

MARCH 2025

New Jersey Highlands Regional Fact Book



Prepared For

NJ Highlands Water Protection
and Planning Council
100 North Road
Chester, NJ 07930

Prepared By

Verdantas
57 Fourth Street
Somerville, NJ 08876
908-218-0066

Verdantas Project No: 20884

Highlands Regional Fact Book

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Layout Key

PLAN CONFORMANCE PETITION STATUS

At the top of each page, there is a box indicating the conformance status of each municipality or county. The color of each box indicates Plan Conformance Petition status:

Red	No petition filed
Yellow	Petition filed, not approved
Light Green	Petition Approved, Preservation Area only
Dark Green	Petition Approved, whole municipality
Gray	No petition filed, petition not required (Planning Area only municipality)

Check marks indicate in which areas a petition was filed and/or approved for each county or municipality. Petition includes Preservation or Planning Area.

☒ = Petition Approved

☐ = Not Approved

The table below the colored Plan Conformance box indicates acreage and percentage of municipality in each Area. Conformance with the Highlands Regional Master Plan is statutorily required in the Preservation Area and voluntary in the Planning Area.

PLANNING AREA AND PRESERVATION AREA ACREAGE

The Highlands Council continues to use the best available information to provide a more accurate accounting of the Planning and Preservation Areas. In July 2016, the New Jersey Office of Information Technology, Office of Geographic Information Systems published Municipalities of New Jersey, New Jersey State Plane NAD83. This data set is a spatial representation of municipalities in New Jersey. This data set improved upon previous versions of municipal boundaries. The Highlands Council used this dataset in calculating acreage within the Highlands Region, Highlands counties and municipalities, and the Planning and Preservation Areas for this fact book. Use of this new dataset may result in discrepancies with previously published acreage information from the Highlands Council.

PRESERVED ACREAGE

Includes public parks, wildlife management areas, state forests, reservoir watershed lands, and conservation and agricultural easement holdings, with ownership representing federal, state, county, municipal, nonprofit and private entities.

LAND USE CAPABILITY ZONES

An accounting of Land Use Capability Zone acreage as defined in the Highlands Regional Master Plan. Land Use Capability Zones are intended to ensure that the density and intensity of future development does not exceed the capacity of the land, natural resources and existing infrastructure.

LAND USE LAND COVER

Land Use Land Cover is an analysis of current land use as derived from aerial photography compiled by the New Jersey Department of Environmental Protection. Most recent data is compared with the Highlands Region overall. County pages also include comparison with “North Jersey,” which is defined as all municipalities in the following counties: Bergen, Essex, Hudson, Hunterdon, Middlesex, Morris, Passaic, Somerset, Sussex, Union, and Warren inclusive of the Highlands Region.

LAND DEVELOPMENT ACTIVITY

An accounting of residential, commercial, and vacant land sales from the most recently available data, as compared with the Highlands Region overall. Instances with fewer than three sales were considered insufficient for reporting and marked as ‘insuf.’

DEMOGRAPHICS

A summary of demographic information from the most recently available data, as compared with the Highlands Region overall. Regional Change represents change since the previous fact book.

PROPERTY TAXES

A summary of property tax information from the most recently available data, as compared with the Highlands Region overall. Regional Annual Change represents change per year since the previous fact book.

WATERSHED MORATORIUM OFFSET AID

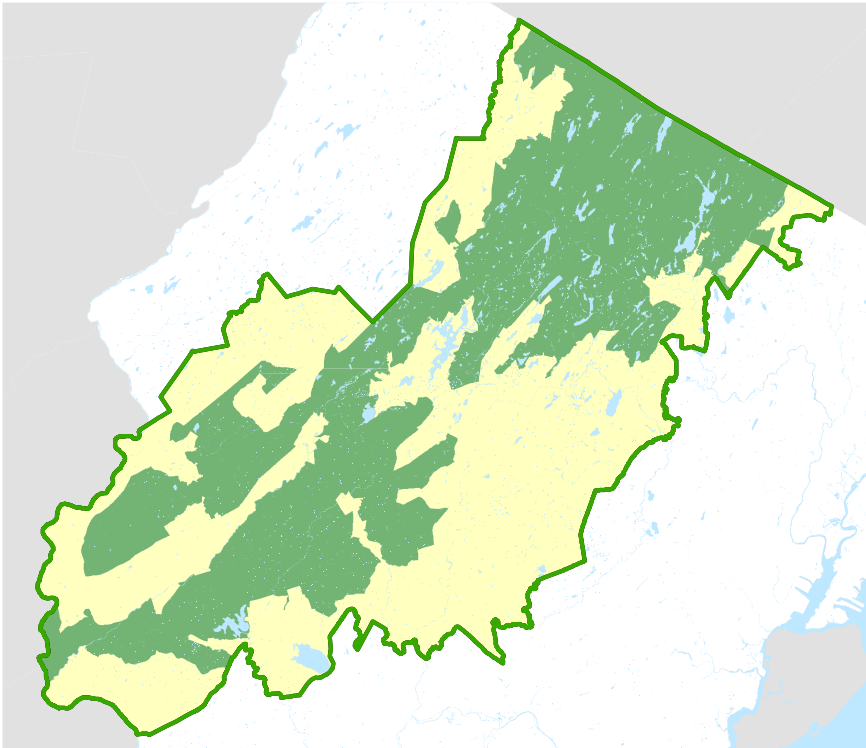
The Highlands Act provided for an “appropriation to municipalities for lands subject to moratorium on conveyance of watershed lands” (P.L. 2004, Chapter 120, C.58:29-8). These funds are managed and administered by the state Department of the Treasury.

Highlands Region

	Acres*	%
Planning Area	444,276	52%
Preservation Area	414,992	48%
Highlands Region Boundary		

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres*	%
Total	333,666	39%
Highlands Region acreage per capita	0.40	-

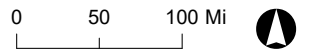
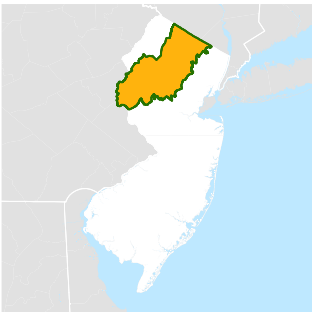
LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres*	%
Protection Zone	406,792	51%
Wildlife Management Area	49,951	6%
Conservation Zone	14,576	2%
Conservation Zone Environmentally Constrained Subzone	138,958	18%
Existing Community Zone	149,762	19%
Existing Community Zone Environmentally Constrained Subzone	15,178	2%
Lake Community Subzone	17,868	2%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER		NJ DEP, 2020		
		Highlands Region	Northern NJ	New Jersey
Agricultural		11.6%	10.4%	9.5%
Forest		45.4%	34.2%	27.3%
Developed		28.3%	40.0%	28.9%
Water		4.0%	3.5%	15.9%
Other		10.6%	11.9%	18.4%

LAND DEVELOPMENT ACTIVITY		Highlands Region			Northern NJ		New Jersey	
Land sales		NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Total	Total	
Single Family Home Sales	Number			52,859	16,920	n/a	n/a	
	Average value			\$444 K	\$402 K	n/a	n/a	
Improved Commercial Property Sales	Number			1,882	272	n/a	n/a	
	Average value			\$2.16 M	\$1.03 M	n/a	n/a	
Vacant Land Sales >0.15 acres	Number			719	389	n/a	n/a	
	Average value per acre			\$867 K	\$697 K	n/a	n/a	
Vacant Land Sales >5 acres	Number			123	86	n/a	n/a	
	Average value per acre			\$137 K	\$21 K	n/a	n/a	
Certificates of Occupancy Issued		NJ DCA, July 22, 2024		11,425	1,566	63,044	110,107	



\$1,824,164
Municipal Total
Watershed Moratorium
Offset Aid

DEMOGRAPHICS		Highlands Region			Northern NJ		New Jersey		Region Change
Population		U.S. Census ACS, 2018-2022		830,577	5,708,298	9,249,063			+8,411
Total Employment		U.S. Census, LEHD, 2021		359,779	2,436,247	3,837,086			+2,442
Average Household Size		U.S. Census ACS, 2018-2022		2.55	2.63	2.58			Decrease
Median Household Income		U.S. Census ACS, 2018-2022		\$125,496 (Muni. Avg)	\$121,461 (Muni. Avg)	\$110,099			Increase
Median Age		U.S. Census ACS, 2018-2022		44.6	42.5	43.5			Increase
K-8 School Enrollment (District Average)		NJ DOE, 2022-2023		1,020 (Districts Avg.)	1,758 (Districts Avg.)	1,471 (Districts Avg.)			-85 (Districts Avg.)

PROPERTY TAXES NJ DCA, 2022	Highlands Region	Northern NJ	New Jersey	Region Annual Change
Taxes Collected Per Capita	\$989	\$1,124	\$1,033	+2%
Total Municipal Equalized Value	\$155.23 B	\$967.05 B	\$1.60 T	+2%
Average Tax Rate	0.64	0.93	0.80	0%

Bergen County

Plan Conformance Status

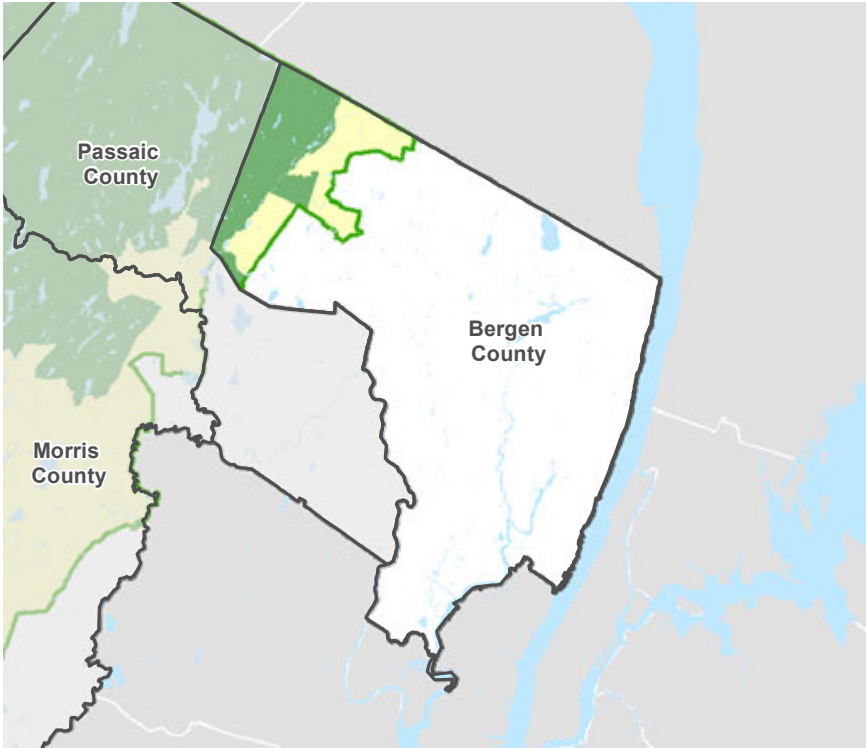
☐ Planning Area

☐ Preservation Area

	Acres*	%
Planning Area	10,089	45%
Preservation Area	12,087	55%

PRESERVED ACREAGE	Acres*	%
NJ Highlands Council, 2024		
Total	10,649	48%
County preserved acreage per capita*	0.28	-
Region preserved acreage per capita	0.40	-

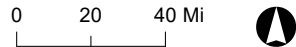
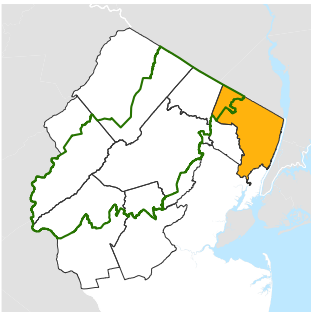
LAND USE CAPABILITY ZONES	Acres*	%
NJ Highlands Council, 2024		
Protection Zone	11,082	54%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	158	1%
Existing Community Zone	7,868	39%
Existing Community Zone Environmentally Constrained Subzone	722	4%
Lake Community Subzone	593	3%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER	County*	Highlands Region	Northern NJ
NJ DEP, 2020			
Agricultural	0.7%	11.6%	10.4%
Forest	51.2%	45.4%	34.2%
Developed	38.8%	28.3%	40.0%
Water	2.5%	4.0%	3.5%
Other	6.9%	10.6%	11.9%

LAND DEVELOPMENT ACTIVITY		County*	Highlands Region		Northern NJ	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Total
Single Family	Number	3,130	273	52,859	16,920	n/a
Home Sales	Average value	\$555 K	\$635 K	\$444 K	\$402 K	n/a
Improved Commercial	Number	33	12	1,882	272	n/a
Property Sales	Average value	\$6.31 M	\$455 K	\$2.16 M	\$1.03 M	n/a
Vacant Land Sales	Number	25	10	719	389	n/a
>0.15 acres	Average value per acre	\$636 K	\$157 K	\$867 K	\$697 K	n/a
Vacant Land Sales	Number	insuf.	insuf.	123	86	n/a
>5 acres	Average value per acre	insuf.	insuf.	\$137 K	\$21 K	n/a
Certificates of Occupancy Issued NJ DCA, July 22, 2024		225	11	11,425	1,566	63,044



\$0

Municipal Total Watershed Moratorium Offset Aid

DEMOGRAPHICS	County	Highlands Region	Northern NJ	County Change
Population <small>U.S. Census ACS, 2018-2022</small>	953,243	830,577	5,708,298	+32,787
Total Employment <small>U.S Census, LEHD, 2021</small>	419,074	359,779	2,436,247	-33,848
Average Household Size <small>U.S. Census ACS, 2018-2022</small>	2.78	2.55	2.63	Increase
Median Household Income <small>U.S. Census ACS, 2018-2022</small>	\$143,410	\$125,496 <small>(Muni. Avg.)</small>	\$121,461 <small>(Muni. Avg.)</small>	Increase
Median Age <small>U.S. Census ACS, 2018-2022</small>	43.2	44.6	42.5	Increase
K-8 School Enrollment (District Average) <small>NJ DOE, 2022-2023</small>	1,211 <small>(Districts Avg.)</small>	1,020 <small>(Districts Avg.)</small>	1,758 <small>(Districts Avg.)</small>	-9 <small>(Districts Avg.)</small>

PROPERTY TAXES	County	Highlands Region	Northern NJ	County Annual Change
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,417	\$989	\$1,124	+2%
Total Municipal Equalized Value	\$211.49 B	\$155.23 B	\$967.05 B	+4%
Average Tax Rate	0.77	0.64	0.93	+0%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county. More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/bergen.html

Mahwah Township, Bergen County

Plan Conformance Status

☒ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	7,083	43%
Preservation Area	9,481	57%

PRESERVED ACREAGE

NJ Highlands Council, 2024

	Acres	%
Total	8,811	53%
Muni. preserved acreage per capita	0.35	-
County preserved acreage per capita*	0.28	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	8,932	58%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	158	1%
Existing Community Zone	5,610	36%
Existing Community Zone Environmentally Constrained Subzone	494	3%
Lake Community Subzone	229	1%

LAND USE LAND COVER

NJ DEP, 2020

	Municipality	County*	Highlands Region
Agricultural	0.8%	0.7%	11.6%
Forest	53.5%	51.2%	45.4%
Developed	35.7%	38.8%	28.3%
Water	2.3%	2.5%	4.0%
Other	7.7%	6.9%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales		2,281	48	3,130	273	52,859	16,920
		Average value	\$564 K	\$865 K	\$555 K	\$635 K	\$444 K
Improved Commercial Property Sales		21	insuf.	33	12	1,882	272
		Average value	\$8.21 M	insuf.	\$6.31 M	\$455 K	\$2.16 M
Vacant Land Sales >0.15 acres		20	7	25	10	719	389
		Average value per acre	\$672 K	\$75 K	\$636 K	\$157 K	\$867 K
Vacant Land Sales >5 acres		insuf.	insuf.	insuf.	insuf.	123	86
		Average value per acre	insuf.	insuf.	insuf.	\$137 K	\$21 K
Certificates of Occupancy Issued		151	8	225	11	11,425	1,566

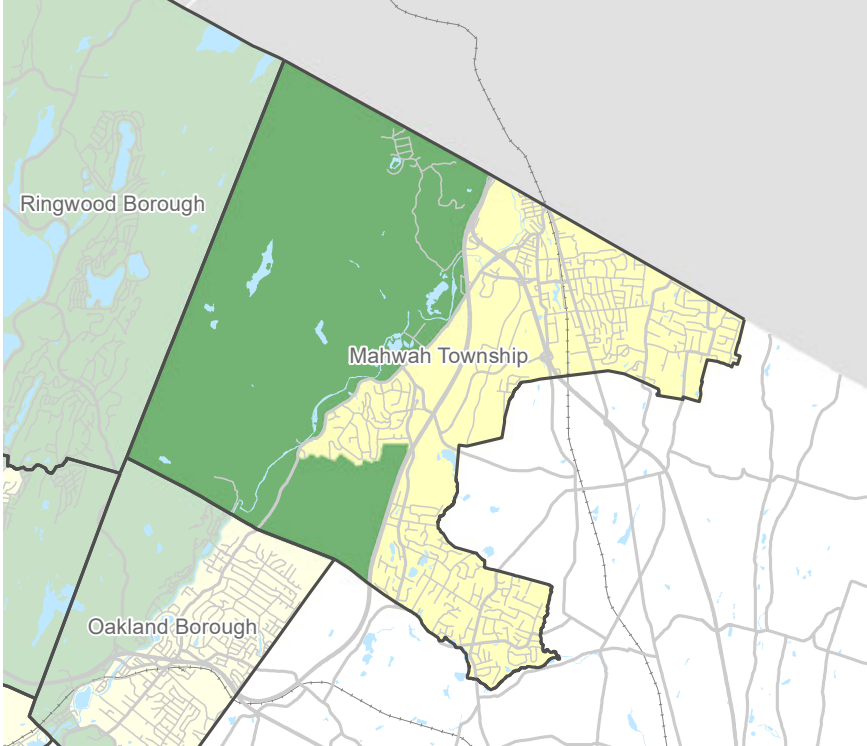
DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	25,471	953,243	830,577	-771
Total Employment	14,914	419,074	359,779	-1,085
Average Household Size	2.40	2.78	2.55	Stable
Median Household Income	\$120,618	\$143,410	\$125,496 (Muni. Avg.)	Increase
Median Age	44.7	43.2	44.6	Increase
K-8 School Enrollment (District Average)	1,951 (District)	1,211 (Districts Avg.)	1,020 (Districts Avg.)	-252

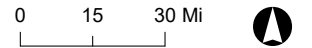
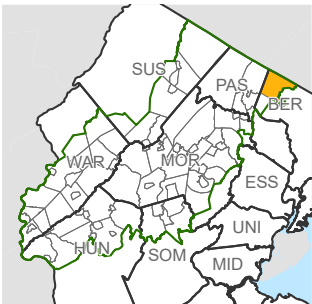
PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,183	\$1,417	\$989	+4%
Total Municipal Equalized Value	\$7.45 B	\$211.49 B	\$155.23 B	+3%
Average Tax Rate	0.52	0.77	0.64	+3%



View interactive map online at www.nj.gov/njhighlands/gis/



\$0

Watershed Moratorium Offset Aid

Oakland Borough, Bergen County

Plan Conformance Status

☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	3,006	54%
Preservation Area	2,605	46%

PRESERVED ACREAGE

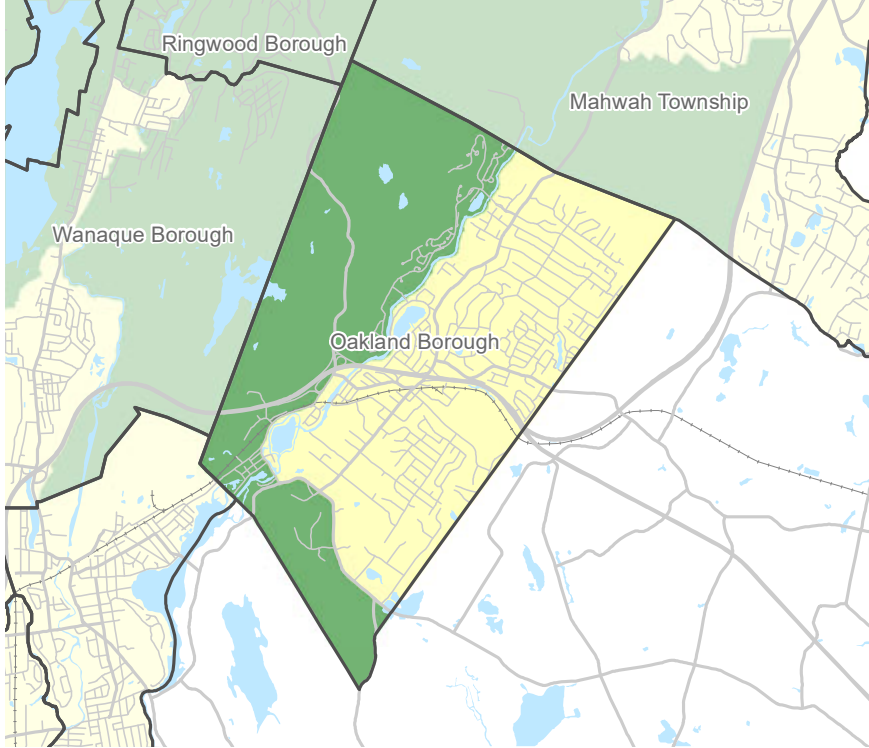
NJ Highlands Council, 2024

	Acres	%
Total	1,839	33%
Muni. preserved acreage per capita	0.14	-
County preserved acreage per capita*	0.28	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	2,150	43%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	2,258	45%
Existing Community Zone Environmentally Constrained Subzone	228	5%
Lake Community Subzone	364	7%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

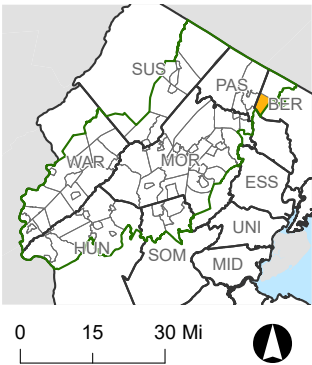
	Municipality	County*	Highlands Region
Agricultural	0.4%	0.7%	11.6%
Forest	44.4%	51.2%	45.4%
Developed	47.7%	38.8%	28.3%
Water	3.1%	2.5%	4.0%
Other	4.4%	6.9%	10.6%

LAND DEVELOPMENT ACTIVITY

NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	849	225	3,130	273	52,859	16,920
	Average value	\$531 K	\$587 K	\$555 K	\$635 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	12	12	33	12	1,882	272
	Average value	\$2.99 M	\$455 K	\$6.31 M	\$455 K	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	5	3	25	10	719	389
	Average value per acre	\$490 K	\$348 K	\$636 K	\$157 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	insuf.	insuf.	123	86
	Average value per acre	insuf.	insuf.	insuf.	insuf.	\$137 K	\$21 K
Certificates of Occupancy Issued		74	3	225	11	11,425	1,566

NJ DCA, July 22, 2024



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	12,734	953,243	830,577	-180
Total Employment	5,062	419,074	359,779	-422
Average Household Size	2.86	2.78	2.55	Decrease
Median Household Income	\$162,848	\$143,410	\$125,496 (Muni. Avg.)	Increase
Median Age	41.9	43.2	44.6	Increase
K-8 School Enrollment (District Average)	1,435 (District)	1,211 (Districts Avg.)	1,020 (Districts Avg.)	-221

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,330	\$1,417	\$989	+3%
Total Municipal Equalized Value	\$3.35 B	\$211.49 B	\$155.23 B	+5%
Average Tax Rate	0.58	0.77	0.64	-1%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/oakland_boro.html

Hunterdon County

Plan Conformance Status

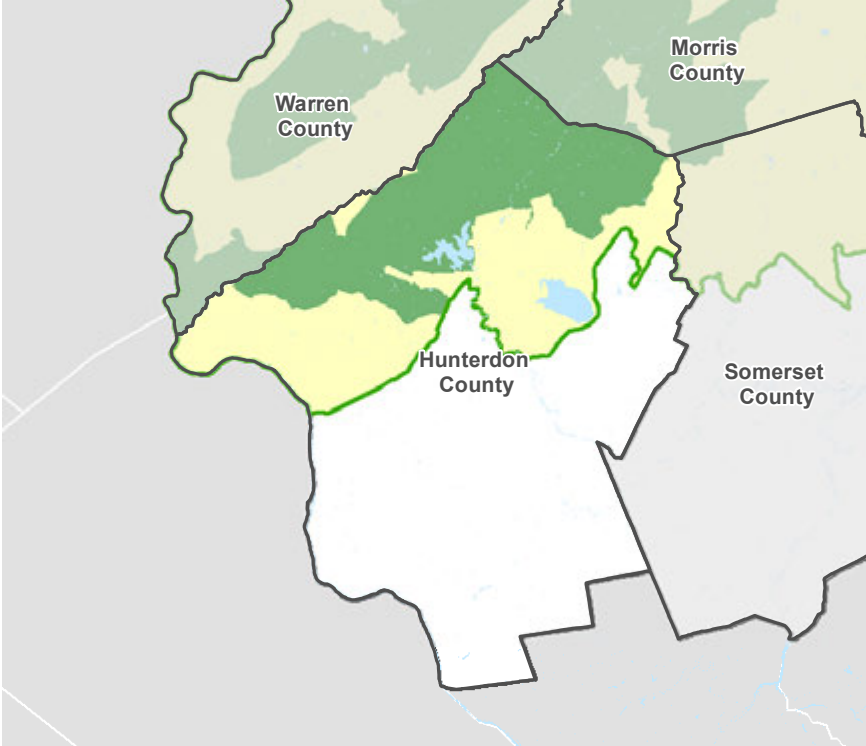
☒ Planning Area

☒ Preservation Area

	Acres*	%
Planning Area	63,977	50%
Preservation Area	64,946	50%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres*	%
Total	42,680	33%
County preserved acreage per capita*	0.72	-
Region preserved acreage per capita	0.40	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres*	%
Protection Zone	55,985	47%
Wildlife Management Area	4,121	3%
Conservation Zone	5,176	4%
Conservation Zone Environmentally Constrained Subzone	42,144	35%
Existing Community Zone	11,047	9%
Existing Community Zone Environmentally Constrained Subzone	1,304	1%
Lake Community Subzone	555	0%



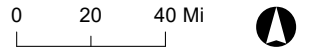
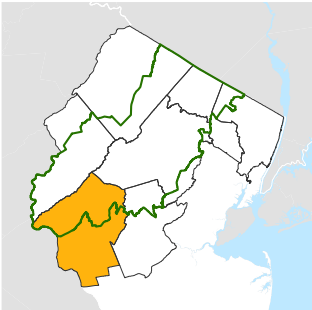
View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER			
NJ DEP, 2020			
	County*	Highlands Region	Northern NJ
Agricultural	23.0%	11.6%	10.4%
Forest	41.4%	45.4%	34.2%
Developed	25.3%	28.3%	40.0%
Water	3.9%	4.0%	3.5%
Other	6.4%	10.6%	11.9%

LAND DEVELOPMENT ACTIVITY					
County* Highlands Region Northern NJ					
Land sales		Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)					
Single Family	Number	2,798	2,029	52,859	16,920
Home Sales	Average value	\$402 K	\$437 K	\$444 K	\$402 K
Improved Commercial	Number	120	40	1,882	272
Property Sales	Average value	\$1.03 M	\$1.05 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	41	33	719	389
>0.15 acres	Average value per acre	\$219 K	\$328 K	\$867 K	\$697 K
Vacant Land Sales	Number	12	19	123	86
>5 acres	Average value per acre	\$20 K	\$11 K	\$137 K	\$21 K
Certificates of Occupancy Issued		354	284	11,425	1,566
NJ DCA, July 22, 2024					
					63,044

DEMOGRAPHICS	County	Highlands Region	Northern NJ	County Change
Population	129,099	830,577	5,708,298	+2,353
U.S. Census ACS, 2018-2022				
Total Employment	44,883	359,779	2,436,247	-3,120
U.S. Census, LEHD, 2021				
Average Household Size	2.46	2.55	2.63	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$122,884	\$125,496 (Muni. Avg.)	\$121,461 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	46.3	44.6	42.5	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	538 (Districts Avg.)	1,020 (Districts Avg.)	1,758 (Districts Avg.)	-24 (Districts Avg.)
NJ DOE, 2022-2023				

PROPERTY TAXES	County	Highlands Region	Northern NJ	County Annual Change
NJ DCA, 2022				
Taxes Collected Per Capita	\$743	\$989	\$1,124	+4%
Total Municipal Equalized Value	\$25.07 B	\$155.23 B	\$967.05 B	+3%
Average Tax Rate	0.45	0.64	0.93	+0%



\$0
Municipal Total Watershed Moratorium Offset Aid

Alexandria Township, Hunterdon County

Plan Conformance Status

☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	15,036	85%
Preservation Area	2,721	15%

PRESERVED ACREAGE

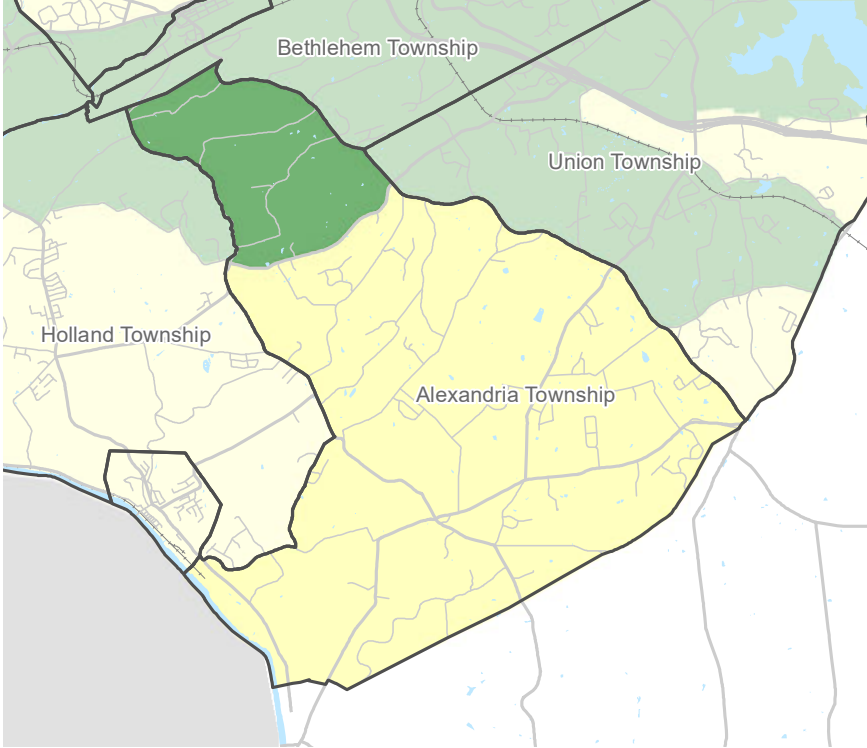
NJ Highlands Council, 2024

	Acres	%
Total	5,240	30%
Muni. preserved acreage per capita	1.09	-
County preserved acreage per capita*	0.72	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	5,011	29%
Wildlife Management Area	0	0%
Conservation Zone	1,672	10%
Conservation Zone Environmentally Constrained Subzone	10,453	60%
Existing Community Zone	0	0%
Existing Community Zone Environmentally Constrained Subzone	144	1%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

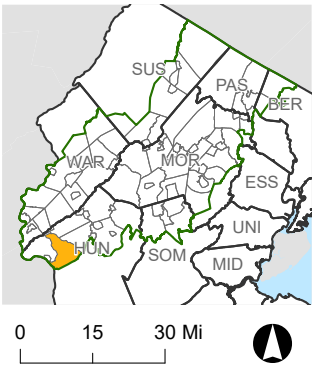
NJ DEP, 2020

	Municipality	County*	Highlands Region
Agricultural	36.8%	23.0%	11.6%
Forest	32.3%	41.4%	45.4%
Developed	21.2%	25.3%	28.3%
Water	1.1%	3.9%	4.0%
Other	8.6%	6.4%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	299	46	2,798	2,029	52,859	16,920
	Average value	\$449 K	\$419 K	\$402 K	\$437 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	7	insuf.	120	40	1,882	272
	Average value	\$396 K	insuf.	\$1.03 M	\$1.05 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	14	insuf.	41	33	719	389
	Average value per acre	\$60 K	insuf.	\$219 K	\$328 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	3	insuf.	12	19	123	86
	Average value per acre	\$10 K	insuf.	\$20 K	\$11 K	\$137 K	\$21 K
Certificates of Occupancy Issued		16	4	354	284	11,425	1,566

Certificates of Occupancy Issued NJ DCA, July 22, 2024



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	4,827	129,099	830,577	-82
Total Employment	804	44,883	359,779	-25
Average Household Size	2.68	2.46	2.55	Decrease
Median Household Income	\$146,133	\$122,884	\$125,496 (Muni. Avg.)	Increase
Median Age	51.1	46.3	44.6	Increase
K-8 School Enrollment (District Average)	460 (District)	538 (Districts Avg.)	1,020 (Districts Avg.)	-101

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$458	\$743	\$989	+4%
Total Municipal Equalized Value	\$0.89 B	\$25.07 B	\$155.23 B	+2%
Average Tax Rate	0.31	0.45	0.64	+4%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/alexandria_twp.html

Bethlehem Township, Hunterdon County

Plan Conformance Status

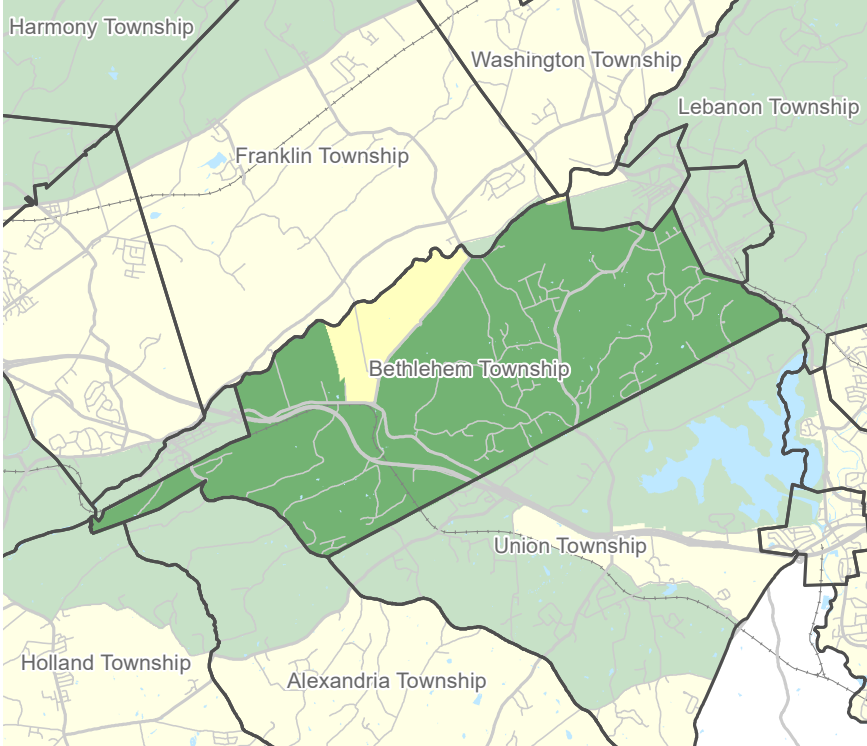
☒ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	1,141	9%
Preservation Area	12,146	91%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
Total	4,968	37%
Muni. preserved acreage per capita	1.32	-
County preserved acreage per capita*	0.72	-

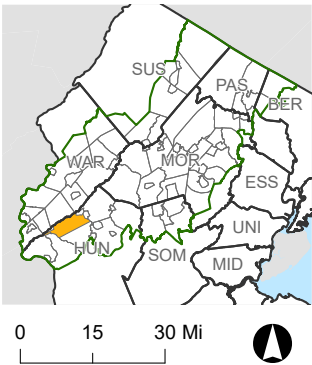
LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
Protection Zone	8,002	63%
Wildlife Management Area	656	5%
Conservation Zone	203	2%
Conservation Zone Environmentally Constrained Subzone	3,641	28%
Existing Community Zone	263	2%
Existing Community Zone Environmentally Constrained Subzone	16	0%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	22.3%	23.0%	11.6%
Forest	52.2%	41.4%	45.4%
Developed	20.2%	25.3%	28.3%
Water	0.4%	3.9%	4.0%
Other	4.9%	6.4%	10.6%

LAND DEVELOPMENT ACTIVITY						
		Municipality		County*	Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.
Single Family	Number	4	344	2,798	2,029	52,859
Home Sales	Average value	\$316 K	\$434 K	\$402 K	\$437 K	\$444 K
Improved Commercial	Number	insuf.	5	120	40	1,882
Property Sales	Average value	insuf.	\$560 K	\$1.03 M	\$1.05 M	\$2.16 M
Vacant Land Sales	Number	insuf.	5	41	33	719
>0.15 acres	Average value per acre	insuf.	\$319 K	\$219 K	\$328 K	\$867 K
Vacant Land Sales	Number	insuf.	4	12	19	123
>5 acres	Average value per acre	insuf.	\$6 K	\$20 K	\$11 K	\$137 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		2	98	354	284	11,425



\$0

Watershed Moratorium Offset Aid

	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	3,758	129,099	830,577	-183
Total Employment U.S. Census, LEHD, 2021	405	44,883	359,779	-894
Average Household Size U.S. Census ACS, 2018-2022	2.80	2.46	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$156,875	\$122,884	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	43.9	46.3	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	381 (District)	538 (Districts Avg.)	1,020 (Districts Avg.)	-160

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$597	\$743	\$989	+2%
Total Municipal Equalized Value	\$0.67 B	\$25.07 B	\$155.23 B	+3%
Average Tax Rate	0.43	0.45	0.64	+2%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/bethlehem_twp.html

Bloomsbury Borough, Hunterdon County

Plan Conformance Status

☐ Planning Area
☒ Preservation Area

	Acres	%
Planning Area	0	0%
Preservation Area	632	100%

PRESERVED ACREAGE

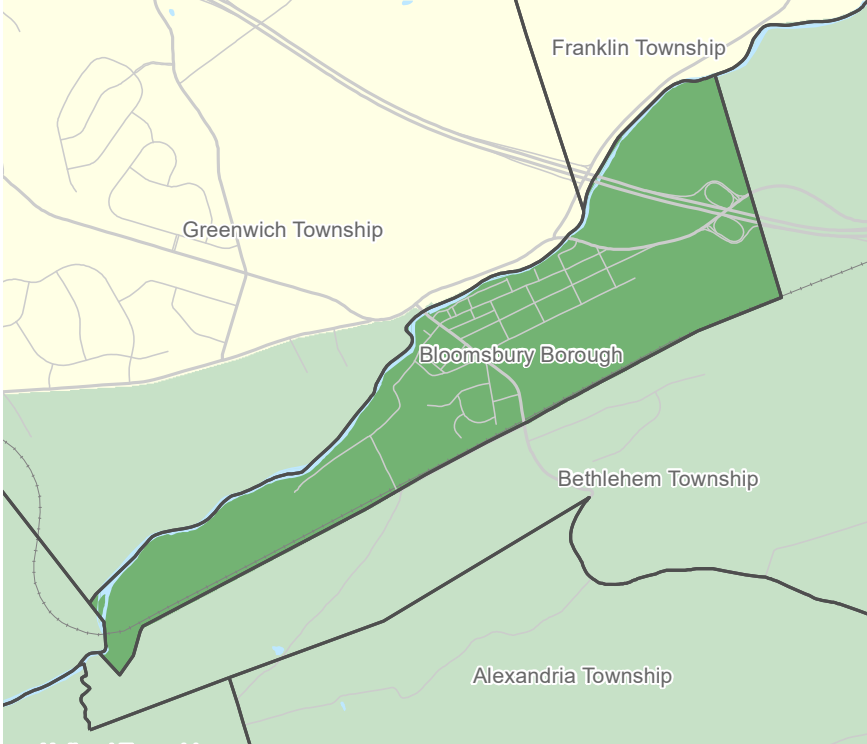
NJ Highlands Council, 2024

	Acres	%
Total	136	22%
Muni. preserved acreage per capita	0.16	-
County preserved acreage per capita*	0.72	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	187	34%
Wildlife Management Area	100	18%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	70	13%
Existing Community Zone	188	34%
Existing Community Zone Environmentally Constrained Subzone	10	2%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

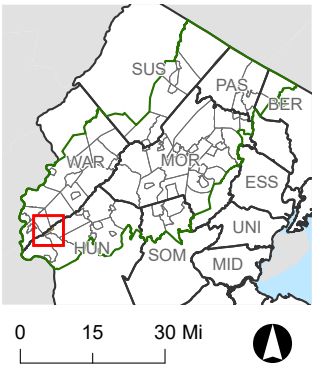
	Municipality	County*	Highlands Region
Agricultural	24.6%	23.0%	11.6%
Forest	28.0%	41.4%	45.4%
Developed	41.4%	25.3%	28.3%
Water	2.5%	3.9%	4.0%
Other	3.5%	6.4%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	n/a	88	2,798	2,029	52,859	16,920
	Average value	n/a	\$264 K	\$402 K	\$437 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	n/a	4	120	40	1,882	272
	Average value	n/a	\$2.94 M	\$1.03 M	\$1.05 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	n/a	insuf.	41	33	719	389
	Average value per acre	n/a	insuf.	\$219 K	\$328 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	n/a	insuf.	12	19	123	86
	Average value per acre	n/a	insuf.	\$20 K	\$11 K	\$137 K	\$21 K
Certificates of Occupancy Issued		0	9	354	284	11,425	1,566

Certificates of Occupancy Issued

NJ DCA, July 22, 2024



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	860	129,099	830,577	+91
Total Employment	520	44,883	359,779	+275
Average Household Size	2.23	2.46	2.55	Decrease
Median Household Income	\$85,446	\$122,884	\$125,496 (Muni. Avg.)	Decrease
Median Age	45.0	46.3	44.6	Increase
K-8 School Enrollment (District Average)	111 (District)	538 (Districts Avg.)	1,020 (Districts Avg.)	-16

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$715	\$743	\$989	+0%
Total Municipal Equalized Value	\$0.11 B	\$25.07 B	\$155.23 B	+1%
Average Tax Rate	0.69	0.45	0.64	+5%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/bloomsbury_boro.html

Califon Borough, Hunterdon County

Plan Conformance Status

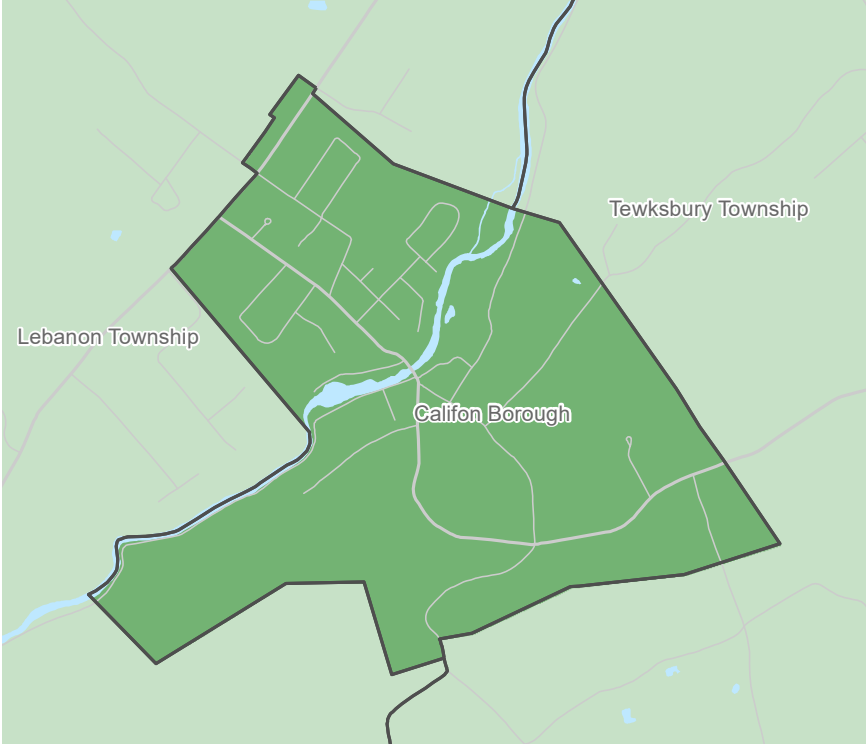
☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	0	0%
Preservation Area	627	100%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	83	13%
Muni. preserved acreage per capita	0.09	-
County preserved acreage per capita*	0.72	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	413	70%
Wildlife Management Area	0	0%
Conservation Zone	4	1%
Conservation Zone Environmentally Constrained Subzone	16	3%
Existing Community Zone	150	25%
Existing Community Zone Environmentally Constrained Subzone	8	1%
Lake Community Subzone	0	0%



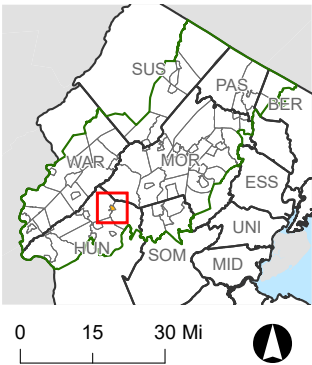
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	2.1%	23.0%	11.6%
Forest	42.3%	41.4%	45.4%
Developed	53.5%	25.3%	28.3%
Water	2.1%	3.9%	4.0%
Other	0.0%	6.4%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY							
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	n/a	107	2,798	2,029	52,859	16,920
Home Sales	Average value	n/a	\$368 K	\$402 K	\$437 K	\$444 K	\$402 K
Improved Commercial	Number	n/a	7	120	40	1,882	272
Property Sales	Average value	n/a	\$436 K	\$1.03 M	\$1.05 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	n/a	4	41	33	719	389
>0.15 acres	Average value per acre	n/a	\$104 K	\$219 K	\$328 K	\$867 K	\$697 K
Vacant Land Sales	Number	n/a	insuf.	12	19	123	86
>5 acres	Average value per acre	n/a	insuf.	\$20 K	\$11 K	\$137 K	\$21 K
Certificates of Occupancy Issued		0	0	354	284	11,425	1,566
NJ DCA, July 22, 2024							

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population	939	129,099	830,577	-306
U.S. Census ACS, 2018-2022				
Total Employment	155	44,883	359,779	-68
U.S. Census, LEHD, 2021				
Average Household Size	2.29	2.46	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$106,875	\$122,884	\$125,496 (Muni. Avg.)	Decrease
U.S. Census ACS, 2018-2022				
Median Age	41.4	46.3	44.6	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	94 (District)	538 (Districts Avg.)	1,020 (Districts Avg.)	-44
NJ DOE, 2022-2023				

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES				
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,095	\$743	\$989	+10%
Total Municipal Equalized Value	\$0.17 B	\$25.07 B	\$155.23 B	+4%
Average Tax Rate	0.70	0.45	0.64	+4%



\$0

Watershed Moratorium Offset Aid

Clinton Town, Hunterdon County

Plan Conformance Status

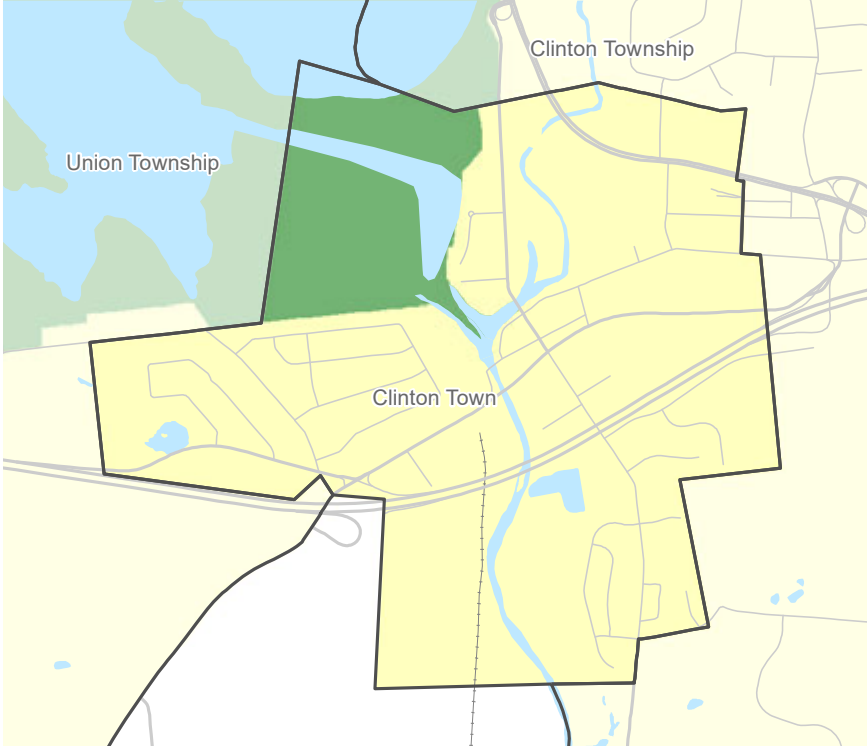
☒ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	777	85%
Preservation Area	141	15%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	257	28%
Muni. preserved acreage per capita	0.09	-
County preserved acreage per capita*	0.72	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	204	26%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	456	58%
Existing Community Zone Environmentally Constrained Subzone	34	4%
Lake Community Subzone	87	11%



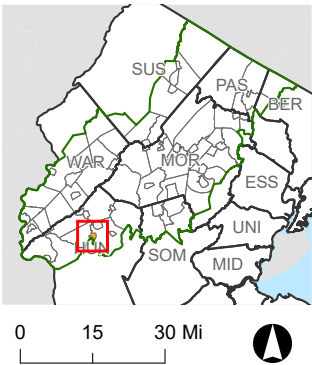
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	11.7%	23.0%	11.6%
Forest	15.2%	41.4%	45.4%
Developed	58.1%	25.3%	28.3%
Water	6.9%	3.9%	4.0%
Other	8.1%	6.4%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY							
Land sales		NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)					
Single Family Home Sales	Number	234	insuf.	2,798	2,029	52,859	16,920
	Average value	\$367 K	insuf.	\$402 K	\$437 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	39	insuf.	120	40	1,882	272
	Average value	\$668 K	insuf.	\$1.03 M	\$1.05 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	insuf.	insuf.	41	33	719	389
	Average value per acre	insuf.	insuf.	\$219 K	\$328 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	12	19	123	86
	Average value per acre	insuf.	insuf.	\$20 K	\$11 K	\$137 K	\$21 K
Certificates of Occupancy Issued		NJ DCA, July 22, 2024					
		5	0	354	284	11,425	1,566

