 & 2000	Y	Y	Y
Avg. Household Size	number	Census	1990 & 2000	Y	Y	Y
Total Housing Units	number	Census	1990 & 2000	Y	Y	Y
In Labor Force	number	NJDOL	1990, 2000, 2002, 2004	Y	Y	Y
Median Household Income	dollar	Census	1989 & 1999	Y	Y	Y
Children under poverty level	number	Census	1989 & 1999	Y	Y	Y
Single Family Owner Occupied Homes	number	Census	1990 & 2000	Y	Y	Y
Owner Occupied	number	Census	1990 & 2000	Y	Y	Y
Renter Occupied	number	Census	1990 & 2000	Y	Y	Y
Vacant	number	Census	1990 & 2000	Y	Y	Y
Age of Housing (Median Year Structure Built)	number	Census	1990 & 2000	Y	Y	Y
Number of Bedrooms	number	Census	1990 & 2000	Y	Y	Y
Plumbing Facilities	percent	Census	1990 & 2000	Y	Y	Y
<b><u>Transportation</u></b>						
Car, Truck, or Van - Drove Alone	number	Census	1990 & 2000	Y	Y	Y
Car, Truck, or Van - Carpooled	number	Census	1990 & 2000	Y	Y	Y
Public Transportation	number	Census	1990 & 2000	Y	Y	Y
Walked	number	Census	1990 & 2000	Y	Y	Y
Other Means	number	Census	1990 & 2000	Y	Y	Y
Worked at Home	number	Census	1990 & 2000	Y	Y	Y
Mean Travel Time To Work	minutes	Census	1990 & 2000	Y	Y	Y
<b><u>Land, Use, Values</u></b>						
Vacant Land	acres	MOD IV	1990, 2000, 2002, 2004			
Vacant Land - Parcels	number	Treasury & MOD IV	1990, 2000, 2002, 2004	Y	Y	Y
Vacant Land Value	dollar	Treasury & MOD IV	1990, 2000, 2002, 2004	Y	Y	Y



General	Unit	Source	Year	State	County	Municipality
Residential Parcels	number	Treasury & MOD IV	1990, 2000, 2002, 2004	Y	Y	Y
Residential Value	dollar	Treasury & MOD IV	1990, 2000, 2002, 2004	Y	Y	Y
Average Value of Res. Farm Home	dollar	Treasury & MOD IV	1990, 2000, 2002, 2004	Y	Y	Y
Residential, Farm Home Parcels	number	Treasury & MOD IV	1990, 2000, 2002, 2004	Y	Y	Y
Value of Res., Farm Home and Apartment	dollar	Treasury & MOD IV	1990, 2000, 2002, 2004	Y	Y	Y
Residential Property Assessment as a Percentage of Total Assessed Value	percentage	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
New Residential Building Permits	number	NJDOL	1990, 2000, 2002, 2004	Y	Y	Y
New Residential Certificates of Occupancy	number	NJDOL	1990, 2000, 2002, 2004	Y	Y	Y
Average Residential Property Value	dollar	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
% of Home Ownership	percentage	Census	1990, 2000, 2002, 2004	Y	Y	Y
Farmland Parcels	number	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Farmland Values	dollar	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Farm Homestead	number	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Farm Homestead Values	dollar	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Non-Residential Parcels	number	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Non-Residential Value	dollars	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Commercial Parcels	number	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Commercial Value	dollars	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Industrial Parcels	number	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Industrial Value	dollar	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Apartment Parcels	number	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Apartment Value	dollar	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
% of Apartment Value	percentage	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Median Gross Monthly Rent	dollar	Census	1990 & 2000	Y	Y	Y

General	Unit	Source	Year	State	County	Municipality
Total Value	dollar	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Equalized Property Tax Rates	percentage	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Tax Rate - Municipal Portion	percentage	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Tax Rate - County Portion	percentage	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Tax Rate - School Portion	percentage	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Municipal Budget per Capita	dollar	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Per Capita Property Tax Base	dollar	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Municipal Revenues per Capita	dollar	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Avg. Residential Property Tax Bill	dollar	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
Volume of Real Estate Transactions	number	Treasury	2004	Y	Y	Y
Assessment Class Proportions of Municipal Tax (retail, commercial, industrial, other)	number	Treasury	1990, 2000, 2002, 2004	Y	Y	Y
<b><u>School</u></b>						
Type of School District	Type I or II	Treasury	2000, 2002, 2004	Y	Y	Y
District Factor Group	Group A - J	Treasury	2000, 2002, 2004	Y	Y	Y
School General Fund Budget per Resident Pupil	dollar	Treasury	2000, 2002, 2004	Y	Y	Y
Resident Enrollment	number	Treasury	2000, 2002, 2004	Y	Y	Y
5-18 Year-old Children Enrolled in School	number	Treasury	2000, 2002, 2004	Y	Y	Y
State Aid Percentage	percentage	Treasury	2000, 2002, 2004	Y	Y	Y

**Appendix 2: Population - Highlands Municipalities**

<b>POPULATION</b>														
Municipality	County	Area	4/1/90	2000	2002	2004	1990-2000 Change	1990-2000 % Change	2000-2002 Change	2000-2002 % Change	2002-2004 Change	2002-2004 % Change	Total Change 1990-2004	Total % Change
Mahwah township	Bergen	Split	17,992	24,111	24,416	24,682	6,119	34.0%	305	1.3%	266	1.1%	6,690	37.2%
Oakland borough	Bergen	Split	11,969	12,563	13,270	13,707	594	5.0%	707	5.6%	437	3.3%	1,738	14.5%
Alexandria township	Hunterdon	Split	3,566	4,725	4,886	4,976	1,159	32.5%	161	3.4%	90	1.8%	1,410	39.5%
Bethlehem township	Hunterdon	Split	2,813	3,841	3,956	4,003	1,028	36.5%	115	3.0%	47	1.2%	1,190	42.3%
Bloomsbury borough	Hunterdon	Preservation	890	887	893	894	-3	-0.3%	6	0.7%	1	0.1%	4	0.4%
Califon borough	Hunterdon	Preservation	1,059	1,057	1,061	1,056	-2	-0.2%	4	0.4%	-5	-0.5%	-3	-0.3%
Clinton town	Hunterdon	Split	1,823	2,637	2,655	2,639	814	44.7%	18	0.7%	-16	-0.6%	816	44.8%
Clinton township	Hunterdon	Split	10,653	13,038	13,570	13,862	2,385	22.4%	532	4.1%	292	2.2%	3,209	30.1%
Glen Gardner borough	Hunterdon	Preservation	1,700	1,912	1,973	1,998	212	12.5%	61	3.2%	25	1.3%	298	17.5%
Hampton borough	Hunterdon	Split	1,898	1,550	1,578	1,591	-348	-18.3%	28	1.8%	13	0.8%	-307	-16.2%
High Bridge borough	Hunterdon	Planning	3,927	3,785	3,815	3,793	-142	-3.6%	30	0.8%	-22	-0.6%	-134	-3.4%
Holland township	Hunterdon	Split	4,794	5,139	5,235	5,308	345	7.2%	96	1.9%	73	1.4%	514	10.7%
Lebanon borough	Hunterdon	Planning	1,189	1,074	1,134	1,566	-115	-9.7%	60	5.6%	432	38.1%	377	31.7%
Lebanon township	Hunterdon	Split	5,560	5,858	6,098	6,283	298	5.4%	240	4.1%	185	3.0%	723	13.0%
Milford borough	Hunterdon	Planning	1,268	1,197	1,202	1,208	-71	-5.6%	5	0.4%	6	0.5%	-60	-4.7%
Tewksbury township	Hunterdon	Split	4,904	5,573	5,786	5,998	669	13.6%	213	3.8%	212	3.7%	1,094	22.3%
Union township	Hunterdon	Split	4,996	6,182	6,349	6,400	1,186	23.7%	167	2.7%	51	0.8%	1,404	28.1%
Boonton town	Morris	Planning	8,380	8,488	8,432	8,468	108	1.3%	-56	-0.7%	36	0.4%	88	1.1%
Boonton township	Morris	Split	3,713	4,291	4,316	4,359	578	15.6%	25	0.6%	43	1.0%	646	17.4%
Butler borough	Morris	Planning	7,601	7,529	8,106	8,118	-72	-0.9%	577	7.7%	12	0.1%	517	6.8%
Chester borough	Morris	Planning	1,329	1,637	1,650	1,655	308	23.2%	13	0.8%	5	0.3%	326	24.5%
Chester township	Morris	Split	5,819	7,333	7,564	7,765	1,514	26.0%	231	3.2%	201	2.7%	1,946	33.4%
Denville township	Morris	Split	13,855	15,831	15,894	16,188	1,976	14.3%	63	0.4%	294	1.8%	2,333	16.8%
Dover town	Morris	Planning	15,665	18,180	18,124	18,463	2,515	16.1%	-56	-0.3%	339	1.9%	2,798	17.9%
Hanover township	Morris	Planning	11,517	12,893	12,917	13,556	1,376	11.9%	24	0.2%	639	4.9%	2,039	17.7%
Harding township	Morris	Planning	3,615	3,185	3,224	3,292	-430	-11.9%	39	1.2%	68	2.1%	-323	-8.9%
Jefferson township	Morris	Split	17,759	19,723	19,897	21,280	1,964	11.1%	174	0.9%	1383	7.0%	3,521	19.8%
Kinnelon borough	Morris	Split	8,223	9,375	9,451	9,542	1,152	14.0%	76	0.8%	91	1.0%	1,319	16.0%
Mendham borough	Morris	Planning	4,896	5,098	5,111	5,160	202	4.1%	13	0.3%	49	1.0%	264	5.4%
Mendham township	Morris	Planning	4,592	5,425	5,569	5,625	833	18.1%	144	2.7%	56	1.0%	1,033	22.5%
Mine Hill township	Morris	Planning	2,852	3,679	3,681	3,683	827	29.0%	2	0.1%	2	0.1%	831	29.1%
Montville township	Morris	Split	15,466	20,871	21,078	21,368	5,405	34.9%	207	1.0%	290	1.4%	5,902	38.2%
Morris township	Morris	Planning	19,962	21,418	21,338	21,412	1,456	7.3%	-80	-0.4%	74	0.3%	1,450	7.3%
Morris Plains borough	Morris	Planning	5,215	5,237	5,223	5,563	22	0.4%	-14	-0.3%	340	6.5%	348	6.7%
Morristown town	Morris	Planning	16,185	18,609	18,842	18,842	2,424	15.0%	233	1.3%	0	0.0%	2,657	16.4%
Mountain Lakes borough	Morris	Planning	3,866	4,261	4,283	4,324	395	10.2%	22	0.5%	41	1.0%	458	11.8%
Mount Arlington borough	Morris	Split	3,624	4,705	4,979	5,139	1,081	29.8%	274	5.8%	160	3.2%	1,515	41.8%
Mount Olive township	Morris	Split	21,310	24,267	25,022	25,718	2,957	13.9%	755	3.1%	696	2.8%	4,408	20.7%
Netcong borough	Morris	Planning	3,183	3,232	3,291	3,296	49	1.5%	59	1.8%	5	0.2%	113	3.6%
Parsippany-Troy Hills	Morris	Planning	48,443	50,683	50,935	51,639	2,240	4.6%	252	0.5%	704	1.4%	3,196	6.6%

<b>POPULATION</b>	County	Area	4/1/90	2000	2002	2004	1990-2000 Change	1990-2000 % Change	2000-2002 Change	2000-2002 % Change	2002-2004 Change	2002-2004 % Change	Total Change 1990-2004	Total % Change
Municipality														
Pequannock township	Morris	Split	12,868	13,878	14,134	15,192	1,010	7.8%	256	1.8%	1058	7.5%	2,324	18.1%
Randolph township	Morris	Split	19,986	24,934	25,485	25,734	4,948	24.8%	551	2.2%	249	1.0%	5,748	28.8%
Riverdale borough	Morris	Planning	2,370	2,501	2,539	2,633	131	5.5%	38	1.5%	94	3.7%	263	11.1%
Rockaway borough	Morris	Planning	6,092	6,469	6,434	6,437	377	6.2%	-35	-0.5%	3	0.0%	345	5.7%
Rockaway township	Morris	Split	19,698	23,132	24,491	25,244	3,434	17.4%	1359	5.9%	753	3.1%	5,546	28.2%
Roxbury township	Morris	Split	20,389	23,310	23,719	23,854	2,921	14.3%	409	1.8%	135	0.6%	3,465	17.0%
Victory Gardens borough	Morris	Planning	1,319	1,544	1,533	1,533	225	17.1%	-11	-0.7%	0	0.0%	214	16.2%
Washington township	Morris	Split	15,735	17,675	18,137	18,485	1,940	12.3%	462	2.6%	348	1.9%	2,750	17.5%
Wharton borough	Morris	Planning	5,375	6,292	6,242	6,239	917	17.1%	-50	-0.8%	-3	0.0%	864	16.1%
Bloomington borough	Passaic	Split	7,519	7,619	7,694	7,699	100	1.3%	75	1.0%	5	0.1%	180	2.4%
Pompton Lakes borough	Passaic	Planning	10,502	10,649	10,902	11,389	147	1.4%	253	2.4%	487	4.5%	887	8.4%
Ringwood borough	Passaic	Preservation	12,531	12,420	12,636	12,769	-111	-0.9%	216	1.7%	133	1.1%	238	1.9%
Wanaque borough	Passaic	Split	9,848	10,279	10,378	10,440	431	4.4%	99	1.0%	62	0.6%	592	6.0%
West Milford township	Passaic	Preservation	25,409	26,528	27,638	28,217	1,119	4.4%	1110	4.2%	579	2.1%	2,808	11.1%
Bedminster township	Somerset	Split	7,084	8,240	8,282	8,392	1,156	16.3%	42	0.5%	110	1.3%	1,308	18.5%
Bernards township	Somerset	Planning	17,210	25,333	26,090	26,904	8,123	47.2%	757	3.0%	814	3.1%	9,694	56.3%
Bernardsville borough	Somerset	Planning	6,600	7,315	7,478	7,597	715	10.8%	163	2.2%	119	1.6%	997	15.1%
Far Hills borough	Somerset	Planning	640	857	891	919	217	33.9%	34	4.0%	28	3.1%	279	43.6%
Peapack and Gladstone	Somerset	Planning	2,077	2,419	2,444	2,468	342	16.5%	25	1.0%	24	1.0%	391	18.8%
Byram township	Sussex	Split	7,904	8,342	8,506	8,662	438	5.5%	164	2.0%	156	1.8%	758	9.6%
Franklin borough	Sussex	Planning	5,025	5,166	5,202	5,233	141	2.8%	36	0.7%	31	0.6%	208	4.1%
Green township	Sussex	Split	2,722	3,245	3,397	3,506	523	19.2%	152	4.7%	109	3.2%	784	28.8%
Hamburg borough	Sussex	Planning	2,606	3,148	3,393	3,528	542	20.8%	245	7.8%	135	4.0%	922	35.4%
Hardyston township	Sussex	Split	5,369	6,271	7,139	7,591	902	16.8%	868	13.8%	452	6.3%	2,222	41.4%
Hopatcong borough	Sussex	Split	15,628	15,901	15,969	16,035	273	1.7%	68	0.4%	66	0.4%	407	2.6%
Ogdensburg borough	Sussex	Split	2,724	2,639	2,643	2,643	-85	-3.1%	4	0.2%	0	0.0%	-81	-3.0%
Sparta township	Sussex	Split	15,283	18,091	18,732	19,256	2,808	18.4%	641	3.5%	524	2.8%	3,973	26.0%
Stanhope borough	Sussex	Planning	3,363	3,591	3,631	3,709	228	6.8%	40	1.1%	78	2.1%	346	10.3%
Vernon township	Sussex	Split	21,023	24,728	25,299	25,553	3,705	17.6%	571	2.3%	254	1.0%	4,530	21.5%
Allamuchy township	Warren	Split	3,467	3,882	3,957	4,007	415	12.0%	75	1.9%	50	1.3%	540	15.6%
Alpha borough	Warren	Planning	2,389	2,482	2,498	2,480	93	3.9%	16	0.6%	-18	-0.7%	91	3.8%
Belvidere town	Warren	Planning	2,688	2,771	2,792	2,761	83	3.1%	21	0.8%	-31	-1.1%	73	2.7%
Franklin township	Warren	Split	2,495	2,807	3,123	3,199	312	12.5%	316	11.3%	76	2.4%	704	28.2%
Frelinghuysen township	Warren	Planning	1,937	2,087	2,135	2,181	150	7.7%	48	2.3%	46	2.2%	244	12.6%
Greenwich township	Warren	Split	1,881	4,460	5,105	5,223	2,579	137.1%	645	14.5%	118	2.3%	3,342	177.7%
Hackettstown town	Warren	Split	8,106	9,050	9,351	9,339	944	11.6%	301	3.3%	-12	-0.1%	1,233	15.2%
Harmony township	Warren	Split	2,636	2,732	2,783	2,812	96	3.6%	51	1.9%	29	1.0%	176	6.7%
Hope township	Warren	Planning	1,609	1,896	1,957	1,963	287	17.8%	61	3.2%	6	0.3%	354	22.0%
Independence township	Warren	Split	4,050	5,624	5,786	5,796	1,574	38.9%	162	2.9%	10	0.2%	1,746	43.1%
Liberty township	Warren	Split	2,309	2,775	2,859	2,931	466	20.2%	84	3.0%	72	2.5%	622	26.9%
Lopatcong township	Warren	Split	5,066	5,902	6,991	8,042	836	16.5%	1089	18.5%	1051	15.0%	2,976	58.7%

<b>POPULATION</b>														
Municipality	County	Area	4/1/90	2000	2002	2004	1990-2000 Change	1990-2000 % Change	2000-2002 Change	2000-2002 % Change	2002-2004 Change	2002-2004 % Change	Total Change 1990-2004	Total % Change
Mansfield township	Warren	Split	7,188	8,092	8,263	8,322	904	12.6%	171	2.1%	59	0.7%	1,134	15.8%
Oxford township	Warren	Split	1,901	2,337	2,561	2,625	436	22.9%	224	9.6%	64	2.5%	724	38.1%
Phillipsburg town	Warren	Planning	16,092	15,169	15,239	15,070	-923	-5.7%	70	0.5%	-169	-1.1%	-1,022	-6.4%
Pohatcong township	Warren	Split	3,416	3,417	3,439	3,427	1	0.0%	22	0.6%	-12	-0.3%	11	0.3%
Washington borough	Warren	Planning	6,483	6,711	6,774	6,885	228	3.5%	63	0.9%	111	1.6%	402	6.2%
Washington township	Warren	Split	5,271	6,260	6,430	6,809	989	18.8%	170	2.7%	379	5.9%	1,538	29.2%
White township	Warren	Split	3,535	4,314	4,885	5,395	779	22.0%	571	13.2%	510	10.4%	1,860	52.6%

Appendix 3: Employment Industries - Highlands Counties

Rank	Industry BERGEN	Average Quarterly Employment (2004Q4,2005Q1, 2005Q2,2005Q3)	Growth in Employment (%) (2004Q3,2005Q3)	Average Monthly Earnings (\$) (2004Q4,2005Q1, 2005Q2,2005Q3)	Earning Growth (\$) (2004Q3,2005Q3)	Average Earning Growth (%) (2004Q3,2005Q3)
	<b>All NAICS subsectors</b>	<b>415,685</b>	<b>0.9 %</b>	<b>\$4,477</b>	<b>\$220</b>	<b>5.1 %</b>
1	541 Professional, Scientific, and Technical Services	32,721	0.8 %	\$6,369	\$424	6.9 %
2	561 Administrative and Support Services	32,693	5.6 %	\$3,563	\$742	21.4 %
3	621 Ambulatory Health Care Services	29,611	2.1 %	\$4,570	\$291	6.3 %
4	722 Food Services and Drinking Places	25,660	18.4 %	\$1,566	\$86	5.5 %
5	423 Merchant Wholesalers, Durable Goods	22,087	-1.1 %	\$5,930	\$346	6.1 %
6	622 Hospitals	16,179	1.2 %	\$4,287	\$296	6.6 %
7	551 Management of Companies and Enterprises	15,314	2.8 %	\$7,906	\$689	10.6 %
8	424 Merchant Wholesalers, Nondurable Goods	14,760	1.4 %	\$5,671	-\$334	-6.1 %
9	445 Food and Beverage Stores	13,805	3.4 %	\$2,438	\$102	4.1 %
10	522 Credit Intermediation and Related Activities	11,315	-11.4 %	\$4,838	\$782	17.1 %
Rank	Industry HUNTERDON	Average Quarterly Employment (2004Q4,2005Q1, 2005Q2,2005Q3)	Growth in Employment (%) (2004Q3,2005Q3)	Average Monthly Earnings (\$) (2004Q4,2005Q1, 2005Q2,2005Q3)	Earning Growth (\$) (2004Q3,2005Q3)	Average Earning Growth (%) (2004Q3,2005Q3)
	<b>All NAICS subsectors</b>	<b>41,894</b>	<b>0.0 %</b>	<b>\$4,649</b>	<b>\$269</b>	<b>6.0 %</b>
1	541 Professional, Scientific, and Technical Services	4,385	-0.0 %	\$6,566	\$706	10.7 %
2	551 Management of Companies and Enterprises	2,338	-3.2 %	\$9,721	\$159	1.8 %
3	722 Food Services and Drinking Places	2,238	10.2 %	\$1,423	\$20	1.3 %
4	524 Insurance Carriers and Related Activities	2,202	-3.5 %	\$8,739	\$1,298	19.3 %
5	424 Merchant Wholesalers, Nondurable Goods	2,124	1.1 %	\$7,575	\$87	1.2 %
6	621 Ambulatory Health Care Services	1,978	15.7 %	\$4,172	\$97	2.2 %
7	238 Specialty Trade Contractors	1,827	-6.7 %	\$4,472	\$544	12.4 %
8	622 Hospitals	1,787	-11.5 %	\$3,315	\$100	2.8 %
9	561 Administrative and Support Services	1,729	-7.5 %	\$3,197	\$450	14.6 %
10	445 Food and Beverage Stores	1,628	-19.8 %	\$1,939	\$124	6.1 %
Rank	Industry MORRIS	Average Quarterly Employment (2004Q4,2005Q1, 2005Q2,2005Q3)	Growth in Employment (%) (2004Q3,2005Q3)	Average Monthly Earnings (\$) (2004Q4,2005Q1, 2005Q2,2005Q3)	Earning Growth (\$) (2004Q3,2005Q3)	Average Earning Growth (%) (2004Q3,2005Q3)
	<b>All NAICS subsectors</b>	<b>261,074</b>	<b>-0.6 %</b>	<b>\$5,233</b>	<b>\$218</b>	<b>4.4 %</b>
1	541 Professional, Scientific, and Technical Services	29,609	-0.3 %	\$7,062	\$259	3.8 %
2	561 Administrative and Support Services	21,543	-7.1 %	\$3,461	\$395	12.1 %
3	524 Insurance Carriers and Related Activities	12,629	-9.8 %	\$6,862	\$158	2.5 %
4	722 Food Services and Drinking Places	11,582	6.9 %	\$1,641	\$63	3.8 %
5	423 Merchant Wholesalers, Durable Goods	10,499	-9.6 %	\$6,397	\$248	4.1 %
6	622 Hospitals	10,045	1.8 %	\$4,412	\$329	7.0 %
7	325 Chemical Manufacturing	9,765	6.8 %	\$9,644	\$666	7.9 %
8	621 Ambulatory Health Care Services	9,495	1.7 %	\$5,424	\$156	2.8 %

9	424 Merchant Wholesalers, Nondurable Goods	8,351	-18.2 %	\$7,766	\$-247	-3.9 %
10	551 Management of Companies and Enterprises	8,239	4.9 %	\$8,808	\$433	5.7 %
<b>Rank</b>	<b>Industry PASSAIC</b>	<b>Average Quarterly Employment (2004Q4,2005Q1, 2005Q2,2005Q3)</b>	<b>Growth in Employment (%) (2004Q3,2005Q3)</b>	<b>Average Monthly Earnings (\$) (2004Q4,2005Q1, 2005Q2,2005Q3)</b>	<b>Earning Growth (\$) (2004Q3,2005Q3)</b>	<b>Average Earning Growth (%) (2004Q3,2005Q3)</b>
	<b>All NAICS subsectors</b>	<b>157,161</b>	<b>0.6 %</b>	<b>\$3,892</b>	<b>\$684</b>	<b>17.7 %</b>
1	561 Administrative and Support Services	13,662	-1.6 %	\$2,409	\$728	30.1 %
2	541 Professional, Scientific, and Technical Services	9,797	1.4 %	\$4,585	\$407	8.6 %
3	722 Food Services and Drinking Places	9,628	3.6 %	\$1,400	\$37	2.6 %
4	622 Hospitals	8,230	-7.3 %	\$4,426	\$96	2.1 %
5	621 Ambulatory Health Care Services	7,091	5.5 %	\$4,236	\$168	3.9 %
6	423 Merchant Wholesalers, Durable Goods	6,062	4.8 %	\$4,625	\$237	5.3 %
7	445 Food and Beverage Stores	5,460	8.7 %	\$2,299	\$24	1.0 %
8	551 Management of Companies and Enterprises	4,852	-6.3 %	\$11,401	\$10,651	93.0 %
9	238 Specialty Trade Contractors	4,684	-6.0 %	\$4,537	\$109	2.4 %
10	522 Credit Intermediation and Related Activities	4,667	3.3 %	\$4,470	\$472	10.9 %
<b>Rank</b>	<b>Industry SOMERSET</b>	<b>Average Quarterly Employment (2004Q4,2005Q1, 2005Q2,2005Q3)</b>	<b>Growth in Employment (%) (2004Q3,2005Q3)</b>	<b>Average Monthly Earnings (\$) (2004Q4,2005Q1, 2005Q2,2005Q3)</b>	<b>Earning Growth (\$) (2004Q3,2005Q3)</b>	<b>Average Earning Growth (%) (2004Q3,2005Q3)</b>
	<b>All NAICS subsectors</b>	<b>157,917</b>	<b>-1.0 %</b>	<b>\$5,535</b>	<b>\$497</b>	<b>9.4 %</b>
1	541 Professional, Scientific, and Technical Services	15,986	11.5 %	\$7,568	\$346	4.9 %
2	561 Administrative and Support Services	14,836	-10.1 %	\$3,978	\$293	8.1 %
3	551 Management of Companies and Enterprises	8,939	-2.5 %	\$10,828	\$988	10.8 %
4	325 Chemical Manufacturing	8,044	-18.4 %	\$8,753	\$-1,958	-23.9 %
5	722 Food Services and Drinking Places	7,536	4.3 %	\$1,558	\$-13	-0.8 %
6	621 Ambulatory Health Care Services	7,436	0.7 %	\$5,102	\$544	10.9 %
7	524 Insurance Carriers and Related Activities	5,322	2.3 %	\$8,930	\$875	12.1 %
8	423 Merchant Wholesalers, Durable Goods	5,317	10.1 %	\$6,536	\$262	4.1 %
9	445 Food and Beverage Stores	5,196	-5.9 %	\$2,166	\$-101	-4.5 %
10	623 Nursing and Residential Care Facilities	4,347	4.8 %	\$2,533	\$155	5.9 %
<b>Rank</b>	<b>Industry SUSSEX</b>	<b>Average Quarterly Employment (2004Q4,2005Q1, 2005Q2,2005Q3)</b>	<b>Growth in Employment (%) (2004Q3,2005Q3)</b>	<b>Average Monthly Earnings (\$) (2004Q4,2005Q1, 2005Q2,2005Q3)</b>	<b>Earning Growth (\$) (2004Q3,2005Q3)</b>	<b>Average Earning Growth (%) (2004Q3,2005Q3)</b>
	<b>All NAICS subsectors</b>	<b>31,897</b>	<b>0.7 %</b>	<b>\$3,123</b>	<b>\$151</b>	<b>4.8 %</b>
1	722 Food Services and Drinking Places	3,269	0.2 %	\$1,157	\$113	10.5 %
2	445 Food and Beverage Stores	2,188	5.3 %	\$2,335	\$24	0.9 %
3	621 Ambulatory Health Care Services	1,980	6.1 %	\$3,248	\$-13	-0.3 %
4	541 Professional, Scientific, and Technical Services	1,962	-1.5 %	\$4,796	\$297	6.7 %
5	623 Nursing and Residential Care Facilities	1,759	-1.5 %	\$2,535	\$96	3.5 %
6	238 Specialty Trade Contractors	1,544	-1.6 %	\$3,908	\$57	1.4 %

7	713 Amusement, Gambling, and Recreation Industries	1,478	8.7 %	\$1,630	\$97	5.8 %
8	622 Hospitals	1,428	-1.5 %	\$4,067	\$127	3.3 %
9	551 Management of Companies and Enterprises	1,242	-2.3 %	\$5,878	\$1,011	20.0 %
10	561 Administrative and Support Services	1,187	-4.5 %	\$2,345	\$210	9.4 %
		<b>Average Quarterly Employment (2004Q4,2005Q1, 2005Q2,2005Q3)</b>	<b>Growth in Employment (%) (2004Q3,2005Q3)</b>	<b>Average Monthly Earnings (\$ (2004Q4,2005Q1, 2005Q2,2005Q3)</b>	<b>Earning Growth (\$) (2004Q3,2005Q3)</b>	<b>Average Earning Growth (%) (2004Q3,2005Q3)</b>
<b>Rank</b>	<b>Industry WARREN</b>					
	<b>All NAICS subsectors</b>	<b>29,545</b>	<b>5.8 %</b>	<b>\$3,556</b>	<b>\$89</b>	<b>2.4 %</b>
1	622 Hospitals	2,121	1.4 %	\$3,371	\$-212	-6.1 %
2	722 Food Services and Drinking Places	2,038	5.3 %	\$1,203	\$94	7.6 %
3	445 Food and Beverage Stores	1,677	15.6 %	\$2,243	\$-65	-2.8 %
4	541 Professional, Scientific, and Technical Services	1,387	10.1 %	\$4,939	\$321	6.6 %
5	561 Administrative and Support Services	1,355	14.4 %	\$2,720	\$165	5.3 %
6	311 Food Manufacturing	1,282	-3.2 %	\$7,435	\$-2,205	-26.2 %
7	621 Ambulatory Health Care Services	1,200	8.5 %	\$4,129	\$215	5.3 %
8	325 Chemical Manufacturing	1,158	-2.8 %	\$6,670	\$496	7.8 %
9	623 Nursing and Residential Care Facilities	1,082	-1.6 %	\$2,262	\$62	2.6 %
10	238 Specialty Trade Contractors	1,051	10.9 %	\$3,666	\$-108	-2.9 %



#### Appendix 4: Unemployment Rates - Highlands Municipalities

UNEMPLOYMENT							
Municipality	County	Area	1990	2000	2002	2004	Avg
Mahwah township	Bergen	Split	3.5	2.832	4.557	3.7	3.66
Oakland borough	Bergen	Split	2.6	2.117	3.423	2.8	2.73
Alexandria township	Hunterdon	Split	3.6	3.172	5.529	4.4	4.17
Bethlehem township	Hunterdon	Split	2.2	1.848	3.254	2.6	2.47
Bloomsbury borough	Hunterdon	Preservation	4.2	3.714	6.447	5.1	4.87
Califon borough	Hunterdon	Preservation	2.1	1.901	3.346	2.6	2.50
Clinton town	Hunterdon	Split	2.5	2.153	3.782	3.0	2.85
Clinton township	Hunterdon	Split	2.6	2.252	3.952	3.1	2.98
Glen Gardner borough	Hunterdon	Preservation	3.9	3.419	5.948	4.7	4.49
Hampton borough	Hunterdon	Split	3.9	3.368	5.862	4.6	4.44
High Bridge borough	Hunterdon	Planning	2.3	1.986	3.494	2.8	2.63
Holland township	Hunterdon	Split	2.7	2.334	4.095	3.2	3.09
Lebanon borough	Hunterdon	Planning	1.1	0.891	1.581	1.2	1.20
Lebanon township	Hunterdon	Split	3.2	2.751	4.811	3.8	3.64
Milford borough	Hunterdon	Planning	2.9	2.566	4.494	3.5	3.38
Tewksbury township	Hunterdon	Split	2.7	2.378	4.170	3.3	3.13
Union township	Hunterdon	Split	2.0	1.704	3.003	2.4	2.27
Boonton town	Morris	Planning	3.9	3.246	5.615	4.3	4.26
Boonton township	Morris	Split	2.7	2.223	3.875	2.9	2.93
Butler borough	Morris	Planning	3.6	3.004	5.206	3.9	3.94
Chester borough	Morris	Planning	2.6	2.156	3.761	2.8	2.84
Chester township	Morris	Split	2.6	2.140	3.732	2.8	2.82
Denville township	Morris	Split	2.5	2.100	3.664	2.8	2.76
Dover town	Morris	Planning	6.7	5.582	9.488	7.3	7.26
Hanover township	Morris	Planning	2.8	2.276	3.967	3.0	3.01
Harding township	Morris	Planning	1.9	1.578	2.765	2.1	2.08
Jefferson township	Morris	Split	2.7	2.261	3.940	3.0	2.97
Kinnelon borough	Morris	Split	2.2	1.788	3.127	2.4	2.37
Mendham borough	Morris	Planning	1.4	1.133	1.992	1.5	1.51
Mendham township	Morris	Planning	1.8	1.430	2.509	1.9	1.91
Mine Hill township	Morris	Planning	4.3	3.598	6.207	4.7	4.71
Montville township	Morris	Split	4.4	3.625	6.252	4.8	4.76
Morris Plains borough	Morris	Planning	2.7	2.205	3.845	2.9	2.91
Morris township	Morris	Planning	2.6	2.114	3.689	2.8	2.80
Morristown town	Morris	Planning	4.7	3.883	6.684	5.1	5.09
Mount Arlington borough	Morris	Split	4.2	3.449	5.957	4.5	4.53
Mount Olive township	Morris	Split	3.4	2.799	4.858	3.7	3.68
Mountain Lakes borough	Morris	Planning	2.5	2.089	3.646	2.8	2.75
Netcong borough	Morris	Planning	3.7	3.091	5.353	4.1	4.05
Parsippany-Troy Hills	Morris	Planning	2.9	2.392	4.165	3.1	3.15
Pequannock township	Morris	Split	3.4	2.803	4.864	3.7	3.69

UNEMPLOYMENT							
Municipality	County	Area	1990	2000	2002	2004	Avg
Randolph township	Morris	Split	3.1	2.551	4.437	3.4	3.36
Riverdale borough	Morris	Planning	4.6	3.831	6.598	5.0	5.01
Rockaway borough	Morris	Planning	4.2	3.463	5.981	4.5	4.55
Rockaway township	Morris	Split	3.1	2.536	4.410	3.3	3.35
Roxbury township	Morris	Split	3.0	2.497	4.344	3.3	3.28
Victory Gardens borough	Morris	Planning	6.2	5.163	8.803	6.7	6.73
Washington township	Morris	Split	2.7	2.264	3.945	3.0	2.97
Wharton borough	Morris	Planning	2.0	1.639	2.870	2.2	2.17
Bloomington borough	Passaic	Split	3.6	2.547	3.985	3.4	3.39
Prompton Lakes borough	Passaic	Planning	3.2	2.285	3.581	3.1	3.03
Ringwood borough	Passaic	Preservation	5.0	3.552	5.525	4.7	4.71
Wanaque borough	Passaic	Split	5.0	3.569	5.551	4.8	4.72
West Milford township	Passaic	Preservation	4.0	2.852	4.455	3.8	3.78
Bedminster township	Somerset	Split	2.4	2.141	3.946	3.0	2.88
Bernards township	Somerset	Planning	2.5	2.184	4.024	3.1	2.95
Bernardsville borough	Somerset	Planning	2.5	2.197	4.046	3.1	2.96
Far Hills borough	Somerset	Planning	3.9	3.302	6.024	4.6	4.47
Peapack and Gladstone borough	Somerset	Planning	1.9	1.667	3.085	2.4	2.24
Byram township	Sussex	Split	2.5	1.726	2.889	2.4	2.38
Franklin borough	Sussex	Planning	4.0	2.786	4.631	3.9	3.82
Green township	Sussex	Split	2.6	1.789	2.994	2.5	2.47
Hamburg borough	Sussex	Planning	6.1	4.326	7.115	6.0	5.88
Hardyston township	Sussex	Split	3.4	2.365	3.942	3.3	3.25
Hopatcong borough	Sussex	Split	4.5	3.199	5.301	4.4	4.36
Ogdensburg borough	Sussex	Split	3.1	2.194	3.661	3.1	3.00
Sparta township	Sussex	Split	3.8	2.702	4.493	3.8	3.69
Stanhope borough	Sussex	Planning	4.0	2.807	4.664	3.9	3.84
Vernon township	Sussex	Split	4.9	3.485	5.765	4.8	4.75
Allamuchy township	Warren	Split	4.6	3.134	5.168	4.5	4.36
Alpha borough	Warren	Planning	4.5	3.084	5.087	4.5	4.28
Belvidere town	Warren	Planning	4.2	2.827	4.672	4.1	3.95
Franklin township	Warren	Split	5.2	3.576	5.880	5.1	4.95
Frelinghuysen township	Warren	Planning	3.2	2.134	3.543	3.1	2.99
Greenwich township	Warren	Split	3.9	2.638	4.365	3.8	3.68
Hackettstown town	Warren	Split	4.9	3.358	5.530	4.8	4.66
Harmony township	Warren	Split	3.6	2.404	3.984	3.5	3.37
Hope township	Warren	Planning	4.4	2.989	4.934	4.3	4.16
Independence township	Warren	Split	2.3	1.552	2.587	2.3	2.17
Liberty township	Warren	Split	3.6	2.466	4.085	3.6	3.43
Lopatcong township	Warren	Split	3.1	2.077	3.450	3.0	2.91
Mansfield township	Warren	Split	4.5	3.014	4.975	4.4	4.21
Oxford township	Warren	Split	4.5	3.047	5.028	4.4	4.24

<b>UNEMPLOYMENT</b>							
Municipality	County	Area	1990	2000	2002	2004	Avg
Phillipsburg town	Warren	Planning	6.5	4.410	7.210	6.3	6.11
Pohatcong township	Warren	Split	2.4	1.643	2.737	2.4	2.29
Washington borough	Warren	Planning	4.2	2.859	4.724	4.1	3.98
Washington township	Warren	Split	2.9	1.959	3.256	2.8	2.74
White township	Warren	Split	5.1	3.458	5.690	5.0	4.81

Source: New Jersey Department of Labor  
 Labor Research and Analysis  
 Labor Market and Demographic Research  
 Bureau of Labor Force Statistics

**Appendix 5: Housing Units**

<b>1990 Geography</b>	<b>County</b>	<b>State</b>	<b>area</b>	<b>1990 Persons: Total</b>	<b>1990 Housing units: Total</b>
Mahwah township	Bergen	New Jersey	Split	17905	7249
Oakland borough	Bergen	New Jersey	Split	11997	4019
Alexandria township	Hunterdon	New Jersey	Split	3594	1275
Bethlehem township	Hunterdon	New Jersey	Split	3104	1081
Bloomsbury borough	Hunterdon	New Jersey	Preservation	890	348
Califon borough	Hunterdon	New Jersey	Preservation	1073	416
Clinton town	Hunterdon	New Jersey	Split	2054	829
Clinton township	Hunterdon	New Jersey	Split	10816	3514
Glen Gardner borough	Hunterdon	New Jersey	Preservation	1665	783
Hampton borough	Hunterdon	New Jersey	Split	1515	629
High Bridge borough	Hunterdon	New Jersey	Planning	3886	1454
Holland township	Hunterdon	New Jersey	Split	4892	1824
Lebanon borough	Hunterdon	New Jersey	Planning	1036	489
Lebanon township	Hunterdon	New Jersey	Split	5679	2043
Milford borough	Hunterdon	New Jersey	Planning	1273	528
Tewksbury township	Hunterdon	New Jersey	Split	4803	1752
Union township	Hunterdon	New Jersey	Split	5078	1464
Boonton town	Morris	New Jersey	Planning	8343	3234
Boonton township	Morris	New Jersey	Split	3566	1299
Butler borough	Morris	New Jersey	Planning	7392	2750
Chester borough	Morris	New Jersey	Planning	1214	492
Chester township	Morris	New Jersey	Split	5958	1997
Denville township	Morris	New Jersey	Split	13812	5059
Dover town	Morris	New Jersey	Planning	15115	5355
Hanover township	Morris	New Jersey	Planning	11538	3882
Harding township	Morris	New Jersey	Planning	3640	1464
Jefferson township	Morris	New Jersey	Split	17825	7115
Kinnelon borough	Morris	New Jersey	Split	8470	2903
Mendham borough	Morris	New Jersey	Planning	4890	1777
Mendham township	Morris	New Jersey	Planning	4537	1712
Mine Hill township	Morris	New Jersey	Planning	3333	1273
Montville township	Morris	New Jersey	Split	15600	5126
Morris township	Morris	New Jersey	Planning	19952	7388
Morris Plains borough	Morris	New Jersey	Planning	5219	1965
Morristown town	Morris	New Jersey	Planning	16189	7061
Mountain Lakes borough	Morris	New Jersey	Planning	3847	1268
Mount Arlington borough	Morris	New Jersey	Split	3630	1470
Mount Olive township	Morris	New Jersey	Split	21282	8529
Netcong borough	Morris	New Jersey	Planning	3311	1396

Parsippany-Troy Hills township	Morris	New Jersey	Planning	48478	18960
Pequanock township	Morris	New Jersey	Split	12844	4385
Randolph township	Morris	New Jersey	Split	19974	7240
Riverdale borough	Morris	New Jersey	Planning	2370	872
Rockaway borough	Morris	New Jersey	Planning	6243	2355
Rockaway township	Morris	New Jersey	Split	19572	7477
Roxbury township	Morris	New Jersey	Split	20429	6799
Victory Gardens borough	Morris	New Jersey	Planning	1314	543
Washington township	Morris	New Jersey	Split	15592	5125
Wharton borough	Morris	New Jersey	Planning	5405	2122
Bloomington borough	Passaic	New Jersey	Split	7530	2916
Pompton Lakes borough	Passaic	New Jersey	Planning	10539	4056
Ringwood borough	Passaic	New Jersey	Preservation	12623	4141
Wanaque borough	Passaic	New Jersey	Split	9711	3259
West Milford township	Passaic	New Jersey	Preservation	25430	9411
Bedminster township	Somerset	New Jersey	Split	7086	3757
Bernards township	Somerset	New Jersey	Planning	17199	6658
Bernardsville borough	Somerset	New Jersey	Planning	6597	2561
Far Hills borough	Somerset	New Jersey	Planning	671	260
Peapack and Gladstone borough	Somerset	New Jersey	Planning	2097	834
Byram township	Sussex	New Jersey	Split	8036	2971
Franklin borough	Sussex	New Jersey	Planning	4977	1970
Green township	Sussex	New Jersey	Split	2702	900
Hamburg borough	Sussex	New Jersey	Planning	2559	1108
Hardyston township	Sussex	New Jersey	Split	5275	2244
Hopatcong borough	Sussex	New Jersey	Split	15586	6171
Ogdensburg borough	Sussex	New Jersey	Split	2722	895
Sparta township	Sussex	New Jersey	Split	15169	5694
Stanhope borough	Sussex	New Jersey	Planning	3393	1368
Vernon township	Sussex	New Jersey	Split	21211	8570
Allamuchy township	Warren	New Jersey	Split	3447	1623
Alpha borough	Warren	New Jersey	Planning	2530	1003
Belvidere town	Warren	New Jersey	Planning	2669	1084
Franklin township	Warren	New Jersey	Split	2404	883
Frelinghuysen township	Warren	New Jersey	Planning	1779	647
Greenwich township	Warren	New Jersey	Split	1899	693
Hackettstown town	Warren	New Jersey	Split	8120	3202
Harmony township	Warren	New Jersey	Split	2653	1016
Hope township	Warren	New Jersey	Planning	1719	666
Independence township	Warren	New Jersey	Split	3977	1575
Liberty township	Warren	New Jersey	Split	2493	990
Lopatcong township	Warren	New Jersey	Split	5052	2005
Mansfield township	Warren	New Jersey	Split	7130	3000
Oxford township	Warren	New Jersey	Split	1779	739
Phillipsburg town	Warren	New Jersey	Planning	15757	6626
Pohatcong township	Warren	New Jersey	Split	3591	1378

Washington borough	Warren	New Jersey	Planning	6474	2787
Washington township	Warren	New Jersey	Split	5367	1953
White township	Warren	New Jersey	Split	3638	1398
<b>2000 Geography</b>	County	State	area	2000 Total population: Total	2000 Housing units: Total
Mahwah township	Bergen	New Jersey	Split	24062	9577
Oakland borough	Bergen	New Jersey	Split	12466	4345
Alexandria township	Hunterdon	New Jersey	Split	4698	1598
Bethlehem township	Hunterdon	New Jersey	Split	3820	1303
Bloomsbury borough	Hunterdon	New Jersey	Preservation	886	342
Califon borough	Hunterdon	New Jersey	Preservation	1055	410
Clinton town	Hunterdon	New Jersey	Split	2632	1095
Clinton township	Hunterdon	New Jersey	Split	12957	4234
Glen Gardner borough	Hunterdon	New Jersey	Preservation	1902	829
Hampton borough	Hunterdon	New Jersey	Split	1546	574
High Bridge borough	Hunterdon	New Jersey	Planning	3776	1478
Holland township	Hunterdon	New Jersey	Split	5124	1942
Lebanon borough	Hunterdon	New Jersey	Planning	1065	477
Lebanon township	Hunterdon	New Jersey	Split	5816	2020
Milford borough	Hunterdon	New Jersey	Planning	1195	484
Tewksbury township	Hunterdon	New Jersey	Split	5541	2052
Union township	Hunterdon	New Jersey	Split	6160	1725
Boonton town	Morris	New Jersey	Planning	8496	3352
Boonton township	Morris	New Jersey	Split	4287	1510
Butler borough	Morris	New Jersey	Planning	7420	2923
Chester borough	Morris	New Jersey	Planning	1635	627
Chester township	Morris	New Jersey	Split	7282	2377
Denville township	Morris	New Jersey	Split	15824	6178
Dover town	Morris	New Jersey	Planning	18188	5568
Hanover township	Morris	New Jersey	Planning	12898	4818
Harding township	Morris	New Jersey	Planning	3180	1243
Jefferson township	Morris	New Jersey	Split	19717	7527
Kinnelon borough	Morris	New Jersey	Split	9365	3123
Mendham borough	Morris	New Jersey	Planning	5097	1828
Mendham township	Morris	New Jersey	Planning	5400	1849
Mine Hill township	Morris	New Jersey	Planning	3679	1388
Montville township	Morris	New Jersey	Split	20839	7541
Morris township	Morris	New Jersey	Planning	21796	8298
Morris Plains borough	Morris	New Jersey	Planning	5236	1994
Morristown town	Morris	New Jersey	Planning	18544	7615
Mountain Lakes borough	Morris	New Jersey	Planning	4256	1357
Mount Arlington borough	Morris	New Jersey	Split	4663	2039
Mount Olive township	Morris	New Jersey	Split	24193	9311
Netcong borough	Morris	New Jersey	Planning	2580	1043
Parsippany-Troy Hills township	Morris	New Jersey	Planning	50649	20066
Pequannock township	Morris	New Jersey	Split	13888	5097