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	2,775	129,099	830,577	+74
Total Employment U.S Census, LEHD, 2021	1,719	44,883	359,779	-76
Average Household Size U.S. Census ACS, 2018-2022	2.54	2.46	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$137,688	\$122,884	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	40.0	46.3	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	433 (District)	538 (Districts Avg.)	1,020 (Districts Avg.)	-47

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES	NJ DCA, 2022			
Taxes Collected Per Capita	\$1,333	\$743	\$989	+6%
Total Municipal Equalized Value	\$0.46 B	\$25.07 B	\$155.23 B	+3%
Average Tax Rate	0.87	0.45	0.64	+3%



\$0

Watershed Moratorium Offset Aid

Clinton Township, Hunterdon County

Plan Conformance Status

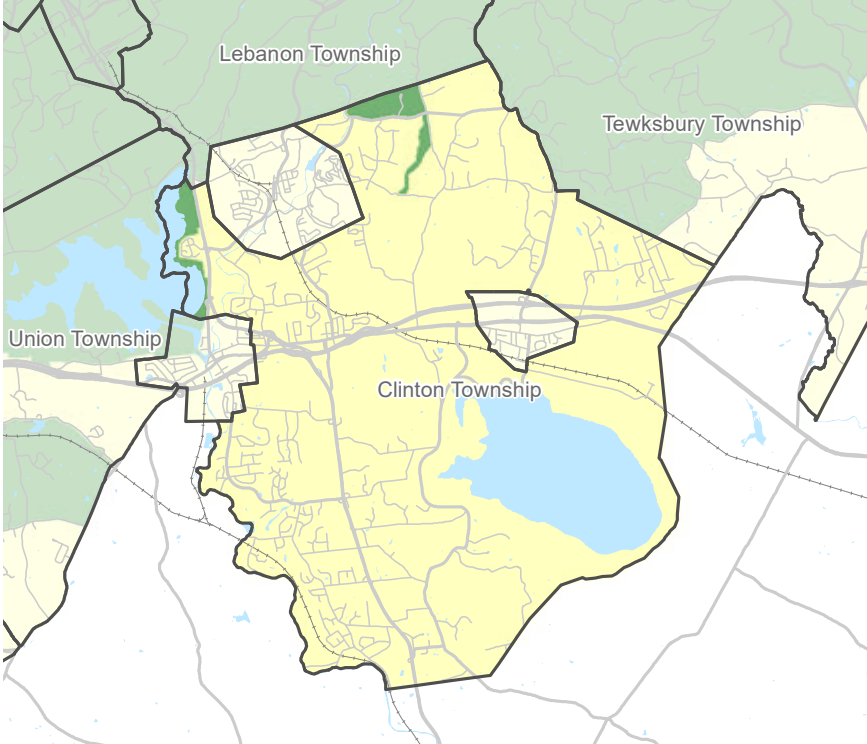
☒ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	21,064	97%
Preservation Area	643	3%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
Total	8,459	39%
Muni. preserved acreage per capita	0.63	-
County preserved acreage per capita*	0.72	-

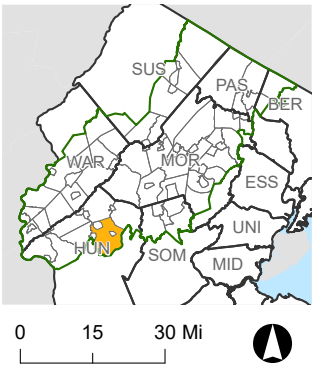
LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
Protection Zone	6,903	38%
Wildlife Management Area	24	0%
Conservation Zone	369	2%
Conservation Zone Environmentally Constrained Subzone	4,930	27%
Existing Community Zone	4,955	27%
Existing Community Zone Environmentally Constrained Subzone	626	3%
Lake Community Subzone	277	2%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	16.8%	23.0%	11.6%
Forest	33.6%	41.4%	45.4%
Developed	32.0%	25.3%	28.3%
Water	12.4%	3.9%	4.0%
Other	5.2%	6.4%	10.6%

LAND DEVELOPMENT ACTIVITY						
		Municipality		County*	Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.
Single Family	Number	826	10	2,798	2,029	52,859
Home Sales	Average value	\$525 K	\$584 K	\$402 K	\$437 K	\$444 K
Improved Commercial	Number	26	insuf.	120	40	1,882
Property Sales	Average value	\$1.35 M	insuf.	\$1.03 M	\$1.05 M	\$2.16 M
Vacant Land Sales	Number	8	insuf.	41	33	719
>0.15 acres	Average value per acre	\$228 K	insuf.	\$219 K	\$328 K	\$867 K
Vacant Land Sales	Number	insuf.	insuf.	12	19	123
>5 acres	Average value per acre	insuf.	insuf.	\$20 K	\$11 K	\$137 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		146	1	354	284	11,425



\$0

Watershed Moratorium Offset Aid

	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	13,445	129,099	830,577	+126
Total Employment U.S. Census, LEHD, 2021	3,969	44,883	359,779	-1,832
Average Household Size U.S. Census ACS, 2018-2022	2.58	2.46	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$156,601	\$122,884	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	44.0	46.3	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	1,353 (District)	538 (Districts Avg.)	1,020 (Districts Avg.)	-244

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$755	\$743	\$989	+7%
Total Municipal Equalized Value	\$2.41 B	\$25.07 B	\$155.23 B	+1%
Average Tax Rate	0.47	0.45	0.64	+7%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/clinton_twp.html

Glen Gardner Borough, Hunterdon County

Plan Conformance Status

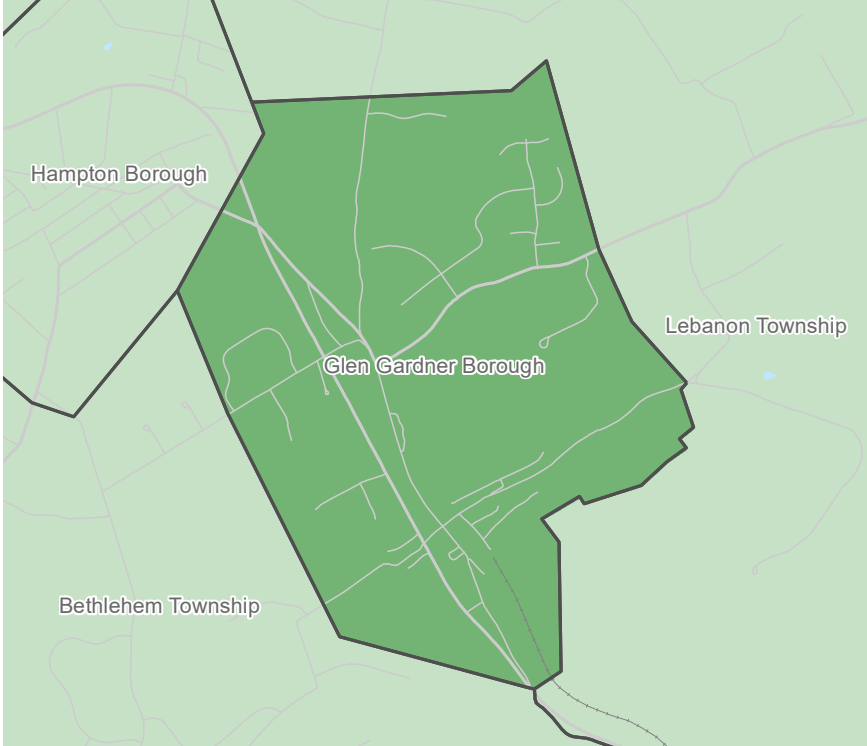
☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	0	0%
Preservation Area	991	100%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	152	15%
Muni. preserved acreage per capita	0.09	-
County preserved acreage per capita*	0.72	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	628	68%
Wildlife Management Area	30	3%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	86	9%
Existing Community Zone	178	19%
Existing Community Zone Environmentally Constrained Subzone	7	1%
Lake Community Subzone	0	0%



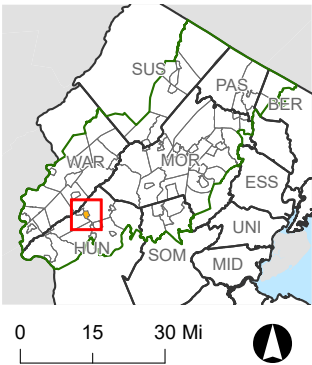
View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	8.8%	23.0%	11.6%
Forest	43.0%	41.4%	45.4%
Developed	43.2%	25.3%	28.3%
Water	1.2%	3.9%	4.0%
Other	3.9%	6.4%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family	Number	n/a	225	2,798	2,029	52,859	16,920
Home Sales	Average value	n/a	\$214 K	\$402 K	\$437 K	\$444 K	\$402 K
Improved Commercial	Number	n/a	5	120	40	1,882	272
Property Sales	Average value	n/a	\$803 K	\$1.03 M	\$1.05 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	n/a	3	41	33	719	389
>0.15 acres	Average value per acre	n/a	\$631 K	\$219 K	\$328 K	\$867 K	\$697 K
Vacant Land Sales	Number	n/a	insuf.	12	19	123	86
>5 acres	Average value per acre	n/a	insuf.	\$20 K	\$11 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		0	41	354	284	11,425	1,566

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	1,610	129,099	830,577	+77
Total Employment U.S. Census, LEHD, 2021	179	44,883	359,779	+55
Average Household Size U.S. Census ACS, 2018-2022	2.19	2.46	2.55	Stable
Median Household Income U.S. Census ACS, 2018-2022	\$79,000	\$122,884	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	39.7	46.3	44.6	Decrease
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	433 (District)	538 (Districts Avg.)	1,020 (Districts Avg.)	-47

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$585	\$743	\$989	+1%
Total Municipal Equalized Value	\$0.19 B	\$25.07 B	\$155.23 B	+3%
Average Tax Rate	0.67	0.45	0.64	+2%



\$0 Watershed Moratorium Offset Aid

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county. More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/glengardner.html

Hampton Borough, Hunterdon County

Plan Conformance Status

☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	136	14%
Preservation Area	835	86%

PRESERVED ACREAGE

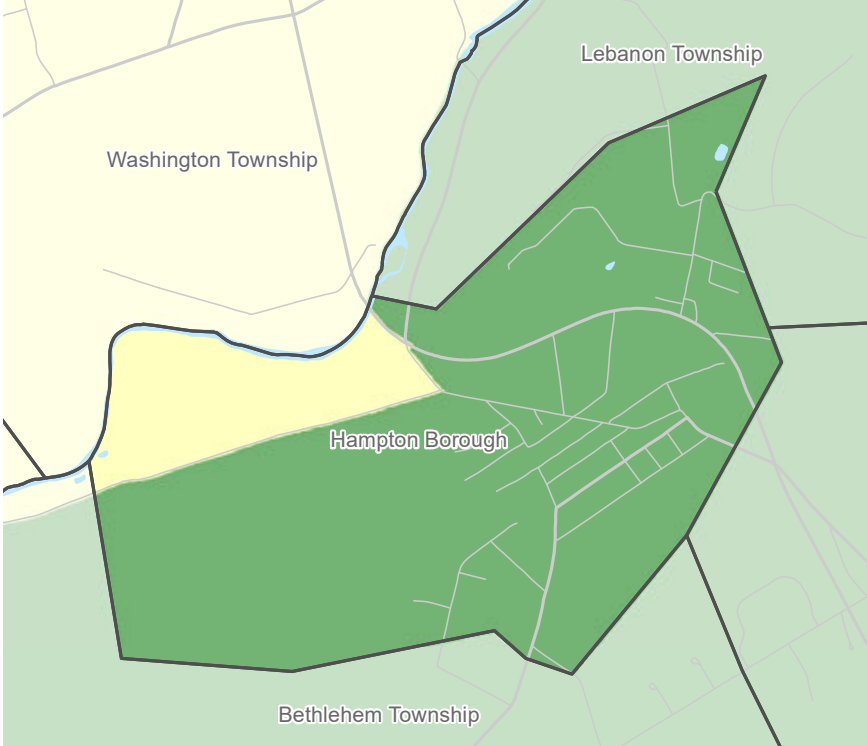
NJ Highlands Council, 2024

	Acres	%
Total	86	9%
Muni. preserved acreage per capita	0.08	-
County preserved acreage per capita*	0.72	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	297	33%
Wildlife Management Area	2	0%
Conservation Zone	60	7%
Conservation Zone Environmentally Constrained Subzone	212	23%
Existing Community Zone	298	33%
Existing Community Zone Environmentally Constrained Subzone	41	5%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

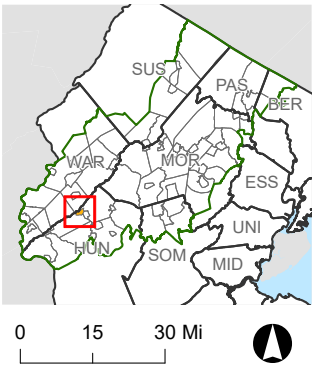
	Municipality	County*	Highlands Region
Agricultural	22.9%	23.0%	11.6%
Forest	29.6%	41.4%	45.4%
Developed	40.5%	25.3%	28.3%
Water	0.6%	3.9%	4.0%
Other	6.4%	6.4%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	3	121	2,798	2,029	52,859	16,920
	Average value	\$210 K	\$251 K	\$402 K	\$437 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	insuf.	5	120	40	1,882	272
	Average value	insuf.	\$404 K	\$1.03 M	\$1.05 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	insuf.	insuf.	41	33	719	389
	Average value per acre	insuf.	insuf.	\$219 K	\$328 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	12	19	123	86
	Average value per acre	insuf.	insuf.	\$20 K	\$11 K	\$137 K	\$21 K
Certificates of Occupancy Issued		1	25	354	284	11,425	1,566

Certificates of Occupancy Issued

NJ DCA, July 22, 2024



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	1,064	129,099	830,577	-110
Total Employment	177	44,883	359,779	-72
Average Household Size	2.19	2.46	2.55	Decrease
Median Household Income	\$74,833	\$122,884	\$125,496 (Muni. Avg.)	Increase
Median Age	44.3	46.3	44.6	Increase
K-8 School Enrollment (District Average)	95 (District)	538 (Districts Avg.)	1,020 (Districts Avg.)	-25

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$857	\$743	\$989	+6%
Total Municipal Equalized Value	\$0.13 B	\$25.07 B	\$155.23 B	+0%
Average Tax Rate	0.75	0.45	0.64	+5%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/hamptonboro.html

High Bridge Borough, Hunterdon County

Plan Conformance Status

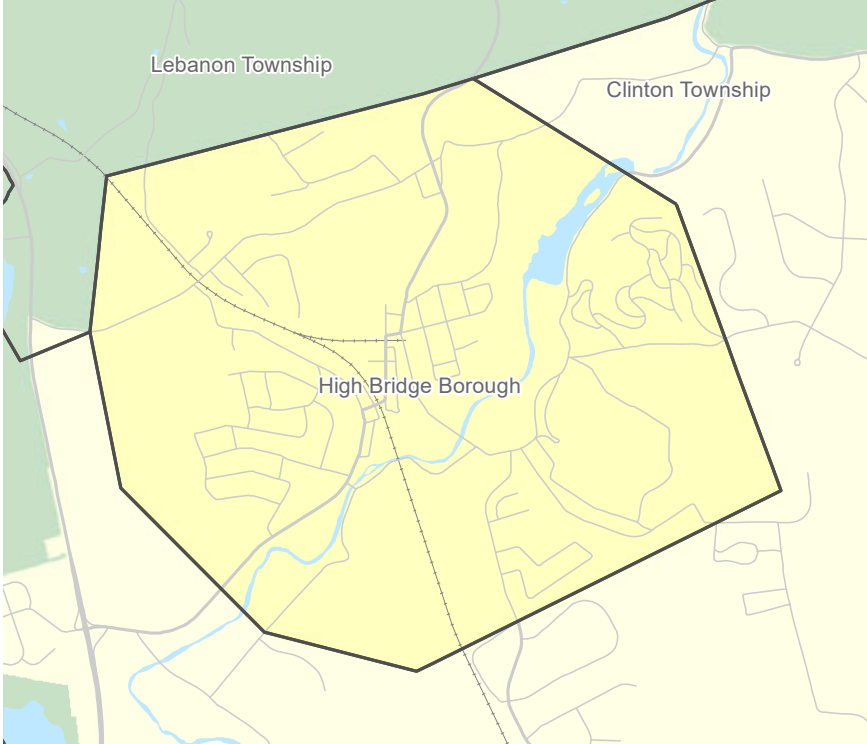
☒ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	1,555	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	605	39%
Muni. preserved acreage per capita	0.17	-
County preserved acreage per capita*	0.72	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	222	16%
Wildlife Management Area	30	2%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	953	67%
Existing Community Zone Environmentally Constrained Subzone	131	9%
Lake Community Subzone	85	6%



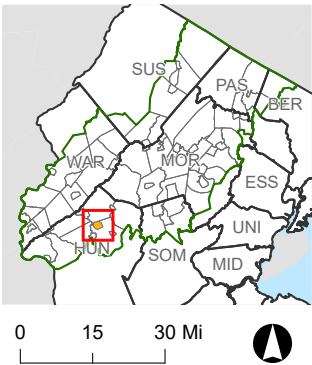
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	1.8%	23.0%	11.6%
Forest	41.1%	41.4%	45.4%
Developed	51.5%	25.3%	28.3%
Water	2.1%	3.9%	4.0%
Other	3.5%	6.4%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY							
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	370	n/a	2,798	2,029	52,859	16,920
Home Sales	Average value	\$262 K	n/a	\$402 K	\$437 K	\$444 K	\$402 K
Improved Commercial	Number	11	n/a	120	40	1,882	272
Property Sales	Average value	\$620 K	n/a	\$1.03 M	\$1.05 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	6	n/a	41	33	719	389
>0.15 acres	Average value per acre	\$528 K	n/a	\$219 K	\$328 K	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	12	19	123	86
>5 acres	Average value per acre	insuf.	n/a	\$20 K	\$11 K	\$137 K	\$21 K
Certificates of Occupancy Issued		1	0	354	284	11,425	1,566
NJ DCA, July 22, 2024							

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population	3,564	129,099	830,577	-57
U.S. Census ACS, 2018-2022				
Total Employment	863	44,883	359,779	+25
U.S. Census, LEHD, 2021				
Average Household Size	2.48	2.46	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$106,111	\$122,884	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	40.0	46.3	44.6	Decrease
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	344 (District)	538 (Districts Avg.)	1,020 (Districts Avg.)	-14
NJ DOE, 2022-2023				

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES				
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,009	\$743	\$989	+2%
Total Municipal Equalized Value	\$0.42 B	\$25.07 B	\$155.23 B	+2%
Average Tax Rate	1.05	0.45	0.64	+2%



\$0

Watershed Moratorium

Offset Aid

Holland Township, Hunterdon County

Plan Conformance Status

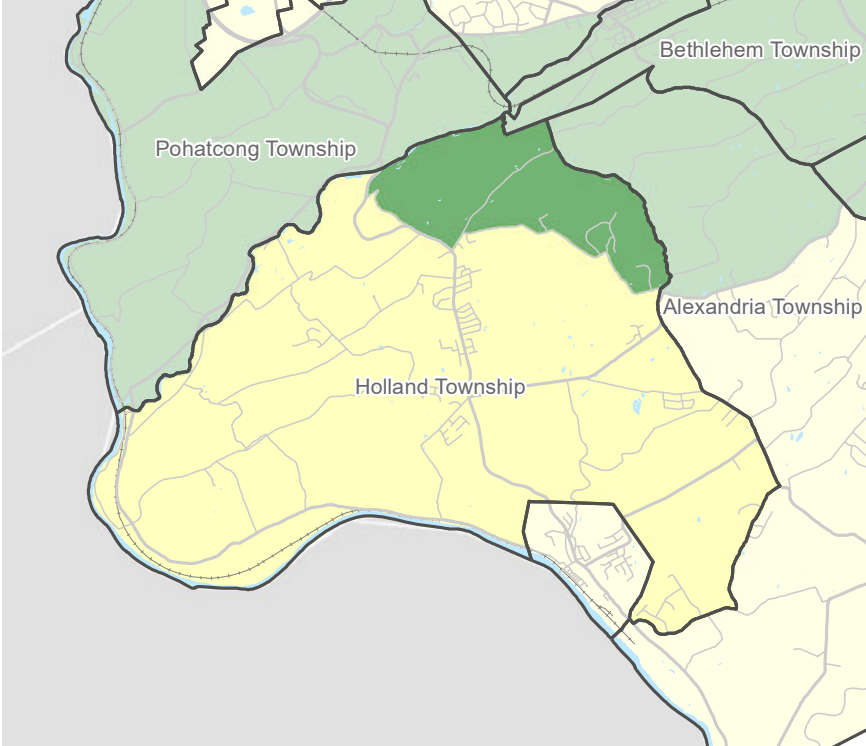
☒ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	13,344	87%
Preservation Area	1,973	13%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	5,068	33%
Muni. preserved acreage per capita	0.98	-
County preserved acreage per capita*	0.72	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	7,108	48%
Wildlife Management Area	319	2%
Conservation Zone	1,064	7%
Conservation Zone Environmentally Constrained Subzone	5,261	36%
Existing Community Zone	950	6%
Existing Community Zone Environmentally Constrained Subzone	59	0%
Lake Community Subzone	0	0%



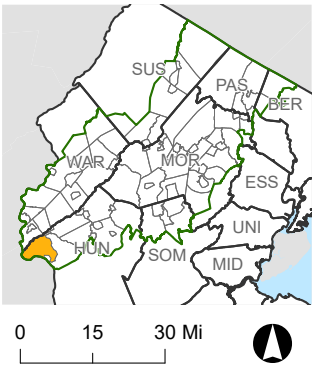
View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER			
NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	25.1%	23.0%	11.6%
Forest	42.5%	41.4%	45.4%
Developed	23.4%	25.3%	28.3%
Water	2.1%	3.9%	4.0%
Other	6.9%	6.4%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family Home Sales	Number	385	43	2,798	2,029	52,859	16,920
	Average value	\$326 K	\$397 K	\$402 K	\$437 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	insuf.	insuf.	120	40	1,882	272
	Average value	insuf.	insuf.	\$1.03 M	\$1.05 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	insuf.	insuf.	41	33	719	389
	Average value per acre	insuf.	insuf.	\$219 K	\$328 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	6	3	12	19	123	86
	Average value per acre	\$13 K	\$25 K	\$20 K	\$11 K	\$137 K	\$21 K
Certificates of Occupancy Issued		91	8	354	284	11,425	1,566
NJ DCA, July 22, 2024							

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population	5,194	129,099	830,577	-49
Total Employment	664	44,883	359,779	-16
Average Household Size	2.73	2.46	2.55	Increase
Median Household Income	\$125,038	\$122,884	\$125,496 (Muni. Avg.)	Increase
Median Age	42.9	46.3	44.6	Decrease
K-8 School Enrollment (District Average)	517 (District)	538 (Districts Avg.)	1,020 (Districts Avg.)	-101

PROPERTY TAXES	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$230	\$743	\$989	n/a
Total Municipal Equalized Value	\$0.80 B	\$25.07 B	\$155.23 B	+3%
Average Tax Rate	0.19	0.45	0.64	+12%



\$0

Watershed Moratorium Offset Aid

Lebanon Borough, Hunterdon County

Plan Conformance Status

☒ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	577	100%
Preservation Area	0	0%

PRESERVED ACREAGE

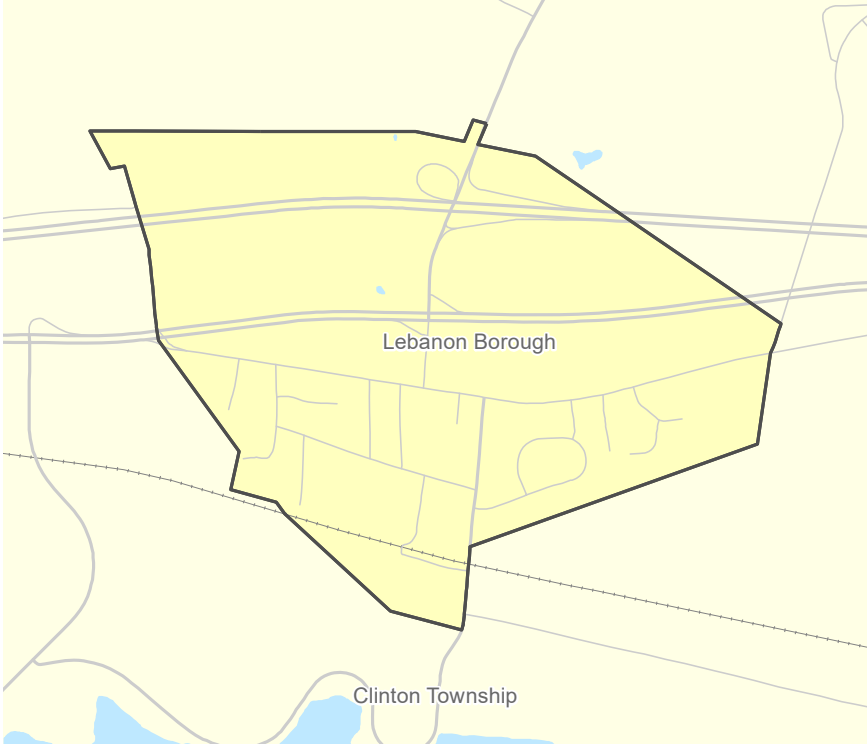
NJ Highlands Council, 2024

	Acres	%
Total	46	8%
Muni. preserved acreage per capita	0.02	-
County preserved acreage per capita*	0.72	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	21	4%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	46	10%
Existing Community Zone	397	83%
Existing Community Zone Environmentally Constrained Subzone	14	3%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

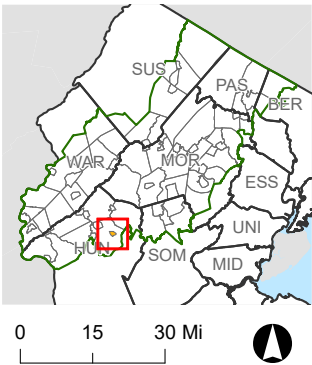
NJ DEP, 2020

	Municipality	County*	Highlands Region
Agricultural	5.6%	23.0%	11.6%
Forest	17.0%	41.4%	45.4%
Developed	68.0%	25.3%	28.3%
Water	0.3%	3.9%	4.0%
Other	9.1%	6.4%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	119	n/a	2,798	2,029	52,859	16,920
	Average value	\$315 K	n/a	\$402 K	\$437 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	11	n/a	120	40	1,882	272
	Average value	\$2.57 M	n/a	\$1.03 M	\$1.05 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	insuf.	n/a	41	33	719	389
	Average value per acre	insuf.	n/a	\$219 K	\$328 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	n/a	12	19	123	86
	Average value per acre	insuf.	n/a	\$20 K	\$11 K	\$137 K	\$21 K
Certificates of Occupancy Issued		33	0	354	284	11,425	1,566

Certificates of Occupancy Issued NJ DCA, July 22, 2024



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	1,864	129,099	830,577	+99
Total Employment	1,465	44,883	359,779	+552
Average Household Size	2.37	2.46	2.55	Decrease
Median Household Income	\$106,389	\$122,884	\$125,496 (Muni. Avg.)	Increase
Median Age	41.3	46.3	44.6	Increase
K-8 School Enrollment (District Average)	90 (District)	538 (Districts Avg.)	1,020 (Districts Avg.)	+17

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$727	\$743	\$989	+5%
Total Municipal Equalized Value	\$0.29 B	\$25.07 B	\$155.23 B	+1%
Average Tax Rate	0.48	0.45	0.64	+6%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/lebanon_boro.html

Lebanon Township, Hunterdon County

Plan Conformance Status

☒ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	6	0.03%
Preservation Area	20,266	99.97%

PRESERVED ACREAGE

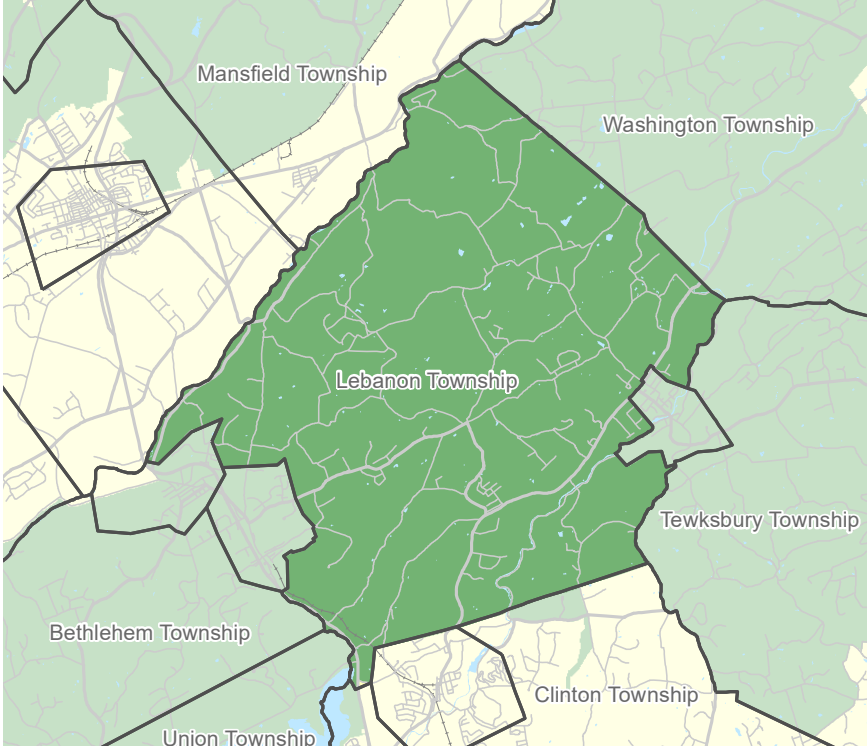
NJ Highlands Council, 2024

	Acres	%
Total	7,061	35%
Muni. preserved acreage per capita	1.14	-
County preserved acreage per capita*	0.72	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	13,634	69%
Wildlife Management Area	639	3%
Conservation Zone	260	1%
Conservation Zone Environmentally Constrained Subzone	4,526	23%
Existing Community Zone	626	3%
Existing Community Zone Environmentally Constrained Subzone	79	0%
Lake Community Subzone	16	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

	Municipality	County*	Highlands Region
Agricultural	16.5%	23.0%	11.6%
Forest	55.1%	41.4%	45.4%
Developed	20.2%	25.3%	28.3%
Water	0.9%	3.9%	4.0%
Other	7.3%	6.4%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family Home Sales	Number	insuf.	435	2,798	2,029	52,859	16,920
	Average value	insuf.	\$409 K	\$402 K	\$437 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	insuf.	5	120	40	1,882	272
	Average value	insuf.	\$1.31 M	\$1.03 M	\$1.05 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	insuf.	9	41	33	719	389
	Average value per acre	insuf.	\$102 K	\$219 K	\$328 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	7	12	19	123	86
	Average value per acre	insuf.	\$8 K	\$20 K	\$11 K	\$137 K	\$21 K
Certificates of Occupancy Issued		NJ DCA, July 22, 2024		0	20	354	284
						11,425	1,566

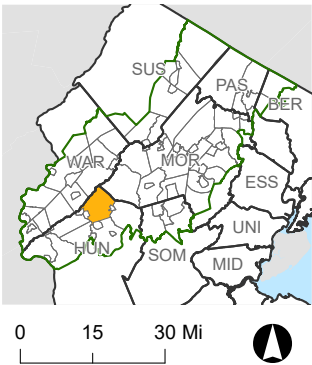
DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change	
Population	U.S. Census ACS, 2018-2022	6,209	129,099	830,577	-298
Total Employment	U.S. Census, LEHD, 2021	777	44,883	359,779	-109
Average Household Size	U.S. Census ACS, 2018-2022	2.58	2.46	2.55	Decrease
Median Household Income	U.S. Census ACS, 2018-2022	\$131,030	\$122,884	\$125,496 (Muni. Avg.)	Increase
Median Age	U.S. Census ACS, 2018-2022	48.9	46.3	44.6	Increase
K-8 School Enrollment (District Average)	NJ DOE, 2022-2023	620 (District)	538 (Districts Avg.)	1,020 (Districts Avg.)	-104

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$464	\$743	\$989	+17%
Total Municipal Equalized Value	\$1.10 B	\$25.07 B	\$155.23 B	+3%
Average Tax Rate	0.31	0.45	0.64	+9%



\$0

Watershed Moratorium Offset Aid

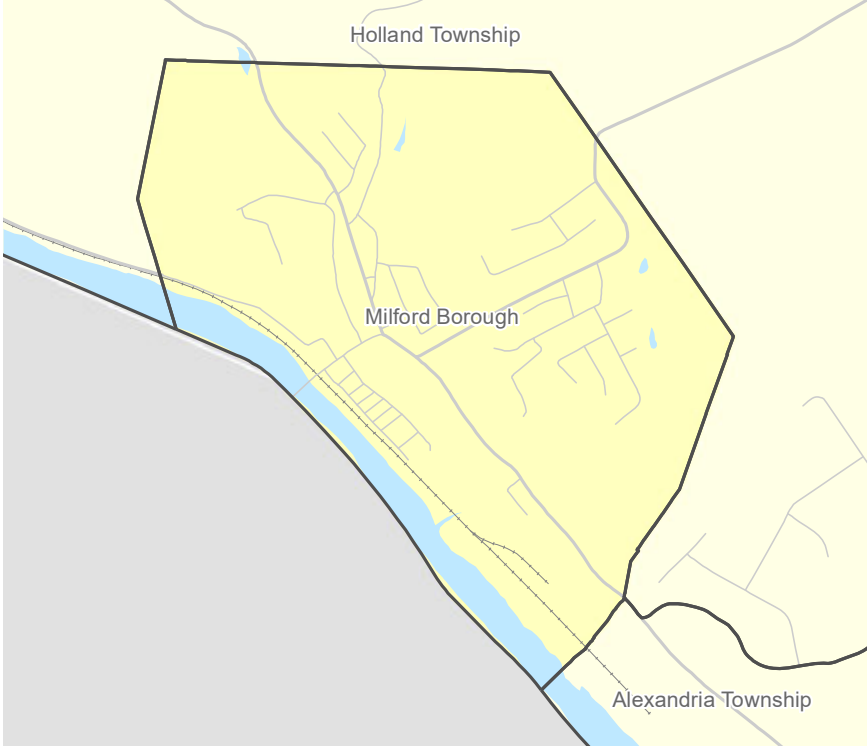
Milford Borough, Hunterdon County

Plan Conformance Status		
<input type="checkbox"/>	Planning Area	
<input type="checkbox"/>	Preservation Area	

	Acres	%
Planning Area	817	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	135	16%
Muni. preserved acreage per capita	0.11	-
County preserved acreage per capita*	0.72	-

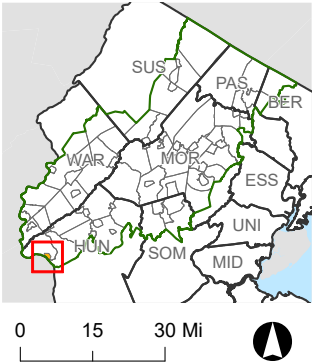
LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	302	42%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	14	2%
Existing Community Zone	380	53%
Existing Community Zone Environmentally Constrained Subzone	22	3%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER NJ DEP, 2020			
Agricultural	8.0%	23.0%	11.6%
Forest	37.3%	41.4%	45.4%
Developed	38.4%	25.3%	28.3%
Water	8.6%	3.9%	4.0%
Other	7.6%	6.4%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	114	n/a	2,798	2,029	52,859	16,920
Home Sales	Average value	\$242 K	n/a	\$402 K	\$437 K	\$444 K	\$402 K
Improved Commercial	Number	11	n/a	120	40	1,882	272
Property Sales	Average value	\$344 K	n/a	\$1.03 M	\$1.05 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	3	n/a	41	33	719	389
>0.15 acres	Average value per acre	\$94 K	n/a	\$219 K	\$328 K	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	12	19	123	86
>5 acres	Average value per acre	insuf.	n/a	\$20 K	\$11 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		21	0	354	284	11,425	1,566



\$0
Watershed Moratorium
Offset Aid

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population U.S. Census ACS, 2018-2022	1,244	129,099	830,577	+179
Total Employment U.S. Census, LEHD, 2021	232	44,883	359,779	-142
Average Household Size U.S. Census ACS, 2018-2022	2.36	2.46	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$89,196	\$122,884	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	48.9	46.3	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	78 (District)	538 (Districts Avg.)	1,020 (Districts Avg.)	-25

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES NJ DCA, 2022				
Taxes Collected Per Capita	\$738	\$743	\$989	-1%
Total Municipal Equalized Value	\$0.14 B	\$25.07 B	\$155.23 B	+3%
Average Tax Rate	0.79	0.45	0.64	+1%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/milford_boro.html

Tewksbury Township, Hunterdon County

Plan Conformance Status

☒ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	6,857	34%
Preservation Area	13,470	66%

PRESERVED ACREAGE

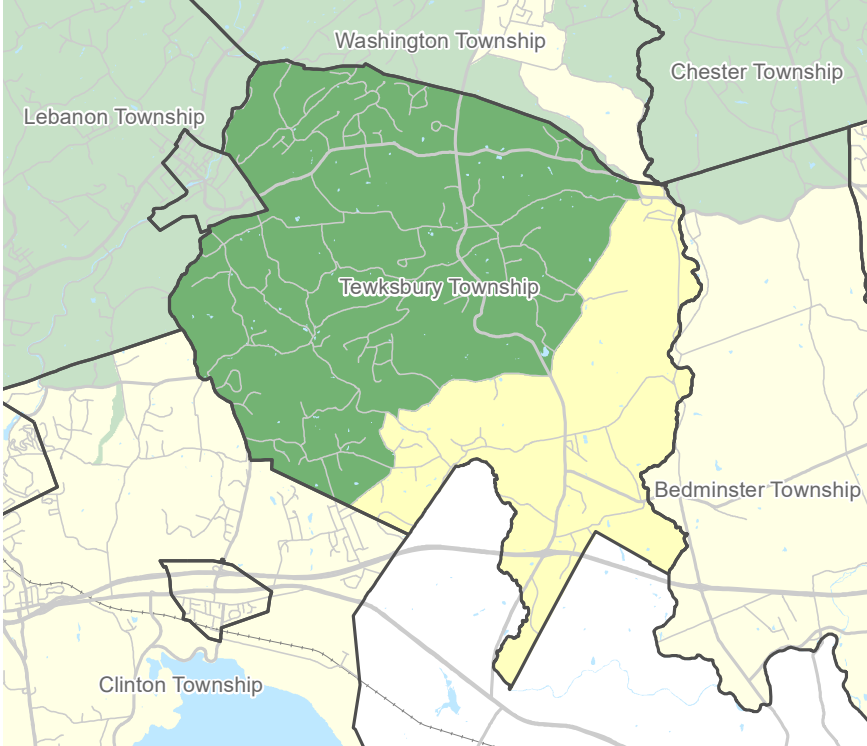
NJ Highlands Council, 2024

	Acres	%
Total	4,982	24%
Muni. preserved acreage per capita	0.85	-
County preserved acreage per capita*	0.72	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	9,094	46%
Wildlife Management Area	0	0%
Conservation Zone	1,218	6%
Conservation Zone Environmentally Constrained Subzone	8,860	45%
Existing Community Zone	524	3%
Existing Community Zone Environmentally Constrained Subzone	28	0%
Lake Community Subzone	0	0%

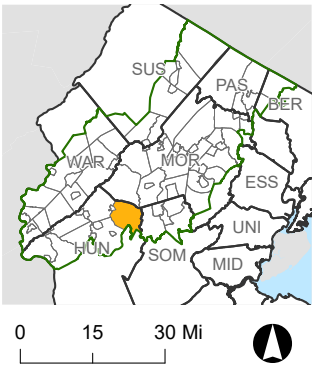


View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

	Municipality	County*	Highlands Region
Agricultural	28.2%	23.0%	11.6%
Forest	43.0%	41.4%	45.4%
Developed	23.6%	25.3%	28.3%
Water	0.7%	3.9%	4.0%
Other	4.4%	6.4%	10.6%



LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	161	368	2,798	2,029	52,859	16,920
	Average value	\$641 K	\$695 K	\$402 K	\$437 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	8	insuf.	120	40	1,882	272
	Average value	\$827 K	insuf.	\$1.03 M	\$1.05 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	4	4	41	33	719	389
	Average value per acre	\$400 K	\$470 K	\$219 K	\$328 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	3	12	19	123	86
	Average value per acre	insuf.	\$14 K	\$20 K	\$11 K	\$137 K	\$21 K
Certificates of Occupancy Issued		11	45	354	284	11,425	1,566

\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	5,881	129,099	830,577	-61
Total Employment	1,885	44,883	359,779	+180
Average Household Size	2.56	2.46	2.55	Decrease
Median Household Income	\$176,932	\$122,884	\$125,496 (Muni. Avg.)	Increase
Median Age	56.6	46.3	44.6	Increase
K-8 School Enrollment (District Average)	579 (District)	538 (Districts Avg.)	1,020 (Districts Avg.)	-146

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,200	\$743	\$989	+4%
Total Municipal Equalized Value	\$1.79 B	\$25.07 B	\$155.23 B	+1%
Average Tax Rate	0.45	0.45	0.64	+2%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/tewksbury.html

Union Township, Hunterdon County

Plan Conformance Status

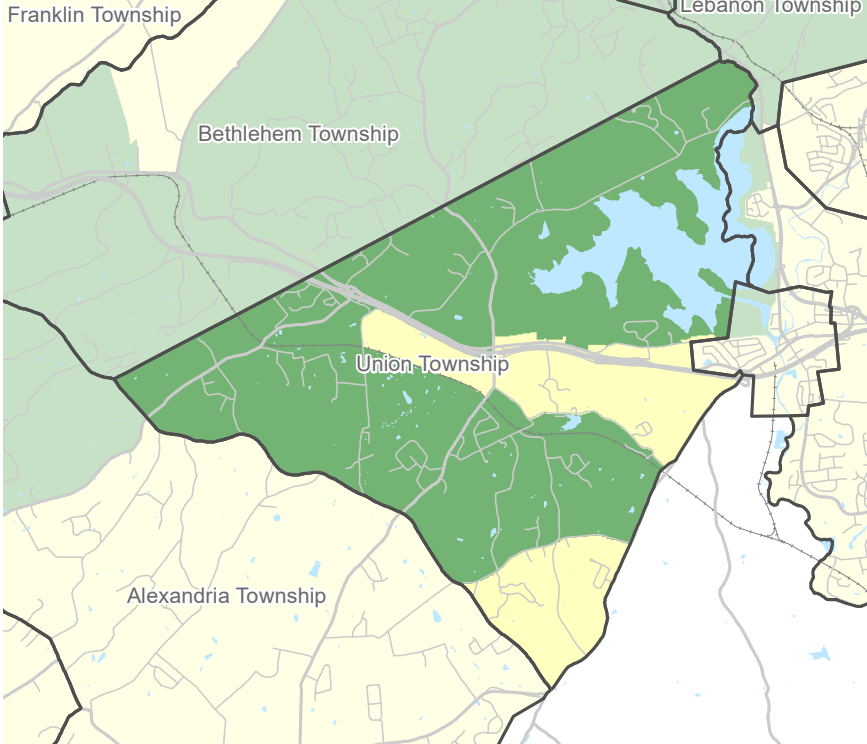
☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	2,666	20%
Preservation Area	10,502	80%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
Total	5,403	41%
Muni. preserved acreage per capita	0.84	-
County preserved acreage per capita*	0.72	-

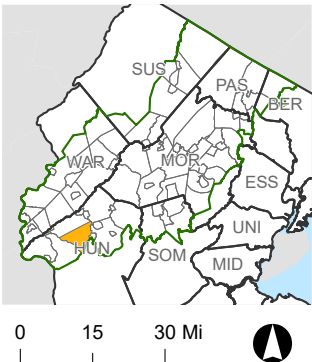
LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
Protection Zone	3,957	34%
Wildlife Management Area	2,320	20%
Conservation Zone	322	3%
Conservation Zone Environmentally Constrained Subzone	4,028	35%
Existing Community Zone	729	6%
Existing Community Zone Environmentally Constrained Subzone	85	1%
Lake Community Subzone	89	1%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	21.8%	23.0%	11.6%
Forest	35.4%	41.4%	45.4%
Developed	25.4%	25.3%	28.3%
Water	8.9%	3.9%	4.0%
Other	8.4%	6.4%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	283	242	2,798	2,029	52,859	16,920
	Average value	\$276 K	\$497 K	\$402 K	\$437 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	3	5	120	40	1,882	272
	Average value	\$3.17 M	\$2.04 M	\$1.03 M	\$1.05 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	insuf.	7	41	33	719	389
	Average value per acre	insuf.	\$584 K	\$219 K	\$328 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	12	19	123	86
	Average value per acre	insuf.	insuf.	\$20 K	\$11 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		27	33	354	284	11,425	1,566



\$0 Watershed Moratorium Offset Aid

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	6,402	129,099	830,577	+565
Total Employment U.S. Census, LEHD, 2021	1,669	44,883	359,779	-101
Average Household Size U.S. Census ACS, 2018-2022	2.45	2.46	2.55	Increase
Median Household Income U.S. Census ACS, 2018-2022	\$118,370	\$122,884	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	47.3	46.3	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	440 (District)	538 (Districts Avg.)	1,020 (Districts Avg.)	-43

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$383	\$743	\$989	+4%
Total Municipal Equalized Value	\$0.98 B	\$25.07 B	\$155.23 B	+3%
Average Tax Rate	0.35	0.45	0.64	+5%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county. More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/union_twp.html

Morris County

Plan Conformance Status

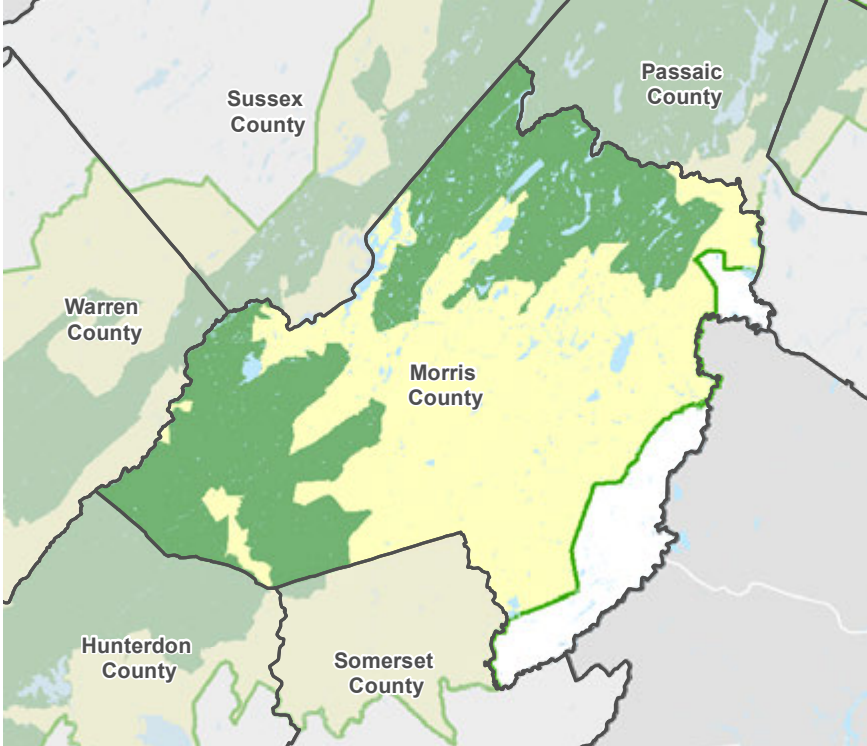
Planning Area

Preservation Area

	Acres*	%
Planning Area	155,508	56%
Preservation Area	120,196	44%

PRESERVED ACREAGE	Acres*	%
NJ Highlands Council, 2024		
Total	99,360	36%
County preserved acreage per capita*	0.23	-
Region preserved acreage per capita	0.40	-

LAND USE CAPABILITY ZONES	Acres*	%
NJ Highlands Council, 2024		
Protection Zone	118,682	47%
Wildlife Management Area	19,470	8%
Conservation Zone	227	0%
Conservation Zone Environmentally Constrained Subzone	14,786	6%
Existing Community Zone	80,303	32%
Existing Community Zone Environmentally Constrained Subzone	8,031	3%
Lake Community Subzone	8,631	3%



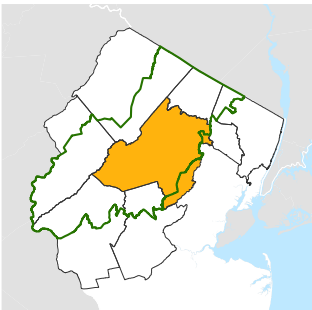
View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER	County*	Highlands Region	Northern NJ
NJ DEP, 2020			
Agricultural	4.0%	11.6%	10.4%
Forest	41.5%	45.4%	34.2%
Developed	38.6%	28.3%	40.0%
Water	3.9%	4.0%	3.5%
Other	12.1%	10.6%	11.9%

LAND DEVELOPMENT ACTIVITY		County*	Highlands Region		Northern NJ	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Total
Single Family Home Sales	Number	25,065	6,035	52,859	16,920	n/a
	Average value	\$503 K	\$495 K	\$444 K	\$402 K	n/a
Improved Commercial Property Sales	Number	977	102	1,882	272	n/a
	Average value	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M	n/a
Vacant Land Sales >0.15 acres	Number	261	85	719	389	n/a
	Average value per acre	\$878 K	\$2.64 M	\$867 K	\$697 K	n/a
Vacant Land Sales >5 acres	Number	48	20	123	86	n/a
	Average value per acre	\$209 K	\$39 K	\$137 K	\$21 K	n/a
Certificates of Occupancy Issued NJ DCA, July 22, 2024		3,432	275	11,425	1,566	63,044

DEMOGRAPHICS	County	Highlands Region	Northern NJ	County Change
Population	508,816	830,577	5,708,298	+11,713
Total Employment	294,341	359,779	2,436,247	+9,833
Average Household Size	2.66	2.55	2.63	Decrease
Median Household Income	\$143,695	\$125,496 (Muni. Avg.)	\$121,461 (Muni. Avg.)	Increase
Median Age	43.6	44.6	42.5	Increase
K-8 School Enrollment (District Average)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	1,758 (Districts Avg.)	-62 (Districts Avg.)
NJ DOE, 2022-2023				

PROPERTY TAXES	County	Highlands Region	Northern NJ	County Annual Change
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,107	\$989	\$1,124	+2%
Total Municipal Equalized Value	\$106.67 B	\$155.23 B	\$967.05 B	+2%
Average Tax Rate	0.63	0.64	0.93	0%



\$530,442

Municipal Total Watershed Moratorium Offset Aid

Boonton Town, Morris County

Plan Conformance Status

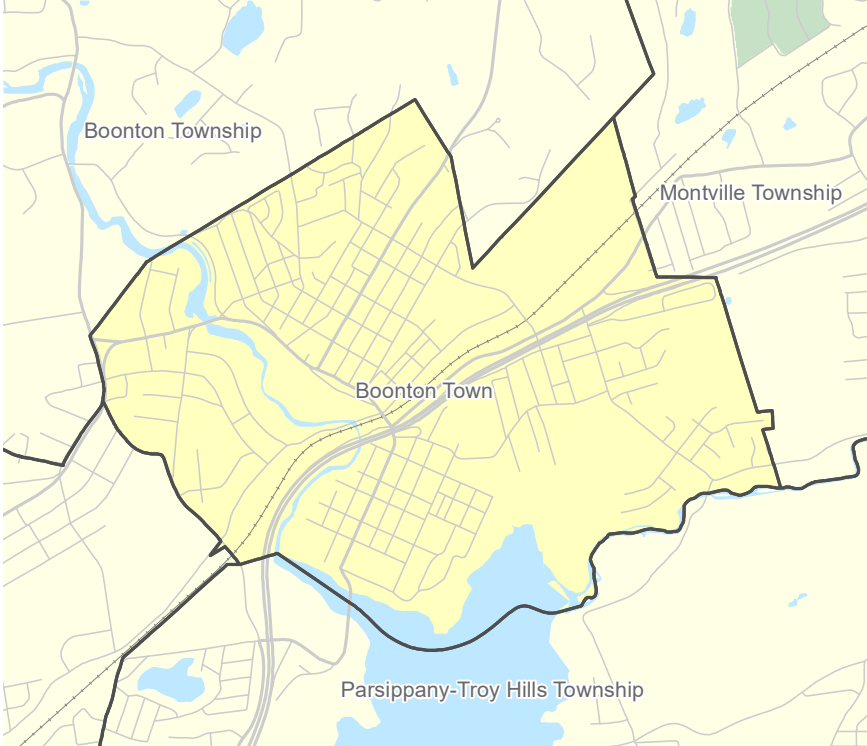
☐ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	1,590	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	257	16%
Muni. preserved acreage per capita	0.03	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	128	10%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	1,016	78%
Existing Community Zone Environmentally Constrained Subzone	67	5%
Lake Community Subzone	92	7%



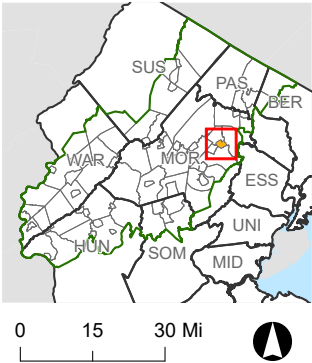
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	1.3%	4.0%	11.6%
Forest	18.3%	41.5%	45.4%
Developed	73.7%	38.6%	28.3%
Water	5.7%	3.9%	4.0%
Other	0.9%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*	Highlands Region		
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	510	n/a	25,065	6,035	52,859	16,920
	Average value	\$419 K	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	46	n/a	977	102	1,882	272
	Average value	\$864 K	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	insuf.	n/a	261	85	719	389
	Average value per acre	insuf.	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	n/a	48	20	123	86
	Average value per acre	insuf.	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		37	0	3,432	275	11,425	1,566

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population	8,781	508,816	830,577	+357
U.S. Census ACS, 2018-2022				
Total Employment	2,974	294,341	359,779	-201
U.S. Census, LEHD, 2021				
Average Household Size	2.53	2.66	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$96,500	\$143,695	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	40.3	43.6	44.6	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	687 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	+74
NJ DOE, 2022-2023				

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES				
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,132	\$1,107	\$989	+2%
Total Municipal Equalized Value	\$1.43 B	\$106.67 B	\$155.23 B	+3%
Average Tax Rate	0.90	0.63	0.64	+2%



\$6,533
Watershed Moratorium
Offset Aid

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/boonton.html

Boonton Township, Morris County

Plan Conformance Status

☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	4,943	91%
Preservation Area	493	9%

PRESERVED ACREAGE

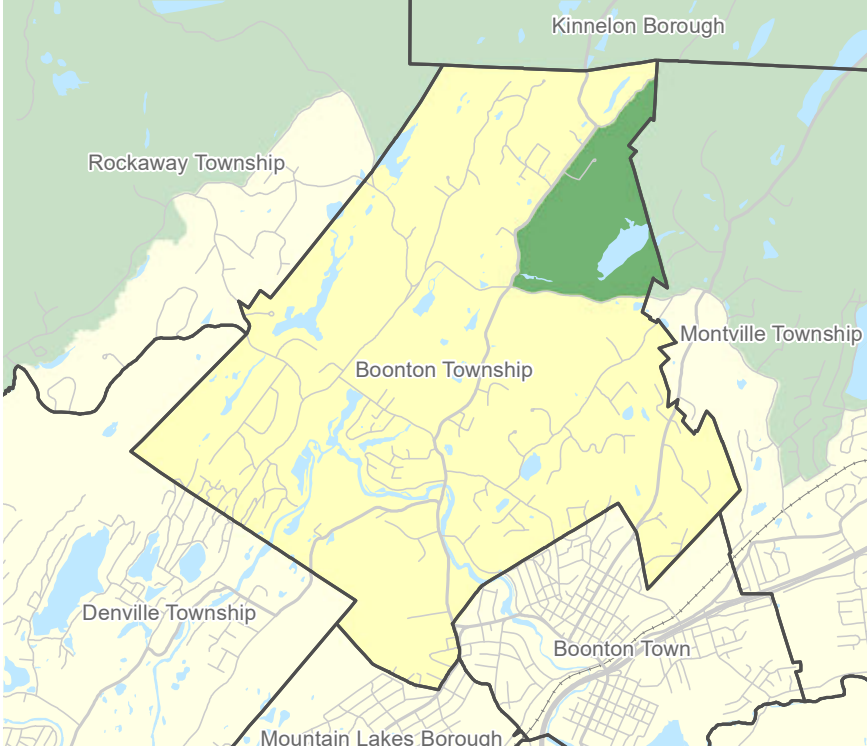
NJ Highlands Council, 2024

	Acres	%
Total	1,606	30%
Muni. preserved acreage per capita	0.37	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	3,804	75%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	1,190	24%
Existing Community Zone Environmentally Constrained Subzone	57	1%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

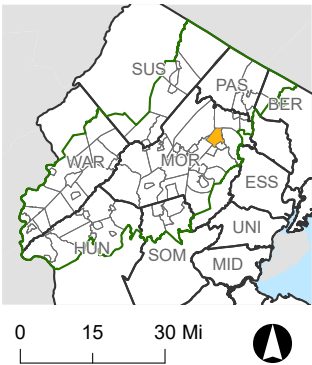
NJ DEP, 2020

	Municipality	County*	Highlands Region
Agricultural	2.7%	4.0%	11.6%
Forest	52.7%	41.5%	45.4%
Developed	32.2%	38.6%	28.3%
Water	3.4%	3.9%	4.0%
Other	9.0%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	393	10	25,065	6,035	52,859	16,920
	Average value	\$617 K	\$608 K	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	insuf.	insuf.	977	102	1,882	272
	Average value	insuf.	insuf.	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	4	insuf.	261	85	719	389
	Average value per acre	\$292 K	insuf.	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	48	20	123	86
	Average value per acre	insuf.	insuf.	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		67	0	3,432	275	11,425	1,566

Certificates of Occupancy Issued NJ DCA, July 22, 2024



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	4,377	508,816	830,577	+49
Total Employment	939	294,341	359,779	+42
Average Household Size	3.03	2.66	2.55	Increase
Median Household Income	\$168,558	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age	46.1	43.6	44.6	Decrease
K-8 School Enrollment (District Average)	441 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-69

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,021	\$1,107	\$989	+2%
Total Municipal Equalized Value	\$1.05 B	\$106.67 B	\$155.23 B	+2%
Average Tax Rate	0.51	0.63	0.64	+2%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/boonton_twp.html

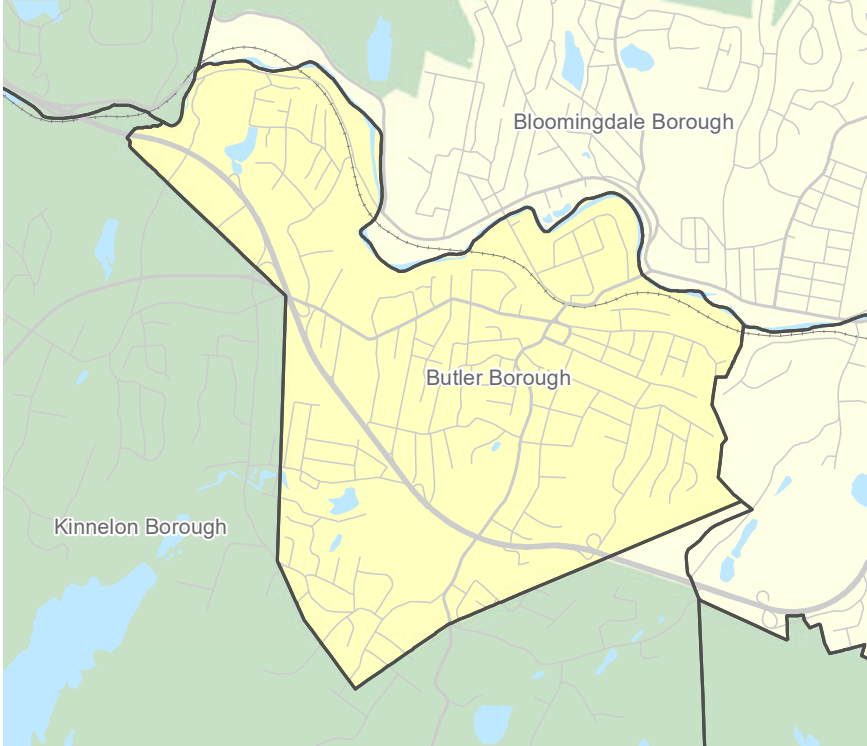
Butler Borough, Morris County

Plan Conformance Status		
<input type="checkbox"/> Planning Area		
<input type="checkbox"/> Preservation Area		

	Acres	%
Planning Area	1,318	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	52	4%
Muni. preserved acreage per capita	0.01	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	8	1%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	1,065	95%
Existing Community Zone Environmentally Constrained Subzone	36	3%
Lake Community Subzone	15	1%



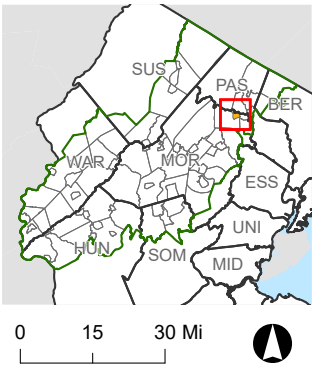
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER			
NJ DEP, 2020			
Agricultural	0.0%	4.0%	11.6%
Forest	14.6%	41.5%	45.4%
Developed	81.4%	38.6%	28.3%
Water	1.6%	3.9%	4.0%
Other	2.5%	12.1%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY							
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	621	n/a	25,065	6,035	52,859	16,920
Home Sales	Average value	\$361 K	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial	Number	26	n/a	977	102	1,882	272
Property Sales	Average value	\$2.20 M	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	6	n/a	261	85	719	389
>0.15 acres	Average value per acre	\$292 K	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	48	20	123	86
>5 acres	Average value per acre	insuf.	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		82	0	3,432	275	11,425	1,566
NJ DCA, July 22, 2024							

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population	8,045	508,816	830,577	+409
U.S. Census ACS, 2018-2022				
Total Employment	3,673	294,341	359,779	-178
U.S. Census, LEHD, 2021				
Average Household Size	2.30	2.66	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$108,378	\$143,695	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	43.9	43.6	44.6	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	617 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	+41
NJ DOE, 2022-2023				

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES				
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,032	\$1,107	\$989	+2%
Total Municipal Equalized Value	\$1.19 B	\$106.67 B	\$155.23 B	+2%
Average Tax Rate	0.76	0.63	0.64	-2%



\$0
Watershed Moratorium
Offset Aid

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/butler.html

Chester Borough, Morris County

Plan Conformance Status

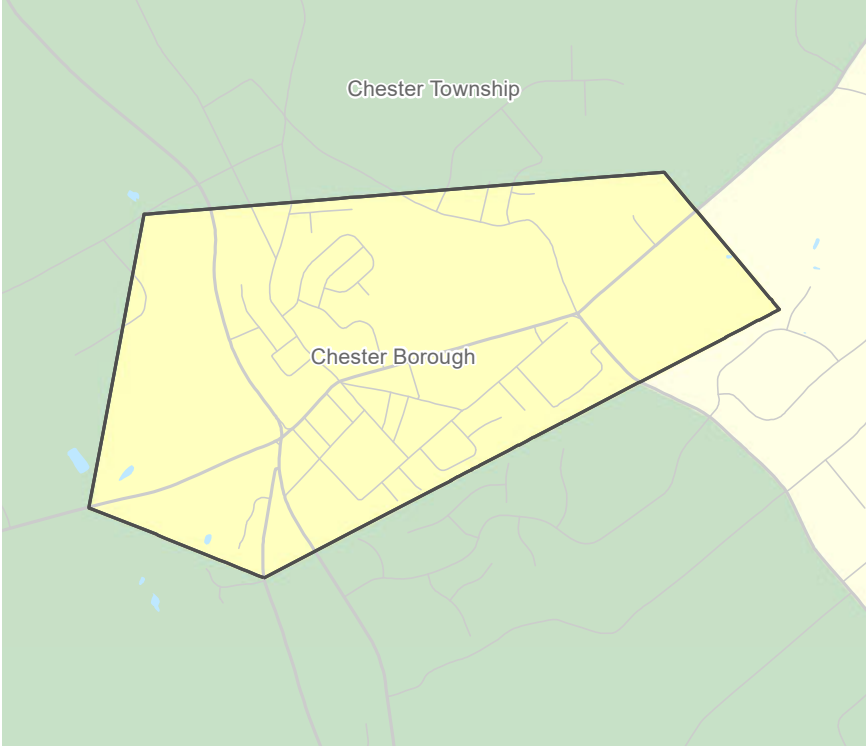
☒ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	1,020	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	220	22%
Muni. preserved acreage per capita	0.15	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	260	28%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	6	1%
Existing Community Zone	622	67%
Existing Community Zone Environmentally Constrained Subzone	44	5%
Lake Community Subzone	0	0%



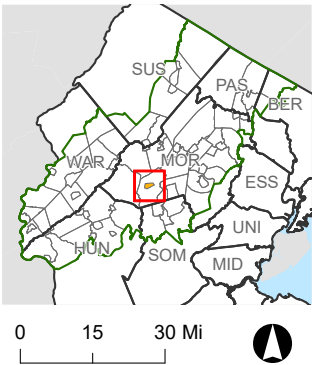
View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	3.1%	4.0%	11.6%
Forest	17.9%	41.5%	45.4%
Developed	68.1%	38.6%	28.3%
Water	0.2%	3.9%	4.0%
Other	10.8%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family	Number	132	n/a	25,065	6,035	52,859	16,920
Home Sales	Average value	\$590 K	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial	Number	31	n/a	977	102	1,882	272
Property Sales	Average value	\$914 K	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	insuf.	n/a	261	85	719	389
>0.15 acres	Average value per acre	insuf.	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	48	20	123	86
>5 acres	Average value per acre	insuf.	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		32	0	3,432	275	11,425	1,566

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	1,480	508,816	830,577	-77
Total Employment U.S. Census, LEHD, 2021	3,641	294,341	359,779	+1,572
Average Household Size U.S. Census ACS, 2018-2022	2.50	2.66	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$142,857	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	45.0	43.6	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	1,100 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-235

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$2,656	\$1,107	\$989	+3%
Total Municipal Equalized Value	\$0.44 B	\$106.67 B	\$155.23 B	-1%
Average Tax Rate	0.91	0.63	0.64	+0%



\$0

Watershed Moratorium Offset Aid

Chester Township, Morris County

Plan Conformance Status

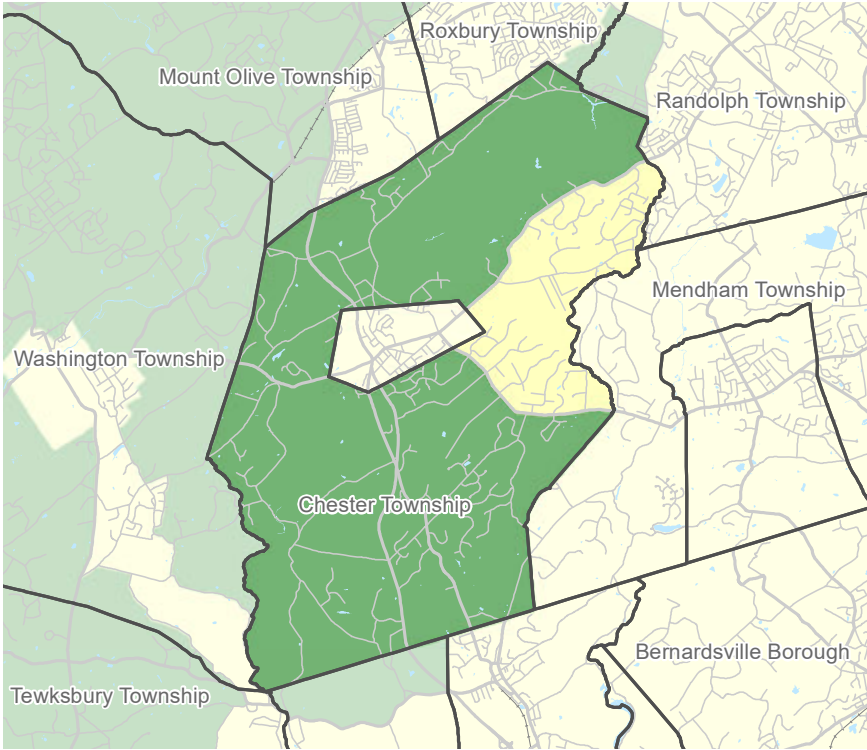
☒ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	2,906	16%
Preservation Area	15,789	84%

PRESERVED ACREAGE NJ Highlands Council, 2024	Acres	%
Total	8,652	46%
Muni. preserved acreage per capita	1.12	-
County preserved acreage per capita*	0.23	-

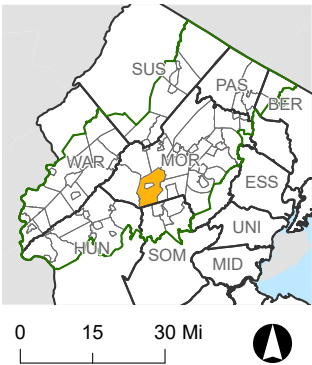
LAND USE CAPABILITY ZONES NJ Highlands Council, 2024	Acres	%
Protection Zone	10,721	59%
Wildlife Management Area	3,051	17%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	2,465	14%
Existing Community Zone	1,692	9%
Existing Community Zone Environmentally Constrained Subzone	186	1%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020	Municipality	County*	Highlands Region
Agricultural	10.3%	4.0%	11.6%
Forest	51.4%	41.5%	45.4%
Developed	26.6%	38.6%	28.3%
Water	0.7%	3.9%	4.0%
Other	11.1%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*	Highlands Region		
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	238	500	25,065	6,035	52,859	16,920
	Average value	\$693 K	\$751 K	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	12	7	977	102	1,882	272
	Average value	\$395 K	\$744 K	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	3	8	261	85	719	389
	Average value per acre	\$422 K	\$11.06 M	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	48	20	123	86
	Average value per acre	insuf.	insuf.	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		9	24	3,432	275	11,425	1,566



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	7,725	508,816	830,577	-199
Total Employment U.S. Census, LEHD, 2021	1,733	294,341	359,779	-214
Average Household Size U.S. Census ACS, 2018-2022	3.01	2.66	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$221,176	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	47.0	43.6	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	1,100 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-235

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,279	\$1,107	\$989	+1%
Total Municipal Equalized Value	\$2.02 B	\$106.67 B	\$155.23 B	+1%
Average Tax Rate	0.54	0.63	0.64	+1%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/chester_twp.html

Denville Township, Morris County

Plan Conformance Status

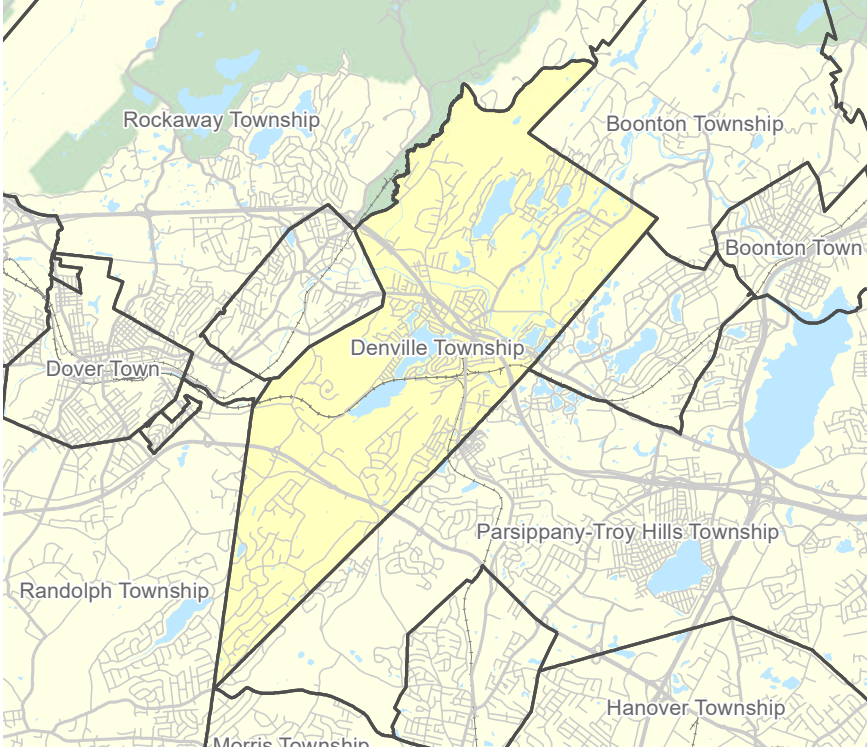
☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	8,144	99.9%
Preservation Area	7	0.1%

PRESERVED ACREAGE NJ Highlands Council, 2024	Acres	%
Total	1,781	22%
Muni. preserved acreage per capita	0.10	-
County preserved acreage per capita*	0.23	-

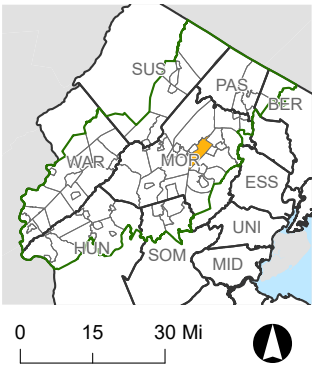
LAND USE CAPABILITY ZONES NJ Highlands Council, 2024	Acres	%
Protection Zone	1,314	18%
Wildlife Management Area	484	7%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	3,813	54%
Existing Community Zone Environmentally Constrained Subzone	600	8%
Lake Community Subzone	894	13%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020	Municipality	County*	Highlands Region
Agricultural	1.3%	4.0%	11.6%
Forest	35.7%	41.5%	45.4%
Developed	49.0%	38.6%	28.3%
Water	5.6%	3.9%	4.0%
Other	8.5%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	1,547	insuf.	25,065	6,035	52,859	16,920
	Average value	\$477 K	insuf.	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	62	insuf.	977	102	1,882	272
	Average value	\$1.28 M	insuf.	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	19	insuf.	261	85	719	389
	Average value per acre	\$389 K	insuf.	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	48	20	123	86
	Average value per acre	insuf.	insuf.	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		82	0	3,432	275	11,425	1,566



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	17,084	508,816	830,577	+270
Total Employment U.S. Census, LEHD, 2021	9,471	294,341	359,779	-392
Average Household Size U.S. Census ACS, 2018-2022	2.64	2.66	2.55	Increase
Median Household Income U.S. Census ACS, 2018-2022	\$156,406	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	44.4	43.6	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	1,606 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-232

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$929	\$1,107	\$989	+2%
Total Municipal Equalized Value	\$3.75 B	\$106.67 B	\$155.23 B	+2%
Average Tax Rate	0.52	0.63	0.64	-2%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/denville.html

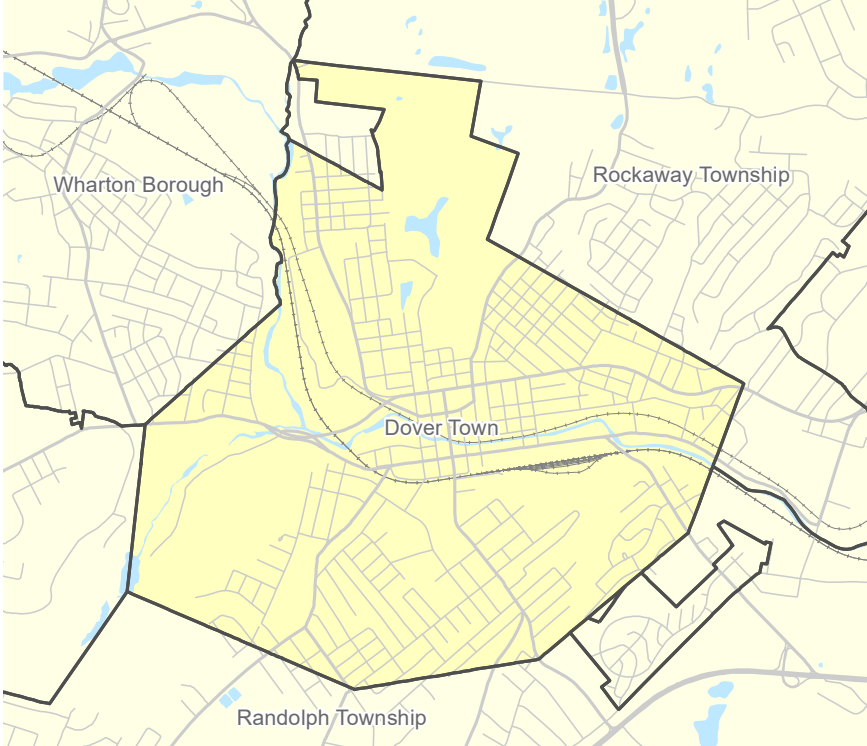
Dover Town, Morris County

Plan Conformance Status		
<input type="checkbox"/>	Planning Area	
<input type="checkbox"/>	Preservation Area	

	Acres	%
Planning Area	1,744	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	293	17%
Muni. preserved acreage per capita	0.02	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	86	6%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	1,283	88%
Existing Community Zone Environmentally Constrained Subzone	93	6%
Lake Community Subzone	0	0%



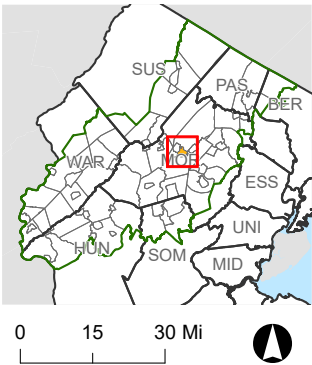
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	0.0%	4.0%	11.6%
Forest	17.1%	41.5%	45.4%
Developed	78.2%	38.6%	28.3%
Water	1.6%	3.9%	4.0%
Other	3.1%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	660	n/a	25,065	6,035	52,859	16,920
Home Sales	Average value	\$282 K	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial	Number	61	n/a	977	102	1,882	272
Property Sales	Average value	\$1.68 M	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	6	n/a	261	85	719	389
>0.15 acres	Average value per acre	\$6.57 M	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	48	20	123	86
>5 acres	Average value per acre	insuf.	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		18	0	3,432	275	11,425	1,566
NJ DCA, July 22, 2024							

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population	18,426	508,816	830,577	+128
U.S. Census ACS, 2018-2022				
Total Employment	5,572	294,341	359,779	-465
U.S. Census, LEHD, 2021				
Average Household Size	2.97	2.66	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$67,987	\$143,695	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	39.4	43.6	44.6	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	2,133 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	+197
NJ DOE, 2022-2023				

PROPERTY TAXES	Municipality	County	Highlands Region	Municipality Annual Change
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,003	\$1,107	\$989	+4%
Total Municipal Equalized Value	\$1.66 B	\$106.67 B	\$155.23 B	+3%
Average Tax Rate	1.42	0.63	0.64	+7%



\$0
Watershed Moratorium
Offset Aid

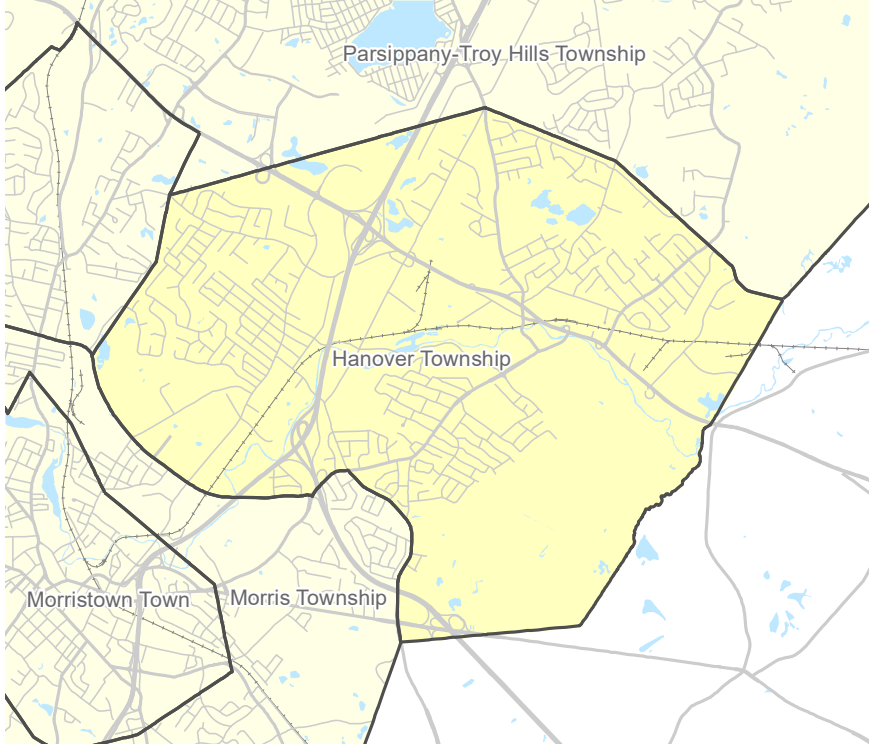
Hanover Township, Morris County

Plan Conformance Status	Planning Area	
	Preservation Area	

	Acres	%
Planning Area	6,877	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	1,051	15%
Muni. preserved acreage per capita	0.07	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	1,029	17%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	4,354	73%
Existing Community Zone Environmentally Constrained Subzone	364	6%
Lake Community Subzone	226	4%



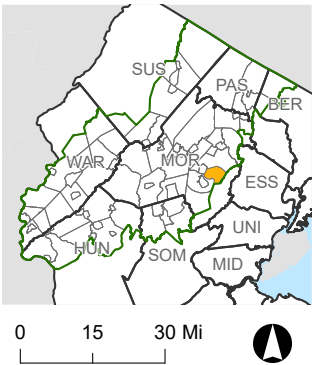
View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER			
NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	0.3%	4.0%	11.6%
Forest	13.3%	41.5%	45.4%
Developed	64.9%	38.6%	28.3%
Water	1.8%	3.9%	4.0%
Other	19.6%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	981	n/a	25,065	6,035	52,859	16,920
Home Sales	Average value	\$506 K	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial	Number	43	n/a	977	102	1,882	272
Property Sales	Average value	\$5.13 M	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	19	n/a	261	85	719	389
>0.15 acres	Average value per acre	\$1.61 M	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	48	20	123	86
>5 acres	Average value per acre	insuf.	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		135	0	3,432	275	11,425	1,566
NJ DCA, July 22, 2024							

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population	14,602	508,816	830,577	+499
U.S. Census ACS, 2018-2022				
Total Employment	20,334	294,341	359,779	+3,282
U.S. Census, LEHD, 2021				
Average Household Size	2.46	2.66	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$146,063	\$143,695	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	47.6	43.6	44.6	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	1,428 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-55
NJ DOE, 2022-2023				

PROPERTY TAXES	Municipality	County	Highlands Region	Municipality Annual Change
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,293	\$1,107	\$989	+2%
Total Municipal Equalized Value	\$5.06 B	\$106.67 B	\$155.23 B	+4%
Average Tax Rate	0.49	0.63	0.64	+2%



\$0
Watershed Moratorium
Offset Aid

Harding Township, Morris County

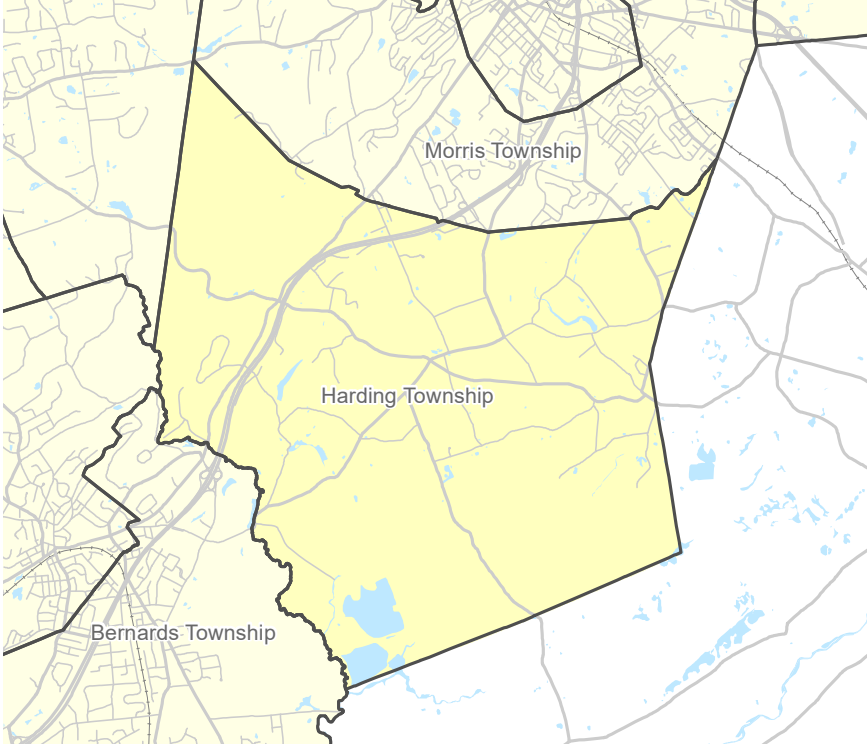
Plan Conformance Status

☒ Planning Area
☐ Preservation Area

	Acres	%
Planning Area	13,162	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	6,833	52%
Muni. preserved acreage per capita	1.77	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	6,624	52%
Wildlife Management Area	3,957	31%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	1,664	13%
Existing Community Zone	376	3%
Existing Community Zone Environmentally Constrained Subzone	33	0%
Lake Community Subzone	0	0%



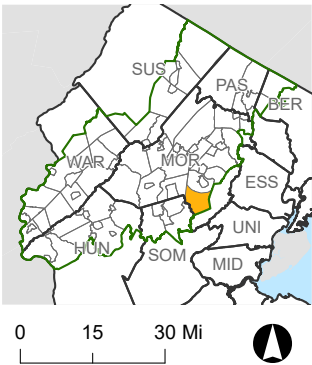
View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	7.9%	4.0%	11.6%
Forest	35.5%	41.5%	45.4%
Developed	26.3%	38.6%	28.3%
Water	1.4%	3.9%	4.0%
Other	28.8%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family	Number	352	n/a	25,065	6,035	52,859	16,920
Home Sales	Average value	\$1.38 M	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial	Number	5	n/a	977	102	1,882	272
Property Sales	Average value	\$1.82 M	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	11	n/a	261	85	719	389
>0.15 acres	Average value per acre	\$1.94 M	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales	Number	4	n/a	48	20	123	86
>5 acres	Average value per acre	\$303 K	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		198	0	3,432	275	11,425	1,566

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	3,868	508,816	830,577	+6
Total Employment U.S. Census, LEHD, 2021	1,579	294,341	359,779	-436
Average Household Size U.S. Census ACS, 2018-2022	2.54	2.66	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$147,344	\$143,695	\$125,496 (Muni. Avg.)	Decrease
Median Age U.S. Census ACS, 2018-2022	53.2	43.6	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	2,036 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-412

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,775	\$1,107	\$989	+2%
Total Municipal Equalized Value	\$2.34 B	\$106.67 B	\$155.23 B	+1%
Average Tax Rate	0.33	0.63	0.64	+1%



\$0
Watershed Moratorium
Offset Aid

Jefferson Township, Morris County

Plan Conformance Status

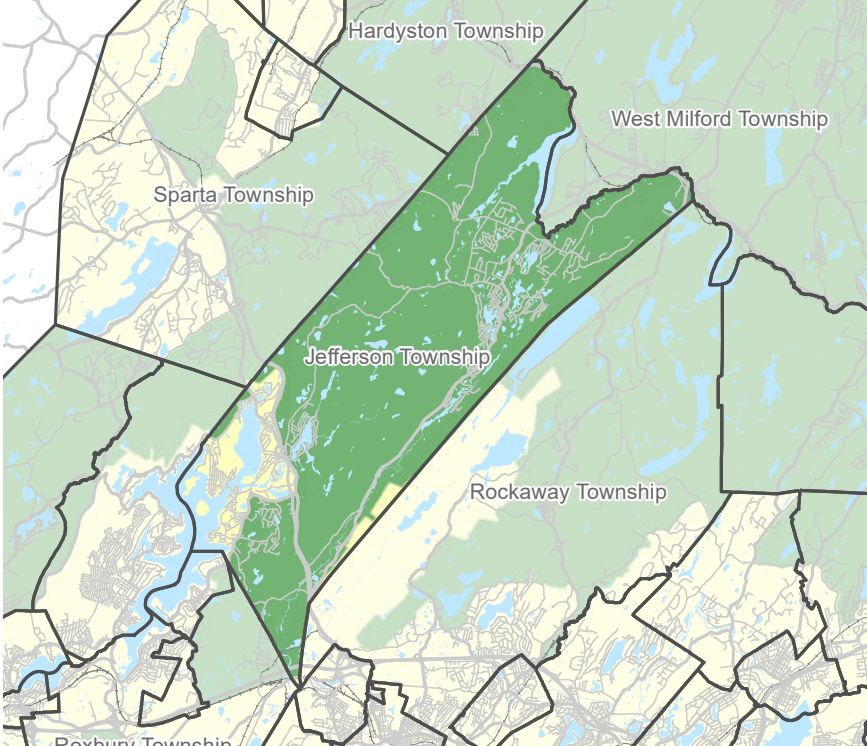
☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	3,310	12%
Preservation Area	24,042	88%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
Total	17,730	65%
Muni. preserved acreage per capita	0.86	-
County preserved acreage per capita*	0.23	-

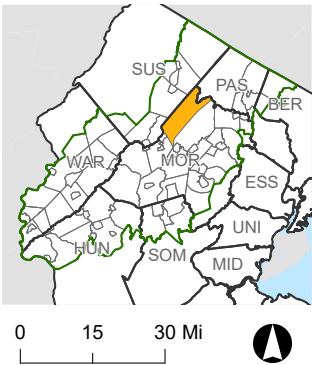
LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
Protection Zone	15,886	64%
Wildlife Management Area	4,530	18%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	2,385	10%
Existing Community Zone Environmentally Constrained Subzone	305	1%
Lake Community Subzone	1,666	7%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER		NJ DEP, 2020	
	Municipality	County*	Highlands Region
Agricultural	0.3%	4.0%	11.6%
Forest	63.7%	41.5%	45.4%
Developed	19.3%	38.6%	28.3%
Water	6.8%	3.9%	4.0%
Other	9.8%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	704	1,238	25,065	6,035	52,859	16,920
Home Sales	Average value	\$353 K	\$350 K	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial	Number	15	21	977	102	1,882	272
Property Sales	Average value	\$851 K	\$515 K	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	17	14	261	85	719	389
>0.15 acres	Average value per acre	\$299 K	\$111 K	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	5	48	20	123	86
>5 acres	Average value per acre	insuf.	\$3 K	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		22	23	3,432	275	11,425	1,566
NJ DCA, July 22, 2024							



\$192,794

Watershed Moratorium Offset Aid

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population	20,555	508,816	830,577	-888
Total Employment	5,255	294,341	359,779	+904
Average Household Size	2.55	2.66	2.55	Decrease
Median Household Income	\$120,060	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age	46.0	43.6	44.6	Increase
K-8 School Enrollment (District Average)	1,962 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	+434
NJ DOE, 2022-2023				

PROPERTY TAXES	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,119	\$1,107	\$989	+3%
Total Municipal Equalized Value	\$3.09 B	\$106.67 B	\$155.23 B	+2%
Average Tax Rate	0.81	0.63	0.64	+1%
NJ DCA, 2022				

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/jefferson.html

Kinnelon Borough, Morris County

Plan Conformance Status

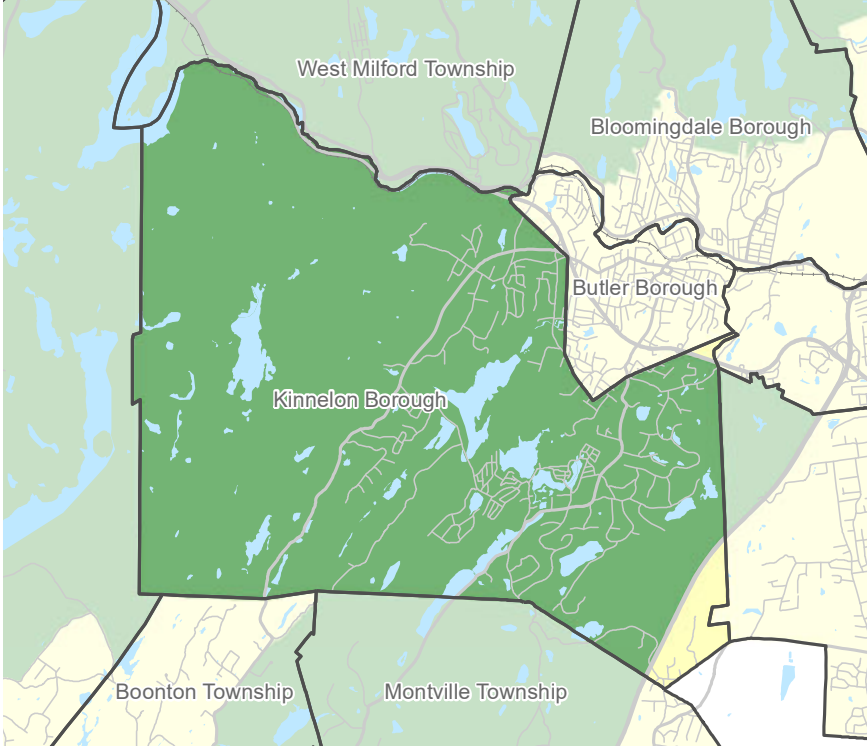
☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	325	3%
Preservation Area	11,985	97%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	5,083	41%
Muni. preserved acreage per capita	0.51	-
County preserved acreage per capita*	0.23	-

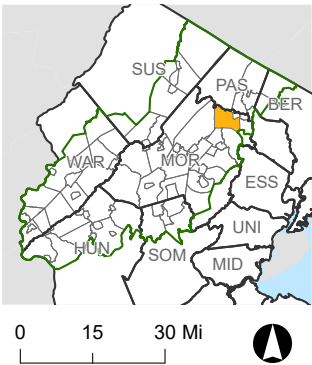
LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	9,466	85%
Wildlife Management Area	20	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	1,266	11%
Existing Community Zone Environmentally Constrained Subzone	107	1%
Lake Community Subzone	228	2%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	0.1%	4.0%	11.6%
Forest	58.3%	41.5%	45.4%
Developed	29.6%	38.6%	28.3%
Water	5.4%	3.9%	4.0%
Other	6.6%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family	Number	10	872	25,065	6,035	52,859	16,920
Home Sales	Average value	\$604 K	\$654 K	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial	Number	insuf.	9	977	102	1,882	272
Property Sales	Average value	insuf.	\$888 K	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	insuf.	21	261	85	719	389
>0.15 acres	Average value per acre	insuf.	\$398 K	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	insuf.	48	20	123	86
>5 acres	Average value per acre	insuf.	insuf.	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		1	53	3,432	275	11,425	1,566



\$45,261

Watershed Moratorium

Offset Aid

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	9,986	508,816	830,577	-363
Total Employment U.S. Census, LEHD, 2021	1,684	294,341	359,779	-67
Average Household Size U.S. Census ACS, 2018-2022	2.98	2.66	2.55	Increase
Median Household Income U.S. Census ACS, 2018-2022	\$170,905	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	41.8	43.6	44.6	Decrease
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	1,227 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-204

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,209	\$1,107	\$989	+4%
Total Municipal Equalized Value	\$2.25 B	\$106.67 B	\$155.23 B	+1%
Average Tax Rate	0.57	0.63	0.64	0%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/kinnelon.html

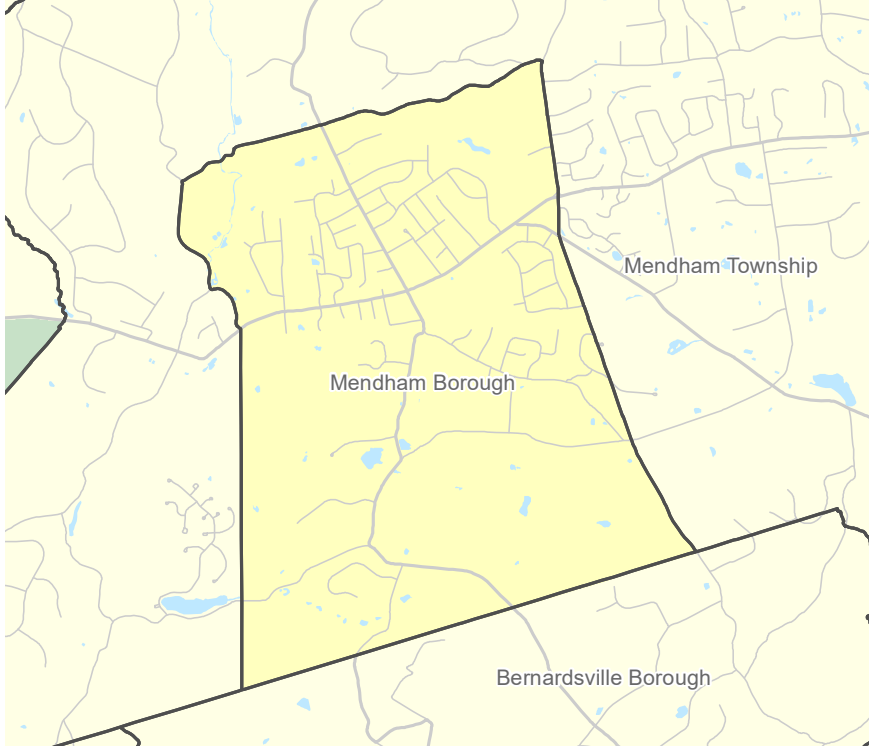
Mendham Borough, Morris County

Plan Conformance Status		
<input type="checkbox"/>	Planning Area	
<input type="checkbox"/>	Preservation Area	

	Acres	%
Planning Area	3,826	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	539	14%
Muni. preserved acreage per capita	0.11	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	956	26%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	493	14%
Existing Community Zone	2,044	56%
Existing Community Zone Environmentally Constrained Subzone	151	4%
Lake Community Subzone	0	0%



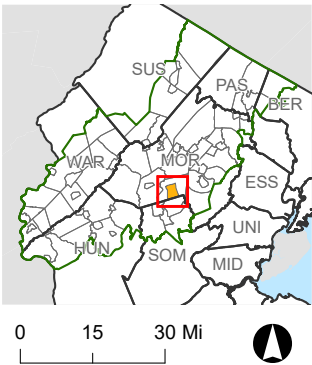
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	8.3%	4.0%	11.6%
Forest	26.6%	41.5%	45.4%
Developed	57.5%	38.6%	28.3%
Water	0.9%	3.9%	4.0%
Other	6.7%	12.1%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY							
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	493	n/a	25,065	6,035	52,859	16,920
Home Sales	Average value	\$734 K	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial	Number	18	n/a	977	102	1,882	272
Property Sales	Average value	\$1.63 M	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	insuf.	n/a	261	85	719	389
>0.15 acres	Average value per acre	insuf.	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales	Number	3	n/a	48	20	123	86
>5 acres	Average value per acre	\$462 K	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued							
NJ DCA, July 22, 2024		36	0	3,432	275	11,425	1,566

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population	4,968	508,816	830,577	-40
U.S. Census ACS, 2018-2022				
Total Employment	1,224	294,341	359,779	-512
U.S. Census, LEHD, 2021				
Average Household Size	2.74	2.66	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$212,550	\$143,695	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	46.2	43.6	44.6	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	556 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-119
NJ DOE, 2022-2023				

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES				
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,334	\$1,107	\$989	+2%
Total Municipal Equalized Value	\$1.42 B	\$106.67 B	\$155.23 B	+0%
Average Tax Rate	0.52	0.63	0.64	+2%



\$0
Watershed Moratorium
Offset Aid

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/mendham_boro.html

Mendham Township, Morris County

Plan Conformance Status

☐ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	11,527	100%
Preservation Area	0	0%

PRESERVED ACREAGE

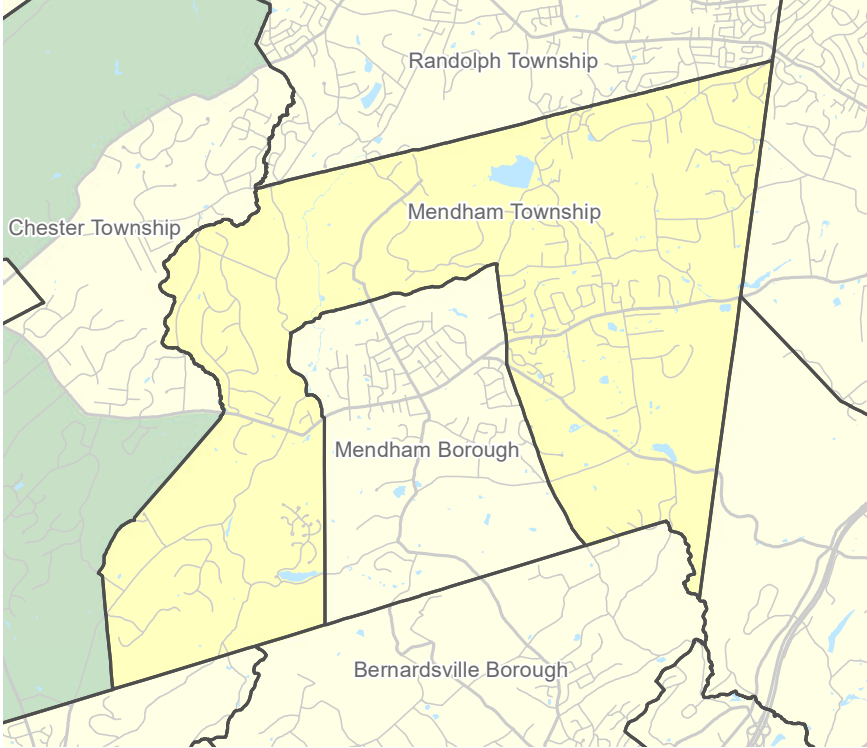
NJ Highlands Council, 2024

	Acres	%
Total	3,999	35%
Muni. preserved acreage per capita	0.67	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	8,664	79%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	659	6%
Existing Community Zone	1,491	14%
Existing Community Zone Environmentally Constrained Subzone	123	1%
Lake Community Subzone	43	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