Randolph township	Morris	New Jersey	Split	24847	8903
Riverdale borough	Morris	New Jersey	Planning	2498	940
Rockaway borough	Morris	New Jersey	Planning	6473	2491
Rockaway township	Morris	New Jersey	Split	22930	8506
Roxbury township	Morris	New Jersey	Split	23883	8550
Victory Gardens borough	Morris	New Jersey	Planning	1546	588
Washington township	Morris	New Jersey	Split	17592	5890
Wharton borough	Morris	New Jersey	Planning	6298	2394
Bloomington borough	Passaic	New Jersey	Split	7610	2940
Pompton Lakes borough	Passaic	New Jersey	Planning	10640	4024
Ringwood borough	Passaic	New Jersey	Preservation	12396	4221
Wanaque borough	Passaic	New Jersey	Split	10266	3500
West Milford township	Passaic	New Jersey	Preservation	26410	9909
Bedminster township	Somerset	New Jersey	Split	8302	4467
Bernards township	Somerset	New Jersey	Planning	24575	9485
Bernardsville borough	Somerset	New Jersey	Planning	7345	2807
Far Hills borough	Somerset	New Jersey	Planning	856	384
Peapack and Gladstone borough	Somerset	New Jersey	Planning	2433	871
Byram township	Sussex	New Jersey	Split	8235	3057
Franklin borough	Sussex	New Jersey	Planning	5187	2002
Green township	Sussex	New Jersey	Split	3212	1066
Hamburg borough	Sussex	New Jersey	Planning	3105	1233
Hardyston township	Sussex	New Jersey	Split	6144	2685
Hopatcong borough	Sussex	New Jersey	Split	15951	6193
Ogdensburg borough	Sussex	New Jersey	Split	2638	903
Sparta township	Sussex	New Jersey	Split	18107	6614
Stanhope borough	Sussex	New Jersey	Planning	3521	1416
Vernon township	Sussex	New Jersey	Split	24686	9994
Allamuchy township	Warren	New Jersey	Split	3877	1774
Alpha borough	Warren	New Jersey	Planning	2482	1034
Belvidere town	Warren	New Jersey	Planning	2771	1165
Franklin township	Warren	New Jersey	Split	2768	1019
Frelinghuysen township	Warren	New Jersey	Planning	2083	755
Greenwich township	Warren	New Jersey	Split	4365	1477
Hackettstown town	Warren	New Jersey	Split	10403	4347
Harmony township	Warren	New Jersey	Split	2729	1076
Hope township	Warren	New Jersey	Planning	1891	747
Independence township	Warren	New Jersey	Split	5603	2210
Liberty township	Warren	New Jersey	Split	2726	1085
Lopatcong township	Warren	New Jersey	Split	5765	2429
Mansfield township	Warren	New Jersey	Split	6653	2415
Oxford township	Warren	New Jersey	Split	2307	938
Phillipsburg town	Warren	New Jersey	Planning	15166	6651
Pohatcong township	Warren	New Jersey	Split	3416	1411
Washington borough	Warren	New Jersey	Planning	6712	2876
Washington township	Warren	New Jersey	Split	6248	2174
White township	Warren	New Jersey	Split	4245	1770

Occupied housing units: Owner occupied; Units in structure; 1; detached	Housing units: Occupied	Housing units: Vacant	Occupied housing units: Owner occupied	Occupied housing units: Renter occupied	Housing units: Median year structure built	Housing units: Complete plumbing facilities	Housing units: No bedroom	Housing units: 1 bedroom
3153	6800	449	5476	1324	1980	7242	42	1025
3516	3907	112	3586	321	1959	4002	0	91
1038	1203	72	1062	141	1970	1275	10	50
937	1033	48	949	84	1973	1073	0	36
222	330	18	242	88	1939	348	5	35
326	395	21	342	53	1954	416	0	26
512	792	37	534	258	1961	829	4	145
2477	3376	138	2935	441	1975	3496	15	225
283	716	67	532	184	1985	778	3	185
324	566	63	378	188	1956	629	0	96
926	1404	50	1116	288	1965	1454	0	54
1500	1719	105	1562	157	1964	1801	0	39
166	418	71	261	157	1962	489	2	56
1607	1926	117	1657	269	1963	2036	20	109
299	509	19	336	173	1948	528	0	73
1455	1648	104	1488	160	1970	1746	5	34
787	1365	99	1118	247	1974	1464	0	239
1522	3121	113	1845	1276	1943	3234	26	510
1120	1241	58	1132	109	1959	1299	0	33
1713	2665	85	1841	824	1956	2750	50	418
316	451	41	366	85	1961	492	3	49
1705	1907	90	1722	185	1969	1992	18	63
4123	4876	183	4193	683	1955	5052	22	390
2165	5153	202	2782	2371	1947	5310	97	1104
3375	3790	92	3426	364	1959	3882	0	83
1067	1366	98	1189	177	1962	1464	0	34
4986	6330	785	5430	900	1961	7043	54	543
2641	2776	127	2664	112	1964	2886	0	19
1145	1687	90	1421	266	1970	1777	4	64
1461	1591	121	1479	112	1966	1712	9	36
966	1210	63	1063	147	1955	1262	0	40
4058	4889	237	4473	416	1967	5114	16	255
5113	7097	291	5639	1458	1963	7381	31	742
1541	1921	44	1713	208	1956	1959	0	59
1602	6712	349	2524	4188	1951	7061	405	1957
1112	1239	29	1162	77	1944	1259	0	0
852	1291	179	885	406	1964	1465	0	325
4004	7972	557	4187	3785	1972	8509	78	2526
590	1293	103	657	636	1960	1396	10	417



9654	18369	591	10665	7704	1964	18788	234	5941
3673	4281	104	3782	499	1957	4374	25	319
4887	6928	312	4923	2005	1971	7223	33	1511
649	855	17	671	184	1954	870	0	79
1469	2289	66	1556	733	1957	2355	41	324
5325	6908	569	5696	1212	1962	7462	0	682
5549	6497	302	5744	753	1963	6780	51	215
96	477	66	187	290	1959	536	14	243
4003	4908	217	4251	657	1975	5125	71	234
929	2044	78	1276	768	1953	2122	24	265
1851	2747	169	2018	729	1958	2916	0	437
2474	3939	117	2949	990	1957	4056	38	606
3639	3956	185	3663	293	1963	4141	0	121
2165	3133	126	2465	668	1956	3259	37	228
7028	8383	1028	7460	923	1960	9292	35	624
790	3447	310	2752	695	1986	3757	16	708
3531	6345	313	5281	1064	1977	6643	50	548
1974	2449	112	2078	371	1956	2561	9	115
159	246	14	169	77	1939	260	0	27
522	773	61	542	231	1943	834	6	90
2400	2627	344	2413	214	1968	2971	4	86
985	1832	138	1319	513	1951	1970	24	227
742	828	72	748	80	1973	896	0	35
448	945	163	690	255	1974	1108	2	158
1340	1900	344	1471	429	1965	2228	18	265
4605	5330	841	4724	606	1961	6171	25	341
708	869	26	737	132	1964	895	4	34
4266	5198	496	4479	719	1962	5687	10	264
707	1273	95	1035	238	1967	1359	9	215
5714	6730	1840	6047	683	1973	8539	60	539
414	1476	147	1098	378	1979	1617	3	159
550	967	36	679	288	1946	1003	8	113
590	1027	57	667	360	1939	1056	27	141
602	830	53	692	138	1954	883	4	31
469	604	43	489	115	1964	647	7	15
500	655	38	536	119	1943	693	0	29
1557	3009	193	1728	1281	1961	3187	85	678
820	940	76	837	103	1955	1009	16	55
514	602	64	524	78	1964	664	0	15
891	1432	143	1057	375	1974	1555	18	268
685	843	147	730	113	1962	987	13	77
1241	1957	48	1329	628	1963	1997	16	456
1201	2721	279	1399	1322	1972	2978	0	959
435	677	62	567	110	1950	728	0	84
2394	6172	454	3609	2563	1939	6590	92	1106
1043	1316	62	1136	180	1952	1372	14	82

1122	2597	190	1384	1213	1947	2787	80	602
1514	1820	133	1619	201	1964	1946	9	57
873	1297	101	970	327	1969	1398	9	160
Occupied housing units: Owner occupied; 1; detached units in structure	Housing units: Occupied	Housing units: Vacant	Occupied housing units: Owner occupied	Occupied housing units: Renter occupied	Housing units: Median year structure built	Housing units: Complete plumbing facilities	Housing units: No bedroom	Housing units: 1 bedroom
3960	9340	237	7851	1489	1984	9558	137	1306
3814	4255	90	3967	288	1958	4334	19	146
1381	1535	63	1416	119	1973	1583	0	10
1200	1266	37	1214	52	1978	1296	5	38
244	322	20	265	57	1939	342	2	29
347	401	9	349	52	1957	408	2	18
589	1068	27	797	271	1970	1095	13	156
3132	4129	105	3752	377	1981	4218	0	354
348	805	24	554	251	1983	829	6	241
330	559	15	370	189	1961	574	4	92
1057	1428	50	1186	242	1964	1478	0	91
1626	1881	61	1740	141	1966	1917	4	60
192	458	19	360	98	1965	474	5	74
1681	1963	57	1714	249	1967	2010	20	41
289	469	15	322	147	1955	484	2	60
1759	1986	66	1817	169	1972	2052	30	44
1061	1666	59	1418	248	1979	1725	0	396
1690	3272	80	1960	1312	1942	3352	45	462
1226	1476	34	1368	108	1963	1510	0	37
1811	2868	55	1905	963	1953	2915	49	491
400	609	18	469	140	1971	627	0	85
2156	2323	54	2156	167	1972	2377	0	44
4550	5990	188	5148	842	1963	6170	58	518
2297	5436	132	2869	2567	1953	5499	156	1230
3597	4745	73	4367	378	1964	4818	24	169
945	1180	63	1093	87	1965	1243	0	23
5792	7131	396	6308	823	1964	7442	33	532
2948	3062	61	2988	74	1965	3111	4	51
3233	1781	47	1524	257	1971	1821	0	118
1238	1788	61	1711	77	1973	1849	0	6
1663	1365	23	1227	138	1958	1367	0	40
1035	7380	161	6340	1040	1979	7532	14	593
4840	8116	182	6887	1229	1967	8287	30	735
5617	1955	39	1793	162	1957	1994	7	133
1630	7252	363	2859	4393	1954	7550	463	2328
1726	1330	27	1288	42	1947	1357	0	8
1179	1918	121	1535	383	1971	2039	22	355
983	9068	243	5080	3988	1973	9253	107	2711
4890	1008	35	646	362	1947	1043	11	172
547	19624	442	11868	7756	1965	19983	356	5788
3880	5026	71	4499	527	1960	5097	30	632

6132	8679	224	6431	2248	1976	8874	197	1511
638	919	21	756	163	1956	940	0	83
1555	2445	46	1679	766	1955	2491	44	354
6187	8108	398	6870	1238	1965	8464	26	716
6166	8364	186	7011	1353	1971	8537	31	709
88	564	24	231	333	1964	579	62	207
4741	5755	135	5064	691	1978	5862	62	243
1098	2328	66	1452	876	1956	2387	28	352
2012	2847	93	2131	716	1960	2940	32	432
2559	3949	75	3047	902	1957	4004	8	627
3847	4108	113	3880	228	1965	4221	18	66
2348	3444	56	2751	693	1959	3461	24	177
7514	9190	719	8230	960	1963	9812	42	718
875	4235	232	3398	837	1985	4467	36	559
5003	9242	243	7999	1243	1985	9479	70	849
2073	2723	84	2271	452	1958	2796	28	167
167	366	18	281	85	1967	384	3	27
629	840	31	658	182	1955	867	2	53
2567	2825	232	2608	217	1968	3030	14	72
1012	1906	96	1373	533	1954	1999	26	211
959	1042	24	976	66	1975	1062	9	16
508	1173	60	868	305	1980	1230	0	200
1566	2311	374	1889	422	1972	2609	6	412
4839	5657	536	4958	699	1961	6161	39	356
726	881	22	740	141	1962	903	4	52
5371	6237	377	5620	617	1969	6587	103	273
732	1383	33	1115	268	1967	1410	8	252
6667	8368	1626	7187	1181	1975	9973	35	815
647	1692	82	1441	251	1981	1766	24	134
569	989	45	706	283	1950	1034	7	131
646	1088	77	729	359	1939	1162	44	172
773	972	47	844	128	1969	1015	3	46
624	722	33	641	81	1976	749	4	18
1278	1421	56	1310	111	1992	1465	0	27
1700	4134	213	1990	2144	1966	4337	108	1321
872	1010	66	892	118	1957	1072	0	57
617	697	50	623	74	1969	735	4	39
1103	2146	64	1692	454	1984	2194	21	375
799	975	110	875	100	1970	1081	14	84
1616	2143	286	1636	507	1971	2420	22	331
1525	2334	81	1686	648	1973	2415	13	384
583	886	52	746	140	1961	934	0	71
2489	6044	607	3451	2593	1939	6603	123	961
1077	1341	70	1165	176	1948	1411	7	77
1092	2724	152	1408	1316	1944	2876	35	660
1782	2099	75	1880	219	1970	2168	0	35
1223	1668	102	1331	337	1976	1766	0	201

Housing units: 2 bedrooms	Housing units: 3 bedrooms	Housing units: 4 bedrooms	Housing units: 5 or more bedrooms
2137	2003	1614	428
496	1830	1379	223
155	579	385	96
103	470	392	80
67	151	76	14
71	210	90	19
135	269	235	41
575	1120	1285	294
297	182	87	29
166	263	94	10
402	703	259	36
252	980	472	81
210	140	61	20
369	877	530	138
128	249	67	11
108	521	773	311
340	415	409	61
777	1256	548	117
251	495	369	151
581	1084	527	90
121	159	142	18
171	448	898	399
1000	1913	1432	302
1445	1995	522	192
436	1600	1518	245
205	348	443	434
2024	3091	1188	215
251	985	1202	446
269	548	552	340
119	396	776	376
324	665	219	25
554	1833	1641	827
783	2263	2642	927
386	700	711	109
2034	1556	762	347
42	319	440	467
303	516	291	35
1929	1701	1951	344
281	498	163	27

3427	4674	3782	902
671	1763	1406	201
650	1722	2608	716
212	378	157	46
483	913	522	72
1311	3066	2159	259
914	2570	2676	373
170	101	12	3
488	1489	2363	480
724	769	323	17
794	1137	470	78
968	1425	879	140
501	1845	1445	229
817	1223	837	117
2185	4180	2059	328
1728	770	305	230
1828	1654	2070	508
404	737	813	483
37	83	62	51
152	270	208	108
476	1496	811	98
704	774	216	25
73	418	324	50
448	367	116	17
602	947	349	63
1864	2643	1131	167
129	512	194	22
916	2380	1756	368
325	572	215	32
2075	3958	1634	304
603	544	262	52
254	499	98	31
255	448	166	47
172	453	181	42
101	328	161	35
109	351	181	23
714	1104	592	29
219	492	184	50
120	327	174	30
407	445	382	55
233	382	236	49
344	785	371	33
750	858	401	32
229	349	56	21
1730	2984	646	68
334	694	191	63

692	993	361	59
384	876	578	49
316	579	297	37
Housing units: 2 bedrooms	Housing units: 3 bedrooms	Housing units: 4 bedrooms	Housing units: 5 or more bedrooms
3007	2606	2032	489
533	2177	1245	225
246	630	631	81
105	442	659	54
62	143	102	4
64	205	118	3
205	443	245	33
613	1171	1783	313
269	170	125	18
139	233	94	12
357	679	316	35
407	856	493	122
154	163	68	13
356	907	587	109
122	219	68	13
146	640	841	351
304	346	543	136
786	1279	573	207
219	616	496	142
645	1256	444	38
119	157	228	38
134	535	1064	600
1202	2422	1579	399
1425	1876	603	278
992	1770	1540	323
203	311	328	378
2103	3066	1596	197
189	1053	1287	539
277	455	678	300
154	402	835	452
324	696	284	44
1448	2203	2268	1015
1199	2531	2876	927
262	682	773	137
1773	1881	789	381
83	321	508	437
570	762	286	44
1715	1961	2566	251
224	506	99	31
3478	5167	4345	932
715	1917	1572	231

811	1898	3242	1244
221	438	179	19
496	949	533	115
1434	3494	2442	394
1696	2790	2922	402
213	88	18	0
631	1672	2773	509
725	740	424	125
605	1360	462	49
813	1544	837	195
586	1863	1512	176
1041	1254	898	106
2467	4209	2137	336
2253	1143	274	202
2454	2285	2819	1008
372	873	921	446
102	132	70	50
131	267	231	187
555	1349	999	68
724	763	222	56
121	395	426	99
495	445	89	4
698	1104	408	57
1624	2822	1253	99
125	456	235	31
931	2361	2464	482
314	512	280	50
2588	4359	1851	346
614	532	387	83
234	541	107	14
261	462	199	27
199	429	307	35
72	349	265	47
195	410	817	28
1071	1159	592	96
236	485	264	34
134	326	203	41
687	478	538	111
242	392	308	45
532	862	641	41
401	1002	532	83
266	428	158	15
1812	2996	622	137
334	730	221	42
806	990	343	42
415	898	704	122
484	725	322	38

**Appendix 6: Income - Highlands Municipalities**

Households, Median Household Income, and Per Capita Income									
Municipality	County	Families: Median Family Income in 1989	Households: Median Household Income in 1999	Change	% Change	Persons: Per Capita Income in 1989	Total Population: Per Capita Income in 1999	Change	% Change
Mahwah township	Bergen	\$ 64,016	\$ 79,500	\$ 15,484	24.188%	\$ 27,731	\$ 44,709	\$ 16,978	61.22%
Oakland borough	Bergen	\$ 66,569	\$ 86,629	\$ 20,060	30.134%	\$ 23,557	\$ 35,252	\$ 11,695	49.65%
Alexandria township	Hunterdon	\$ 56,665	\$ 92,730	\$ 36,065	63.646%	\$ 20,748	\$ 34,622	\$ 13,874	66.87%
Bethlehem township	Hunterdon	\$ 65,680	\$ 88,048	\$ 22,368	34.056%	\$ 25,915	\$ 35,298	\$ 9,383	36.21%
Bloomsbury borough	Hunterdon	\$ 46,500	\$ 64,375	\$ 17,875	38.441%	\$ 16,644	\$ 26,392	\$ 9,748	58.57%
Califon borough	Hunterdon	\$ 62,079	\$ 76,657	\$ 14,578	23.483%	\$ 21,239	\$ 31,064	\$ 9,825	46.26%
Clinton town	Hunterdon	\$ 62,624	\$ 78,121	\$ 15,497	24.746%	\$ 23,002	\$ 37,463	\$ 14,461	62.87%
Clinton township	Hunterdon	\$ 75,605	\$ 96,570	\$ 20,965	27.730%	\$ 24,994	\$ 37,264	\$ 12,270	49.09%
Glen Gardner borough	Hunterdon	\$ 56,816	\$ 59,917	\$ 3,101	5.458%	\$ 21,301	\$ 28,647	\$ 7,346	34.49%
Hampton borough	Hunterdon	\$ 45,750	\$ 51,111	\$ 5,361	11.718%	\$ 16,140	\$ 22,440	\$ 6,300	39.03%
High Bridge borough	Hunterdon	\$ 52,502	\$ 68,719	\$ 16,217	30.888%	\$ 19,004	\$ 29,276	\$ 10,272	54.05%
Holland township	Hunterdon	\$ 47,390	\$ 68,083	\$ 20,693	43.665%	\$ 18,302	\$ 28,581	\$ 10,279	56.16%
Lebanon borough	Hunterdon	\$ 58,511	\$ 68,542	\$ 10,031	17.144%	\$ 23,489	\$ 34,066	\$ 10,577	45.03%
Lebanon township	Hunterdon	\$ 58,782	\$ 77,662	\$ 18,880	32.119%	\$ 21,323	\$ 30,793	\$ 9,470	44.41%
Milford borough	Hunterdon	\$ 45,885	\$ 54,519	\$ 8,634	18.817%	\$ 17,680	\$ 25,039	\$ 7,359	41.62%
Tewksbury township	Hunterdon	\$ 94,271	\$ 135,649	\$ 41,378	43.893%	\$ 39,447	\$ 65,470	\$ 26,023	65.97%
Union township	Hunterdon	\$ 69,155	\$ 81,089	\$ 11,934	17.257%	\$ 21,762	\$ 29,535	\$ 7,773	35.72%
Boonton town	Morris	\$ 53,159	\$ 65,322	\$ 12,163	22.880%	\$ 20,099	\$ 29,919	\$ 9,820	48.86%
Boonton township	Morris	\$ 66,090	\$ 91,753	\$ 25,663	38.830%	\$ 25,037	\$ 45,014	\$ 19,977	79.79%
Butler borough	Morris	\$ 55,272	\$ 57,455	\$ 2,183	3.950%	\$ 18,806	\$ 27,113	\$ 8,307	44.17%
Chester borough	Morris	\$ 63,341	\$ 80,398	\$ 17,057	26.929%	\$ 22,040	\$ 42,564	\$ 20,524	93.12%
Chester township	Morris	\$ 87,066	\$ 117,298	\$ 30,232	34.723%	\$ 35,467	\$ 55,353	\$ 19,886	56.07%
Denville township	Morris	\$ 64,760	\$ 76,778	\$ 12,018	18.558%	\$ 25,054	\$ 38,607	\$ 13,553	54.10%
Dover town	Morris	\$ 42,354	\$ 53,423	\$ 11,069	26.134%	\$ 15,344	\$ 18,056	\$ 2,712	17.67%
Hanover township	Morris	\$ 64,063	\$ 84,115	\$ 20,052	31.300%	\$ 22,546	\$ 37,661	\$ 15,115	67.04%
Harding township	Morris	\$ 120,551	\$ 111,297	\$ (9,254)	-7.676%	\$ 72,575	\$ 72,689	\$ 114	0.16%
Jefferson township	Morris	\$ 52,590	\$ 68,837	\$ 16,247	30.894%	\$ 19,810	\$ 27,950	\$ 8,140	41.09%
Kinnelon borough	Morris	\$ 79,738	\$ 105,991	\$ 26,253	32.924%	\$ 34,881	\$ 45,796	\$ 10,915	31.29%
Mendham borough	Morris	\$ 89,499	\$ 110,348	\$ 20,849	23.295%	\$ 35,713	\$ 48,629	\$ 12,916	36.17%
Mendham township	Morris	\$ 106,633	\$ 136,174	\$ 29,541	27.703%	\$ 47,118	\$ 61,460	\$ 14,342	30.44%
Mine Hill township	Morris	\$ 53,430	\$ 64,643	\$ 11,213	20.986%	\$ 19,261	\$ 27,119	\$ 7,858	40.80%
Montville township	Morris	\$ 78,445	\$ 94,557	\$ 16,112	20.539%	\$ 29,785	\$ 43,341	\$ 13,556	45.51%
Morris township	Morris	\$ 83,747	\$ 101,902	\$ 18,155	21.678%	\$ 34,754	\$ 54,782	\$ 20,028	57.63%
Morris Plains borough	Morris	\$ 69,118	\$ 84,806	\$ 15,688	22.697%	\$ 27,926	\$ 36,553	\$ 8,627	30.89%
Morristown town	Morris	\$ 49,718	\$ 57,563	\$ 7,845	15.779%	\$ 22,036	\$ 30,086	\$ 8,050	36.53%
Mountain Lakes borough	Morris	\$ 109,536	\$ 141,757	\$ 32,221	29.416%	\$ 51,919	\$ 65,086	\$ 13,167	25.36%
Mount Arlington borough	Morris	\$ 53,270	\$ 67,213	\$ 13,943	26.174%	\$ 19,175	\$ 32,222	\$ 13,047	68.04%



Municipality	County	Families: Median Family Income in 1989	Households: Median Household Income in 1999	Change	% Change	Persons: Per Capita Income in 1989	Total Population: Per Capita Income in 1999	Change	% Change
Mount Olive township	Morris	\$ 50,727	\$ 64,515	\$ 13,788	27.181%	\$ 19,655	\$ 28,691	\$ 9,036	45.97%
Netcong borough	Morris	\$ 42,552	\$ 55,000	\$ 12,448	29.254%	\$ 16,335	\$ 23,472	\$ 7,137	43.69%
Parsippany-Troy Hills	Morris	\$ 58,531	\$ 68,133	\$ 9,602	16.405%	\$ 22,137	\$ 32,220	\$ 10,083	45.55%
Pequannock township	Morris	\$ 61,121	\$ 72,729	\$ 11,608	18.992%	\$ 20,888	\$ 31,892	\$ 11,004	52.68%
Randolph township	Morris	\$ 73,978	\$ 97,589	\$ 23,611	31.916%	\$ 26,746	\$ 43,072	\$ 16,326	61.04%
Riverdale borough	Morris	\$ 50,703	\$ 71,083	\$ 20,380	40.195%	\$ 18,582	\$ 31,187	\$ 12,605	67.83%
Rockaway borough	Morris	\$ 52,063	\$ 61,002	\$ 8,939	17.170%	\$ 19,772	\$ 26,500	\$ 6,728	34.03%
Rockaway township	Morris	\$ 60,489	\$ 80,939	\$ 20,450	33.808%	\$ 21,717	\$ 33,184	\$ 11,467	52.80%
Roxbury township	Morris	\$ 60,837	\$ 72,982	\$ 12,145	19.963%	\$ 20,564	\$ 30,174	\$ 9,610	46.73%
Victory Gardens borough	Morris	\$ 38,214	\$ 44,375	\$ 6,161	16.122%	\$ 13,698	\$ 20,616	\$ 6,918	50.50%
Washington township	Morris	\$ 73,279	\$ 97,763	\$ 24,484	33.412%	\$ 24,157	\$ 37,489	\$ 13,332	55.19%
Wharton borough	Morris	\$ 51,657	\$ 56,580	\$ 4,923	9.530%	\$ 18,588	\$ 25,168	\$ 6,580	35.40%
Bloomingtondale borough	Passaic	\$ 53,245	\$ 67,885	\$ 14,640	27.496%	\$ 19,779	\$ 27,736	\$ 7,957	40.23%
Pompton Lakes borough	Passaic	\$ 54,145	\$ 65,648	\$ 11,503	21.245%	\$ 19,283	\$ 26,802	\$ 7,519	38.99%
Ringwood borough	Passaic	\$ 62,410	\$ 81,636	\$ 19,226	30.806%	\$ 22,273	\$ 31,341	\$ 9,068	40.71%
Wanaque borough	Passaic	\$ 51,401	\$ 66,113	\$ 14,712	28.622%	\$ 16,493	\$ 25,403	\$ 8,910	54.02%
West Milford township	Passaic	\$ 55,460	\$ 74,124	\$ 18,664	33.653%	\$ 19,233	\$ 28,612	\$ 9,379	48.77%
Bedminster township	Somerset	\$ 76,061	\$ 71,550	\$ (4,511)	-5.931%	\$ 39,780	\$ 53,549	\$ 13,769	34.61%
Bernards township	Somerset	\$ 80,572	\$ 107,204	\$ 26,632	33.054%	\$ 33,458	\$ 56,521	\$ 23,063	68.93%
Bernardsville borough	Somerset	\$ 81,778	\$ 104,162	\$ 22,384	27.372%	\$ 42,781	\$ 69,854	\$ 27,073	63.28%
Far Hills borough	Somerset	\$ 68,705	\$ 112,817	\$ 44,112	64.205%	\$ 48,975	\$ 81,535	\$ 32,560	66.48%
Peapack and Gladstone	Somerset	\$ 70,386	\$ 99,499	\$ 29,113	41.362%	\$ 33,796	\$ 56,542	\$ 22,746	67.30%
Byram township	Sussex	\$ 60,216	\$ 81,532	\$ 21,316	35.399%	\$ 19,909	\$ 30,710	\$ 10,801	54.25%
Franklin borough	Sussex	\$ 43,411	\$ 44,985	\$ 1,574	3.626%	\$ 14,546	\$ 19,386	\$ 4,840	33.27%
Green township	Sussex	\$ 60,727	\$ 84,847	\$ 24,120	39.719%	\$ 23,123	\$ 34,127	\$ 11,004	47.59%
Hamburg borough	Sussex	\$ 47,000	\$ 58,246	\$ 11,246	23.928%	\$ 16,596	\$ 24,651	\$ 8,055	48.54%
Hardyston township	Sussex	\$ 50,809	\$ 65,511	\$ 14,702	28.936%	\$ 19,015	\$ 28,457	\$ 9,442	49.66%
Hopatcong borough	Sussex	\$ 51,924	\$ 65,799	\$ 13,875	26.722%	\$ 17,642	\$ 26,698	\$ 9,056	51.33%
Ogdensburg borough	Sussex	\$ 49,000	\$ 60,313	\$ 11,313	23.088%	\$ 15,924	\$ 24,305	\$ 8,381	52.63%
Sparta township	Sussex	\$ 68,667	\$ 89,835	\$ 21,168	30.827%	\$ 24,516	\$ 36,910	\$ 12,394	50.55%
Stanhope borough	Sussex	\$ 51,440	\$ 63,059	\$ 11,619	22.587%	\$ 19,803	\$ 27,535	\$ 7,732	39.04%
Vernon township	Sussex	\$ 52,606	\$ 67,566	\$ 14,960	28.438%	\$ 17,509	\$ 25,250	\$ 7,741	44.21%
Allamuchy township	Warren	\$ 62,613	\$ 70,107	\$ 7,494	11.969%	\$ 28,900	\$ 43,552	\$ 14,652	50.70%
Alpha borough	Warren	\$ 36,840	\$ 42,209	\$ 5,369	14.574%	\$ 14,064	\$ 20,104	\$ 6,040	42.95%
Belvidere town	Warren	\$ 43,703	\$ 52,792	\$ 9,089	20.797%	\$ 14,488	\$ 23,231	\$ 8,743	60.35%
Franklin township	Warren	\$ 50,466	\$ 69,115	\$ 18,649	36.954%	\$ 18,058	\$ 27,224	\$ 9,166	50.76%
Frelinghuysen township	Warren	\$ 51,364	\$ 72,434	\$ 21,070	41.021%	\$ 19,738	\$ 28,792	\$ 9,054	45.87%
Greenwich township	Warren	\$ 46,167	\$ 87,613	\$ 41,446	89.774%	\$ 18,248	\$ 32,886	\$ 14,638	80.22%
Hackettstown town	Warren	\$ 46,154	\$ 51,955	\$ 5,801	12.569%	\$ 16,670	\$ 24,742	\$ 8,072	48.42%

Municipality	County	Families: Median Family Income in 1989	Households: Median Household Income in 1999	Change	% Change	Persons: Per Capita Income in 1989	Total Population: Per Capita Income in 1999	Change	% Change
Harmony township	Warren	\$ 48,092	\$ 60,977	\$ 12,885	26.792%	\$ 15,713	\$ 25,776	\$ 10,063	64.04%
Hope township	Warren	\$ 56,865	\$ 61,319	\$ 4,454	7.833%	\$ 19,807	\$ 27,902	\$ 8,095	40.87%
Independence township	Warren	\$ 51,714	\$ 67,247	\$ 15,533	30.036%	\$ 18,825	\$ 30,555	\$ 11,730	62.31%
Liberty township	Warren	\$ 53,044	\$ 62,535	\$ 9,491	17.893%	\$ 17,985	\$ 24,743	\$ 6,758	37.58%
Lopatcong township	Warren	\$ 44,399	\$ 50,918	\$ 6,519	14.683%	\$ 16,453	\$ 24,333	\$ 7,880	47.89%
Mansfield township	Warren	\$ 46,594	\$ 61,763	\$ 15,169	32.556%	\$ 16,682	\$ 26,277	\$ 9,595	57.52%
Oxford township	Warren	\$ 43,036	\$ 53,359	\$ 10,323	23.987%	\$ 14,826	\$ 23,515	\$ 8,689	58.61%
Phillipsburg town	Warren	\$ 33,451	\$ 37,368	\$ 3,917	11.710%	\$ 12,236	\$ 18,452	\$ 6,216	50.80%
Pohatcong township	Warren	\$ 44,069	\$ 52,188	\$ 8,119	18.423%	\$ 16,716	\$ 24,754	\$ 8,038	48.09%
Washington borough	Warren	\$ 41,417	\$ 47,000	\$ 5,583	13.480%	\$ 15,701	\$ 23,166	\$ 7,465	47.54%
Washington township	Warren	\$ 55,352	\$ 77,458	\$ 22,106	39.937%	\$ 18,802	\$ 29,141	\$ 10,339	54.99%
White township	Warren	\$ 47,992	\$ 54,732	\$ 6,740	14.044%	\$ 15,694	\$ 24,783	\$ 9,089	57.91%

Source: US Census

**Appendix 7: Average Property Tax - Highlands Municipalities**

<b>AVERAGE PROPERTY TAX</b>														
<b>Municipality</b>	<b>County</b>	<b>area</b>	<b>1990: Total # of Parcels</b>	<b>1990: Total Tax Value</b>	<b>1990: Average Property Tax</b>	<b>2000: Total # of Parcels</b>	<b>2000: Total Tax Value</b>	<b>2000: Average Property Tax</b>	<b>2002: Total # of Parcels</b>	<b>2002: Total Tax Value</b>	<b>2002: Average Property Tax</b>	<b>2004: Total # of Parcels</b>	<b>2004: Total Tax Value</b>	<b>2004: Average Property Tax</b>
Mahwah Township	Bergen	Split	7902	\$29,548,192	\$3,739	9,834	\$46,385,587	\$4,717	9,873	\$53,623,012	\$5,431	9,889	\$62,870,477	\$6,358
Oakland Borough	Bergen	Split	4382	\$22,164,056	\$5,058	4,792	\$29,378,889	\$6,131	4,850	\$33,819,218	\$6,973	4,848	\$39,316,621	\$8,110
Alexandria Township	Hunterdon	Split	1896	\$4,770,559	\$2,516	2,082	\$9,082,293	\$4,362	2,108	\$10,998,812	\$5,218	2,181	\$13,034,267	\$5,976
Bethlehem Township	Hunterdon	Split	1545	\$4,633,978	\$2,999	1,768	\$8,426,819	\$4,766	1,808	\$10,828,141	\$5,989	1,801	\$13,317,738	\$7,395
Bloomsbury Borough	Hunterdon	Preservation	406	\$1,067,487	\$2,629	394	\$1,503,234	\$3,815	391	\$1,581,683	\$4,045	388	\$1,931,590	\$4,978
Califon Borough	Hunterdon	Preservation	525	\$1,602,703	\$3,053	512	\$2,410,417	\$4,708	508	\$2,962,012	\$5,831	508	\$3,413,858	\$6,720
Clinton Town	Hunterdon	Split	713	\$3,450,339	\$4,839	1,028	\$5,805,387	\$5,647	1,028	\$7,565,710	\$7,360	1,030	\$8,313,230	\$8,071
Clinton Township	Hunterdon	Split	4142	\$19,536,182	\$4,717	4,906	\$33,510,121	\$6,830	5,135	\$38,517,477	\$7,501	5,146	\$43,419,971	\$8,438
Glen Gardner Borough	Hunterdon	Preservation	770	\$1,928,396	\$2,504	807	\$2,701,476	\$3,348	800	\$3,162,223	\$3,953	797	\$3,380,978	\$4,242
Hampton Borough	Hunterdon	Split	523	\$1,592,550	\$3,045	526	\$2,265,388	\$4,307	527	\$2,489,945	\$4,725	529	\$2,954,642	\$5,585
High Bridge Borough	Hunterdon	Planning	1466	\$4,399,159	\$3,001	1,479	\$7,054,011	\$4,769	1,471	\$7,488,928	\$5,091	1,484	\$8,603,806	\$5,798
Holland Township	Hunterdon	Split	2281	\$29,763,033	\$13,048	2,381	\$7,435,931	\$3,123	2,411	\$9,241,642	\$3,833	2,445	\$11,895,152	\$4,865
Lebanon Borough	Hunterdon	Planning	506	\$1,933,546	\$3,821	507	\$3,463,937	\$6,832	548	\$3,713,509	\$6,776	560	\$4,324,801	\$7,723
Lebanon Township	Hunterdon	Split	2760	\$6,263,817	\$2,269	2,934	\$11,629,800	\$3,964	2,987	\$13,921,788	\$4,661	2,999	\$17,429,991	\$5,812
Milford Borough	Hunterdon	Planning	519	\$1,711,808	\$3,298	516	\$2,279,324	\$4,417	518	\$2,335,331	\$4,508	528	\$2,983,172	\$5,650
Tewksbury Township	Hunterdon	Split	2652	\$10,483,774	\$3,953	2,879	\$18,410,851	\$6,395	2,908	\$22,627,719	\$7,781	2,986	\$26,479,827	\$8,868
Union Township	Hunterdon	Split	1910	\$5,743,262	\$3,007	2,070	\$10,309,836	\$4,981	2,099	\$12,922,029	\$6,156	2,112	\$14,168,039	\$6,708
Boonton Town	Morris	Planning	2530	\$10,416,451	\$4,117	2,629	\$14,059,216	\$5,348	2,640	\$15,118,895	\$5,727	2,651	\$17,227,879	\$6,499
Boonton Township	Morris	Split	1490	\$5,232,292	\$3,512	1,664	\$9,990,355	\$6,004	1,669	\$11,411,553	\$6,837	1,683	\$13,360,688	\$7,939
Butler Borough	Morris	Planning	2278	\$10,336,362	\$4,537	2,297	\$12,492,365	\$5,439	2,530	\$14,021,022	\$5,542	2,523	\$15,716,339	\$6,229
Chester Borough	Morris	Planning	626	\$3,262,853	\$5,212	618	\$5,495,382	\$8,892	619	\$6,189,164	\$9,999	628	\$6,765,061	\$10,772
Chester Township	Morris	Split	2413	\$11,687,219	\$4,843	2,864	\$20,304,051	\$7,089	2,924	\$24,096,935	\$8,241	2,961	\$27,964,921	\$9,444
Denville Township	Morris	Split	5986	\$19,638,783	\$3,281	6,659	\$33,670,445	\$5,056	6,659	\$37,342,225	\$5,608	6,807	\$45,159,910	\$6,634
Dover Town	Morris	Planning	4037	\$15,641,352	\$3,874	4,064	\$19,804,274	\$4,873	4,080	\$21,047,084	\$5,159	4,083	\$22,939,996	\$5,618
Hanover Township	Morris	Planning	4414	\$24,473,319	\$5,544	5,219	\$32,644,046	\$6,255	5,227	\$37,128,236	\$7,103	5,213	\$42,035,350	\$8,064
Harding Township	Morris	Planning	1734	\$7,776,222	\$4,485	1,855	\$12,840,104	\$6,922	1,853	\$15,288,010	\$8,250	1,863	\$16,952,844	\$9,100
Jefferson Township	Morris	Split	8292	\$19,740,464	\$2,381	8,572	\$30,064,198	\$3,507	8,654	\$34,780,013	\$4,019	8,849	\$43,377,114	\$4,902
Kinnelon Borough	Morris	Split	3523	\$16,573,506	\$4,704	3,691	\$24,777,264	\$6,713	3,691	\$31,321,719	\$8,486	3,752	\$35,698,413	\$9,515
Mendham Borough	Morris	Planning	1795	\$9,751,768	\$5,433	1,820	\$13,627,765	\$7,488	1,828	\$15,841,539	\$8,666	1,832	\$18,124,841	\$9,893
Mendham Township	Morris	Planning	1979	\$12,039,965	\$6,084	2,149	\$19,834,773	\$9,230	2,186	\$24,059,244	\$11,006	2,193	\$27,679,662	\$12,622
Mine Hill Township	Morris	Planning	1523	\$4,226,510	\$2,775	1,539	\$6,120,252	\$3,977	1,544	\$6,926,031	\$4,486	1,539	\$8,324,284	\$5,409
Montville Township	Morris	Split	6137	\$25,829,861	\$4,209	7,641	\$50,305,853	\$6,584	7,677	\$59,271,436	\$7,721	7,732	\$69,867,287	\$9,036
Morris Township	Morris	Planning	6850	\$37,642,225	\$5,495	7,977	\$58,873,199	\$7,380	7,987	\$68,754,754	\$8,608	7,976	\$77,744,759	\$9,747
Morris Plains Borough	Morris	Planning	2134	\$12,878,355	\$6,035	2,092	\$15,941,246	\$7,620	2,091	\$18,238,618	\$8,722	2,088	\$20,661,845	\$9,896
Morristown Town	Morris	Planning	3886	\$24,663,202	\$6,347	4,004	\$34,565,632	\$8,633	4,010	\$37,669,257	\$9,394	4,106	\$44,585,217	\$10,859
Mountain Lakes Borough	Morris	Planning	1372	\$10,106,457	\$7,366	1,450	\$15,368,682	\$10,599	1,461	\$17,977,501	\$12,305	1,465	\$21,268,057	\$14,517
Mount Arlington Borough	Morris	Split	1291	\$4,696,721	\$3,638	1,875	\$8,100,810	\$4,320	1,873	\$8,768,994	\$4,682	2,104	\$10,362,806	\$4,925
Mount Olive Township	Morris	Split	6081	\$27,797,889	\$4,571	6,806	\$44,778,555	\$6,579	7,143	\$54,086,429	\$7,572	7,518	\$64,718,508	\$8,608
Netcong Borough	Morris	Planning	920	\$3,297,246	\$3,584	941	\$4,738,388	\$5,035	943	\$5,248,218	\$5,565	941	\$5,942,854	\$6,315
Parsippany-Troy Hills Township	Morris	Planning	12652	\$76,965,074	\$6,083	13,552	\$110,680,637	\$8,167	14,496	\$123,693,812	\$8,533	14,548	\$141,958,494	\$9,758
Pequannock Township	Morris	Split	4509	\$20,124,148	\$4,463	5,129	\$27,986,238	\$5,456	5,134	\$32,138,141	\$6,260	5,152	\$36,105,751	\$7,008
Randolph Township	Morris	Split	6455	\$32,629,543	\$5,055	7,700	\$55,663,986	\$7,229	7,913	\$63,549,196	\$8,031	7,874	\$72,675,185	\$9,230
Riverdale Borough	Morris	Planning	1040	\$4,145,995	\$3,987	1,288	\$5,658,472	\$4,393	1,325	\$6,297,252	\$4,753	1,317	\$7,997,207	\$6,072
Rockaway Borough	Morris	Planning	2093	\$8,712,975	\$4,163	2,158	\$11,847,675	\$5,490	2,162	\$12,577,081	\$5,817	2,163	\$14,032,216	\$6,487
Rockaway Township	Morris	Split	8084	\$35,634,544	\$4,408	8,475	\$56,210,257	\$6,632	9,063	\$66,712,705	\$7,361	9,056	\$77,994,083	\$8,612

Roxbury Township	Morris	Split	7550	\$28,947,949	\$3,834	8,539	\$45,641,323	\$5,345	8,718	\$53,019,711	\$6,082	8,711	\$60,334,848	\$6,926
Victory Gardens Borough	Morris	Planning	294	\$909,662	\$3,094	320	\$1,317,549	\$4,117	321	\$1,329,126	\$4,141	321	\$1,308,221	\$4,075
Washington Township	Morris	Split	6019	\$23,154,840	\$3,847	6,624	\$37,386,329	\$5,644	6,785	\$42,895,948	\$6,322	6,803	\$49,796,840	\$7,320
Wharton Borough	Morris	Planning	1730	\$6,105,580	\$3,529	1,839	\$9,317,311	\$5,067	1,833	\$10,442,608	\$5,697	1,834	\$12,305,254	\$6,710
Bloomington Borough	Passaic	Split	2721	\$10,552,386	\$3,878	2,737	\$14,406,073	\$5,263	2,741	\$16,511,379	\$6,024	2,732	\$18,409,101	\$6,738
Pompton Lakes Borough	Passaic	Planning	3935	\$16,644,859	\$4,230	3,652	\$21,232,274	\$5,814	3,793	\$23,958,915	\$6,317	3,929	\$27,408,694	\$6,976
Ringwood Borough	Passaic	Preservation	4617	\$21,196,673	\$4,591	4,632	\$27,111,246	\$5,853	4,672	\$31,138,287	\$6,665	4,697	\$34,820,260	\$7,413
Wanaque Borough	Passaic	Split	3248	\$13,447,128	\$4,140	3,436	\$17,823,380	\$5,187	3,437	\$20,616,171	\$5,998	3,444	\$23,892,568	\$6,937
West Milford Township	Passaic	Preservation	11492	\$37,925,722	\$3,300	11,659	\$54,079,224	\$4,638	11,825	\$61,507,485	\$5,201	11,904	\$68,853,468	\$5,784
Bedminster Township	Somerset	Split	4550	\$11,617,255	\$2,553	4,743	\$19,653,909	\$4,144	4,786	\$22,928,294	\$4,791	4,782	\$26,253,677	\$5,490
Bernards Township	Somerset	Planning	8742	\$34,692,875	\$3,969	10,743	\$65,430,320	\$6,091	10,942	\$82,663,226	\$7,555	10,031	\$92,967,296	\$9,268
Bernardsville Borough	Somerset	Planning	2623	\$15,200,974	\$5,795	2,932	\$22,251,643	\$7,589	2,984	\$24,924,136	\$8,353	2,999	\$30,505,333	\$10,172
Far Hills Borough	Somerset	Planning	274	\$1,594,881	\$5,821	429	\$2,947,766	\$6,871	439	\$3,421,645	\$7,794	447	\$3,962,002	\$8,864
Peapack-Gladstone Borough	Somerset	Planning	845	\$6,191,357	\$7,327	929	\$8,420,282	\$9,064	932	\$9,741,737	\$10,453	949	\$12,424,461	\$13,092
Byram Township	Sussex	Split	3945	\$10,672,349	\$2,705	4,049	\$15,481,334	\$3,823	4,016	\$18,018,229	\$4,487	4,022	\$21,233,218	\$5,279
Franklin Borough	Sussex	Planning	1722	\$5,981,009	\$3,473	1,709	\$7,435,347	\$4,351	1,709	\$8,854,820	\$5,181	1,718	\$9,327,432	\$5,429
Green Township	Sussex	Split	1364	\$4,063,000	\$2,979	1,511	\$6,403,893	\$4,238	1,526	\$7,886,388	\$5,168	1,503	\$8,964,728	\$5,965
Hamburg Borough	Sussex	Planning	1454	\$3,385,348	\$2,328	1,508	\$3,890,935	\$2,580	1,443	\$4,822,454	\$3,342	1,455	\$5,965,297	\$4,100
Hardyston Township	Sussex	Split	2690	\$7,473,364	\$2,778	3,209	\$11,003,456	\$3,429	3,501	\$13,874,393	\$3,963	3,620	\$17,564,664	\$4,852
Hopatcong Borough	Sussex	Split	8447	\$18,110,783	\$2,144	7,663	\$26,057,288	\$3,400	7,547	\$28,071,206	\$3,720	7,302	\$30,032,313	\$4,113
Ogdensburg Borough	Sussex	Split	920	\$2,539,604	\$2,760	901	\$3,913,272	\$4,343	898	\$4,196,513	\$4,673	894	\$4,550,220	\$5,090
Sparta Township	Sussex	Split	7335	\$25,571,769	\$3,486	7,860	\$42,587,453	\$5,418	7,994	\$50,862,411	\$6,363	8,036	\$59,149,103	\$7,361
Stanhope Borough	Sussex	Planning	1612	\$4,641,283	\$2,879	1,605	\$5,966,906	\$3,718	1,621	\$6,646,124	\$4,100	1,607	\$8,151,725	\$5,073
Vernon Township	Sussex	Split	13614	\$24,239,645	\$1,780	13,293	\$40,372,385	\$3,037	13,199	\$46,269,820	\$3,506	13,474	\$52,217,243	\$3,875
Allamuchy Township	Warren	Split	1930	\$4,558,980	\$2,362	2,020	\$7,097,710	\$3,514	2,024	\$7,580,981	\$3,746	2,098	\$8,808,581	\$4,199
Alpha Borough	Warren	Planning	929	\$2,507,667	\$2,699	931	\$3,914,288	\$4,204	929	\$4,332,878	\$4,664	933	\$4,568,278	\$4,896
Belvidere Town	Warren	Planning	1050	\$3,654,985	\$3,481	1,038	\$4,656,409	\$4,486	1,034	\$4,914,672	\$4,753	1,035	\$5,251,222	\$5,074
Franklin Township	Warren	Split	946	\$1,970,131	\$2,083	1,630	\$5,324,369	\$3,266	1,633	\$6,586,718	\$4,034	1,644	\$8,321,388	\$5,062
Frelinghuysen Township	Warren	Planning	1210	\$2,679,760	\$2,215	1,277	\$4,186,429	\$3,278	1,270	\$4,399,928	\$3,465	1,295	\$5,114,739	\$3,950
Greenwich Township	Warren	Split	1404	\$4,325,985	\$3,081	1,880	\$6,341,399	\$3,373	2,015	\$10,334,475	\$5,129	2,040	\$12,162,669	\$5,962
Hackettstown Town	Warren	Split	2480	\$11,352,357	\$4,578	2,677	\$15,639,674	\$5,842	2,669	\$17,444,512	\$6,536	2,677	\$20,191,268	\$7,542
Harmony Township	Warren	Split	1608	\$5,658,605	\$3,519	1,637	\$7,455,242	\$4,554	1,661	\$8,868,362	\$5,339	1,658	\$9,300,131	\$5,609
Hope Township	Warren	Planning	1125	\$2,812,892	\$2,500	1,149	\$3,358,971	\$2,923	1,145	\$3,607,286	\$3,150	1,146	\$4,064,208	\$3,546
Independence Township	Warren	Split	2085	\$5,485,884	\$2,631	2,331	\$8,019,799	\$3,440	2,341	\$9,392,370	\$4,012	2,358	\$10,954,708	\$4,646
Liberty Township	Warren	Split	1484	\$3,473,845	\$2,341	1,526	\$4,317,175	\$2,829	1,518	\$5,021,664	\$3,308	1,533	\$6,192,385	\$4,039
Lopatcong Township	Warren	Split	1928	\$5,481,984	\$2,843	2,377	\$9,512,886	\$4,002	2,745	\$11,563,644	\$4,213	3,154	\$15,410,213	\$4,886
Mansfield Township	Warren	Split	2591	\$7,000,643	\$2,702	2,896	\$11,012,986	\$3,803	2,908	\$13,207,227	\$4,542	2,912	\$15,430,606	\$5,299
Oxford Township	Warren	Split	1192	\$2,231,896	\$1,872	1,169	\$2,794,730	\$2,391	1,155	\$3,025,389	\$2,619	1,153	\$3,789,032	\$3,286
Phillipsburg Town	Warren	Planning	5116	\$11,780,764	\$2,303	5,059	\$15,055,563	\$2,976	5,011	\$16,258,827	\$3,245	5,009	\$17,201,762	\$3,434
Pohatcong Township	Warren	Split	1705	\$4,341,354	\$2,546	1,723	\$7,262,542	\$4,215	1,722	\$8,070,833	\$4,687	1,738	\$9,158,652	\$5,270
Washington Borough	Warren	Planning	2068	\$8,234,331	\$3,982	2,069	\$9,456,101	\$4,570	2,198	\$10,529,655	\$4,791	2,192	\$11,700,653	\$5,338
Washington Township	Warren	Split	2549	\$7,464,881	\$2,929	2,695	\$12,142,776	\$4,506	2,918	\$13,730,382	\$4,705	2,934	\$15,265,646	\$5,203
White Township	Warren	Split	1712	\$5,083,257	\$2,969	2,140	\$6,798,147	\$3,177	2,157	\$7,482,442	\$3,469	2,201	\$9,058,284	\$4,116

**Appendix 8: Property Tax Change (2004-2005)**

Municipalities	County	Area	SFY	R*	2005 Average Residential Property Value	2004 Average Residential Property Value	Total Avg Res Prop Value Change	Percent Avg Res Prop Value Change	2005 Average Total Property Taxes	2004 Average Total Property Taxes	Total Avg Prop Tax Change	Percent Avg Prop Tax Change	2005 Average NJ FAIR Rebate	2004 Average NJ FAIR Rebate	Total NJ FAIR Change	Percent NJ FAIR Change	2005 Average Net Property Taxes	2004 Average Net Property Taxes	Net Property Tax Change	Percent Net Property Tax Change
Mahwah Township	Bergen	Split			\$ 349,542	\$ 345,746	\$ 3,796	1.1%	\$ 5,896	\$ 5,358	\$ 538	10.0%	\$553	\$ 646	(93)	-14.3%	\$5,343	\$4,712	\$ 631	13.4%
Oakland Borough	Bergen	Split		RV	\$ 478,125	\$ 213,592	\$ 264,534	123.9%	\$ 7,972	\$ 7,151	\$ 821	11.5%	\$540	\$ 684	(144)	-21.1%	\$7,432	\$6,467	\$ 965	14.9%
Alexandria Township	Hunterdon	Split			\$ 330,664	\$ 328,267	\$ 2,397	0.7%	\$ 6,203	\$ 6,010	\$ 193	3.2%	\$513	\$ 693	(181)	-26.1%	\$5,690	\$5,317	\$ 374	7.0%
Bethlehem Township	Hunterdon	Split			\$ 299,472	\$ 297,614	\$ 1,858	0.6%	\$ 7,917	\$ 7,659	\$ 258	3.4%	\$478	\$ 700	(222)	-31.7%	\$7,439	\$6,959	\$ 480	6.9%
Bloomsbury Borough	Hunterdon	Preservation			\$ 144,340	\$ 143,711	\$ 629	0.4%	\$ 4,862	\$ 4,711	\$ 151	3.2%	\$525	\$ 686	(161)	-23.5%	\$4,337	\$4,025	\$ 312	7.8%
Califon Borough	Hunterdon	Preservation			\$ 188,767	\$ 187,885	\$ 882	0.5%	\$ 7,734	\$ 7,296	\$ 438	6.0%	\$516	\$ 727	(211)	-29.0%	\$7,218	\$6,569	\$ 649	9.9%
Clinton Town	Hunterdon	Split		RA	\$ 320,724	\$ 271,447	\$ 49,277	18.2%	\$ 7,821	\$ 7,277	\$ 544	7.5%	\$500	\$ 696	(196)	-28.2%	\$7,321	\$6,581	\$ 740	11.2%
Clinton Township	Hunterdon	Split			\$ 344,127	\$ 337,868	\$ 6,259	1.9%	\$ 8,063	\$ 7,561	\$ 502	6.6%	\$510	\$ 679	(168)	-24.8%	\$7,553	\$6,882	\$ 670	9.7%
Glen Gardner Borough	Hunterdon	Preservation			\$ 178,696	\$ 178,304	\$ 393	0.2%	\$ 4,400	\$ 4,326	\$ 74	1.7%	\$444	\$ 685	(241)	-35.2%	\$3,956	\$3,641	\$ 315	8.7%
Hampton Borough	Hunterdon	Split			\$ 126,593	\$ 126,690	\$ (96)	-0.1%	\$ 5,482	\$ 5,615	\$ (133)	-2.4%	\$500	\$ 703	(203)	-28.8%	\$4,982	\$4,912	\$ 70	1.4%
High Bridge Borough	Hunterdon	Planning		RA	\$ 259,569	\$ 154,531	\$ 105,039	68.0%	\$ 6,180	\$ 5,847	\$ 333	5.7%	\$472	\$ 711	(240)	-33.7%	\$5,709	\$5,136	\$ 573	11.2%
Holland Township	Hunterdon	Split		RA	\$ 304,554	\$ 245,382	\$ 59,172	24.1%	\$ 5,096	\$ 4,722	\$ 374	7.9%	\$581	\$ 677	(96)	-14.2%	\$4,515	\$4,045	\$ 470	11.6%
Lebanon Borough	Hunterdon	Planning			\$ 158,194	\$ 158,576	\$ (382)	-0.2%	\$ 4,736	\$ 4,605	\$ 131	2.8%	\$590	\$ 680	(90)	-13.3%	\$4,146	\$3,925	\$ 221	5.6%
Lebanon Township	Hunterdon	Split			\$ 251,753	\$ 248,501	\$ 3,252	1.3%	\$ 6,364	\$ 6,047	\$ 317	5.2%	\$523	\$ 697	(174)	-24.9%	\$5,841	\$5,350	\$ 491	9.2%
Milford Borough	Hunterdon	Planning			\$ 217,769	\$ 218,573	\$ (804)	-0.4%	\$ 5,548	\$ 5,515	\$ 33	0.6%	\$591	\$ 695	(103)	-14.9%	\$4,957	\$4,820	\$ 136	2.8%
Tewksbury Township	Hunterdon	Split			\$ 413,545	\$ 407,192	\$ 6,353	1.6%	\$ 9,068	\$ 8,524	\$ 544	6.4%	\$574	\$ 687	(113)	-16.5%	\$8,494	\$7,837	\$ 657	8.4%
Union Township	Hunterdon	Split			\$ 268,960	\$ 264,317	\$ 4,643	1.8%	\$ 6,274	\$ 5,807	\$ 467	8.0%	\$488	\$ 667	(179)	-26.8%	\$5,786	\$5,140	\$ 646	12.6%
Boonton Town	Morris	Planning			\$ 184,697	\$ 183,597	\$ 1,100	0.6%	\$ 6,111	\$ 5,691	\$ 420	7.4%	\$597	\$ 684	(87)	-12.7%	\$5,514	\$5,007	\$ 507	10.1%
Boonton Township	Morris	Split			\$ 308,637	\$ 303,387	\$ 5,250	1.7%	\$ 8,616	\$ 8,040	\$ 576	7.2%	\$563	\$ 681	(118)	-17.3%	\$8,053	\$7,359	\$ 694	9.4%
Butler Borough	Morris	Planning			\$ 251,955	\$ 251,410	\$ 545	0.2%	\$ 5,906	\$ 5,608	\$ 298	5.3%	\$556	\$ 704	(148)	-21.0%	\$5,350	\$4,904	\$ 446	9.1%
Chester Borough	Morris	Planning			\$ 460,222	\$ 380,758	\$ 79,464	20.9%	\$ 8,821	\$ 8,517	\$ 304	3.6%	\$576	\$ 681	(104)	-15.3%	\$8,245	\$7,836	\$ 408	5.2%
Chester Township	Morris	Split			\$ 343,535	\$ 336,511	\$ 7,024	2.1%	\$ 10,673	\$ 9,702	\$ 971	10.0%	\$565	\$ 680	(115)	-16.9%	\$10,108	\$9,022	\$ 1,086	12.0%
Denville Township	Morris	Split			\$ 296,205	\$ 293,589	\$ 2,616	0.9%	\$ 6,632	\$ 6,300	\$ 332	5.3%	\$569	\$ 675	(106)	-15.7%	\$6,063	\$5,625	\$ 438	7.8%
Dover Town	Morris	Planning			\$ 132,427	\$ 134,522	\$ (2,094)	-1.6%	\$ 4,819	\$ 4,528	\$ 291	6.4%	\$593	\$ 712	(119)	-16.8%	\$4,226	\$3,816	\$ 410	10.8%
Hanover Township	Morris	Planning			\$ 235,658	\$ 235,683	\$ (25)	0.0%	\$ 5,126	\$ 4,895	\$ 231	4.7%	\$587	\$ 654	(68)	-10.3%	\$4,539	\$4,241	\$ 299	7.0%
Harding Township	Morris	Planning			\$ 1,064,369	\$ 1,067,685	\$ (3,316)	-0.3%	\$ 9,803	\$ 9,328	\$ 475	5.1%	\$688	\$ 637	51	8.0%	\$9,115	\$8,691	\$ 424	4.9%
Jefferson Township	Morris	Split			\$ 156,872	\$ 154,730	\$ 2,142	1.4%	\$ 5,452	\$ 4,974	\$ 478	9.6%	\$498	\$ 689	(191)	-27.7%	\$4,954	\$4,285	\$ 669	15.6%
Kinnelon Borough	Morris	Split			\$ 434,759	\$ 437,834	\$ (3,075)	-0.7%	\$ 10,391	\$ 9,976	\$ 415	4.2%	\$536	\$ 680	(144)	-21.1%	\$9,855	\$9,296	\$ 559	6.0%
Mendham Borough	Morris	Planning			\$ 323,573	\$ 317,563	\$ 6,010	1.9%	\$ 9,999	\$ 9,313	\$ 686	7.4%	\$629	\$ 670	(41)	-6.2%	\$9,370	\$8,643	\$ 727	8.4%
Mendham Township	Morris	Planning		RA	\$ 965,554	\$ 456,114	\$ 509,441	111.7%	\$ 13,431	\$ 12,814	\$ 617	4.8%	\$592	\$ 670	(78)	-11.6%	\$12,839	\$12,144	\$ 695	5.7%
Mine Hill Township	Morris	Planning			\$ 142,470	\$ 141,963	\$ 506	0.4%	\$ 5,490	\$ 5,279	\$ 211	4.0%	\$561	\$ 714	(153)	-21.4%	\$4,929	\$4,565	\$ 364	8.0%
Montville Township	Morris	Split			\$ 322,866	\$ 319,999	\$ 2,866	0.9%	\$ 8,845	\$ 8,082	\$ 763	9.4%	\$562	\$ 689	(127)	-18.4%	\$8,283	\$7,393	\$ 890	12.0%
Morris Plains Borough	Morris	Planning			\$ 220,792	\$ 234,052	\$ (13,260)	-5.7%	\$ 6,145	\$ 6,211	\$ (66)	-1.1%	\$603	\$ 669	(66)	-9.9%	\$5,542	\$5,542	\$ 0	0.0%
Morris Township	Morris	Planning			\$ 389,928	\$ 390,215	\$ (288)	-0.1%	\$ 7,995	\$ 7,918	\$ 77	1.0%	\$595	\$ 666	(71)	-10.7%	\$7,400	\$7,252	\$ 148	2.0%
Morristown	Morris	Planning			\$ 354,191	\$ 352,518	\$ 1,673	0.5%	\$ 7,483	\$ 7,123	\$ 360	5.1%	\$590	\$ 693	(103)	-14.9%	\$6,893	\$6,430	\$ 463	7.2%
Mount Arlington Borough	Morris	Split			\$ 284,021	\$ 283,953	\$ 69	0.0%	\$ 5,041	\$ 4,696	\$ 345	7.3%	\$530	\$ 679	(149)	-21.9%	\$4,511	\$4,017	\$ 494	12.3%
Mount Olive Township	Morris	Planning			\$ 191,838	\$ 189,942	\$ 1,896	1.0%	\$ 6,788	\$ 6,151	\$ 637	10.4%	\$463	\$ 682	(219)	-32.1%	\$6,325	\$5,469	\$ 856	15.6%
Mountain Lakes Borough	Morris	Split			\$ 431,258	\$ 426,839	\$ 4,420	1.0%	\$ 15,199	\$ 14,307	\$ 892	6.2%	\$564	\$ 677	(113)	-16.7%	\$14,635	\$13,630	\$ 1,005	7.4%
Netcong Borough	Morris	Planning			\$ 144,820	\$ 144,297	\$ 523	0.4%	\$ 5,131	\$ 4,881	\$ 250	5.1%	\$642	\$ 694	(52)	-7.5%	\$4,489	\$4,187	\$ 302	7.2%
Parsippany-Troy Hills Township	Morris	Planning			\$ 310,438	\$ 308,536	\$ 1,902	0.6%	\$ 5,879	\$ 5,580	\$ 299	5.4%	\$540	\$ 679	(139)	-20.5%	\$5,339	\$4,901	\$ 438	8.9%
Pequannock Township	Morris	Split			\$ 193,109	\$ 192,716	\$ 393	0.2%	\$ 6,278	\$ 5,988	\$ 290	4.8%	\$628	\$ 700	(72)	-10.3%	\$5,650	\$5,288	\$ 362	6.9%
Randolph Township	Morris	Split			\$ 327,281	\$ 325,061	\$ 2,220	0.7%	\$ 8,773	\$ 8,386	\$ 387	4.6%	\$489	\$ 664	(175)	-26.3%	\$8,284	\$7,722	\$ 562	7.3%
Riverdale Borough	Morris	Planning		RV	\$ 354,488	\$ 168,301	\$ 186,187	110.6%	\$ 4,441	\$ 4,064	\$ 377	9.3%	\$600	\$ 659	(58)	-8.9%	\$3,841	\$3,405	\$ 435	12.8%
Rockaway Borough	Morris	Planning			\$ 291,790	\$ 298,748	\$ (6,957)	-2.3%	\$ 5,654	\$ 5,440	\$ 214	3.9%	\$565	\$ 690	(125)	-18.1%	\$5,089	\$4,750	\$ 339	7.1%
Rockaway Township	Morris	Split			\$ 245,581	\$ 253,887	\$ (8,306)	-3.3%	\$ 6,968	\$ 6,770	\$ 198	2.9%	\$558	\$ 702	(144)	-20.5%	\$6,410	\$6,068	\$ 342	5.6%
Roxbury Township	Morris	Split			\$ 204,743	\$ 203,906	\$ 837	0.4%	\$ 6,541	\$ 6,051	\$ 490	8.1%	\$518	\$ 690	(172)	-24.9%	\$6,023	\$5,361	\$ 662	12.3%
Victory Gardens Borough	Morris	Planning			\$ 87,869	\$ 87,857	\$ 12	0.0%	\$ 3,594	\$ 2,892	\$ 702	24.3%	\$553	\$ 663	(110)	-16.6%	\$3,041	\$2,229	\$ 812	36.4%
Washington Township	Morris	Split			\$ 244,991	\$ 241,712	\$ 3,280	1.4%	\$ 7,941	\$ 7,385	\$ 556	7.5%	\$460	\$ 678	(218)	-32.1%	\$7,481	\$6,707	\$ 774	11.5%
Wharton Borough	Morris	Planning			\$ 139,518	\$ 138,103	\$ 1,415	1.0%	\$ 5,448	\$ 4,917	\$ 531	10.8%	\$560	\$ 695	(136)	-19.5%	\$4,888	\$4,222	\$ 667	15.8%
Bloomington Borough	Passaic	Split			\$ 145,801	\$ 145,303	\$ 499	0.3%	\$ 6,672	\$ 6,371	\$ 301	4.7%	\$560	\$ 732	(172)	-23.5%	\$6,112	\$5,639	\$ 473	8.4%
Pompton Lakes Borough	Passaic	Planning			\$ 147,855	\$ 147,372	\$ 483	0.3%	\$ 6,865	\$ 6,409	\$ 456	7.1%	\$547	\$ 730	(182)	-25.0%	\$6,318	\$5,679	\$ 638	11.2%
Ringwood Borough	Passaic	Preservation			\$ 177,870	\$ 174,678	\$ 3,191	1.8%	\$ 7,679	\$ 7,252	\$ 427	5.9%	\$498	\$ 718	(220)	-30.7%	\$7,181	\$6,534	\$ 647	9.9%
Wanaque Borough	Passaic	Split			\$ 132,472	\$ 132,730	\$ (258)	-0.2%	\$ 6,681	\$ 6,390	\$ 291	4.6%	\$522	\$ 729	(207)	-28.4%	\$6,159	\$5,661	\$ 498	8.8%

Municipalities	County	Area	SFY	R*	2005 Average Residential Property Value	2004 Average Residential Property Value	Total Avg Res Prop Value Change	Percent Avg Res Prop Value Change	2005 Average Total Property Taxes	2004 Average Total Property Taxes	Total Avg Prop Tax Change	Percent Avg Prop Tax Change	2005 Average NJ FAIR Rebate	2004 Average NJ FAIR Rebate	Total NJ FAIR Change	Percent NJ FAIR Change	2005 Average Net Property Taxes	2004 Average Net Property Taxes	Net Property Tax Change	Percent Net Property Tax Change
West Milford Township	Passaic	Preservation			\$ 130,257	\$ 129,698	\$ 559	0.4%	\$ 6,348	\$ 6,029	\$ 319	5.3%	\$522	\$ 722	(200)	-27.7%	\$5,826	\$5,307	\$ 519	9.8%
Bedminster Township	Somerset	Split		RA	\$ 306,538	\$ 264,027	\$ 42,511	16.1%	\$ 3,660	\$ 3,409	\$ 251	7.4%	\$493	\$ 623	(129)	-20.8%	\$3,167	\$2,786	\$ 380	13.6%
Bernards Township	Somerset	Planning		RA	\$ 590,308	\$ 471,221	\$ 119,087	25.3%	\$ 9,124	\$ 8,262	\$ 862	10.4%	\$534	\$ 666	(132)	-19.8%	\$8,590	\$7,596	\$ 994	13.1%
Bernardsville Borough	Somerset	Planning		RA	\$ 775,532	\$ 639,383	\$ 136,149	21.3%	\$ 10,919	\$ 10,127	\$ 792	7.8%	\$606	\$ 665	(59)	-8.8%	\$10,313	\$9,462	\$ 851	9.0%
Far Hills Borough	Somerset	Planning		RA	\$ 846,371	\$ 702,021	\$ 144,350	20.6%	\$ 8,083	\$ 7,799	\$ 284	3.6%	\$593	\$ 641	(48)	-7.5%	\$7,490	\$7,158	\$ 332	4.6%
Peapack-Gladstone Borough	Somerset	Planning		RA	\$ 608,212	\$ 513,988	\$ 94,224	18.3%	\$ 10,691	\$ 9,488	\$ 1,203	12.7%	\$606	\$ 672	(65)	-9.7%	\$10,085	\$8,816	\$ 1,268	14.4%
Byram Township	Sussex	Split			\$ 139,748	\$ 138,389	\$ 1,359	1.0%	\$ 6,053	\$ 5,722	\$ 331	5.8%	\$474	\$ 705	(231)	-32.7%	\$5,579	\$5,017	\$ 562	11.2%
Franklin Borough	Sussex	Split			\$ 113,375	\$ 112,107	\$ 1,269	1.1%	\$ 4,511	\$ 4,580	\$ (69)	-1.5%	\$557	\$ 720	(163)	-22.6%	\$3,954	\$3,860	\$ 94	2.4%
Green Township	Sussex	Planning		RV	\$ 346,825	\$ 171,609	\$ 175,216	102.1%	\$ 6,402	\$ 6,059	\$ 343	5.7%	\$464	\$ 694	(231)	-33.2%	\$5,938	\$5,365	\$ 574	10.7%
Hamburg Borough	Sussex	Planning			\$ 134,068	\$ 134,505	\$ (437)	-0.3%	\$ 4,230	\$ 4,042	\$ 188	4.7%	\$526	\$ 690	(164)	-23.8%	\$3,704	\$3,352	\$ 352	10.5%
Hardyston Township	Sussex	Split			\$ 145,704	\$ 141,797	\$ 3,907	2.8%	\$ 4,785	\$ 4,636	\$ 149	3.2%	\$530	\$ 696	(166)	-23.9%	\$4,255	\$3,940	\$ 315	8.0%
Hopatcong Borough	Sussex	Split			\$ 136,009	\$ 135,556	\$ 453	0.3%	\$ 4,947	\$ 4,672	\$ 275	5.9%	\$486	\$ 706	(220)	-31.2%	\$4,461	\$3,966	\$ 495	12.5%
Ogdensburg Borough	Sussex	Split			\$ 126,796	\$ 126,601	\$ 195	0.2%	\$ 5,539	\$ 5,001	\$ 538	10.8%	\$537	\$ 707	(169)	-24.0%	\$5,002	\$4,294	\$ 707	16.5%
Sparta Township	Sussex	Split			\$ 297,796	\$ 295,447	\$ 2,348	0.8%	\$ 8,071	\$ 7,724	\$ 347	4.5%	\$491	\$ 681	(191)	-28.0%	\$7,580	\$7,043	\$ 538	7.6%
Stanhope Borough	Sussex	Planning			\$ 111,063	\$ 110,200	\$ 863	0.8%	\$ 5,703	\$ 5,400	\$ 303	5.6%	\$497	\$ 707	(209)	-29.6%	\$5,206	\$4,693	\$ 512	10.9%
Vernon Township	Sussex	Split			\$ 119,476	\$ 119,284	\$ 192	0.2%	\$ 4,410	\$ 4,331	\$ 79	1.8%	\$477	\$ 697	(220)	-31.6%	\$3,933	\$3,634	\$ 299	8.2%
Allamuchy Township	Warren	Split			\$ 238,364	\$ 237,461	\$ 903	0.4%	\$ 4,537	\$ 4,309	\$ 228	5.3%	\$572	\$ 702	(130)	-18.6%	\$3,966	\$3,607	\$ 358	9.9%
Alpha Borough	Warren	Planning			\$ 176,513	\$ 176,645	\$ (133)	-0.1%	\$ 4,469	\$ 4,131	\$ 338	8.2%	\$640	\$ 712	(72)	-10.1%	\$3,829	\$3,419	\$ 410	12.0%
Belvidere Town	Warren	Planning			\$ 118,142	\$ 117,752	\$ 390	0.3%	\$ 4,620	\$ 4,302	\$ 318	7.4%	\$550	\$ 698	(148)	-21.2%	\$4,070	\$3,604	\$ 466	12.9%
Franklin Township	Warren	Split			\$ 215,706	\$ 216,168	\$ (462)	-0.2%	\$ 4,798	\$ 4,520	\$ 278	6.2%	\$512	\$ 694	(182)	-26.2%	\$4,286	\$3,826	\$ 460	12.0%
Frelinghuysen Township	Warren	Planning			\$ 186,147	\$ 187,734	\$ (1,587)	-0.8%	\$ 3,814	\$ 3,671	\$ 143	3.9%	\$505	\$ 688	(183)	-26.6%	\$3,309	\$2,983	\$ 326	10.9%
Greenwich Township	Warren	Split			\$ 250,228	\$ 249,648	\$ 580	0.2%	\$ 5,845	\$ 5,326	\$ 519	9.7%	\$442	\$ 665	(223)	-33.6%	\$5,403	\$4,661	\$ 742	15.9%
Hackettstown Town	Warren	Split			\$ 168,038	\$ 167,575	\$ 463	0.3%	\$ 6,181	\$ 5,943	\$ 238	4.0%	\$543	\$ 723	(180)	-24.9%	\$5,638	\$5,220	\$ 418	8.0%
Harmony Township	Warren	Split			\$ 155,212	\$ 153,915	\$ 1,297	0.8%	\$ 2,863	\$ 2,757	\$ 106	3.8%	\$576	\$ 676	(100)	-14.8%	\$2,287	\$2,081	\$ 206	9.9%
Hope Township	Warren	Planning			\$ 123,779	\$ 122,090	\$ 1,689	1.4%	\$ 4,005	\$ 3,625	\$ 380	10.5%	\$532	\$ 690	(158)	-22.9%	\$3,473	\$2,935	\$ 538	18.3%
Independence Township	Warren	Split		RV	\$ 285,823	\$ 139,215	\$ 146,608	105.3%	\$ 4,918	\$ 4,552	\$ 366	8.0%	\$488	\$ 678	(189)	-27.9%	\$4,430	\$3,874	\$ 555	14.3%
Liberty Township	Warren	Split			\$ 187,202	\$ 187,852	\$ (650)	-0.3%	\$ 4,736	\$ 4,575	\$ 161	3.5%	\$480	\$ 720	(240)	-33.3%	\$4,256	\$3,855	\$ 401	10.4%
Lopatcong Township	Warren	Split			\$ 155,410	\$ 149,529	\$ 5,880	3.9%	\$ 4,789	\$ 4,460	\$ 329	7.4%	\$547	\$ 670	(124)	-18.4%	\$4,242	\$3,790	\$ 453	11.9%
Mansfield Township	Warren	Split			\$ 202,567	\$ 202,751	\$ (183)	-0.1%	\$ 5,134	\$ 4,899	\$ 235	4.8%	\$518	\$ 703	(184)	-26.2%	\$4,616	\$4,196	\$ 419	10.0%
Oxford Township	Warren	Split			\$ 114,368	\$ 113,990	\$ 378	0.3%	\$ 4,176	\$ 3,696	\$ 480	13.0%	\$513	\$ 676	(163)	-24.1%	\$3,663	\$3,020	\$ 643	21.3%
Phillipsburg Town	Warren	Planning			\$ 88,778	\$ 88,758	\$ 20	0.0%	\$ 2,940	\$ 2,783	\$ 157	5.6%	\$636	\$ 656	(20)	-3.1%	\$2,304	\$2,127	\$ 177	8.3%
Pohatcong Township	Warren	Split			\$ 142,881	\$ 141,992	\$ 890	0.6%	\$ 4,218	\$ 3,854	\$ 364	9.4%	\$615	\$ 716	(100)	-14.0%	\$3,603	\$3,138	\$ 464	14.8%
Washington Borough	Warren	Split			\$ 145,024	\$ 140,885	\$ 4,139	2.9%	\$ 5,083	\$ 4,508	\$ 575	12.8%	\$534	\$ 707	(172)	-24.4%	\$4,549	\$3,801	\$ 747	19.7%
Washington Township	Warren	Split			\$ 217,920	\$ 213,816	\$ 4,104	1.9%	\$ 5,695	\$ 5,439	\$ 256	4.7%	\$523	\$ 702	(178)	-25.4%	\$5,172	\$4,737	\$ 434	9.2%
White Township	Warren	Split			\$ 214,749	\$ 217,950	\$ (3,201)	-1.5%	\$ 3,282	\$ 3,189	\$ 93	2.9%	\$658	\$ 660	(2)	-0.3%	\$2,624	\$2,529	\$ 95	3.8%

Source: NJDCA

**Appendix 9: Equalized Property Values**

1990 Municode	1990 Muniname	County	area	Vacant Land Parcels	Residential Parcels	Farm Land Parcels	Commercial Parcels	Industrial Parcels	MV: Vacant	MV: Residential	MV: Farm	MV: Commercial	MV: Industrial	MV: Vacant/ Parcel	MV: Residential/ Parcel	MV: Farm/ Parcel	MV: Commercial/ Parcel	MV: Industrial/ Parcel
0233	Mahwah Township	Bergen	Split	1246	6414	39	127	69	215743284	1485376070	6212428	309845144	246118781	173149	231583	159293	2439726	3566939
0242	Oakland Borough	Bergen	Split	231	3954	8	135	54	47834589	833878213	1561469	98150767	121264322	207076	210895	195184	727043	2245636
1001	Alexandria Township	Hunterdon	Split	362	1015	489	23	5	22782187	214284157	47015584	6991892	1118380	62934	211117	96146	303995	223676
1002	Bethlehem Township	Hunterdon	Split	268	915	339	17	6	16868735	190589342	27230832	10544777	6612921	62943	208294	80327	620281	1102154
1003	Bloomsbury Borough	Hunterdon	Preservator	67	300	15	17	5	1999070	40662170	1145789	8789279	3272196	29837	135541	76386	517016	654439
1004	Califon Borough	Hunterdon	Preservator	90	376	21	33	3	2097023	67595972	449156	8742563	191159	23300	179777	21388	264926	63720
1005	Clinton Town	Hunterdon	Split	51	532	7	113		3804486	98713355	430645	54433967	0	74598	185551	61521	481717	#DIV/0!
1006	Clinton Township	Hunterdon	Split	315	3171	408	233	11	59494758	695173107	48372606	132282921	184964785	188872	219228	118560	567738	16814980
1012	Glen Gardner Borough	Hunterdon	Preservator	55	662	29	20	1	3520820	80231677	1881747	4165630	525255	64015	121196	64888	208282	525255
1013	Hampton Borough	Hunterdon	Split	67	410	20	18	2	2562635	53890067	1797548	3239786	628346	38248	131439	89877	179988	314173
1014	High Bridge Borough	Hunterdon	Planning	113	1289	23	26	10	5934340	186451915	2559863	5398120	8609980	52516	144648	111298	207620	860998
1015	Holland Township	Hunterdon	Split	323	1601	321	24	11	25553567	2783610880	25288419	7016827	20075849	79113	1738670	78780	292368	1825077
1018	Lebanon Borough	Hunterdon	Planning	46	395	12	48	5	11841000	65741600	1116414	17605400	8211600	257413	166434	93035	366779	1642320
1019	Lebanon Township	Hunterdon	Split	528	1640	506	75	6	44755556	342839655	44680572	33808674	2421001	84764	209049	88302	450782	403500
1020	Milford Borough	Hunterdon	Planning	74	394	5	41	4	4247859	57113848	496067	9236256	13375914	57404	144959	99213	225275	3343979
1024	Tewksbury Township	Hunterdon	Split	359	1442	736	114	1	53444977	522741154	119218318	31208023	6518576	148872	362511	161981	273755	6518576
1025	Union Township	Hunterdon	Split	255	1337	257	52	8	16900066	231907337	21211031	69681829	10323812	66275	173454	82533	1340035	1290477
1401	Boonton Town	Morris	Planning	86	2216	4	183	27	12187228	421581297	421162	55867528	49515228	141712	190244	105290	305287	1833897
1402	Boonton Township	Morris	Split	167	1254	56	6	6	15911209	345163238	6703182	2083076	14635212	95277	275250	119700	347179	2439202
1403	Butler Borough	Morris	Planning	121	2003		123	24	9609252	342808762	0	55529396	30157045	79415	171148	#DIV/0!	451459	1256544
1406	Chester Borough	Morris	Planning	117	366	18	123		9936828	82169607	1197871	94568474	0	84930	224507	66548	768849	#DIV/0!
1407	Chester Township	Morris	Split	341	1754	212	99	7	37615561	571759930	37012298	29960623	7114684	110310	325975	174586	302633	1016383
1408	Denville Township	Morris	Split	748	4788	56	344	39	45766892	958450204	5530354	156217962	72729911	61186	200178	98756	454122	1864870
1409	Dover Town	Morris	Planning	275	3328		357	45	8877392	485187549	0	113197097	78308301	32281	145790	#DIV/0!	317079	1740184
1412	Hanover Township	Morris	Planning	486	3644	2	178	99	144099070	794872758	14847	434003581	512223795	296500	218132	7423	2438222	5173978
1413	Harding Township	Morris	Planning	230	1282	177	42	3	61001684	827619432	54770743	73603895	6191389	265225	645569	309439	1752474	2063796
1414	Jefferson Township	Morris	Split	1620	6464	17	179	6	79802120	964183019	2600222	70002987	2206997	49261	149162	152954	391078	367833
1415	Kinnelon Borough	Morris	Split	553	2857	9	103	1	62604905	883383676	1893171	38495910	140524	113210	309200	210352	373747	140524
1418	Mendham Borough	Morris	Planning	60	1557	92	82		17270236	489399414	25623108	64237233	0	287837	314322	278512	783381	#DIV/0!
1419	Mendham Township	Morris	Planning	315	1541	101	7	1	40455111	731878294	21081854	13949499	159107	128429	474937	208731	1992786	159107
1420	Mine Hill Township	Morris	Planning	228	1252	2	38	3	14136016	185859084	32055	10072394	5538724	62000	148450	16028	265063	1846241
1421	Montville Township	Morris	Split	956	4751	99	253	78	88257106	1328766592	7987437	116226634	277766493	92319	279681	80681	459394	3561109
1422	Morris Township	Morris	Planning	385	6316	15	107	23	92101731	1887057576	1286113	539469660	254447761	239225	298774	85741	5041773	11062946
1423	Morris Plains Borough	Morris	Planning	153	1891		87	3	12102702	395865906	0	281375559	63775987	79103	209342	#DIV/0!	3234202	21258662
1424	Morristown Town	Morris	Planning	122	3133		559	14	18146717	687203173	0	699055275	19173459	148744	219343	#DIV/0!	1250546	1369533
1425	Mountain Lakes Borough	Morris	Planning	54	1242		71	5	8726864	450069872	0	63299888	4281323	161609	362375	#DIV/0!	891548	856265
1426	Mount Arlington Borough	Morris	Split	131	1112		40	1	10805988	171904299	0	27745050	10844	82488	154590	#DIV/0!	693626	10844
1427	Mount Olive Township	Morris	Split	1145	4516	120	253	42	152032840	825874174	11549658	135397460	144475861	132780	182877	96247	535168	3439901
1428	Netcong Borough	Morris	Planning	58	780		77	4	3844251	110149758	0	27606377	1084541	66280	141218	#DIV/0!	358524	271135
1429	Parsippany-Troy Hills Township	Morris	Planning	610	11468	10	477	55	99115946	2035937483	1528406	1980421246	252970670	162485	177532	152841	4151827	4599467
1431	Pequannock Township	Morris	Split	220	4068	42	167	11	23395940	825625469	4928330	113053293	17376364	106345	202956	117341	676966	1579669
1432	Randolph Township	Morris	Split	849	5307	86	179	28	94462512	1279759812	5515122	144222162	75505915	111263	241146	64129	805710	2696640
1433	Riverdale Borough	Morris	Planning	177	763		79	20	13105126	143489979	0	60014233	29963379	74040	188060	#DIV/0!	759674	1498169
1434	Rockaway Borough	Morris	Planning	133	1750		185	10	9599464	301431643	0	117109515	11949794	72176	172247	#DIV/0!	633024	1194979
1435	Rockaway Township	Morris	Split	1269	6644	22	115	27	173335298	1129628747	705977	278551150	137376213	136592	170022	32090	2422184	5088008
1436	Roxbury Township	Morris	Split	881	6241	48	296	39	64042767	1093748495	4497943	194962262	69283441	72693	175252	93707	658656	1776498
1437	Victory Gardens Borough	Morris	Planning	48	238		6		1562339	25932785	0	2414579	0	32549	108961	#DIV/0!	402430	#DIV/0!
1438	Washington Township	Morris	Split	728	4487	629	148	22	44984376	1039319196	53704794	40850534	27632915	61792	231629	85381	276017	1256042
1439	Wharton Borough	Morris	Planning	100	1531	3	69	19	9698609	236211853	153054	28255085	42055124	96986	154286	51018	409494	2213428
1601	Bloomington Borough	Passaic	Split	217	2387	8	97	3	20734773	373510074	953440	30819555	465205	95552	156477	119180	317727	155068
1609	Pompton Lakes Borough	Passaic	Planning	385	3396		143	5	17469993	579244938	0	59580549	32565329	45377	170567	#DIV/0!	416647	6513066
1611	Ringwood Borough	Passaic	Preservator	440	4087	20	55	15	60566897	739435870	1793577	24639130	11377668	137652	180924	89679	447984	758511
1613	Wanaque Borough	Passaic	Split	288	2834	1	101	19	29756290	446519841	4232	39039261	16525192	103320	157558	4232	386527	869747
1615	West Milford Township	Passaic	Preservator	2317	8702	169	272	29	142288399	1423189461	12470115	92356547	13687187	61411	163547	73788	339546	471972

1990 Municode	1990 Muniname	County	area	Vacant Land Parcels	Residential Parcels	Farm Land Parcels	Commercial Parcels	Industrial Parcels	MV: Vacant	MV: Residential	MV: Farm	MV: Commercial	MV: Industrial	MV: Vacant/ Parcel	MV: Residential/ Parcel	MV: Farm/ Parcel	MV: Commercial/ Parcel	MV: Industrial/ Parcel
1801	Bedminster Township	Somerset	Split	255	3836	368	91		45568626	614033934	121045465	315319429	0	178700	160071	328928	3465049	#DIV/0!
1802	Bernards Township	Somerset	Planning	998	7477	139	122	6	95379890	1669139234	14531692	559230920	5831471	95571	223236	104545	4583860	971912
1803	Bernardsville Boroug	Somerset	Planning	220	2204	48	144	2	57622882	921537978	16807375	106325662	11416390	261922	418121	350154	738373	5708195
1807	Far Hills Borough	Somerset	Planning	24	193	32	25		10818796	123759105	10227974	19614895	0	450783	641239	319624	784596	#DIV/0!
1815	Peapack-Gladstone Borougl	Somerset	Planning	87	615	85	34	2	19738859	211321979	32228787	244072030	10731727	226883	343613	379162	7178589	5365864
1904	Byram Township	Sussex	Split	855	2859	120	99	10	26773358	434376023	5446642	31282645	2649200	31314	151933	45389	315986	264920
1906	Franklin Boroug	Sussex	Planning	191	1346	40	117	7	8049284	164735276	4280383	46673197	7249491	42143	122389	107010	398916	1035642
1908	Green Township	Sussex	Split	268	755	318	20	3	18002641	135201617	26457241	9256500	941795	67174	179075	83199	462825	313932
1909	Hamburg Borough	Sussex	Planning	460	927	7	55	4	5771302	114219151	342279	19678229	38695274	12546	123214	48897	357786	9673819
1911	Hardyston Township	Sussex	Split	581	1823	186	84	12	36515856	251174338	13299427	25402204	6547548	62850	137781	71502	302407	545629
1912	Hopatcong Boroug	Sussex	Split	2408	5941	18	79		31423292	809024106	1282804	28706329	0	13050	136176	71267	363371	#DIV/0!
1916	Ogdensburg Boroug	Sussex	Split	91	782	5	29	2	7381305	99664040	839447	8724307	2138399	81113	127448	167889	300838	1069199
1918	Sparta Township	Sussex	Split	1658	5242	230	173	30	103582875	1064604277	16034278	74630054	24622466	62475	203091	69714	431388	820749
1919	Stanhope Boroug	Sussex	Planning	294	1262		46	4	5518207	164676240	0	10180474	4120776	18769	130488	#DIV/0!	221315	1030194
1922	Vernon Township	Sussex	Split	3816	9146	355	276	18	107008010	1134624410	29818723	145913370	7529571	28042	124057	83996	528672	418310
2101	Allamuchy Township	Warren	Split	267	1475	168	19	1	19625007	243565644	8370460	12641379	733769	73502	165129	49824	665336	733769
2102	Alpha Boroug	Warren	Planning	81	756	23	47	14	3305759	78268969	1148839	10729905	11553546	40812	103530	49950	228296	825253
2103	Belvidere Towr	Warren	Planning	144	766	14	104	13	7617819	92828534	544992	19783208	24180546	52902	121186	38928	190223	1860042
2105	Franklin Township	Warren	Split	182	552	173	35	4	15278199	67021377	9126890	14825399	1405552	83946	121416	52757	423583	351388
2106	Frelinghuysen Township	Warren	Planning	231	471	475	33		15486632	86428674	32614589	6510105	0	67042	183500	68662	197276	#DIV/0!
2107	Greenwich Township	Warren	Split	210	638	491	48	15	20346212	121525196	45431149	18781943	11927474	96887	190478	92528	391290	795165
2108	Hackettstown Towr	Warren	Split	203	1946	4	276	24	20841849	307664738	200809	96924960	51998418	102669	158101	50202	351177	2166601
2110	Harmony Township	Warren	Split	336	901	319	40	11	13595492	93981906	13725180	14549771	137394171	40463	104308	43026	363744	12490379
2111	Hope Township	Warren	Planning	242	540	311	30	1	10285691	87150153	21067827	7068901	240531	42503	161389	67742	235630	240531
2112	Independence Township	Warren	Split	605	1188	228	51	4	35508550	178933700	13281987	11439010	3176433	58692	150618	58254	224294	794108
2114	Liberty Township	Warren	Split	434	837	189	24		20953249	121466689	9234270	5533357	0	48279	145121	48859	230557	#DIV/0!
2115	Lopatcong Township	Warren	Split	309	1405	97	103	12	18632864	174381527	9025934	56176649	14758186	60301	124115	93051	545404	1229849
2116	Mansfield Township	Warren	Split	701	1499	339	40	8	20642350	217762587	21267543	20871659	21249768	29447	145272	62736	521791	2656221
2117	Oxford Township	Warren	Split	498	589	56	32	14	15065744	61871464	1716044	4078400	7868210	30252	105045	30644	127450	562015
2119	Phillipsburg Town	Warren	Planning	269	4430	3	345	36	7275229	385438090	102591	82785232	96195641	27045	87006	34197	239957	2672101
2120	Pohatcong Township	Warren	Split	156	1227	263	50	7	6192005	150219537	16108111	44636858	5095240	39692	122428	61248	892737	727891
2121	Washington Boroug	Warren	Planning	104	1745	5	180	15	4438953	210811158	37837	47085188	18635291	42682	120809	7567	261584	1242353
2122	Washington Township	Warren	Split	533	1726	198	82	7	18395567	271069772	13145942	34962268	2833367	34513	157051	66394	426369	404767
2123	White Township	Warren	Split	401	909	320	74	2	33039902	132806969	15266148	15855148	91976694	82394	146102	47707	214259	45988347



1990 Municode	1990 Muniname	County	area	Vacant Land Parcels	Residential Parcels	Farm Land Parcels	Commercial Parcels	Industrial Parcels	MV: Vacant	MV: Residential	MV: Farm	MV: Commercial	MV: Industrial	MV: Vacant/ Parcel	MV: Residential/ Parcel	MV: Farm/ Parcel	MV: Commercial/ Parcel	MV: Industrial/ Parcel
0233	Mahwah Township	Bergen	Split	597	8987	10	145	69	108791177	2532372768	5053580	440656694	274374599	182230	281782	505358	3039012	3976443
0242	Oakland Borough	Bergen	Split	375	4206	6	137	57	54023885	1048571411	2878858	118672097	137523028	144064	249304	479810	866220	2412685
1001	Alexandria Township	Hunterdon	Split	200	1307	212	28	2	12965200	327333531	53386124	11485404	2596143	64826	250446	251821	410193	1298072
1002	Bethlehem Township	Hunterdon	Split	237	1155	125	19	7	14952411	296084742	29193250	19713631	8582530	63090	256350	233546	1037560	1226076
1003	Bloomsbury Borough	Hunterdon	Preservator	45	315	3	15	5	580332	46628212	739655	8392529	3180477	12896	148026	246552	559502	636095
1004	Califon Borough	Hunterdon	Preservator	73	383	5	29	1	1702456	78032011	749160	9525235	154492	23321	203739	149832	328456	154492
1005	Clinton Town	Hunterdon	Split	44	855	1	115	0	3538322	163548696	136469	51998892	0	80416	191285	136469	452164	#DIV/0!
1006	Clinton Township	Hunterdon	Split	226	4058	131	242	9	26714145	1088576672	40093365	151881151	154172399	118204	268254	306056	627608	17130267
1012	Glen Gardner Borough	Hunterdon	Preservator	49	711	9	18	1	2035983	92197695	2023699	4483357	596790	41551	129673	224855	249075	596790
1013	Hampton Borough	Hunterdon	Split	54	419	11	17	2	1963189	59183629	1911271	3084452	608922	36355	141250	173752	181438	304461
1014	High Bridge Borough	Hunterdon	Planning	83	1332	5	27	10	2901464	204933098	740301	5644758	11465320	34957	153854	148060	209065	1146532
1015	Holland Township	Hunterdon	Split	221	1788	103	26	14	17369730	365286199	24091330	12446140	22147847	78596	204299	233896	478698	1581989
1018	Lebanon Borough	Hunterdon	Planning	34	406	1	54	6	9418989	68558429	637342	46380575	7892897	277029	168863	637342	858900	1315483
1019	Lebanon Township	Hunterdon	Split	396	1893	198	65	5	19787248	434857392	49156394	30531935	3334727	49968	229719	248265	469722	666945
1020	Milford Borough	Hunterdon	Planning	62	399	3	43	4	2354842	57211257	742870	10048585	14498102	37981	143387	247623	233688	3624526
1024	Tewksbury Township	Hunterdon	Split	236	1713	310	40	1	31079964	716026238	147684575	46568719	2446615	131695	417995	476402	1164218	2446615
1025	Union Township	Hunterdon	Split	205	1549	77	68	9	17924833	319318757	19711033	112737951	8878817	87438	206145	255987	1657911	986535
1401	Boonton Town	Morris	Planning	103	2281	1	186	42	6202464	458624867	242857	61678620	49708103	60218	201063	242857	331605	1183526
1402	Boonton Township	Morris	Split	125	1457	24	10	8	19491341	504938007	11979640	9357945	12211912	155931	346560	499152	935795	1526489
1403	Butler Borough	Morris	Planning	118	2026	0	122	19	10929744	397021889	0	71304678	21692321	92625	195963	#DIV/0!	584465	1141701
1406	Chester Borough	Morris	Planning	28	435	7	132	0	2506916	136065518	3426110	100784033	0	89533	312794	489444	763515	#DIV/0!
1407	Chester Township	Morris	Split	326	2219	93	76	7	28098214	958991582	47608036	37981888	7709949	86191	432173	511914	499762	1101421
1408	Denville Township	Morris	Split	681	5544	15	341	42	36105049	1329057620	4713233	227102462	80938225	53018	239729	314216	665990	1927101
1409	Dover Town	Morris	Planning	169	3486	0	331	50	10135381	483392876	0	120844772	73086493	59973	138667	#DIV/0!	365090	1461730
1412	Hanover Township	Morris	Planning	220	4659	1	238	95	96154555	1241882990	10480	629636531	279228032	437066	266556	10480	2645532	2939242
1413	Harding Township	Morris	Planning	206	1388	77	43	3	49664114	1214067287	89129559	73542852	7695842	241088	874688	1157527	1710299	2565281
1414	Jefferson Township	Morris	Split	1049	7237	14	201	7	60351199	1199252726	3075060	92964306	3108573	57532	165711	219647	462509	444082
1415	Kinnelon Borough	Morris	Split	448	3152	3	83	1	62915290	1130598828	1838039	41633058	151172	140436	358693	612680	501603	151172
1418	Mendham Borough	Morris	Planning	54	1596	28	87	0	12501509	674990944	31460620	75704720	0	231509	422927	1123594	870169	#DIV/0!
1419	Mendham Township	Morris	Planning	175	1827	47	8	1	54435803	1050819847	36966085	7569180	3148	311062	575161	786512	946148	3148
1420	Mine Hill Township	Morris	Planning	161	1321	0	47	7	10029752	206773437	0	14589649	8620523	62297	156528	#DIV/0!	310418	1231503
1421	Montville Township	Morris	Split	497	6697	17	285	84	79681445	2229773753	5118854	154195409	305432175	160325	332951	301109	541037	3636097
1422	Morris Township	Morris	Planning	289	7515	8	132	20	39254602	2535074468	6985298	576387521	221620010	135829	337335	873162	4366572	11081000
1423	Morris Plains Borough	Morris	Planning	85	1918	0	85	4	8190492	493242354	0	279608821	59956782	96359	257165	#DIV/0!	3289516	14989195
1424	Morristown Town	Morris	Planning	110	3286	0	534	11	7911292	650167970	0	568797832	9524647	71921	197860	#DIV/0!	1065164	865877
1425	Mountain Lakes Borough	Morris	Planning	42	1329	0	71	5	6460346	682183640	0	64288222	2964394	153818	513306	#DIV/0!	905468	592879
1426	Mount Arlington Borough	Morris	Split	101	1716	0	33	2	8009944	293421802	0	30063896	195802	79306	170992	#DIV/0!	911027	97901
1427	Mount Olive Township	Morris	Split	931	5410	32	287	54	85653147	1003511395	6867029	166664750	380769392	92001	185492	214595	580713	7051285
1428	Netcong Borough	Morris	Planning	52	814	0	67	6	3600444	117750731	0	22866546	4288781	69239	144657	#DIV/0!	341292	714797
1429	Parsippany-Troy Hills Township	Morris	Planning	687	12267	1	506	60	85806238	2321453801	213060	1603950682	228194932	124900	189244	213060	3169863	3803249
1431	Pequannock Township	Morris	Split	160	4713	13	207	16	17996617	1076805220	5637748	156913001	19713799	112479	228476	433673	758034	1232112
1432	Randolph Township	Morris	Split	553	6772	24	245	41	64795590	2073303485	5931735	198612459	83702195	117171	306158	247156	810663	2041517
1433	Riverdale Borough	Morris	Planning	349	813	0	101	24	33763234	140356031	0	96243772	31763753	96743	172640	#DIV/0!	952909	1323490
1434	Rockaway Borough	Morris	Planning	89	1852	0	184	14	4844571	315272580	0	100317513	18369390	54433	170234	#DIV/0!	545204	1312099
1435	Rockaway Township	Morris	Split	666	7622	4	117	37	95005469	1574958173	522489	326571429	171742818	142651	206633	130622	2791209	4641698
1436	Roxbury Township	Morris	Split	655	7397	15	385	40	64697917	1490356290	4134304	316916262	73033981	98775	201481	275620	823159	1825850
1437	Victory Gardens Borough	Morris	Planning	0	292	0	26	0	0	30466627	0	9447743	0	#DIV/0!	104338	#DIV/0!	363375	#DIV/0!
1438	Washington Township	Morris	Split	664	5118	203	161	23	59018301	1359684858	61536275	58806318	27403704	88883	265667	303134	365257	1191465
1439	Wharton Borough	Morris	Planning	70	1662	1	80	12	8146746	262842936	168855	69404644	36014192	116382	158149	168855	867558	3001183
1601	Bloomington Borough	Passaic	Split	154	2460	2	99	1	16896744	412750465	404884	39267209	6977	109719	167785	202442	396638	6977
1609	Pompton Lakes Borough	Passaic	Planning	102	3374	0	165	4	6467473	555210911	0	60129765	19767519	63407	164556	#DIV/0!	364423	4941880
1611	Ringwood Borough	Passaic	Preservator	357	4163	10	48	20	52666948	823567105	2815013	31163698	16804361	147526	197830	281501	649244	840218
1613	Wanaque Borough	Passaic	Split	267	3042	1	101	19	31838185	500841330	161815	53400814	18486068	119244	164642	161815	528721	972951
1615	West Milford Township	Passaic	Preservator	1641	9398	99	256	30	81714105	1544364636	25753918	100398761	13273382	49795	164329	260141	392183	442446