	Municipality	County*	Highlands Region
Agricultural	5.6%	4.0%	11.6%
Forest	54.4%	41.5%	45.4%
Developed	33.0%	38.6%	28.3%
Water	1.6%	3.9%	4.0%
Other	5.4%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	603	n/a	25,065	6,035	52,859	16,920
	Average value	\$932 K	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	insuf.	n/a	977	102	1,882	272
	Average value	insuf.	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	8	n/a	261	85	719	389
	Average value per acre	\$464 K	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	3	n/a	48	20	123	86
	Average value per acre	\$74 K	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		27	0	3,432	275	11,425	1,566

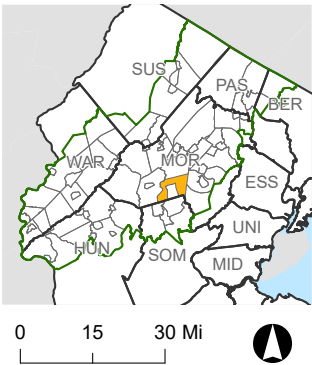
DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	6,005	508,816	830,577	+128
Total Employment	753	294,341	359,779	-193
Average Household Size	2.94	2.66	2.55	Decrease
Median Household Income	\$240,962	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age	46.5	43.6	44.6	Increase
K-8 School Enrollment (District Average)	556 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-119

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,398	\$1,107	\$989	+2%
Total Municipal Equalized Value	\$2.09 B	\$106.67 B	\$155.23 B	+1%
Average Tax Rate	0.43	0.63	0.64	+2%



\$28,059

Watershed Moratorium Offset Aid

Mine Hill Township, Morris County

Plan Conformance Status

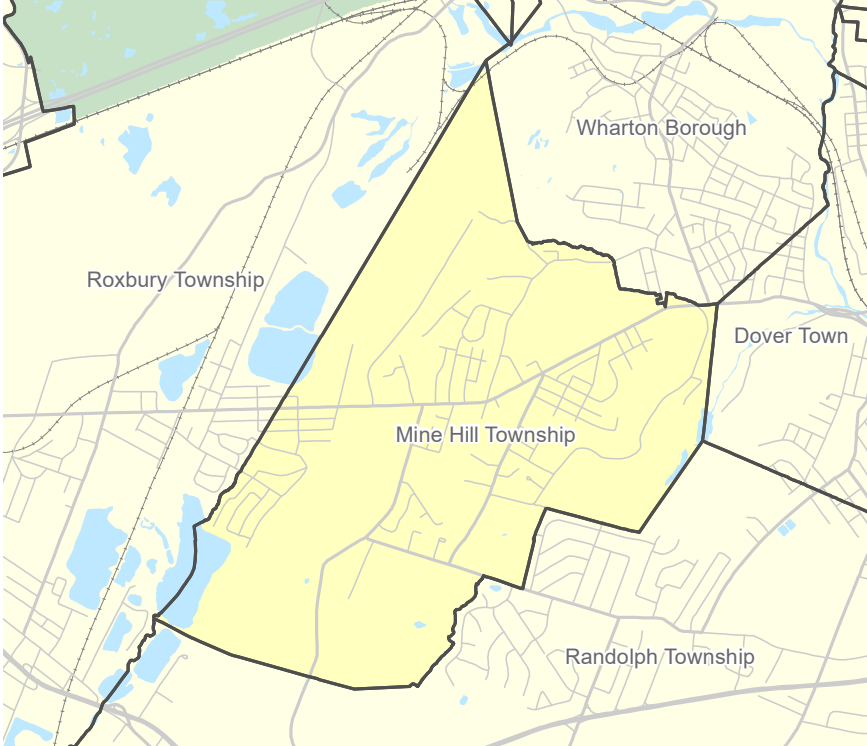
☐ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	1,918	100%
Preservation Area	0	0%

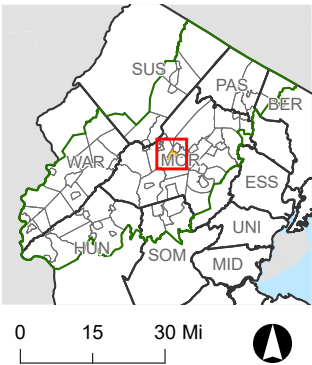
PRESERVED ACREAGE NJ Highlands Council, 2024	Acres	%
Total	653	34%
Muni. preserved acreage per capita	0.16	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES NJ Highlands Council, 2024	Acres	%
Protection Zone	698	40%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	809	46%
Existing Community Zone Environmentally Constrained Subzone	122	7%
Lake Community Subzone	116	7%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020	Municipality	County*	Highlands Region
Agricultural	1.4%	4.0%	11.6%
Forest	39.2%	41.5%	45.4%
Developed	48.7%	38.6%	28.3%
Water	1.9%	3.9%	4.0%
Other	8.9%	12.1%	10.6%



LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family	Number	411	n/a	25,065	6,035	52,859	16,920
Home Sales	Average value	\$325 K	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial	Number	14	n/a	977	102	1,882	272
Property Sales	Average value	\$658 K	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	4	n/a	261	85	719	389
>0.15 acres	Average value per acre	\$242 K	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	48	20	123	86
>5 acres	Average value per acre	insuf.	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		32	0	3,432	275	11,425	1,566

\$0

Watershed Moratorium

Offset Aid

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	3,990	508,816	830,577	+326
Total Employment U.S. Census, LEHD, 2021	935	294,341	359,779	+249
Average Household Size U.S. Census ACS, 2018-2022	2.86	2.66	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$110,208	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	42.5	43.6	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	330 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-36

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$889	\$1,107	\$989	0%
Total Municipal Equalized Value	\$0.56 B	\$106.67 B	\$155.23 B	+4%
Average Tax Rate	0.79	0.63	0.64	+1%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/mine_hill_twp.html

Montville Township, Morris County

Plan Conformance Status

☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	8,792	72%
Preservation Area	3,440	28%

PRESERVED ACREAGE

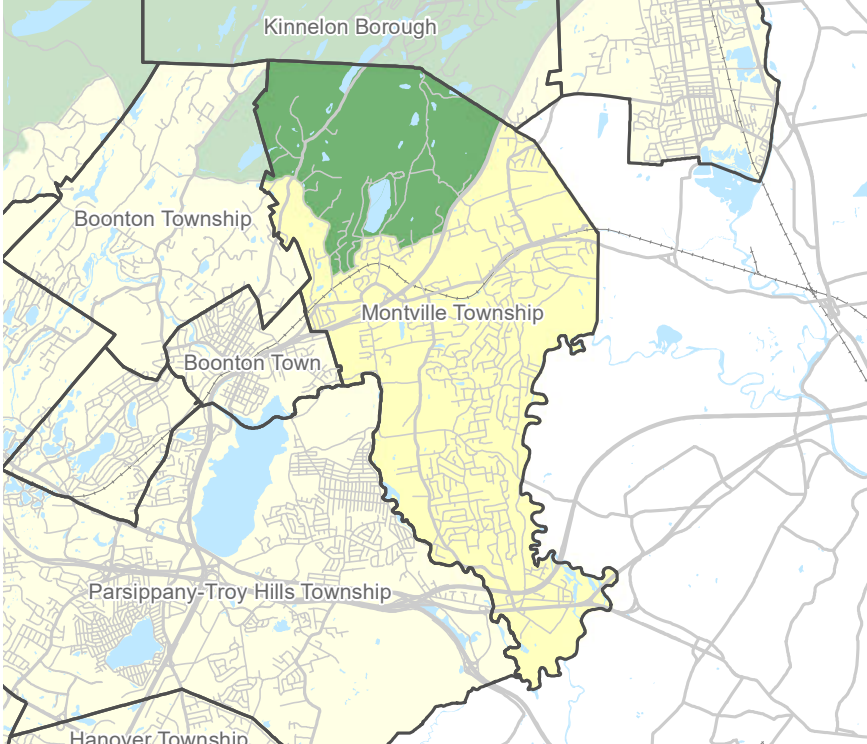
NJ Highlands Council, 2024

	Acres	%
Total	3,027	25%
Muni. preserved acreage per capita	0.14	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	4,172	38%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	6,106	55%
Existing Community Zone Environmentally Constrained Subzone	553	5%
Lake Community Subzone	241	2%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

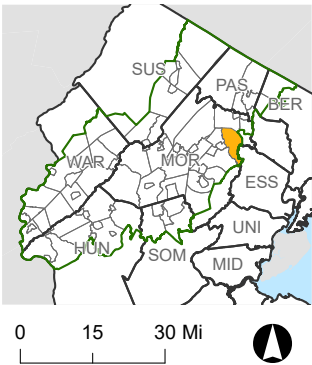
	Municipality	County*	Highlands Region
Agricultural	0.9%	4.0%	11.6%
Forest	30.1%	41.5%	45.4%
Developed	48.2%	38.6%	28.3%
Water	2.4%	3.9%	4.0%
Other	18.3%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	1,495	166	25,065	6,035	52,859	16,920
	Average value	\$609 K	\$742 K	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	63	insuf.	977	102	1,882	272
	Average value	\$547 K	insuf.	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	29	8	261	85	719	389
	Average value per acre	\$352 K	\$148 K	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	5	3	48	20	123	86
	Average value per acre	\$54 K	\$52 K	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		110	9	3,432	275	11,425	1,566

NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)

NJ DCA, July 22, 2024



\$1,692

Watershed Moratorium Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	22,364	508,816	830,577	+634
Total Employment	11,154	294,341	359,779	+1,925
Average Household Size	2.76	2.66	2.55	Decrease
Median Household Income	\$161,108	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age	45.4	43.6	44.6	Increase
K-8 School Enrollment (District Average)	2,489 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-330

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,048	\$1,107	\$989	+1%
Total Municipal Equalized Value	\$5.36 B	\$106.67 B	\$155.23 B	+1%
Average Tax Rate	0.52	0.63	0.64	+1%

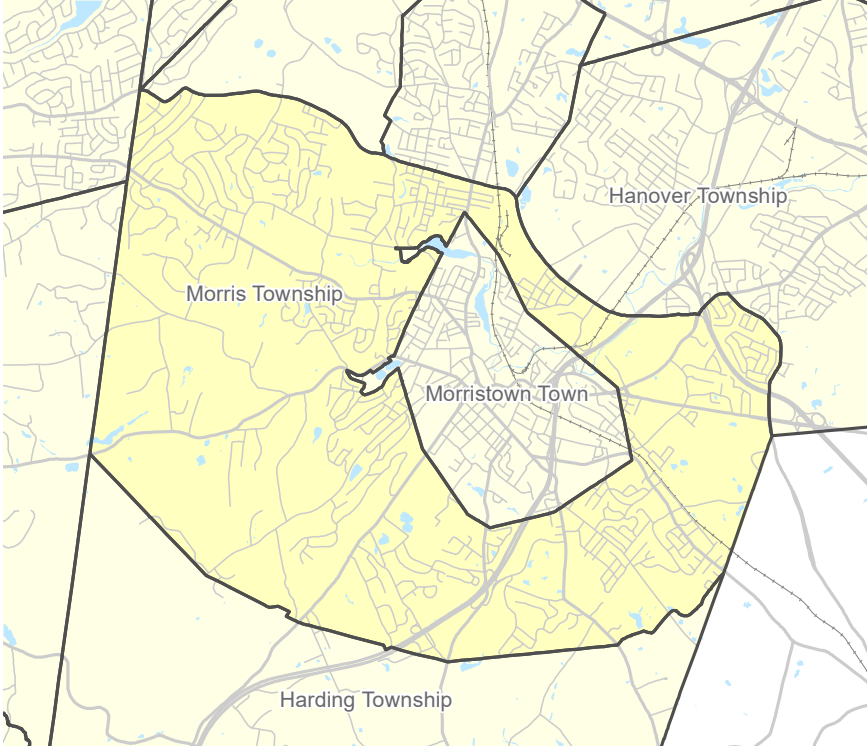
Morris Township, Morris County

Plan Conformance Status		Planning Area	Preservation Area
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	Acres	%
Planning Area	10,118	100%
Preservation Area	0	0%

PRESERVED ACREAGE		Acres	%
NJ Highlands Council, 2024			
Total		2,199	22%
Muni. preserved acreage per capita		0.10	-
County preserved acreage per capita*		0.23	-

LAND USE CAPABILITY ZONES		Acres	%
NJ Highlands Council, 2024			
Protection Zone		2,091	23%
Wildlife Management Area		0	0%
Conservation Zone		0	0%
Conservation Zone Environmentally Constrained Subzone		2	0%
Existing Community Zone		6,543	71%
Existing Community Zone Environmentally Constrained Subzone		448	5%
Lake Community Subzone		89	1%



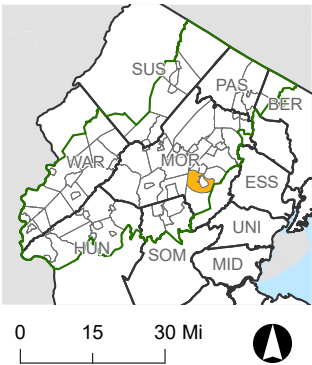
View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER	Municipality	County*	Highlands Region
NJ DEP, 2020			
Agricultural	1.7%	4.0%	11.6%
Forest	29.2%	41.5%	45.4%
Developed	60.6%	38.6%	28.3%
Water	0.8%	3.9%	4.0%
Other	7.8%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	2,031	n/a	25,065	6,035	52,859	16,920
Home Sales	Average value	\$643 K	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial	Number	27	n/a	977	102	1,882	272
Property Sales	Average value	\$9.87 M	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	10	n/a	261	85	719	389
>0.15 acres	Average value per acre	\$1.14 M	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales	Number	6	n/a	48	20	123	86
>5 acres	Average value per acre	\$282 K	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		421	0	3,432	275	11,425	1,566
NJ DCA, July 22, 2024							

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population	23,094	508,816	830,577	+545
Total Employment	11,742	294,341	359,779	-136
Average Household Size	2.62	2.66	2.55	Increase
Median Household Income	\$186,783	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age	45.0	43.6	44.6	Increase
K-8 School Enrollment (District Average)	3,213 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	+21
NJ DOE, 2022-2023				

PROPERTY TAXES	Municipality	County	Highlands Region	Municipality Annual Change
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,143	\$1,107	\$989	+1%
Total Municipal Equalized Value	\$6.05 B	\$106.67 B	\$155.23 B	+2%
Average Tax Rate	0.49	0.63	0.64	-3%



\$0

Watershed Moratorium

Offset Aid

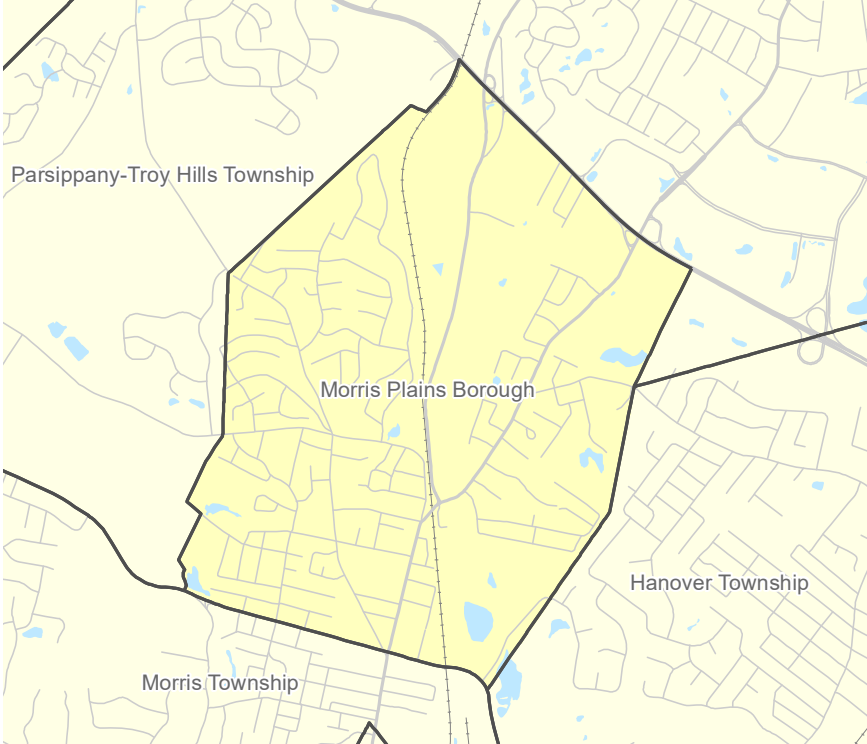
Morris Plains Borough, Morris County

Plan Conformance Status		
<input type="checkbox"/>	Planning Area	
<input type="checkbox"/>	Preservation Area	

	Acres	%
Planning Area	1,657	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	219	13%
Muni. preserved acreage per capita	0.04	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	22	2%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	1,306	90%
Existing Community Zone Environmentally Constrained Subzone	124	9%
Lake Community Subzone	0	0%



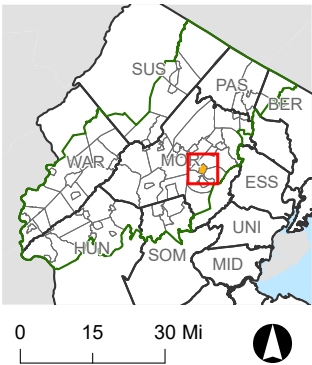
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	0.2%	4.0%	11.6%
Forest	17.3%	41.5%	45.4%
Developed	75.6%	38.6%	28.3%
Water	1.4%	3.9%	4.0%
Other	5.5%	12.1%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY							
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	523	n/a	25,065	6,035	52,859	16,920
Home Sales	Average value	\$508 K	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial	Number	16	n/a	977	102	1,882	272
Property Sales	Average value	\$8.82 M	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	3	n/a	261	85	719	389
>0.15 acres	Average value per acre	\$1.19 M	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	48	20	123	86
>5 acres	Average value per acre	insuf.	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		357	0	3,432	275	11,425	1,566
NJ DCA, July 22, 2024							

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population	6,104	508,816	830,577	+469
U.S. Census ACS, 2018-2022				
Total Employment	4,448	294,341	359,779	+814
U.S. Census, LEHD, 2021				
Average Household Size	2.49	2.66	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$144,540	\$143,695	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	43.5	43.6	44.6	Decrease
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	574 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	+496
NJ DOE, 2022-2023				

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES				
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,890	\$1,107	\$989	+1%
Total Municipal Equalized Value	\$1.63 B	\$106.67 B	\$155.23 B	+2%
Average Tax Rate	0.84	0.63	0.64	+2%



\$0
Watershed Moratorium
Offset Aid

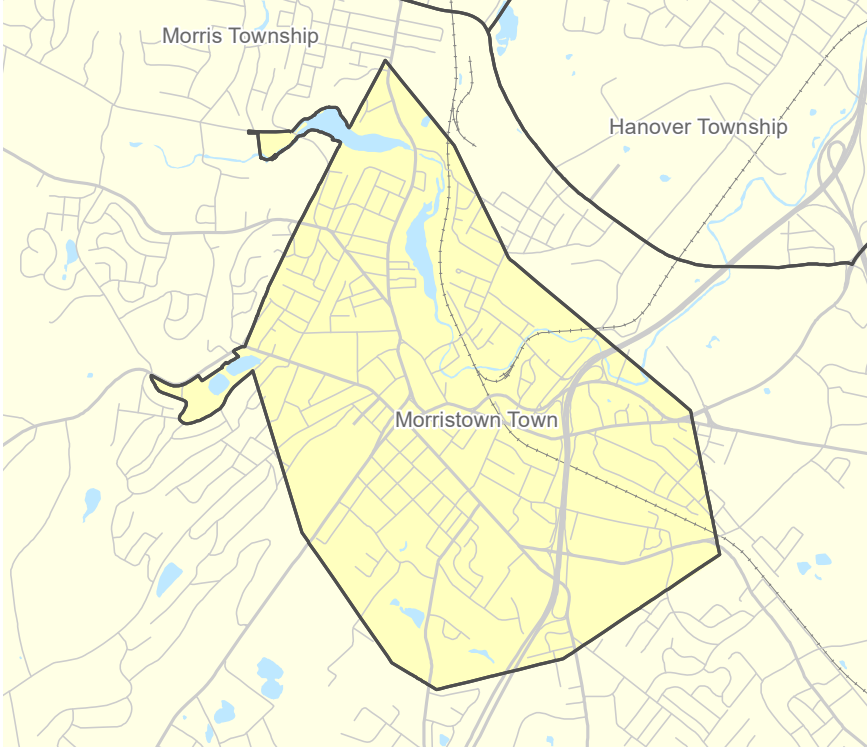
Morristown Town, Morris County

Plan Conformance Status		Planning Area	Preservation Area
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	Acres	%
Planning Area	1,924	100%
Preservation Area	0	0%

PRESERVED ACREAGE		Acres	%
NJ Highlands Council, 2024			
Total		221	11%
Muni. preserved acreage per capita		0.01	-
County preserved acreage per capita*		0.23	-

LAND USE CAPABILITY ZONES		Acres	%
NJ Highlands Council, 2024			
Protection Zone		0	0%
Wildlife Management Area		0	0%
Conservation Zone		0	0%
Conservation Zone Environmentally Constrained Subzone		0	0%
Existing Community Zone		1,273	81%
Existing Community Zone Environmentally Constrained Subzone		63	4%
Lake Community Subzone		234	15%



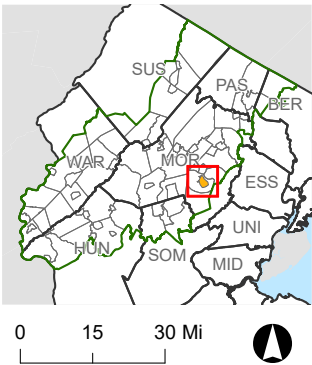
View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER	Municipality	County*	Highlands Region
NJ DEP, 2020			
Agricultural	0.1%	4.0%	11.6%
Forest	12.6%	41.5%	45.4%
Developed	82.4%	38.6%	28.3%
Water	3.1%	3.9%	4.0%
Other	1.8%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	835	n/a	25,065	6,035	52,859	16,920
Home Sales	Average value	\$532 K	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial	Number	75	n/a	977	102	1,882	272
Property Sales	Average value	\$3.01 M	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	8	n/a	261	85	719	389
>0.15 acres	Average value per acre	\$1.33 M	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	48	20	123	86
>5 acres	Average value per acre	insuf.	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		142	0	3,432	275	11,425	1,566
NJ DCA, July 22, 2024							

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population	20,126	508,816	830,577	+1,546
U.S. Census ACS, 2018-2022				
Total Employment	29,353	294,341	359,779	+6,513
U.S. Census, LEHD, 2021				
Average Household Size	2.19	2.66	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$113,926	\$143,695	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	33.9	43.6	44.6	Decrease
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	3,213 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	+21
NJ DOE, 2022-2023				

PROPERTY TAXES	Municipality	County	Highlands Region	Municipality Annual Change
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,266	\$1,107	\$989	+0%
Total Municipal Equalized Value	\$2.94 B	\$106.67 B	\$155.23 B	+2%
Average Tax Rate	1.11	0.63	0.64	+1%



\$0
Watershed Moratorium
Offset Aid

Mountain Lakes Borough, Morris County

Plan Conformance Status

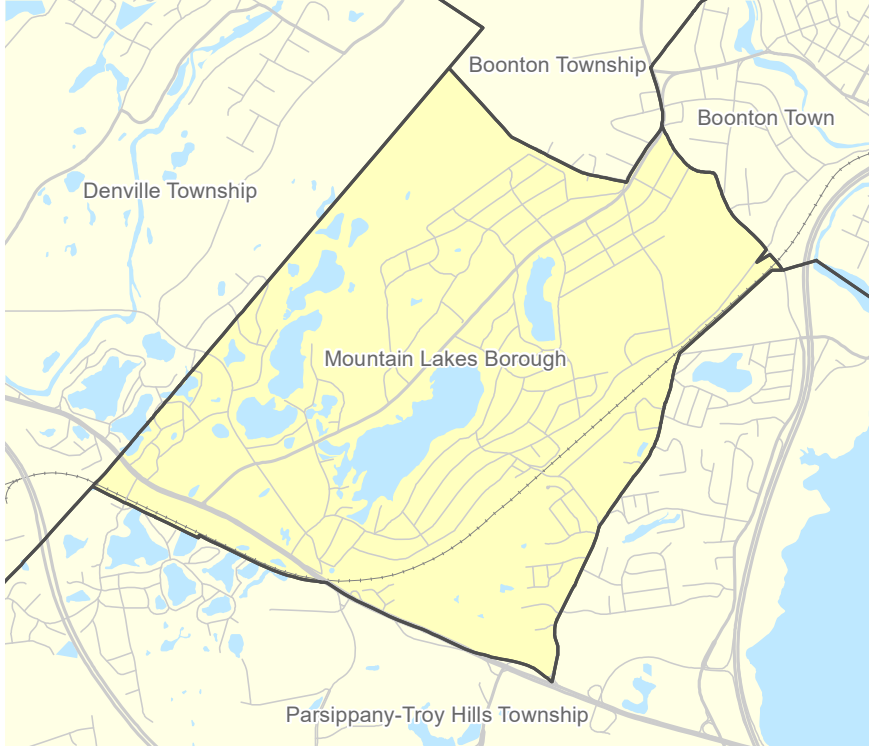
☐ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	1,861	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	666	36%
Muni. preserved acreage per capita	0.15	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	223	14%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	621	40%
Existing Community Zone Environmentally Constrained Subzone	121	8%
Lake Community Subzone	578	37%



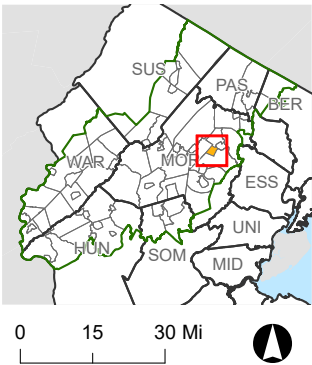
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	0.0%	4.0%	11.6%
Forest	29.6%	41.5%	45.4%
Developed	54.9%	38.6%	28.3%
Water	8.5%	3.9%	4.0%
Other	6.9%	12.1%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY							
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	441	n/a	25,065	6,035	52,859	16,920
Home Sales	Average value	\$931 K	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial	Number	19	n/a	977	102	1,882	272
Property Sales	Average value	\$1.99 M	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	3	n/a	261	85	719	389
>0.15 acres	Average value per acre	\$1.06 M	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	48	20	123	86
>5 acres	Average value per acre	insuf.	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		121	0	3,432	275	11,425	1,566
NJ DCA, July 22, 2024							

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population	4,499	508,816	830,577	+264
U.S. Census ACS, 2018-2022				
Total Employment	2,833	294,341	359,779	+390
U.S. Census, LEHD, 2021				
Average Household Size	3.15	2.66	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$250,001	\$143,695	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	43.7	43.6	44.6	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	759 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-25
NJ DOE, 2022-2023				

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES				
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,501	\$1,107	\$989	+2%
Total Municipal Equalized Value	\$1.43 B	\$106.67 B	\$155.23 B	+1%
Average Tax Rate	0.53	0.63	0.64	+1%



\$0

Watershed Moratorium

Offset Aid

Mount Arlington Borough, Morris County

Plan Conformance Status

☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	1,663	93%
Preservation Area	132	7%

PRESERVED ACREAGE

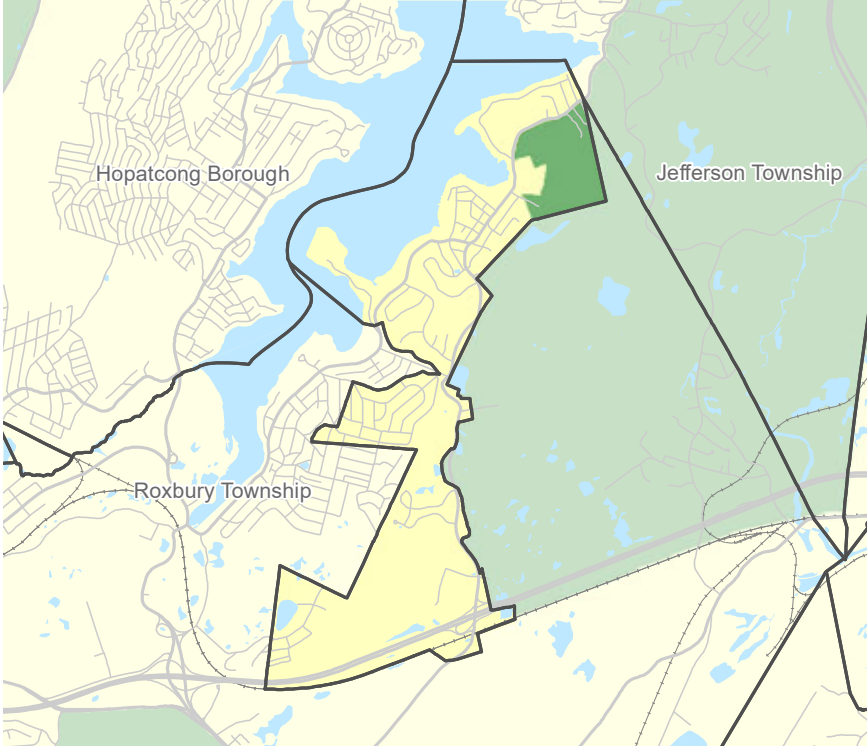
NJ Highlands Council, 2024

	Acres	%
Total	612	34%
Muni. preserved acreage per capita	0.10	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	164	14%
Wildlife Management Area	8	1%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	683	57%
Existing Community Zone Environmentally Constrained Subzone	97	8%
Lake Community Subzone	254	21%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

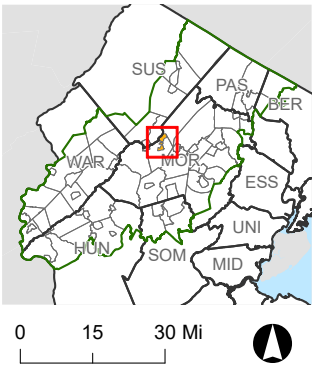
NJ DEP, 2020

	Municipality	County*	Highlands Region
Agricultural	0.1%	4.0%	11.6%
Forest	24.6%	41.5%	45.4%
Developed	50.0%	38.6%	28.3%
Water	22.9%	3.9%	4.0%
Other	2.3%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	634	9	25,065	6,035	52,859	16,920
	Average value	\$369 K	\$317 K	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	7	insuf.	977	102	1,882	272
	Average value	\$6.88 M	insuf.	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	4	insuf.	261	85	719	389
	Average value per acre	\$426 K	insuf.	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	48	20	123	86
	Average value per acre	insuf.	insuf.	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		77	5	3,432	275	11,425	1,566

Certificates of Occupancy Issued NJ DCA, July 22, 2024



\$0

Watershed Moratorium Offset Aid

	Municipality	County	Highlands Region	Municipality Change
Population	5,863	508,816	830,577	+723
Total Employment	1,795	294,341	359,779	+113
Average Household Size	2.42	2.66	2.55	Increase
Median Household Income	\$95,431	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age	44.8	43.6	44.6	Decrease
K-8 School Enrollment (District Average)	326 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-37

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,059	\$1,107	\$989	-1%
Total Municipal Equalized Value	\$0.93 B	\$106.67 B	\$155.23 B	+3%
Average Tax Rate	0.84	0.63	0.64	+0%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/mt_arlington.html

Mount Olive Township, Morris County

Plan Conformance Status

☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	4,131	21%
Preservation Area	15,861	79%

PRESERVED ACREAGE

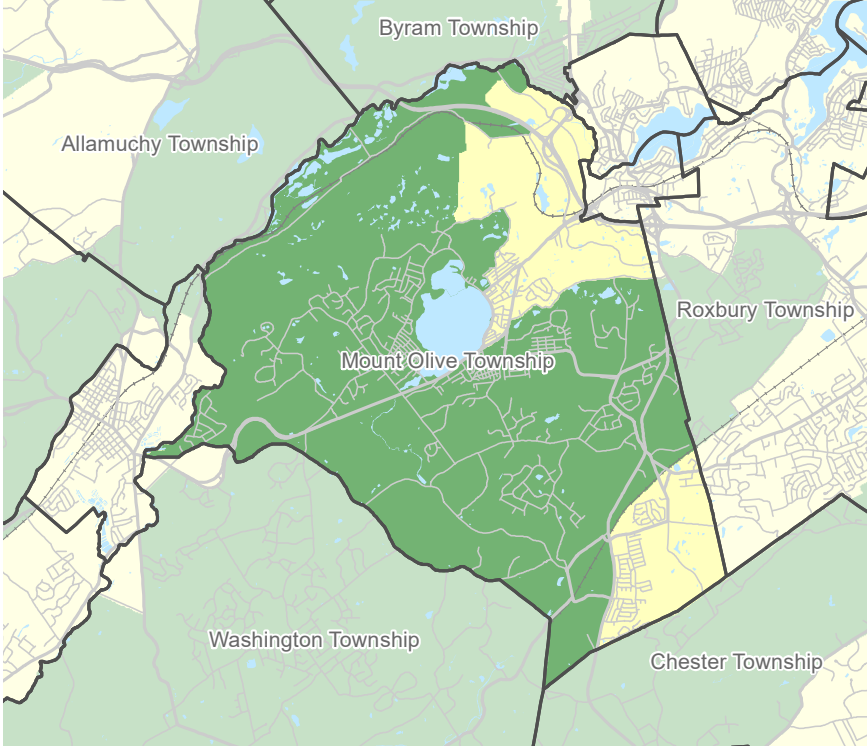
NJ Highlands Council, 2024

	Acres	%
Total	7,991	40%
Muni. preserved acreage per capita	0.28	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	9,200	50%
Wildlife Management Area	200	1%
Conservation Zone	88	0%
Conservation Zone Environmentally Constrained Subzone	1,550	8%
Existing Community Zone	5,981	33%
Existing Community Zone Environmentally Constrained Subzone	974	5%
Lake Community Subzone	263	1%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

	Municipality	County*	Highlands Region
Agricultural	4.6%	4.0%	11.6%
Forest	44.0%	41.5%	45.4%
Developed	34.4%	38.6%	28.3%
Water	4.1%	3.9%	4.0%
Other	12.8%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales		544	1,228	25,065	6,035	52,859	16,920
	Average value	\$353 K	\$414 K	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial Property Sales		25	39	977	102	1,882	272
	Average value	\$5.12 M	\$1.12 M	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres		8	18	261	85	719	389
	Average value per acre	\$1.98 M	\$415 K	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales >5 acres		8	insuf.	48	20	123	86
	Average value per acre	\$162 K	insuf.	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		139	25	3,432	275	11,425	1,566

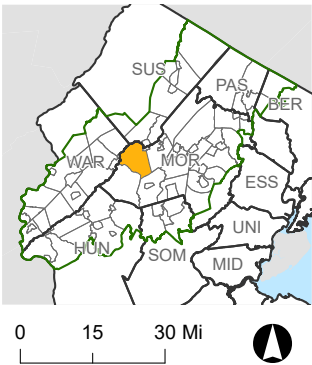
DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	28,876	508,816	830,577	+346
Total Employment	10,667	294,341	359,779	-1,345
Average Household Size	2.59	2.66	2.55	Decrease
Median Household Income	\$107,632	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age	39.6	43.6	44.6	Increase
K-8 School Enrollment (District Average)	3,004 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-182

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$751	\$1,107	\$989	+1%
Total Municipal Equalized Value	\$3.99 B	\$106.67 B	\$155.23 B	+4%
Average Tax Rate	0.66	0.63	0.64	0%



\$9,165

Watershed Moratorium Offset Aid

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/mt_olive.html

Netcong Borough, Morris County

Plan Conformance Status

☐ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	612	100%
Preservation Area	0	0%

PRESERVED ACREAGE

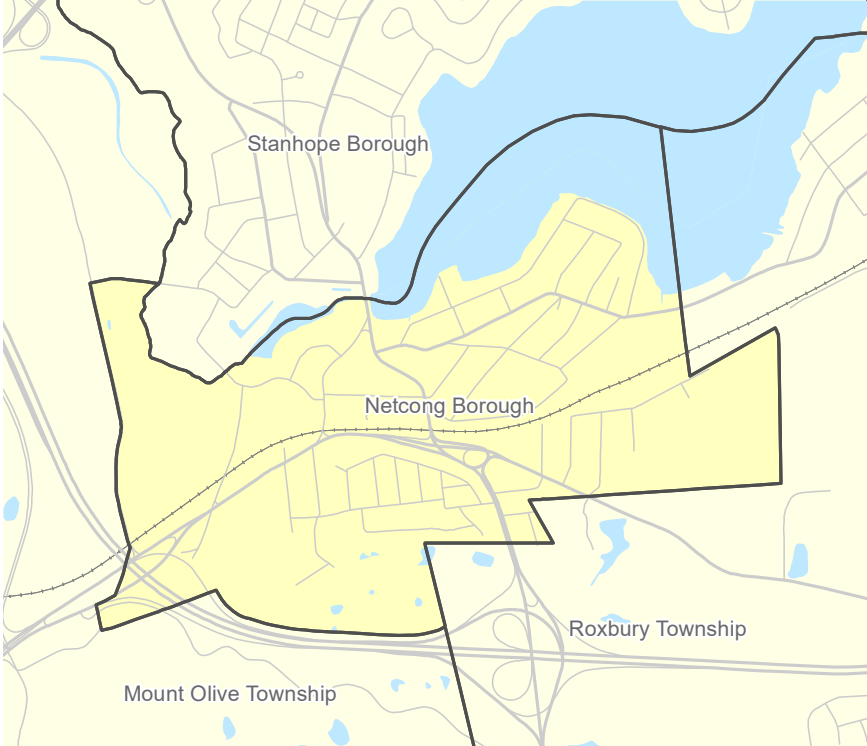
NJ Highlands Council, 2024

	Acres	%
Total	105	17%
Muni. preserved acreage per capita	0.03	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	0	0%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	294	65%
Existing Community Zone Environmentally Constrained Subzone	44	10%
Lake Community Subzone	114	25%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

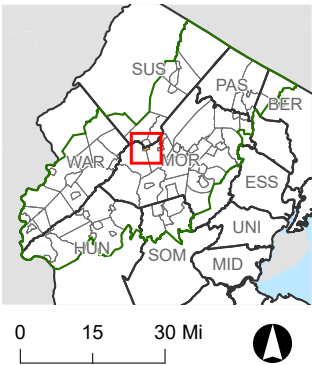
	Municipality	County*	Highlands Region
Agricultural	0.0%	4.0%	11.6%
Forest	13.2%	41.5%	45.4%
Developed	69.9%	38.6%	28.3%
Water	12.7%	3.9%	4.0%
Other	4.1%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales		222	n/a	25,065	6,035	52,859	16,920
	Average value	\$288 K	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial Property Sales		14	n/a	977	102	1,882	272
	Average value	\$322 K	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres		4	n/a	261	85	719	389
	Average value per acre	\$723 K	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales >5 acres		insuf.	n/a	48	20	123	86
	Average value per acre	insuf.	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		43	0	3,432	275	11,425	1,566

Certificates of Occupancy Issued

NJ DCA, July 22, 2024



\$0

Watershed Moratorium

Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	3,484	508,816	830,577	+236
Total Employment	1,275	294,341	359,779	-403
Average Household Size	1.86	2.66	2.55	Decrease
Median Household Income	\$83,125	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age	43.8	43.6	44.6	Increase
K-8 School Enrollment (District Average)	258 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-5

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$863	\$1,107	\$989	+2%
Total Municipal Equalized Value	\$0.33 B	\$106.67 B	\$155.23 B	+4%
Average Tax Rate	0.94	0.63	0.64	+3%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/netcong.html

Parsippany-Troy Hills Township, Morris County

Plan Conformance Status

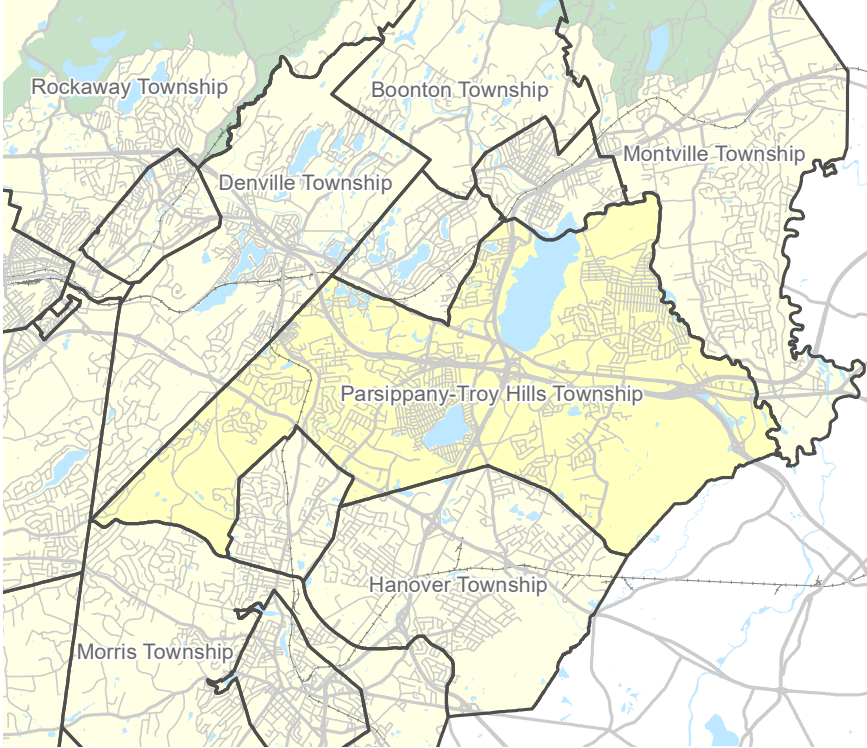
☒ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	16,224	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	5,179	32%
Muni. preserved acreage per capita	0.09	-
County preserved acreage per capita*	0.23	-

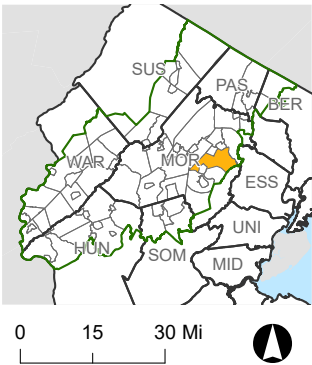
LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	3,294	25%
Wildlife Management Area	3	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	8,653	65%
Existing Community Zone Environmentally Constrained Subzone	568	4%
Lake Community Subzone	746	6%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER	NJ DEP, 2020		
	Municipality	County*	Highlands Region
Agricultural	0.3%	4.0%	11.6%
Forest	19.4%	41.5%	45.4%
Developed	56.8%	38.6%	28.3%
Water	6.9%	3.9%	4.0%
Other	16.6%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY						
		Municipality		County*	Highlands Region	
Land sales	NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)	Plan.	Pres.	Plan.	Pres.	Plan.
Single Family Home Sales	Number	3,159	n/a	25,065	6,035	52,859
	Average value	\$432 K	n/a	\$503 K	\$495 K	\$444 K
Improved Commercial Property Sales	Number	132	n/a	977	102	1,882
	Average value	\$5.91 M	n/a	\$2.76 M	\$1.08 M	\$2.16 M
Vacant Land Sales >0.15 acres	Number	26	n/a	261	85	719
	Average value per acre	\$1.01 M	n/a	\$878 K	\$2.64 M	\$867 K
Vacant Land Sales >5 acres	Number	insuf.	n/a	48	20	123
	Average value per acre	insuf.	n/a	\$209 K	\$39 K	\$137 K
Certificates of Occupancy Issued	NJ DCA, July 22, 2024	467	0	3,432	275	11,425



\$55,178

Watershed Moratorium Offset Aid

DEMOGRAPHICS		Municipality	County	Highlands Region	Municipality Change
Population	U.S. Census ACS, 2018-2022	55,970	508,816	830,577	+2,387
Total Employment	U.S. Census, LEHD, 2021	55,515	294,341	359,779	-434
Average Household Size	U.S. Census ACS, 2018-2022	2.48	2.66	2.55	Decrease
Median Household Income	U.S. Census ACS, 2018-2022	\$109,308	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age	U.S. Census ACS, 2018-2022	42.2	43.6	44.6	Increase
K-8 School Enrollment (District Average)	NJ DOE, 2022-2023	4,744 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-45

PROPERTY TAXES	NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita		\$1,121	\$1,107	\$989	+4%
Total Municipal Equalized Value		\$9.51 B	\$106.67 B	\$155.23 B	+1%
Average Tax Rate		0.86	0.63	0.64	+5%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/par_troy.html

Pequannock Township, Morris County

Plan Conformance Status

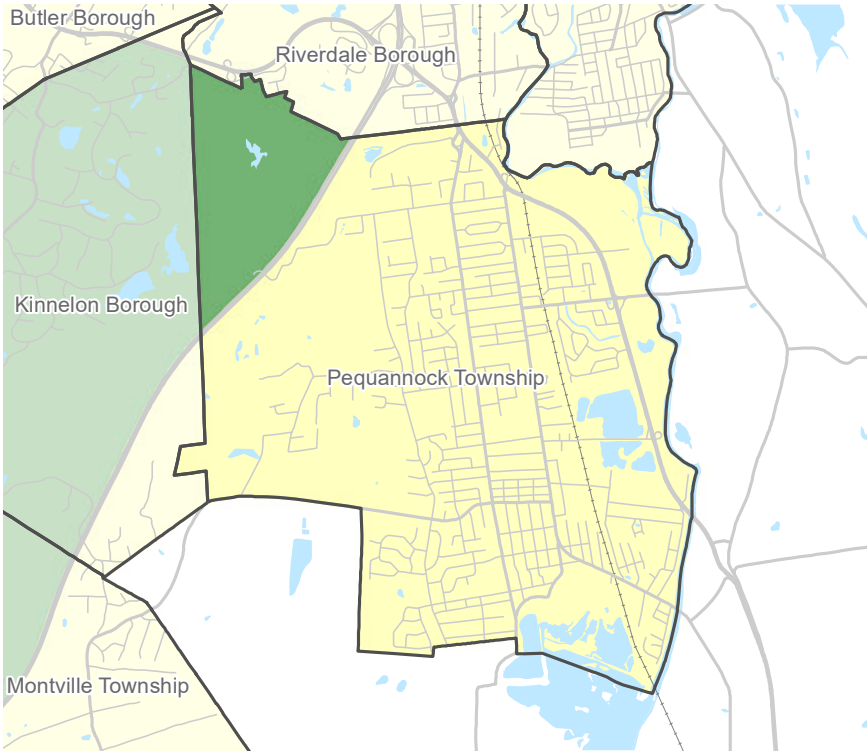
Planning Area

Preservation Area

	Acres	%
Planning Area	4,074	90%
Preservation Area	475	10%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	877	19%
Muni. preserved acreage per capita	0.06	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	819	21%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	2,541	64%
Existing Community Zone Environmentally Constrained Subzone	284	7%
Lake Community Subzone	309	8%



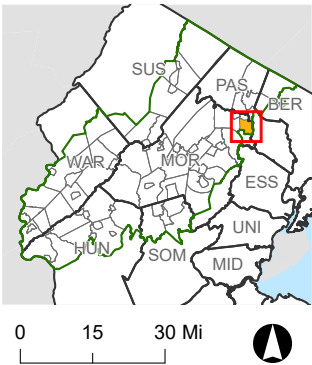
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	2.8%	4.0%	11.6%
Forest	15.3%	41.5%	45.4%
Developed	63.8%	38.6%	28.3%
Water	3.9%	3.9%	4.0%
Other	14.2%	12.1%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY							
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	1,079	insuf.	25,065	6,035	52,859	16,920
Home Sales	Average value	\$469 K	insuf.	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial	Number	37	insuf.	977	102	1,882	272
Property Sales	Average value	\$2.91 M	insuf.	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	9	insuf.	261	85	719	389
>0.15 acres	Average value per acre	\$446 K	insuf.	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	insuf.	48	20	123	86
>5 acres	Average value per acre	insuf.	insuf.	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		208	1	3,432	275	11,425	1,566
NJ DCA, July 22, 2024							

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population	15,561	508,816	830,577	-16
U.S. Census ACS, 2018-2022				
Total Employment	5,439	294,341	359,779	+949
U.S. Census, LEHD, 2021				
Average Household Size	2.48	2.66	2.55	Increase
U.S. Census ACS, 2018-2022				
Median Household Income	\$114,757	\$143,695	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	50.2	43.6	44.6	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	1,386 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-162
NJ DOE, 2022-2023				

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES				
NJ DCA, 2022				
Taxes Collected Per Capita	\$905	\$1,107	\$989	+2%
Total Municipal Equalized Value	\$3.18 B	\$106.67 B	\$155.23 B	+3%
Average Tax Rate	0.59	0.63	0.64	+2%