1990 Municode	1990 Muniname	County	area	Vacant Land Parcels	Residential Parcels	Farm Land Parcels	Commercial Parcels	Industrial Parcels	MV: Vacant	MV: Residential	MV: Farm	MV: Commercial	MV: Industrial	MV: Vacant/ Parcel	MV: Residential/ Parcel	MV: Farm/ Parcel	MV: Commercial/ Parcel	MV: Industrial/ Parcel
1801	Bedminster Township	Somerset	Split	115	4071	184	103	0	19446396	842336536	205032680	419088991	0	169099	206911	1114308	4068825	#DIV/0!
1802	Bernards Township	Somerset	Planning	612	9866	37	151	6	56095664	2958443014	15657379	658228750	5960567	91660	299862	423172	4359131	993428
1803	Bernardsville Boroug	Somerset	Planning	211	2417	46	151	3	35565491	1126304412	43864388	96608036	3845480	168557	465993	953574	639788	1281827
1807	Far Hills Borough	Somerset	Planning	37	315	25	24	0	9314470	182329540	27315700	16926034	0	251742	578824	1092628	705251	#DIV/0!
1815	Peapack-Gladstone Borougl	Somerset	Planning	56	726	24	39	1	10695789	295543786	32166401	153077909	5237998	190996	407085	1340267	3925075	5237998
1904	Byram Township	Sussex	Split	732	3061	25	102	10	20103351	501921022	5493790	48003398	2292829	27464	163973	219752	470622	229283
1906	Franklin Boroug	Sussex	Planning	129	1397	12	118	9	6014883	170124614	2158188	50764744	6982641	46627	121779	179849	430210	775849
1908	Green Township	Sussex	Split	265	946	89	22	3	13077631	194832366	21816709	8896201	537392	49350	205954	245132	404373	179131
1909	Hamburg Borough	Sussex	Planning	370	1073	1	54	4	3446326	115088308	156649	17583573	3798374	9314	107258	156649	325622	949593
1911	Hardyston Township	Sussex	Split	593	2336	48	94	16	34596901	328659230	9367492	38192419	9963074	58342	140693	195156	406302	622692
1912	Hopatcong Boroug	Sussex	Split	1559	6009	5	75	1	22147020	816178089	786374	27404711	198700	14206	135826	157275	365396	198700
1916	Ogdensburg Boroug	Sussex	Split	63	797	2	29	3	4079538	104184348	461915	6103757	2089238	64755	130721	230958	210474	696413
1918	Sparta Township	Sussex	Split	1261	6143	52	201	43	65900589	1485647494	15686594	98682971	31686141	52261	241844	301665	490960	736887
1919	Stanhope Boroug	Sussex	Planning	218	1320	0	47	4	2435633	168036078	0	11098981	3943423	11173	127300	#DIV/0!	236149	985856
1922	Vernon Township	Sussex	Split	2746	9870	137	301	20	76685288	1250337869	24095381	118097986	8002573	27926	126681	175879	392352	400129
2101	Allamuchy Township	Warren	Split	159	1646	63	17	1	11456175	284308800	12302416	15582080	823916	72051	172727	195276	916593	823916
2102	Alpha Boroug	Warren	Planning	48	790	4	48	15	2685718	87481745	680474	12461047	13905661	55952	110736	170118	259605	927044
2103	Belvidere Towr	Warren	Planning	83	828	3	96	12	2922956	102710507	644379	15677023	22440380	35216	124047	214793	163302	1870032
2105	Franklin Township	Warren	Split	274	772	133	45	14	14611742	121461164	24556175	16134086	17869600	53328	157333	184633	358535	1276400
2106	Frelinghuysen Township	Warren	Planning	140	562	174	23	0	5609581	108682669	35719881	5931846	0	40068	193386	205287	257906	#DIV/0!
2107	Greenwich Township	Warren	Split	377	1301	47	38	5	21464947	261042526	8130421	27335684	9222474	56936	200648	172988	719360	1844495
2108	Hackettstown Towr	Warren	Split	176	2159	0	287	24	14089279	304485111	0	90929645	41390282	80053	141031	#DIV/0!	316828	1724595
2110	Harmony Township	Warren	Split	303	934	87	41	8	14704907	138487209	18037009	22558767	215254060	48531	148273	207322	550214	26906757
2111	Hope Township	Warren	Planning	191	602	106	29	1	7515171	99656764	19533923	8264749	220501	39346	165543	184282	284991	220501
2112	Independence Township	Warren	Split	230	1756	84	51	6	11389149	282279115	12297418	14119403	2041617	49518	160751	146398	276851	340269
2114	Liberty Township	Warren	Split	291	948	79	28	0	8292201	144558406	12904870	6912135	0	28496	152488	163353	246862	#DIV/0!
2115	Lopatcong Township	Warren	Split	432	1709	33	112	12	17120773	252582205	7002715	75408982	12023603	39631	147795	212203	673294	1001967
2116	Mansfield Township	Warren	Split	660	1742	147	43	14	12892927	273654307	25715490	29314410	18695469	19535	157092	174935	681730	1335391
2117	Oxford Township	Warren	Split	328	751	14	25	4	7734863	84820854	2152768	4321113	5400145	23582	112944	153769	172845	1350036
2119	Phillipsburg Town	Warren	Planning	211	4454	0	322	33	7125306	390527302	0	83487641	53432661	33769	87680	#DIV/0!	259278	1619172
2120	Pohatcong Township	Warren	Split	141	1240	97	53	5	4787453	154990049	18067496	85645398	6149919	33954	124992	186263	1615951	1229984
2121	Washington Boroug	Warren	Planning	78	1774	0	182	13	2873648	192858007	0	50827891	18245216	36842	108714	#DIV/0!	279274	1403478
2122	Washington Township	Warren	Split	360	1951	80	90	6	12969808	335560225	14346892	46789181	3787923	36027	171994	179336	519880	631321
2123	White Township	Warren	Split	502	1117	130	76	2	18132081	181758691	22054029	27916300	119706144	36120	162720	169646	367320	59853072

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0233	Mahwah Township	Bergen	Split	511	9101	10	156	69	98557680	3279379912	6176087	541308993	266373818	192872	360332	617609	3469929	3860490
0242	Oakland Borough	Bergen	Split	278	4360	7	139	57	49156079	1325917505	3804542	146235556	156647744	176820	304110	543506	1052054	2748206
1001	Alexandria Township	Hunterdon	Split	167	1360	212	28	3	13856785	418324565	62896443	14891014	3638735	82975	307592	296681	531822	1212912
1002	Bethlehem Township	Hunterdon	Split	195	1232	126	20	7	11956558	378124888	34097441	22741351	9712348	61316	306920	270615	1137068	1387478
1003	Bloomsbury Borough	Hunterdon	Preservator	43	314	3	15	5	670636	53963206	853537	9684687	3253394	15596	171857	284512	645646	650679
1004	Califon Borough	Hunterdon	Preservator	68	384	5	29	1	1707653	88359309	839594	10587545	171722	25113	230102	167919	365088	171722
1005	Clinton Town	Hunterdon	Split	42	855	1	118	0	5657859	214354879	157174	64844826	0	134711	250707	157174	549532	#DIV/0!
1006	Clinton Township	Hunterdon	Split	340	4162	135	241	9	23489092	1396335535	50695106	173843270	157540602	69086	335496	375519	721341	17504511
1012	Glen Gardner Borough	Hunterdon	Preservator	46	710	8	17	1	2592658	117942798	2487550	5553584	762141	56362	166117	310944	326681	762141
1013	Hampton Borough	Hunterdon	Split	51	425	8	18	2	2021037	69871048	2195419	4532362	700025	39628	164402	274427	251798	350012
1014	High Bridge Borough	Hunterdon	Planning	80	1334	3	29	10	2849084	247034016	506288	7826925	10424123	35614	185183	168763	269894	1042412
1015	Holland Township	Hunterdon	Split	213	1796	119	26	14	19762569	441127899	34903606	15557313	30575211	92782	245617	293308	598358	2183944
1018	Lebanon Borough	Hunterdon	Planning	51	430	1	54	6	10851865	80692013	725610	52776363	8986011	212782	187656	725610	977340	1497669
1019	Lebanon Township	Hunterdon	Split	405	1938	203	66	5	27316270	556933855	65829670	33459199	3423567	67448	287376	324284	506958	684713
1020	Milford Borough	Hunterdon	Planning	64	400	3	42	4	2561882	62598471	809059	10432118	15528235	40029	156496	269686	248384	3882059
1024	Tewksbury Township	Hunterdon	Split	194	1778	325	40	1	28045236	923409828	189869896	57518315	2844876	144563	519353	584215	1437958	2844876
1025	Union Township	Hunterdon	Split	155	1629	84	64	7	21235838	452282669	28029313	105276155	13383537	137005	277644	333682	1644940	1911934
1401	Boonton Town	Morris	Planning	99	2295	1	188	41	6131579	550591579	287763	93932105	50467632	61935	239909	287763	499639	1230918
1402	Boonton Township	Morris	Split	113	1467	28	10	7	17581886	596019665	15062650	10683008	12673257	155592	406285	537952	1068301	1810465
1403	Butler Borough	Morris	Planning	227	2152	0	120	18	14802437	480258690	0	74946864	24256892	65209	223169	#DIV/0!	624557	1347605
1406	Chester Borough	Morris	Planning	13	457	6	129	0	2174337	162183174	3384389	105574328	0	167257	354887	564065	818406	#DIV/0!
1407	Chester Township	Morris	Split	202	2398	95	77	9	31688653	1219838277	56277261	43969603	9007821	156875	508690	592392	571034	1000869
1408	Denville Township	Morris	Split	655	5579	18	340	39	62758497	1633108057	6172931	269689824	81527789	95814	292724	342941	793205	2090456
1409	Dover Town	Morris	Planning	168	3503	0	331	50	11174282	603028318	0	145321277	81851590	66514	172146	#DIV/0!	439037	1637032
1412	Hanover Township	Morris	Planning	200	4683	1	243	94	90367241	1471295555	12148	799121479	315481378	451836	314178	12148	3288566	3356185
1413	Harding Township	Morris	Planning	187	1410	78	43	3	51303347	1485130353	121434239	72394476	8673893	274349	1053284	1556849	1683592	2891298
1414	Jefferson Township	Morris	Split	1030	7340	15	201	7	74916644	1446660976	3560416	112215791	4096959	72735	197093	237361	558288	585280
1415	Kinnelon Borough	Morris	Split	393	3195	3	94	0	83667607	1443001149	2808524	59877990	0	212895	451644	936175	637000	#DIV/0!
1418	Mendham Borough	Morris	Planning	51	1611	24	86	0	17794914	833149025	35059993	91724160	0	348920	517163	1460833	1066560	#DIV/0!
1419	Mendham Township	Morris	Planning	143	1901	43	7	1	51380902	1346803861	42086649	8386388	3687	359307	708471	978759	1198055	3687
1420	Mine Hill Township	Morris	Planning	149	1335	0	49	8	11242581	257028587	0	18663218	15897495	75454	192531	#DIV/0!	380882	1987187
1421	Montville Township	Morris	Split	440	6804	18	285	85	81091241	2714351355	6634909	189299811	365450914	184298	398935	368606	664210	4299423
1422	Morris Township	Morris	Planning	267	7544	7	134	21	38481608	3131293627	7139008	765101689	235793734	144126	415071	1019858	5709714	11228273
1423	Morris Plains Borough	Morris	Planning	72	1928	0	87	4	6650019	574929429	0	336119811	69108443	92361	298200	#DIV/0!	3863446	17277111
1424	Morristown Town	Morris	Planning	120	3305	0	518	10	13786456	864402576	0	708428200	11940451	114887	261544	#DIV/0!	1367622	1194045
1425	Mountain Lakes Borough	Morris	Planning	40	1344	0	69	5	4773663	857865970	0	76918370	4116312	119342	638293	#DIV/0!	1114759	823262
1426	Mount Arlington Borough	Morris	Split	94	1717	0	37	2	8634059	377581312	0	51538504	249648	91852	219908	#DIV/0!	1392933	124824
1427	Mount Olive Township	Morris	Split	1025	5632	36	293	55	107227978	1176508672	8624144	208753195	446577818	104613	208897	239560	712468	8119597
1428	Netcong Borough	Morris	Planning	47	812	0	75	7	3826491	133607798	0	27254587	13998165	81415	164542	#DIV/0!	363394	1999738
1429	Parsippany-Troy Hills Township	Morris	Planning	1150	12750	1	505	60	115919777	2993019874	264905	2232936743	296612942	100800	234747	264905	4421657	4943549
1431	Pequannock Township	Morris	Split	153	4718	15	211	16	14592064	1290142449	9156152	195112332	22010991	95373	273451	610410	924703	1375687
1432	Randolph Township	Morris	Split	566	6965	22	247	48	67701692	2573058918	7236014	240209358	106173779	119614	369427	328910	972508	2211954
1433	Riverdale Borough	Morris	Planning	228	973	0	99	24	31895715	198775629	0	122411263	38640880	139893	204291	#DIV/0!	1236477	1610037
1434	Rockaway Borough	Morris	Planning	82	1863	0	185	14	5123629	363687497	0	114110320	21784538	62483	195216	#DIV/0!	616813	1556038
1435	Rockaway Township	Morris	Split	713	8138	4	138	39	124706163	1935478153	1125262	463597119	192951918	174903	237832	281316	3359399	4947485
1436	Roxbury Township	Morris	Split	560	7668	16	385	39	59875623	1847175291	5404462	367546879	82740921	106921	240894	337779	954667	2121562
1437	Victory Gardens Borough	Morris	Planning	1	292	0	26	0	38869163	0	0	12304882	0	0	133114	#DIV/0!	473265	#DIV/0!
1438	Washington Township	Morris	Split	586	5344	215	161	23	48839995	1757214249	81216325	71439528	32000908	83345	328820	377750	443724	1391344
1439	Wharton Borough	Morris	Planning	64	1663	1	78	11	6884679	313506019	200958	79042408	41664432	107573	188518	200958	1013364	3787676
1601	Bloomington Borough	Passaic	Split	150	2466	2	100	1	21153824	514707591	500575	48271564	8626	141025	208722	250288	482716	8626
1609	Pompton Lakes Borough	Passaic	Planning	224	3392	0	165	4	14479490	673564138	0	81651255	23762244	64641	198574	#DIV/0!	494856	5940561
1611	Ringwood Borough	Passaic	Preservator	327	4203	14	48	22	60353066	1027312391	4333145	38073043	22240463	184566	244424	309510	793188	1010930
1613	Wanaque Borough	Passaic	Split	200	3109	1	100	20	37047750	626565941	194203	63656781	22088162	185239	201533	194203	636568	1104408
1615	West Milford Township	Passaic	Preservator	1602	9587	105	261	30	91850879	1899060670	33901337	130104971	15938279	57335	198087	322870	498486	531276

1990 Municode	1990 Muniname	County	area	Vacant Land Parcels	Residential Parcels	Farm Land Parcels	Commercial Parcels	Industrial Parcels	MV: Vacant	MV: Residential	MV: Farm	MV: Commercial	MV: Industrial	MV: Vacant/ Parcel	MV: Residential/ Parcel	MV: Farm/ Parcel	MV: Commercial/ Parcel	MV: Industrial/ Parcel
1801	Bedminster Township	Somerset	Split	112	4069	199	102	0	17792375	1066394973	300535886	539405692	0	158860	262078	1510231	5288291	#DIV/0!
1802	Bernards Township	Somerset	Planning	385	10302	33	155	6	46937128	4133900382	17633071	776667587	6393904	121915	401272	534335	5010759	1065651
1803	Bernardsville Boroug	Somerset	Planning	180	2474	45	163	26	35055509	1481293007	64302864	121421145	12065366	194753	598744	1428953	744915	464053
1807	Far Hills Borough	Somerset	Planning	27	325	26	24	0	11141749	252512813	46387139	21502884	0	412657	776963	1784121	895954	#DIV/0!
1815	Peapack-Gladstone Boroug	Somerset	Planning	47	731	28	39	1	13716704	423377670	50212210	197931948	6653438	291845	579176	1793293	5075178	6653438
1904	Byram Township	Sussex	Split	650	3100	27	102	9	19092152	601426032	7121548	55994668	2567542	29373	194008	263761	548967	285282
1906	Franklin Boroug	Sussex	Planning	121	1401	15	118	9	6821867	200826048	3119726	61321044	8694033	56379	143345	207982	519670	966004
1908	Green Township	Sussex	Split	203	1022	92	23	1	11455839	258436483	27002820	13063325	387514	56433	252873	293509	387514	387514
1909	Hamburg Borough	Sussex	Planning	212	1165	1	58	3	4209558	145110807	164991	19310065	3295617	19856	124559	164991	332932	1098539
1911	Hardyston Township	Sussex	Split	595	2616	46	108	17	42747283	459852793	10674122	51891458	11973844	71844	175785	232046	480476	704344
1912	Hopatcong Boroug	Sussex	Split	1423	6025	6	76	1	24635947	952673985	1181733	33934022	229749	17313	158120	196955	446500	229749
1916	Ogdensburg Boroug	Sussex	Split	55	801	3	28	3	4102881	120081010	728566	6762743	2386796	74598	149914	242855	241527	795599
1918	Sparta Township	Sussex	Split	1107	6407	47	232	45	81901211	1857700655	16584790	138226668	41584194	73985	289949	352868	595805	924093
1919	Stanhope Boroug	Sussex	Planning	214	1337	0	49	4	3358422	205150811	0	13472160	4353386	15694	153441	#DIV/0!	274942	1088346
1922	Vernon Township	Sussex	Split	2618	9918	129	302	20	78572968	1482221680	27594149	132439707	9528757	30013	149448	213908	438542	476438
2101	Allamuchy Township	Warren	Split	132	1682	64	18	1	6305860	358348865	15463587	19021013	994649	47772	213049	241619	1056723	994649
2102	Alpha Boroug	Warren	Planning	45	794	3	46	15	2553416	101081585	759055	13708663	16025332	56743	127307	253018	298014	1068355
2103	Belvidere Towr	Warren	Planning	78	830	3	95	12	3013984	113479371	709465	17009708	24706980	38641	136722	236488	179050	2058915
2105	Franklin Township	Warren	Split	205	852	136	42	14	12144310	174250059	29175775	17743714	20803170	59241	204519	214528	422469	1485941
2106	Frelinghuysen Township	Warren	Planning	123	573	179	25	0	5827181	131328140	44480944	7365173	0	47375	229194	248497	294607	#DIV/0!
2107	Greenwich Township	Warren	Split	132	1685	47	38	5	9698699	432959758	9111965	37957323	14497339	73475	256949	193872	998877	2899468
2108	Hackettstown Towr	Warren	Split	83	2243	0	284	27	14576757	404151135	0	114203676	47201405	175624	180183	#DIV/0!	402126	1748200
2110	Harmony Township	Warren	Split	286	942	94	42	8	13036815	159739214	20965157	25619907	243792938	45583	169575	223034	609998	30474117
2111	Hope Township	Warren	Planning	178	611	110	29	1	7436394	116692261	24351065	9606932	251896	41777	190986	221373	331274	251896
2112	Independence Township	Warren	Split	159	1839	87	49	6	10117170	367739726	15950392	16927118	2664051	63630	199967	183338	345451	444009
2114	Liberty Township	Warren	Split	261	970	80	29	0	7584563	173320099	16099647	8101345	0	29060	178681	201246	279357	#DIV/0!
2115	Lopatcong Township	Warren	Split	369	2141	30	118	12	17227750	359040274	6910351	93295287	13550832	46688	167697	230345	790638	1129236
2116	Mansfield Township	Warren	Split	604	1794	158	43	13	12887260	331787698	32087849	66526491	16790038	21337	184943	203088	1547128	1291541
2117	Oxford Township	Warren	Split	225	831	15	26	4	3451472	121669423	2820847	5138896	6378740	15340	146413	188056	197650	1594685
2119	Phillipsburg Town	Warren	Planning	147	4465	0	331	29	6073710	422128726	0	92402521	45146512	41318	94542	#DIV/0!	279162	1556776
2120	Pohatcong Township	Warren	Split	132	1232	102	52	5	4553803	168232870	20392630	92937685	6693666	34499	136553	199928	1787263	1338733
2121	Washington Boroug	Warren	Planning	206	1773	1	179	14	9437020	216375041	509430	56761118	20628172	45811	122039	509430	317101	1473441
2122	Washington Township	Warren	Split	567	1979	81	89	6	23726677	402417651	16815521	66930586	4158141	41846	203344	207599	752029	693024
2123	White Township	Warren	Split	306	1307	132	80	7	17192398	254671425	26624158	32742217	139000000	56184	194852	201698	409278	19857143

1990 Municode	1990 Muniname	County	area	Vacant Land Parcels	Residential Parcels	Farm Land Parcels	Commercial Parcels	Industrial Parcels	MV: Vacant	MV: Residential	MV: Farm	MV: Commercial	MV: Industrial	MV: Vacant/ Parcel	MV: Residential/ Parcel	MV: Farm/ Parcel	MV: Commercial/ Parcel	MV: Industrial/ Parcel
0233	Mahwah Township	Bergen	Split	501	9126	10	159	67	102489433	3650535397	6788775	601057512	287068599	204570	400015	678877	3780236	4284606
0242	Oakland Borough	Bergen	Split	259	4376	7	140	56	47614038	1490975171	4153907	163519497	162825720	183838	340716	593415	1167996	2907602
1001	Alexandria Township	Hunterdon	Split	168	1384	228	29	3	17553219	513567239	83237204	19617062	2280112	104483	371075	365075	676450	760037
1002	Bethlehem Township	Hunterdon	Split	169	1258	125	23	7	10233024	466405394	41567850	22457307	8818996	60550	370752	332543	976405	1259857
1003	Bloomsbury Borough	Hunterdon	Preservator	41	315	2	15	5	688694	64351457	594451	11932664	3415726	16797	204290	297226	795511	683145
1004	Califon Borough	Hunterdon	Preservator	68	383	7	28	0	2235953	110172926	2095342	12983470	0	32882	287658	299335	463695	#DIV/0!
1005	Clinton Town	Hunterdon	Split	39	855	1	123	0	3871370	252599697	187473	72700802	0	99266	295438	187473	591063	#DIV/0!
1006	Clinton Township	Hunterdon	Split	313	4197	139	245	9	41457276	1622211342	60271850	198817549	161886792	132451	386517	433610	811500	17987421
1012	Glen Gardner Borough	Hunterdon	Preservator	44	711	8	16	1	1669354	142517260	2537002	5308592	627109	37940	200446	317125	331787	627109
1013	Hampton Borough	Hunterdon	Split	49	431	8	18	2	2945043	78205096	2430854	5055923	774656	60103	181450	303857	280885	387328
1014	High Bridge Borough	Hunterdon	Planning	90	1334	4	29	10	3233668	289883305	842546	9121580	12049553	35930	217304	210637	314537	1204955
1015	Holland Township	Hunterdon	Split	194	1817	155	22	8	16589450	534038873	55414681	15868234	29460121	85513	293912	357514	721283	3682515
1018	Lebanon Borough	Hunterdon	Planning	36	456	1	54	6	14704829	114326636	680530	90499143	11707009	408467	250716	680530	1675910	1951168
1019	Lebanon Township	Hunterdon	Split	354	1989	217	64	5	23770573	681836823	84749064	38634109	3989823	67149	342804	390549	603658	797965
1020	Milford Borough	Hunterdon	Planning	68	403	3	42	4	3983617	98497966	1272128	13494854	9146564	58583	244412	424043	321306	2286641
1024	Tewksbury Township	Hunterdon	Split	225	1836	333	40	1	33374734	1085357359	226734335	65138213	3208273	148332	591153	680884	1628455	3208273
1025	Union Township	Hunterdon	Split	141	1658	83	66	6	25604093	551290668	32903802	115924654	15622350	181589	332503	396431	1756434	2603725
1401	Boonton Town	Morris	Planning	94	2311	1	190	39	16419519	654447734	337188	112557354	57512951	174676	283188	337188	592407	1474691
1402	Boonton Township	Morris	Split	113	1475	31	10	7	18024283	678619163	18834879	11773068	13962031	159507	460081	607577	1177307	1994576
1403	Butler Borough	Morris	Planning	76	2285	0	131	18	7267107	584365430	0	80925979	23485409	95620	255740	#DIV/0!	617756	1304745
1406	Chester Borough	Morris	Planning	19	459	6	131	0	3300203	172797643	3551434	110573505	0	173695	376465	591906	844073	#DIV/0!
1407	Chester Township	Morris	Split	176	2442	97	79	9	26284135	1399381731	67754167	48354006	9876603	149342	573047	698497	612076	1097400
1408	Denville Township	Morris	Split	775	5603	17	346	39	80588891	1806133610	6050514	318435600	80591297	103986	322351	355913	920334	2066444
1409	Dover Town	Morris	Planning	157	3520	0	329	49	10440670	702337734	0	172695046	91928656	66501	199528	#DIV/0!	524909	1876095
1412	Hanover Township	Morris	Planning	185	4683	1	245	92	83036864	1565199379	12902	830232683	350188289	448848	334230	12902	3388705	3806394
1413	Harding Township	Morris	Planning	195	1400	84	43	3	60807685	1607826369	143465203	78697510	9450990	311834	1148447	1707919	1830175	3150330
1414	Jefferson Township	Morris	Split	961	7613	14	203	6	84481286	1785503169	4018412	147604588	3530033	87910	234533	287029	727116	588339
1415	Kinnelon Borough	Morris	Split	424	3224	3	92	0	84392244	1617642530	3075498	64274194	0	199038	501750	1025166	698633	#DIV/0!
1418	Mendham Borough	Morris	Planning	43	1622	22	86	0	15523930	960248329	35753478	100494492	0	361022	592015	1625158	1168541	#DIV/0!
1419	Mendham Township	Morris	Planning	123	1917	49	7	1	40951017	1515474128	56350636	8865432	3968	332935	790545	1150013	1266490	3968
1420	Mine Hill Township	Morris	Planning	141	1336	0	51	8	12224942	292422479	0	21426944	17980446	86702	218879	#DIV/0!	420136	2247556
1421	Montville Township	Morris	Split	430	6874	22	279	81	96436711	3104966321	8928150	210404294	387079287	224271	451697	405825	754137	4778757
1422	Morris Township	Morris	Planning	237	7566	6	134	20	24657190	3354707184	6795823	727238679	199520713	104039	443392	1132637	5427154	9976036
1423	Morris Plains Borough	Morris	Planning	72	1930	0	82	3	8717280	662054009	0	378877620	76220138	121073	343033	#DIV/0!	4620459	25406713
1424	Morristown Town	Morris	Planning	113	3356	0	556	10	14684924	1048525835	0	732058495	10496411	129955	312433	#DIV/0!	1316652	1049641
1425	Mountain Lakes Borough	Morris	Planning	36	1351	0	71	4	3999430	942035208	0	84172127	4047108	111095	697287	#DIV/0!	1185523	1011777
1426	Mount Arlington Borough	Morris	Split	229	1805	0	47	1	10580293	448102522	0	71236416	202964	46202	248256	#DIV/0!	1515668	202964
1427	Mount Olive Township	Morris	Split	1060	5966	32	306	56	84574003	1428455449	8602212	318048590	461259600	79787	239433	268819	1039374	8236779
1428	Netcong Borough	Morris	Planning	44	813	0	76	5	3433320	155981385	0	32164739	14671320	78030	191859	#DIV/0!	423220	2934264
1429	Parsippany-Troy Hills Township	Morris	Planning	725	13153	1	575	60	138870939	3592528901	288926	2514317695	298466850	191546	273134	288926	4372726	4974447
1431	Pequannock Township	Morris	Split	153	4728	17	217	13	17233764	1442457913	8499842	221354193	21503783	112639	305088	499991	1020065	1654137
1432	Randolph Township	Morris	Split	351	7137	24	248	49	49759238	2925831016	10570212	275092822	138757234	141764	409953	440425	1109245	2831780
1433	Riverdale Borough	Morris	Planning	127	1068	0	96	24	44913207	260249385	0	129315131	44219297	353647	243679	#DIV/0!	1347033	1842471
1434	Rockaway Borough	Morris	Planning	77	1862	0	189	13	7948861	457344323	0	129111897	20779166	103232	245620	#DIV/0!	683132	1598397
1435	Rockaway Township	Morris	Split	533	8304	8	137	40	114052879	2259264876	3119218	504305737	208261938	213983	272069	389902	3681064	5206548
1436	Roxbury Township	Morris	Split	461	7758	16	380	44	48673117	2064480130	5914026	415222857	91601169	105582	266110	369627	1092692	2081845
1437	Victory Gardens Borough	Morris	Planning	1	292	0	26	0	0	42785690	0	13536191	0	0	146526	#DIV/0!	520623	#DIV/0!
1438	Washington Township	Morris	Split	489	5456	218	159	22	53424177	2037395422	91209013	77473104	34998283	109252	373423	418390	487252	1590831
1439	Wharton Borough	Morris	Planning	53	1673	1	78	12	4460694	362968775	230504	90566923	50665934	84164	216957	230504	1161114	4222161
1601	Bloomington Borough	Passaic	Split	139	2467	2	100	1	21432126	575165417	555431	53534056	9571	154188	233144	277716	535341	9571
1609	Pompton Lakes Borough	Passaic	Planning	108	3640	0	168	5	6862047	844780000	0	93582205	27556850	63537	232082	#DIV/0!	557037	5511370
1611	Ringwood Borough	Passaic	Preservator	335	4229	14	50	22	69321153	1176222492	4880926	44743739	25547330	206929	278133	348638	894875	1161242
1613	Wanaque Borough	Passaic	Split	203	3112	1	101	20	43278934	710990841	218917	73667618	22489923	213197	228467	218917	729382	1124496
1615	West Milford Township	Passaic	Preservator	1449	9803	112	263	29	94989349	2202463398	41464413	145410820	17358918	65555	224672	370218	552893	598583

1990 Municode	1990 Muniname	County	area	Vacant Land Parcels	Residential Parcels	Farm Land Parcels	Commercial Parcels	Industrial Parcels	MV: Vacant	MV: Residential	MV: Farm	MV: Commercial	MV: Industrial	MV: Vacant/ Parcel	MV: Residential/ Parcel	MV: Farm/ Parcel	MV: Commercial/ Parcel	MV: Industrial/ Parcel
1801	Bedminster Township	Somerset	Split	95	4058	209	110	0	17314149	1198684579	349556344	550580674	0	182254	295388	1672518	5005279	#DIV/0!
1802	Bernards Township	Somerset	Planning	315	9456	30	160	7	24686391	4598632756	16005128	783047067	7199774	78369	486319	533504	4894044	1028539
1803	Bernardsville Boroug	Somerset	Planning	147	2489	60	161	26	25844371	1662445013	95143388	129543046	12468894	175812	667917	1585723	804615	479573
1807	Far Hills Borough	Somerset	Planning	25	315	36	24	0	13128148	268887472	71895016	24295293	0	525126	853611	1997084	1012304	#DIV/0!
1815	Peapack-Gladstone Borougl	Somerset	Planning	43	728	31	41	1	15716207	463170494	53143920	192076115	6977253	365493	636223	1714320	4684783	6977253
1904	Byram Township	Sussex	Split	613	3142	28	102	9	19682983	697721587	8044472	63250000	2899784	32109	222063	287303	620098	322198
1906	Franklin Boroug	Sussex	Planning	124	1412	16	114	9	11189480	224285475	3662760	62727501	9574717	90238	158842	228922	550241	1063857
1908	Green Township	Sussex	Split	143	1054	93	23	1	10372466	309501969	31820913	14827476	2160420	72535	293645	342160	644673	2160420
1909	Hamburg Borough	Sussex	Planning	117	1272	1	58	3	3566089	184409013	181760	21310927	3630566	30479	144976	181760	367430	1210189
1911	Hardyston Township	Sussex	Split	430	2884	48	118	18	44250871	591156707	11789943	71961555	13887310	102909	204978	245624	609844	771517
1912	Hopatcong Boroug	Sussex	Split	1174	6028	7	74	1	25539699	1089743716	3422796	39769118	260274	21754	180780	488971	537421	260274
1916	Ogdensburg Boroug	Sussex	Split	52	800	3	29	3	4370203	138967704	852929	9487095	2521098	84042	173710	284310	327141	840366
1918	Sparta Township	Sussex	Split	949	6603	51	237	44	68657644	2212144220	20253827	161181606	43788329	72347	335021	397134	680091	995189
1919	Stanhope Boroug	Sussex	Planning	184	1352	0	48	4	2869781	240257559	0	15494481	4978084	15597	177705	#DIV/0!	322802	1244521
1922	Vernon Township	Sussex	Split	2664	10176	119	300	21	85989827	1718777840	29665228	152125944	11320434	32278	168905	249288	507086	539068
2101	Allamuchy Township	Warren	Split	198	1692	65	19	1	15159836	408411239	18133403	17514025	929257	76565	241378	278975	921791	929257
2102	Alpha Boroug	Warren	Planning	42	797	3	50	15	2534235	114653735	807311	15436970	16983283	60339	143857	269104	308739	1132219
2103	Belvidere Towr	Warren	Planning	76	834	3	94	12	3168156	122992678	761852	18348722	29971209	41686	147473	253951	195199	2497601
2105	Franklin Township	Warren	Split	117	935	141	43	15	5593145	244186204	39440954	28715141	22349588	47805	261162	279723	667794	1489973
2106	Frelinghuysen Township	Warren	Planning	119	582	186	25	0	6456051	150888100	54368830	7121178	0	54253	259258	292306	284847	#DIV/0!
2107	Greenwich Township	Warren	Split	89	1747	49	40	5	4009727	477219257	11243171	79699089	15220406	45053	273165	229452	1992477	3044081
2108	Hackettstown Towr	Warren	Split	84	2251	0	282	27	15533430	454415639	0	124242766	52600000	184922	201873	#DIV/0!	440577	1948148
2110	Harmony Township	Warren	Split	272	953	110	38	7	14239165	185147194	25679049	19931196	269460356	52350	194278	233446	524505	38494337
2111	Hope Township	Warren	Planning	162	626	111	29	1	7238721	139583725	28184334	11064074	289648	44683	222977	253913	381520	289648
2112	Independence Township	Warren	Split	143	1864	92	49	6	10347636	428178260	20995935	21999247	3015808	72361	229709	228217	448964	502635
2114	Liberty Township	Warren	Split	255	987	82	29	0	6858831	206427666	18942322	7327534	0	26897	209147	231004	252674	#DIV/0!
2115	Lopatcong Township	Warren	Split	412	2503	30	127	12	18724162	483366101	7893676	110315319	14812799	45447	193115	263123	868625	1234400
2116	Mansfield Township	Warren	Split	590	1794	166	50	12	19875076	425553568	47385587	81681726	16280473	33687	237209	285455	1633635	1356706
2117	Oxford Township	Warren	Split	214	832	18	28	4	3800832	140030097	4037309	6491817	7204716	17761	168305	224295	231851	1801179
2119	Phillipsburg Town	Warren	Planning	155	4460	0	326	29	6454726	462082614	0	99911085	49015928	41643	103606	#DIV/0!	306476	1690204
2120	Pohatcong Township	Warren	Split	137	1228	109	54	5	5441182	197425813	26840985	94020985	5553498	39717	160770	246248	1741129	1110700
2121	Washington Boroug	Warren	Planning	79	1899	1	176	14	4029424	290025703	473388	53739074	19462678	51005	152725	473388	305336	1390191
2122	Washington Township	Warren	Split	480	2067	93	90	6	27095006	488298111	21337495	63771620	4074503	56448	236235	229435	708574	679084
2123	White Township	Warren	Split	228	1404	134	86	7	12744861	317743677	30402081	35825395	117027832	55899	226313	226881	416574	16718262

**Appendix 10: Per Acre Equalized Values - Highlands Municipalities**

Municipality	County	Area	EV: Vacant	EV: Residential	EV: Commercial	EV: Farm	Vacant Acreage	Residential Acreage	Commercial Acreage	Farm Land Acreage	EV: Vacant/ Acre	EV: Residential/ Acre	EV: Commercial/ Acre	EV: Farm Land/ Acre	EV: Farm Homestead/ Per Acre	EV: Farm Land/ Per Acre
Mahwah Township	Bergen	Split	\$ 102,489,433	\$ 3,650,535,397	\$ 601,057,512	\$ 6,788,775	951.8765	3518.7081	662.8267	47.7500	\$ 107,671	\$ 1,037,465	\$ 906,809	\$ 142,173	\$ 12,248	\$ 17,774
Oakland Borough	Bergen	Split	\$ 47,614,038	\$ 1,490,975,171	\$ 163,519,497	\$ 4,153,907	814.7963	2269.4659	216.3450	7.1180	\$ 58,437	\$ 656,972	\$ 755,827	\$ 583,578	\$ 7,401	\$ 43,471
Alexandria Township	Hunterdon	Split	\$ 17,553,219	\$ 513,567,239	\$ 19,617,062	\$ 83,237,204	1047.2449	4261.6952	170.8750	351.9500	\$ 16,761	\$ 120,508	\$ 114,804	\$ 236,503	\$ 5,386	\$ 8,454
Bethlehem Township	Hunterdon	Split	\$ 10,233,024	\$ 466,405,394	\$ 22,457,307	\$ 41,567,850	1234.5590	3663.3590	116.1880	169.9500	\$ 8,289	\$ 127,316	\$ 193,284	\$ 244,589	\$ 17,757	\$ 11,967
Bloomsbury Borough	Hunterdon	Preservation	\$ 688,694	\$ 64,351,457	\$ 11,932,664	\$ 594,451	63.4700	114.5876	28.2000	2.0000	\$ 10,851	\$ 561,592	\$ 423,144	\$ 297,226	\$ 8,500	\$ 9,721
Califon Borough	Hunterdon	Preservation	\$ 2,235,953	\$ 110,172,926	\$ 12,983,470	\$ 2,095,342	54.8581	307.6984	22.8091	4.7900	\$ 40,759	\$ 358,055	\$ 569,223	\$ 437,441	\$ 80,650	\$ 3,209
Clinton Town	Hunterdon	Split	\$ 3,871,370	\$ 252,599,697	\$ 72,700,802	\$ 187,473	81.1324	249.6755	80.9133	0.5000	\$ 47,717	\$ 1,011,712	\$ 898,502	\$ 374,946	\$ 8,753	\$ 14,385
Clinton Township	Hunterdon	Split	\$ 41,457,276	\$ 1,622,211,342	\$ 198,817,549	\$ 60,271,850	1207.2680	5550.3711	640.2660	192.9200	\$ 34,340	\$ 292,271	\$ 310,523	\$ 312,419	\$ 3,179	\$ 11,754
Glen Gardner Borough	Hunterdon	Preservation	\$ 1,669,354	\$ 142,517,260	\$ 5,308,592	\$ 2,537,002	122.7092	326.1532	20.7532	17.2400	\$ 13,604	\$ 436,964	\$ 255,796	\$ 147,158	\$ 10,710	\$ 7,854
Hampton Borough	Hunterdon	Split	\$ 2,945,043	\$ 78,205,096	\$ 5,055,923	\$ 2,430,854	89.7259	444.5117	13.1784	7.7330	\$ 32,823	\$ 175,935	\$ 383,652	\$ 314,348	\$ 12,804	\$ 6,839
High Bridge Borough	Hunterdon	Planning	\$ 3,233,668	\$ 289,883,305	\$ 9,121,580	\$ 842,546	190.1266	555.7480	13.9171	4.3800	\$ 17,008	\$ 521,609	\$ 655,422	\$ 192,362	\$ 160,598	\$ -
Holland Township	Hunterdon	Split	\$ 16,589,450	\$ 534,038,873	\$ 15,868,234	\$ 55,414,681	1323.9260	4079.2355	253.9710	261.9400	\$ 12,530	\$ 130,916	\$ 62,480	\$ 211,555	\$ 13,723	\$ 10,224
Lebanon Borough	Hunterdon	Planning	\$ 14,704,829	\$ 114,326,636	\$ 90,499,143	\$ 680,530	86.9218	146.3429	106.8785	2.0000	\$ 169,173	\$ 781,224	\$ 846,748	\$ 340,265	\$ 19,037	\$ 5,991
Lebanon Township	Hunterdon	Split	\$ 23,770,573	\$ 681,836,823	\$ 38,634,109	\$ 84,749,064	1259.8719	5876.8859	237.7800	367.8720	\$ 18,867	\$ 116,020	\$ 162,478	\$ 230,377	\$ 10,220	\$ 7,847
Milford Borough	Hunterdon	Planning	\$ 3,983,617	\$ 98,497,966	\$ 13,494,854	\$ 1,272,128	107.9791	240.4731	17.4622	4.0100	\$ 36,892	\$ 409,601	\$ 772,804	\$ 317,239	\$ 7,369	\$ 9,991
Tewksbury Township	Hunterdon	Split	\$ 33,374,734	\$ 1,085,357,359	\$ 65,138,213	\$ 226,734,335	729.4438	5842.5630	116.2215	548.4800	\$ 45,754	\$ 185,767	\$ 560,466	\$ 413,387	\$ 7,604	\$ 20,681
Union Township	Hunterdon	Split	\$ 25,604,093	\$ 551,290,668	\$ 115,924,654	\$ 32,903,802	858.3458	2754.2159	191.9031	198.6660	\$ 29,830	\$ 200,162	\$ 604,079	\$ 165,624	\$ 7,044	\$ 8,421
Boonton Town	Morris	Planning	\$ 16,419,519	\$ 654,447,734	\$ 112,557,354	\$ 337,188	209.7773	935.3804	80.3543	1.1000	\$ 78,271	\$ 699,659	\$ 1,400,763	\$ 306,534	\$ 2,383	\$ -
Boonton Township	Morris	Split	\$ 18,024,283	\$ 678,619,163	\$ 11,773,068	\$ 18,834,879	410.5933	2493.7951	201.5900	61.0000	\$ 43,898	\$ 272,123	\$ 58,401	\$ 308,769	\$ -	\$ -
Butler Borough	Morris	Planning	\$ 7,267,107	\$ 584,365,430	\$ 80,925,979	\$ -	121.3633	618.9514	77.8335		\$ 59,879	\$ 944,122	\$ 1,039,732	#DIV/0!	\$ 2,886	\$ 25,859
Chester Borough	Morris	Planning	\$ 3,300,203	\$ 172,797,643	\$ 110,573,505	\$ 3,551,434	46.8739	344.5364	227.6425	19.6270	\$ 70,406	\$ 501,537	\$ 485,733	\$ 180,946	\$ -	\$ -
Chester Township	Morris	Split	\$ 26,284,135	\$ 1,399,381,731	\$ 48,354,006	\$ 67,754,167	825.3886	6786.8380	159.2547	192.3970	\$ 31,845	\$ 206,191	\$ 303,627	\$ 352,158	\$ 484	\$ -
Denville Township	Morris	Split	\$ 80,588,891	\$ 1,806,133,610	\$ 318,435,600	\$ 6,050,514	1147.7300	3086.0663	894.4240	19.8790	\$ 70,216	\$ 585,254	\$ 356,023	\$ 304,367	\$ 7,874	\$ 87,276
Dover Town	Morris	Planning	\$ 10,440,670	\$ 702,337,734	\$ 172,695,046	\$ -	42.0682	616.7938	112.4232		\$ 248,184	\$ 1,138,691	\$ 1,536,116	-	\$ 14,255	\$ 38,920
Hanover Township	Morris	Planning	\$ 83,036,864	\$ 1,565,199,379	\$ 830,232,683	\$ 12,902	854.2257	2035.8077	910.7780	11.1360	\$ 97,207	\$ 768,835	\$ 911,564	\$ 1,159	\$ 13,026	\$ 38,896
Harding Township	Morris	Planning	\$ 60,807,685	\$ 1,607,826,369	\$ 78,697,510	\$ 143,465,203	521.3262	4165.9310	104.4908	223.4254	\$ 116,640	\$ 385,946	\$ 753,153	\$ 642,117	\$ -	\$ -
Jefferson Township	Morris	Split	\$ 84,481,286	\$ 1,785,503,169	\$ 147,604,588	\$ 4,018,412	8288.4344	6303.5049	385.2599	39.0900	\$ 10,193	\$ 283,256	\$ 383,130	\$ 102,799	\$ 2,999	\$ 20,459
Kinnelon Borough	Morris	Split	\$ 84,392,244	\$ 1,617,642,530	\$ 64,274,194	\$ 3,075,498	4008.3880	4839.4532	131.0130	64.5300	\$ 21,054	\$ 334,261	\$ 490,594	\$ 47,660	\$ -	\$ -
Mendham Borough	Morris	Planning	\$ 15,523,930	\$ 960,248,329	\$ 100,494,492	\$ 35,753,478	136.4335	1765.5739	197.0070	109.4450	\$ 113,784	\$ 543,873	\$ 510,106	\$ 326,680	\$ -	\$ -
Mendham Township	Morris	Planning	\$ 40,951,017	\$ 1,515,474,128	\$ 8,865,432	\$ 56,350,636	1244.2505	5574.8438	171.4570	125.6630	\$ 32,912	\$ 271,842	\$ 51,706	\$ 448,427	\$ -	\$ -
Mine Hill Township	Morris	Planning	\$ 12,224,942	\$ 292,422,479	\$ 21,426,944	\$ -	726.2340	504.1599	54.7134		\$ 16,833	\$ 580,019	\$ 391,622	-	\$ -	\$ -
Montville Township	Morris	Split	\$ 96,436,711	\$ 3,104,966,321	\$ 210,404,294	\$ 8,928,150	1255.9479	4968.5939	534.0037	23.0000	\$ 76,784	\$ 624,919	\$ 394,013	\$ 388,180	\$ 3,306	\$ 56,652
Morris Plains Borough	Morris	Planning	\$ 8,717,280	\$ 662,054,009	\$ 378,877,620	\$ -	48.6999	735.0584	331.5170		\$ 179,000	\$ 900,682	\$ 1,142,860	-	\$ -	\$ -
Morris Township	Morris	Planning	\$ 24,657,190	\$ 3,354,707,184	\$ 727,238,679	\$ 6,795,823	450.3120	4385.4188	743.7872	18.4700	\$ 54,756	\$ 764,968	\$ 977,751	\$ 367,938	\$ -	\$ -
Morristown Town	Morris	Planning	\$ 14,684,924	\$ 1,048,525,835	\$ 732,058,495	\$ -	108.4096	6488.7631	239.7345		\$ 135,458	\$ 161,591	\$ 3,053,622	-	\$ -	\$ -
Mount Arlington Borough	Morris	Split	\$ 10,580,293	\$ 448,102,522	\$ 71,236,416	\$ -	348.2223	395.3402	126.6610		\$ 30,384	\$ 1,133,461	\$ 562,418	-	\$ 3,923	\$ 12,603
Mount Olive Township	Morris	Split	\$ 84,574,003	\$ 1,428,455,449	\$ 318,048,590	\$ 8,602,212	3756.8078	5727.9872	1500.2806	49.5603	\$ 22,512	\$ 249,382	\$ 211,993	\$ 173,571	\$ 7,959	\$ 15,123
Mountain Lakes Borough	Morris	Planning	\$ 3,999,430	\$ 942,035,208	\$ 84,172,127	\$ -	43.7076	698.5548	101.9188		\$ 91,504	\$ 1,348,549	\$ 825,874	-	\$ 11,481	\$ 19,581
Netcong Borough	Morris	Planning	\$ 3,433,320	\$ 155,981,385	\$ 32,164,739	\$ -	53.0977	207.5553	58.5999		\$ 64,660	\$ 751,517	\$ 548,887	-	\$ 7,502	\$ 14,733
Parsippany-Troy Hills Township	Morris	Planning	\$ 138,870,939	\$ 3,592,528,901	\$ 2,514,317,695	\$ 288,926	1377.9918	4255.7764	3011.4446	0.8300	\$ 100,778	\$ 844,154	\$ 834,921	\$ 348,104	\$ 5,683	\$ 2,517
Pequanock Township	Morris	Split	\$ 17,233,764	\$ 1,442,457,913	\$ 221,354,193	\$ 8,499,842	275.6922	1803.3312	267.2959	30.4531	\$ 62,511	\$ 799,885	\$ 828,124	\$ 279,113	\$ 1,076	\$ 8,341
Randolph Township	Morris	Split	\$ 49,759,238	\$ 2,925,831,016	\$ 275,092,822	\$ 10,570,212	86871.3282	5998.3613	535.9522	51.3300	\$ 573	\$ 487,772	\$ 513,279	\$ 205,927	\$ 12,014	\$ 11,715
Riverdale Borough	Morris	Planning	\$ 44,913,207	\$ 260,249,385	\$ 129,315,131	\$ -	364.2833	386.4722	115.2249		\$ 123,292	\$ 673,397	\$ 1,122,285	-	\$ -	\$ -
Rockaway Borough	Morris	Planning	\$ 7,948,861	\$ 457,344,323	\$ 129,111,897	\$ -	132.8842	483.7075	249.4335		\$ 59,818	\$ 945,498	\$ 517,621	-	\$ 29,876	\$ 2,528
Rockaway Township	Morris	Split	\$ 114,052,879	\$ 2,259,264,876	\$ 504,305,737	\$ 3,119,218	6776.5384	4972.2436	1158.7750	161.6900	\$ 16,831	\$ 454,375	\$ 435,206	\$ 19,291	\$ 15,935	\$ 37,184
Roxbury Township	Morris	Split	\$ 48,673,117	\$ 2,064,480,130	\$ 415,222,857	\$ -	1807.9969	92706.8230	683.3296		\$ 26,921	\$ 22,269	\$ 607,647	-	\$ 4,895	\$ 15,389

Municipality	County	Area	EV: Vacant	EV: Residential	EV: Commercial	EV: Farm	Vacant Acreage	Residential Acreage	Commercial Acreage	Farm Land Acreage	EV: Vacant/ Acre	EV: Residential/ Acre	EV: Commercial/ Acre	EV: Farm Land/ Acre	EV: Farm Homestead/ Per Acre	EV: Farm Land/ Per Acre
Victory Gardens Borough	Morris	Planning	\$ -	\$ 42,785,690	\$ 13,536,191	\$ -	3.3900	46.6383	7.6270		\$ -	\$ 917,394	\$ 1,774,773	-	\$ 14,632	\$ 1,942
Washington Township	Morris	Split	\$ 53,424,177	\$ 2,037,395,422	\$ 77,473,104	\$ 91,209,013	2398.4740	10170.0340	432.4070	369.5872	\$ 22,274	\$ 200,333	\$ 179,167	\$ 246,786	\$ 1,666	\$ 7,415
Wharton Borough	Morris	Planning	\$ 4,460,694	\$ 362,968,775	\$ 90,566,923	\$ 230,504	113.6809	568.0915	112.0999	1.0000	\$ 39,239	\$ 638,927	\$ 807,913	\$ 230,504	\$ 16,942	\$ 8,321
Bloomington Borough	Passaic	Split	\$ 21,432,126	\$ 575,165,417	\$ 53,534,056	\$ 555,431	981.7694	693.58	63.44	0.35	\$ 21,830	\$ 829,267	\$ 843,867	\$ 1,586,947	\$ -	\$ -
Pompton Lakes Borough	Passaic	Planning	\$ 6,862,047	\$ 844,780,000	\$ 93,582,205	\$ -	93.5101	742.28	31043.12		\$ 73,383	\$ 1,138,091	\$ 3,015	-	\$ 8,519	\$ 6,261
Ringwood Borough	Passaic	Preservation	\$ 69,321,153	\$ 1,176,222,492	\$ 44,743,739	\$ 4,880,926	11847.1748	4742.00	171.78	26.09	\$ 5,851	\$ 248,044	\$ 260,474	\$ 187,051	\$ 3,769	\$ 8,560
Wanaque Borough	Passaic	Split	\$ 43,278,934	\$ 710,990,841	\$ 73,667,618	\$ 218,917	2917.4836	24823.28	92.34	1.00	\$ 14,834	\$ 28,642	\$ 797,766	\$ 218,917	\$ 320,849	\$ 1,550
West Milford Township	Passaic	Preservation	\$ 94,989,349	\$ 2,202,463,398	\$ 145,410,820	\$ 41,464,413	34537.2676	9502.5616	611.7541	317.3701	\$ 2,750	\$ 231,776	\$ 237,695	\$ 130,650	\$ 22,872	\$ 1,813
Bedminster Township	Somerset	Split	\$ 17,314,149	\$ 1,198,684,579	\$ 550,580,674	\$ 349,556,344	491.0410	1626.9141	619.3361	1301.3286	\$ 35,260	\$ 736,784	\$ 888,985	\$ 268,615	\$ 7,552	\$ 11,616
Bernards Township	Somerset	Planning	\$ 24,686,391	\$ 4,598,632,756	\$ 783,047,067	\$ 16,005,128	1416.3029	6343.5152	1187.2173	66.3460	\$ 17,430	\$ 724,934	\$ 659,565	\$ 241,237	\$ 3,085	\$ 60,369
Bernardsville Borough	Somerset	Planning	\$ 25,844,371	\$ 1,662,445,013	\$ 129,543,046	\$ 95,143,388	412.6429	4563.9357	300.0256	159.3910	\$ 62,631	\$ 364,257	\$ 431,773	\$ 596,918	\$ 3,032	\$ 64,024
Far Hills Borough	Somerset	Planning	\$ 13,128,148	\$ 268,887,472	\$ 24,295,293	\$ 71,895,016	186.8371	1174.1534	54.3822	133.2860	\$ 70,265	\$ 229,005	\$ 446,751	\$ 539,404	\$ 5,489	\$ 33,707
Peapack-Gladstone Borough	Somerset	Planning	\$ 15,716,207	\$ 463,170,494	\$ 192,076,115	\$ 53,143,920	157.2500	1988.7966	140.6900	103.7706	\$ 99,944	\$ 232,890	\$ 1,365,244	\$ 512,129	\$ 2,894	\$ 33,527
Byram Township	Sussex	Split	\$ 19,682,983	\$ 697,721,587	\$ 63,250,000	\$ 8,044,472	1242.1751	2193.3405	335.1056	68.0310	\$ 15,846	\$ 318,109	\$ 188,746	\$ 118,247	\$ 8,245	\$ 6,540
Franklin Borough	Sussex	Planning	\$ 11,189,480	\$ 224,285,475	\$ 62,727,501	\$ 3,662,760	703.5791	630.8017	262.7327	21.6450	\$ 15,904	\$ 355,556	\$ 238,750	\$ 169,220	\$ 22,481	\$ 5,203
Green Township	Sussex	Split	\$ 10,372,466	\$ 309,501,969	\$ 14,827,476	\$ 31,820,913	806.1564	2120.8830	81.5606	184.6515	\$ 12,867	\$ 145,931	\$ 181,797	\$ 172,330	\$ -	\$ -
Hamburg Borough	Sussex	Planning	\$ 3,566,089	\$ 184,409,013	\$ 21,310,927	\$ 181,760	104.3578	211.2546	93.0287	1.4400	\$ 34,172	\$ 872,923	\$ 229,079	\$ 126,222	\$ 6,209	\$ 1,502
Hardyston Township	Sussex	Split	\$ 44,250,871	\$ 591,156,707	\$ 71,961,555	\$ 11,789,943	6098.5900	1965.3280	1776.0390	96.3810	\$ 7,256	\$ 300,793	\$ 40,518	\$ 122,326	\$ 8,567	\$ 5,915
Hopatcong Borough	Sussex	Split	\$ 25,539,699	\$ 1,089,743,716	\$ 39,769,118	\$ 3,422,796	993.2190	901.9221	862.3267	16.0000	\$ 25,714	\$ 1,208,246	\$ 46,118	\$ 213,925	\$ 18,541	\$ 1,966
Ogdensburg Borough	Sussex	Split	\$ 4,370,203	\$ 138,967,704	\$ 9,487,095	\$ 852,929	216.3293	372.6736	62.9897	7.4700	\$ 20,202	\$ 372,894	\$ 150,613	\$ 114,181	\$ 16,142	\$ 1,982
Sparta Township	Sussex	Split	\$ 68,657,644	\$ 2,212,144,220	\$ 161,181,606	\$ 20,253,827	4221.5951	7427.4565	601.3970	217.0500	\$ 16,263	\$ 297,833	\$ 268,012	\$ 93,314	\$ 3,857	\$ 8,870
Stanhope Borough	Sussex	Planning	\$ 2,869,781	\$ 240,257,559	\$ 15,494,481	\$ -	110.3949	251.7521	68.2587		\$ 25,996	\$ 954,342	\$ 226,996	-	\$ 5,772	\$ 4,249
Vernon Township	Sussex	Split	\$ 85,989,827	\$ 1,718,777,840	\$ 152,125,944	\$ 29,665,228	9946.8211	6109.9610	2192.7478	391.5571	\$ 8,645	\$ 281,307	\$ 69,377	\$ 75,762	\$ 6,582	\$ 4,441
Allamuchy Township	Warren	Split	\$ 15,159,836	\$ 408,411,239	\$ 17,514,025	\$ 18,133,403	1302.7474	834.4859	124.3838	88.8000	\$ 11,637	\$ 489,417	\$ 140,806	\$ 204,205	\$ 72,655	\$ 2,034
Alpha Borough	Warren	Planning	\$ 2,534,235	\$ 114,653,735	\$ 15,436,970	\$ 807,311	41.3058	55.4570	18.6330	3.0000	\$ 61,353	\$ 2,067,435	\$ 828,475	\$ 269,104	\$ 11,254	\$ 11,266
Belvidere Town	Warren	Planning	\$ 3,168,156	\$ 122,992,678	\$ 18,348,722	\$ 761,852	69.8135	252.9723	62.2306	4.4000	\$ 45,380	\$ 486,190	\$ 294,850	\$ 173,148	\$ 9,464	\$ 5,424
Franklin Township	Warren	Split	\$ 5,593,145	\$ 244,186,204	\$ 28,715,141	\$ 39,440,954	844.7298	1519.2528	85.1290	167.8600	\$ 6,621	\$ 160,728	\$ 337,313	\$ 234,963	\$ 15,057	\$ 3,915
Frelinghuysen Township	Warren	Planning	\$ 6,456,051	\$ 150,888,100	\$ 7,121,178	\$ 54,368,830	544.4600	1910.1600	79.9200	235.0500	\$ 11,858	\$ 78,992	\$ 89,104	\$ 231,308	\$ -	\$ -
Greenwich Township	Warren	Split	\$ 4,009,727	\$ 477,219,257	\$ 79,699,089	\$ 11,243,171	279.2503	1320.2533	175.6100	52.9200	\$ 14,359	\$ 361,460	\$ 453,841	\$ 212,456	\$ 869	\$ 7,135
Hackettstown Town	Warren	Split	\$ 15,533,430	\$ 454,415,639	\$ 124,242,766	\$ -	409.4287	667.5622	175.8556		\$ 37,939	\$ 680,709	\$ 706,504	-	\$ 15,699	\$ 3,860
Harmony Township	Warren	Split	\$ 14,239,165	\$ 185,147,194	\$ 19,931,196	\$ 25,679,049	1353.8189	1584.7354	367.1743	420.2656	\$ 10,518	\$ 116,832	\$ 54,283	\$ 61,102	\$ 26,952	\$ 3,478
Hope Township	Warren	Planning	\$ 7,238,721	\$ 139,583,725	\$ 11,064,074	\$ 28,184,334	859.1670	1425.8600	60.6200	177.9700	\$ 8,425	\$ 97,894	\$ 182,515	\$ 158,366	\$ 47,163	\$ 2,752
Independence Township	Warren	Split	\$ 10,347,636	\$ 428,178,260	\$ 21,999,247	\$ 20,995,935	1007.6370	2242.2749	112.3200	102.5900	\$ 10,269	\$ 190,957	\$ 195,862	\$ 204,659	\$ -	\$ -
Liberty Township	Warren	Split	\$ 6,858,831	\$ 206,427,666	\$ 7,327,534	\$ 18,942,322	479.3390	1873.8403	102.6200	84.5000	\$ 14,309	\$ 110,163	\$ 71,405	\$ 224,169	\$ 9,289	\$ 3,319
Lopatcong Township	Warren	Split	\$ 18,724,162	\$ 483,366,101	\$ 110,315,319	\$ 7,893,676	401.0109	1150.5731	396.9395	38.5700	\$ 46,692	\$ 420,109	\$ 277,915	\$ 204,658	\$ 32,982	\$ 2,760
Mansfield Township	Warren	Split	\$ 19,875,076	\$ 425,553,568	\$ 81,681,726	\$ 47,385,587	1462.2418	50996.5259	340.8643	369.8800	\$ 13,592	\$ 8,345	\$ 239,631	\$ 128,111	\$ 10,126	\$ 5,587
Oxford Township	Warren	Split	\$ 3,800,832	\$ 140,030,097	\$ 6,491,817	\$ 4,037,309	217.3077	479.2543	39.0974	31.9700	\$ 17,491	\$ 292,183	\$ 166,042	\$ 126,284	\$ 24,292	\$ 5,658
Phillipsburg Town	Warren	Planning	\$ 6,454,726	\$ 462,082,614	\$ 99,911,085	\$ -	99.6520	9656.4522	154.8360		\$ 64,773	\$ 47,852	\$ 645,270	-	\$ 7,394	\$ 4,976
Pohatcong Township	Warren	Split	\$ 5,441,182	\$ 197,425,813	\$ 94,020,985	\$ 26,840,985	349.4831	823.0879	184.3422	123.9000	\$ 15,569	\$ 239,860	\$ 510,035	\$ 216,634	\$ 16,276	\$ 3,103
Washington Borough	Warren	Planning	\$ 4,029,424	\$ 290,025,703	\$ 53,739,074	\$ 473,388	142.0374	718.9698	103.4971	6.6000	\$ 28,369	\$ 403,391	\$ 519,233	\$ 71,725	\$ 21,157	\$ 4,803
Washington Township	Warren	Split	\$ 27,095,006	\$ 488,298,111	\$ 63,771,620	\$ 21,337,495	999.6800	2601.5309	521.4969	354.5100	\$ 27,104	\$ 187,696	\$ 122,286	\$ 60,189	\$ 7,391	\$ 4,173
White Township	Warren	Split	\$ 12,744,861	\$ 317,743,677	\$ 35,825,395	\$ 30,402,081	1387.7740	2464.3200	427.4886	175.8900	\$ 9,184	\$ 128,938	\$ 83,804	\$ 172,847	\$ 17,450	\$ 3,204



Appendix 11: Property Transactions - Highlands Municipalities

TRANSACTIONS			2003				2004				2005				% CHANGE 2003 - 2005				CHANGE 2003 - 2005			
Municipality	County	Area	Total Transactions	Residential	Commercial	Other	Total Transactions	Residential	Commercial	Other	Total Transactions	Residential	Commercial	Other	Total Transactions	Residential	Commercial	Other	Total Transactions	Residential	Commercial	Other
Mahwah township	Bergen	Split	1023	934	14	75	961	881	10	70	775	717	3	55	-24.2%	-23.2%	-78.6%	-26.7%	-248	-217	-11	-20
Oakland borough	Bergen	Split	364	325	13	26	350	323	7	20	469	405	15	49	28.8%	24.6%	15.4%	88.5%	105	80	2	23
High Bridge borough	Hunterdon	Planning	148	145	0	3	143	134	2	7	149	122	14	13	0.7%	-15.9%	0.0%	333.3%	1	-23	14	10
Lebanon borough	Hunterdon	Planning	73	52	6	15	79	56	10	13	38	27	5	6	-47.9%	-48.1%	-16.7%	-60.0%	-35	-25	-1	-9
Milford borough	Hunterdon	Planning	31	25	1	5	45	38	2	5	47	26	5	16	51.6%	4.0%	400.0%	220.0%	16	1	4	11
Bloomsbury borough	Hunterdon	Preservation	27	25	0	2	25	20	1	4	35	30	2	3	29.6%	20.0%	0.0%	50.0%	8	5	2	1
Califon borough	Hunterdon	Preservation	28	24	1	3	35	28	2	5	26	20	2	4	-7.1%	-16.7%	100.0%	33.3%	-2	-4	1	1
Glen Gardner borough	Hunterdon	Preservation	75	73	1	1	120	113	3	4	91	83	2	6	21.3%	13.7%	100.0%	500.0%	16	10	1	5
Alexandria township	Hunterdon	Split	183	107	3	73	173	97	4	72	152	83	1	68	-16.9%	-22.4%	-66.7%	-6.8%	-31	-24	-2	-5
Bethlehem township	Hunterdon	Split	145	93	1	51	140	100	3	37	113	97	0	16	-22.1%	4.3%	-100.0%	-68.6%	-32	4	-1	-35
Clinton town	Hunterdon	Split	96	85	9	2	106	88	18	0	81	67	14	0	-15.6%	-21.2%	55.6%	-100.0%	-15	-18	5	-2
Clinton township	Hunterdon	Split	389	338	11	40	472	417	7	48	433	342	11	80	11.3%	1.2%	0.0%	100.0%	44	4	0	40
Hampton borough	Hunterdon	Split	41	34	1	6	53	43	0	10	53	46	2	5	29.3%	35.3%	100.0%	-16.7%	12	12	1	-1
Holland township	Hunterdon	Split	162	89	0	73	210	154	0	56	162	112	0	50	0.0%	25.8%	0.0%	-31.5%	0	23	0	-23
Lebanon township	Hunterdon	Split	217	126	4	87	225	156	7	62	204	144	8	52	-6.0%	14.3%	100.0%	-40.2%	-13	18	4	-35
Tewksbury township	Hunterdon	Split	210	131	4	75	295	173	4	118	259	170	0	89	23.3%	29.8%	-100.0%	18.7%	49	39	-4	14
Union township	Hunterdon	Split	189	151	2	36	223	180	9	34	182	151	3	28	-3.7%	0.0%	50.0%	-22.2%	-7	0	1	-8
Boonton town	Morris	Planning	211	179	16	16	292	259	14	19	205	191	5	9	-2.8%	6.7%	-68.8%	-43.8%	-6	12	-11	-7
Butler borough	Morris	Planning	244	168	22	54	260	237	15	8	205	185	8	12	-16.0%	10.1%	-63.6%	-77.8%	-39	17	-14	-42
Chester borough	Morris	Planning	59	40	15	4	60	42	15	3	47	36	7	4	-20.3%	-10.0%	-53.3%	0.0%	-12	-4	-8	0
Dover town	Morris	Planning	432	388	20	24	483	440	21	22	446	400	20	26	3.2%	3.1%	0.0%	8.3%	14	12	0	2
Hanover township	Morris	Planning	309	269	11	29	419	386	11	22	314	270	15	29	1.6%	0.4%	36.4%	0.0%	5	1	4	0
Harding township	Morris	Planning	161	126	0	35	158	128	4	26	155	117	4	34	-3.7%	-7.1%	0.0%	-2.9%	-6	-9	4	-1
Mendham borough	Morris	Planning	155	141	6	8	168	157	4	7	131	117	4	10	-15.5%	-17.0%	-33.3%	25.0%	-24	-24	-2	2
Mendham township	Morris	Planning	189	169	0	20	187	170	0	17	166	147	0	19	-12.2%	-13.0%	0.0%	-5.0%	-23	-22	0	-1
Mine Hill township	Morris	Planning	156	141	2	13	149	142	6	1	142	121	3	18	-9.0%	-14.2%	50.0%	38.5%	-14	-20	1	5
Morris Plains borough	Morris	Planning	180	175	1	4	165	152	5	8	148	134	7	7	-17.8%	-23.4%	600.0%	75.0%	-32	-41	6	3
Morris township	Morris	Planning	721	695	12	14	725	683	21	21	630	602	6	22	-12.6%	-13.4%	-50.0%	57.1%	-91	-93	-6	8
Morristown town	Morris	Planning	397	351	32	14	533	434	50	49	400	349	32	19	0.8%	-0.6%	0.0%	35.7%	3	-2	0	5
Mountain Lakes borough	Morris	Planning	132	121	2	9	138	132	4	2	139	126	9	4	5.3%	4.1%	350.0%	-55.6%	7	5	7	-5
Netcong borough	Morris	Planning	86	80	5	1	79	71	3	5	62	51	5	6	-27.9%	-36.3%	0.0%	500.0%	-24	-29	0	5
Parsippany-Troy Hills	Morris	Planning	1295	1080	42	173	1282	1134	45	103	1096	928	56	112	-15.4%	-14.1%	33.3%	-35.3%	-199	-152	14	-61
Riverdale borough	Morris	Planning	108	94	1	13	154	123	7	24	139	112	2	25	28.7%	19.1%	100.0%	92.3%	31	18	1	12
Rockaway borough	Morris	Planning	154	132	13	9	186	167	16	3	167	149	11	7	8.4%	12.9%	-15.4%	-22.2%	13	17	-2	-2
Victory Gardens borough	Morris	Planning	30	29	1	0	43	41	2	0	38	37	1	0	26.7%	27.6%	0.0%	0.0%	8	8	0	0
Wharton borough	Morris	Planning	179	161	7	11	200	172	10	18	150	136	6	8	-16.2%	-15.5%	-14.3%	-27.3%	-29	-25	-1	-3
Boonton township	Morris	Split	134	127	0	7	132	122	0	10	128	110	1	17	-4.5%	-13.4%	0.0%	142.9%	-6	-17	1	10
Chester township	Morris	Split	272	214	4	54	289	241	5	43	228	187	3	38	-16.2%	-12.6%	-25.0%	-29.6%	-44	-27	-1	-16
Denville township	Morris	Split	576	496	21	59	581	479	24	78	644	413	16	215	11.8%	-16.7%	-23.8%	264.4%	68	-83	-5	156
Jefferson township	Morris	Split	858	633	17	208	850	625	20	205	759	612	14	133	-11.5%	-3.3%	-17.6%	-36.1%	-99	-21	-3	-75
Kinnelon borough	Morris	Split	300	253	2	45	330	275	11	44	318	252	7	59	6.0%	-0.4%	250.0%	31.1%	18	-1	5	14
Montville township	Morris	Split	658	550	25	83	676	584	20	72	561	477	0	84	-14.7%	-13.3%	-100.0%	1.2%	-97	-73	-25	1
Mount Arlington borough	Morris	Split	195	180	4	11	281	184	8	89	249	181	3	65	27.7%	0.6%	-25.0%	490.9%	54	1	-1	54
Mount Olive township	Morris	Split	819	508	38	273	743	564	29	150	578	441	14	123	-29.4%	-13.2%	-63.2%	-54.9%	-241	-67	-24	-150
Pequannock township	Morris	Split	381	347	17	17	450	398	16	36	349	312	19	18	-8.4%	-10.1%	11.8%	5.9%	-32	-35	2	1
Randolph township	Morris	Split	621	518	17	86	712	659	12	41	589	535	16	38	-5.2%	3.3%	-5.9%	-55.8%	-32	17	-1	-48
Rockaway township	Morris	Split	806	752	9	45	966	908	7	51	748	692	11	45	-7.2%	-8.0%	22.2%	0.0%	-58	-60	2	0
Roxbury township	Morris	Split	713	617	27	69	730	662	38	30	636	574	25	37	-10.8%	-7.0%	-7.4%	-46.4%	-77	-43	-2	-32
Washington township	Morris	Split	587	456	17	114	584	444	16	124	549	422	12	115	-6.5%	-7.5%	-29.4%	0.9%	-38	-34	-5	1
Pompton Lakes borough	Passaic	Planning	487	337	12	138	457	323	7	127	351	325	12	14	-27.9%	-3.6%	0.0%	-89.9%	-136	-12	0	-124
Ringwood borough	Passaic	Preservation	354	295	1	58	402	331	4	67	365	287	3	75	3.1%	-2.7%	200.0%	29.3%	11	-8	2	17
West Milford township	Passaic	Preservation	1159	923	24	212	1154	927	19	208	931	806	15	110	-19.7%	-12.7%	-37.5%	-48.1%	-228	-117	-9	-102

Municipality	County	Area	Total Transactions	Residential	Commercial	Other	Total Transactions	Residential	Commercial	Other	Total Transactions	Residential	Commercial	Other	Total Transactions	Residential	Commercial	Other	Total Transactions	Residential	Commercial	Other
Bloomington borough	Passaic	Split	182	172	6	4	210	193	8	9	195	188	1	6	7.1%	9.3%	-83.3%	50.0%	13	16	-5	2
Wanaque borough	Passaic	Split	312	296	7	9	298	277	7	14	289	268	6	15	-7.4%	-9.5%	-14.3%	66.7%	-23	-28	-1	6
Bernards township	Somerset	Planning	1034	940	12	82	1119	1060	17	42	767	742	11	14	-25.8%	-21.1%	-8.3%	-82.9%	-267	-198	-1	-68
Bernardsville borough	Somerset	Planning	280	236	9	35	286	247	16	23	190	170	7	13	-32.1%	-28.0%	-22.2%	-62.9%	-90	-66	-2	-22
Far Hills borough	Somerset	Planning	46	36	0	10	47	38	1	8	20	15	1	4	-56.5%	-58.3%	0.0%	-60.0%	-26	-21	1	-6
Peapack and Gladstone	Somerset	Planning	82	61	3	18	93	73	2	18	56	47	0	9	-31.7%	-23.0%	-100.0%	-50.0%	-26	-14	-3	-9
Bedminster township	Somerset	Split	619	574	9	36	637	592	3	42	438	404	5	29	-29.2%	-29.6%	-44.4%	-19.4%	-181	-170	-4	-7
Franklin borough	Sussex	Planning	169	139	7	23	210	178	9	23	147	119	7	21	-13.0%	-14.4%	0.0%	-8.7%	-22	-20	0	-2
Hamburg borough	Sussex	Planning	216	157	3	56	19	13	4	2	153	129	3	21	-29.2%	-17.8%	0.0%	-62.5%	-63	-28	0	-35
Stanhope borough	Sussex	Planning	154	125	6	23	90	79	4	7	167	139	8	20	8.4%	11.2%	33.3%	-13.0%	13	14	2	-3
Byram township	Sussex	Split	302	221	5	76	311	257	4	50	286	239	7	40	-5.3%	8.1%	40.0%	-47.4%	-16	18	2	-36
Green township	Sussex	Split	119	72	1	46	118	87	2	29	117	83	1	33	-1.7%	15.3%	0.0%	-28.3%	-2	11	0	-13
Hardyston township	Sussex	Split	311	249	4	58	225	175	11	39	349	226	14	109	12.2%	-9.2%	250.0%	87.9%	38	-23	10	51
Hopatcong borough	Sussex	Split	773	678	12	83	175	136	5	34	654	590	5	59	-15.4%	-13.0%	-58.3%	-28.9%	-119	-88	-7	-24
Ogdensburg borough	Sussex	Split	57	54	1	2	459	289	16	154	74	66	1	7	29.8%	22.2%	0.0%	250.0%	17	12	0	5
Sparta township	Sussex	Split	792	616	13	163	741	654	6	81	814	664	28	122	2.8%	7.8%	115.4%	-25.2%	22	48	15	-41
Vernon township	Sussex	Split	1260	986	35	239	864	691	19	154	1210	937	13	260	-4.0%	-5.0%	-62.9%	8.8%	-50	-49	-22	21
Alpha borough	Warren	Planning	88	78	3	7	90	77	6	7	68	56	2	10	-22.7%	-28.2%	-33.3%	42.9%	-20	-22	-1	3
Belvidere town	Warren	Planning	79	60	13	6	103	79	12	12	73	59	10	4	-7.6%	-1.7%	-23.1%	-33.3%	-6	-1	-3	-2
Frelinghuysen township	Warren	Planning	82	38	0	44	114	51	2	61	108	37	3	68	31.7%	-2.6%	0.0%	54.5%	26	-1	3	24
Hope township	Warren	Planning	83	49	1	33	76	40	1	35	62	39	1	22	-25.3%	-20.4%	0.0%	-33.3%	-21	-10	0	-11
Phillipsburg town	Warren	Planning	582	511	38	33	616	544	46	26	560	507	26	27	-3.8%	-0.8%	-31.6%	-18.2%	-22	-4	-12	-6
Washington borough	Warren	Planning	270	184	27	59	287	213	22	52	207	169	23	15	-23.3%	-8.2%	-14.8%	-74.6%	-63	-15	-4	-44
Allamuchy township	Warren	Split	234	211	3	20	286	250	4	32	229	179	0	50	-2.1%	-15.2%	-100.0%	150.0%	-5	-32	-3	30
Franklin township	Warren	Split	175	82	2	91	103	61	2	40	90	60	1	29	-48.6%	-26.8%	-50.0%	-68.1%	-85	-22	-1	-62
Greenwich township	Warren	Split	213	171	8	34	206	189	5	12	185	164	3	18	-13.1%	-4.1%	-62.5%	-47.1%	-28	-7	-5	-16
Hackettstown town	Warren	Split	249	203	28	18	245	210	22	13	196	159	22	15	-21.3%	-21.7%	-21.4%	-16.7%	-53	-44	-6	-3
Harmony township	Warren	Split	122	64	4	54	165	66	3	96	100	57	2	41	-18.0%	-10.9%	-50.0%	-24.1%	-22	-7	-2	-13
Independence township	Warren	Split	223	173	3	47	242	206	4	32	160	131	1	28	-28.3%	-24.3%	-66.7%	-40.4%	-63	-42	-2	-19
Liberty township	Warren	Split	119	81	2	36	132	87	3	42	125	69	1	55	5.0%	-14.8%	-50.0%	52.8%	6	-12	-1	19
Lopatcong township	Warren	Split	388	229	19	140	359	261	11	87	304	242	8	54	-21.6%	5.7%	-57.9%	-61.4%	-84	13	-11	-86
Mansfield township	Warren	Split	225	162	6	57	220	174	1	45	179	126	5	48	-20.4%	-22.2%	-16.7%	-15.8%	-46	-36	-1	-9
Oxford township	Warren	Split	110	85	5	20	112	77	5	30	85	70	2	13	-22.7%	-17.6%	-60.0%	-35.0%	-25	-15	-3	-7
Pohatcong township	Warren	Split	121	101	6	14	146	117	7	22	109	82	6	21	-9.9%	-18.8%	0.0%	50.0%	-12	-19	0	7
Washington township	Warren	Split	264	158	12	94	310	176	12	122	276	153	7	116	4.5%	-3.2%	-41.7%	23.4%	12	-5	-5	22
White township	Warren	Split	170	78	7	85	183	113	10	60	176	133	8	35	3.5%	70.5%	14.3%	-58.8%	6	55	1	-50

Source:New Jersey Department of the Treasury, Division of Taxation (2002, 2003, 2004, 2005)

## Appendix 12i: Sales Information for Highlands Municipalities - 2005

Municipality	County	Total Transactions	EV:Total	Verified Sales Price : Total	Total Percent	Vacant Land Transactions	EV:Vacant	Verified Sales Price : Vacant	Vacant Percent	Residential Transactions	EV:Residential	Verified Sales Price : Residential	Residential Percent	Farm Transactions	EV:Farm	Verified Sales Price : Farm	Farm Percent	Commercial Transactions	EV:Commercial	Verified Sales Price : Commercial	Commercial Percent	Industrial Transactions	EV:Industrial	Verified Sales Price : Industrial	Industrial Percent
MAHWAH TOWNSHIP	BERGEN	502	\$ 330,884,403	\$ 274,100,177	- 17.16%	6	\$ 1,948,200	\$ 2,076,000	6.56%	494	\$ 313,653,780	\$ 260,175,177	- 17.05%	-	\$ -	\$ -	-	1	\$ 1,017,711	\$ 1,275,000	25.28%	1	\$ 14,264,711	\$ 10,574,000	- 25.87%
Planning Area		486	\$ 316,889,735	\$ 263,179,177	- 16.95%	2	\$ 1,152,733	\$ 1,396,000	21.10%	482	\$ 300,454,580	\$ 249,934,177	- 16.81%	-	\$ -	\$ -	-	1	\$ 1,017,711	\$ 1,275,000	25.28%	1	\$ 14,264,711	\$ 10,574,000	- 25.87%
Preservation Area		16	\$ 13,994,668	\$ 10,921,000	- 21.96%	4	\$ 795,468	\$ 680,000	- 14.52%	12	\$ 13,199,200	\$ 10,241,000	- 22.41%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
OAKLAND BOROUGH	BERGEN	67	\$ 41,031,352	\$ 32,550,400	- 20.67%	-	\$ -	\$ -	-	66	\$ 40,619,441	\$ 32,175,400	- 20.79%	-	\$ -	\$ -	-	1	\$ 411,911	\$ 375,000	- 8.96%	-	\$ -	\$ -	-
Planning Area		53	\$ 30,686,213	\$ 24,386,700	- 20.53%	-	\$ -	\$ -	-	52	\$ 30,274,301	\$ 24,011,700	- 20.69%	-	\$ -	\$ -	-	1	\$ 411,911	\$ 375,000	- 8.96%	-	\$ -	\$ -	-
Preservation Area		14	\$ 10,345,140	\$ 8,163,700	- 21.09%	-	\$ -	\$ -	-	14	\$ 10,345,140	\$ 8,163,700	- 21.09%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
ALEXANDRIA TOWNSHIP	HUNTERDON	51	\$ 23,840,051	\$ 22,726,915	- 4.67%	1	\$ 253,768	\$ 250,000	- 1.48%	50	\$ 23,586,283	\$ 22,476,915	- 4.70%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Planning Area		38	\$ 18,105,620	\$ 17,582,415	- 2.89%	-	\$ -	\$ -	-	38	\$ 18,105,620	\$ 17,582,415	- 2.89%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Preservation Area		13	\$ 5,734,432	\$ 5,144,500	- 10.29%	1	\$ 253,768	\$ 250,000	- 1.48%	12	\$ 5,480,664	\$ 4,894,500	- 10.70%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
BETHLEHEM TOWNSHIP	HUNTERDON	62	\$ 39,498,055	\$ 29,209,377	- 26.05%	1	\$ 234,399	\$ 180,000	- 23.21%	61	\$ 39,263,656	\$ 29,029,377	- 26.07%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Planning Area		1	\$ 270,928	\$ 239,500	- 11.60%	-	\$ -	\$ -	-	1	\$ 270,928	\$ 239,500	- 11.60%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Preservation Area		61	\$ 39,227,127	\$ 28,969,877	- 26.15%	1	\$ 234,399	\$ 180,000	- 23.21%	60	\$ 38,992,728	\$ 28,789,877	- 26.17%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
BLOOMSBURY BOROUGH	HUNTERDON	23	\$ 6,202,663	\$ 7,104,754	14.54%	-	\$ -	\$ -	-	23	\$ 6,202,663	\$ 7,104,754	14.54%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Preservation Area		23	\$ 6,202,663	\$ 7,104,754	14.54%	-	\$ -	\$ -	-	23	\$ 6,202,663	\$ 7,104,754	14.54%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
CALIFON BOROUGH		18	\$ 4,096,850	\$ 6,741,800	64.56%	-	\$ -	\$ -	-	18	\$ 4,096,850	\$ 6,741,800	64.56%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Preservation Area	HUNTERDON	18	\$ 4,096,850	\$ 6,741,800	64.56%	-	\$ -	\$ -	-	18	\$ 4,096,850	\$ 6,741,800	64.56%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
CLINTON TOWN		24	\$ 11,556,486	\$ 11,778,800	1.92%	-	\$ -	\$ -	-	23	\$ 8,338,453	\$ 8,358,800	0.24%	-	\$ -	\$ -	-	1	\$ 3,218,034	\$ 3,420,000	6.28%	-	\$ -	\$ -	-
Planning Area		24	\$ 11,556,486	\$ 11,778,800	1.92%	-	\$ -	\$ -	-	23	\$ 8,338,453	\$ 8,358,800	0.24%	-	\$ -	\$ -	-	1	\$ 3,218,034	\$ 3,420,000	6.28%	-	\$ -	\$ -	-
CLINTON TOWNSHIP	HUNTERDON	260	\$ 86,160,374	\$ 111,244,249	29.11%	1	\$ 154,511	\$ 225,000	45.62%	257	\$ 84,316,773	\$ 109,178,130	29.49%	-	\$ -	\$ -	-	2	\$ 1,689,090	\$ 1,841,119	9.00%	-	\$ -	\$ -	-
Planning Area		258	\$ 84,959,062	\$ 109,824,349	29.27%	1	\$ 154,511	\$ 225,000	45.62%	255	\$ 83,115,461	\$ 107,758,230	29.65%	-	\$ -	\$ -	-	2	\$ 1,689,090	\$ 1,841,119	9.00%	-	\$ -	\$ -	-
Preservation Area		2	\$ 1,201,312	\$ 1,419,900	18.20%	-	\$ -	\$ -	-	2	\$ 1,201,312	\$ 1,419,900	18.20%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
GLEN GARDNER BOROUGH	HUNTERDON	71	\$ 18,096,183	\$ 14,589,800	- 19.38%	-	\$ -	\$ -	-	70	\$ 17,442,574	\$ 14,092,300	- 19.21%	1	\$ 653,609	\$ 497,500	- 23.88%	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Preservation Area		71	\$ 18,096,183	\$ 14,589,800	- 19.38%	-	\$ -	\$ -	-	70	\$ 17,442,574	\$ 14,092,300	- 19.21%	1	\$ 653,609	\$ 497,500	- 23.88%	-	\$ -	\$ -	-	-	\$ -	\$ -	-
HAMPTON BOROUGH		25	\$ 3,500,901	\$ 6,383,399	82.34%	-	\$ -	\$ -	-	24	\$ 3,327,123	\$ 6,088,399	82.99%	-	\$ -	\$ -	-	1	\$ 173,778	\$ 295,000	69.76%	-	\$ -	\$ -	-
Planning Area	HUNTERDON	1	\$ 126,903	\$ 207,000	63.12%	-	\$ -	\$ -	-	1	\$ 126,903	\$ 207,000	63.12%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Preservation Area		24	\$ 3,373,998	\$ 6,176,399	83.06%	-	\$ -	\$ -	-	23	\$ 3,200,220	\$ 5,881,399	83.78%	-	\$ -	\$ -	-	1	\$ 173,778	\$ 295,000	69.76%	-	\$ -	\$ -	-
HIGH BRIDGE BOROUGH		34	\$ 8,058,859	\$ 8,983,600	11.47%	-	\$ -	\$ -	-	33	\$ 7,986,471	\$ 8,887,600	11.28%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	1	\$ 72,388	\$ 96,000	32.62%
Planning Area	HUNTERDON	34	\$ 8,058,859	\$ 8,983,600	11.47%	-	\$ -	\$ -	-	33	\$ 7,986,471	\$ 8,887,600	11.28%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	1	\$ 72,388	\$ 96,000	32.62%
HOLLAND TOWNSHIP		34	\$ 21,102,569	\$ 13,171,200	- 37.58%	-	\$ -	\$ -	-	34	\$ 21,102,569	\$ 13,171,200	- 37.58%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Planning Area		32	\$ 19,156,261	\$ 12,047,200	- 37.11%	-	\$ -	\$ -	-	32	\$ 19,156,261	\$ 12,047,200	- 37.11%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Preservation Area		2	\$ 1,946,308	\$ 1,124,000	- 42.25%	-	\$ -	\$ -	-	2	\$ 1,946,308	\$ 1,124,000	- 42.25%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
LEBANON BOROUGH	HUNTERDON	27	\$ 5,602,789	\$ 8,742,690	56.04%	-	\$ -	\$ -	-	25	\$ 5,006,773	\$ 7,982,690	59.44%	-	\$ -	\$ -	-	2	\$ 596,016	\$ 760,000	27.51%	-	\$ -	\$ -	-
Planning Area		27	\$ 5,602,789	\$ 8,742,690	56.04%	-	\$ -	\$ -	-	25	\$ 5,006,773	\$ 7,982,690	59.44%	-	\$ -	\$ -	-	2	\$ 596,016	\$ 760,000	27.51%	-	\$ -	\$ -	-
LEBANON TOWNSHIP	HUNTERDON	82	\$ 25,359,778	\$ 32,666,500	28.81%	4	\$ 576,232	\$ 791,900	37.43%	77	\$ 24,526,064	\$ 31,336,600	27.77%	-	\$ -	\$ -	-	1	\$ 257,482	\$ 538,000	108.95%	-	\$ -	\$ -	-
Preservation Area		82	\$ 25,359,778	\$ 32,666,500	28.81%	4	\$ 576,232	\$ 791,900	37.43%	77	\$ 24,526,064	\$ 31,336,600	27.77%	-	\$ -	\$ -	-	1	\$ 257,482	\$ 538,000	108.95%	-	\$ -	\$ -	-
MILFORD BOROUGH		22	\$ 7,335,088	\$ 5,201,016	- 29.09%	3	\$ 334,266	\$ 232,000	- 30.59%	19	\$ 7,000,823	\$ 4,969,016	- 29.02%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Planning Area	268	22	\$ 7,335,088	\$ 5,201,016	- 29.09%	3	\$ 334,266	\$ 232,000	- 30.59%	19	\$ 7,000,823	\$ 4,969,016	- 29.02%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
TEWKSBURY TOWNSHIP		101	\$ 64,970,311	\$ 70,313,886	8.22%	2	\$ 656,346	\$ 811,500	23.64%	99	\$ 64,313,965	\$ 69,502,386	8.07%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Planning Area		31	\$ 19,172,783	\$ 20,319,000	5.98%	-	\$ -	\$ -	-	31	\$ 19,172,783	\$ 20,319,000	5.98%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Preservation Area	HUNTERDON	70	\$ 45,797,528	\$ 49,994,886	9.17%	2	\$ 656,346	\$ 811,500	23.64%	68	\$ 45,141,182	\$ 49,183,386	8.95%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
UNION TOWNSHIP		111	\$ 27,015,503	\$ 37,227,700	37.80%	-	\$ -	\$ -	-	110	\$ 26,753,369	\$ 36,882,700	37.86%	-	\$ -	\$ -	-	1	\$ 262,134	\$ 345,000	31.61%	-	\$ -	\$ -	-
Planning Area		78	\$ 15,110,143	\$ 21,629,000	43.14%	-	\$ -	\$ -	-	78	\$ 15,110,143	\$ 21,629,000	43.14%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Preservation Area	HUNTERDON	33	\$ 11,905,360	\$ 15,598,700	31.02%	-	\$ -	\$ -	-	32	\$ 11,643,226	\$ 15,253,700	31.01%	-	\$ -	\$ -	-	1	\$ 262,134	\$ 345,000	31.61%	-	\$ -	\$ -	-
BOONTON TOWN		114	\$ 37,198,134	\$ 45,350,400	21.92%	-	\$ -	\$ -	-	114	\$ 37,198,134	\$ 45,350,400	21.92%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Planning Area		114	\$ 37,198,134	\$ 45,350,400	21.92%	-	\$ -	\$ -	-	114	\$ 37,198,134	\$ 45,350,400	21.92%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
BOONTON TOWNSHIP	HUNTERDON	73	\$ 24,830,726	\$ 38,857,703	56.49%	5	\$ 1,530,105	\$ 2,619,000	71.16%	68	\$ 23,300,621	\$ 36,238,703	55.53%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Planning Area		72	\$ 24,454,760	\$ 38,337,703	56.77%	5	\$ 1,530,105	\$ 2,619,000	71.16%	67	\$ 22,924,655	\$ 35,718,703	55.81%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Preservation Area		1	\$ 375,967	\$ 520,000	38.31%	-	\$ -	\$ -	-	1	\$ 375,967	\$ 520,000	38.31%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -		