\$0

Watershed Moratorium Offset Aid

Randolph Township, Morris County

Plan Conformance Status

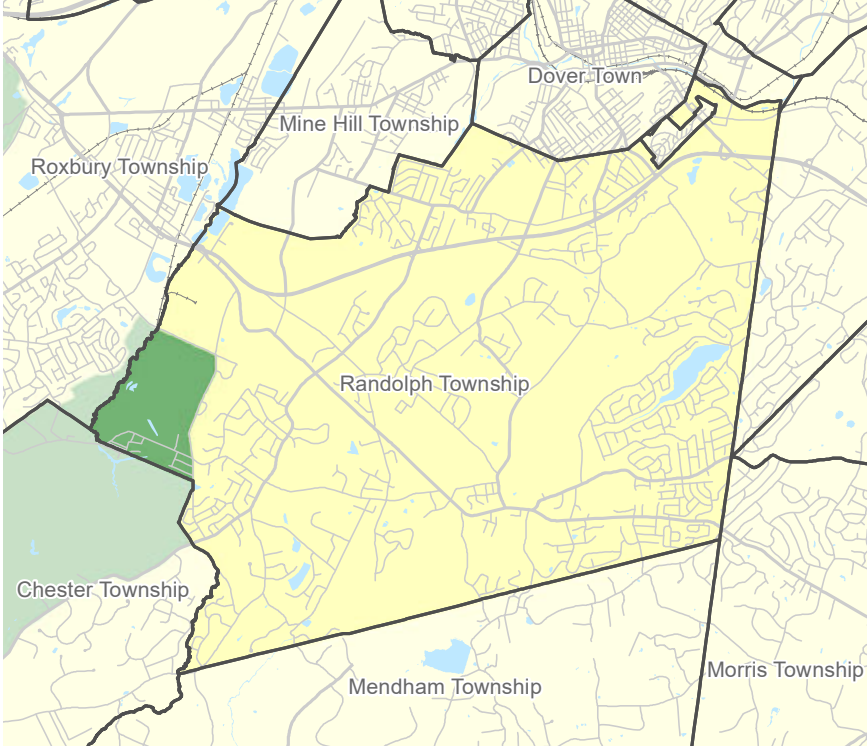
☒ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	12,961	96%
Preservation Area	581	4%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	3,450	25%
Muni. preserved acreage per capita	0.13	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	4,858	39%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	6,666	54%
Existing Community Zone Environmentally Constrained Subzone	534	4%
Lake Community Subzone	317	3%



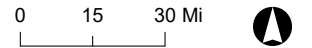
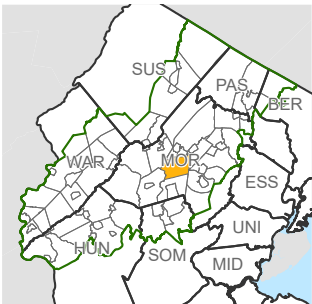
View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER			
NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	1.3%	4.0%	11.6%
Forest	34.4%	41.5%	45.4%
Developed	52.1%	38.6%	28.3%
Water	1.3%	3.9%	4.0%
Other	10.9%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family Home Sales	Number	1,841	27	25,065	6,035	52,859	16,920
	Average value	\$570 K	\$361 K	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	53	insuf.	977	102	1,882	272
	Average value	\$1.82 M	insuf.	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	15	insuf.	261	85	719	389
	Average value per acre	\$388 K	insuf.	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	4	insuf.	48	20	123	86
	Average value per acre	\$9 K	insuf.	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		115	3	3,432	275	11,425	1,566
NJ DCA, July 22, 2024							

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population	26,451	508,816	830,577	+574
U.S. Census ACS, 2018-2022				
Total Employment	8,539	294,341	359,779	-290
U.S. Census, LEHD, 2021				
Average Household Size	2.88	2.66	2.55	Increase
U.S. Census ACS, 2018-2022				
Median Household Income	\$171,577	\$143,695	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	40.1	43.6	44.6	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	3,059 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-487
NJ DOE, 2022-2023				

PROPERTY TAXES	Municipality	County	Highlands Region	Municipality Annual Change
NJ DCA, 2022				
Taxes Collected Per Capita	\$841	\$1,107	\$989	+1%
Total Municipal Equalized Value	\$4.98 B	\$106.67 B	\$155.23 B	+2%
Average Tax Rate	0.51	0.63	0.64	-4%



\$16,544

Watershed Moratorium Offset Aid

Riverdale Borough, Morris County

Plan Conformance Status	Planning Area	
	Preservation Area	

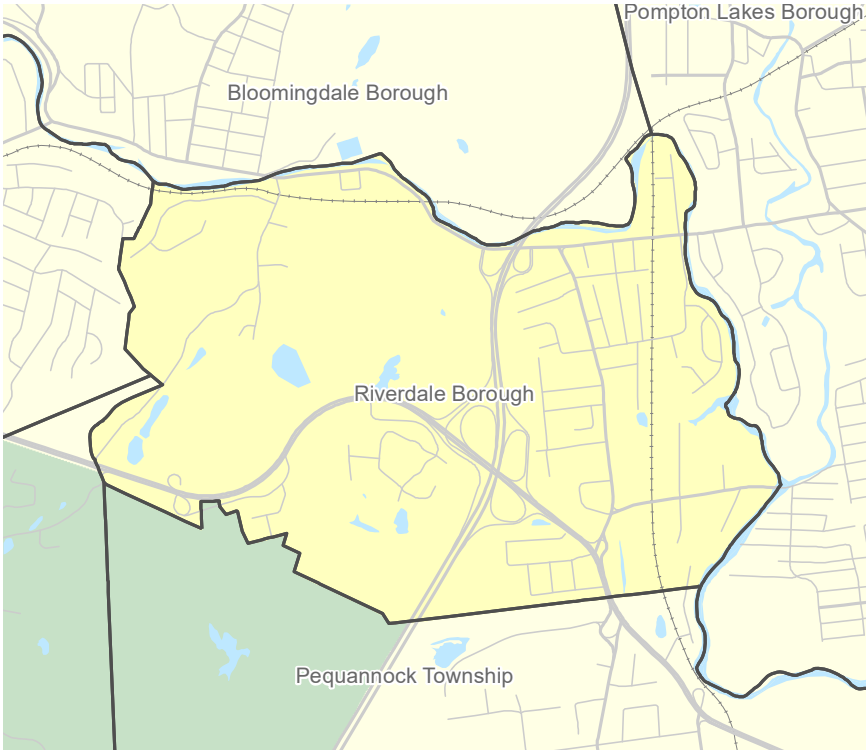
	Acres	%
Planning Area	1,323	100%
Preservation Area	0	0%

PRESERVED ACREAGE

NJ Highlands Council, 2024		
	Acres	%
Total	57	4%
Muni. preserved acreage per capita	0.01	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024		
	Acres	%
Protection Zone	80	7%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	898	84%
Existing Community Zone Environmentally Constrained Subzone	95	9%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020

	Municipality	County*	Highlands Region
Agricultural	0.0%	4.0%	11.6%
Forest	27.6%	41.5%	45.4%
Developed	68.9%	38.6%	28.3%
Water	1.4%	3.9%	4.0%
Other	2.2%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY

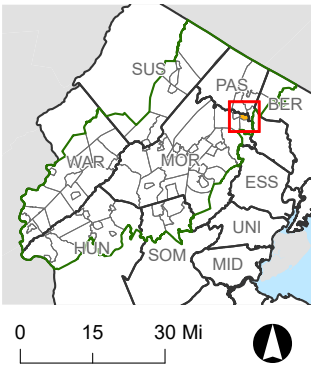
		Municipality		County*		Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family	Number	209	n/a	25,065	6,035	52,859	16,920
Home Sales	Average value	\$391 K	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial	Number	24	n/a	977	102	1,882	272
Property Sales	Average value	\$819 K	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	insuf.	n/a	261	85	719	389
>0.15 acres	Average value per acre	insuf.	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	48	20	123	86
>5 acres	Average value per acre	insuf.	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		8	0	3,432	275	11,425	1,566

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	4,081	508,816	830,577	+175
Total Employment U.S. Census, LEHD, 2021	3,929	294,341	359,779	+48
Average Household Size U.S. Census ACS, 2018-2022	2.14	2.66	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$103,214	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	49.0	43.6	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	312 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	+24

PROPERTY TAXES NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,498	\$1,107	\$989	+1%
Total Municipal Equalized Value	\$1.05 B	\$106.67 B	\$155.23 B	+3%
Average Tax Rate	0.66	0.63	0.64	0%



\$0
Watershed Moratorium
Offset Aid

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/riverdale.html

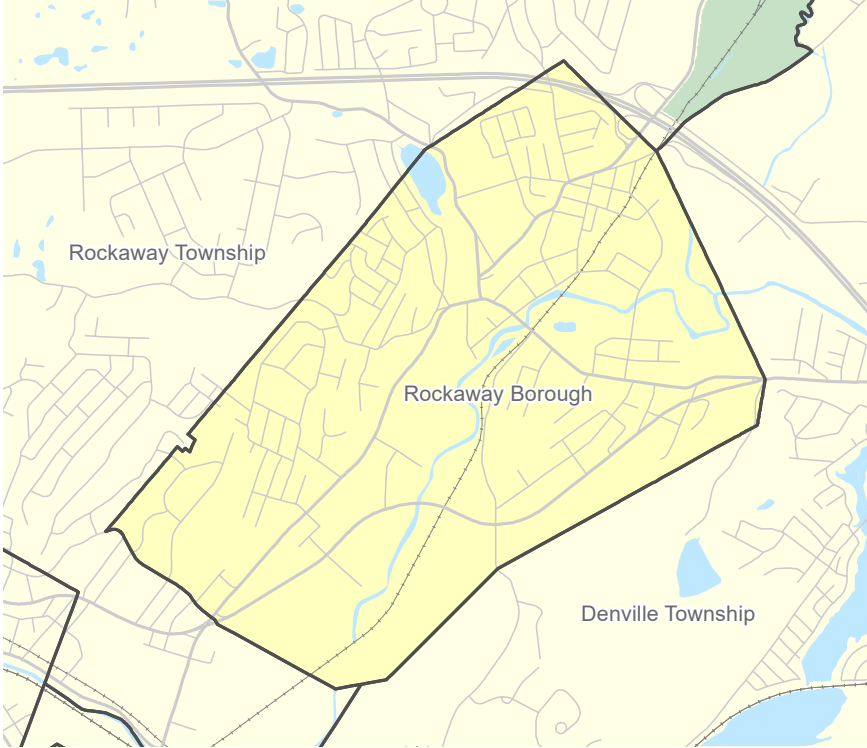
Rockaway Borough, Morris County

Plan Conformance Status		
<input type="checkbox"/>	Planning Area	
<input type="checkbox"/>	Preservation Area	

	Acres	%
Planning Area	1,357	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	110	8%
Muni. preserved acreage per capita	0.02	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	107	9%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	945	80%
Existing Community Zone Environmentally Constrained Subzone	57	5%
Lake Community Subzone	67	6%



View interactive map online at www.nj.gov/njhighlands/gis/

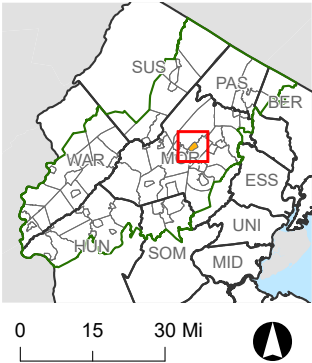
	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	0.0%	4.0%	11.6%
Forest	11.3%	41.5%	45.4%
Developed	75.2%	38.6%	28.3%
Water	2.3%	3.9%	4.0%
Other	11.3%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	456	n/a	25,065	6,035	52,859	16,920
Home Sales	Average value	\$350 K	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial	Number	35	n/a	977	102	1,882	272
Property Sales	Average value	\$806 K	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	3	n/a	261	85	719	389
>0.15 acres	Average value per acre	\$311 K	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	48	20	123	86
>5 acres	Average value per acre	insuf.	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		24	0	3,432	275	11,425	1,566
NJ DCA, July 22, 2024							

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population	6,589	508,816	830,577	+109
U.S. Census ACS, 2018-2022				
Total Employment	3,603	294,341	359,779	-1,057
U.S. Census, LEHD, 2021				
Average Household Size	2.49	2.66	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$93,750	\$143,695	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	42.1	43.6	44.6	Decrease
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	544 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-77
NJ DOE, 2022-2023				

PROPERTY TAXES	Municipality	County	Highlands Region	Municipality Annual Change
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,097	\$1,107	\$989	+2%
Total Municipal Equalized Value	\$0.91 B	\$106.67 B	\$155.23 B	+1%
Average Tax Rate	0.91	0.63	0.64	+2%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/rockaway_boro.html



\$0
Watershed Moratorium
Offset Aid

Rockaway Township, Morris County

Plan Conformance Status

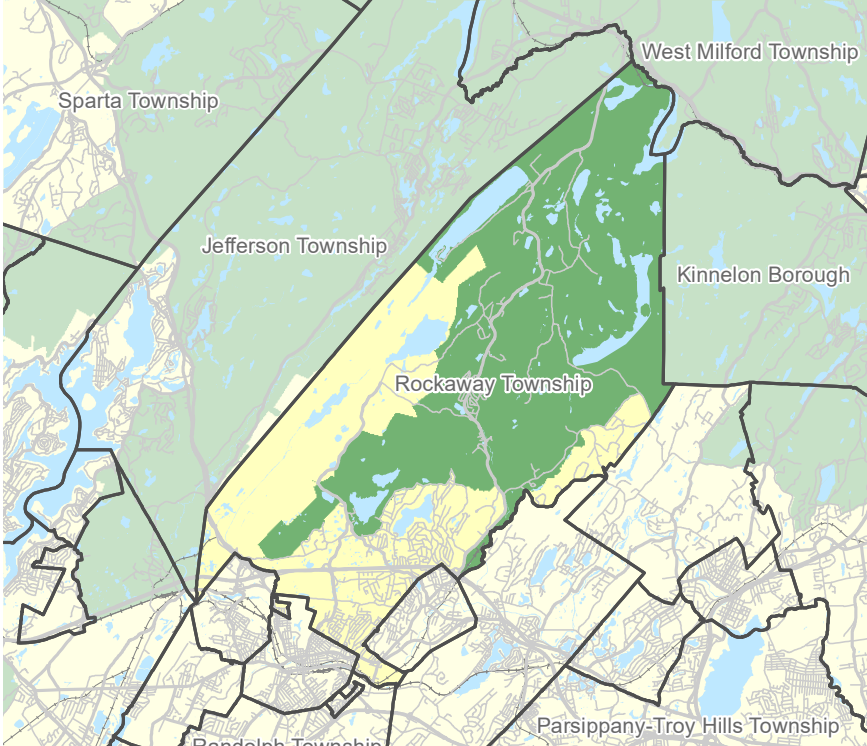
☒ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	11,518	39%
Preservation Area	17,853	61%

PRESERVED ACREAGE NJ Highlands Council, 2024	Acres	%
Total	12,332	42%
Muni. preserved acreage per capita	0.48	-
County preserved acreage per capita*	0.23	-

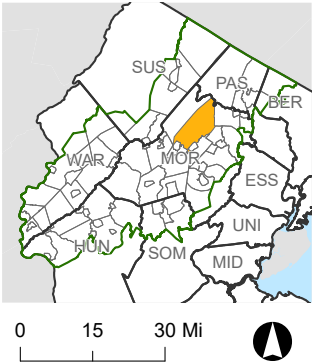
LAND USE CAPABILITY ZONES NJ Highlands Council, 2024	Acres	%
Protection Zone	14,761	56%
Wildlife Management Area	5,181	20%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	4,823	18%
Existing Community Zone Environmentally Constrained Subzone	640	2%
Lake Community Subzone	892	3%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020	Municipality	County*	Highlands Region
Agricultural	0.5%	4.0%	11.6%
Forest	58.0%	41.5%	45.4%
Developed	22.2%	38.6%	28.3%
Water	7.8%	3.9%	4.0%
Other	11.6%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	1,861	443	25,065	6,035	52,859	16,920
	Average value	\$378 K	\$488 K	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	18	5	977	102	1,882	272
	Average value	\$4.68 M	\$1.08 M	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	11	5	261	85	719	389
	Average value per acre	\$182 K	\$113 K	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	48	20	123	86
	Average value per acre	insuf.	insuf.	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		228	76	3,432	275	11,425	1,566



\$174,417

Watershed Moratorium Offset Aid

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	25,539	508,816	830,577	+1,186
Total Employment U.S. Census, LEHD, 2021	9,171	294,341	359,779	-996
Average Household Size U.S. Census ACS, 2018-2022	2.79	2.66	2.55	Increase
Median Household Income U.S. Census ACS, 2018-2022	\$137,260	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	42.9	43.6	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	2,299 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-116

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,279	\$1,107	\$989	+0%
Total Municipal Equalized Value	\$5.20 B	\$106.67 B	\$155.23 B	+4%
Average Tax Rate	0.71	0.63	0.64	-2%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/rockaway_twp.html

Roxbury Township, Morris County

Plan Conformance Status

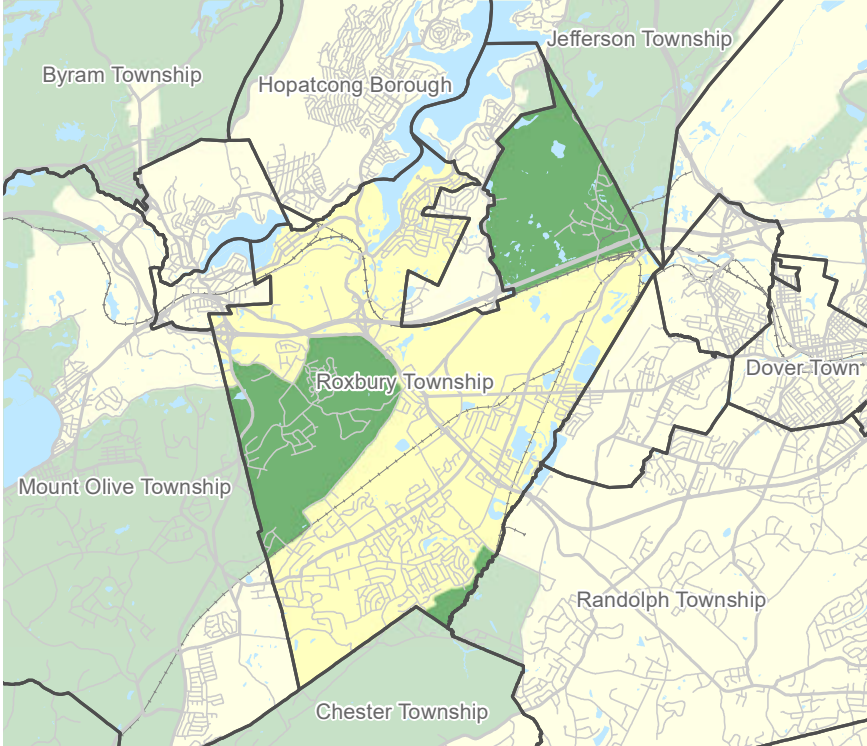
☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	9,737	69%
Preservation Area	4,303	31%

PRESERVED ACREAGE NJ Highlands Council, 2024	Acres	%
Total	3,683	26%
Muni. preserved acreage per capita	0.16	-
County preserved acreage per capita*	0.23	-

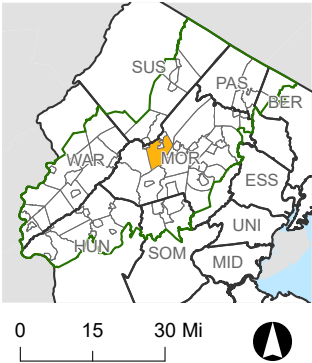
LAND USE CAPABILITY ZONES NJ Highlands Council, 2024	Acres	%
Protection Zone	4,620	37%
Wildlife Management Area	1,373	11%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	4,627	37%
Existing Community Zone Environmentally Constrained Subzone	546	4%
Lake Community Subzone	1,245	10%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020	Municipality	County*	Highlands Region
Agricultural	0.9%	4.0%	11.6%
Forest	38.8%	41.5%	45.4%
Developed	42.9%	38.6%	28.3%
Water	4.5%	3.9%	4.0%
Other	12.8%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	1,465	231	25,065	6,035	52,859	16,920
	Average value	\$381 K	\$460 K	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	62	insuf.	977	102	1,882	272
	Average value	\$1.05 M	insuf.	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	15	insuf.	261	85	719	389
	Average value per acre	\$305 K	insuf.	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	3	insuf.	48	20	123	86
	Average value per acre	\$23 K	insuf.	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		115	4	3,432	275	11,425	1,566



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	23,101	508,816	830,577	-384
Total Employment U.S. Census, LEHD, 2021	7,937	294,341	359,779	-471
Average Household Size U.S. Census ACS, 2018-2022	2.80	2.66	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$123,527	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	43.2	43.6	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	2,158 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-430

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,029	\$1,107	\$989	+1%
Total Municipal Equalized Value	\$4.27 B	\$106.67 B	\$155.23 B	+5%
Average Tax Rate	0.68	0.63	0.64	-5%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/roxbury.html

Victory Gardens Borough, Morris County

Plan Conformance Status

☐ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	93	100%
Preservation Area	0	0%

PRESERVED ACREAGE

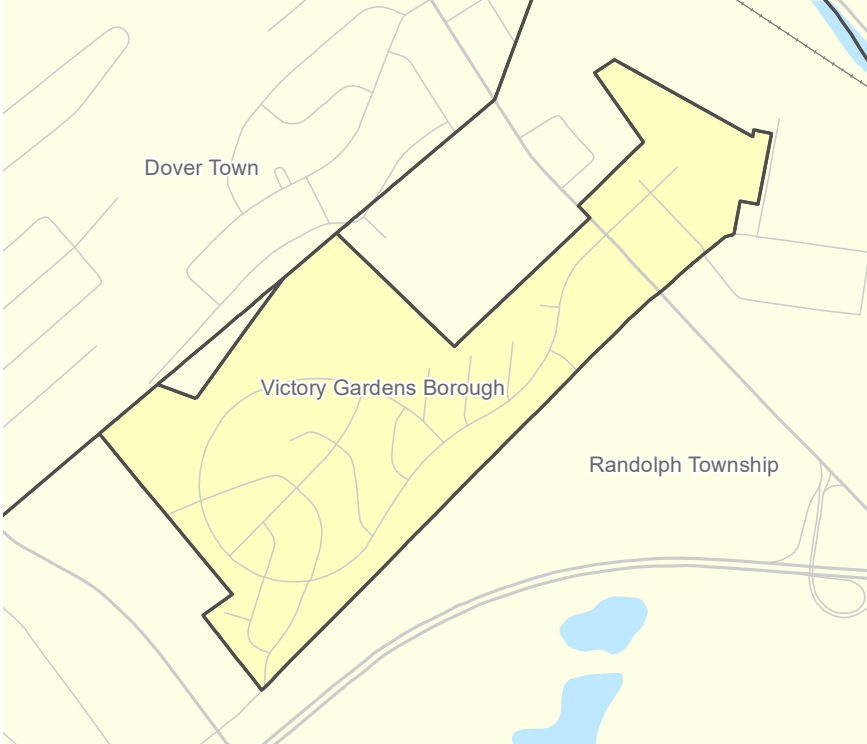
NJ Highlands Council, 2024

	Acres	%
Total	0	0%
Muni. preserved acreage per capita	0.00	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	0	0%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	77	100%
Existing Community Zone Environmentally Constrained Subzone	0	0%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

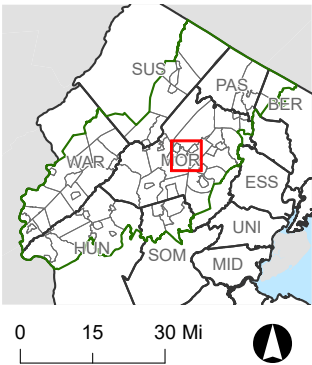
	Municipality	County*	Highlands Region
Agricultural	0.0%	4.0%	11.6%
Forest	4.5%	41.5%	45.4%
Developed	95.5%	38.6%	28.3%
Water	0.0%	3.9%	4.0%
Other	0.0%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY

NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	62	n/a	25,065	6,035	52,859	16,920
	Average value	\$198 K	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	8	n/a	977	102	1,882	272
	Average value	\$730 K	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	insuf.	n/a	261	85	719	389
	Average value per acre	insuf.	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	n/a	48	20	123	86
	Average value per acre	insuf.	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		0	0	3,432	275	11,425	1,566

NJ DCA, July 22, 2024



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	1,761	508,816	830,577	+115
Total Employment	200	294,341	359,779	-27
Average Household Size	2.63	2.66	2.55	Decrease
Median Household Income	\$55,000	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age	40.9	43.6	44.6	Increase
K-8 School Enrollment (District Average)	2,133 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	+197

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$445	\$1,107	\$989	+2%
Total Municipal Equalized Value	\$0.10 B	\$106.67 B	\$155.23 B	+5%
Average Tax Rate	1.11	0.63	0.64	+3%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/victory_gardens.html

Washington Township, Morris County

Plan Conformance Status

☒ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	3,491	12%
Preservation Area	25,236	88%

PRESERVED ACREAGE

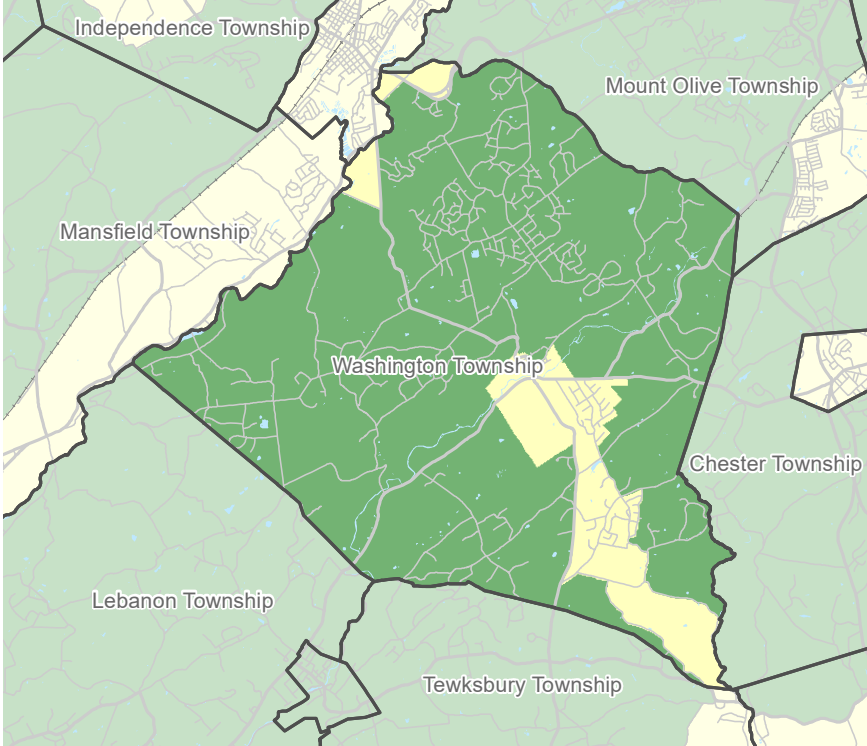
NJ Highlands Council, 2024

	Acres	%
Total	9,631	34%
Muni. preserved acreage per capita	0.53	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	14,486	52%
Wildlife Management Area	663	2%
Conservation Zone	139	1%
Conservation Zone Environmentally Constrained Subzone	7,946	29%
Existing Community Zone	3,977	14%
Existing Community Zone Environmentally Constrained Subzone	474	2%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

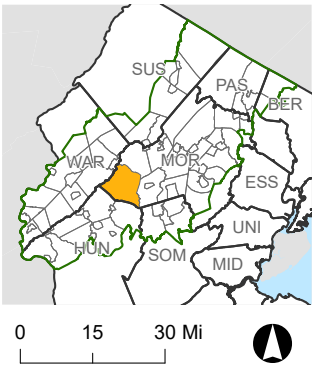
	Municipality	County*	Highlands Region
Agricultural	16.4%	4.0%	11.6%
Forest	38.0%	41.5%	45.4%
Developed	30.6%	38.6%	28.3%
Water	0.8%	3.9%	4.0%
Other	14.1%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	172	1,310	25,065	6,035	52,859	16,920
	Average value	\$455 K	\$487 K	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	13	18	977	102	1,882	272
	Average value	\$316 K	\$1.40 M	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	3	10	261	85	719	389
	Average value per acre	\$193 K	\$11.64 M	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	6	48	20	123	86
	Average value per acre	insuf.	\$6 K	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		11	52	3,432	275	11,425	1,566

Certificates of Occupancy Issued

NJ DCA, July 22, 2024



\$799

Watershed Moratorium Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	18,188	508,816	830,577	-492
Total Employment	3,956	294,341	359,779	-241
Average Household Size	2.84	2.66	2.55	Decrease
Median Household Income	\$176,351	\$143,695	\$125,496 (Muni. Avg.)	Increase
Median Age	47.1	43.6	44.6	Increase
K-8 School Enrollment (District Average)	2,132 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-465

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$755	\$1,107	\$989	+2%
Total Municipal Equalized Value	\$3.25 B	\$106.67 B	\$155.23 B	+2%
Average Tax Rate	0.49	0.63	0.64	+2%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/wash_twp_morris.html

Wharton Borough, Morris County

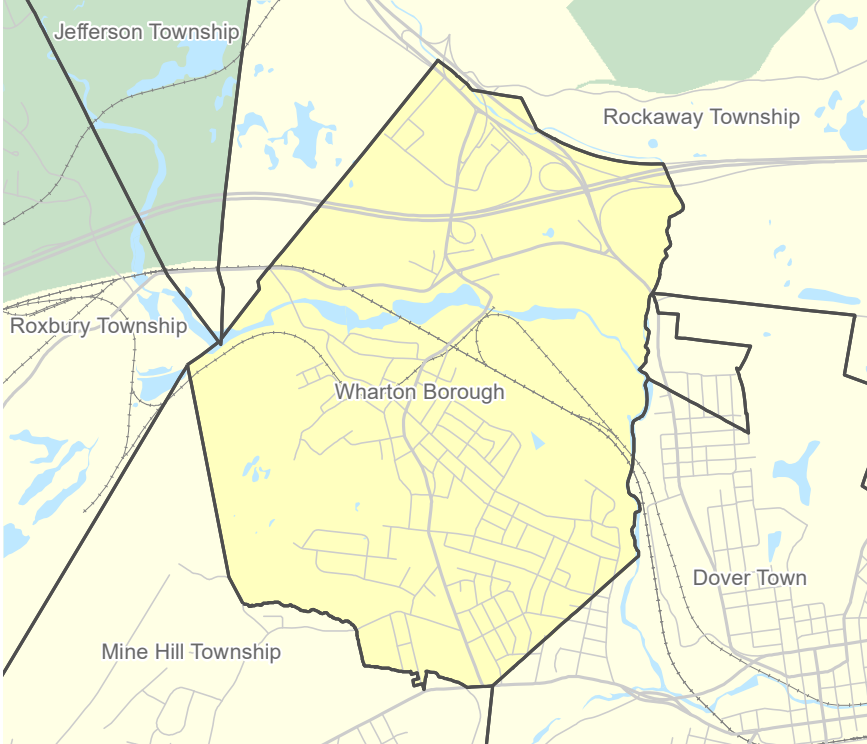
Plan Conformance Status

☒ Planning Area
☐ Preservation Area

	Acres	%
Planning Area	1,363	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	252	18%
Muni. preserved acreage per capita	0.03	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	139	12%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	881	77%
Existing Community Zone Environmentally Constrained Subzone	119	10%
Lake Community Subzone	0	0%



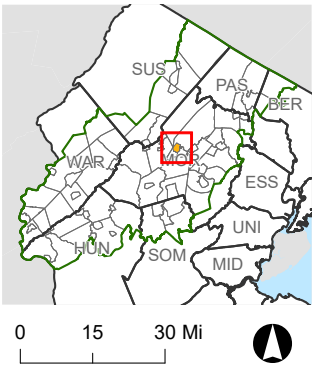
View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER			
NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	0.3%	4.0%	11.6%
Forest	22.9%	41.5%	45.4%
Developed	64.0%	38.6%	28.3%
Water	2.1%	3.9%	4.0%
Other	10.7%	12.1%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	381	n/a	25,065	6,035	52,859	16,920
Home Sales	Average value	\$317 K	n/a	\$503 K	\$495 K	\$444 K	\$402 K
Improved Commercial	Number	14	n/a	977	102	1,882	272
Property Sales	Average value	\$982 K	n/a	\$2.76 M	\$1.08 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	5	n/a	261	85	719	389
>0.15 acres	Average value per acre	\$1.90 M	n/a	\$878 K	\$2.64 M	\$867 K	\$697 K
Vacant Land Sales	Number	3	n/a	48	20	123	86
>5 acres	Average value per acre	\$68 K	n/a	\$209 K	\$39 K	\$137 K	\$21 K
Certificates of Occupancy Issued		68	0	3,432	275	11,425	1,566
NJ DCA, July 22, 2024							

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population	7,217	508,816	830,577	+631
U.S. Census ACS, 2018-2022				
Total Employment	2,467	294,341	359,779	-689
U.S. Census, LEHD, 2021				
Average Household Size	2.59	2.66	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$91,557	\$143,695	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	37.9	43.6	44.6	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	771 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	+79
NJ DOE, 2022-2023				

PROPERTY TAXES	Municipality	County	Highlands Region	Municipality Annual Change
NJ DCA, 2022				
Taxes Collected Per Capita	\$634	\$1,107	\$989	+1%
Total Municipal Equalized Value	\$0.88 B	\$106.67 B	\$155.23 B	+4%
Average Tax Rate	0.58	0.63	0.64	0%



\$0

Watershed Moratorium Offset Aid

Passaic County

Plan Conformance Status

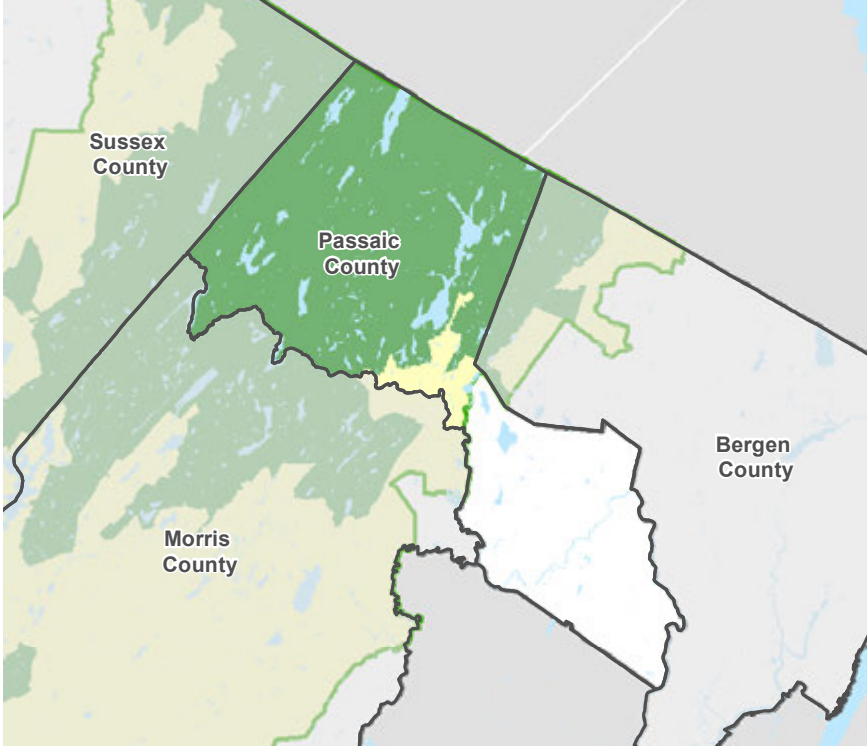
☐ Planning Area

☒ Preservation Area

	Acres*	%
Planning Area	5,066	6%
Preservation Area	78,979	94%

PRESERVED ACREAGE	Acres*	%
NJ Highlands Council, 2024		
Total	54,608	65%
County preserved acreage per capita*	0.82	-
Region preserved acreage per capita	0.40	-

LAND USE CAPABILITY ZONES	Acres*	%
NJ Highlands Council, 2024		
Protection Zone	62,161	84%
Wildlife Management Area	2,593	3%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	6,149	8%
Existing Community Zone Environmentally Constrained Subzone	498	1%
Lake Community Subzone	2,893	4%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER	County*	Highlands Region	Northern NJ
NJ DEP, 2020			
Agricultural	0.4%	11.6%	10.4%
Forest	64.8%	45.4%	34.2%
Developed	17.1%	28.3%	40.0%
Water	8.9%	4.0%	3.5%
Other	8.8%	10.6%	11.9%

LAND DEVELOPMENT ACTIVITY	County*	Highlands Region	Northern NJ
Land sales	Plan.	Pres.	Total
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)			
Single Family	1,908	4,311	n/a
Home Sales	\$326 K	\$334 K	n/a
Improved Commercial	76	1,882	n/a
Property Sales	\$858 K	\$2.16 M	n/a
Vacant Land Sales	21	719	n/a
>0.15 acres	\$933 K	\$867 K	n/a
Vacant Land Sales	insuf.	123	n/a
>5 acres	insuf.	\$21 K	n/a
Certificates of Occupancy Issued	70	1,566	63,044
NJ DCA, July 22, 2024			

DEMOGRAPHICS	County	Highlands Region	Northern NJ	County Change
Population	519,986	830,577	5,708,298	+14,583
U.S. Census ACS, 2018-2022				
Total Employment	164,439	359,779	2,436,247	-10,897
U.S. Census, LEHD, 2021				
Average Household Size	2.75	2.55	2.63	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$104,400	\$125,496 (Muni. Avg.)	\$121,461 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	41.3	44.6	42.5	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	3,029 (Districts Avg.)	1,020 (Districts Avg.)	1,758 (Districts Avg.)	-52 (Districts Avg.)
NJ DOE, 2022-2023				

PROPERTY TAXES	County	Highlands Region	Northern NJ	County Annual Change
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,051	\$989	\$1,124	+1%
Total Municipal Equalized Value	\$63.26 B	\$155.23 B	\$967.05 B	+5%
Average Tax Rate	1.47	0.64	0.93	+1%



\$757,687

Municipal Total Watershed Moratorium Offset Aid

Bloomington Borough, Passaic County

Plan Conformance Status

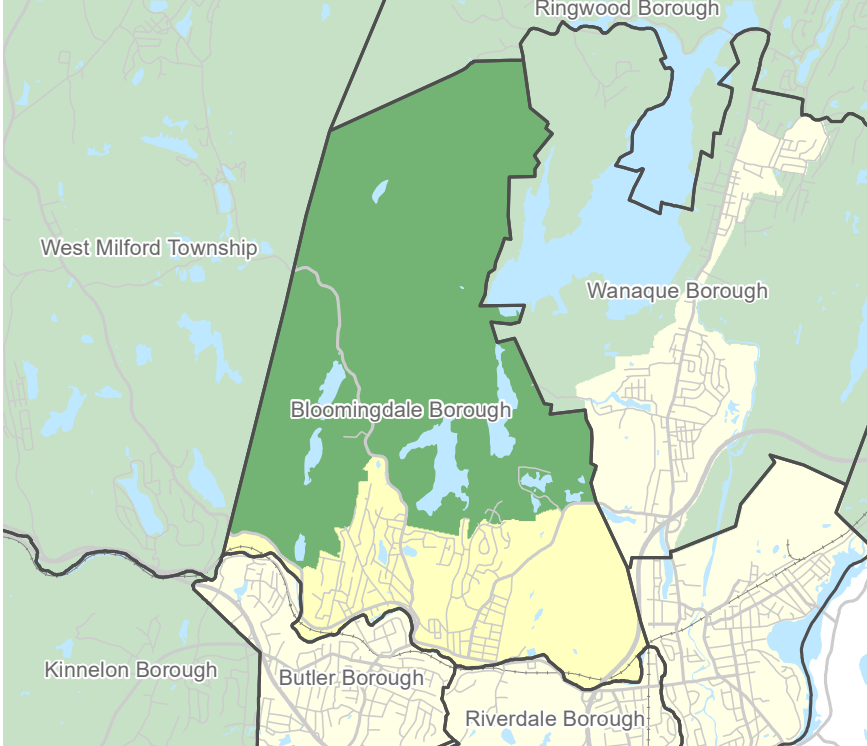
☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	1,762	30%
Preservation Area	4,155	70%

PRESERVED ACREAGE NJ Highlands Council, 2024	Acres	%
Total	2,656	45%
Muni. preserved acreage per capita	0.34	-
County preserved acreage per capita*	0.82	-

LAND USE CAPABILITY ZONES NJ Highlands Council, 2024	Acres	%
Protection Zone	3,969	73%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	1,140	21%
Existing Community Zone Environmentally Constrained Subzone	79	1%
Lake Community Subzone	267	5%



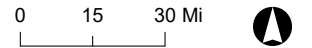
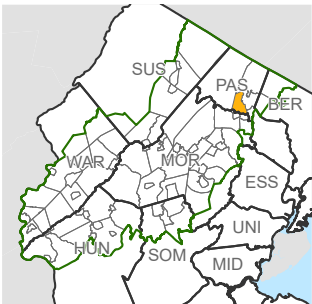
View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020	Municipality	County*	Highlands Region
Agricultural	0.3%	0.4%	11.6%
Forest	66.8%	64.8%	45.4%
Developed	22.3%	17.1%	28.3%
Water	5.1%	8.9%	4.0%
Other	5.5%	8.8%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*	Highlands Region		
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	516	104	1,908	4,311	52,859	16,920
	Average value	\$324 K	\$433 K	\$326 K	\$334 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	30	insuf.	76	76	1,882	272
	Average value	\$818 K	insuf.	\$858 K	\$1.32 M	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	6	insuf.	21	84	719	389
	Average value per acre	\$383 K	insuf.	\$933 K	\$148 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	insuf.	16	123	86
	Average value per acre	insuf.	insuf.	insuf.	\$23 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		27	12	70	505	11,425	1,566

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	7,726	519,986	830,577	-82
Total Employment U.S. Census, LEHD, 2021	1,184	164,439	359,779	-18
Average Household Size U.S. Census ACS, 2018-2022	2.58	2.75	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$125,865	\$104,400	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	44.1	41.3	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	571 (District)	3,029 (Districts Avg.)	1,020 (Districts Avg.)	-26

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,103	\$1,051	\$989	+1%
Total Municipal Equalized Value	\$1.06 B	\$63.26 B	\$155.23 B	+4%
Average Tax Rate	1.17	1.47	0.64	+1%



\$0

Watershed Moratorium Offset Aid

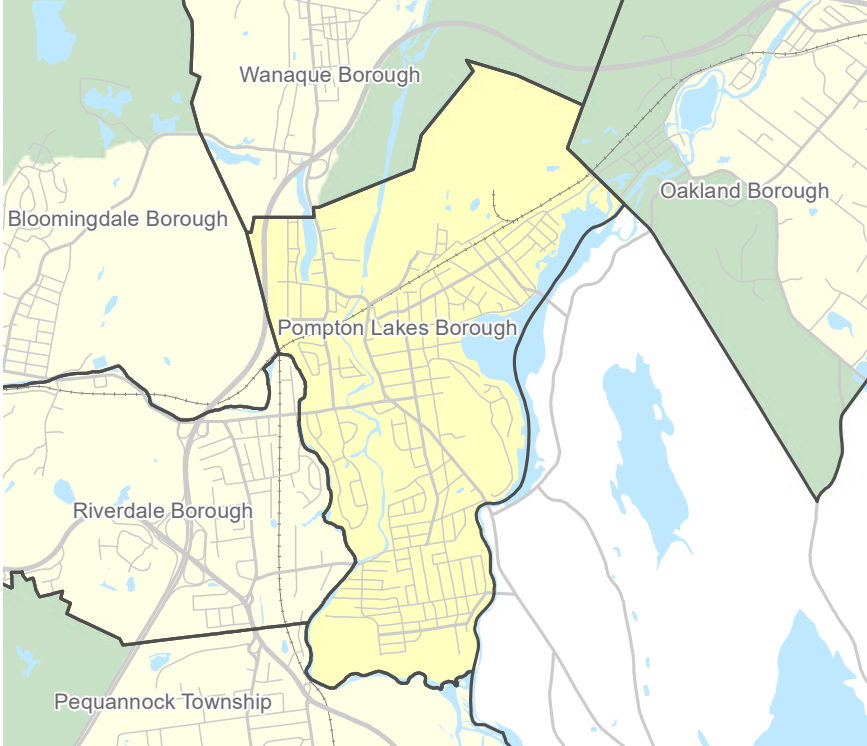
Pompton Lakes Borough, Passaic County

Plan Conformance Status	Planning Area	
	Preservation Area	

	Acres	%
Planning Area	2,000	100%
Preservation Area	1	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	424	21%
Muni. preserved acreage per capita	0.04	-
County preserved acreage per capita*	0.82	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	386	24%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	862	54%
Existing Community Zone Environmentally Constrained Subzone	37	2%
Lake Community Subzone	322	20%



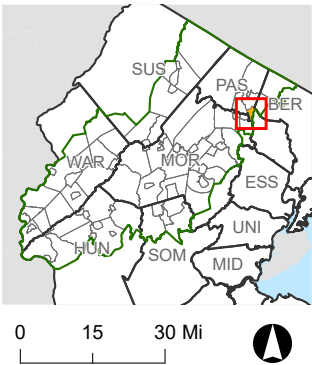
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	0.0%	0.4%	11.6%
Forest	20.5%	64.8%	45.4%
Developed	63.6%	17.1%	28.3%
Water	8.5%	8.9%	4.0%
Other	7.5%	8.8%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY		Plan.		Pres.		Plan.	
Land sales		NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)					
Single Family	Number	833	n/a	1,908	4,311	52,859	16,920
Home Sales	Average value	\$337 K	n/a	\$326 K	\$334 K	\$444 K	\$402 K
Improved Commercial	Number	29	n/a	76	76	1,882	272
Property Sales	Average value	\$591 K	n/a	\$858 K	\$1.32 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	4	n/a	21	84	719	389
>0.15 acres	Average value per acre	\$3.02 M	n/a	\$933 K	\$148 K	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	insuf.	16	123	86
>5 acres	Average value per acre	insuf.	n/a	insuf.	\$23 K	\$137 K	\$21 K
Certificates of Occupancy Issued		NJ DCA, July 22, 2024					
		19	0	70	505	11,425	1,566

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	11,052	519,986	830,577	-110
Total Employment U.S Census, LEHD, 2021	2,246	164,439	359,779	-14
Average Household Size U.S. Census ACS, 2018-2022	2.61	2.75	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$113,781	\$104,400	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	39.1	41.3	44.6	Decrease
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	985 (District)	3,029 (Districts Avg.)	1,020 (Districts Avg.)	-27

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$991	\$1,051	\$989	+1%
Total Municipal Equalized Value	\$1.54 B	\$63.26 B	\$155.23 B	+5%
Average Tax Rate	0.92	1.47	0.64	-5%



\$0
Watershed Moratorium
Offset Aid

Ringwood Borough, Passaic County

Plan Conformance Status

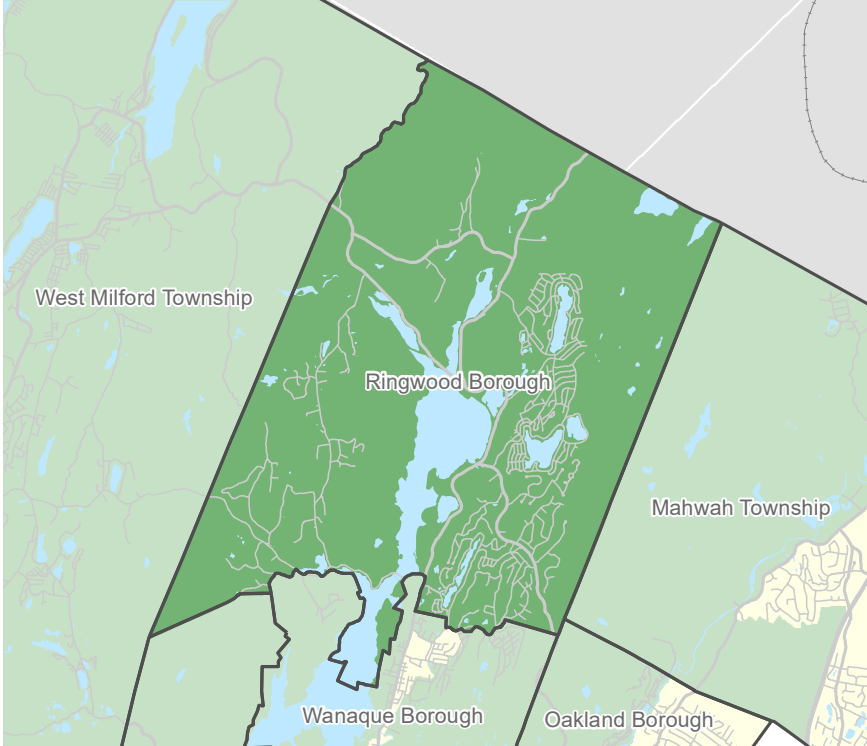
☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	0	0%
Preservation Area	18,231	100%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	12,695	70%
Muni. preserved acreage per capita	1.09	-
County preserved acreage per capita*	0.82	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	14,090	91%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	728	5%
Existing Community Zone Environmentally Constrained Subzone	85	1%
Lake Community Subzone	617	4%



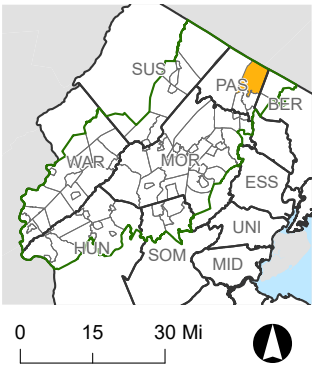
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	0.2%	0.4%	11.6%
Forest	64.7%	64.8%	45.4%
Developed	17.7%	17.1%	28.3%
Water	12.3%	8.9%	4.0%
Other	5.1%	8.8%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Land sales		NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)					
Single Family	Number	n/a	1,100	1,908	4,311	52,859	16,920
Home Sales	Average value	n/a	\$385 K	\$326 K	\$334 K	\$444 K	\$402 K
Improved Commercial	Number	n/a	11	76	76	1,882	272
Property Sales	Average value	n/a	\$773 K	\$858 K	\$1.32 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	n/a	8	21	84	719	389
>0.15 acres	Average value per acre	n/a	\$77 K	\$933 K	\$148 K	\$867 K	\$697 K
Vacant Land Sales	Number	n/a	insuf.	insuf.	16	123	86
>5 acres	Average value per acre	n/a	insuf.	insuf.	\$23 K	\$137 K	\$21 K
Certificates of Occupancy Issued		NJ DCA, July 22, 2024					
		0	91	70	505	11,425	1,566

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population	11,692	519,986	830,577	-628
Total Employment	1,876	164,439	359,779	-244
Average Household Size	2.72	2.75	2.55	Decrease
Median Household Income	\$141,800	\$104,400	\$125,496 (Muni. Avg.)	Increase
Median Age	43.5	41.3	44.6	Increase
K-8 School Enrollment (District Average)	1,135 (District)	3,029 (Districts Avg.)	1,020 (Districts Avg.)	-105

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES				
Taxes Collected Per Capita	\$1,081	\$1,051	\$989	+3%
Total Municipal Equalized Value	\$2.01 B	\$63.26 B	\$155.23 B	+3%
Average Tax Rate	0.87	1.47	0.64	+2%