Sales Information for Highlands Municipalities - 2005

Municipality	County	Total Transactions	EV:Total	Verified Sales Price : Total	Total Percent	Vacant Land Transactions	EV:Vacant	Verified Sales Price : Vacant	Vacant Percent	Residential Transactions	EV:Residential	Verified Sales Price : Residential	Residential Percent	Farm Transactions	EV:Farm	Verified Sales Price : Farm	Farm Percent	Commercial Transactions	EV:Commercial	Verified Sales Price : Commercial	Commercial Percent	Industrial Transactions	EV:Industrial	Verified Sales Price : Industrial	Industrial Percent
Planning Area		141	\$ 25,341,702	\$ 42,040,468	65.89%	1	\$ 21,885	\$ 17,000	- 22.32%	137	\$ 24,324,114	\$ 40,888,468	68.10%	-	\$ -	\$ -	-	3	\$ 995,704	\$ 1,135,000	13.99%	-	\$ -	\$ -	-
Preservation Area		271	\$ 57,245,435	\$ 90,484,750	58.06%	5	\$ 186,762	\$ 261,000	39.75%	261	\$ 55,052,497	\$ 87,695,750	59.29%	-	\$ -	\$ -	-	5	\$ 2,006,176	\$ 2,528,000	26.01%	-	\$ -	\$ -	-
KINNELON BOROUGH	MORRIS	155	\$ 131,188,062	\$ 100,624,479	- 23.30%	1	\$ 28,697	\$ 22,000	- 23.34%	154	\$ 131,159,365	\$ 100,602,479	- 23.30%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Preservation Area		155	\$ 131,188,062	\$ 100,624,479	- 23.30%	1	\$ 28,697	\$ 22,000	- 23.34%	154	\$ 131,159,365	\$ 100,602,479	- 23.30%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
MENDHAM BOROUGH		91	\$ 29,027,425	\$ 67,320,037	131.92%	-	\$ -	\$ -	-	90	\$ 28,878,172	\$ 67,050,037	132.18%	-	\$ -	\$ -	-	1	\$ 149,254	\$ 270,000	80.90%	-	\$ -	\$ -	-
Planning Area	MORRIS	91	\$ 29,027,425	\$ 67,320,037	131.92%	-	\$ -	\$ -	-	90	\$ 28,878,172	\$ 67,050,037	132.18%	-	\$ -	\$ -	-	1	\$ 149,254	\$ 270,000	80.90%	-	\$ -	\$ -	-
MENDHAM TOWNSHIP		42	\$ 77,033,844	\$ 39,833,081	- 48.29%	1	\$ 1,490,743	\$ 940,000	- 36.94%	41	\$ 75,543,102	\$ 38,893,081	- 48.52%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Planning Area		42	\$ 77,033,844	\$ 39,833,081	- 48.29%	1	\$ 1,490,743	\$ 940,000	- 36.94%	41	\$ 75,543,102	\$ 38,893,081	- 48.52%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
MINE HILL TOWNSHIP	MORRIS	76	\$ 17,849,606	\$ 23,880,925	33.79%	-	\$ -	\$ -	-	76	\$ 17,849,606	\$ 23,880,925	33.79%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
Planning Area		76	\$ 17,849,606	\$ 23,880,925	33.79%	-	\$ -	\$ -	-	76	\$ 17,849,606	\$ 23,880,925	33.79%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
MONTVILLE TOWNSHIP		315	\$ 136,821,721	\$ 192,524,691	40.71%	3	\$ 785,563	\$ 1,332,500	69.62%	301	\$ 130,040,380	\$ 185,187,191	42.41%	-	\$ -	\$ -	-	9	\$ 3,276,458	\$ 3,575,000	9.11%	2	\$ 2,719,319	\$ 2,430,000	- 10.64%
Planning Area	MORRIS	294	\$ 125,750,198	\$ 177,881,691	41.46%	1	\$ 245,579	\$ 312,500	27.25%	282	\$ 119,508,841	\$ 171,564,191	43.56%	-	\$ -	\$ -	-	9	\$ 3,276,458	\$ 3,575,000	9.11%	2	\$ 2,719,319	\$ 2,430,000	- 10.64%
Preservation Area		21	\$ 11,071,523	\$ 14,643,000	32.26%	2	\$ 539,984	\$ 1,020,000	88.89%	19	\$ 10,531,539	\$ 13,623,000	29.35%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
MORRIS TOWNSHIP		378	\$ 404,544,123	\$ 314,016,069	- 22.38%	-	\$ -	\$ -	-	375	\$ 240,662,888	\$ 206,671,069	- 14.12%	-	\$ -	\$ -	-	3	\$ 163,881,235	\$ 107,345,000	- 34.50%	-	\$ -	\$ -	-
Planning Area	MORRIS	378	\$ 404,544,123	\$ 314,016,069	- 22.38%	-	\$ -	\$ -	-	375	\$ 240,662,888	\$ 206,671,069	- 14.12%	-	\$ -	\$ -	-	3	\$ 163,881,235	\$ 107,345,000	- 34.50%	-	\$ -	\$ -	-
MORRIS PLAINS BOROUGH		89	\$ 23,778,918	\$ 43,468,299	82.80%	-	\$ -	\$ -	-	87	\$ 21,357,486	\$ 40,173,299	88.10%	-	\$ -	\$ -	-	2	\$ 2,421,432	\$ 3,295,000	36.08%	-	\$ -	\$ -	-
Planning Area		89	\$ 23,778,918	\$ 43,468,299	82.80%	-	\$ -	\$ -	-	87	\$ 21,357,486	\$ 40,173,299	88.10%	-	\$ -	\$ -	-	2	\$ 2,421,432	\$ 3,295,000	36.08%	-	\$ -	\$ -	-
MORRISTOWN TOWN	MORRIS	278	\$ 206,333,401	\$ 124,586,845	- 39.62%	-	\$ -	\$ -	-	266	\$ 183,910,230	\$ 111,492,745	- 39.38%	-	\$ -	\$ -	-	11	\$ 20,220,380	\$ 11,594,100	- 42.66%	1	\$ 2,202,790	\$ 1,500,000	- 31.90%
Planning Area		278	\$ 206,333,401	\$ 124,586,845	- 39.62%	-	\$ -	\$ -	-	266	\$ 183,910,230	\$ 111,492,745	- 39.38%	-	\$ -	\$ -	-	11	\$ 20,220,380	\$ 11,594,100	- 42.66%	1	\$ 2,202,790	\$ 1,500,000	- 31.90%
MOUNTAIN LAKES BOROUGH		95	\$ 46,409,036	\$ 97,811,874	110.76%	-	\$ -	\$ -	-	94	\$ 45,894,829	\$ 96,611,874	110.51%	-	\$ -	\$ -	-	1	\$ 514,208	\$ 1,200,000	133.37%	-	\$ -	\$ -	-
Planning Area	MORRIS	95	\$ 46,409,036	\$ 97,811,874	110.76%	-	\$ -	\$ -	-	94	\$ 45,894,829	\$ 96,611,874	110.51%	-	\$ -	\$ -	-	1	\$ 514,208	\$ 1,200,000	133.37%	-	\$ -	\$ -	-
MOUNT ARLINGTON BOROUGH		125	\$ 58,598,827	\$ 42,409,820	- 27.63%	1	\$ 14,238	\$ 8,000	- 43.81%	122	\$ 54,721,106	\$ 39,971,820	- 26.95%	-	\$ -	\$ -	-	2	\$ 3,863,484	\$ 2,430,000	- 37.10%	-	\$ -	\$ -	-
Planning Area		124	\$ 58,237,186	\$ 42,112,820	- 27.69%	1	\$ 14,238	\$ 8,000	- 43.81%	121	\$ 54,359,464	\$ 39,674,820	- 27.01%	-	\$ -	\$ -	-	2	\$ 3,863,484	\$ 2,430,000	- 37.10%	-	\$ -	\$ -	-
Preservation Area	MORRIS	1	\$ 361,642	\$ 297,000	- 17.87%	-	\$ -	\$ -	-	1	\$ 361,642	\$ 297,000	- 17.87%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
MOUNT OLIVE TOWNSHIP		305	\$ 95,891,523	\$ 113,948,786	18.83%	2	\$ 270,288	\$ 200,000	- 26.00%	300	\$ 94,979,918	\$ 113,028,786	19.00%	-	\$ -	\$ -	-	3	\$ 641,317	\$ 720,000	12.27%	-	\$ -	\$ -	-
Planning Area		305	\$ 95,891,523	\$ 113,948,786	18.83%	2	\$ 270,288	\$ 200,000	- 26.00%	300	\$ 94,979,918	\$ 113,028,786	19.00%	-	\$ -	\$ -	-	3	\$ 641,317	\$ 720,000	12.27%	-	\$ -	\$ -	-
NETCONG BOROUGH	MORRIS	31	\$ 4,657,918	\$ 8,427,649	80.93%	1	\$ 45,040	\$ 70,500	56.53%	29	\$ 4,560,276	\$ 8,292,149	81.83%	-	\$ -	\$ -	-	1	\$ 52,602	\$ 65,000	23.57%	-	\$ -	\$ -	-
Planning Area		31	\$ 4,657,918	\$ 8,427,649	80.93%	1	\$ 45,040	\$ 70,500	56.53%	29	\$ 4,560,276	\$ 8,292,149	81.83%	-	\$ -	\$ -	-	1	\$ 52,602	\$ 65,000	23.57%	-	\$ -	\$ -	-
PARSIPPANY-TROY HILLS TOWNSHIP		676	\$ 265,171,666	\$ 275,388,385	3.85%	-	\$ -	\$ -	-	666	\$ 248,002,597	\$ 261,289,385	5.36%	-	\$ -	\$ -	-	8	\$ 6,638,229	\$ 5,599,000	- 15.66%	2	\$ 10,530,840	\$ 8,500,000	- 19.28%
Planning Area	MORRIS	676	\$ 265,171,666	\$ 275,388,385	3.85%	-	\$ -	\$ -	-	666	\$ 248,002,597	\$ 261,289,385	5.36%	-	\$ -	\$ -	-	8	\$ 6,638,229	\$ 5,599,000	- 15.66%	2	\$ 10,530,840	\$ 8,500,000	- 19.28%
PEQUANNOCK TOWNSHIP		85	\$ 22,831,697	\$ 36,706,100	60.77%	-	\$ -	\$ -	-	83	\$ 22,329,204	\$ 35,976,100	61.12%	-	\$ -	\$ -	-	2	\$ 502,493	\$ 730,000	45.28%	-	\$ -	\$ -	-
Planning Area		85	\$ 22,831,697	\$ 36,706,100	60.77%	-	\$ -	\$ -	-	83	\$ 22,329,204	\$ 35,976,100	61.12%	-	\$ -	\$ -	-	2	\$ 502,493	\$ 730,000	45.28%	-	\$ -	\$ -	-
RANDOLPH TOWNSHIP	MORRIS	328	\$ 107,145,604	\$ 190,950,197	78.22%	2	\$ 449,628	\$ 800,000	77.92%	322	\$ 102,448,780	\$ 183,400,297	79.02%	-	\$ -	\$ -	-	4	\$ 4,247,196	\$ 6,749,900	58.93%	-	\$ -	\$ -	-
Planning Area		325	\$ 106,682,122	\$ 189,974,297	78.08%	2	\$ 449,628	\$ 800,000	77.92%	319	\$ 101,985,298	\$ 182,424,397	78.87%	-	\$ -	\$ -	-	4	\$ 4,247,196	\$ 6,749,900	58.93%	-	\$ -	\$ -	-
Preservation Area		3	\$ 463,481	\$ 975,900	110.56%	-	\$ -	\$ -	-	3	\$ 463,481	\$ 975,900	110.56%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
RIVERDALE BOROUGH	MORRIS	33	\$ 12,454,961	\$ 12,911,900	3.67%	1	\$ 994,188	\$ 950,000	- 4.44%	31	\$ 10,972,914	\$ 11,411,900	4.00%	-	\$ -	\$ -	-	1	\$ 487,858	\$ 550,000	12.74%	-	\$ -	\$ -	-
Planning Area		33	\$ 12,454,961	\$ 12,911,900	3.67%	1	\$ 994,188	\$ 950,000	- 4.44%	31	\$ 10,972,914	\$ 11,411,900	4.00%	-	\$ -	\$ -	-	1	\$ 487,858	\$ 550,000	12.74%	-	\$ -	\$ -	-
ROCKAWAY BOROUGH		103	\$ 39,124,217	\$ 31,633,600	- 19.15%	-	\$ -	\$ -	-	97	\$ 36,176,638	\$ 29,453,100	- 18.59%	-	\$ -	\$ -	-	6	\$ 2,947,578	\$ 2,180,500	- 26.02%	-	\$ -	\$ -	-
Planning Area	MORRIS	103	\$ 39,124,217	\$ 31,633,600	- 19.15%	-	\$ -	\$ -	-	97	\$ 36,176,638	\$ 29,453,100	- 18.59%	-	\$ -	\$ -	-	6	\$ 2,947,578	\$ 2,180,500	- 26.02%	-	\$ -	\$ -	-
ROCKAWAY TOWNSHIP		407	\$ 198,146,806	\$ 180,922,958	- 8.69%	4	\$ 2,519,746	\$ 1,425,500	- 43.43%	399	\$ 172,632,040	\$ 153,849,958	- 10.88%	-	\$ -	\$ -	-	4	\$ 22,995,021	\$ 25,647,500	11.54%	-	\$ -	\$ -	-
Planning Area		325	\$ 150,001,030	\$ 141,922,183	- 5.39%	3	\$ 2,408,997	\$ 1,295,500	- 46.22%	320	\$ 132,867,788	\$ 120,376,683	- 9.40%	-	\$ -	\$ -	-	2	\$ 14,724,245	\$ 20,250,000	37.53%	-	\$ -	\$ -	-
Preservation Area	MORRIS	82	\$ 48,145,776	\$ 39,000,775	- 18.99%	1	\$ 110,749	\$ 130,000	17.38%	79	\$ 39,764,251	\$ 33,473,275	- 15.82%	-	\$ -	\$ -	-	2	\$ 8,270,776	\$ 5,397,500	- 34.74%	-	\$ -	\$ -	-
ROXBURY TOWNSHIP		416	\$ 207,432,666	\$ 159,558,436	- 23.08%	3	\$ 1,119,101	\$ 1,005,000	- 10.20%	402	\$ 191,969,360	\$ 146,592,936	- 23.64%	-	\$ -	\$ -	-	10	\$ 12,368,668	\$ 10,535,500	- 14.82%	1	\$ 1,975,537	\$ 1,425,000	- 27.87%
Planning Area		375	\$ 179,038,300	\$ 138,380,636	- 22.71%	3	\$ 1,119,101	\$ 1,005,000	- 10.20%	362	\$ 165,550,531	\$ 126,840,136	- 23.38%	-	\$ -	\$ -	-	10	\$ 12,368,668	\$ 10,535,500	- 14.82%	-	\$ -	\$ -	-
Preservation Area	MORRIS	41	\$ 28,394,366	\$ 21,177,800	- 25.42%	-	\$ -	\$ -	-	40	\$ 26,418,829	\$ 19,752,800	- 25.23%	-</											

Sales Information for Highlands Municipalities - 2005

Municipality	County	Total Transactions	EV:Total	Verified Sales Price : Total	Total Percent	Vacant Land Transactions	EV:Vacant	Verified Sales Price : Vacant	Vacant Percent	Residential Transactions	EV:Residential	Verified Sales Price : Residential	Residential Percent	Farm Transactions	EV:Farm	Verified Sales Price : Farm	Farm Percent	Commercial Transactions	EV:Commercial	Verified Sales Price : Commercial	Commercial Percent	Industrial Transactions	EV:Industrial	Verified Sales Price : Industrial	Industrial Percent
BERNARDS TOWNSHIP	MORRIS	150	\$ 71,609,446	\$ 81,767,225	14.18%	-	\$ -	\$ -	-	148	\$ 47,337,912	\$ 58,744,225	24.10%	-	\$ -	\$ -	-	2	\$ 24,271,533	\$ 23,023,000	-5.14%	-	\$ -	\$ -	-
BERNARDSVILLE BOROUGH	MORRIS	49	\$ 75,090,827	\$ 47,338,766	-36.96%	-	\$ -	\$ -	-	48	\$ 74,292,946	\$ 46,838,766	-36.95%	-	\$ -	\$ -	-	1	\$ 797,882	\$ 500,000	-37.33%	-	\$ -	\$ -	-
FAR HILLS BOROUGH	MORRIS	5	\$ 7,238,592	\$ 7,432,100	2.67%	-	\$ -	\$ -	-	5	\$ 7,238,592	\$ 7,432,100	2.67%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
PEAPACK GLADSTONE BOROUGH	MORRIS	12	\$ 9,422,163	\$ 10,776,500	14.37%	-	\$ -	\$ -	-	11	\$ 8,244,367	\$ 9,376,500	13.73%	-	\$ -	\$ -	-	1	\$ 1,177,796	\$ 1,400,000	18.87%	-	\$ -	\$ -	-
BYRAM TOWNSHIP	MORRIS	140	\$ 34,440,505	\$ 43,812,370	27.21%	3	\$ 65,632	\$ 56,500	-13.91%	137	\$ 34,374,872	\$ 43,755,870	27.29%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
FRANKLIN BOROUGH	MORRIS	79	\$ 17,122,213	\$ 21,210,551	23.88%	1	\$ 42,697	\$ 50,000	17.11%	75	\$ 15,807,606	\$ 20,328,051	28.60%	-	\$ -	\$ -	-	2	\$ 638,721	\$ 432,500	-32.29%	1	\$ 633,189	\$ 400,000	-36.83%
GREEN TOWNSHIP	MORRIS	20	\$ 12,347,839	\$ 8,704,800	-29.50%	-	\$ -	\$ -	-	20	\$ 12,347,839	\$ 8,704,800	-29.50%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
HAMBURG BOROUGH	MORRIS	107	\$ 23,345,645	\$ 22,811,350	-2.29%	-	\$ -	\$ -	-	106	\$ 22,916,725	\$ 22,379,350	-2.34%	-	\$ -	\$ -	-	1	\$ 428,920	\$ 432,000	0.72%	-	\$ -	\$ -	-
HARDYSTON TOWNSHIP	PASSAIC	142	\$ 39,734,345	\$ 45,355,105	14.15%	5	\$ 559,427	\$ 1,042,050	86.27%	132	\$ 35,651,371	\$ 40,608,055	13.90%	-	\$ -	\$ -	-	3	\$ 2,324,478	\$ 2,015,000	-13.31%	2	\$ 1,199,068	\$ 1,690,000	40.94%
HOPATCONG BOROUGH	PASSAIC	406	\$ 94,039,032	\$ 100,223,421	6.58%	2	\$ 253,619	\$ 175,000	-31.00%	402	\$ 93,037,383	\$ 99,215,421	6.64%	-	\$ -	\$ -	-	2	\$ 748,030	\$ 833,000	11.36%	-	\$ -	\$ -	-
OGDENSBURG BOROUGH	PASSAIC	43	\$ 9,528,872	\$ 10,147,526	6.49%	3	\$ 753,505	\$ 320,000	-57.53%	40	\$ 8,775,367	\$ 9,827,526	11.99%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
SPARTA TOWNSHIP	PASSAIC	322	\$ 199,264,271	\$ 138,286,679	-30.60%	4	\$ 1,032,347	\$ 575,000	-44.30%	307	\$ 185,616,279	\$ 129,561,679	-30.20%	-	\$ -	\$ -	-	11	\$ 12,615,645	\$ 8,150,000	-35.40%	-	\$ -	\$ -	-
STANHOPE BOROUGH	PASSAIC	120	\$ 24,536,405	\$ 28,742,532	17.14%	-	\$ -	\$ -	-	116	\$ 23,055,456	\$ 27,556,532	19.52%	-	\$ -	\$ -	-	4	\$ 1,480,950	\$ 1,186,000	-19.92%	-	\$ -	\$ -	-
VERNON TOWNSHIP	PASSAIC	647	\$ 74,082,687	\$ 143,683,020	93.95%	28	\$ 1,230,350	\$ 2,220,940	80.51%	611	\$ 71,231,293	\$ 139,082,080	95.25%	2	\$ 484,175	\$ 720,000	48.71%	6	\$ 1,136,869	\$ 1,660,000	46.02%	-	\$ -	\$ -	-
ALLAMUCHY TOWNSHIP	SOMERSET	147	\$ 33,934,583	\$ 41,927,650	23.55%	1	\$ 106,624	\$ 105,000	-1.52%	146	\$ 33,827,959	\$ 41,822,650	23.63%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
ALPHA BOROUGH	SOMERSET	41	\$ 13,365,397	\$ 9,593,550	-28.22%	1	\$ 97,595	\$ 75,000	-23.15%	38	\$ 10,700,500	\$ 7,978,550	-25.44%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	2	\$ 2,567,302	\$ 1,540,000	-40.01%
BELVIDERE TOWN	SOMERSET	41	\$ 9,008,972	\$ 9,231,190	2.47%	1	\$ 72,795	\$ 85,000	16.77%	37	\$ 8,246,657	\$ 8,481,190	2.84%	-	\$ -	\$ -	-	3	\$ 689,521	\$ 665,000	-3.56%	-	\$ -	\$ -	-
FRANKLIN TOWNSHIP	SOMERSET	34	\$ 11,876,469	\$ 12,639,850	6.43%	-	\$ -	\$ -	-	34	\$ 11,876,469	\$ 12,639,850	6.43%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
FRELINGHUYSEN TOWNSHIP	SOMERSET	13	\$ 5,421,657	\$ 4,557,400	-15.94%	3	\$ 390,135	\$ 325,000	-16.70%	10	\$ 5,031,522	\$ 4,232,400	-15.88%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
GREENWICH TOWNSHIP	SOMERSET	105	\$ 44,541,360	\$ 43,825,062	-1.61%	1	\$ 1,010,538	\$ 950,000	-5.99%	103	\$ 43,216,255	\$ 42,460,062	-1.75%	-	\$ -	\$ -	-	1	\$ 314,566	\$ 415,000	31.93%	-	\$ -	\$ -	-
HACKETTSTOWN TOWN	SUSSEX	131	\$ 34,392,010	\$ 40,653,350	18.21%	1	\$ 55,759	\$ 70,000	25.54%	123	\$ 31,108,696	\$ 37,493,850	20.53%	-	\$ -	\$ -	-	7	\$ 3,227,555	\$ 3,089,500	-4.28%	-	\$ -	\$ -	-
HARMONY TOWNSHIP	SUSSEX	34	\$ 10,288,306	\$ 8,241,997	-19.89%	3	\$ 134,907	\$ 83,000	-38.48%	29	\$ 9,709,405	\$ 7,709,097	-20.60%	1	\$ 274,569	\$ 269,900	-1.70%	1	\$ 169,426	\$ 180,000	6.24%	-	\$ -	\$ -	-
HOPE TOWNSHIP	SUSSEX	33	\$ 5,350,767	\$ 10,912,324	103.94%	3	\$ 171,573	\$ 474,000	176.27%	29	\$ 4,902,829	\$ 9,988,324	103.73%	-	\$ -	\$ -	-	1	\$ 276,365	\$ 450,000	62.83%	-	\$ -	\$ -	-
INDEPENDENCE TOWNSHIP	SUSSEX	43	\$ 15,739,395	\$ 12,141,800	-22.86%	2	\$ 241,122	\$ 164,000	-31.98%	41	\$ 15,498,273	\$ 11,977,800	-22.72%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
LIBERTY TOWNSHIP	SUSSEX	46	\$ 15,592,522	\$ 12,668,400	-18.75%	1	\$ 93,238	\$ 165,000	76.97%	45	\$ 15,499,284	\$ 12,503,400	-19.33%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
LOPATCONG TOWNSHIP	SUSSEX	64	\$ 12,632,100	\$ 17,504,075	38.57%	-	\$ -	\$ -	-	62	\$ 12,316,991	\$ 17,019,075	38.18%	-	\$ -	\$ -	-	2	\$ 315,110	\$ 485,000	53.91%	-	\$ -	\$ -	-
MANSFIELD TOWNSHIP	SUSSEX	81	\$ 36,258,435	\$ 29,546,890	-18.51%	2	\$ 708,174	\$ 650,000	-8.21%	78	\$ 30,097,043	\$ 24,196,890	-19.60%	-	\$ -	\$ -	-	1	\$ 5,453,217	\$ 4,700,000	-13.81%	-	\$ -	\$ -	-

Sales Information for Highlands Municipalities - 2005

Municipality	County	Total Transactions	EV:Total	Verified Sales Price : Total	Total Percent	Vacant Land Transactions	EV:Vacant	Verified Sales Price : Vacant	Vacant Percent	Residential Transactions	EV:Residential	Verified Sales Price : Residential	Residential Percent	Farm Transactions	EV:Farm	Verified Sales Price : Farm	Farm Percent	Commercial Transactions	EV:Commercial	Verified Sales Price : Commercial	Commercial Percent	Industrial Transactions	EV:Industrial	Verified Sales Price : Industrial	Industrial Percent
OXFORD TOWNSHIP		40	\$ 8,466,493	\$ 10,280,634	21.43%	2	\$ 85,876	\$ 161,000	87.48%	37	\$ 8,139,396	\$ 9,819,634	20.64%	-	\$ -	\$ -	-	1	\$ 241,221	\$ 300,000	24.37%	-	\$ -	\$ -	-
Planning Area	SUSSEX	22	\$ 3,166,999	\$ 4,262,634	34.60%	2	\$ 85,876	\$ 161,000	87.48%	19	\$ 2,839,902	\$ 3,801,634	33.86%	-	\$ -	\$ -	-	1	\$ 241,221	\$ 300,000	24.37%	-	\$ -	\$ -	-
Preservation Area		18	\$ 5,299,494	\$ 6,018,000	13.56%	-	\$ -	\$ -	-	18	\$ 5,299,494	\$ 6,018,000	13.56%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
PHILLIPSBURG TOWN		326	\$ 35,238,444	\$ 51,245,815	45.43%	1	\$ 5,403	\$ 12,000	122.11%	310	\$ 32,737,063	\$ 47,918,315	46.37%	-	\$ -	\$ -	-	12	\$ 1,605,595	\$ 2,475,000	54.15%	3	\$ 890,383	\$ 840,500	- 5.60%
Planning Area	SUSSEX	326	\$ 35,238,444	\$ 51,245,815	45.43%	1	\$ 5,403	\$ 12,000	122.11%	310	\$ 32,737,063	\$ 47,918,315	46.37%	-	\$ -	\$ -	-	12	\$ 1,605,595	\$ 2,475,000	54.15%	3	\$ 890,383	\$ 840,500	- 5.60%
POHATCONG TOWNSHIP		50	\$ 11,708,823	\$ 11,317,500	- 3.34%	1	\$ 97,014	\$ 90,000	- 7.23%	47	\$ 11,140,792	\$ 10,797,500	- 3.08%	-	\$ -	\$ -	-	2	\$ 471,017	\$ 430,000	- 8.71%	-	\$ -	\$ -	-
Planning Area		31	\$ 7,187,272	\$ 7,039,300	- 2.06%	-	\$ -	\$ -	-	29	\$ 6,716,255	\$ 6,609,300	- 1.59%	-	\$ -	\$ -	-	2	\$ 471,017	\$ 430,000	- 8.71%	-	\$ -	\$ -	-
Preservation Area	SUSSEX	19	\$ 4,521,551	\$ 4,278,200	- 5.38%	1	\$ 97,014	\$ 90,000	- 7.23%	18	\$ 4,424,537	\$ 4,188,200	- 5.34%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
WASHINGTON BOROUGH		136	\$ 28,308,142	\$ 35,033,507	23.76%	-	\$ -	\$ -	-	118	\$ 21,353,081	\$ 27,267,007	27.70%	-	\$ -	\$ -	-	17	\$ 5,731,196	\$ 6,191,500	8.03%	1	\$ 1,223,865	\$ 1,575,000	28.69%
Planning Area		136	\$ 28,308,142	\$ 35,033,507	23.76%	-	\$ -	\$ -	-	118	\$ 21,353,081	\$ 27,267,007	27.70%	-	\$ -	\$ -	-	17	\$ 5,731,196	\$ 6,191,500	8.03%	1	\$ 1,223,865	\$ 1,575,000	28.69%
WASHINGTON TOWNSHIP	SUSSEX	103	\$ 27,157,634	\$ 33,890,600	24.79%	1	\$ 42,809	\$ 50,000	16.80%	101	\$ 26,123,998	\$ 32,820,600	25.63%	-	\$ -	\$ -	-	1	\$ 990,827	\$ 1,020,000	2.94%	-	\$ -	\$ -	-
Planning Area		85	\$ 23,367,988	\$ 28,843,400	23.43%	1	\$ 42,809	\$ 50,000	16.80%	83	\$ 22,334,353	\$ 27,773,400	24.35%	-	\$ -	\$ -	-	1	\$ 990,827	\$ 1,020,000	2.94%	-	\$ -	\$ -	-
Preservation Area		18	\$ 3,789,646	\$ 5,047,200	33.18%	-	\$ -	\$ -	-	18	\$ 3,789,646	\$ 5,047,200	33.18%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-
WHITE TOWNSHIP	WARREN	52	\$ 20,050,592	\$ 15,051,700	- 24.93%	1	\$ 129,594	\$ 105,000	- 18.98%	50	\$ 19,708,537	\$ 14,771,700	- 25.05%	-	\$ -	\$ -	-	1	\$ 212,461	\$ 175,000	- 17.63%	-	\$ -	\$ -	-
Planning Area		24	\$ 9,423,600	\$ 7,048,800	- 25.20%	1	\$ 129,594	\$ 105,000	- 18.98%	22	\$ 9,081,545	\$ 6,768,800	- 25.47%	-	\$ -	\$ -	-	1	\$ 212,461	\$ 175,000	- 17.63%	-	\$ -	\$ -	-
Preservation Area		28	\$ 10,626,992	\$ 8,002,900	- 24.69%	-	\$ -	\$ -	-	28	\$ 10,626,992	\$ 8,002,900	- 24.69%	-	\$ -	\$ -	-	-	\$ -	\$ -	-	-	\$ -	\$ -	-

**Appendix 13c: Retail Space (square feet authorized by building permits)**

Municipality	County	Area	Sq Ft Retail Bldg Permits, 1996	Sq Ft Retail Bldg Permits, 2000	Sq Ft Retail Bldg Permits, 2002	Sq Ft Retail Bldg Permits, 2004	Total	Average
Mahwah township	Bergen	Split	0	14,844	0	10,488	25,332	6,333
Oakland borough	Bergen	Split	0	0	18,448	0	18,448	4,612
Alexandria township	Hunterdon	Split	0	0	0	0	0	-
Bethlehem township	Hunterdon	Split	0	0	0	0	0	-
Bloomsbury borough	Hunterdon	Preservation	0	0	0	0	0	-
Califon borough	Hunterdon	Preservation	0	0	0	0	0	-
Clinton town	Hunterdon	Split	0	8,984	0	0	8,984	2,246
Clinton township	Hunterdon	Split	0	3,950	560	0	4,510	1,128
Glen Gardner borough	Hunterdon	Preservation	0	0	0	0	0	-
Hampton borough	Hunterdon	Split	0	278	0	0	278	70
High Bridge borough	Hunterdon	Planning	0	0	0	0	0	-
Holland township	Hunterdon	Split	0	0	0	0	0	-
Lebanon borough	Hunterdon	Planning	0	0	0	0	0	-
Lebanon township	Hunterdon	Split	0	0	0	1,100	1,100	275
Milford borough	Hunterdon	Planning	0	0	0	0	0	-
Tewksbury township	Hunterdon	Split	0	0	0	0	0	-
Union township	Hunterdon	Split	0	0	0	0	0	-
Boonton town	Morris	Planning	0	0	0	19,760	19,760	4,940
Boonton township	Morris	Split	0	0	0	0	0	-
Butler borough	Morris	Planning	0	0	0	0	0	-
Chester borough	Morris	Planning	14,277	0	34,000	34,366	82,643	20,661
Chester township	Morris	Split	600	0	0	0	600	150
Denville township	Morris	Split	6,180	0	5,394	50,638	62,212	15,553
Dover town	Morris	Planning	0	2,000	0	0	2,000	500
Hanover township	Morris	Planning	0	0	0	0	0	-
Harding township	Morris	Planning	0	0	0	0	0	-
Jefferson township	Morris	Split	0	14,261	19,555	0	33,816	8,454
Kinnelon borough	Morris	Split	0	0	0	0	0	-
Mendham borough	Morris	Planning	0	0	0	0	0	-
Mendham township	Morris	Planning	0	0	0	0	0	-
Mine Hill township	Morris	Planning	0	0	0	0	0	-
Montville township	Morris	Split	0	8,700	0	0	8,700	2,175
Morris township	Morris	Planning	0	0	0	0	0	-
Morris Plains borough	Morris	Planning	0	0	0	0	0	-
Morristown town	Morris	Planning	0	0	0	8,547	8,547	2,137
Mountain Lakes borough	Morris	Planning	0	0	0	0	0	-
borough	Morris	Split	0	0	0	0	0	-
Mount Olive township	Morris	Split	15,000	541	10,956	23,826	50,323	12,581
Netcong borough	Morris	Planning	0	0	0	0	0	-
Parsippany-Troy Hills	Morris	Planning	101,185	6,500	0	4,454	112,139	28,035
Pequannock township	Morris	Split	0	0	0	0	0	-
Randolph township	Morris	Split	0	42,430	42,164	33,998	118,592	29,648
Riverdale borough	Morris	Planning	0	0	0	0	0	-
Rockaway borough	Morris	Planning	16,799	0	0	0	16,799	4,200
Rockaway township	Morris	Split	0	0	167,290	286,364	453,654	113,414
Roxbury township	Morris	Split	0	0	23,600	69,684	93,284	23,321
borough	Morris	Planning	0	0	0	0	0	-

Municipality	County	Area	Sq Ft Retail Bldg Permits, 1996	Sq Ft Retail Bldg Permits, 2000	Sq Ft Retail Bldg Permits, 2002	Sq Ft Retail Bldg Permits, 2004	Total	Average
Washington township	Morris	Split	8,400	0	0	4,175	12,575	3,144
Wharton borough	Morris	Planning	0	297,000	0	0	297,000	74,250
Bloomington borough	Passaic	Split	0	0	0	0	0	-
Pompton Lakes borough	Passaic	Planning	0	0	0	0	0	-
Ringwood borough	Passaic	Preservation	0	1,110	0	0	1,110	278
Wanaque borough	Passaic	Split	0	0	0	0	0	-
West Milford township	Passaic	Preservation	280	0	0	1,412	1,692	423
Bedminster township	Somerset	Split	0	0	0	0	0	-
Bernards township	Somerset	Planning	0	13,469	0	0	13,469	3,367
Bernardsville borough	Somerset	Planning	0	0	0	0	0	-
Far Hills borough	Somerset	Planning	0	0	0	0	0	-
borough	Somerset	Planning	0	0	0	0	0	-
Byram township	Sussex	Split	113,946	0	0	0	113,946	28,487
Franklin borough	Sussex	Planning	0	3,500	1	3,995	7,496	1,874
Green township	Sussex	Split	0	0	0	0	0	-
Hamburg borough	Sussex	Planning	0	0	0	0	0	-
Hardyston township	Sussex	Split	0	0	0	0	0	-
Hopatcong borough	Sussex	Split	0	0	0	0	0	-
Ogdensburg borough	Sussex	Split	0	0	0	0	0	-
Sparta township	Sussex	Split	0	0	0	0	0	-
Stanhope borough	Sussex	Planning	0	0	0	0	0	-
Vernon township	Sussex	Split	0	23	0	0	23	6
Allamuchy township	Warren	Split	0	0	0	0	0	-
Alpha borough	Warren	Planning	0	0	0	0	0	-
Belvidere town	Warren	Planning	0	0	0	0	0	-
Franklin township	Warren	Split	0	0	0	0	0	-
Frelinghuysen township	Warren	Planning	0	0	0	0	0	-
Greenwich township	Warren	Split	200,077	0	196,725	0	396,802	99,201
Hackettstown town	Warren	Split	0	37,169	0	161,345	198,514	49,629
Harmony township	Warren	Split	0	0	0	0	0	-
Hope township	Warren	Planning	0	0	0	0	0	-
Independence township	Warren	Split	0	0	0	0	0	-
Liberty township	Warren	Split	0	0	0	0	0	-
Lopatcong township	Warren	Split	0	0	0	0	0	-
Mansfield township	Warren	Split	0	241,244	0	0	241,244	60,311
Oxford township	Warren	Split	0	0	0	0	0	-
Phillipsburg town	Warren	Planning	865	0	324	0	1,189	297
Pohatcong township	Warren	Split	0	0	3,784	0	3,784	946
Washington borough	Warren	Planning	0	0	0	0	0	-
Washington township	Warren	Split	0	0	27,390	0	27,390	6,848
White township	Warren	Split	0	0	0	0	0	-



Appendix 14b

AREA	Green Acres Fee Simple Median Per Acre Costs	Green Acres Fee Simple Mean Per Acre Costs
Bergen	\$4,723	\$3,916
Hunterdon	\$8,731	\$10,117
Morris	\$7,166	\$4,785
Passaic	\$5,919	\$2,150
Somerset	-NA-	-NA-
Sussex	\$4,802	\$6,811
Warren	\$6,808	\$5,737
<b>Highlands Total</b>	<b>\$6,497</b>	<b>\$4,899</b>

Appendix 15b

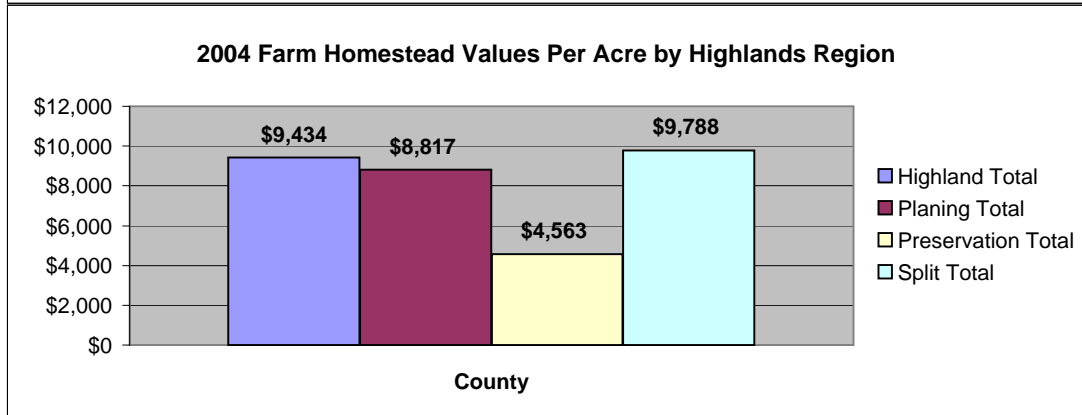
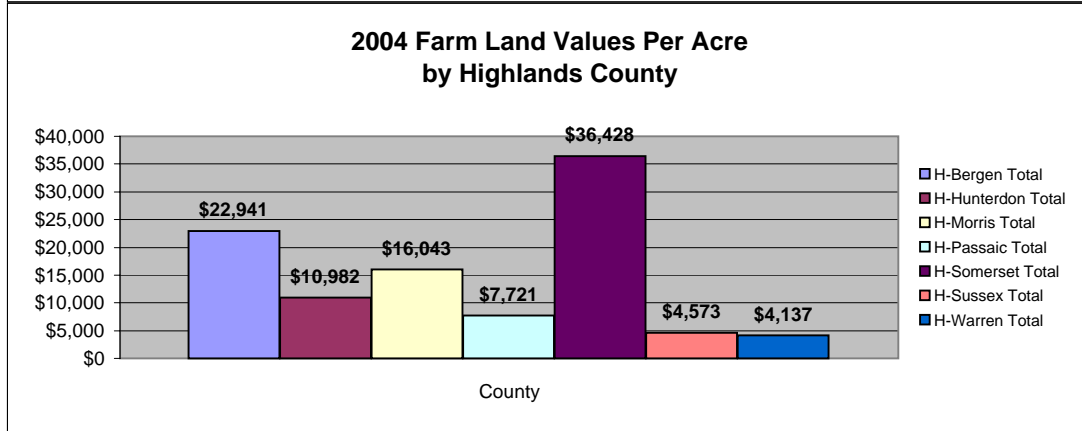
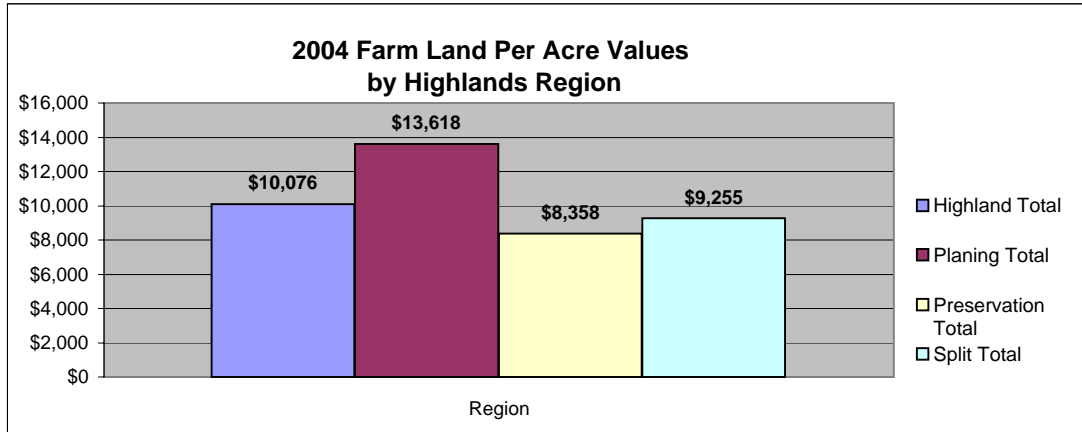
Table 2		
SADC Cooperative Farmland Preservation Costs Per Acre 1987 -2004		
Area	True Median Farmland Preservation Cost Per Acre	True Mean Farmland Preservation Cost Per Acre
Bergen	\$17,353	\$17,353
Hunterdon	\$5,630	\$6,456
Morris	\$13,427	\$17,066
Passaic	-NA-	-NA-
Somerset	\$14,420	\$15,033
Sussex	\$3,851	\$4,120
Warren	\$5,018	\$5,340
<b>Highlands Total</b>	<b>\$6,320</b>	<b>\$8,605</b>

**Appendix 16**

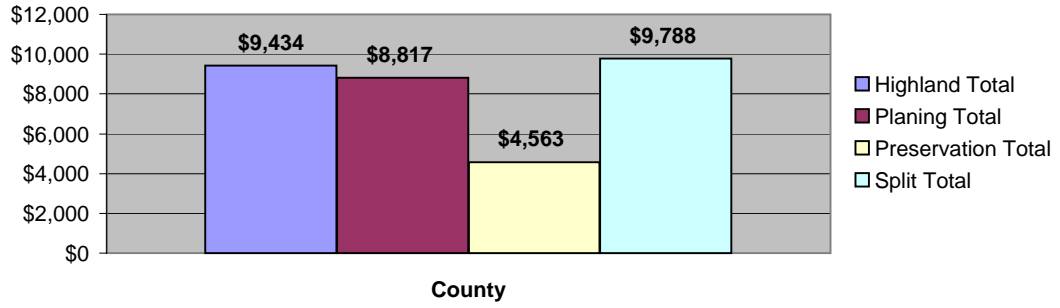
Equalized Property Class Values Per Acre (\$)									
Region	EV: Vacant	EV: Residential	EV: Commercial	Vacant Acres	Residential Acres	Commercial Acres	EV: Vacant/Acre	EV: Residential/Acre	EV: Commercial/Acre
Highland Total	\$ 2,420,547,294	\$ 80,524,344,015	\$ 14,093,312,379	\$ 256,701	\$ 471,571	\$ 69,531	\$ 9,429	\$ 170,758	\$ 202,691
H-Bergen Total	\$ 150,103,471	\$ 5,141,510,568	\$ 764,577,009	\$ 1,767	\$ 5,788	\$ 879	\$ 84,964	\$ 888,279	\$ 869,656
H-Hunterdon Tot	\$ 201,914,898	\$ 6,605,262,042	\$ 697,554,158	\$ 8,458	\$ 34,414	\$ 2,031	\$ 23,874	\$ 191,938	\$ 343,400
H-Morris Total	\$ 1,270,162,802	\$ 41,932,533,772	\$ 9,031,407,910	\$ 124,771	\$ 185,070	\$ 13,918	\$ 10,180	\$ 226,576	\$ 648,886
H-Passaic Total	\$ 235,883,609	\$ 5,509,622,148	\$ 410,938,439	\$ 50,377	\$ 40,504	\$ 31,982	\$ 4,682	\$ 136,028	\$ 12,849
H-Somerset Total	\$ 96,689,266	\$ 8,191,820,314	\$ 1,679,542,195	\$ 2,664	\$ 15,697	\$ 2,302	\$ 36,294	\$ 521,861	\$ 729,712
H-Sussex Total	\$ 276,489,044	\$ 7,406,965,790	\$ 612,135,703	\$ 24,443	\$ 22,185	\$ 6,336	\$ 11,311	\$ 333,867	\$ 96,609
H-Warren Total	\$ 189,304,204	\$ 5,736,629,381	\$ 897,156,965	\$ 12,251	\$ 82,578	\$ 3,533	\$ 15,452	\$ 69,470	\$ 253,932
Planing Total	\$ 657,323,723	\$ 29,204,102,165	\$ 7,988,641,757	\$ 11,925	\$ 65,687	\$ 40,676	\$ 55,120	\$ 444,595	\$ 196,399
Preservation Total	\$ 168,904,503	\$ 3,695,727,533	\$ 220,379,285	\$ 46,625	\$ 14,993	\$ 855	\$ 3,623	\$ 246,497	\$ 257,665
Split Total	\$ 1,594,319,068	\$ 47,624,514,317	\$ 5,884,291,337	\$ 198,150	\$ 390,891	\$ 28,000	\$ 8,046	\$ 121,836	\$ 210,152

Appendix 17

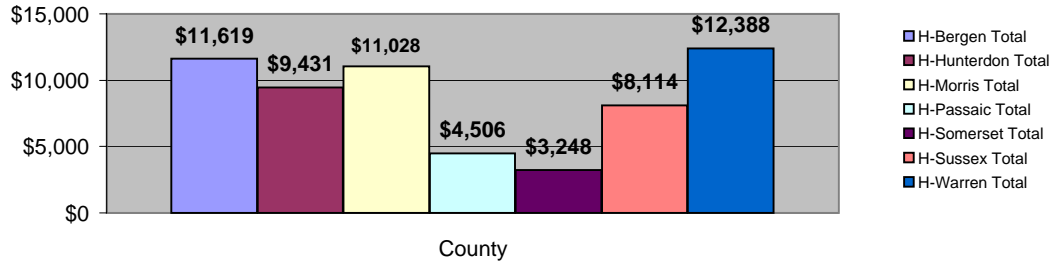
Avg. Equalized Farm Land Value (2004)						
Region	FARM LAND ACRES	FARM HOMESTEAD ACRES	EV: Farm Land	EV: Farm Homestead	EV Farm/Acre	EV Farm Homestead/Acre
Highland Total	217276.7354	9328.7373	\$2,189,309,825	\$88,004,634	\$10,076	\$9,434
Bergen Total	477	\$55	\$10,942,682	\$637,507	\$22,941	\$11,618.92
Hunterdon Total	54225	\$2,134	\$595,519,111	\$20,129,434	\$10,982	\$9,430.82
Morris Total	30129	\$1,590	\$483,362,238	\$17,536,289	\$16,043	\$11,028.47
Passaic Total	6102.592	\$344	\$47,119,687	\$1,552,215	\$7,721	\$4,506.44
Somerset Total	16079.5479	\$1,762	\$585,743,796	\$5,722,532	\$36,428	\$3,247.75
Sussex Total	23988.7654	\$1,004	\$109,694,627	\$8,148,151	\$4,573	\$8,113.86
Warren Total	86273.4241	\$1,887	\$356,927,683	\$23,372,489	\$4,137	\$12,388.38
Planing Total	42165.4675	1432.1914	\$574,208,985	\$12,627,820	\$13,618	\$8,817
Preservation Total	6170.1933	367.1241	\$51,572,134	\$1,675,074	\$8,358	\$4,563
Split Total	168941.0746	7529.4218	\$1,563,528,706	\$73,701,740	\$9,255	\$9,788



**2004 Farm Homestead Values Per Acre by Highlands Region**



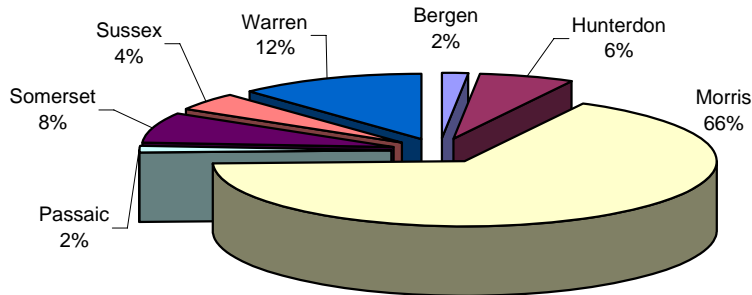
**2004 Farm Homestead Values Per Acre by Highlands County**