\$0

Watershed Moratorium

Offset Aid

Wanaque Borough, Passaic County

Plan Conformance Status

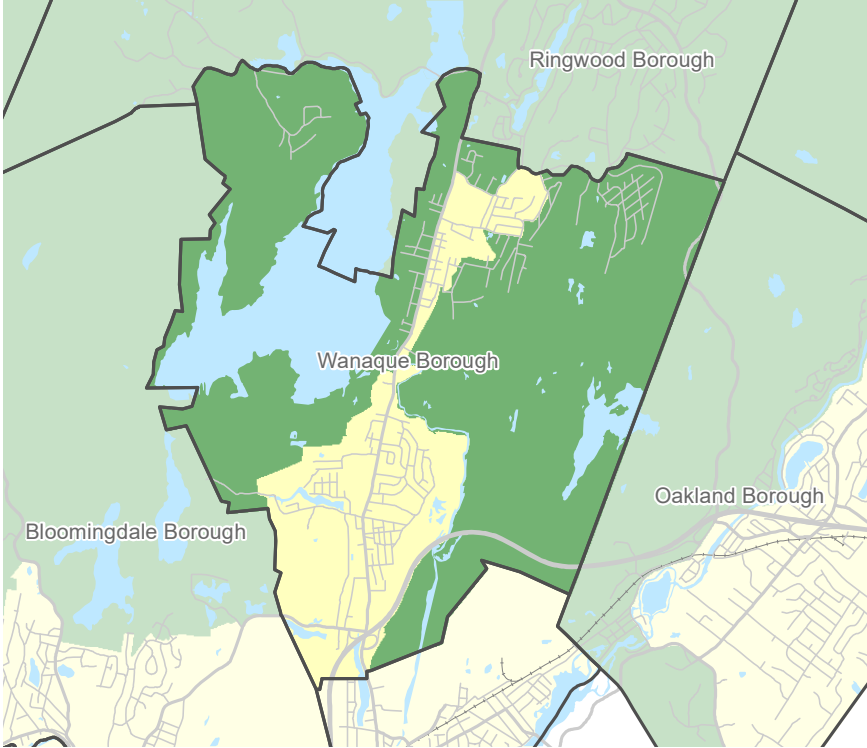
☐ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	1,303	22%
Preservation Area	4,663	78%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	3,236	54%
Muni. preserved acreage per capita	0.29	-
County preserved acreage per capita*	0.82	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	3,354	70%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	939	19%
Existing Community Zone Environmentally Constrained Subzone	105	2%
Lake Community Subzone	421	9%



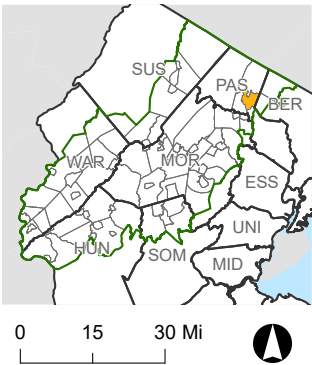
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	0.1%	0.4%	11.6%
Forest	52.9%	64.8%	45.4%
Developed	25.3%	17.1%	28.3%
Water	15.2%	8.9%	4.0%
Other	6.5%	8.8%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY							
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	559	468	1,908	4,311	52,859	16,920
Home Sales	Average value	\$311 K	\$371 K	\$326 K	\$334 K	\$444 K	\$402 K
Improved Commercial	Number	17	5	76	76	1,882	272
Property Sales	Average value	\$1.38 M	\$308 K	\$858 K	\$1.32 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	11	3	21	84	719	389
>0.15 acres	Average value per acre	\$474 K	\$306 K	\$933 K	\$148 K	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	insuf.	insuf.	16	123	86
>5 acres	Average value per acre	insuf.	insuf.	insuf.	\$23 K	\$137 K	\$21 K
Certificates of Occupancy Issued							
NJ DCA, July 22, 2024		24	30	70	505	11,425	1,566

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	11,217	519,986	830,577	-26
Total Employment U.S Census, LEHD, 2021	2,115	164,439	359,779	-79
Average Household Size U.S. Census ACS, 2018-2022	2.53	2.75	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$108,650	\$104,400	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	47.3	41.3	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	866 (District)	3,029 (Districts Avg.)	1,020 (Districts Avg.)	-13

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,018	\$1,051	\$989	+2%
Total Municipal Equalized Value	\$1.63 B	\$63.26 B	\$155.23 B	+4%
Average Tax Rate	1.02	1.47	0.64	+2%



\$0

Watershed Moratorium Offset Aid

West Milford Township, Passaic County

Plan Conformance Status

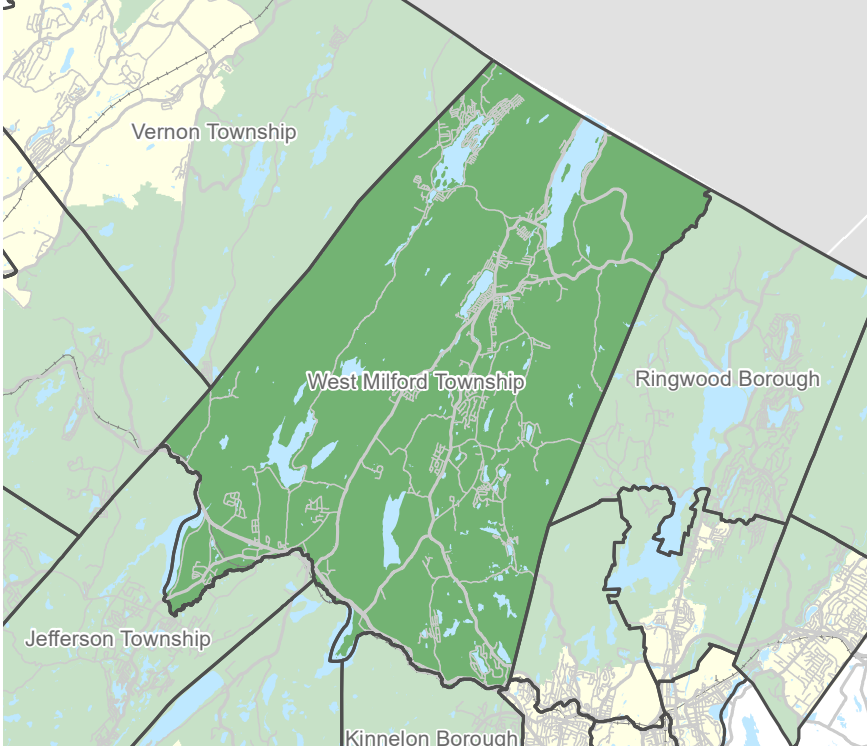
☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	0	0%
Preservation Area	51,930	100%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	35,598	69%
Muni. preserved acreage per capita	1.44	-
County preserved acreage per capita*	0.82	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	40,362	86%
Wildlife Management Area	2,592	6%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	2,480	5%
Existing Community Zone Environmentally Constrained Subzone	190	0%
Lake Community Subzone	1,266	3%



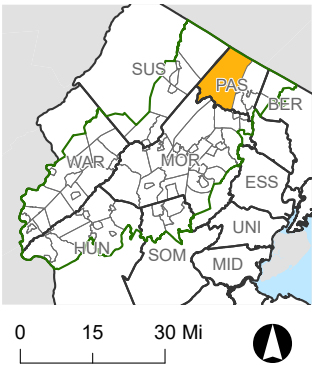
View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER			
NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	0.6%	0.4%	11.6%
Forest	67.6%	64.8%	45.4%
Developed	13.6%	17.1%	28.3%
Water	7.5%	8.9%	4.0%
Other	10.7%	8.8%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	n/a	2,639	1,908	4,311	52,859	16,920
Home Sales	Average value	n/a	\$302 K	\$326 K	\$334 K	\$444 K	\$402 K
Improved Commercial	Number	n/a	60	76	76	1,882	272
Property Sales	Average value	n/a	\$1.51 M	\$858 K	\$1.32 M	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	n/a	73	21	84	719	389
>0.15 acres	Average value per acre	n/a	\$149 K	\$933 K	\$148 K	\$867 K	\$697 K
Vacant Land Sales	Number	n/a	14	insuf.	16	123	86
>5 acres	Average value per acre	n/a	\$26 K	insuf.	\$23 K	\$137 K	\$21 K
Certificates of Occupancy Issued		0	372	70	505	11,425	1,566
NJ DCA, July 22, 2024							

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population	24,797	519,986	830,577	-1,695
U.S. Census ACS, 2018-2022				
Total Employment	3,806	164,439	359,779	-230
U.S. Census, LEHD, 2021				
Average Household Size	2.52	2.75	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$120,465	\$104,400	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	46.4	41.3	44.6	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	2,232 (District)	3,029 (Districts Avg.)	1,020 (Districts Avg.)	-311
NJ DOE, 2022-2023				

PROPERTY TAXES	Municipality	County	Highlands Region	Municipality Annual Change
NJ DCA, 2022				
Taxes Collected Per Capita	\$969	\$1,051	\$989	+1%
Total Municipal Equalized Value	\$3.84 B	\$63.26 B	\$155.23 B	+4%
Average Tax Rate	0.88	1.47	0.64	0%



\$757,687

Watershed Moratorium Offset Aid

Somerset County

Plan Conformance Status

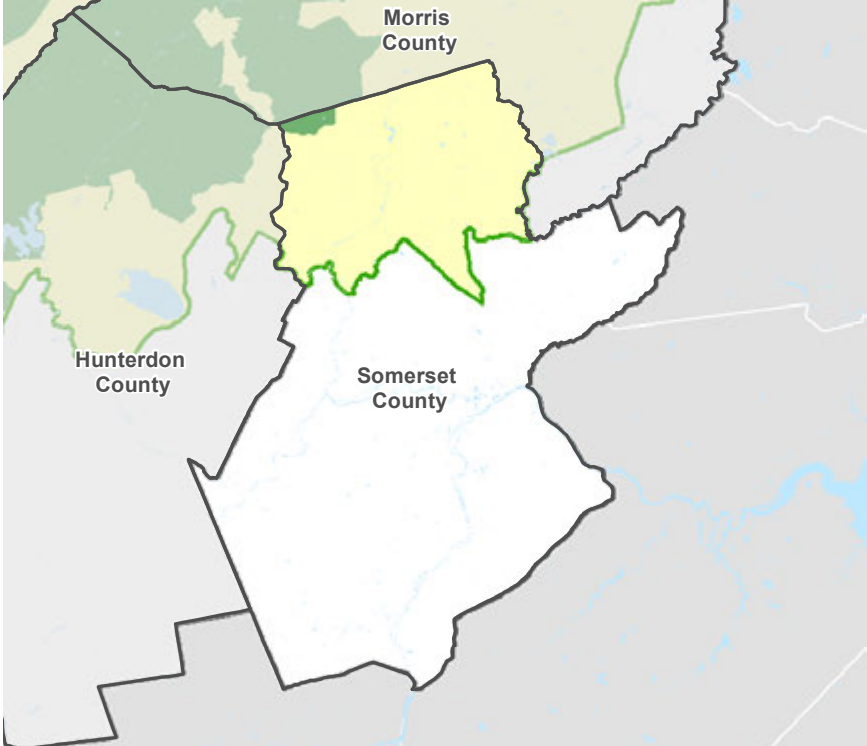
☐ Planning Area

☒ Preservation Area

	Acres*	%
Planning Area	46,546	98%
Preservation Area	1,009	2%

PRESERVED ACREAGE	Acres*	%
NJ Highlands Council, 2024		
Total	9,480	20%
County preserved acreage per capita*	0.20	-
Region preserved acreage per capita	0.40	-

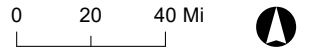
LAND USE CAPABILITY ZONES	Acres*	%
NJ Highlands Council, 2024		
Protection Zone	15,240	34%
Wildlife Management Area	2	0%
Conservation Zone	919	2%
Conservation Zone Environmentally Constrained Subzone	12,614	28%
Existing Community Zone	13,961	31%
Existing Community Zone Environmentally Constrained Subzone	1,544	3%
Lake Community Subzone	287	1%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER	County*	Highlands Region	Northern NJ
NJ DEP, 2020			
Agricultural	16.4%	11.6%	10.4%
Forest	34.5%	45.4%	34.2%
Developed	38.5%	28.3%	40.0%
Water	1.2%	4.0%	3.5%
Other	9.3%	10.6%	11.9%

LAND DEVELOPMENT ACTIVITY		County*	Highlands Region		Northern NJ	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Total
Single Family	Number	5,009	9	52,859	16,920	n/a
Home Sales	Average value	\$629 K	\$650 K	\$444 K	\$402 K	n/a
Improved Commercial	Number	86	insuf.	1,882	272	n/a
Property Sales	Average value	\$5.14 M	insuf.	\$2.16 M	\$1.03 M	n/a
Vacant Land Sales	Number	23	insuf.	719	389	n/a
>0.15 acres	Average value per acre	\$2.97 M	insuf.	\$867 K	\$697 K	n/a
Vacant Land Sales	Number	insuf.	insuf.	123	86	n/a
>5 acres	Average value per acre	insuf.	insuf.	\$137 K	\$21 K	n/a
Certificates of Occupancy Issued NJ DCA, July 22, 2024		432	1	11,425	1,566	63,044



\$0
Municipal Total
Watershed Moratorium
Offset Aid

DEMOGRAPHICS	County	Highlands Region	Northern NJ	County Change
Population U.S. Census ACS, 2018-2022	344,978	830,577	5,708,298	+16,274
Total Employment U.S Census, LEHD, 2021	189,161	359,779	2,436,247	+3,012
Average Household Size U.S. Census ACS, 2018-2022	2.67	2.55	2.63	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$143,393	\$125,496 (Muni. Avg.)	\$121,461 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	42.7	44.6	42.5	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	1,972 (Districts Avg.)	1,020 (Districts Avg.)	1,758 (Districts Avg.)	-129 (Districts Avg.)

PROPERTY TAXES	County	Highlands Region	Northern NJ	County Annual Change
NJ DCA, 2022				
Taxes Collected Per Capita	\$799	\$989	\$1,124	+1%
Total Municipal Equalized Value	\$72.92 B	\$155.23 B	\$967.05 B	+3%
Average Tax Rate	0.42	0.64	0.93	-3%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/somerset_county.html

Bedminster Township, Somerset County

Plan Conformance Status

☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	15,866	94%
Preservation Area	1,009	6%

PRESERVED ACREAGE

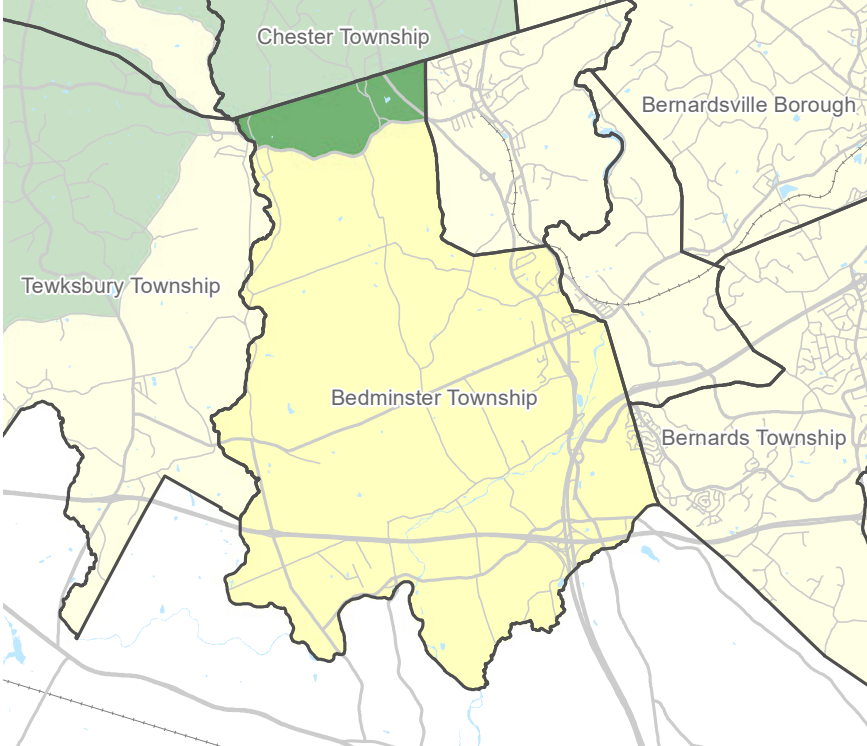
NJ Highlands Council, 2024

	Acres	%
Total	4,873	29%
Muni. preserved acreage per capita	0.59	-
County preserved acreage per capita*	0.20	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	2,684	17%
Wildlife Management Area	0	0%
Conservation Zone	744	5%
Conservation Zone Environmentally Constrained Subzone	10,185	63%
Existing Community Zone	2,050	13%
Existing Community Zone Environmentally Constrained Subzone	394	2%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

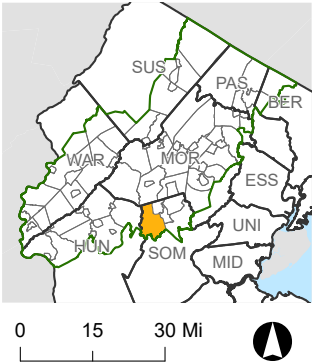
	Municipality	County*	Highlands Region
Agricultural	33.6%	16.4%	11.6%
Forest	37.0%	34.5%	45.4%
Developed	21.8%	38.5%	28.3%
Water	1.3%	1.2%	4.0%
Other	6.4%	9.3%	10.6%

LAND DEVELOPMENT ACTIVITY

NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	1,261	9	5,009	9	52,859	16,920
	Average value	\$371 K	\$650 K	\$629 K	\$650 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	22	insuf.	86	insuf.	1,882	272
	Average value	\$5.32 M	insuf.	\$5.14 M	insuf.	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	4	insuf.	23	insuf.	719	389
	Average value per acre	\$395 K	insuf.	\$2.97 M	insuf.	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	insuf.	insuf.	123	86
	Average value per acre	insuf.	insuf.	insuf.	insuf.	\$137 K	\$21 K
Certificates of Occupancy Issued		55	1	432	1	11,425	1,566

NJ DCA, July 22, 2024



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	8,245	344,978	830,577	+24
Total Employment	9,877	189,161	359,779	
Average Household Size	1.98	2.67	2.55	Decrease
Median Household Income	\$126,190	\$143,393	\$125,496 (Muni. Avg.)	Increase
Median Age	46.8	42.7	44.6	Decrease
K-8 School Enrollment (District Average)	495 (District)	1,972 (Districts Avg.)	1,020 (Districts Avg.)	-72

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$976	\$799	\$989	+1%
Total Municipal Equalized Value	\$2.63 B	\$72.92 B	\$155.23 B	+1%
Average Tax Rate	0.32	0.42	0.64	0%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/bedminster.html

Bernards Township, Somerset County

Plan Conformance Status

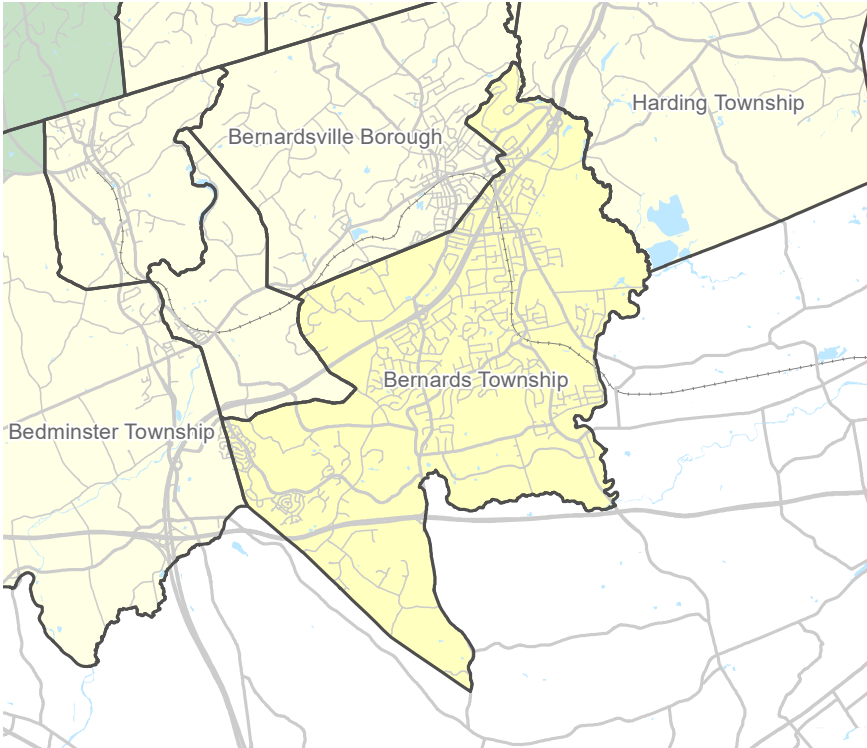
☐ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	15,568	100%
Preservation Area	0	0%

PRESERVED ACREAGE NJ Highlands Council, 2024	Acres	%
Total	2,858	18%
Muni. preserved acreage per capita	0.10	-
County preserved acreage per capita*	0.20	-

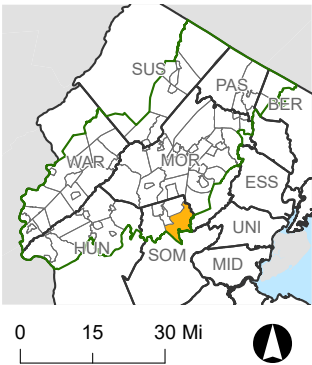
LAND USE CAPABILITY ZONES NJ Highlands Council, 2024	Acres	%
Protection Zone	5,233	37%
Wildlife Management Area	2	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	9	0%
Existing Community Zone	8,157	57%
Existing Community Zone Environmentally Constrained Subzone	607	4%
Lake Community Subzone	199	1%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020	Municipality	County*	Highlands Region
Agricultural	2.8%	16.4%	11.6%
Forest	22.8%	34.5%	45.4%
Developed	54.9%	38.5%	28.3%
Water	1.2%	1.2%	4.0%
Other	18.3%	9.3%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family	Number	2,745	n/a	5,009	9	52,859	16,920
Home Sales	Average value	\$682 K	n/a	\$629 K	\$650 K	\$444 K	\$402 K
Improved Commercial	Number	28	n/a	86	insuf.	1,882	272
Property Sales	Average value	\$10.47 M	n/a	\$5.14 M	insuf.	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	8	n/a	23	insuf.	719	389
>0.15 acres	Average value per acre	\$2.84 M	n/a	\$2.97 M	insuf.	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	insuf.	insuf.	123	86
>5 acres	Average value per acre	insuf.	n/a	insuf.	insuf.	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		285	0	432	1	11,425	1,566



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	27,768	344,978	830,577	+919
Total Employment U.S. Census, LEHD, 2021	20,882	189,161	359,779	+4,760
Average Household Size U.S. Census ACS, 2018-2022	2.70	2.67	2.55	Increase
Median Household Income U.S. Census ACS, 2018-2022	\$174,072	\$143,393	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	46.1	42.7	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	3,573 (District)	1,972 (Districts Avg.)	1,020 (Districts Avg.)	-203

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$864	\$799	\$989	+1%
Total Municipal Equalized Value	\$7.73 B	\$72.92 B	\$155.23 B	+1%
Average Tax Rate	0.33	0.42	0.64	+1%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/bernards.html

Bernardsville Borough, Somerset County

Plan Conformance Status

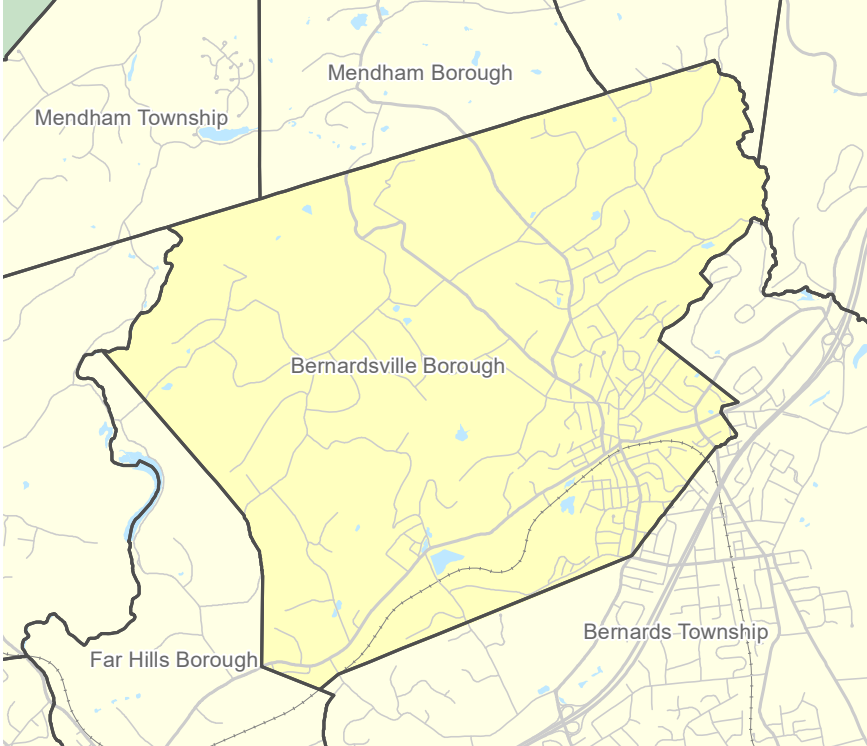
☐ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	8,265	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	785	9%
Muni. preserved acreage per capita	0.10	-
County preserved acreage per capita*	0.20	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	5,083	65%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	512	7%
Existing Community Zone	2,038	26%
Existing Community Zone Environmentally Constrained Subzone	136	2%
Lake Community Subzone	81	1%



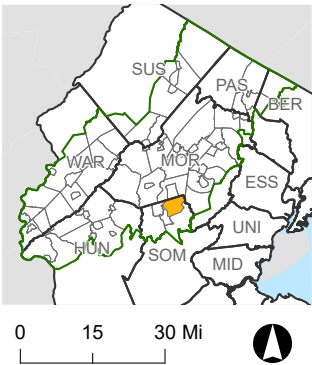
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	6.3%	16.4%	11.6%
Forest	45.5%	34.5%	45.4%
Developed	45.1%	38.5%	28.3%
Water	0.9%	1.2%	4.0%
Other	2.1%	9.3%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	720	n/a	5,009	9	52,859	16,920
	Average value	\$818 K	n/a	\$629 K	\$650 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	24	n/a	86	insuf.	1,882	272
	Average value	\$844 K	n/a	\$5.14 M	insuf.	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	8	n/a	23	insuf.	719	389
	Average value per acre	\$5.48 M	n/a	\$2.97 M	insuf.	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	n/a	insuf.	insuf.	123	86
	Average value per acre	insuf.	n/a	insuf.	insuf.	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		49	0	432	1	11,425	1,566

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS	U.S. Census ACS, 2018-2022			
Population	7,888	344,978	830,577	+122
Total Employment	2,442	189,161	359,779	-471
Average Household Size	2.94	2.67	2.55	Decrease
Median Household Income	\$220,060	\$143,393	\$125,496 (Muni. Avg.)	Increase
Median Age	40.5	42.7	44.6	Increase
K-8 School Enrollment (District Average)	1,147 (District)	1,972 (Districts Avg.)	1,020 (Districts Avg.)	-106

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES	NJ DCA, 2022			
Taxes Collected Per Capita	\$1,560	\$799	\$989	+3%
Total Municipal Equalized Value	\$2.38 B	\$72.92 B	\$155.23 B	+0%
Average Tax Rate	0.53	0.42	0.64	+3%



\$0

Watershed Moratorium Offset Aid

Far Hills Borough, Somerset County

Plan Conformance Status

☐ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	3,149	100%
Preservation Area	0	0%

PRESERVED ACREAGE

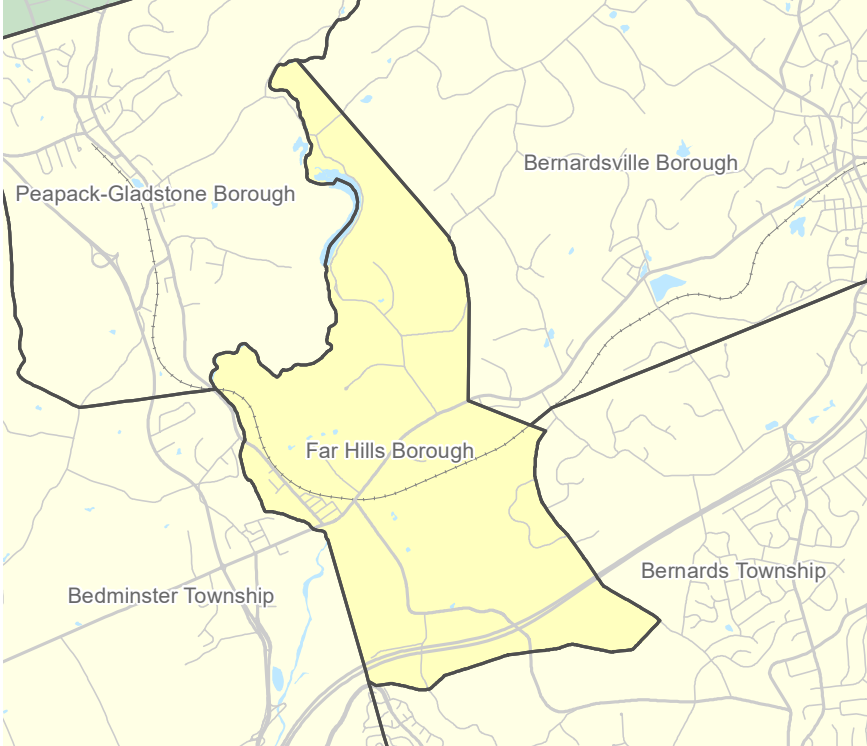
NJ Highlands Council, 2024

	Acres	%
Total	319	10%
Muni. preserved acreage per capita	0.30	-
County preserved acreage per capita*	0.20	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	1,305	45%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	1,196	41%
Existing Community Zone	332	11%
Existing Community Zone Environmentally Constrained Subzone	94	3%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

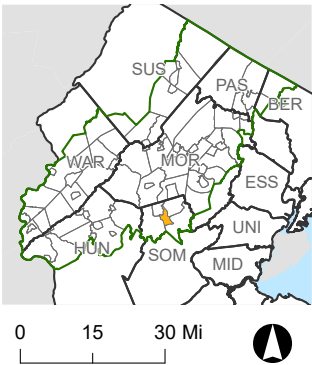
	Municipality	County*	Highlands Region
Agricultural	18.7%	16.4%	11.6%
Forest	43.8%	34.5%	45.4%
Developed	27.8%	38.5%	28.3%
Water	1.8%	1.2%	4.0%
Other	7.8%	9.3%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	80	n/a	5,009	9	52,859	16,920
	Average value	\$746 K	n/a	\$629 K	\$650 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	6	n/a	86	insuf.	1,882	272
	Average value	\$746 K	n/a	\$5.14 M	insuf.	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	insuf.	n/a	23	insuf.	719	389
	Average value per acre	insuf.	n/a	\$2.97 M	insuf.	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	n/a	insuf.	insuf.	123	86
	Average value per acre	insuf.	n/a	insuf.	insuf.	\$137 K	\$21 K
Certificates of Occupancy Issued		3	0	432	1	11,425	1,566

Certificates of Occupancy Issued

NJ DCA, July 22, 2024



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	1,047	344,978	830,577	-54
Total Employment	168	189,161	359,779	-93
Average Household Size	2.51	2.67	2.55	Decrease
Median Household Income	\$145,139	\$143,393	\$125,496 (Muni. Avg.)	Increase
Median Age	50.4	42.7	44.6	Increase
K-8 School Enrollment (District Average)	1,147 (District)	1,972 (Districts Avg.)	1,020 (Districts Avg.)	-106

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$2,281	\$799	\$989	+1%
Total Municipal Equalized Value	\$0.44 B	\$72.92 B	\$155.23 B	0%
Average Tax Rate	0.55	0.42	0.64	+1%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/far_hills_boro.html

64

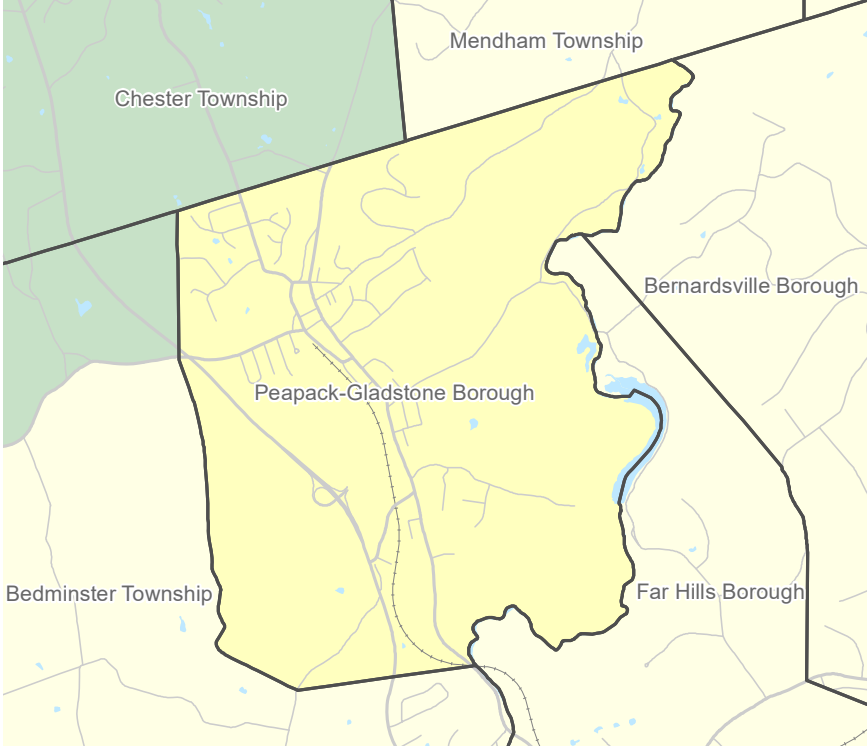
Peapack-Gladstone Borough, Somerset County

Plan Conformance Status	Planning Area	
	Preservation Area	

	Acres	%
Planning Area	3,696	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	645	17%
Muni. preserved acreage per capita	0.25	-
County preserved acreage per capita*	0.20	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	935	27%
Wildlife Management Area	0	0%
Conservation Zone	175	5%
Conservation Zone Environmentally Constrained Subzone	712	20%
Existing Community Zone	1,384	39%
Existing Community Zone Environmentally Constrained Subzone	312	9%
Lake Community Subzone	6	0%



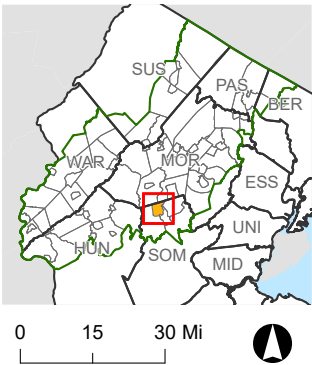
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	16.0%	16.4%	11.6%
Forest	40.6%	34.5%	45.4%
Developed	40.0%	38.5%	28.3%
Water	1.4%	1.2%	4.0%
Other	2.0%	9.3%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY							
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	203	n/a	5,009	9	52,859	16,920
Home Sales	Average value	\$792 K	n/a	\$629 K	\$650 K	\$444 K	\$402 K
Improved Commercial	Number	6	n/a	86	insuf.	1,882	272
Property Sales	Average value	\$1.24 M	n/a	\$5.14 M	insuf.	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	insuf.	n/a	23	insuf.	719	389
>0.15 acres	Average value per acre	insuf.	n/a	\$2.97 M	insuf.	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	insuf.	insuf.	123	86
>5 acres	Average value per acre	insuf.	n/a	insuf.	insuf.	\$137 K	\$21 K
Certificates of Occupancy Issued		40	0	432	1	11,425	1,566
NJ DCA, July 22, 2024							

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population	2,561	344,978	830,577	-19
U.S. Census ACS, 2018-2022				
Total Employment	2,265	189,161	359,779	-751
U.S. Census, LEHD, 2021				
Average Household Size	2.56	2.67	2.55	Stable
U.S. Census ACS, 2018-2022				
Median Household Income	\$183,125	\$143,393	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	44.9	42.7	44.6	Decrease
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	1,147 (District)	1,972 (Districts Avg.)	1,020 (Districts Avg.)	-106
NJ DOE, 2022-2023				

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES				
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,826	\$799	\$989	+3%
Total Municipal Equalized Value	\$0.80 B	\$72.92 B	\$155.23 B	+1%
Average Tax Rate	0.60	0.42	0.64	+1%



\$0
Watershed Moratorium
Offset Aid

Sussex County

Plan Conformance Status

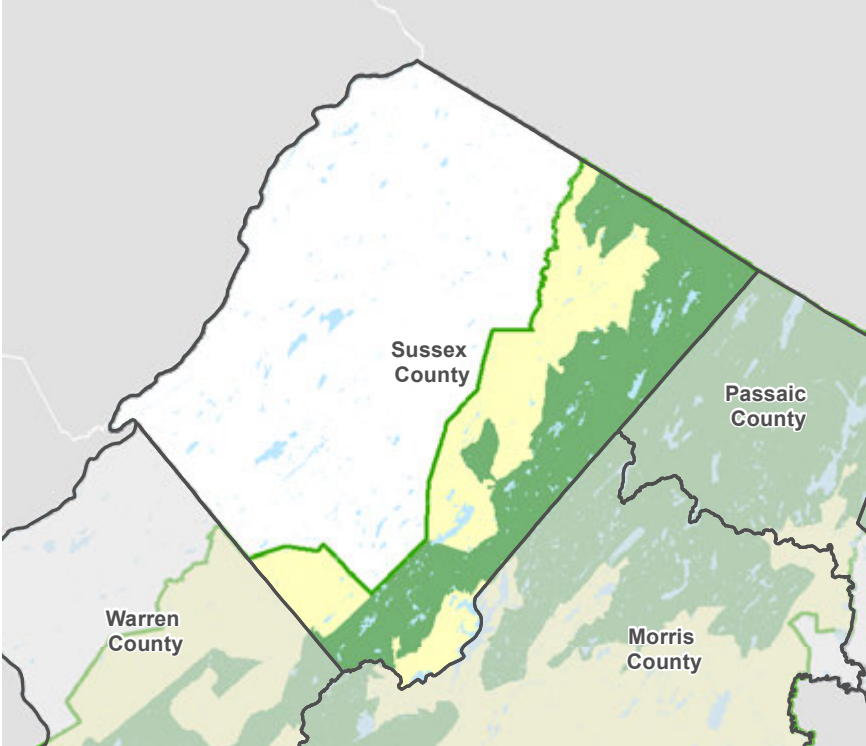
Planning Area

Preservation Area

	Acres*	%
Planning Area	58,979	45%
Preservation Area	70,719	55%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres*	%
Total	57,234	44%
County preserved acreage per capita*	0.63	-
Region preserved acreage per capita	0.40	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres*	%
Protection Zone	78,513	66%
Wildlife Management Area	14,571	12%
Conservation Zone	340	0%
Conservation Zone Environmentally Constrained Subzone	7,763	6%
Existing Community Zone	12,872	11%
Existing Community Zone Environmentally Constrained Subzone	1,211	1%
Lake Community Subzone	4,515	4%



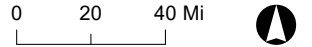
View interactive map online at www.nj.gov/njhighlands/gis/

	County*	Highlands Region	Northern NJ
Agricultural	4.8%	11.6%	10.4%
Forest	53.6%	45.4%	34.2%
Developed	22.4%	28.3%	40.0%
Water	5.0%	4.0%	3.5%
Other	14.2%	10.6%	11.9%

LAND DEVELOPMENT ACTIVITY		County*		Highlands Region		Northern NJ	
Land sales		NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	7,972	3,022	52,859	16,920	n/a	
	Average value	\$299 K	\$316 K	\$444 K	\$402 K	n/a	
Improved Commercial Property Sales	Number	226	24	1,882	272	n/a	
	Average value	\$700 K	\$733 K	\$2.16 M	\$1.03 M	n/a	
Vacant Land Sales >0.15 acres	Number	203	126	719	389	n/a	
	Average value per acre	\$136 K	\$97 K	\$867 K	\$697 K	n/a	
Vacant Land Sales >5 acres	Number	28	12	123	86	n/a	
	Average value per acre	\$27 K	\$18 K	\$137 K	\$21 K	n/a	
Certificates of Occupancy Issued		NJ DCA, July 22, 2024		1,628	259	11,425	1,566
						63,044	

DEMOGRAPHICS	County	Highlands Region	Northern NJ	County Change
Population U.S. Census ACS, 2018-2022	144,808	830,577	5,708,298	-2,080
Total Employment U.S Census, LEHD, 2021	34,984	359,779	2,436,247	-2,743
Average Household Size U.S. Census ACS, 2018-2022	2.52	2.55	2.63	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$109,977	\$125,496 (Muni. Avg.)	\$121,461 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	45.4	44.6	42.5	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	581 (Districts Avg.)	1,020 (Districts Avg.)	1,758 (Districts Avg.)	-101 (Districts Avg.)

PROPERTY TAXES	NJ DCA, 2022	County	Highlands Region	Northern NJ	County Annual Change
Taxes Collected Per Capita		\$829	\$989	\$1,124	+2%
Total Municipal Equalized Value		\$21.04 B	\$155.23 B	\$967.05 B	+3%
Average Tax Rate		0.72	0.64	0.93	+2%



\$522,593

Municipal Total Watershed Moratorium Offset Aid

Byram Township, Sussex County

Plan Conformance Status

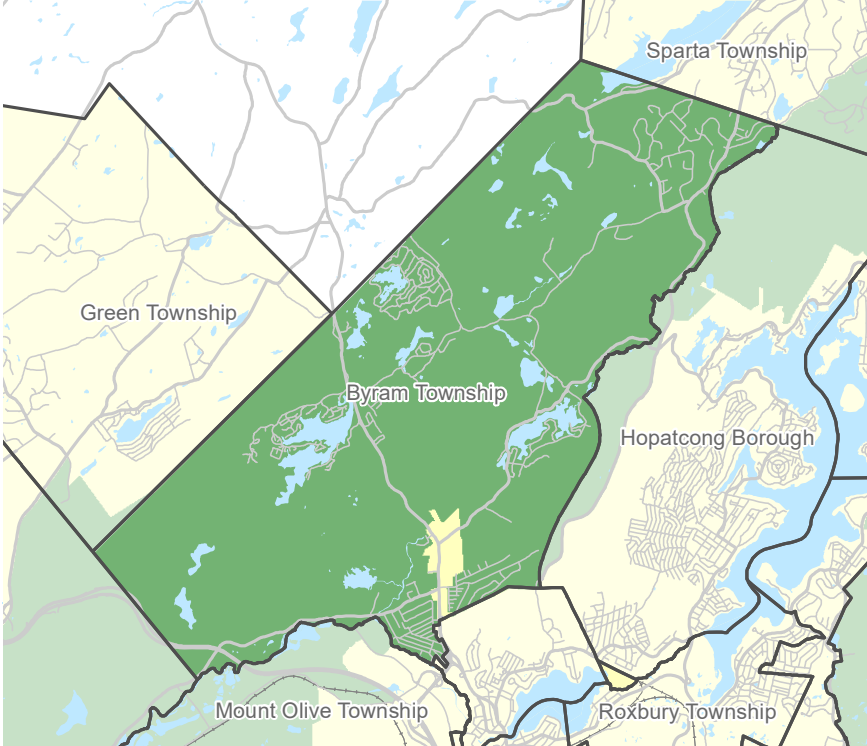
☒ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	237	2%
Preservation Area	14,299	98%

PRESERVED ACREAGE NJ Highlands Council, 2024	Acres	%
Total	6,852	47%
Muni. preserved acreage per capita	0.85	-
County preserved acreage per capita*	0.63	-

LAND USE CAPABILITY ZONES NJ Highlands Council, 2024	Acres	%
Protection Zone	11,548	87%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	1,150	9%
Existing Community Zone Environmentally Constrained Subzone	116	1%
Lake Community Subzone	429	3%



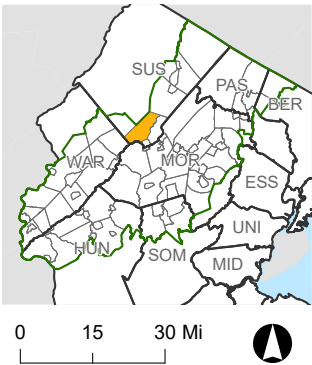
View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020	Municipality	County*	Highlands Region
Agricultural	0.4%	4.8%	11.6%
Forest	66.3%	53.6%	45.4%
Developed	18.2%	22.4%	28.3%
Water	6.2%	5.0%	4.0%
Other	8.8%	14.2%	10.6%

LAND DEVELOPMENT ACTIVITY	Municipality		County*		Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)	Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	insuf.	878	7,972	3,022	52,859	16,920
Improved Commercial Property Sales	insuf.	\$328 K	\$299 K	\$316 K	\$444 K	\$402 K
Vacant Land Sales >0.15 acres	insuf.	27	203	126	719	389
Vacant Land Sales >5 acres	insuf.	insuf.	28	12	123	86
Certificates of Occupancy Issued	insuf.	insuf.	\$27 K	\$18 K	\$137 K	\$21 K

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	8,059	144,808	830,577	-161
Total Employment U.S. Census, LEHD, 2021	1,351	34,984	359,779	-180
Average Household Size U.S. Census ACS, 2018-2022	2.72	2.52	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$131,792	\$109,977	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	40.9	45.4	44.6	Decrease
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	856 (District)	581 (Districts Avg.)	1,020 (Districts Avg.)	-124

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,108	\$829	\$989	+1%
Total Municipal Equalized Value	\$1.18 B	\$21.04 B	\$155.23 B	+3%
Average Tax Rate	0.96	0.72	0.64	+1%



\$0

Watershed Moratorium Offset Aid

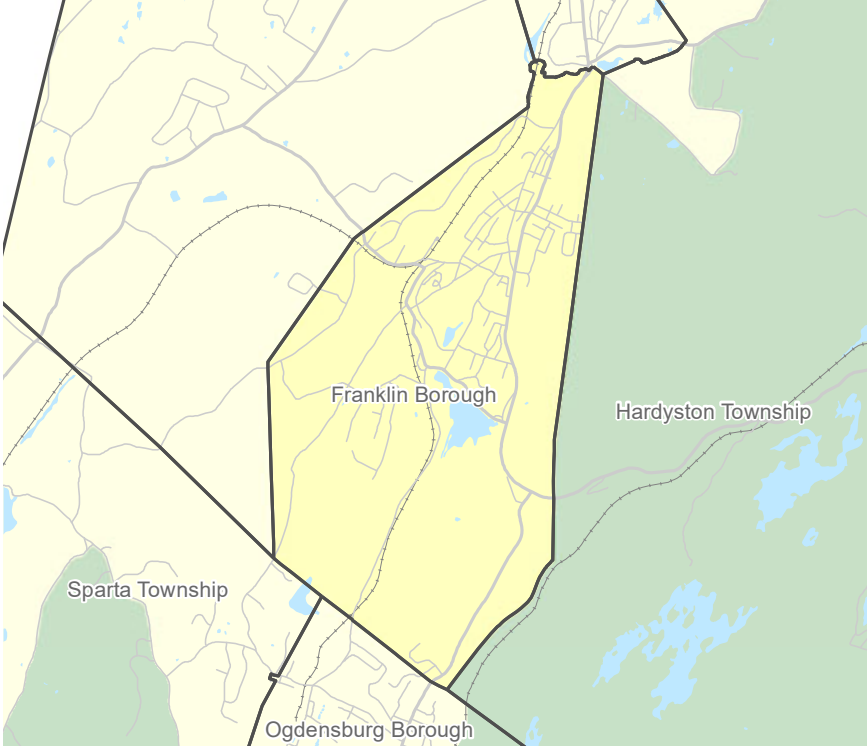
Franklin Borough, Sussex County

Plan Conformance Status		
<input type="checkbox"/>	Planning Area	
<input type="checkbox"/>	Preservation Area	

	Acres	%
Planning Area	2,833	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	398	14%
Muni. preserved acreage per capita	0.08	-
County preserved acreage per capita*	0.63	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	1,151	44%
Wildlife Management Area	46	2%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	31	1%
Existing Community Zone	1,099	42%
Existing Community Zone Environmentally Constrained Subzone	112	4%
Lake Community Subzone	183	7%



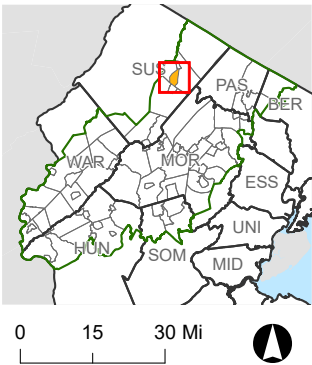
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	5.5%	4.8%	11.6%
Forest	36.5%	53.6%	45.4%
Developed	41.7%	22.4%	28.3%
Water	3.2%	5.0%	4.0%
Other	13.0%	14.2%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY							
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	419	n/a	7,972	3,022	52,859	16,920
Home Sales	Average value	\$223 K	n/a	\$299 K	\$316 K	\$444 K	\$402 K
Improved Commercial	Number	22	n/a	226	24	1,882	272
Property Sales	Average value	\$761 K	n/a	\$700 K	\$733 K	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	11	n/a	203	126	719	389
>0.15 acres	Average value per acre	\$38 K	n/a	\$136 K	\$97 K	\$867 K	\$697 K
Vacant Land Sales	Number	6	n/a	28	12	123	86
>5 acres	Average value per acre	\$83 K	n/a	\$27 K	\$18 K	\$137 K	\$21 K
Certificates of Occupancy Issued		27	0	1,628	259	11,425	1,566
NJ DCA, July 22, 2024							

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population	4,933	144,808	830,577	-61
U.S. Census ACS, 2018-2022				
Total Employment	1,792	34,984	359,779	+673
U.S. Census, LEHD, 2021				
Average Household Size	2.21	2.52	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$87,558	\$109,977	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	50.0	45.4	44.6	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	427 (District)	581 (Districts Avg.)	1,020 (Districts Avg.)	+9
NJ DOE, 2022-2023				

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES				
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,031	\$829	\$989	+1%
Total Municipal Equalized Value	\$0.54 B	\$21.04 B	\$155.23 B	+4%
Average Tax Rate	1.29	0.72	0.64	+1%



\$4,089
Watershed Moratorium
Offset Aid

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/franklin_boro.html

Green Township, Sussex County

Plan Conformance Status

☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	10,169	98%
Preservation Area	260	2%