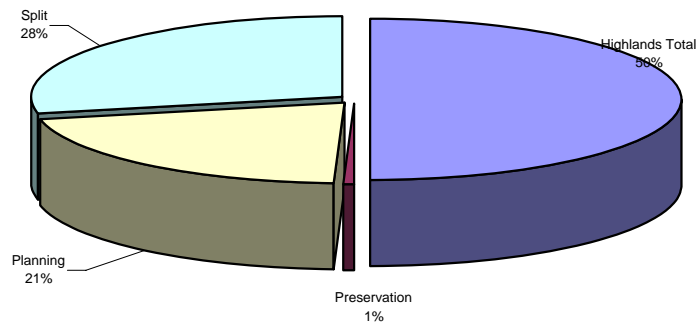
Appendix 18b

County and Local Open Space Revenue - 2005		
Region	County Tax Dollars for Open Space	Local Tax Dollars for Open Space
<b>Highlands Total</b>	\$45,684,750	\$19,611,268
<b>Bergen</b>	\$728,320	\$661,343
<b>Hunterdon</b>	\$2,869,610	\$2,519,850
<b>Morris</b>	\$30,416,148	\$9,438,689
<b>Passaic</b>	\$725,634	\$454,733
<b>Somerset</b>	\$3,444,974	\$3,702,100
<b>Sussex</b>	\$2,023,934	\$1,041,353
<b>Warren</b>	\$5,476,129	\$1,793,200
<b>Preservation</b>	\$562,985	\$267,598
<b>Planning</b>	\$19,184,220	\$7,469,786
<b>Split</b>	\$25,937,545	\$11,873,884

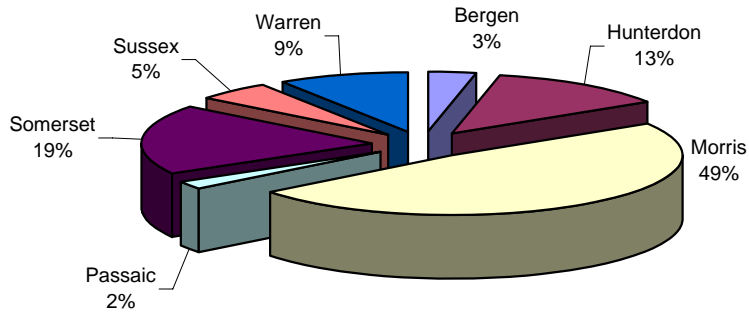
**County Tax Generate Open Space Dollars - 2005 Highlands Counties**



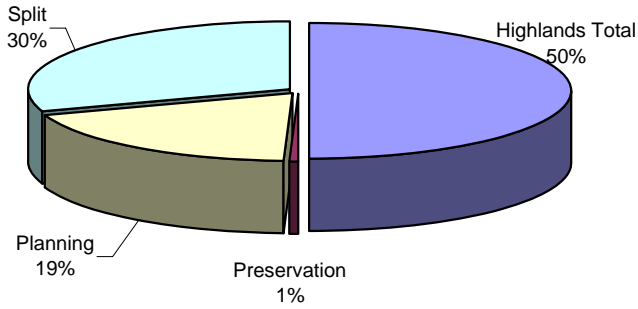
**County Generated Open Space Dollars - 2005 Highlands Counties**



### Local Tax Generated Open Space Dollars - 2005 Highlands Region



### Local Tax Generated Open Space Dollars - 2005 Highlands Region



## Appendix 19

State Aid Total - Summary (FY 2006)								
Municipality	County	SFY	EA	REAP	Municipal Aid	School Aid	County Aid	Total Aid
Mahwah Township	Bergen				\$6,222,076	\$5,621,456	\$2,740,196	\$14,583,728
Oakland Borough	Bergen				\$1,987,249	\$2,742,334	\$1,117,712	\$5,847,295
Alexandria Township	Hunterdon				\$478,029	\$3,677,118	\$253,347	\$4,408,494
Bethlehem Township	Hunterdon				\$392,062	\$2,472,551	\$201,974	\$3,066,587
Bloomsbury Borough	Hunterdon				\$90,889	\$808,612	\$34,483	\$933,984
Califon Borough	Hunterdon				\$171,127	\$487,503	\$46,447	\$705,077
Clinton Town	Hunterdon				\$298,962	\$944,757	\$119,636	\$1,363,355
Clinton Township	Hunterdon				\$1,570,168	\$4,453,023	\$794,525	\$6,817,716
Glen Gardner Borough	Hunterdon				\$182,428	\$1,267,090	\$54,892	\$1,504,410
Hampton Borough	Hunterdon				\$158,071	\$999,684	\$35,187	\$1,192,942
High Bridge Borough	Hunterdon		A		\$772,043	\$2,248,057	\$121,044	\$3,141,144
Holland Township	Hunterdon				\$2,955,663	\$3,440,576	\$244,902	\$6,641,141
Lebanon Borough	Hunterdon				\$142,687	\$394,390	\$98,524	\$635,601
Lebanon Township	Hunterdon				\$2,970,662	\$3,696,795	\$315,276	\$6,982,733
Milford Borough	Hunterdon		A		\$578,467	\$550,851	\$46,447	\$1,175,765
Tewksbury Township	Hunterdon				\$844,707	\$2,502,969	\$545,400	\$3,893,076
Union Township	Hunterdon				\$611,079	\$1,803,904	\$287,831	\$2,702,814
Boonton Town	Morris				\$1,525,549	\$2,056,420	\$368,115	\$3,950,084
Boonton Township	Morris				\$425,452	\$982,071	\$302,482	\$1,710,005
Butler Borough	Morris				\$1,497,166	\$2,963,810	\$293,921	\$4,754,897
Chester Borough	Morris				\$266,688	\$554,559	\$125,559	\$946,806
Chester Township	Morris				\$1,292,759	\$3,162,707	\$613,525	\$5,068,991
Denville Township	Morris				\$2,665,630	\$4,862,749	\$961,665	\$8,490,044
Dover Town	Morris				\$1,908,523	\$17,022,411	\$433,748	\$19,364,682
Hanover Township	Morris				\$3,369,787	\$2,956,901	\$1,164,271	\$7,490,959
Harding Township	Morris				\$623,408	\$690,369	\$719,108	\$2,032,885
Jefferson Township	Morris				\$2,973,329	\$15,874,332	\$867,496	\$19,715,157
Kinnelon Borough	Morris				\$1,019,521	\$3,119,471	\$696,280	\$4,835,272
Mendham Borough	Morris				\$821,570	\$1,894,988	\$416,626	\$3,133,184
Mendham Township	Morris		A		\$858,638	\$3,071,798	\$636,354	\$4,566,790
Mine Hill Township	Morris				\$473,270	\$1,613,051	\$145,534	\$2,231,855
Montville Township	Morris				\$3,160,694	\$5,150,746	\$1,509,557	\$9,820,997
Morris Plains Borough	Morris				\$1,033,573	\$1,298,526	\$442,309	\$2,774,408
Morris Township	Morris				\$4,994,840	\$7,072,352	\$1,626,555	\$13,693,747
Morristown Town	Morris				\$4,234,247	\$3,421,674	\$781,888	\$8,437,809
Mount Arlington Borough	Morris				\$560,711	\$1,014,920	\$236,849	\$1,812,480
Mount Olive Township	Morris				\$3,078,418	\$17,601,121	\$1,078,663	\$21,758,202
Mountain Lakes Borough	Morris				\$683,351	\$2,275,867	\$419,480	\$3,378,698
Netcong Borough	Morris				\$645,271	\$1,821,790	\$94,169	\$2,561,230
Parsippany-Troy Hills Township	Morris				\$6,977,754	\$10,329,362	\$2,750,875	\$20,057,991
Pequannock Township	Morris				\$1,837,804	\$3,990,329	\$764,766	\$6,592,899
Randolph Township	Morris				\$2,856,135	\$13,637,252	\$1,401,120	\$17,894,507
Riverdale Borough	Morris				\$694,463	\$609,879	\$211,167	\$1,515,509
Rockaway Borough	Morris				\$929,501	\$1,514,908	\$256,824	\$2,701,233
Rockaway Township	Morris				\$2,757,433	\$8,831,194	\$1,341,194	\$12,929,821
Roxbury Township	Morris				\$3,155,343	\$15,481,444	\$1,132,881	\$19,769,668
Victory Gardens Borough	Morris				\$117,576	\$2,048,470	\$31,390	\$2,197,436
Washington Township	Morris				\$2,113,264	\$11,753,277	\$933,129	\$14,799,670



State Aid Total - Summary (FY 2006)								
Municipality	County	SFY	EA	REAP	Municipal Aid	School Aid	County Aid	Total Aid
Wharton Borough	Morris				\$894,132	\$3,825,139	\$225,435	\$4,944,706
Bloomington Borough	Passaic		A		\$1,361,787	\$2,566,080	\$1,196,211	\$5,124,078
Pompton Lakes Borough	Passaic		A		\$1,709,678	\$4,948,163	\$1,807,042	\$8,464,883
Ringwood Borough	Passaic		A		\$2,929,072	\$7,337,860	\$2,322,431	\$12,589,363
Wanaque Borough	Passaic				\$1,381,422	\$5,094,089	\$1,552,529	\$8,028,040
West Milford Township	Passaic				\$4,384,049	\$16,815,765	\$4,485,791	\$25,685,605
Bedminster Township	Somerset				\$1,231,861	\$1,258,137	\$817,453	\$3,307,451
Bernards Township	Somerset				\$2,820,484	\$6,245,776	\$2,120,613	\$11,186,873
Bernardsville Borough	Somerset				\$1,095,317	\$1,824,538	\$782,629	\$3,702,484
Far Hills Borough	Somerset				\$127,775	\$146,320	\$144,796	\$418,891
Peapack-Gladstone Borough	Somerset				\$383,038	\$607,827	\$269,430	\$1,260,295
Byram Township	Sussex				\$1,041,508	\$6,528,125	\$625,041	\$8,194,674
Franklin Borough	Sussex		A		\$1,287,586	\$4,778,051	\$265,774	\$6,331,411
Green Township	Sussex				\$324,410	\$2,514,663	\$293,087	\$3,132,160
Hamburg Borough	Sussex				\$379,668	\$2,949,232	\$183,836	\$3,512,736
Hardyston Township	Sussex				\$1,039,420	\$5,663,382	\$642,900	\$7,345,702
Hopatcong Borough	Sussex				\$1,508,970	\$13,531,602	\$910,775	\$15,951,347
Ogdensburg Borough	Sussex		A		\$676,338	\$2,808,514	\$118,705	\$3,603,557
Sparta Township	Sussex				\$2,002,546	\$8,705,577	\$1,883,528	\$12,591,651
Stanhope Borough	Sussex				\$390,040	\$2,726,780	\$218,502	\$3,335,322
Vernon Township	Sussex				\$3,180,498	\$30,099,847	\$1,584,138	\$34,864,483
Allamuchy Township	Warren				\$580,801	\$864,340	\$550,995	\$1,996,136
Alpha Borough	Warren				\$356,456	\$1,800,381	\$192,080	\$2,348,917
Belvidere Town	Warren		A		\$928,902	\$3,167,289	\$215,130	\$4,311,321
Franklin Township	Warren				\$402,400	\$2,715,200	\$388,550	\$3,506,150
Frelinghuysen Township	Warren				\$300,690	\$1,614,685	\$260,131	\$2,175,506
Greenwich Township	Warren				\$493,377	\$5,732,311	\$715,635	\$6,941,323
Hackettstown Town	Warren				\$1,232,265	\$5,850,512	\$805,638	\$7,888,415
Harmony Township	Warren				\$784,538	\$693,555	\$645,389	\$2,123,482
Hope Township	Warren				\$307,749	\$1,224,159	\$233,789	\$1,765,697
Independence Township	Warren				\$538,164	\$4,233,505	\$613,558	\$5,385,227
Liberty Township	Warren				\$367,776	\$2,514,516	\$296,352	\$3,178,644
Lopatcong Township	Warren				\$1,371,043	\$3,384,960	\$824,298	\$5,580,301
Mansfield Township	Warren				\$1,309,682	\$6,783,498	\$757,344	\$8,850,524
Oxford Township	Warren				\$318,594	\$2,624,653	\$194,275	\$3,137,522
Phillipsburg Town	Warren				\$2,737,232	\$43,188,445	\$817,712	\$46,743,389
Pohatcong Township	Warren				\$565,338	\$2,034,611	\$383,062	\$2,983,011
Washington Borough	Warren				\$957,068	\$5,432,665	\$478,554	\$6,868,287
Washington Township	Warren				\$852,078	\$6,736,581	\$724,416	\$8,313,075
White Township	Warren				\$491,301	\$2,265,749	\$614,656	\$3,371,706
<b>Totals - Highlands Region</b>					<b>\$125,023,090</b>	<b>\$440,627,500</b>	<b>\$61,977,533</b>	<b>\$627,628,123</b>

Appendix 20

State Aid to Municipalities - Municipal Portion (FY 2006)																
Municipality	County	SFY	E A	Mod	CMPTR Pension Savings	Current Consolidated Municipal Property Tax Relief (CMPTR)	Total CMPTR for SOSA	Legislative Initiative Municipal Block Grant	Energy Receipts Tax (Fall Payment)	Supplemental Energy Receipts Tax (Summer Payment)	Extraordinary Aid	Municipal Homeland Security Assistance	Watershed Moratorium Offset	Highlands	Garden State Trust PILOT	Total Budgeted Aid CY 2005/FY2006
Mahwah Township	Bergen				\$ 259,375.00	\$ 197,990.00	\$ 457,365.00	\$ 94,348.00	\$ 5,486,863.00	\$ 86,416.00		\$ 90,000.00			\$ 7,083.96	\$ 6,222,076.00
Oakland Borough	Bergen				\$ 163,302.00	\$ 476,843.00	\$ 640,145.00	\$ 52,495.00	\$ 1,012,994.00	\$ 210,101.00		\$ 70,000.00			\$ 1,513.52	\$ 1,987,249.00
Alexandria Township	Hunterdon				\$ 7,016.00	\$ 137,631.00	\$ 144,647.00	\$ 18,421.00	\$ 310,958.00	\$ -					\$ 4,003.12	\$ 478,029.00
Bethlehem Township	Hunterdon				\$ 13,024.00	\$ 103,735.00	\$ 116,759.00	\$ 14,978.00	\$ 250,867.00	\$ -					\$ 9,457.53	\$ 392,062.00
Bloomsbury Borough	Hunterdon				\$ 2,302.00	\$ 40,415.00	\$ 42,717.00	\$ 3,894.00	\$ 41,683.00	\$ 1,221.00					\$ 1,374.41	\$ 90,889.00
Califon Borough	Hunterdon				\$ 4,127.00	\$ 66,423.00	\$ 70,550.00	\$ 4,696.00	\$ 91,396.00	\$ 4,485.00					\$ -	\$ 171,127.00
Clinton Town	Hunterdon				\$ 35,834.00	\$ 97,986.00	\$ 133,820.00	\$ 10,320.00	\$ 123,882.00	\$ 5,940.00		\$ 25,000.00			\$ -	\$ 298,962.00
Clinton Township	Hunterdon				\$ 64,732.00	\$ 367,509.00	\$ 432,241.00	\$ 50,805.00	\$ 928,187.00	\$ 45,868.00		\$ 70,000.00			\$ 43,066.56	\$ 1,570,168.00
Glen Gardner Borough	Hunterdon				\$ 5,329.00	\$ 72,562.00	\$ 77,891.00	\$ 7,458.00	\$ 92,392.00	\$ 4,477.00					\$ 210.25	\$ 182,428.00
Hampton Borough	Hunterdon				\$ 4,311.00	\$ 92,121.00	\$ 96,432.00	\$ 6,629.00	\$ 50,607.00	\$ 2,227.00					\$ 2,176.48	\$ 158,071.00
High Bridge Borough	Hunterdon		A		\$ 24,062.00	\$ 277,166.00	\$ 301,228.00	\$ 17,004.00	\$ 155,299.00	\$ 7,361.00	\$ 250,000.00	\$ 25,000.00			\$ 16,150.89	\$ 772,043.00
Holland Township	Hunterdon				\$ 21,371.00	\$ -	\$ 21,371.00	\$ 21,406.00	\$ 2,769,593.00	\$ 128,650.00					\$ 14,642.56	\$ 2,955,663.00
Lebanon Borough	Hunterdon				\$ 8,152.00	\$ 31,339.00	\$ 39,491.00	\$ 4,534.00	\$ 98,662.00	\$ -					\$ -	\$ 142,687.00
Lebanon Township	Hunterdon				\$ 35,530.00	\$ -	\$ 35,530.00	\$ 24,849.00	\$ 2,762,456.00	\$ 127,604.00					\$ 20,223.33	\$ 2,970,662.00
Milford Borough	Hunterdon		A		\$ 10,579.00	\$ 245,106.00	\$ 255,685.00	\$ 5,570.00	\$ 160,657.00	\$ 6,555.00	\$ 150,000.00				\$ -	\$ 578,467.00
Tewksbury Township	Hunterdon				\$ 36,117.00	\$ 169,550.00	\$ 205,667.00	\$ 21,726.00	\$ 540,606.00	\$ 26,705.00		\$ 50,000.00			\$ 3.44	\$ 844,707.00
Union Township	Hunterdon				\$ 10,516.00	\$ 185,006.00	\$ 195,522.00	\$ 24,154.00	\$ 360,861.00	\$ -					\$ 30,542.25	\$ 611,079.00
Boonton Town	Morris				\$ 88,035.00	\$ 777,492.00	\$ 865,527.00	\$ 36,506.00	\$ 552,109.00	\$ 14,874.00		\$ 50,000.00	\$ 6,533.00		\$ -	\$ 1,525,549.00
Boonton Township	Morris				\$ 29,402.00	\$ 132,216.00	\$ 161,618.00	\$ 16,809.00	\$ 211,822.00	\$ 10,203.00		\$ 25,000.00			\$ -	\$ 425,452.00
Butler Borough	Morris				\$ 115,257.00	\$ 340,939.00	\$ 456,196.00	\$ 32,345.00	\$ 913,297.00	\$ 45,328.00		\$ 50,000.00			\$ -	\$ 1,497,166.00
Chester Borough	Morris				\$ 26,481.00	\$ 57,339.00	\$ 83,820.00	\$ 6,411.00	\$ 144,292.00	\$ 7,165.00		\$ 25,000.00			\$ -	\$ 266,688.00
Chester Township	Morris				\$ 68,068.00	\$ 121,024.00	\$ 189,092.00	\$ 28,553.00	\$ 957,963.00	\$ 48,312.00		\$ 50,000.00			\$ 18,838.60	\$ 1,292,759.00
Denville Township	Morris				\$ 187,498.00	\$ 382,482.00	\$ 569,980.00	\$ 62,046.00	\$ 1,857,365.00	\$ 91,701.00		\$ 70,000.00			\$ 14,537.55	\$ 2,665,630.00
Dover Town	Morris				\$ 154,836.00	\$ 928,939.00	\$ 1,083,775.00	\$ 71,316.00	\$ 679,794.00	\$ 3,620.00		\$ 70,000.00			\$ 18.00	\$ 1,908,523.00
Hanover Township	Morris				\$ 186,109.00	\$ 1,289,586.00	\$ 1,475,695.00	\$ 50,573.00	\$ 1,687,668.00	\$ 85,559.00		\$ 70,000.00			\$ 292.20	\$ 3,369,787.00
Harding Township	Morris				\$ 64,610.00	\$ 3,798.00	\$ 68,408.00	\$ 15,927.00	\$ 489,028.00	\$ 24,627.00		\$ 25,000.00			\$ 418.24	\$ 623,408.00
Jefferson Township	Morris				\$ 144,618.00	\$ 397,203.00	\$ 541,821.00	\$ 77,996.00	\$ 2,017,028.00	\$ -		\$ 90,000.00	\$ 192,794.00		\$ 53,690.22	\$ 2,973,329.00
Kinnelon Borough	Morris				\$ 76,943.00	\$ 209,617.00	\$ 286,560.00	\$ 37,062.00	\$ 558,749.00	\$ 26,752.00		\$ 50,000.00	\$ 45,261.00		\$ 15,137.38	\$ 1,019,521.00
Mendham Borough	Morris				\$ 53,007.00	\$ 123,724.00	\$ 176,731.00	\$ 21,397.00	\$ 546,703.00	\$ 26,659.00		\$ 50,000.00			\$ 80.44	\$ 821,570.00
Mendham Township	Morris		A		\$ 62,448.00	\$ 65,154.00	\$ 127,602.00	\$ 21,174.00	\$ 505,931.00	\$ 25,074.00	\$ 100,000.00	\$ 50,000.00	\$ 28,059.00		\$ 798.20	\$ 858,638.00
Mine Hill Township	Morris				\$ 32,193.00	\$ 172,653.00	\$ 204,846.00	\$ 14,584.00	\$ 219,029.00	\$ 9,811.00		\$ 25,000.00			\$ -	\$ 473,270.00
Montville Township	Morris				\$ 166,050.00	\$ 353,108.00	\$ 519,158.00	\$ 81,710.00	\$ 2,395,367.00	\$ 71,526.00		\$ 90,000.00	\$ 1,692.00		\$ 1,241.47	\$ 3,160,694.00
Morris Plains Borough	Morris				\$ 83,857.00	\$ 321,384.00	\$ 405,241.00	\$ 22,837.00	\$ 528,934.00	\$ 26,561.00		\$ 50,000.00			\$ -	\$ 1,033,573.00
Morris Township	Morris				\$ 299,972.00	\$ 2,514,995.00	\$ 2,814,967.00	\$ 87,303.00	\$ 1,907,277.00	\$ 95,293.00		\$ 90,000.00			\$ -	\$ 4,994,840.00
Morristown Town	Morris				\$ 369,019.00	\$ 1,279,754.00	\$ 1,648,773.00	\$ 72,711.00	\$ 2,332,536.00	\$ 110,227.00		\$ 70,000.00			\$ -	\$ 4,234,247.00
Mount Arlington Borough	Morris				\$ 30,656.00	\$ 137,703.00	\$ 168,359.00	\$ 18,284.00	\$ 324,054.00	\$ -		\$ 50,000.00			\$ 13.82	\$ 560,711.00
Mount Olive Township	Morris				\$ 213,249.00	\$ 842,809.00	\$ 1,056,058.00	\$ 94,861.00	\$ 1,631,601.00	\$ 76,227.00		\$ 90,000.00	\$ 9,165.00		\$ 120,506.12	\$ 3,078,418.00
Mountain Lakes Borough	Morris				\$ 55,074.00	\$ 125,748.00	\$ 180,822.00	\$ 16,834.00	\$ 440,579.00	\$ 20,116.00		\$ 25,000.00			\$ -	\$ 683,351.00
Netcong Borough	Morris				\$ 23,080.00	\$ 297,044.00	\$ 320,124.00	\$ 14,487.00	\$ 276,072.00	\$ 9,477.00		\$ 25,000.00			\$ 110.50	\$ 645,271.00
Parsippany-Troy Hills Township	Morris				\$ 719,512.00	\$ 2,632,826.00	\$ 3,352,338.00	\$ 212,124.00	\$ 3,067,230.00	\$ 149,420.00		\$ 140,000.00	\$ 55,178.00		\$ 1,463.51	\$ 6,977,754.00
Pequannock Township	Morris				\$ 136,178.00	\$ 524,950.00	\$ 661,128.00	\$ 56,201.00	\$ 1,001,673.00	\$ 48,802.00		\$ 70,000.00			\$ -	\$ 1,837,804.00
Randolph Township	Morris				\$ 232,280.00	\$ 789,582.00	\$ 1,021,862.00	\$ 97,426.00	\$ 1,554,298.00	\$ 76,005.00		\$ 90,000.00	\$ 16,544.00		\$ -	\$ 2,856,135.00

Municipality	County	SFY	E A	Mod	CMPTTR Pension Savings	Current Consolidated Municipal Property Tax Relief (CMPTTR)	Total CMPTTR for SOSA	Legislative Initiative Municipal Block Grant	Energy Receipts Tax (Fall Payment)	Supplemental Energy Receipts Tax (Summer Payment)	Extraordinary Aid	Municipal Homeland Security Assistance	Watershed Moratorium Offset	Highlands	Garden State Trust PILOT	Total Budgeted Aid CY 2005/FY2006
Riverdale Borough	Morris				\$ 37,323.00	\$ 207,215.00	\$ 244,538.00	\$ 10,370.00	\$ 394,470.00	\$ 20,085.00		\$ 25,000.00			\$ -	\$ 694,463.00
Rockaway Borough	Morris				\$ 56,087.00	\$ 412,960.00	\$ 469,047.00	\$ 27,317.00	\$ 370,675.00	\$ 12,462.00		\$ 50,000.00			\$ -	\$ 929,501.00
Rockaway Township	Morris				\$ 319,761.00	\$ 833,051.00	\$ 1,152,812.00	\$ 89,909.00	\$ 1,093,565.00	\$ 41,765.00		\$ 90,000.00	\$ 174,417.00		\$ 114,964.73	\$ 2,757,433.00
Roxbury Township	Morris				\$ 219,726.00	\$ 1,056,014.00	\$ 1,275,740.00	\$ 93,646.00	\$ 1,594,642.00	\$ 78,114.00		\$ 90,000.00			\$ 23,200.87	\$ 3,155,343.00
Victory Gardens Borough	Morris				\$ 3,290.00	\$ 75,439.00	\$ 78,729.00	\$ 6,062.00	\$ 31,835.00	\$ 950.00					\$ -	\$ 117,576.00
Washington Township	Morris				\$ 131,209.00	\$ 623,544.00	\$ 754,753.00	\$ 68,979.00	\$ 1,150,167.00	\$ 56,333.00		\$ 70,000.00	\$ 799.00		\$ 12,233.05	\$ 2,113,264.00
Wharton Borough	Morris				\$ 50,721.00	\$ 296,251.00	\$ 346,972.00	\$ 24,695.00	\$ 452,630.00	\$ 19,835.00		\$ 50,000.00			\$ -	\$ 894,132.00
Bloomington Borough	Passaic		A		\$ 73,906.00	\$ 360,822.00	\$ 434,728.00	\$ 32,949.00	\$ 400,717.00	\$ 19,091.00	\$ 400,000.00	\$ 50,000.00		\$ 3,109.00	\$ 21,193.10	\$ 1,361,787.00
Pompton Lakes Borough	Passaic		A		\$ 124,360.00	\$ 621,864.00	\$ 746,224.00	\$ 46,115.00	\$ 680,716.00	\$ 30,308.00	\$ 80,000.00	\$ 70,000.00			\$ 56,315.38	\$ 1,709,678.00
Ringwood Borough	Passaic		A		\$ 127,089.00	\$ 359,645.00	\$ 486,734.00	\$ 55,234.00	\$ 1,622,103.00	\$ 85,944.00	\$ 500,000.00	\$ 70,000.00		\$ 68,566.22	\$ 40,490.45	\$ 2,929,072.00
Wanaque Borough	Passaic				\$ 91,594.00	\$ 511,193.00	\$ 602,787.00	\$ 42,492.00	\$ 634,771.00	\$ 27,843.00		\$ 70,000.00		\$ 1,500.32	\$ 2,028.96	\$ 1,381,422.00
West Milford Township	Passaic				\$ 262,873.00	\$ 917,757.00	\$ 1,180,630.00	\$ 111,273.00	\$ 1,888,424.00	\$ 205,149.00		\$ 90,000.00	\$ 757,687.00	\$ 15,477.65	\$ 135,408.76	\$ 4,384,049.00
Bedminster Township	Somerset				\$ 62,870.00	\$ 90,200.00	\$ 153,070.00	\$ 32,552.00	\$ 949,926.00	\$ 46,281.00		\$ 50,000.00			\$ 31.80	\$ 1,231,861.00
Bernards Township	Somerset				\$ 221,629.00	\$ 321,280.00	\$ 542,909.00	\$ 96,359.00	\$ 1,993,568.00	\$ 97,648.00		\$ 90,000.00			\$ -	\$ 2,820,484.00
Bernardsville Borough	Somerset				\$ 95,720.00	\$ 162,196.00	\$ 257,916.00	\$ 28,866.00	\$ 722,566.00	\$ 35,969.00		\$ 50,000.00			\$ -	\$ 1,095,317.00
Far Hills Borough	Somerset				\$ 9,793.00	\$ 14,128.00	\$ 23,921.00	\$ 3,368.00	\$ 72,068.00	\$ 3,418.00		\$ 25,000.00			\$ -	\$ 127,775.00
Peapack-Gladstone Borough	Somerset				\$ 30,640.00	\$ 29,059.00	\$ 59,699.00	\$ 9,540.00	\$ 275,164.00	\$ 13,635.00		\$ 25,000.00			\$ -	\$ 383,038.00
Byram Township	Sussex				\$ 59,081.00	\$ 385,543.00	\$ 444,624.00	\$ 35,482.00	\$ 418,845.00	\$ 20,252.00		\$ 50,000.00			\$ 72,305.21	\$ 1,041,508.00
Franklin Borough	Sussex		A		\$ 56,259.00	\$ 235,607.00	\$ 291,866.00	\$ 21,778.00	\$ 561,912.00	\$ 28,009.00	\$ 325,000.00	\$ 50,000.00	\$ 4,089.00		\$ 4,932.32	\$ 1,287,586.00
Green Township	Sussex				\$ 11,763.00	\$ 135,472.00	\$ 147,235.00	\$ 12,626.00	\$ 149,078.00	\$ 7,192.00					\$ 8,279.16	\$ 324,410.00
Hamburg Borough	Sussex				\$ 18,365.00	\$ 149,374.00	\$ 167,739.00	\$ 12,175.00	\$ 165,998.00	\$ 7,848.00		\$ 25,000.00			\$ 907.91	\$ 379,668.00
Hardyston Township	Sussex				\$ 46,189.00	\$ 225,015.00	\$ 271,204.00	\$ 24,197.00	\$ 441,158.00	\$ 21,808.00		\$ 50,000.00	\$ 194,721.00		\$ 36,332.21	\$ 1,039,420.00
Hopatcong Borough	Sussex				\$ 127,227.00	\$ 673,032.00	\$ 800,259.00	\$ 68,199.00	\$ 546,818.00	\$ 23,656.00		\$ 70,000.00			\$ 38.26	\$ 1,508,970.00
Ogdensburg Borough	Sussex		A		\$ 17,377.00	\$ 198,737.00	\$ 216,114.00	\$ 11,911.00	\$ 78,345.00	\$ 3,356.00	\$ 325,000.00	\$ 25,000.00			\$ 16,612.24	\$ 676,338.00
Sparta Township	Sussex				\$ 181,294.00	\$ 588,018.00	\$ 769,312.00	\$ 70,892.00	\$ 968,815.00	\$ 47,308.00		\$ 70,000.00	\$ 29,328.00		\$ 46,890.82	\$ 2,002,546.00
Stanhope Borough	Sussex				\$ 29,086.00	\$ 183,097.00	\$ 212,183.00	\$ 14,847.00	\$ 131,117.00	\$ 6,167.00		\$ 25,000.00			\$ 725.53	\$ 390,040.00
Vernon Township	Sussex				\$ 145,923.00	\$ 576,837.00	\$ 722,760.00	\$ 96,794.00	\$ 1,737,497.00	\$ 95,633.00		\$ 90,000.00	\$ 294,455.00		\$ 143,359.26	\$ 3,180,498.00
Allamuchy Township	Warren				\$ 10,752.00	\$ 117,080.00	\$ 127,832.00	\$ 15,245.00	\$ 378,532.00	\$ -					\$ 59,192.20	\$ 580,801.00
Alpha Borough	Warren				\$ 9,359.00	\$ 153,583.00	\$ 162,942.00	\$ 11,070.00	\$ 150,117.00	\$ 7,327.00		\$ 25,000.00			\$ -	\$ 356,456.00
Belvidere Town	Warren		A		\$ 23,400.00	\$ 169,158.00	\$ 192,558.00	\$ 11,679.00	\$ 451,670.00	\$ 21,936.00	\$ 225,000.00	\$ 25,000.00			\$ 1,059.06	\$ 928,902.00
Franklin Township	Warren				\$ 6,961.00	\$ 125,709.00	\$ 132,670.00	\$ 10,853.00	\$ 235,071.00	\$ 11,261.00					\$ 12,544.86	\$ 402,400.00
Frelinghuysen Township	Warren				\$ 5,207.00	\$ 95,595.00	\$ 100,802.00	\$ 8,167.00	\$ 174,736.00	\$ -					\$ 16,985.37	\$ 300,690.00
Greenwich Township	Warren				\$ 8,931.00	\$ 79,867.00	\$ 88,798.00	\$ 17,115.00	\$ 337,464.00	\$ -		\$ 50,000.00			\$ -	\$ 493,377.00
Hackettstown Town	Warren				\$ 69,782.00	\$ 520,553.00	\$ 590,335.00	\$ 40,790.00	\$ 500,319.00	\$ 21,681.00		\$ 70,000.00			\$ 9,139.97	\$ 1,232,265.00
Harmony Township	Warren				\$ 8,008.00	\$ 159,738.00	\$ 167,746.00	\$ 11,609.00	\$ 214,499.00	\$ -					\$ 390,684.16	\$ 784,538.00
Hope Township	Warren				\$ 8,943.00	\$ 74,190.00	\$ 83,133.00	\$ 7,521.00	\$ 189,848.00	\$ -					\$ 27,247.20	\$ 307,749.00
Independence Township	Warren				\$ 18,869.00	\$ 172,123.00	\$ 190,992.00	\$ 21,969.00	\$ 255,486.00	\$ 12,230.00		\$ 50,000.00			\$ 7,487.41	\$ 538,164.00
Liberty Township	Warren				\$ 8,423.00	\$ 106,384.00	\$ 114,807.00	\$ 10,908.00	\$ 154,817.00	\$ 7,495.00					\$ 79,748.51	\$ 367,776.00
Lopatcong Township	Warren				\$ 40,963.00	\$ 174,043.00	\$ 215,006.00	\$ 22,605.00	\$ 1,028,690.00	\$ 51,305.00		\$ 50,000.00			\$ 3,437.34	\$ 1,371,043.00
Mansfield Township	Warren				\$ 36,976.00	\$ 270,824.00	\$ 307,800.00	\$ 31,304.00	\$ 887,078.00	\$ -		\$ 50,000.00			\$ 33,500.06	\$ 1,309,682.00
Oxford Township	Warren				\$ 14,507.00	\$ 102,939.00	\$ 117,446.00	\$ 9,046.00	\$ 153,623.00	\$ 7,257.00		\$ 25,000.00			\$ 6,222.43	\$ 318,594.00
Phillipsburg Town	Warren				\$ 163,632.00	\$ 1,566,890.00	\$ 1,730,522.00	\$ 68,948.00	\$ 833,438.00	\$ 32,448.00		\$ 70,000.00			\$ 1,876.16	\$ 2,737,232.00
Pohatcong Township	Warren				\$ 23,662.00	\$ 184,557.00	\$ 208,219.00	\$ 15,713.00	\$ 285,947.00	\$ 13,957.00		\$ 25,000.00			\$ 16,502.12	\$ 565,338.00
Washington Borough	Warren				\$ 59,952.00	\$ 380,802.00	\$ 440,754.00	\$ 28,328.00	\$ 421,013.00	\$ 16,973.00		\$ 50,000.00			\$ -	\$ 957,068.00
Washington Township	Warren				\$ 31,864.00	\$ 242,643.00	\$ 274,507.00	\$ 24,499.00	\$ 476,521.00	\$ 23,552.00		\$ 50,000.00			\$ 2,999.20	\$ 852,078.00
White Township	Warren				\$ 9,912.00	\$ 161,786.00	\$ 171,698.00	\$ 16,645.00	\$ 244,548.00	\$ 11,944.00			\$ 13,442.00		\$ 33,023.66	\$ 491,301.00
<b>Totals - Highlands Region</b>					<b>\$ 7,495,369.00</b>	<b>\$ 32,485,265.00</b>	<b>\$ 39,980,634.00</b>	<b>\$ 3,183,405.00</b>	<b>\$ 68,939,369.00</b>	<b>\$ 3,056,374.00</b>	<b>\$ 2,355,000.00</b>	<b>\$ 3,780,000.00</b>	<b>\$ 1,824,164.00</b>	<b>\$ 88,653.19</b>	<b>\$ 1,815,494.28</b>	<b>\$ 125,023,090.00</b>

Appendix 21

State Aid to Municipalities - County Portion (FY 2006)										
MUNICIPALITY	COUNTY	Status	Real Property Aggregate Assessed Value (Col. 1a)	Aggregate True Value (Col. 1c)	Machinery etc., Aggregate Assessed Value (Col. 2a)	Total Net Equalization Adjustment (Col. 6)	Net Value Taxable for County Taxes (1a+2a+RR+6)	Year Net Value Taxable	Tax Point Value	TANF Children Count
Mahwah Township	Bergen		\$ 4,083,356,399.00	\$ 5,145,358,366.00	\$ 5,070,406.00	\$ 1,093,029,389.00	\$ 5,181,456,194.00	\$ 4,088,426,805.00	\$ 408,842.68	13
Oakland Borough	Bergen	R	\$ 2,522,361,600.00	\$ 2,096,203,441.00	\$ 2,286,750.00	\$ (419,544,911.00)	\$ 2,105,103,439.00	\$ 2,524,648,350.00	\$ 252,464.84	3
Alexandria Twp.	Hunterdon		\$ 739,484,959.00	\$ 704,137,268.00	\$ 1,934,337.00	\$ (33,109,667.00)	\$ 708,309,629.00	\$ 741,419,296.00	\$ 74,141.93	2
Bethlehem Township	Hunterdon		\$ 521,719,158.00	\$ 627,518,833.00	\$ 939,904.00	\$ 107,077,783.00	\$ 629,736,845.00	\$ 522,659,062.00	\$ 52,265.91	0
Bloomsbury Borough	Hunterdon		\$ 59,168,000.00	\$ 98,827,459.00	\$ 139,022.00	\$ 40,235,126.00	\$ 99,542,148.00	\$ 59,307,022.00	\$ 5,930.70	0
Califon Borough	Hunterdon		\$ 88,769,349.00	\$ 140,993,248.00	\$ 674,095.00	\$ 52,730,186.00	\$ 142,173,630.00	\$ 89,443,444.00	\$ 8,944.34	1
Clinton Town	Hunterdon	R	\$ 358,023,100.00	\$ 361,931,965.00	\$ 1,182,636.00	\$ 5,615,493.00	\$ 364,821,229.00	\$ 359,205,736.00	\$ 35,920.57	2
Clinton Township	Hunterdon		\$ 1,987,699,144.00	\$ 2,331,885,434.00	\$ 9,046,869.00	\$ 349,038,479.00	\$ 2,345,784,492.00	\$ 1,996,746,013.00	\$ 199,674.60	1
Glen Gardner Boro.	Hunterdon		\$ 139,078,390.00	\$ 165,648,392.00	\$ 473,403.00	\$ 26,852,933.00	\$ 166,404,726.00	\$ 139,551,793.00	\$ 13,955.18	1
Hampton Borough	Hunterdon		\$ 67,310,425.00	\$ 108,250,925.00	\$ 632,278.00	\$ 41,179,891.00	\$ 109,122,594.00	\$ 67,942,703.00	\$ 6,794.27	0
High Bridge Borough	Hunterdon	R	\$ 380,033,200.00	\$ 361,076,675.00	\$ 1,126,000.00	\$ (15,837,804.00)	\$ 365,321,396.00	\$ 381,159,200.00	\$ 38,115.92	0
Holland Township	Hunterdon	R	\$ 760,609,600.00	\$ 757,730,225.00	\$ 2,196,628.00	\$ (57,624.00)	\$ 762,748,604.00	\$ 762,806,228.00	\$ 76,280.62	3
Lebanon Borough	Hunterdon		\$ 149,157,414.00	\$ 252,466,848.00	\$ 850,045.00	\$ 103,914,970.00	\$ 253,922,429.00	\$ 150,007,459.00	\$ 15,000.75	0
Lebanon Township	Hunterdon		\$ 726,998,507.00	\$ 960,621,706.00	\$ 1,559,341.00	\$ 235,936,904.00	\$ 964,494,752.00	\$ 728,557,848.00	\$ 72,855.78	0
Milford Borough	Hunterdon		\$ 118,085,170.00	\$ 134,831,206.00	\$ 292,036.00	\$ 25,111,788.00	\$ 143,488,994.00	\$ 118,377,206.00	\$ 11,837.72	0
Tewksbury Twp.	Hunterdon		\$ 1,296,952,700.00	\$ 1,629,747,047.00	\$ 2,410,141.00	\$ 337,329,941.00	\$ 1,636,692,782.00	\$ 1,299,362,841.00	\$ 129,936.28	1
Union Township	Hunterdon		\$ 654,883,118.00	\$ 854,827,200.00	\$ 1,675,388.00	\$ 202,535,482.00	\$ 859,093,988.00	\$ 656,558,506.00	\$ 65,655.85	0
Boonton Town	Morris		\$ 560,399,400.00	\$ 969,716,906.00	\$ 4,913,520.00	\$ 425,468,394.00	\$ 990,781,314.00	\$ 565,312,920.00	\$ 56,531.29	12
Boonton Township	Morris		\$ 514,553,321.00	\$ 832,341,186.00	\$ 566,000.00	\$ 320,292,880.00	\$ 835,412,201.00	\$ 515,119,321.00	\$ 51,511.93	4
Butler Borough	Morris		\$ 707,156,500.00	\$ 790,030,723.00	\$ 779,570.00	\$ 90,761,891.00	\$ 798,697,961.00	\$ 707,936,070.00	\$ 70,793.61	4
Chester Borough	Morris	RA	\$ 369,040,600.00	\$ 309,675,757.00	\$ 1,747,166.00	\$ (57,862,623.00)	\$ 312,925,143.00	\$ 370,787,766.00	\$ 37,078.78	1
Chester Township	Morris		\$ 981,376,242.00	\$ 1,684,187,819.00	\$ 1,354,657.00	\$ 705,551,442.00	\$ 1,688,282,341.00	\$ 982,730,899.00	\$ 98,273.09	0
Denville Township	Morris		\$ 2,141,620,400.00	\$ 2,577,780,934.00	\$ 5,339,141.00	\$ 447,666,367.00	\$ 2,594,625,908.00	\$ 2,146,959,541.00	\$ 214,695.95	11
Dover Town	Morris		\$ 682,852,800.00	\$ 1,190,261,112.00	\$ 3,631,171.00	\$ 520,568,621.00	\$ 1,207,052,592.00	\$ 686,483,971.00	\$ 68,648.40	42
Hanover Township	Morris		\$ 2,010,539,333.00	\$ 3,003,494,671.00	\$ 16,296,284.00	\$ 1,054,775,168.00	\$ 3,081,610,785.00	\$ 2,026,835,617.00	\$ 202,683.56	0
Harding Township	Morris		\$ 1,951,482,871.00	\$ 2,060,264,855.00	\$ 1,413,492.00	\$ 110,865,061.00	\$ 2,063,761,424.00	\$ 1,952,896,363.00	\$ 195,289.64	0
Jefferson Township	Morris		\$ 1,382,616,300.00	\$ 2,350,588,745.00	\$ 2,694,310.00	\$ 970,932,391.00	\$ 2,356,243,001.00	\$ 1,385,310,610.00	\$ 138,531.06	5
Kinnelon Borough	Morris		\$ 1,585,663,000.00	\$ 1,955,194,821.00	\$ 1,766,281.00	\$ 371,165,174.00	\$ 1,958,594,455.00	\$ 1,587,429,281.00	\$ 158,742.93	1
Mendham Borough	Morris		\$ 625,026,215.00	\$ 1,207,546,783.00	\$ 1,223,970.00	\$ 585,407,870.00	\$ 1,211,658,055.00	\$ 626,250,185.00	\$ 62,625.02	0
Mendham Township	Morris	RA	\$ 2,114,823,400.00	\$ 1,766,179,556.00	\$ 1,360,194.00	\$ (347,793,836.00)	\$ 1,768,389,758.00	\$ 2,116,183,594.00	\$ 211,618.36	1
Mine Hill Township	Morris		\$ 224,095,600.00	\$ 388,650,017.00	\$ 262,742.00	\$ 166,946,266.00	\$ 391,304,608.00	\$ 224,358,342.00	\$ 22,435.83	9
Montville Twp.	Morris		\$ 2,787,918,700.00	\$ 4,312,993,038.00	\$ 4,272,098.00	\$ 1,535,299,965.00	\$ 4,327,490,763.00	\$ 2,792,190,798.00	\$ 279,219.08	5
Morris Plains Borough	Morris		\$ 778,995,750.00	\$ 1,295,088,529.00	\$ 1,187,282.00	\$ 529,548,697.00	\$ 1,309,731,729.00	\$ 780,183,032.00	\$ 78,018.30	5
Morris Township	Morris		\$ 3,831,652,350.00	\$ 4,663,646,969.00	\$ 4,718,317.00	\$ 856,665,065.00	\$ 4,693,035,732.00	\$ 3,836,370,667.00	\$ 383,637.07	2
Morristown Town	Morris		\$ 2,225,308,082.00	\$ 2,178,897,564.00	\$ 20,247,993.00	\$ (24,107,961.00)	\$ 2,221,448,114.00	\$ 2,245,556,075.00	\$ 224,555.61	82
Mount Arlington Boro.	Morris		\$ 627,458,300.00	\$ 616,666,634.00	\$ 870,190.00	\$ (9,850,357.00)	\$ 618,478,133.00	\$ 628,328,490.00	\$ 62,832.85	2
Mount Olive Township	Morris		\$ 1,981,184,100.00	\$ 2,806,209,773.00	\$ 4,652,732.00	\$ 828,450,373.00	\$ 2,814,287,205.00	\$ 1,985,836,832.00	\$ 198,583.68	14
Mountain Lakes Boro.	Morris		\$ 639,107,351.00	\$ 1,126,378,835.00	\$ 809,716.00	\$ 489,016,116.00	\$ 1,128,933,183.00	\$ 639,917,067.00	\$ 63,991.71	2
Netcong Borough	Morris		\$ 176,220,900.00	\$ 260,604,703.00	\$ 2,300,929.00	\$ 86,418,543.00	\$ 264,940,372.00	\$ 178,521,829.00	\$ 17,852.18	5
Parsippany Troy Hills Twp.	Morris		\$ 7,761,011,100.00	\$ 7,534,230,754.00	\$ 12,454,457.00	\$ (202,930,574.00)	\$ 7,570,534,983.00	\$ 7,773,465,557.00	\$ 777,346.56	13
Pequannock Township	Morris		\$ 1,184,343,047.00	\$ 2,085,478,160.00	\$ 1,263,484.00	\$ 907,512,810.00	\$ 2,093,119,341.00	\$ 1,185,606,531.00	\$ 118,560.65	4
Randolph Township	Morris		\$ 2,850,469,700.00	\$ 3,888,771,760.00	\$ 4,814,438.00	\$ 1,047,888,343.00	\$ 3,903,172,481.00	\$ 2,855,284,138.00	\$ 285,528.41	10
Riverdale Borough	Morris	RV	\$ 655,629,300.00	\$ 517,017,033.00	\$ 7,811,449.00	\$ (133,924,430.00)	\$ 529,516,319.00	\$ 663,440,749.00	\$ 66,344.07	4