PRESERVED ACREAGE

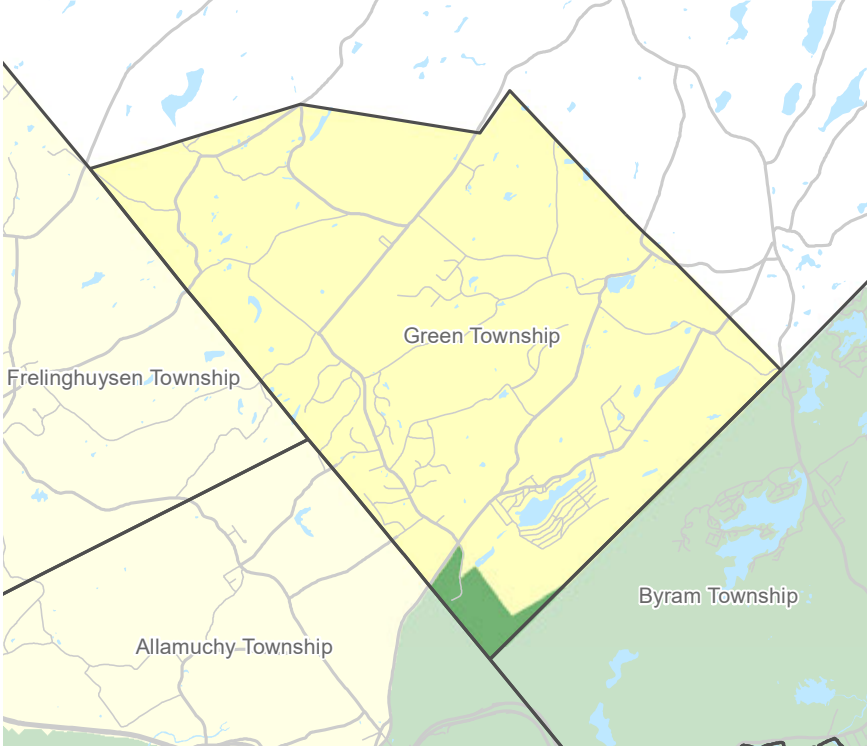
NJ Highlands Council, 2024

	Acres	%
Total	2,797	27%
Muni. preserved acreage per capita	0.77	-
County preserved acreage per capita*	0.63	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	4,817	48%
Wildlife Management Area	716	7%
Conservation Zone	340	3%
Conservation Zone Environmentally Constrained Subzone	3,630	36%
Existing Community Zone	334	3%
Existing Community Zone Environmentally Constrained Subzone	15	0%
Lake Community Subzone	181	2%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

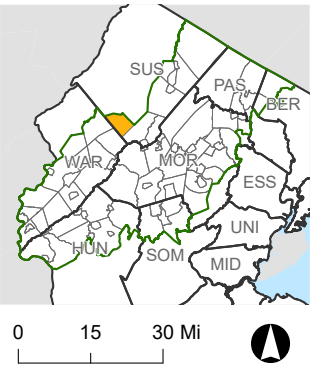
	Municipality	County*	Highlands Region
Agricultural	24.3%	4.8%	11.6%
Forest	42.1%	53.6%	45.4%
Developed	19.8%	22.4%	28.3%
Water	2.2%	5.0%	4.0%
Other	11.6%	14.2%	10.6%

LAND DEVELOPMENT ACTIVITY

NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	304	insuf.	7,972	3,022	52,859	16,920
	Average value	\$385 K	insuf.	\$299 K	\$316 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	3	insuf.	226	24	1,882	272
	Average value	\$850 K	insuf.	\$700 K	\$733 K	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	7	insuf.	203	126	719	389
	Average value per acre	\$76 K	insuf.	\$136 K	\$97 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	28	12	123	86
	Average value per acre	insuf.	insuf.	\$27 K	\$18 K	\$137 K	\$21 K
Certificates of Occupancy Issued		245	0	1,628	259	11,425	1,566

NJ DCA, July 22, 2024



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	3,620	144,808	830,577	+68
Total Employment	779	34,984	359,779	+433
Average Household Size	2.97	2.52	2.55	Decrease
Median Household Income	\$162,315	\$109,977	\$125,496 (Muni. Avg.)	Increase
Median Age	45.2	45.4	44.6	Increase
K-8 School Enrollment (District Average)	461 (District)	581 (Districts Avg.)	1,020 (Districts Avg.)	-24

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$781	\$829	\$989	+1%
Total Municipal Equalized Value	\$0.57 B	\$21.04 B	\$155.23 B	+3%
Average Tax Rate	0.65	0.72	0.64	+1%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/green_twp.html

Hamburg Borough, Sussex County

Plan Conformance Status

☐ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	747	100%
Preservation Area	0	0%

PRESERVED ACREAGE

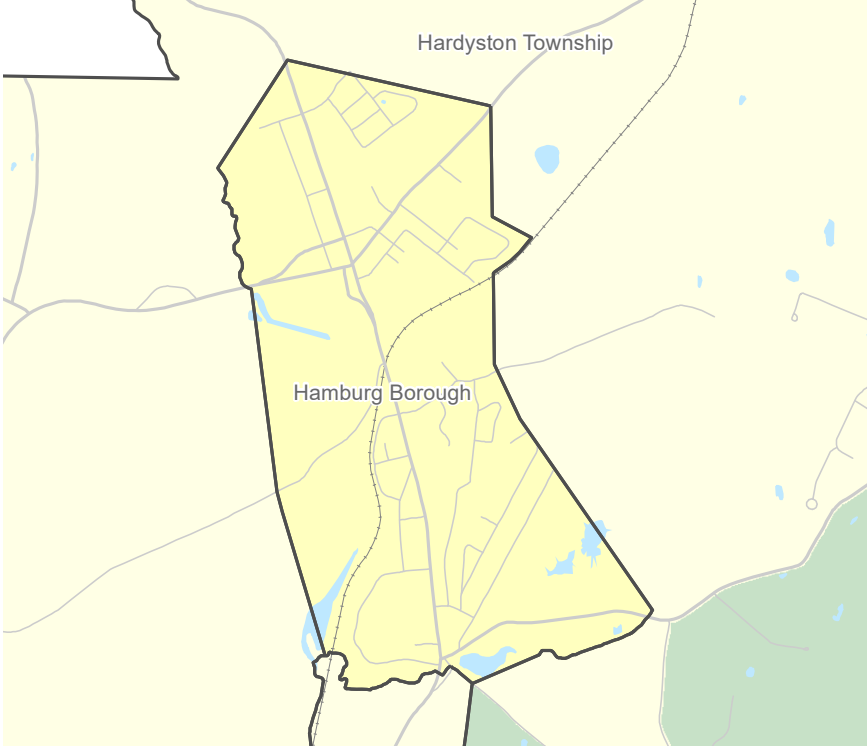
NJ Highlands Council, 2024

	Acres	%
Total	46	6%
Muni. preserved acreage per capita	0.01	-
County preserved acreage per capita*	0.63	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	82	12%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	15	2%
Existing Community Zone	536	80%
Existing Community Zone Environmentally Constrained Subzone	14	2%
Lake Community Subzone	23	3%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

	Municipality	County*	Highlands Region
Agricultural	1.3%	4.8%	11.6%
Forest	19.9%	53.6%	45.4%
Developed	65.3%	22.4%	28.3%
Water	2.5%	5.0%	4.0%
Other	11.0%	14.2%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	446	n/a	7,972	3,022	52,859	16,920
	Average value	\$194 K	n/a	\$299 K	\$316 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	19	n/a	226	24	1,882	272
	Average value	\$587 K	n/a	\$700 K	\$733 K	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	insuf.	n/a	203	126	719	389
	Average value per acre	insuf.	n/a	\$136 K	\$97 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	n/a	28	12	123	86
	Average value per acre	insuf.	n/a	\$27 K	\$18 K	\$137 K	\$21 K
Certificates of Occupancy Issued		14	0	1,628	259	11,425	1,566

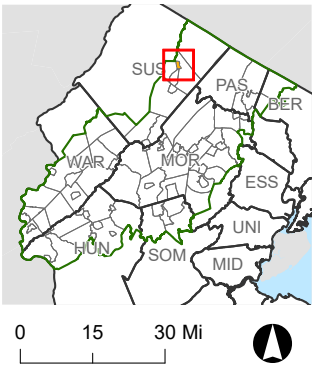
DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	3,274	144,808	830,577	+49
Total Employment	840	34,984	359,779	+141
Average Household Size	2.24	2.52	2.55	Increase
Median Household Income	\$78,586	\$109,977	\$125,496 (Muni. Avg.)	Increase
Median Age	42.2	45.4	44.6	Increase
K-8 School Enrollment (District Average)	242 (District)	581 (Districts Avg.)	1,020 (Districts Avg.)	-31

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$811	\$829	\$989	+4%
Total Municipal Equalized Value	\$0.33 B	\$21.04 B	\$155.23 B	+3%
Average Tax Rate	1.06	0.72	0.64	+3%



\$0

Watershed Moratorium Offset Aid

Hardyston Township, Sussex County

Plan Conformance Status

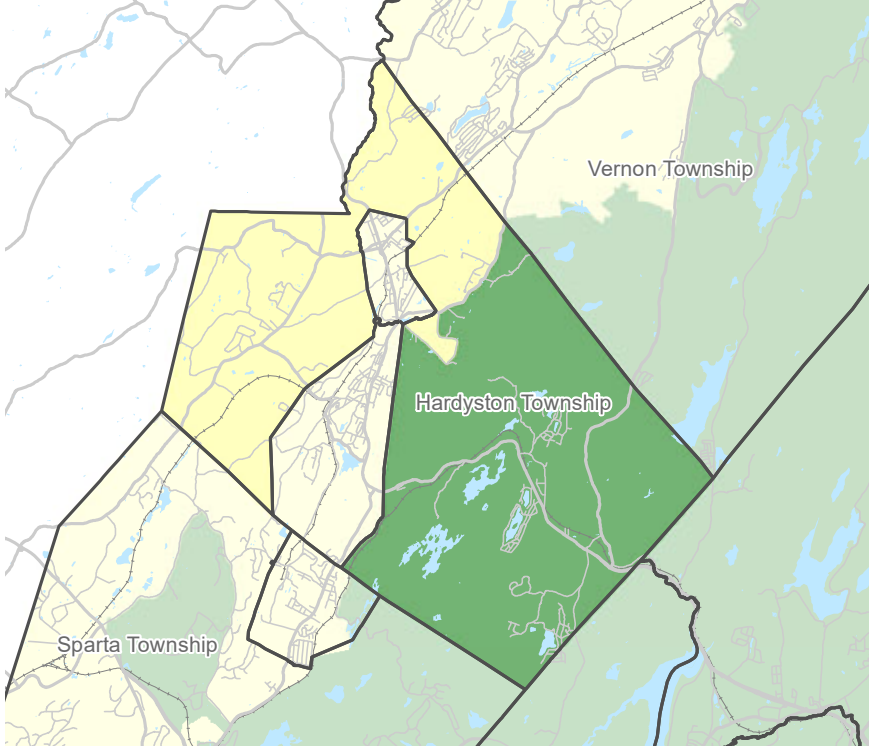
☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	8,290	40%
Preservation Area	12,555	60%

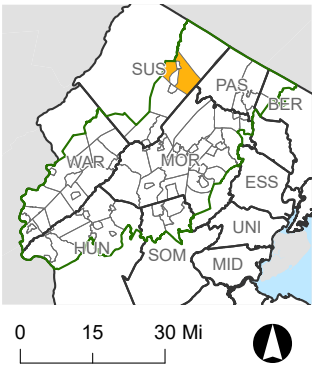
PRESERVED ACREAGE		
NJ Highlands Council, 2024		
Total	10,464	50%
Muni. preserved acreage per capita	1.28	-
County preserved acreage per capita*	0.63	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
Protection Zone	11,603	58%
Wildlife Management Area	5,001	25%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	830	4%
Existing Community Zone	2,063	10%
Existing Community Zone Environmentally Constrained Subzone	329	2%
Lake Community Subzone	181	1%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	4.5%	4.8%	11.6%
Forest	59.0%	53.6%	45.4%
Developed	17.0%	22.4%	28.3%
Water	2.4%	5.0%	4.0%
Other	17.1%	14.2%	10.6%



LAND DEVELOPMENT ACTIVITY						
		Municipality		County*	Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.
Single Family Home Sales	Number	861	262	7,972	3,022	52,859
	Average value	\$299 K	\$280 K	\$299 K	\$316 K	\$444 K
Improved Commercial Property Sales	Number	14	6	226	24	1,882
	Average value	\$481 K	\$1.22 M	\$700 K	\$733 K	\$2.16 M
Vacant Land Sales >0.15 acres	Number	24	3	203	126	719
	Average value per acre	\$175 K	\$59 K	\$136 K	\$97 K	\$867 K
Vacant Land Sales >5 acres	Number	5	insuf.	28	12	123
	Average value per acre	\$23 K	insuf.	\$27 K	\$18 K	\$137 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		61	13	1,628	259	11,425

\$194,721

Watershed Moratorium Offset Aid

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	8,160	144,808	830,577	+34
Total Employment U.S. Census, LEHD, 2021	1,379	34,984	359,779	-1,259
Average Household Size U.S. Census ACS, 2018-2022	2.35	2.52	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$115,579	\$109,977	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	47.0	45.4	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	693 (District)	581 (Districts Avg.)	1,020 (Districts Avg.)	-14

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$943	\$829	\$989	+1%
Total Municipal Equalized Value	\$1.32 B	\$21.04 B	\$155.23 B	+2%
Average Tax Rate	0.72	0.72	0.64	+1%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/hardyston.html

Hopatcong Borough, Sussex County

Plan Conformance Status

☒ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	5,333	67%
Preservation Area	2,615	33%

PRESERVED ACREAGE

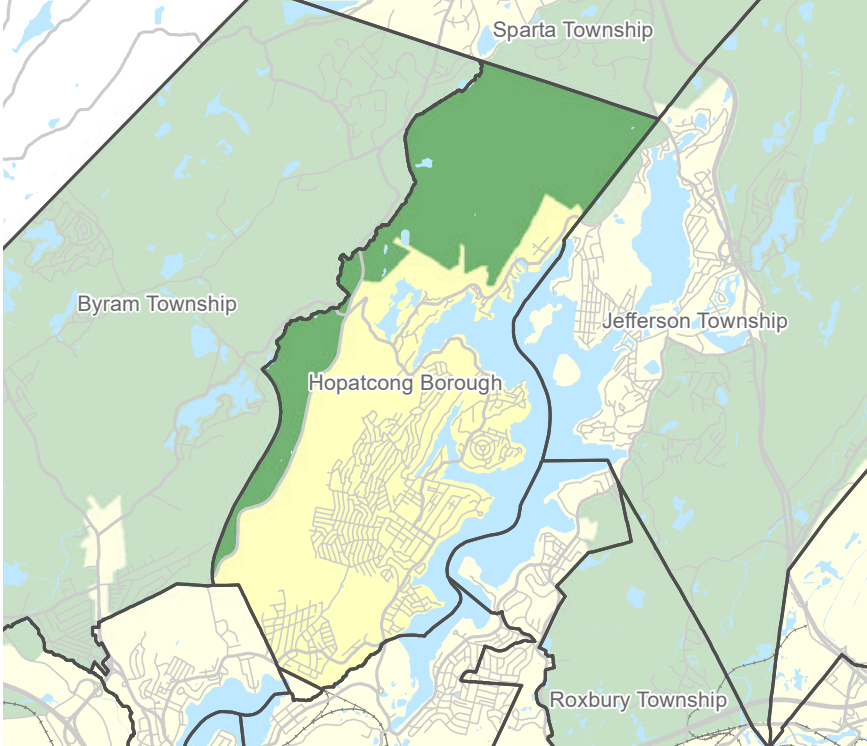
NJ Highlands Council, 2024

	Acres	%
Total	2,441	31%
Muni. preserved acreage per capita	0.17	-
County preserved acreage per capita*	0.63	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	3,983	62%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	1,375	21%
Existing Community Zone Environmentally Constrained Subzone	78	1%
Lake Community Subzone	980	15%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

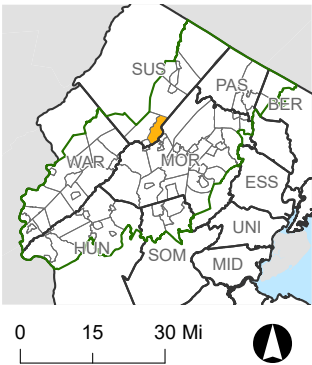
	Municipality	County*	Highlands Region
Agricultural	0.3%	4.8%	11.6%
Forest	44.9%	53.6%	45.4%
Developed	34.3%	22.4%	28.3%
Water	12.8%	5.0%	4.0%
Other	7.7%	14.2%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	1,911	8	7,972	3,022	52,859	16,920
	Average value	\$289 K	\$389 K	\$299 K	\$316 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	23	insuf.	226	24	1,882	272
	Average value	\$736 K	insuf.	\$700 K	\$733 K	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	42	insuf.	203	126	719	389
	Average value per acre	\$80 K	insuf.	\$136 K	\$97 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	28	12	123	86
	Average value per acre	insuf.	insuf.	\$27 K	\$18 K	\$137 K	\$21 K
Certificates of Occupancy Issued		177	3	1,628	259	11,425	1,566

Certificates of Occupancy Issued

NJ DCA, July 22, 2024



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	14,411	144,808	830,577	-510
Total Employment	1,350	34,984	359,779	+72
Average Household Size	2.50	2.52	2.55	Decrease
Median Household Income	\$107,670	\$109,977	\$125,496 (Muni. Avg.)	Increase
Median Age	41.5	45.4	44.6	Increase
K-8 School Enrollment (District Average)	985 (District)	581 (Districts Avg.)	1,020 (Districts Avg.)	-290

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$929	\$829	\$989	+1%
Total Municipal Equalized Value	\$2.04 B	\$21.04 B	\$155.23 B	+3%
Average Tax Rate	0.94	0.72	0.64	+0%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/hopatcong.html

Ogdensburg Borough, Sussex County

Plan Conformance Status

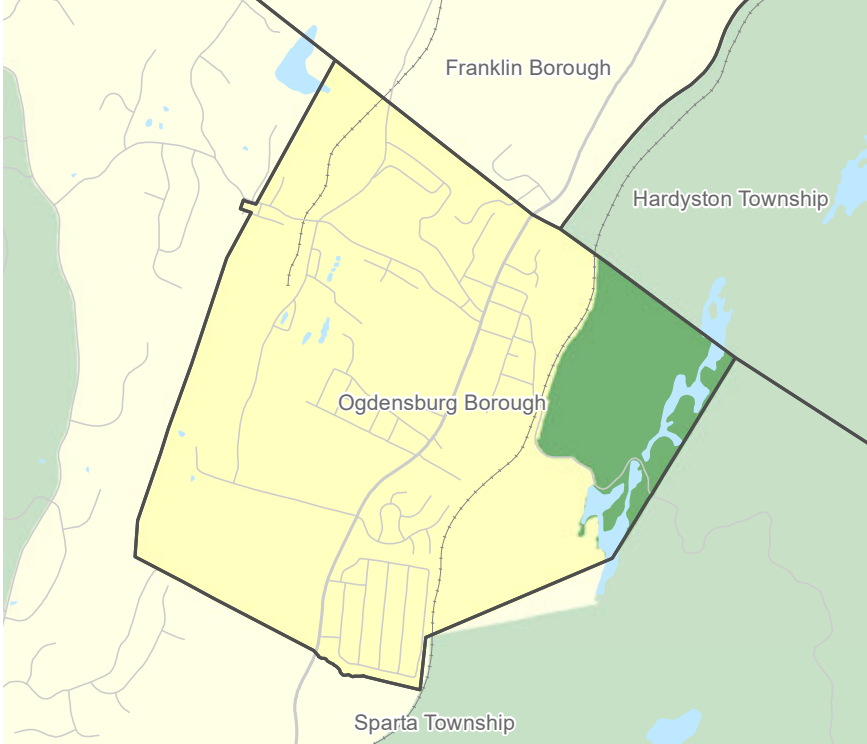
☐ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	1,241	86%
Preservation Area	197	14%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	539	37%
Muni. preserved acreage per capita	0.24	-
County preserved acreage per capita*	0.63	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	890	67%
Wildlife Management Area	139	11%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	290	22%
Existing Community Zone Environmentally Constrained Subzone	1	0%
Lake Community Subzone	0	0%



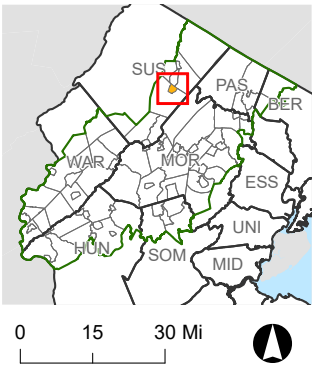
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	0.6%	4.8%	11.6%
Forest	41.7%	53.6%	45.4%
Developed	37.0%	22.4%	28.3%
Water	2.8%	5.0%	4.0%
Other	17.9%	14.2%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY							
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	228	insuf.	7,972	3,022	52,859	16,920
Home Sales	Average value	\$248 K	insuf.	\$299 K	\$316 K	\$444 K	\$402 K
Improved Commercial	Number	10	insuf.	226	24	1,882	272
Property Sales	Average value	\$417 K	insuf.	\$700 K	\$733 K	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	insuf.	insuf.	203	126	719	389
>0.15 acres	Average value per acre	insuf.	insuf.	\$136 K	\$97 K	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	insuf.	28	12	123	86
>5 acres	Average value per acre	insuf.	insuf.	\$27 K	\$18 K	\$137 K	\$21 K
Certificates of Occupancy Issued		25	0	1,628	259	11,425	1,566
NJ DCA, July 22, 2024							

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population	2,215	144,808	830,577	-133
U.S. Census ACS, 2018-2022				
Total Employment	207	34,984	359,779	+16
U.S. Census, LEHD, 2021				
Average Household Size	2.68	2.52	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$107,569	\$109,977	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	42.0	45.4	44.6	Decrease
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	252 (District)	581 (Districts Avg.)	1,020 (Districts Avg.)	-27
NJ DOE, 2022-2023				

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES				
NJ DCA, 2022				
Taxes Collected Per Capita	\$1,120	\$829	\$989	+3%
Total Municipal Equalized Value	\$0.24 B	\$21.04 B	\$155.23 B	+3%
Average Tax Rate	1.28	0.72	0.64	+2%



\$0

Watershed Moratorium

Offset Aid

Sparta Township, Sussex County

Plan Conformance Status

☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	13,300	54%
Preservation Area	11,520	46%

PRESERVED ACREAGE

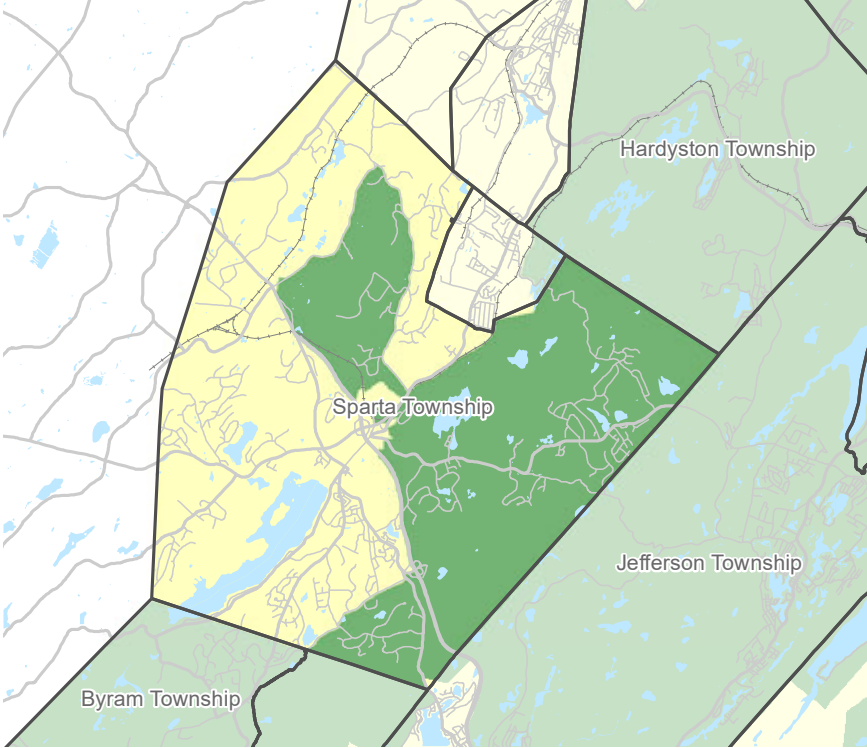
NJ Highlands Council, 2024

	Acres	%
Total	6,895	28%
Muni. preserved acreage per capita	0.35	-
County preserved acreage per capita*	0.63	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	15,175	68%
Wildlife Management Area	3,006	13%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	495	2%
Existing Community Zone	2,142	10%
Existing Community Zone Environmentally Constrained Subzone	319	1%
Lake Community Subzone	1,155	5%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

	Municipality	County*	Highlands Region
Agricultural	3.2%	4.8%	11.6%
Forest	47.5%	53.6%	45.4%
Developed	30.9%	22.4%	28.3%
Water	6.0%	5.0%	4.0%
Other	12.5%	14.2%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family Home Sales	Number	1,600	519	7,972	3,022	52,859	16,920
	Average value	\$455 K	\$494 K	\$299 K	\$316 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	65	insuf.	226	24	1,882	272
	Average value	\$906 K	insuf.	\$700 K	\$733 K	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	59	31	203	126	719	389
	Average value per acre	\$134 K	\$86 K	\$136 K	\$97 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	6	3	28	12	123	86
	Average value per acre	\$15 K	\$9 K	\$27 K	\$18 K	\$137 K	\$21 K
Certificates of Occupancy Issued							
NJ DCA, July 22, 2024		987	115	1,628	259	11,425	1,566

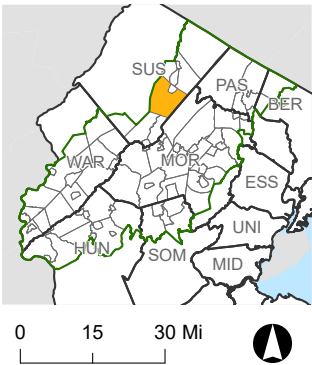
DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	19,775	144,808	830,577	+228
Total Employment	6,086	34,984	359,779	+292
Average Household Size	2.74	2.52	2.55	Decrease
Median Household Income	\$159,595	\$109,977	\$125,496 (Muni. Avg.)	Increase
Median Age	42.4	45.4	44.6	Increase
K-8 School Enrollment (District Average)	2,078 (District)	581 (Districts Avg.)	1,020 (Districts Avg.)	-487

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$976	\$829	\$989	+1%
Total Municipal Equalized Value	\$3.92 B	\$21.04 B	\$155.23 B	+3%
Average Tax Rate	0.63	0.72	0.64	-2%



\$29,328

Watershed Moratorium Offset Aid

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county. More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/sparta.html

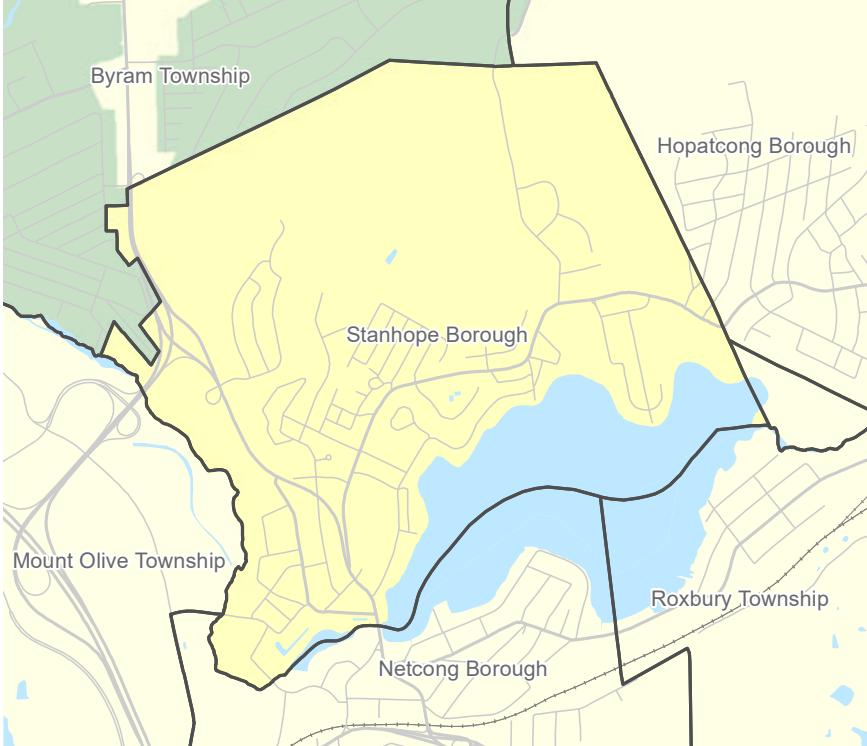
Stanhope Borough, Sussex County

Plan Conformance Status	Planning Area	
	Preservation Area	

	Acres	%
Planning Area	1,341	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	238	18%
Muni. preserved acreage per capita	0.07	-
County preserved acreage per capita*	0.63	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	405	39%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	465	45%
Existing Community Zone Environmentally Constrained Subzone	6	1%
Lake Community Subzone	158	15%



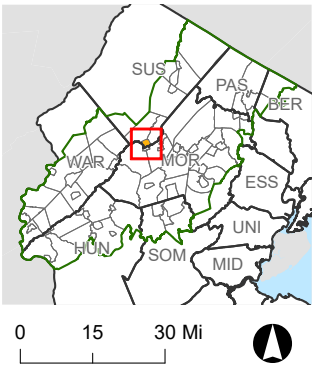
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	0.0%	4.8%	11.6%
Forest	33.3%	53.6%	45.4%
Developed	44.5%	22.4%	28.3%
Water	13.9%	5.0%	4.0%
Other	8.3%	14.2%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	439	n/a	7,972	3,022	52,859	16,920
Home Sales	Average value	\$248 K	n/a	\$299 K	\$316 K	\$444 K	\$402 K
Improved Commercial	Number	14	n/a	226	24	1,882	272
Property Sales	Average value	\$272 K	n/a	\$700 K	\$733 K	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	6	n/a	203	126	719	389
>0.15 acres	Average value per acre	\$733 K	n/a	\$136 K	\$97 K	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	28	12	123	86
>5 acres	Average value per acre	insuf.	n/a	\$27 K	\$18 K	\$137 K	\$21 K
Certificates of Occupancy Issued		1	0	1,628	259	11,425	1,566
NJ DCA, July 22, 2024							

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population	3,533	144,808	830,577	-10
Total Employment	701	34,984	359,779	-720
Average Household Size	2.78	2.52	2.55	Increase
Median Household Income	\$125,938	\$109,977	\$125,496 (Muni. Avg.)	Increase
Median Age	40.3	45.4	44.6	Decrease
K-8 School Enrollment (District Average)	298 (District)	581 (Districts Avg.)	1,020 (Districts Avg.)	-84
NJ DOE, 2022-2023				

PROPERTY TAXES	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,036	\$829	\$989	+2%
Total Municipal Equalized Value	\$0.39 B	\$21.04 B	\$155.23 B	+2%
Average Tax Rate	1.24	0.72	0.64	+1%
NJ DCA, 2022				



\$0
Watershed Moratorium
Offset Aid

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/stanhope.html

Vernon Township, Sussex County

Plan Conformance Status

☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	15,461	35%
Preservation Area	29,272	65%

PRESERVED ACREAGE

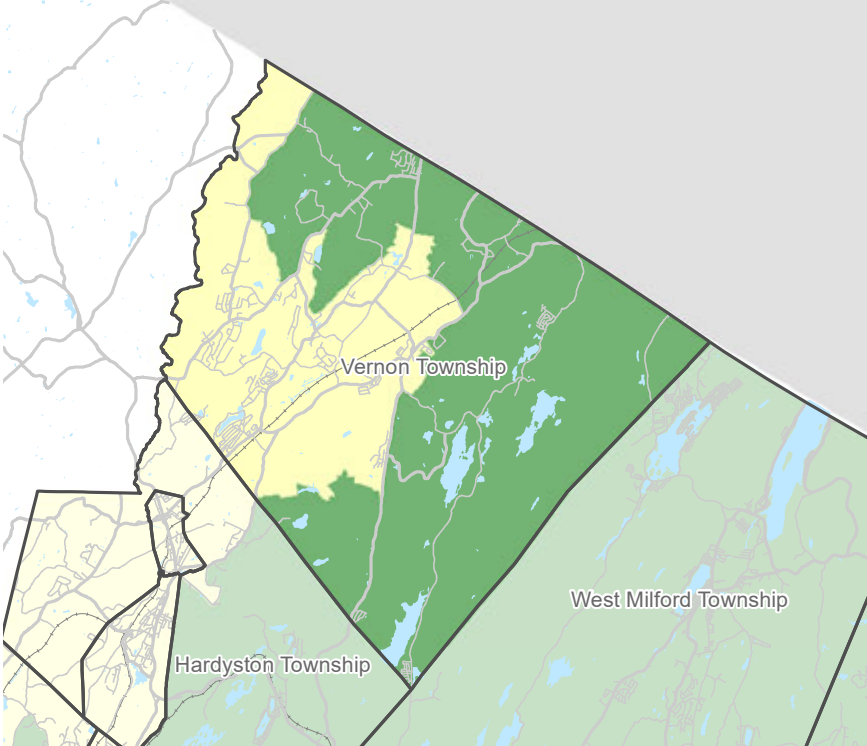
NJ Highlands Council, 2024

	Acres	%
Total	26,564	59%
Muni. preserved acreage per capita	1.18	-
County preserved acreage per capita*	0.63	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	28,859	68%
Wildlife Management Area	5,664	13%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	2,762	7%
Existing Community Zone	3,419	8%
Existing Community Zone Environmentally Constrained Subzone	221	1%
Lake Community Subzone	1,226	3%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

	Municipality	County*	Highlands Region
Agricultural	3.8%	4.8%	11.6%
Forest	57.2%	53.6%	45.4%
Developed	16.9%	22.4%	28.3%
Water	4.5%	5.0%	4.0%
Other	17.6%	14.2%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family Home Sales	Number	1,763	1,355	7,972	3,022	52,859	16,920
	Average value	\$217 K	\$246 K	\$299 K	\$316 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	42	6	226	24	1,882	272
	Average value	\$352 K	\$355 K	\$700 K	\$733 K	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	49	64	203	126	719	389
	Average value per acre	\$109 K	\$34 K	\$136 K	\$97 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	8	8	28	12	123	86
	Average value per acre	\$6 K	\$22 K	\$27 K	\$18 K	\$137 K	\$21 K
Certificates of Occupancy Issued		NJ DCA, July 22, 2024		80	73	1,628	259
						11,425	1,566

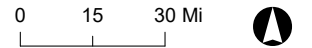
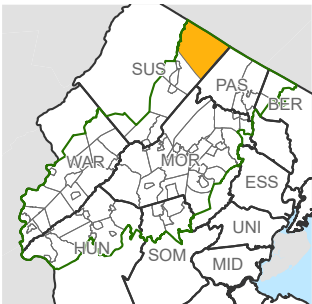
DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	22,440	144,808	830,577	-728
Total Employment	3,183	34,984	359,779	-588
Average Household Size	2.51	2.52	2.55	Decrease
Median Household Income	\$110,862	\$109,977	\$125,496 (Muni. Avg.)	Increase
Median Age	44.8	45.4	44.6	Increase
K-8 School Enrollment (District Average)	2,036 (District)	581 (Districts Avg.)	1,020 (Districts Avg.)	-412

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$846	\$829	\$989	+4%
Total Municipal Equalized Value	\$3.11 B	\$21.04 B	\$155.23 B	+3%
Average Tax Rate	0.68	0.72	0.64	+2%



\$294,455

Watershed Moratorium Offset Aid

Warren County

Plan Conformance Status

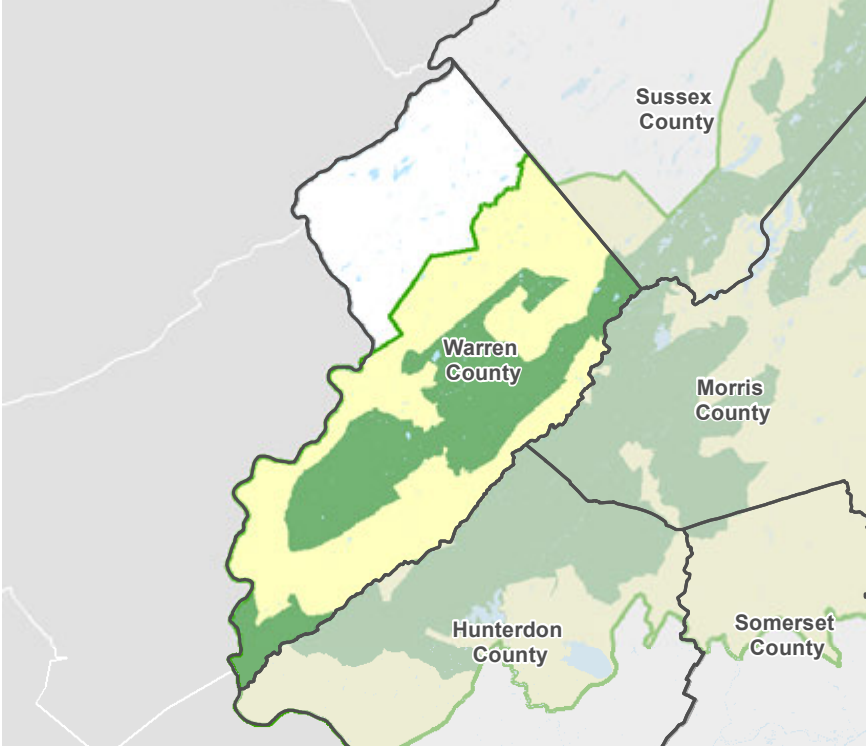
Planning Area

Preservation Area

	Acres*	%
Planning Area	104,081	61%
Preservation Area	67,051	39%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres*	%
Total	59,654	35%
County preserved acreage per capita*	0.60	-
Region preserved acreage per capita	0.40	-

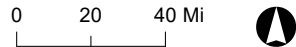
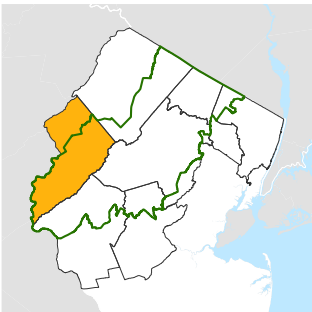
LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres*	%
Protection Zone	65,129	40%
Wildlife Management Area	9,194	6%
Conservation Zone	7,911	5%
Conservation Zone Environmentally Constrained Subzone	61,493	38%
Existing Community Zone	17,562	11%
Existing Community Zone Environmentally Constrained Subzone	1,869	1%
Lake Community Subzone	395	0%



View interactive map online at www.nj.gov/njhighlands/gis/

	County*	Highlands Region	Northern NJ
Agricultural	26.0%	11.6%	10.4%
Forest	41.5%	45.4%	34.2%
Developed	19.8%	28.3%	40.0%
Water	2.1%	4.0%	3.5%
Other	10.6%	10.6%	11.9%

LAND DEVELOPMENT ACTIVITY		County*		Highlands Region		Northern NJ	
Land sales		NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	6,977	1,241	52,859	16,920	n/a	
	Average value	\$264 K	\$283 K	\$444 K	\$402 K	n/a	
Improved Commercial Property Sales	Number	364	18	1,882	272	n/a	
	Average value	\$1.04 M	\$243 K	\$2.16 M	\$1.03 M	n/a	
Vacant Land Sales >0.15 acres	Number	145	51	719	389	n/a	
	Average value per acre	\$1.75 M	\$197 K	\$867 K	\$697 K	n/a	
Vacant Land Sales >5 acres	Number	32	17	123	86	n/a	
	Average value per acre	\$147 K	\$9 K	\$137 K	\$21 K	n/a	
Certificates of Occupancy Issued		NJ DCA, July 22, 2024		5,284	231	11,425	1,566
						63,044	



\$13,442

Municipal Total Watershed Moratorium Offset Aid

	County	Highlands Region	Northern NJ	County Change
Population	109,739	830,577	5,708,298	+2,115
Total Employment	28,257	359,779	2,436,247	-3,654
Average Household Size	2.48	2.55	2.63	Decrease
Median Household Income	\$101,453	\$125,496 (Muni. Avg.)	\$121,461 (Muni. Avg.)	Increase
Median Age	45.7	44.6	42.5	Increase
K-8 School Enrollment (District Average)	455 (Districts Avg.)	1,020 (Districts Avg.)	1,758 (Districts Avg.)	-48 (Districts Avg.)

	County	Highlands Region	Northern NJ	County Annual Change
Taxes Collected Per Capita	\$643	\$989	\$1,124	+2%
Total Municipal Equalized Value	\$13.33 B	\$155.23 B	\$967.05 B	+3%
Average Tax Rate	0.68	0.64	0.93	+2%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county. More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/warren_county.html

Allamuchy Township, Warren County

Plan Conformance Status

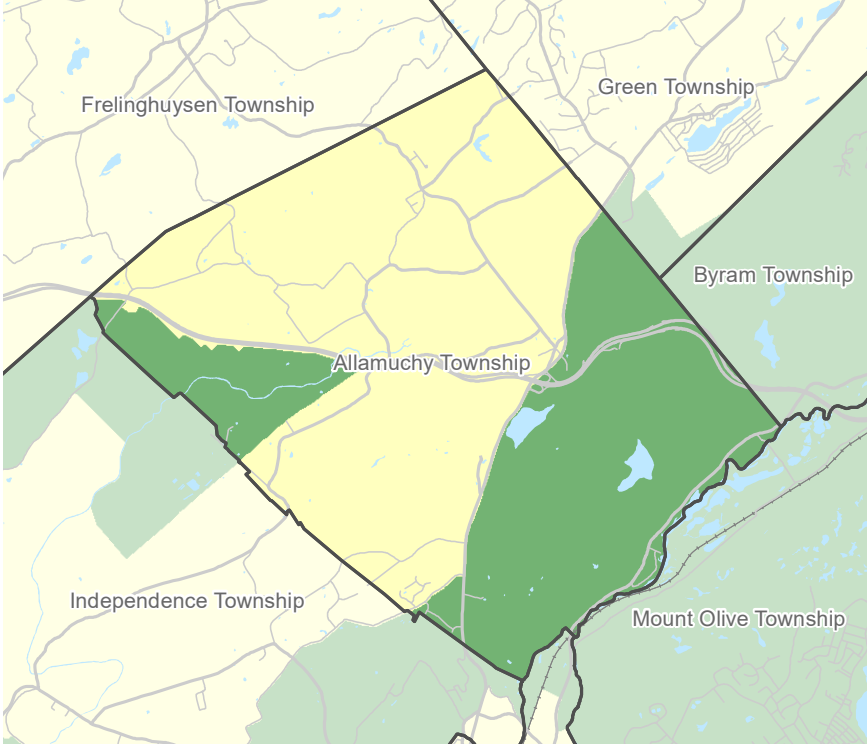
☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	7,695	59%
Preservation Area	5,278	41%

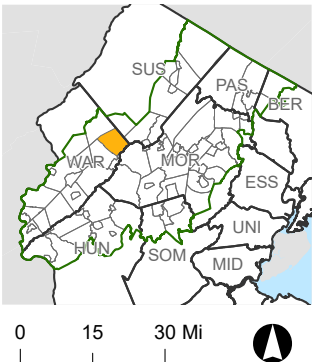
PRESERVED ACREAGE NJ Highlands Council, 2024	Acres	%
Total	8,405	65%
Muni. preserved acreage per capita	1.58	-
County preserved acreage per capita*	0.60	-

LAND USE CAPABILITY ZONES NJ Highlands Council, 2024	Acres	%
Protection Zone	5,819	46%
Wildlife Management Area	0	0%
Conservation Zone	234	2%
Conservation Zone Environmentally Constrained Subzone	5,587	44%
Existing Community Zone	806	6%
Existing Community Zone Environmentally Constrained Subzone	39	0%
Lake Community Subzone	161	1%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020	Municipality	County*	Highlands Region
Agricultural	17.0%	26.0%	11.6%
Forest	45.2%	41.5%	45.4%
Developed	11.5%	19.8%	28.3%
Water	1.8%	2.1%	4.0%
Other	24.5%	10.6%	10.6%



LAND DEVELOPMENT ACTIVITY	Municipality		County*		Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)	Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	782	15	6,977	1,241	52,859	16,920
Improved Commercial Property Sales	insuf.	insuf.	364	18	1,882	272
Vacant Land Sales >0.15 acres	insuf.	insuf.	145	51	719	389
Vacant Land Sales >5 acres	insuf.	insuf.	32	17	123	86
Certificates of Occupancy Issued NJ DCA, July 22, 2024	77	4	5,284	231	11,425	1,566

\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	5,319	109,739	830,577	+849
Total Employment U.S. Census, LEHD, 2021	749	28,257	359,779	-118
Average Household Size U.S. Census ACS, 2018-2022	2.24	2.48	2.55	Increase
Median Household Income U.S. Census ACS, 2018-2022	\$124,035	\$101,453	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	49.7	45.7	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	407 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	+12

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$510	\$643	\$989	+1%
Total Municipal Equalized Value	\$0.84 B	\$13.33 B	\$155.23 B	+6%
Average Tax Rate	0.45	0.68	0.64	+2%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/allamuchy.html

Alpha Borough, Warren County

Plan Conformance Status

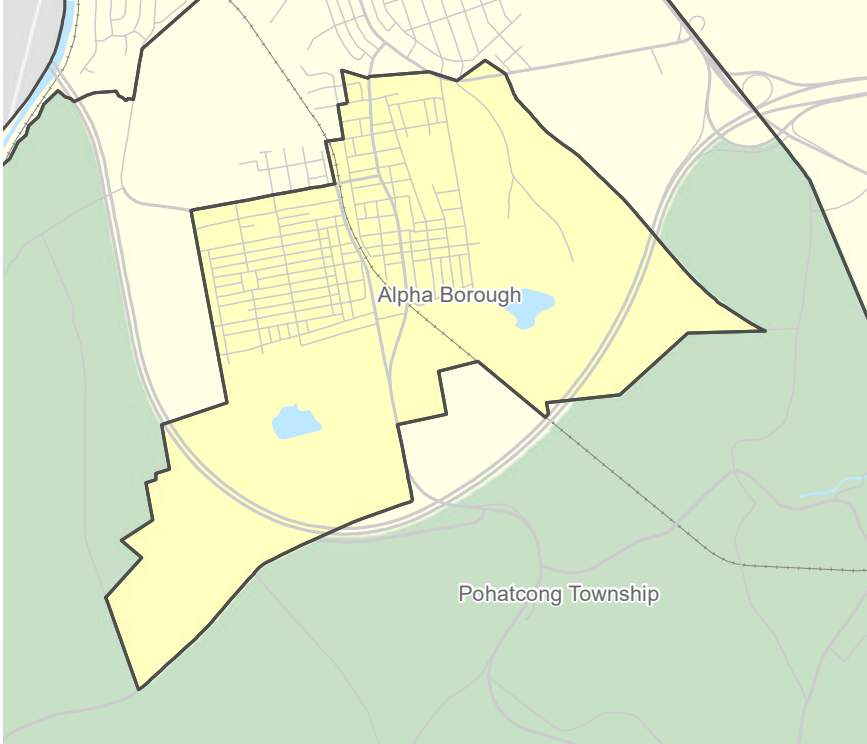
☒ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	1,098	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	213	19%
Muni. preserved acreage per capita	0.10	-
County preserved acreage per capita*	0.60	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	0	0%
Wildlife Management Area	0	0%
Conservation Zone	51	5%
Conservation Zone Environmentally Constrained Subzone	282	29%
Existing Community Zone	482	50%
Existing Community Zone Environmentally Constrained Subzone	33	3%
Lake Community Subzone	110	12%



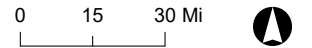
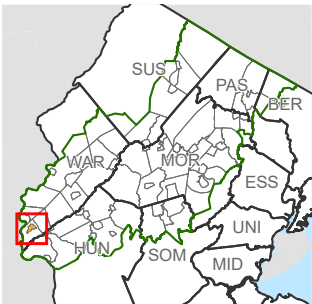
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER NJ DEP, 2020			
Agricultural	35.6%	26.0%	11.6%
Forest	12.5%	41.5%	45.4%
Developed	48.9%	19.8%	28.3%
Water	2.6%	2.1%	4.0%
Other	0.5%	10.6%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY							
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family	Number	208	n/a	6,977	1,241	52,859	16,920
Home Sales	Average value	\$200 K	n/a	\$264 K	\$283 K	\$444 K	\$402 K
Improved Commercial	Number	7	n/a	364	18	1,882	272
Property Sales	Average value	\$251 K	n/a	\$1.04 M	\$243 K	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	insuf.	n/a	145	51	719	389
>0.15 acres	Average value per acre	insuf.	n/a	\$1.75 M	\$197 K	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	32	17	123	86
>5 acres	Average value per acre	insuf.	n/a	\$147 K	\$9 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		0	0	5,284	231	11,425	1,566

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population U.S. Census ACS, 2018-2022	2,223	109,739	830,577	-97
Total Employment U.S. Census, LEHD, 2021	1,033	28,257	359,779	+186
Average Household Size U.S. Census ACS, 2018-2022	2.31	2.48	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$78,500	\$101,453	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	45.9	45.7	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	204 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	-46

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES NJ DCA, 2022				
Taxes Collected Per Capita	\$870	\$643	\$989	+1%
Total Municipal Equalized Value	\$0.24 B	\$13.33 B	\$155.23 B	+3%
Average Tax Rate	0.89	0.68	0.64	0%



\$0

Watershed Moratorium

Offset Aid

Belvidere Town, Warren County

Plan Conformance Status

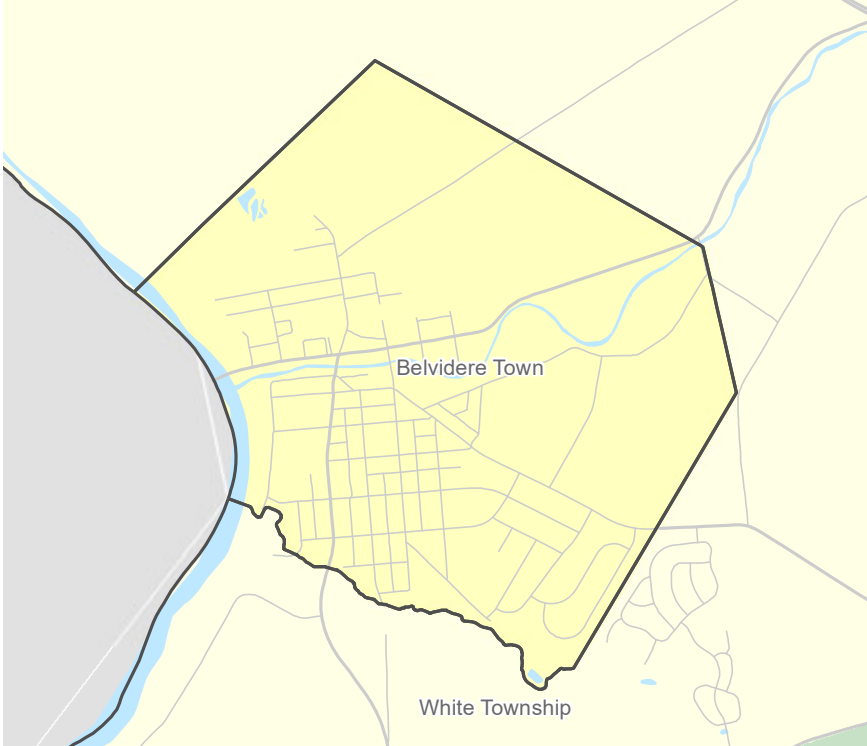
☐ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	950	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	92	10%
Muni. preserved acreage per capita	0.04	-
County preserved acreage per capita*	0.60	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	105	13%
Wildlife Management Area	34	4%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	60	7%
Existing Community Zone	569	69%
Existing Community Zone Environmentally Constrained Subzone	62	7%
Lake Community Subzone	0	0%