State Aid to Municipalities - County Portion (FY 2006)										
MUNICIPALITY	COUNTY	Status	Real Property Aggregate Assessed Value (Col. 1a)	Aggregate True Value (Col. 1c)	Machinery etc., Aggregate Assessed Value (Col. 2a)	Total Net Equalization Adjustment (Col. 6)	Net Value Taxable for County Taxes (1a+2a+RR+6)	Year Net Value Taxable	Tax Point Value	TANF Children Count
Rockaway Borough	Morris		\$ 766,106,400.00	\$ 718,269,642.00	\$ 959,191.00	\$ (39,617,374.00)	\$ 727,448,217.00	\$ 767,065,591.00	\$ 76,706.56	11
Rockaway Twp.	Morris		\$ 2,919,150,300.00	\$ 3,456,661,101.00	\$ 3,203,134.00	\$ 548,997,981.00	\$ 3,471,351,415.00	\$ 2,922,353,434.00	\$ 292,235.34	7
Roxbury Township	Morris		\$ 2,041,854,200.00	\$ 3,075,544,811.00	\$ 6,960,519.00	\$ 1,050,678,980.00	\$ 3,099,493,699.00	\$ 2,048,814,719.00	\$ 204,881.47	11
Victory Gardens Boro.	Morris		\$ 39,746,000.00	\$ 102,623,289.00	\$ 29,297.00	\$ 63,097,244.00	\$ 102,872,541.00	\$ 39,775,297.00	\$ 3,977.53	5
Washington Township	Morris		\$ 1,663,181,300.00	\$ 2,614,242,848.00	\$ 3,062,777.00	\$ 956,110,700.00	\$ 2,622,354,777.00	\$ 1,666,244,077.00	\$ 166,624.41	0
Wharton Borough	Morris		\$ 347,232,900.00	\$ 610,680,443.00	\$ 497,862.00	\$ 268,416,936.00	\$ 616,147,698.00	\$ 347,730,762.00	\$ 34,773.08	20
Bloomington Borough	Passaic		\$ 421,039,799.00	\$ 766,781,641.00	\$ 394,660.00	\$ 348,148,436.00	\$ 769,582,895.00	\$ 421,434,459.00	\$ 42,143.45	5
Pompton Lakes Borough	Passaic		\$ 638,100,200.00	\$ 1,131,182,769.00	\$ 586,130.00	\$ 502,801,138.00	\$ 1,141,487,468.00	\$ 638,686,330.00	\$ 63,868.63	16
Ringwood Borough	Passaic		\$ 857,200,190.00	\$ 1,524,453,477.00	\$ 1,439,861.00	\$ 668,016,054.00	\$ 1,526,656,105.00	\$ 858,640,051.00	\$ 85,864.01	9
Wanaque Borough	Passaic		\$ 496,598,484.00	\$ 937,155,093.00	\$ 853,956.00	\$ 444,633,245.00	\$ 942,085,685.00	\$ 497,452,440.00	\$ 49,745.24	6
West Milford Twp.	Passaic		\$ 1,493,375,000.00	\$ 2,866,362,764.00	\$ 5,581,607.00	\$ 1,377,572,822.00	\$ 2,876,529,429.00	\$ 1,498,956,607.00	\$ 149,895.66	33
Bedminster Township	Somerset	RA	\$ 2,211,839,045.00	\$ 2,306,401,507.00	\$ 8,035,633.00	\$ 99,340,740.00	\$ 2,319,215,418.00	\$ 2,219,874,678.00	\$ 221,987.47	0
Bernards Township	Somerset	RA	\$ 6,399,159,210.00	\$ 5,887,532,625.00	\$ 7,451,885.00	\$ (504,200,191.00)	\$ 5,902,410,904.00	\$ 6,406,611,095.00	\$ 640,661.11	4
Bernardsville Boro.	Somerset	RA	\$ 2,336,191,500.00	\$ 2,103,918,858.00	\$ 6,379,100.00	\$ (226,947,808.00)	\$ 2,115,622,792.00	\$ 2,342,570,600.00	\$ 234,257.06	1
Far Hills Boro.	Somerset	RA	\$ 434,362,416.00	\$ 416,375,015.00	\$ 360,917.00	\$ (16,982,593.00)	\$ 417,740,740.00	\$ 434,723,333.00	\$ 43,472.33	2
Peapack-Gladstone Boro.	Somerset	RA	\$ 755,561,900.00	\$ 750,980,916.00	\$ 911,145.00	\$ (2,887,420.00)	\$ 753,585,625.00	\$ 756,473,045.00	\$ 75,647.30	1
Byram Township	Sussex		\$ 518,450,630.00	\$ 926,963,401.00	\$ 903,311.00	\$ 409,693,892.00	\$ 929,047,833.00	\$ 519,353,941.00	\$ 51,935.39	0
Franklin Borough	Sussex		\$ 240,998,800.00	\$ 381,992,075.00	\$ 2,331,278.00	\$ 143,523,043.00	\$ 386,853,121.00	\$ 243,330,078.00	\$ 24,333.01	9
Green Township	Sussex	RV	\$ 521,399,100.00	\$ 424,799,658.00	\$ 900,156.00	\$ (95,560,528.00)	\$ 426,738,728.00	\$ 522,299,256.00	\$ 52,229.93	0
Hamburg Borough	Sussex		\$ 204,679,850.00	\$ 257,329,457.00	\$ 485,727.00	\$ 54,025,004.00	\$ 259,190,581.00	\$ 205,165,577.00	\$ 20,516.56	8
Hardyston Township	Sussex		\$ 569,162,200.00	\$ 894,065,661.00	\$ 1,666,503.00	\$ 326,775,499.00	\$ 897,604,202.00	\$ 570,828,703.00	\$ 57,082.87	9
Hopatcong Borough	Sussex		\$ 873,938,900.00	\$ 1,315,776,724.00	\$ 932,669.00	\$ 442,656,929.00	\$ 1,317,528,498.00	\$ 874,871,569.00	\$ 87,487.16	15
Ogdensburg Boro.	Sussex		\$ 115,049,550.00	\$ 175,862,962.00	\$ 331,769.00	\$ 63,171,900.00	\$ 178,553,219.00	\$ 115,381,319.00	\$ 11,538.13	7
Sparta Township	Sussex		\$ 2,304,804,300.00	\$ 2,818,987,647.00	\$ 6,056,787.00	\$ 519,359,581.00	\$ 2,830,220,668.00	\$ 2,310,861,087.00	\$ 231,086.11	3
Stanhope Borough	Sussex		\$ 168,652,300.00	\$ 320,875,761.00	\$ 279,699.00	\$ 153,798,950.00	\$ 322,730,949.00	\$ 168,931,999.00	\$ 16,893.20	2
Vernon Township	Sussex		\$ 1,447,920,794.00	\$ 2,300,843,467.00	\$ 7,051,429.00	\$ 857,225,337.00	\$ 2,312,197,560.00	\$ 1,454,972,223.00	\$ 145,497.22	18
Allamuchy Township	Warren		\$ 491,076,735.00	\$ 513,034,617.00	\$ 1,432,087.00	\$ 24,026,581.00	\$ 516,535,403.00	\$ 492,508,822.00	\$ 49,250.88	3
Alpha Borough	Warren		\$ 194,674,321.00	\$ 182,398,877.00	\$ 398,228.00	\$ (11,164,669.00)	\$ 183,907,880.00	\$ 195,072,549.00	\$ 19,507.25	1
Belvidere Town	Warren		\$ 143,780,600.00	\$ 201,740,704.00	\$ 1,309,823.00	\$ 61,285,839.00	\$ 206,376,262.00	\$ 145,090,423.00	\$ 14,509.04	0
Franklin Township	Warren		\$ 398,475,105.00	\$ 372,371,839.00	\$ 1,081,481.00	\$ (23,315,289.00)	\$ 376,241,297.00	\$ 399,556,586.00	\$ 39,955.66	0
Frelinghuysen Twp.	Warren		\$ 264,275,178.00	\$ 250,379,136.00	\$ 801,469.00	\$ (12,505,344.00)	\$ 252,571,303.00	\$ 265,076,647.00	\$ 26,507.66	1
Greenwich Township	Warren		\$ 572,568,490.00	\$ 653,467,804.00	\$ 2,042,711.00	\$ 82,333,599.00	\$ 656,944,800.00	\$ 574,611,201.00	\$ 57,461.12	3
Hackettstown Town	Warren		\$ 582,376,872.00	\$ 759,192,898.00	\$ 4,007,943.00	\$ 186,506,000.00	\$ 772,890,815.00	\$ 586,384,815.00	\$ 58,638.48	9
Harmony Township	Warren		\$ 521,372,000.00	\$ 564,989,163.00	\$ 893,386.00	\$ 46,949,292.00	\$ 569,214,678.00	\$ 522,265,386.00	\$ 52,226.54	1
Hope Township	Warren		\$ 138,690,000.00	\$ 218,753,943.00	\$ 939,354.00	\$ 81,004,050.00	\$ 220,633,404.00	\$ 139,629,354.00	\$ 13,962.94	1
Independence Township	Warren	RA	\$ 680,408,542.00	\$ 571,100,002.00	\$ 1,687,432.00	\$ (107,975,032.00)	\$ 574,120,942.00	\$ 682,095,974.00	\$ 68,209.60	6
Liberty Township	Warren		\$ 259,124,890.00	\$ 275,547,522.00	\$ 787,154.00	\$ 16,907,374.00	\$ 276,819,418.00	\$ 259,912,044.00	\$ 25,991.20	6
Lopatcong Township	Warren		\$ 538,077,136.00	\$ 757,535,036.00	\$ 1,199,680.00	\$ 222,560,171.00	\$ 761,836,987.00	\$ 539,276,816.00	\$ 53,927.68	7
Mansfield Township	Warren		\$ 639,707,500.00	\$ 706,937,231.00	\$ 1,825,320.00	\$ 69,247,345.00	\$ 710,780,165.00	\$ 641,532,820.00	\$ 64,153.28	17
Oxford Township	Warren		\$ 117,429,458.00	\$ 182,089,406.00	\$ 611,733.00	\$ 66,224,580.00	\$ 184,265,771.00	\$ 118,041,191.00	\$ 11,804.12	2
Phillipsburg Town	Warren		\$ 551,278,260.00	\$ 731,526,354.00	\$ 3,185,615.00	\$ 198,269,728.00	\$ 752,733,603.00	\$ 554,463,875.00	\$ 55,446.39	141
Pohatcong Township	Warren		\$ 338,719,400.00	\$ 376,731,621.00	\$ 748,798.00	\$ 40,014,785.00	\$ 379,482,983.00	\$ 339,468,198.00	\$ 33,946.82	4
Washington Borough	Warren		\$ 370,906,860.00	\$ 449,039,782.00	\$ 3,148,433.00	\$ 82,240,974.00	\$ 456,296,267.00	\$ 374,055,293.00	\$ 37,405.53	21
Washington Township	Warren		\$ 625,885,749.00	\$ 679,350,645.00	\$ 1,775,614.00	\$ 55,973,567.00	\$ 683,634,930.00	\$ 627,661,363.00	\$ 62,766.14	10
White Township	Warren		\$ 624,903,840.00	\$ 588,366,293.00	\$ 1,655,457.00	\$ (32,749,835.00)	\$ 593,809,462.00	\$ 626,559,297.00	\$ 62,655.93	5
<b>Totals</b>			<b>\$ 94,843,721,099.00</b>	<b>\$ 117,225,170,360.00</b>	<b>\$ 238,419,582.00</b>	<b>\$ 22,884,452,228.00</b>	<b>\$ 117,966,592,909.00</b>	<b>\$ 95,082,140,681.00</b>	<b>\$ 9,508,214.07</b>	<b>705</b>

Appendix 22

State Aid to Municipalities - School Portion (FY 2006)												
CO	Dist	COUNTY NAME	DISTRICT NAME	TOTAL AID 06-07	DS AID 06-07 TYPE 1	DS AID 06-07 TYPE 2	06-07 ESTIMATED STATE DEBT SERVICE FOR ABBOTTS AND GRANTS	FICA PROJECTED 05-06	Additional Help Aid	SOSA Aid	District	Aid
37	1570	BERGEN	MAHWAH TWP	\$ 3,564,929.00	\$ -	\$ -	\$ 480,633.45	\$ 1,575,893.97		\$ 5,621,456.42	\$ 2,900.00	\$ 5,621,456.00
27	820	BERGEN	OAKLAND BORO	\$ 1,021,044.00	\$ -	\$ -	\$ 12,003.28	\$ 745,913.77		\$ 1,778,961.05	\$ 3,760.00	\$ 1,778,961.00
27	3950	HUNTERDON	ALEXANDRIA TWP	\$ 1,744,498.00	\$ -	\$ -	\$ 102,029.00	\$ 293,095.02		\$ 2,139,622.02	\$ 20.00	\$ 2,139,622.00
27	3370	HUNTERDON	BETHLEHEM TWP	\$ 1,505,504.00	\$ -	\$ -	\$ 131,699.94	\$ 269,313.28		\$ 1,906,517.22	\$ 370.00	\$ 1,906,517.00
19	2590	HUNTERDON	BLOOMSBURY BORO	\$ 732,541.00	\$ -	\$ -	\$ 2,032.56	\$ 74,038.57		\$ 808,612.13	\$ 430.00	\$ 808,612.00
19	20	HUNTERDON	CALIFON BORO	\$ 273,697.00	\$ -	\$ -	\$ -	\$ 75,977.97		\$ 349,674.97	\$ 670.00	\$ 349,675.00
3	3760	HUNTERDON	CLINTON TOWN	\$ 247,978.00	\$ -	\$ 1,226.00	\$ 101,187.11	\$ 255,690.90		\$ 606,082.01	\$ 910.00	\$ 606,082.00
27	3385	HUNTERDON	CLINTON TWP	\$ 1,557,389.00	\$ -	\$ -	\$ 21,404.16	\$ 672,922.49		\$ 2,251,715.65	\$ 920.00	\$ 2,251,716.00
37	1930	HUNTERDON	DELAWARE VALLEY REGIONAL	\$ 3,851,409.00	\$ -	\$ -	\$ 155,746.78	\$ 448,301.30		\$ 4,455,457.08	\$ 1,050.00	\$ 4,455,457.00
41	70	HUNTERDON	FLEMINGTON-RARITAN REG	\$ 6,552,923.00	\$ -	\$ 290,360.00	\$ 363,000.11	\$ 1,511,231.71		\$ 8,717,514.82	\$ 1,510.00	\$ 8,717,515.00
27	1090	HUNTERDON	GLEN GARDNER BORO	\$ 1,093,906.00	\$ -	\$ -	\$ -	\$ 1,300.56		\$ 1,095,206.56	\$ 1,740.00	\$ 1,095,207.00
19	3660	HUNTERDON	HAMPTON BORO	\$ 791,157.00	\$ -	\$ -	\$ -	\$ 99,765.61		\$ 890,922.61	\$ 1,970.00	\$ 890,923.00
27	3380	HUNTERDON	HIGH BRIDGE BORO	\$ 1,547,053.00	\$ -	\$ 102,432.00	\$ 60.12	\$ 238,538.62		\$ 1,888,083.74	\$ 2,140.00	\$ 1,888,084.00
27	3520	HUNTERDON	HOLLAND TWP	\$ 1,704,244.00	\$ -	\$ -	\$ 103,769.80	\$ 303,828.22		\$ 2,111,842.02	\$ 2,220.00	\$ 2,111,842.00
37	5100	HUNTERDON	HUNTERDON CENTRAL REG	\$ 5,961,129.00	\$ -	\$ 130,461.00	\$ 107,010.46	\$ 1,363,489.94		\$ 7,562,090.40	\$ 2,300.00	\$ 7,562,090.00
3	2900	HUNTERDON	LEBANON BORO	\$ 145,912.00	\$ -	\$ -	\$ -	\$ 48,212.45		\$ 194,124.45	\$ 2,590.00	\$ 194,124.00
27	5520	HUNTERDON	LEBANON TWP	\$ 2,212,007.00	\$ -	\$ 73,184.00	\$ 4,330.54	\$ 391,163.65		\$ 2,680,685.19	\$ 2,600.00	\$ 2,680,685.00
19	370	HUNTERDON	MILFORD BORO	\$ 282,837.00	\$ -	\$ 52.00	\$ -	\$ 53,108.32		\$ 335,997.32	\$ 3,180.00	\$ 335,997.00
37	5360	HUNTERDON	N HUNT/VOORHEES REGIONAL	\$ 5,974,532.00	\$ -	\$ -	\$ 252,348.54	\$ 1,350,333.29		\$ 7,577,213.83	\$ 3,660.00	\$ 7,577,214.00
19	1970	HUNTERDON	SOUTH HUNTERDON REGIONAL	\$ 665,132.00	\$ -	\$ -	\$ 19,981.71	\$ 262,217.86		\$ 947,331.57	\$ 4,890.00	\$ 947,332.00
19	2220	HUNTERDON	TEWKSBURY TWP	\$ 716,362.00	\$ -	\$ -	\$ 235,023.85	\$ 336,152.63		\$ 1,287,538.48	\$ 5,180.00	\$ 1,287,538.00
19	3180	HUNTERDON	UNION TWP	\$ 775,665.00	\$ -	\$ 18,650.00	\$ 2,016.15	\$ 264,990.93		\$ 1,061,322.08	\$ 5,270.00	\$ 1,061,322.00
27	2010	MORRIS	BOONTON TOWN	\$ 1,380,962.00	\$ -	\$ -	\$ 19,024.16	\$ 656,433.97		\$ 2,056,420.13	\$ 450.00	\$ 2,056,420.00
19	2140	MORRIS	BOONTON TWP	\$ 676,630.00	\$ -	\$ 72,018.00	\$ 2,290.67	\$ 231,132.29		\$ 982,070.96	\$ 460.00	\$ 982,071.00
27	4560	MORRIS	BUTLER BORO	\$ 2,168,617.00	\$ -	\$ -	\$ 175,753.95	\$ 619,438.96		\$ 2,963,809.91	\$ 630.00	\$ 2,963,810.00
27	1110	MORRIS	CHESTER TWP	\$ 1,291,753.00	\$ -	\$ -	\$ 13,600.80	\$ 605,842.53		\$ 1,911,196.33	\$ 820.00	\$ 1,911,196.00
27	3450	MORRIS	DENVILLE TWP	\$ 1,671,790.00	\$ -	\$ 191,042.00	\$ 157.99	\$ 708,320.75		\$ 2,571,310.74	\$ 1,090.00	\$ 2,571,311.00
41	5480	MORRIS	DOVER TOWN	\$ 15,398,707.00	\$ -	\$ 333,766.00	\$ 38,758.62	\$ 1,250,487.91	\$ 691.00	\$ 17,022,410.53	\$ 1,110.00	\$ 17,021,720.00
27	2000	MORRIS	HANOVER PARK REGIONAL	\$ 1,352,446.00	\$ -	\$ -	\$ 12,388.53	\$ 807,701.74		\$ 2,172,536.27	\$ 1,990.00	\$ 2,172,536.00
27	1990	MORRIS	HANOVER TWP	\$ 1,317,094.00	\$ -	\$ -	\$ 121,790.82	\$ 720,974.96		\$ 2,159,859.78	\$ 2,000.00	\$ 2,159,860.00
19	910	MORRIS	HARDING TOWNSHIP	\$ 459,636.00	\$ -	\$ 44,153.00	\$ 19,921.49	\$ 166,658.37		\$ 690,368.86	\$ 2,010.00	\$ 690,369.00
41	4100	MORRIS	JEFFERSON TWP	\$ 13,567,506.00	\$ -	\$ 134,850.00	\$ 646,182.17	\$ 1,525,793.75		\$ 15,874,331.92	\$ 2,380.00	\$ 15,874,332.00
27	4330	MORRIS	KINNELON BORO	\$ 1,832,374.00	\$ -	\$ -	\$ 318,019.60	\$ 969,077.75		\$ 3,119,471.35	\$ 2,460.00	\$ 3,119,471.00
19	430	MORRIS	MENDHAM BORO	\$ 329,119.00	\$ -	\$ -	\$ 237,643.57	\$ 309,201.98		\$ 875,964.55	\$ 3,090.00	\$ 875,965.00
19	2600	MORRIS	MENDHAM TWP	\$ 736,168.00	\$ -	\$ -	\$ 378,412.19	\$ 393,305.67		\$ 1,507,885.86	\$ 3,100.00	\$ 1,507,886.00
27	2460	MORRIS	MINE HILL TWP	\$ 1,391,983.00	\$ -	\$ -	\$ 84,578.49	\$ 136,489.18		\$ 1,613,050.67	\$ 3,240.00	\$ 1,613,051.00
31	4400	MORRIS	MONTVILLE TWP	\$ 2,715,324.00	\$ -	\$ 265,843.00	\$ 219,383.50	\$ 1,950,195.10		\$ 5,150,745.60	\$ 3,340.00	\$ 5,150,746.00
37	5030	MORRIS	MORRIS HILLS REGIONAL	\$ 5,954,220.00	\$ -	\$ -	\$ 3,983.96	\$ 1,507,542.81		\$ 7,465,746.77	\$ 3,370.00	\$ 7,465,747.00
27	460	MORRIS	MORRIS PLAINS BORO	\$ 900,439.00	\$ -	\$ -	\$ 130,718.68	\$ 267,367.86		\$ 1,298,525.54	\$ 3,380.00	\$ 1,298,526.00
41	1785	MORRIS	MORRIS SCHOOL DISTRICT	\$ 7,553,645.00	\$ -	\$ 235,854.00	\$ 67,931.91	\$ 2,636,595.01		\$ 10,494,025.92	\$ 3,385.00	\$ 10,494,026.00
19	5180	MORRIS	MOUNT ARLINGTON BORO	\$ 816,997.00	\$ -	\$ -	\$ -	\$ 197,923.16		\$ 1,014,920.16	\$ 3,410.00	\$ 1,014,920.00
41	5465	MORRIS	MOUNT OLIVE TWP	\$ 14,808,316.00	\$ -	\$ 604,471.00	\$ 100,421.59	\$ 2,087,912.78		\$ 17,601,121.37	\$ 3,450.00	\$ 17,601,121.00
27	450	MORRIS	MOUNTAIN LAKES BORO	\$ 897,784.00	\$ -	\$ 124,723.00	\$ 139,490.36	\$ 1,113,869.69		\$ 2,275,867.05	\$ 3,460.00	\$ 2,275,867.00

State Aid to Municipalities - School Portion (FY 2006)												
CO	Dist	COUNTY NAME	DISTRICT NAME	TOTAL AID 06-07	DS AID 06-07 TYPE 1	DS AID 06-07 TYPE 2	06-07 ESTIMATED STATE DEBT SERVICE FOR ABBOTT'S AND GRANTS	FICA PROJECTED 05- 06	Additional Help Aid	SOSA Aid	District	Aid
19	5270	MORRIS	NETCONG BORO	\$ 831,941.00	\$ -	\$ -	\$ 32,251.64	\$ 152,352.10		\$ 1,016,544.74	\$ 3,520.00	\$ 1,016,545.00
41	280	MORRIS	PARSIPPANY-TROY HILLS TWP	\$ 6,558,025.00	\$ -	\$ -	\$ 122,362.88	\$ 3,648,974.16		\$ 10,329,362.04	\$ 3,950.00	\$ 10,329,362.00
31	4230	MORRIS	PEQUANNOCK TWP	\$ 2,677,363.00	\$ -	\$ 186,387.00	\$ 13,096.86	\$ 1,113,482.55		\$ 3,990,329.41	\$ 4,080.00	\$ 3,990,329.00
41	2970	MORRIS	RANDOLPH TWP	\$ 10,871,236.00	\$ -	\$ 279,518.00	\$ 34,983.23	\$ 2,451,515.19		\$ 13,637,252.42	\$ 4,330.00	\$ 13,637,252.00
19	670	MORRIS	RIVERDALE BORO	\$ 395,961.00	\$ -	\$ -	\$ 92,875.51	\$ 121,042.94		\$ 609,879.45	\$ 4,440.00	\$ 609,879.00
19	920	MORRIS	ROCKAWAY BORO	\$ 509,918.00	\$ -	\$ -	\$ 16,146.60	\$ 245,905.84		\$ 771,970.44	\$ 4,480.00	\$ 771,970.00
35	5550	MORRIS	ROCKAWAY TWP	\$ 3,374,772.00	\$ -	\$ 200,173.00	\$ 13,090.23	\$ 1,445,090.62		\$ 5,033,125.85	\$ 4,490.00	\$ 5,033,126.00
41	3890	MORRIS	ROXBURY TWP	\$ 13,133,833.00	\$ -	\$ 37,743.00	\$ 368,761.30	\$ 1,941,106.73		\$ 15,481,444.03	\$ 4,560.00	\$ 15,481,444.00
27	4490	MORRIS	VICTORY GARDENS	\$ 2,048,470.00	\$ -	\$ -	\$ -	\$ -		\$ 2,048,470.00	\$ 5,380.00	\$ 2,048,470.00
41	1840	MORRIS	WASHINGTON TWP	\$ 7,839,838.00	\$ -	\$ -	\$ 282,968.79	\$ 1,219,825.26		\$ 9,342,632.05	\$ 5,520.00	\$ 9,342,632.00
37	4960	MORRIS	WEST MORRIS REGIONAL	\$ 5,316,142.00	\$ -	\$ -	\$ 144,697.22	\$ 1,338,810.79		\$ 6,799,650.01	\$ 5,660.00	\$ 6,799,650.00
31	3990	MORRIS	WHARTON BORO	\$ 2,631,139.00	\$ -	\$ 176,910.00	\$ 10,513.85	\$ 373,273.33		\$ 3,191,836.18	\$ 5,770.00	\$ 3,191,836.00
27	5770	PASSAIC	BLOOMINGDALE BORO	\$ 2,244,151.00	\$ -	\$ -	\$ 9,064.66	\$ 312,864.55		\$ 2,566,080.21	\$ 420.00	\$ 2,566,080.00
37	2615	PASSAIC	LAKELAND REGIONAL	\$ 4,694,858.00	\$ -	\$ -	\$ 165,987.00	\$ 616,766.18		\$ 5,477,611.18	\$ 2,510.00	\$ 5,477,611.00
37	2030	PASSAIC	PASSAIC CO MANCHESTER REG	\$ 4,012,000.00	\$ -	\$ -	\$ 12,953.34	\$ 351,068.54		\$ 4,376,021.88	\$ 3,980.00	\$ 4,376,022.00
27	3100	PASSAIC	PASSAIC VALLEY REGIONAL	\$ 1,404,339.00	\$ -	\$ -	\$ 243.87	\$ 589,768.27		\$ 1,994,351.14	\$ 3,990.00	\$ 1,994,351.00
37	2165	PASSAIC	POMPTON LAKES BORO	\$ 4,119,739.00	\$ -	\$ 29,051.00	\$ 2,066.74	\$ 797,305.98		\$ 4,948,162.72	\$ 4,230.00	\$ 4,948,163.00
37	640	PASSAIC	RINGWOOD BORO	\$ 3,389,184.00	\$ -	\$ -	\$ -	\$ 641,244.94		\$ 4,030,428.94	\$ 4,400.00	\$ 4,030,429.00
31	2510	PASSAIC	WANAQUE BORO	\$ 2,437,876.00	\$ -	\$ 4,788.00	\$ -	\$ 481,245.39		\$ 2,923,909.39	\$ 5,440.00	\$ 2,923,909.00
41	4200	PASSAIC	WEST MILFORD TWP	\$ 14,468,312.00	\$ -	\$ 83,076.00	\$ 104,921.64	\$ 2,159,455.67		\$ 16,815,765.31	\$ 5,650.00	\$ 16,815,765.00
27	630	SOMERSET	BEDMINSTER TWP	\$ 930,147.00	\$ -	\$ -	\$ -	\$ 327,990.04		\$ 1,258,137.04	\$ 240.00	\$ 1,258,137.00
37	1980	SOMERSET	BERNARDS TWP	\$ 3,851,743.00	\$ -	\$ -	\$ 55,491.67	\$ 2,338,541.27		\$ 6,245,775.94	\$ 350.00	\$ 6,245,776.00
41	2040	SOMERSET	BRIDGEWATER-RARITAN REG	\$ 9,404,541.00	\$ -	\$ -	\$ 898,046.88	\$ 4,049,629.09		\$ 14,352,216.97	\$ 555.00	\$ 14,352,217.00
27	3090	SOMERSET	SOMERSET HILLS REGIONAL	\$ 1,398,736.00	\$ -	\$ 91,704.00	\$ 137,490.05	\$ 950,754.67		\$ 2,578,684.72	\$ 4,815.00	\$ 2,578,685.00
27	3240	SOMERSET	WATCHUNG HILLS REGIONAL	\$ 1,458,746.00	\$ -	\$ -	\$ 472,353.86	\$ 955,608.86		\$ 2,886,708.72	\$ 5,550.00	\$ 2,886,709.00
35	4815	SUSSEX	BYRAM TWP	\$ 3,280,733.00	\$ -	\$ 13,735.00	\$ 285,354.97	\$ 439,361.59		\$ 4,019,184.56	\$ 640.00	\$ 4,019,185.00
35	555	SUSSEX	FRANKLIN BORO	\$ 3,127,025.00	\$ -	\$ -	\$ 12,734.93	\$ 267,079.68		\$ 3,406,839.61	\$ 1,570.00	\$ 3,406,840.00
27	5380	SUSSEX	GREEN TWP	\$ 2,171,521.00	\$ -	\$ -	\$ 137,854.08	\$ 205,287.95		\$ 2,514,663.03	\$ 1,800.00	\$ 2,514,663.00
27	4080	SUSSEX	HAMBURG BORO	\$ 1,749,296.00	\$ -	\$ -	\$ 101,023.53	\$ 160,446.59		\$ 2,010,766.12	\$ 1,930.00	\$ 2,010,766.00
27	2380	SUSSEX	HAMPTON TWP	\$ 1,383,764.00	\$ -	\$ 33,537.00	\$ -	\$ 222,549.08		\$ 1,639,850.08	\$ 1,980.00	\$ 1,639,850.00
31	420	SUSSEX	HARDYSTON TWP	\$ 2,245,669.00	\$ -	\$ -	\$ 280,031.96	\$ 317,665.38		\$ 2,843,366.34	\$ 2,030.00	\$ 2,843,366.00
41	1620	SUSSEX	HIGH POINT REGIONAL	\$ 6,574,310.00	\$ -	\$ 420,448.00	\$ -	\$ 714,533.30		\$ 7,709,291.30	\$ 2,165.00	\$ 7,709,291.00
41	3675	SUSSEX	HOPATCONG	\$ 12,262,109.00	\$ -	\$ 69,111.00	\$ 1,303.99	\$ 1,199,078.35		\$ 13,531,602.34	\$ 2,240.00	\$ 13,531,602.00
41	30	SUSSEX	KITTATINNY REGIONAL	\$ 6,144,395.00	\$ -	\$ -	\$ 221,659.39	\$ 628,349.02		\$ 6,994,403.41	\$ 2,465.00	\$ 6,994,403.00
37	1800	SUSSEX	LENAPE VALLEY REGIONAL	\$ 3,799,251.00	\$ -	\$ -	\$ 1,692.62	\$ 444,938.84		\$ 4,245,882.46	\$ 2,615.00	\$ 4,245,882.00
27	4480	SUSSEX	OGDENSBURG BORO	\$ 2,027,923.00	\$ -	\$ 29,602.00	\$ 19,926.75	\$ 174,723.30		\$ 2,252,175.05	\$ 3,840.00	\$ 2,252,175.00
19	1510	SUSSEX	SANDYSTON-WALPACK TWP	\$ 542,012.00	\$ -	\$ -	\$ 12,078.75	\$ 88,495.78		\$ 642,586.53	\$ 4,650.00	\$ 642,587.00
41	1670	SUSSEX	SPARTA TWP	\$ 6,772,807.00	\$ -	\$ 169,743.00	\$ 39,598.80	\$ 1,723,427.96		\$ 8,705,576.76	\$ 4,960.00	\$ 8,705,577.00
27	3340	SUSSEX	STANHOPE BORO	\$ 1,494,931.00	\$ -	\$ -	\$ 133,763.03	\$ 166,388.50		\$ 1,795,082.53	\$ 5,030.00	\$ 1,795,083.00
41	1870	SUSSEX	SUSSEX-WANTAGE REGIONAL	\$ 7,847,613.00	\$ -	\$ 83,820.00	\$ 2,589.45	\$ 769,089.97		\$ 8,703,112.42	\$ 5,100.00	\$ 8,703,112.00
41	5530	SUSSEX	VERNON TWP	\$ 26,802,771.00	\$ -	\$ 907,825.00	\$ 36,773.23	\$ 2,352,477.43		\$ 30,099,846.66	\$ 5,360.00	\$ 30,099,847.00
37	4650	SUSSEX	WALLKILL VALLEY REGIONAL	\$ 4,823,592.00	\$ -	\$ 266,803.00	\$ 144,359.01	\$ 451,278.72		\$ 5,686,032.73	\$ 5,435.00	\$ 5,686,033.00
19	2300	WARREN	ALLAMUCHY TWP	\$ 721,996.00	\$ -	\$ -	\$ 6,338.27	\$ 136,005.85		\$ 864,340.12	\$ 30.00	\$ 864,340.00
27	3410	WARREN	ALPHA BORO	\$ 1,666,150.00	\$ -	\$ -	\$ 1,125.27	\$ 133,105.71		\$ 1,800,380.98	\$ 70.00	\$ 1,800,381.00

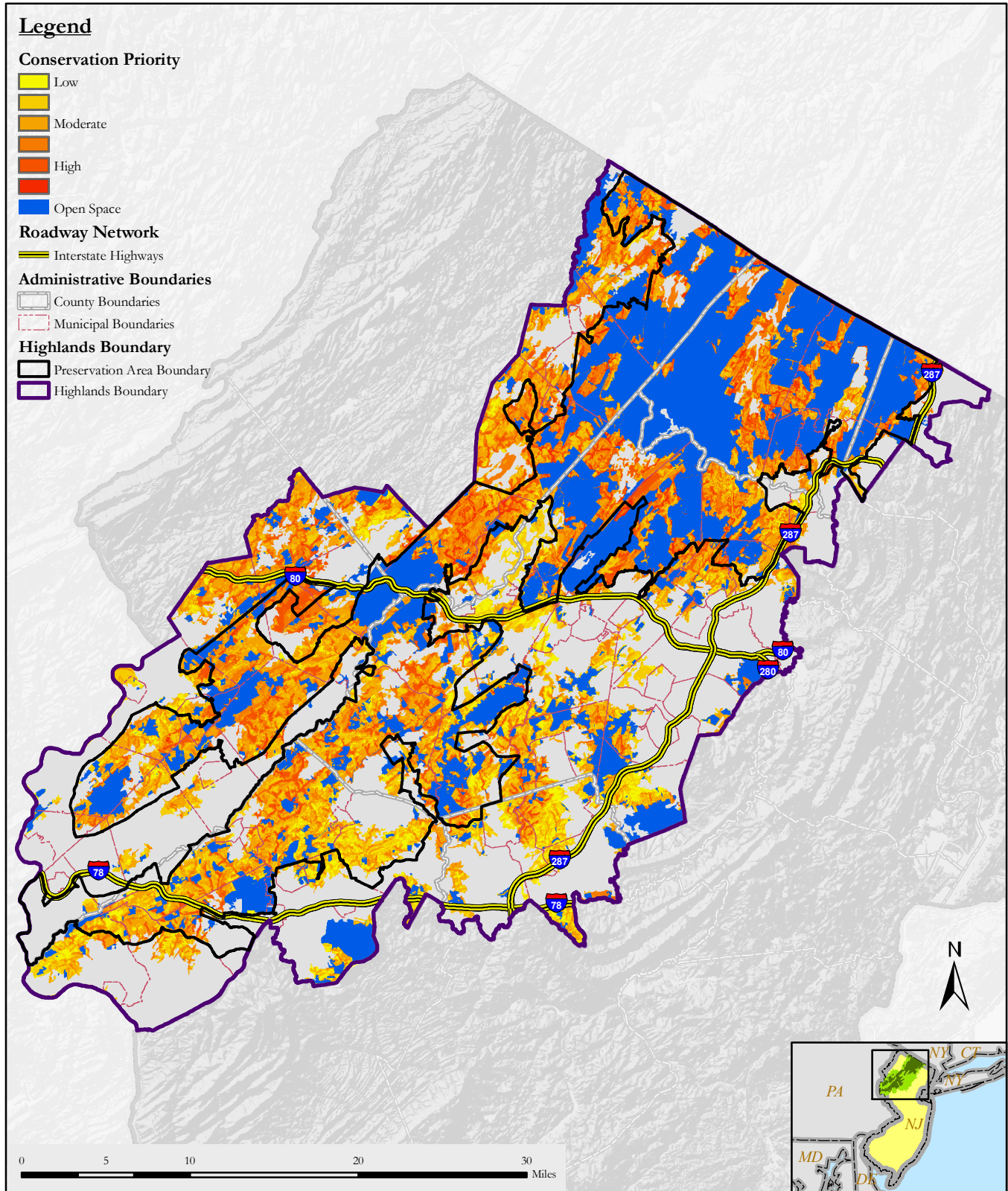
State Aid to Municipalities - School Portion (FY 2006)												
CO	Dist	COUNTY NAME	DISTRICT NAME	TOTAL AID 06-07	DS AID 06-07 TYPE 1	DS AID 06-07 TYPE 2	06-07 ESTIMATED STATE DEBT SERVICE FOR ABBOTTS AND GRANTS	FICA PROJECTED 05-06	Additional Help Aid	SOSA Aid	District	Aid
31	5650	WARREN	BELVIDERE TOWN	\$ 2,767,140.00	\$ -	\$ -	\$ 8,435.72	\$ 391,712.87		\$ 3,167,288.59	\$ 280.00	\$ 3,167,289.00
19	4890	WARREN	FRANKLIN TWP	\$ 795,450.00	\$ -	\$ -	\$ 90,777.21	\$ 152,913.79		\$ 1,039,141.00	\$ 1,620.00	\$ 1,039,141.00
19	1740	WARREN	FRELINGHUYSEN TWP	\$ 594,036.00	\$ -	\$ 83,667.00	\$ -	\$ 90,300.02		\$ 768,003.02	\$ 1,670.00	\$ 768,003.00
37	5435	WARREN	GREAT MEADOWS REGIONAL	\$ 6,098,450.00	\$ -	\$ 230,432.00	\$ 6,692.15	\$ 412,447.20		\$ 6,748,021.35	\$ 1,785.00	\$ 6,748,021.00
37	2465	WARREN	GREENWICH TWP	\$ 4,527,726.00	\$ -	\$ 740,221.00	\$ 149,551.66	\$ 314,812.22		\$ 5,732,310.88	\$ 1,840.00	\$ 5,732,311.00
37	3840	WARREN	HACKETTSTOWN	\$ 4,765,275.00	\$ -	\$ -	\$ 129,814.67	\$ 955,422.78		\$ 5,850,512.45	\$ 1,870.00	\$ 5,850,512.00
19	1050	WARREN	HARMONY TWP	\$ 532,024.00	\$ -	\$ -	\$ 1,744.11	\$ 159,787.03		\$ 693,555.14	\$ 2,040.00	\$ 693,555.00
31	5440	WARREN	LOPATCONG TWP	\$ 2,753,175.00	\$ -	\$ 302,276.00	\$ 608.95	\$ 328,899.71		\$ 3,384,959.66	\$ 2,790.00	\$ 3,384,960.00
35	350	WARREN	MANSFIELD TWP	\$ 2,853,616.00	\$ -	\$ 103,800.00	\$ 1,457.61	\$ 303,955.10		\$ 3,262,828.71	\$ 2,970.00	\$ 3,262,829.00
37	2240	WARREN	NORTH WARREN REGIONAL	\$ 4,449,792.00	\$ -	\$ 101,333.00	\$ -	\$ 456,192.59		\$ 5,007,317.59	\$ 3,675.00	\$ 5,007,318.00
27	5660	WARREN	OXFORD TWP	\$ 2,241,911.00	\$ -	\$ -	\$ 257,941.28	\$ 124,800.85		\$ 2,624,653.13	\$ 3,890.00	\$ 2,624,653.00
41	5780	WARREN	PHILLIPSBURG TOWN	\$ 37,910,170.00	\$ -	\$ 126,575.00	\$ 3,040,502.08	\$ 2,111,197.89		\$ 43,188,444.97	\$ 4,100.00	\$ 43,188,445.00
27	3460	WARREN	POHATCONG TWP	\$ 1,691,585.00	\$ -	\$ 190,100.00	\$ 2,829.90	\$ 150,095.82		\$ 2,034,610.72	\$ 4,200.00	\$ 2,034,611.00
41	2790	WARREN	WARREN HILLS REGIONAL	\$ 9,887,465.00	\$ -	\$ 414,993.00	\$ 32,363.33	\$ 953,394.48		\$ 11,288,215.81	\$ 5,465.00	\$ 11,288,216.00
31	3980	WARREN	WASHINGTON BORO	\$ 2,624,718.00	\$ -	\$ -	\$ 86,331.77	\$ 241,524.33		\$ 2,952,574.10	\$ 5,480.00	\$ 2,952,574.00
35	240	WARREN	WASHINGTON TWP	\$ 2,801,941.00	\$ -	\$ 65,486.00	\$ -	\$ 257,757.29		\$ 3,125,184.29	\$ 5,530.00	\$ 3,125,184.00
27	4440	WARREN	WHITE TWP	\$ 1,961,769.00	\$ -	\$ 56,439.00	\$ 20,955.68	\$ 179,435.35	\$ 47,150.00	\$ 2,265,749.03	\$ 5,780.00	\$ 2,218,599.00
			Totals	\$ 414,840,479.00	\$ -	\$ 8,122,381.00	\$ 13,083,312.58	\$ 76,300,302.56		\$ 512,394,316.14		

CO	Dist	COUNTY NAME	DISTRICT NAME	TOTAL AID 06-07	DS AID 06-07 TYPE 1	DS AID 06-07 TYPE 2	06-07 ESTIMATED STATE DEBT SERVICE FOR ABBOTTS AND GRANTS	FICA PROJECTED 05-06	Additional Help Aid	SOSA Aid
3	285	BERGEN	BERGEN CO SPECIAL SERVICE	\$ -	\$ 13,287.00	\$ -	\$ 12,836.08	\$ 1,824,438.59		\$ 1,850,561.67
3	290	BERGEN	BERGEN COUNTY VOCATIONAL	\$ 6,683,189.00	\$ 173,542.00	\$ -	\$ 19,000.94	\$ 1,493,413.59		\$ 8,369,145.53
3	4845	BERGEN	SOUTH BERGEN JOINTURE COM	\$ -	\$ -	\$ -	\$ -	\$ 484,283.83		\$ 484,283.83
19	2305	HUNTERDON	HUNTERDON CO ED SER COMM	\$ -	\$ -	\$ -	\$ -	\$ 217,568.11		\$ 217,568.11
19	2308	HUNTERDON	HUNTERDON CO VOCATIONAL	\$ 990,718.00	\$ -	\$ -	\$ 98,495.44	\$ 138,754.53		\$ 1,227,967.97
27	3364	MORRIS	EDUC SERV COMM MORRIS CO	\$ -	\$ -	\$ -	\$ -	\$ 310,626.24		\$ 310,626.24
27	3365	MORRIS	MORRIS COUNTY VOCATIONAL	\$ 1,476,704.00	\$ -	\$ -	\$ 334,200.01	\$ 397,734.96		\$ 2,208,638.97
31	3975	PASSAIC	PASSAIC CO ED SERV COMM	\$ -	\$ -	\$ -	\$ -	\$ 275,143.78		\$ 275,143.78
31	3995	PASSAIC	PASSAIC COUNTY VOCATIONAL	\$ 14,759,988.00	\$ 115,976.00	\$ -	\$ 374,079.81	\$ 1,626,438.58		\$ 16,876,482.39
35	4805	SOMERSET	SOMERSET CO ED SERV COMM	\$ -	\$ -	\$ -	\$ -	\$ 201,377.94		\$ 201,377.94
35	4810	SOMERSET	SOMERSET CO VOCATIONAL	\$ 1,776,207.00	\$ -	\$ -	\$ 33,604.49	\$ 391,878.59		\$ 2,201,690.08
37	5105	SUSSEX	SUSSEX CO ED SERV COMM	\$ -	\$ -	\$ -	\$ -	\$ 69,263.07		\$ 69,263.07
37	5110	SUSSEX	SUSSEX COUNTY VOCATIONAL	\$ 4,241,392.00	\$ 131,883.00	\$ -	\$ 8,415.60	\$ 422,961.22		\$ 4,804,651.82
41	5450	WARREN	WARREN CO SPECIAL SERVICE	\$ -	\$ -	\$ -	\$ -	\$ 121,859.56		\$ 121,859.56



State Aid to Municipalities - School Portion (FY 2006)												
C O	Dist	COUNTY NAME	DISTRICT NAME	TOTAL AID 06-07	DS AID 06-07 TYPE 1	DS AID 06-07 TYPE 2	06-07 ESTIMATED STATE DEBT SERVICE FOR ABBOTTS AND GRANTS	FICA PROJECTED 05- 06	Additional Help Aid	SOSA Aid	District	Aid
41	5460	WARREN	WARREN COUNTY VOCATIONAL	\$ 2,446,240.00	\$ -	\$ -	\$ 155,749.14	\$ 213,618.13		\$ 2,815,607.27		
			Totals	\$ 32,374,438.00	\$ 434,688.00	\$ -	\$ 1,036,381.51	\$ 8,189,360.72		\$ 42,034,868.23		

# Conservation Priority Area



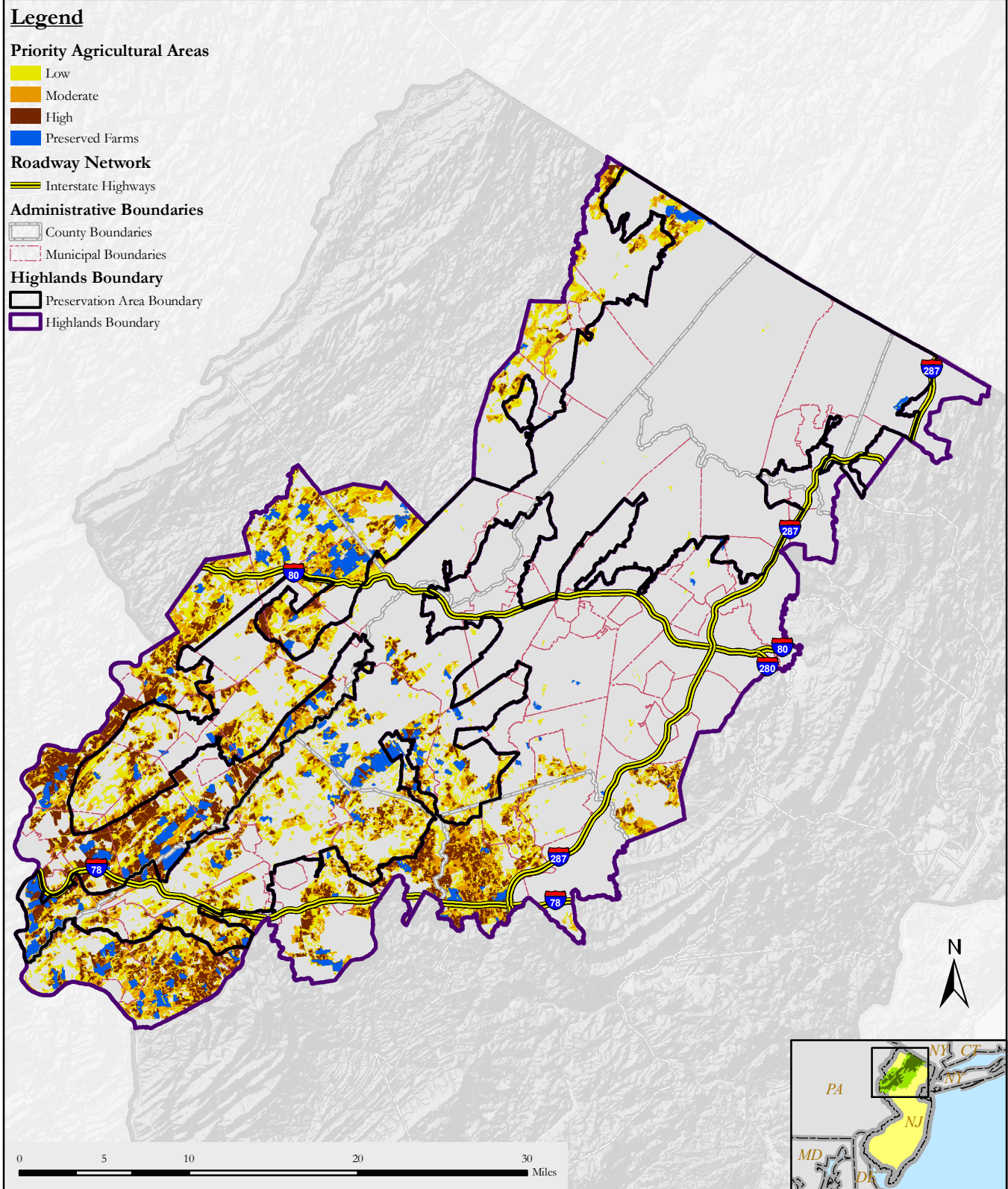
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**Draft Regional Master Plan, November 2006**



Sources:  
 New Jersey Highlands Council, 2006  
 New Jersey Department of Agriculture (SADC), 2005

# Agricultural Priority Area



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**Draft Regional Master Plan, November 2006**



Sources:  
 New Jersey Highlands Council, 2006  
 New Jersey Department of Agriculture -  
 State Agriculture Development Committee, 2006