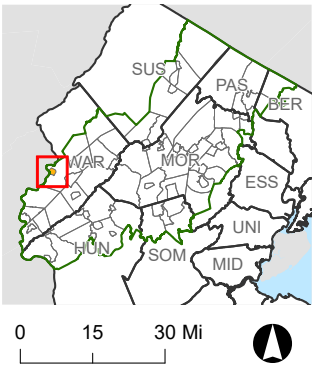
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER NJ DEP, 2020			
Agricultural	3.2%	26.0%	11.6%
Forest	25.2%	41.5%	45.4%
Developed	64.5%	19.8%	28.3%
Water	4.0%	2.1%	4.0%
Other	3.1%	10.6%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY							
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family	Number	221	n/a	6,977	1,241	52,859	16,920
Home Sales	Average value	\$205 K	n/a	\$264 K	\$283 K	\$444 K	\$402 K
Improved Commercial	Number	26	n/a	364	18	1,882	272
Property Sales	Average value	\$214 K	n/a	\$1.04 M	\$243 K	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	3	n/a	145	51	719	389
>0.15 acres	Average value per acre	\$125 K	n/a	\$1.75 M	\$197 K	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	32	17	123	86
>5 acres	Average value per acre	insuf.	n/a	\$147 K	\$9 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		4	0	5,284	231	11,425	1,566

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population U.S. Census ACS, 2018-2022	2,532	109,739	830,577	-115
Total Employment U.S. Census, LEHD, 2021	419	28,257	359,779	-198
Average Household Size U.S. Census ACS, 2018-2022	2.19	2.48	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$95,861	\$101,453	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	48.0	45.7	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	256 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	-38

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES NJ DCA, 2022				
Taxes Collected Per Capita	\$819	\$643	\$989	+0%
Total Municipal Equalized Value	\$0.24 B	\$13.33 B	\$155.23 B	+4%
Average Tax Rate	1.64	0.68	0.64	0%



\$0
Watershed Moratorium
Offset Aid

Franklin Township, Warren County

Plan Conformance Status

☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	11,274	75%
Preservation Area	3,762	25%

PRESERVED ACREAGE

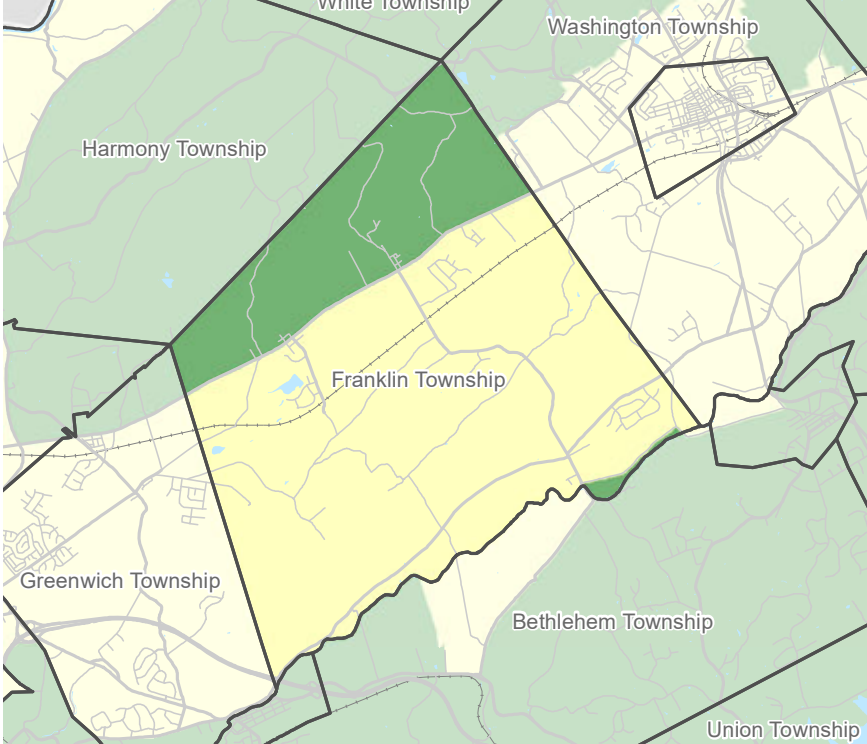
NJ Highlands Council, 2024

	Acres	%
Total	4,660	31%
Muni. preserved acreage per capita	1.56	-
County preserved acreage per capita*	0.60	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	2,957	20%
Wildlife Management Area	150	1%
Conservation Zone	1,254	9%
Conservation Zone Environmentally Constrained Subzone	9,905	67%
Existing Community Zone	409	3%
Existing Community Zone Environmentally Constrained Subzone	29	0%
Lake Community Subzone	12	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

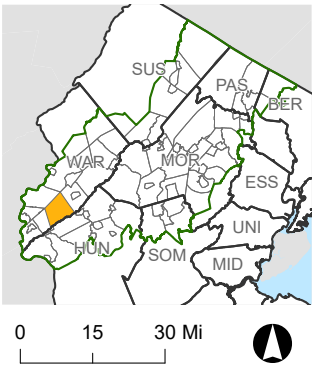
NJ DEP, 2020

	Municipality	County*	Highlands Region
Agricultural	45.9%	26.0%	11.6%
Forest	34.7%	41.5%	45.4%
Developed	13.5%	19.8%	28.3%
Water	0.9%	2.1%	4.0%
Other	5.1%	10.6%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	204	46	6,977	1,241	52,859	16,920
	Average value	\$359 K	\$259 K	\$264 K	\$283 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	6	3	364	18	1,882	272
	Average value	\$429 K	\$165 K	\$1.04 M	\$243 K	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	insuf.	3	145	51	719	389
	Average value per acre	insuf.	\$208 K	\$1.75 M	\$197 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	32	17	123	86
	Average value per acre	insuf.	insuf.	\$147 K	\$9 K	\$137 K	\$21 K
Certificates of Occupancy Issued		40	10	5,284	231	11,425	1,566

Certificates of Occupancy Issued NJ DCA, July 22, 2024



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	2,985	109,739	830,577	-157
Total Employment	810	28,257	359,779	+62
Average Household Size	2.75	2.48	2.55	Decrease
Median Household Income	\$121,193	\$101,453	\$125,496 (Muni. Avg.)	Increase
Median Age	46.6	45.7	44.6	Increase
K-8 School Enrollment (District Average)	210 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	-43

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$444	\$643	\$989	+4%
Total Municipal Equalized Value	\$0.49 B	\$13.33 B	\$155.23 B	+3%
Average Tax Rate	0.32	0.68	0.64	+3%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/franklin_twp.html

Frelinghuysen Township, Warren County

Plan Conformance Status

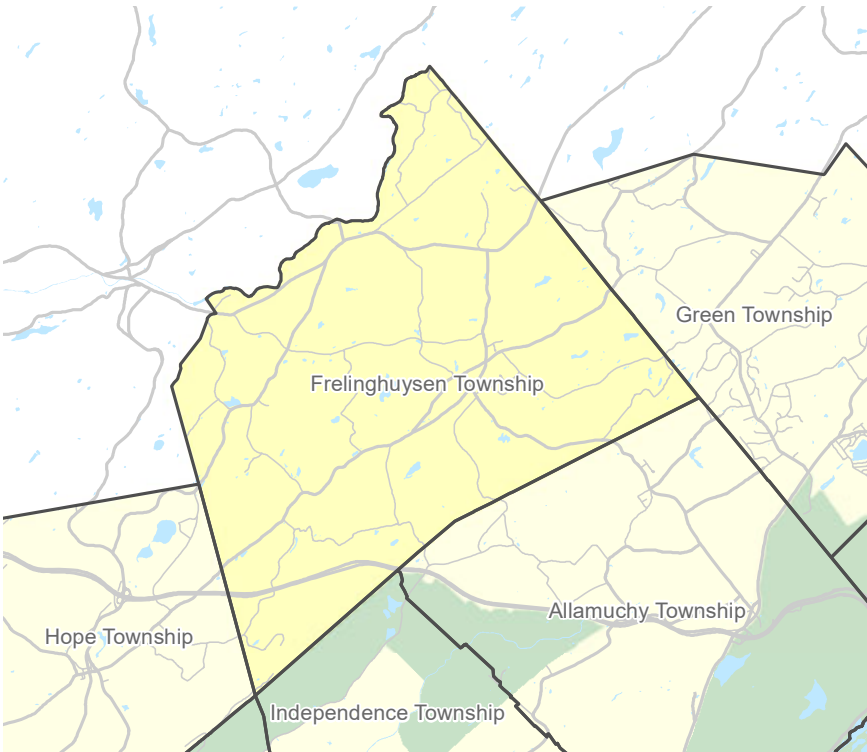
☐ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	15,275	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	5,600	37%
Muni. preserved acreage per capita	2.56	-
County preserved acreage per capita*	0.60	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	8,922	60%
Wildlife Management Area	63	0%
Conservation Zone	341	2%
Conservation Zone Environmentally Constrained Subzone	5,121	35%
Existing Community Zone	263	2%
Existing Community Zone Environmentally Constrained Subzone	36	0%
Lake Community Subzone	16	0%



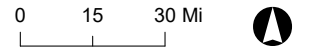
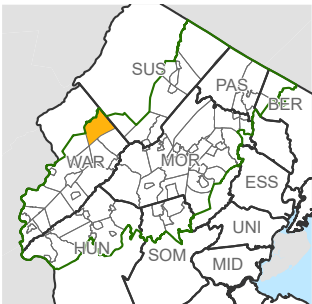
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
Agricultural	22.1%	26.0%	11.6%
Forest	55.2%	41.5%	45.4%
Developed	10.4%	19.8%	28.3%
Water	1.8%	2.1%	4.0%
Other	10.6%	10.6%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	148	n/a	6,977	1,241	52,859	16,920
Home Sales	Average value	\$333 K	n/a	\$264 K	\$283 K	\$444 K	\$402 K
Improved Commercial	Number	6	n/a	364	18	1,882	272
Property Sales	Average value	\$293 K	n/a	\$1.04 M	\$243 K	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	6	n/a	145	51	719	389
>0.15 acres	Average value per acre	\$336 K	n/a	\$1.75 M	\$197 K	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	32	17	123	86
>5 acres	Average value per acre	insuf.	n/a	\$147 K	\$9 K	\$137 K	\$21 K
Certificates of Occupancy Issued		9	0	5,284	231	11,425	1,566
NJ DCA, July 22, 2024							

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population	2,191	109,739	830,577	-254
U.S. Census ACS, 2018-2022				
Total Employment	462	28,257	359,779	+87
U.S. Census, LEHD, 2021				
Average Household Size	2.71	2.48	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$117,727	\$101,453	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	51.1	45.7	44.6	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	145 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	-27
NJ DOE, 2022-2023				

PROPERTY TAXES	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$423	\$643	\$989	+7%
Total Municipal Equalized Value	\$0.33 B	\$13.33 B	\$155.23 B	+2%
Average Tax Rate	0.32	0.68	0.64	+5%
NJ DCA, 2022				



\$0

Watershed Moratorium

Offset Aid

Greenwich Township, Warren County

Plan Conformance Status

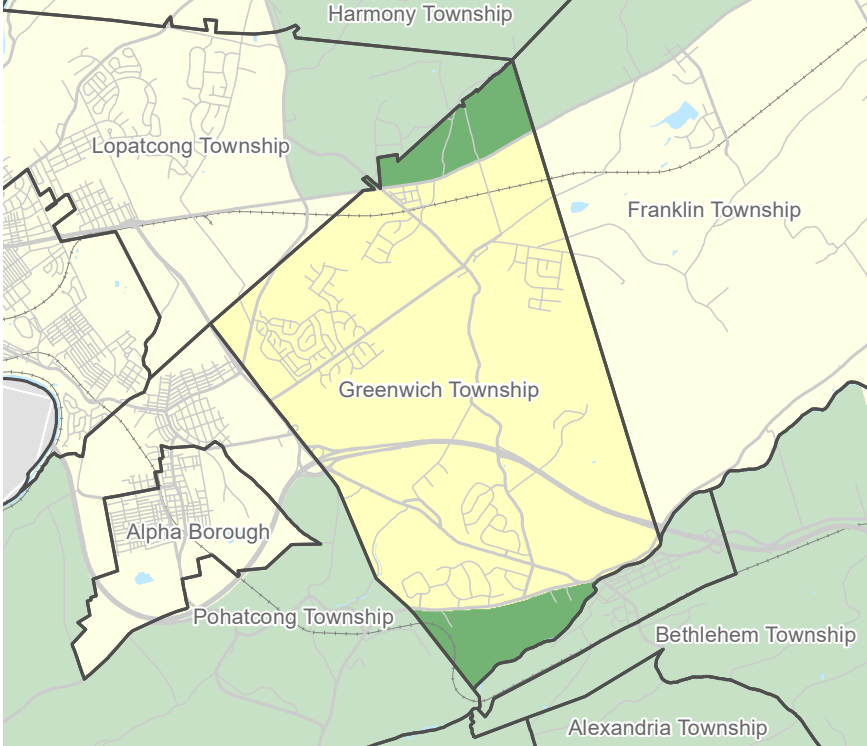
□ Planning Area

□ Preservation Area

	Acres	%
Planning Area	5,994	88%
Preservation Area	786	12%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	2,029	30%
Muni. preserved acreage per capita	0.37	-
County preserved acreage per capita*	0.60	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	469	7%
Wildlife Management Area	0	0%
Conservation Zone	568	9%
Conservation Zone Environmentally Constrained Subzone	3,370	53%
Existing Community Zone	1,656	26%
Existing Community Zone Environmentally Constrained Subzone	259	4%
Lake Community Subzone	0	0%



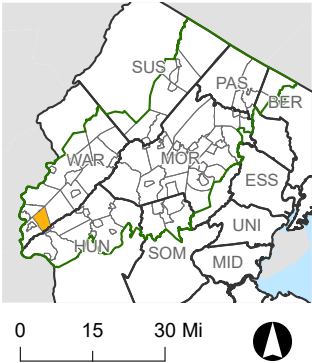
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	48.8%	26.0%	11.6%
Forest	15.0%	41.5%	45.4%
Developed	33.4%	19.8%	28.3%
Water	0.6%	2.1%	4.0%
Other	2.2%	10.6%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY							
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	427	23	6,977	1,241	52,859	16,920
Home Sales	Average value	\$366 K	\$402 K	\$264 K	\$283 K	\$444 K	\$402 K
Improved Commercial	Number	9	insuf.	364	18	1,882	272
Property Sales	Average value	\$1.87 M	insuf.	\$1.04 M	\$243 K	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	6	insuf.	145	51	719	389
>0.15 acres	Average value per acre	\$364 K	insuf.	\$1.75 M	\$197 K	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	insuf.	32	17	123	86
>5 acres	Average value per acre	insuf.	insuf.	\$147 K	\$9 K	\$137 K	\$21 K
Certificates of Occupancy Issued		33	4	5,284	231	11,425	1,566
NJ DCA, July 22, 2024							

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population	5,480	109,739	830,577	-146
U.S. Census ACS, 2018-2022				
Total Employment	771	28,257	359,779	-214
U.S. Census, LEHD, 2021				
Average Household Size	3.09	2.48	2.55	Stable
U.S. Census ACS, 2018-2022				
Median Household Income	\$168,145	\$101,453	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	39.9	45.7	44.6	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	704 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	-193
NJ DOE, 2022-2023				

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES				
NJ DCA, 2022				
Taxes Collected Per Capita	\$721	\$643	\$989	+5%
Total Municipal Equalized Value	\$0.84 B	\$13.33 B	\$155.23 B	+3%
Average Tax Rate	0.66	0.68	0.64	+5%



\$0

Watershed Moratorium Offset Aid

Hackettstown Town, Warren County

Plan Conformance Status

☒ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	2,171	91%
Preservation Area	203	9%

PRESERVED ACREAGE

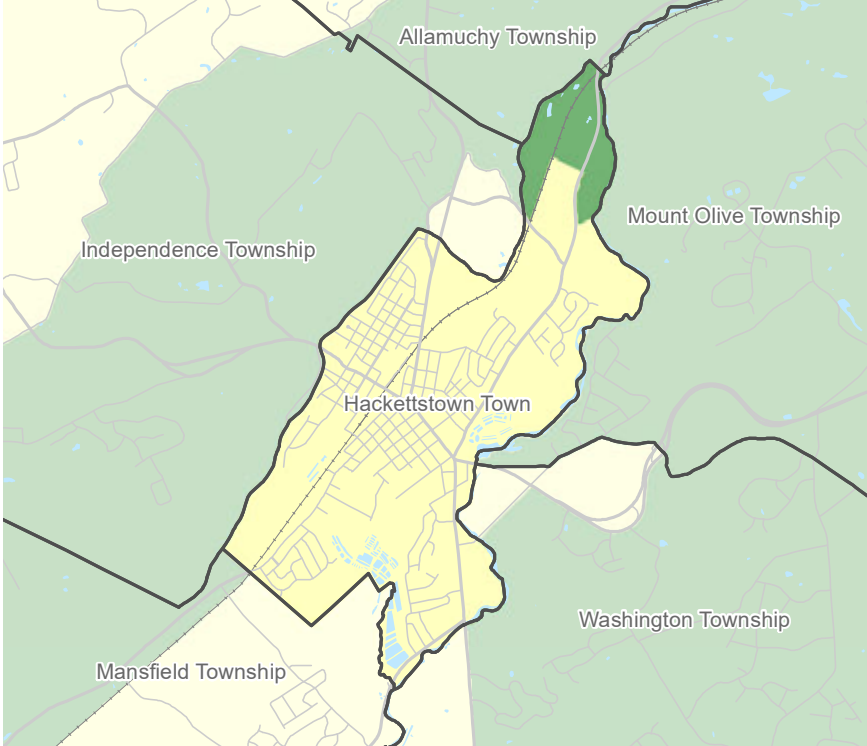
NJ Highlands Council, 2024

	Acres	%
Total	615	26%
Muni. preserved acreage per capita	0.06	-
County preserved acreage per capita*	0.60	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	276	13%
Wildlife Management Area	329	15%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	1,433	67%
Existing Community Zone Environmentally Constrained Subzone	91	4%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

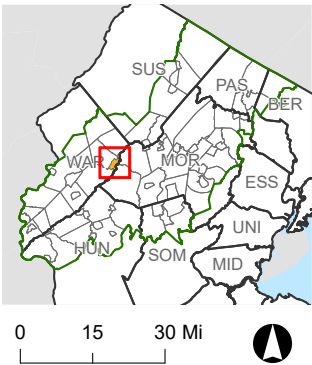
	Municipality	County*	Highlands Region
Agricultural	3.0%	26.0%	11.6%
Forest	17.7%	41.5%	45.4%
Developed	64.6%	19.8%	28.3%
Water	3.4%	2.1%	4.0%
Other	11.2%	10.6%	10.6%

LAND DEVELOPMENT ACTIVITY

NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	611	insuf.	6,977	1,241	52,859	16,920
	Average value	\$305 K	insuf.	\$264 K	\$283 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	60	insuf.	364	18	1,882	272
	Average value	\$691 K	insuf.	\$1.04 M	\$243 K	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	insuf.	insuf.	145	51	719	389
	Average value per acre	insuf.	insuf.	\$1.75 M	\$197 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	32	17	123	86
	Average value per acre	insuf.	insuf.	\$147 K	\$9 K	\$137 K	\$21 K
Certificates of Occupancy Issued		45	0	5,284	231	11,425	1,566

NJ DCA, July 22, 2024



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	10,111	109,739	830,577	+478
Total Employment	4,835	28,257	359,779	-1,122
Average Household Size	2.52	2.48	2.55	Decrease
Median Household Income	\$95,174	\$101,453	\$125,496 (Muni. Avg.)	Increase
Median Age	39.2	45.7	44.6	Increase
K-8 School Enrollment (District Average)	981 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	+91

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$719	\$643	\$989	+1%
Total Municipal Equalized Value	\$1.14 B	\$13.33 B	\$155.23 B	+1%
Average Tax Rate	0.71	0.68	0.64	+2%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/hackettstown.html

Harmony Township, Warren County

Plan Conformance Status

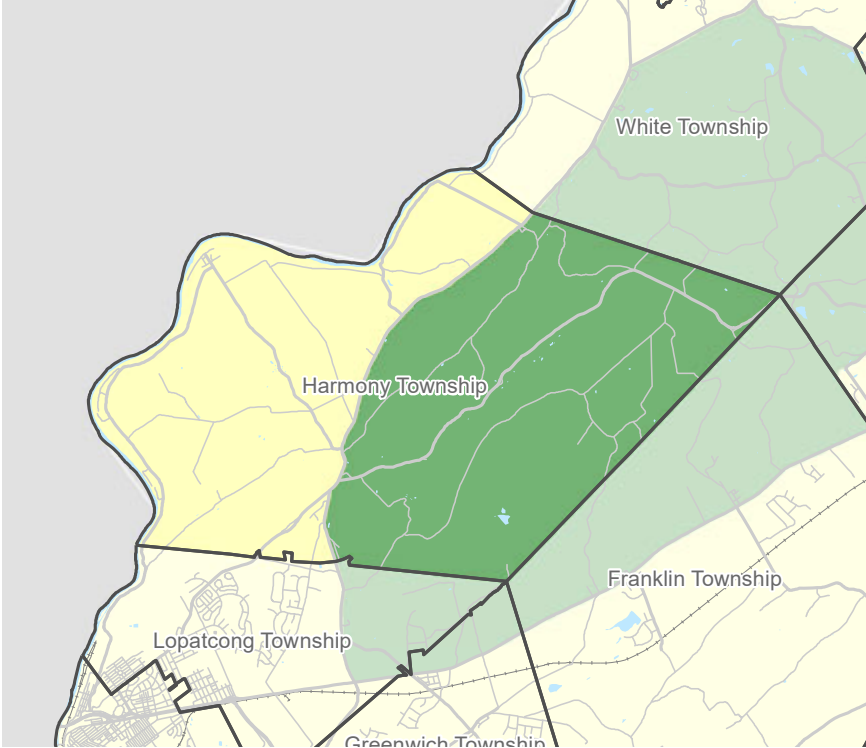
☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	6,996	45%
Preservation Area	8,413	55%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	7,408	48%
Muni. preserved acreage per capita	2.96	-
County preserved acreage per capita*	0.60	-

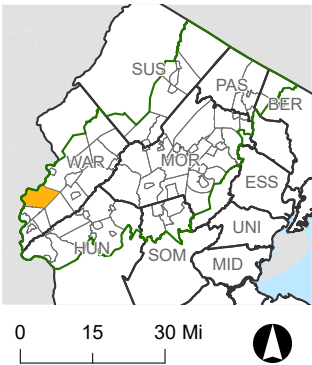
LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	4,690	33%
Wildlife Management Area	25	0%
Conservation Zone	772	5%
Conservation Zone Environmentally Constrained Subzone	7,891	56%
Existing Community Zone	724	5%
Existing Community Zone Environmentally Constrained Subzone	103	1%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	36.7%	26.0%	11.6%
Forest	38.1%	41.5%	45.4%
Developed	13.9%	19.8%	28.3%
Water	6.2%	2.1%	4.0%
Other	5.1%	10.6%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family Home Sales	Number	97	87	6,977	1,241	52,859	16,920
	Average value	\$236 K	\$252 K	\$264 K	\$283 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	3	3	364	18	1,882	272
	Average value	\$973 K	\$241 K	\$1.04 M	\$243 K	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	6	7	145	51	719	389
	Average value per acre	\$78 K	\$225 K	\$1.75 M	\$197 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	3	32	17	123	86
	Average value per acre	insuf.	\$4 K	\$147 K	\$9 K	\$137 K	\$21 K
Certificates of Occupancy Issued							
NJ DCA, July 22, 2024		46	33	5,284	231	11,425	1,566



\$0

Watershed Moratorium Offset Aid

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population	2,506	109,739	830,577	-117
Total Employment	669	28,257	359,779	+116
Average Household Size	2.69	2.48	2.55	Decrease
Median Household Income	\$91,384	\$101,453	\$125,496 (Muni. Avg.)	Increase
Median Age	48.3	45.7	44.6	Increase
K-8 School Enrollment (District Average)	236 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	-37

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES				
Taxes Collected Per Capita	\$634	\$643	\$989	+1%
Total Municipal Equalized Value	\$0.68 B	\$13.33 B	\$155.23 B	+4%
Average Tax Rate	0.34	0.68	0.64	+1%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/harmony.html

Hope Township, Warren County

Plan Conformance Status

☐ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	11,706	100%
Preservation Area	0	0%

PRESERVED ACREAGE

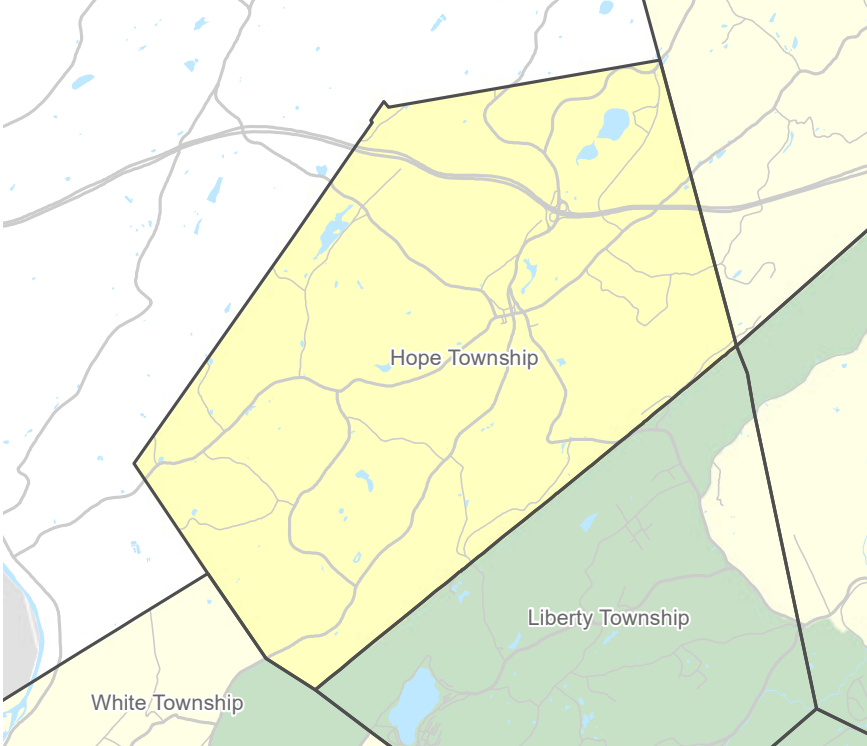
NJ Highlands Council, 2024

	Acres	%
Total	3,154	27%
Muni. preserved acreage per capita	1.67	-
County preserved acreage per capita*	0.60	-

LAND USE CAPABILITY ZONES

NJ Highlands Council, 2024

	Acres	%
Protection Zone	6,115	54%
Wildlife Management Area	134	1%
Conservation Zone	190	2%
Conservation Zone Environmentally Constrained Subzone	4,864	43%
Existing Community Zone	0	0%
Existing Community Zone Environmentally Constrained Subzone	0	0%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER

NJ DEP, 2020

	Municipality	County*	Highlands Region
Agricultural	25.5%	26.0%	11.6%
Forest	47.8%	41.5%	45.4%
Developed	12.3%	19.8%	28.3%
Water	1.9%	2.1%	4.0%
Other	12.6%	10.6%	10.6%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales		150	n/a	6,977	1,241	52,859	16,920
	Average value	\$285 K	n/a	\$264 K	\$283 K	\$444 K	\$402 K
Improved Commercial Property Sales		6	n/a	364	18	1,882	272
	Average value	\$768 K	n/a	\$1.04 M	\$243 K	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres		15	n/a	145	51	719	389
	Average value per acre	\$439 K	n/a	\$1.75 M	\$197 K	\$867 K	\$697 K
Vacant Land Sales >5 acres		insuf.	n/a	32	17	123	86
	Average value per acre	insuf.	n/a	\$147 K	\$9 K	\$137 K	\$21 K
Certificates of Occupancy Issued		38	0	5,284	231	11,425	1,566

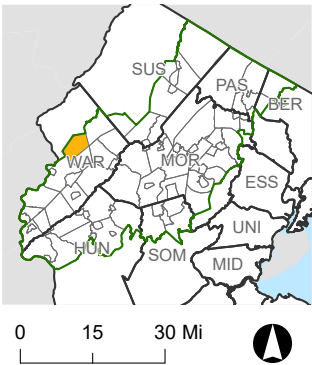
DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population	1,893	109,739	830,577	+32
Total Employment	167	28,257	359,779	-327
Average Household Size	2.40	2.48	2.55	Decrease
Median Household Income	\$104,009	\$101,453	\$125,496 (Muni. Avg.)	Increase
Median Age	48.4	45.7	44.6	Increase
K-8 School Enrollment (District Average)	140 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	-54

PROPERTY TAXES

NJ DCA, 2022

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$457	\$643	\$989	+3%
Total Municipal Equalized Value	\$0.30 B	\$13.33 B	\$155.23 B	+4%
Average Tax Rate	0.39	0.68	0.64	+6%



\$0

Watershed Moratorium Offset Aid

Independence Township, Warren County

Plan Conformance Status

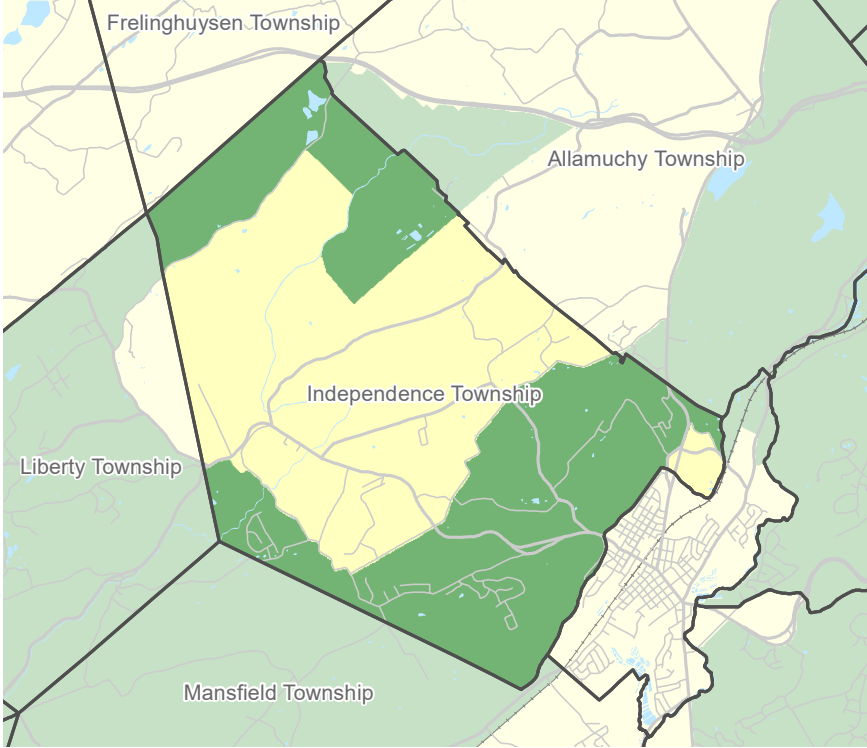
Planning Area

Preservation Area

	Acres	%
Planning Area	6,510	51%
Preservation Area	6,276	49%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	2,657	21%
Muni. preserved acreage per capita	0.48	-
County preserved acreage per capita*	0.60	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	7,313	59%
Wildlife Management Area	837	7%
Conservation Zone	213	2%
Conservation Zone Environmentally Constrained Subzone	3,588	29%
Existing Community Zone	418	3%
Existing Community Zone Environmentally Constrained Subzone	100	1%
Lake Community Subzone	0	0%



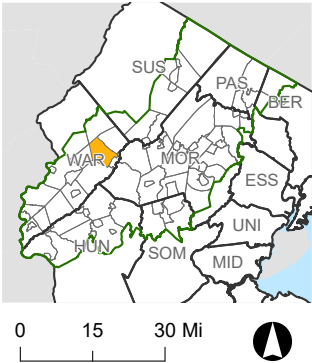
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
Agricultural	9.3%	26.0%	11.6%
Forest	43.5%	41.5%	45.4%
Developed	16.1%	19.8%	28.3%
Water	1.2%	2.1%	4.0%
Other	30.0%	10.6%	10.6%

		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	288	237	6,977	1,241	52,859	16,920
Home Sales	Average value	\$271 K	\$334 K	\$264 K	\$283 K	\$444 K	\$402 K
Improved Commercial	Number	6	5	364	18	1,882	272
Property Sales	Average value	\$781 K	\$195 K	\$1.04 M	\$243 K	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	insuf.	3	145	51	719	389
>0.15 acres	Average value per acre	insuf.	\$28 K	\$1.75 M	\$197 K	\$867 K	\$697 K
Vacant Land Sales	Number	3	3	32	17	123	86
>5 acres	Average value per acre	\$69 K	\$7 K	\$147 K	\$9 K	\$137 K	\$21 K
Certificates of Occupancy Issued		134	39	5,284	231	11,425	1,566
NJ DCA, July 22, 2024							

	Municipality	County	Highlands Region	Municipality Change
Population	5,479	109,739	830,577	-115
Total Employment	813	28,257	359,779	+34
Average Household Size	2.32	2.48	2.55	Decrease
Median Household Income	\$92,536	\$101,453	\$125,496 (Muni. Avg.)	Increase
Median Age	45.1	45.7	44.6	Increase
K-8 School Enrollment (District Average)	627 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	-180

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$548	\$643	\$989	+3%
Total Municipal Equalized Value	\$0.69 B	\$13.33 B	\$155.23 B	+3%
Average Tax Rate	0.59	0.68	0.64	+2%



\$0

Watershed Moratorium Offset Aid

Liberty Township, Warren County

Plan Conformance Status

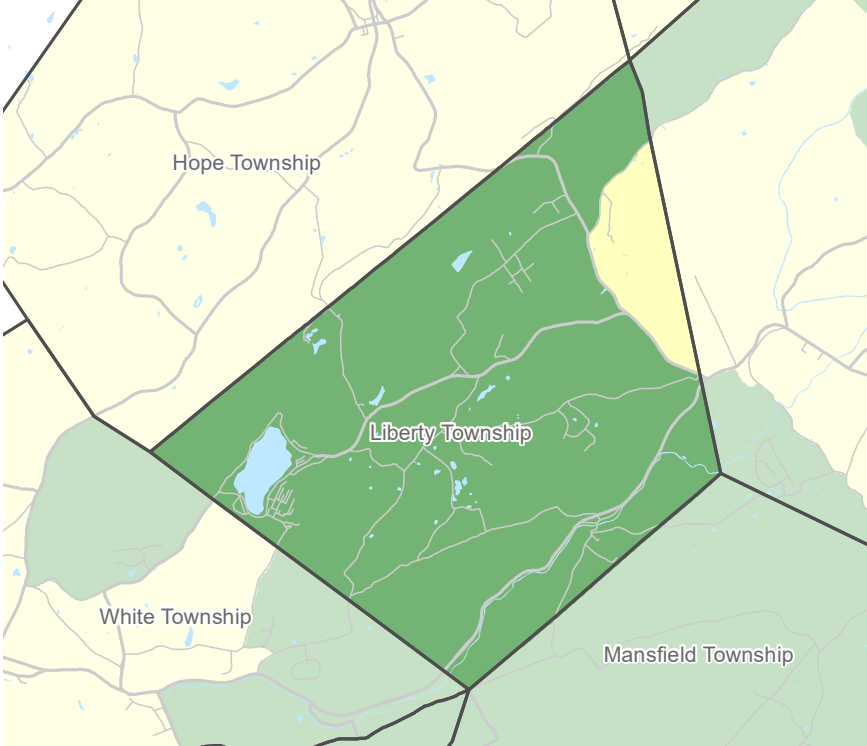
Planning Area

Preservation Area

	Acres	%
Planning Area	543	7%
Preservation Area	7,090	93%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	2,445	32%
Muni. preserved acreage per capita	0.91	-
County preserved acreage per capita*	0.60	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	5,846	80%
Wildlife Management Area	376	5%
Conservation Zone	94	1%
Conservation Zone Environmentally Constrained Subzone	1,005	14%
Existing Community Zone	0	0%
Existing Community Zone Environmentally Constrained Subzone	0	0%
Lake Community Subzone	2	0%



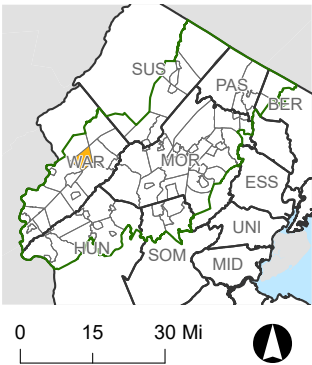
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	6.9%	26.0%	11.6%
Forest	62.3%	41.5%	45.4%
Developed	18.3%	19.8%	28.3%
Water	2.4%	2.1%	4.0%
Other	10.0%	10.6%	10.6%

		Municipality		County*		Highlands Region	
LAND DEVELOPMENT ACTIVITY							
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	4	236	6,977	1,241	52,859	16,920
Home Sales	Average value	\$199 K	\$272 K	\$264 K	\$283 K	\$444 K	\$402 K
Improved Commercial	Number	insuf.	insuf.	364	18	1,882	272
Property Sales	Average value	insuf.	insuf.	\$1.04 M	\$243 K	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	insuf.	10	145	51	719	389
>0.15 acres	Average value per acre	insuf.	\$143 K	\$1.75 M	\$197 K	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	insuf.	32	17	123	86
>5 acres	Average value per acre	insuf.	insuf.	\$147 K	\$9 K	\$137 K	\$21 K
Certificates of Occupancy Issued		2	43	5,284	231	11,425	1,566
NJ DCA, July 22, 2024							

	Municipality	County	Highlands Region	Municipality Change
DEMOGRAPHICS				
Population	2,678	109,739	830,577	-220
U.S. Census ACS, 2018-2022				
Total Employment	217	28,257	359,779	+11
U.S. Census, LEHD, 2021				
Average Household Size	2.58	2.48	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$115,139	\$101,453	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	48.3	45.7	44.6	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	627 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	-180
NJ DOE, 2022-2023				

	Municipality	County	Highlands Region	Municipality Annual Change
PROPERTY TAXES				
NJ DCA, 2022				
Taxes Collected Per Capita	\$367	\$643	\$989	+2%
Total Municipal Equalized Value	\$0.34 B	\$13.33 B	\$155.23 B	+4%
Average Tax Rate	0.37	0.68	0.64	+1%



\$0

Watershed Moratorium Offset Aid

Lopatcong Township, Warren County

Plan Conformance Status

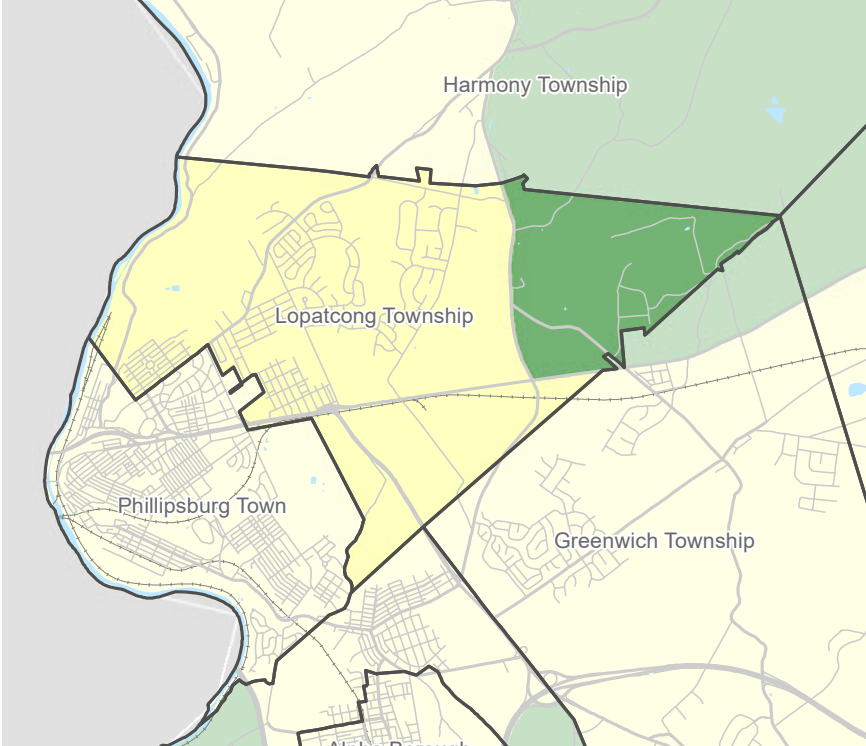
☒ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	3,674	78%
Preservation Area	1,049	22%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	660	14%
Muni. preserved acreage per capita	0.07	-
County preserved acreage per capita*	0.60	-

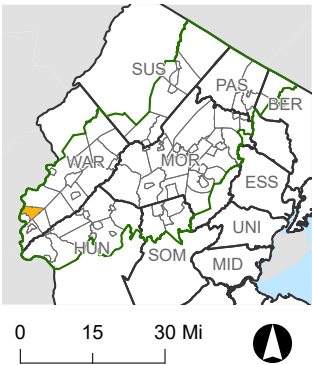
LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	1,044	24%
Wildlife Management Area	4	0%
Conservation Zone	135	3%
Conservation Zone Environmentally Constrained Subzone	688	16%
Existing Community Zone	2,107	48%
Existing Community Zone Environmentally Constrained Subzone	374	9%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	17.5%	26.0%	11.6%
Forest	25.4%	41.5%	45.4%
Developed	54.0%	19.8%	28.3%
Water	1.1%	2.1%	4.0%
Other	2.1%	10.6%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	930	30	6,977	1,241	52,859	16,920
	Average value	\$283 K	\$355 K	\$264 K	\$283 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	24	insuf.	364	18	1,882	272
	Average value	\$3.30 M	insuf.	\$1.04 M	\$243 K	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	4	insuf.	145	51	719	389
	Average value per acre	\$45.15 M	insuf.	\$1.75 M	\$197 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	32	17	123	86
	Average value per acre	insuf.	insuf.	\$147 K	\$9 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		4,412	55	5,284	231	11,425	1,566



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	8,981	109,739	830,577	+954
Total Employment U.S. Census, LEHD, 2021	1,458	28,257	359,779	-530
Average Household Size U.S. Census ACS, 2018-2022	2.20	2.48	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$91,954	\$101,453	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	46.9	45.7	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	802 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	-64

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$667	\$643	\$989	+3%
Total Municipal Equalized Value	\$1.09 B	\$13.33 B	\$155.23 B	+4%
Average Tax Rate	0.59	0.68	0.64	+2%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/lopatcong.html

Mansfield Township, Warren County

Plan Conformance Status

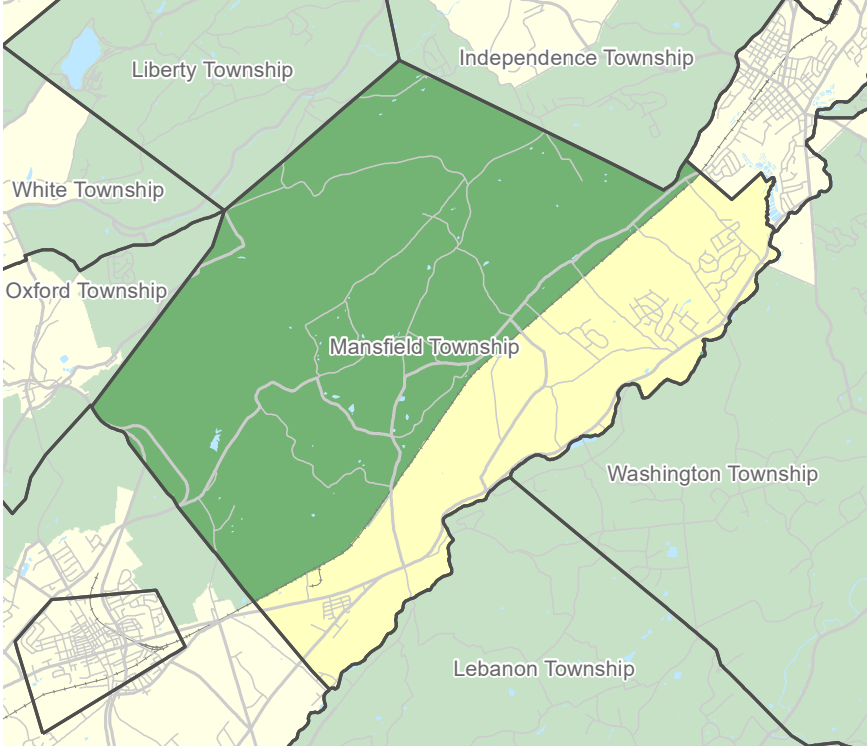
☐ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	5,966	31%
Preservation Area	13,028	69%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	7,257	38%
Muni. preserved acreage per capita	0.93	-
County preserved acreage per capita*	0.60	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	6,984	38%
Wildlife Management Area	4,037	22%
Conservation Zone	930	5%
Conservation Zone Environmentally Constrained Subzone	5,257	28%
Existing Community Zone	1,155	6%
Existing Community Zone Environmentally Constrained Subzone	147	1%
Lake Community Subzone	0	0%



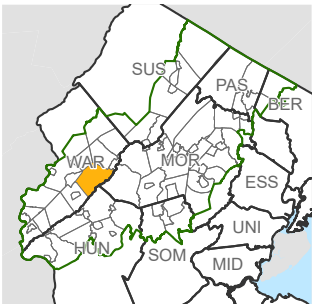
View interactive map online at www.nj.gov/njhighlands/gis/

	Municipality	County*	Highlands Region
LAND USE LAND COVER	NJ DEP, 2020		
Agricultural	22.8%	26.0%	11.6%
Forest	52.0%	41.5%	45.4%
Developed	15.5%	19.8%	28.3%
Water	0.6%	2.1%	4.0%
Other	9.2%	10.6%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	310	133	6,977	1,241	52,859	16,920
Home Sales	Average value	\$286 K	\$274 K	\$264 K	\$283 K	\$444 K	\$402 K
Improved Commercial	Number	10	insuf.	364	18	1,882	272
Property Sales	Average value	\$1.20 M	insuf.	\$1.04 M	\$243 K	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	36	5	145	51	719	389
>0.15 acres	Average value per acre	\$106 K	\$69 K	\$1.75 M	\$197 K	\$867 K	\$697 K
Vacant Land Sales	Number	6	4	32	17	123	86
>5 acres	Average value per acre	\$5 K	\$2 K	\$147 K	\$9 K	\$137 K	\$21 K
Certificates of Occupancy Issued		87	4	5,284	231	11,425	1,566
NJ DCA, July 22, 2024							

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population	7,775	109,739	830,577	+161
U.S. Census ACS, 2018-2022				
Total Employment	1,756	28,257	359,779	-54
U.S. Census, LEHD, 2021				
Average Household Size	2.61	2.48	2.55	Increase
U.S. Census ACS, 2018-2022				
Median Household Income	\$93,472	\$101,453	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	39.5	45.7	44.6	Decrease
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	624 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	-37
NJ DOE, 2022-2023				

PROPERTY TAXES	Municipality	County	Highlands Region	Municipality Annual Change
NJ DCA, 2022				
Taxes Collected Per Capita	\$630	\$643	\$989	+2%
Total Municipal Equalized Value	\$0.91 B	\$13.33 B	\$155.23 B	+4%
Average Tax Rate	0.70	0.68	0.64	+2%



\$0

Watershed Moratorium Offset Aid

Oxford Township, Warren County

Plan Conformance Status

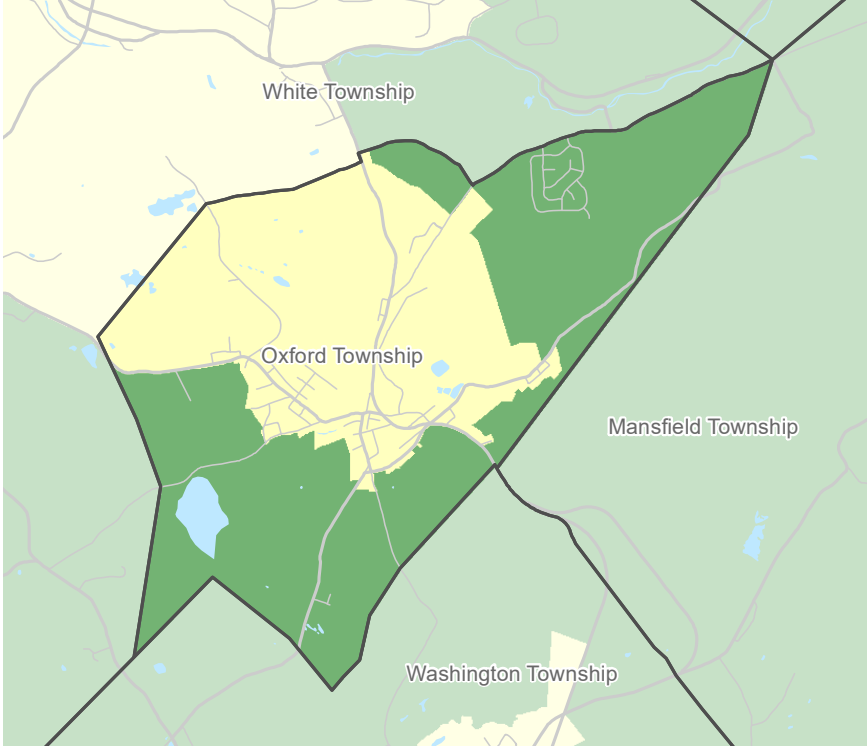
☒ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	1,672	43%
Preservation Area	2,212	57%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
Total	1,670	43%
Muni. preserved acreage per capita	0.65	-
County preserved acreage per capita*	0.60	-

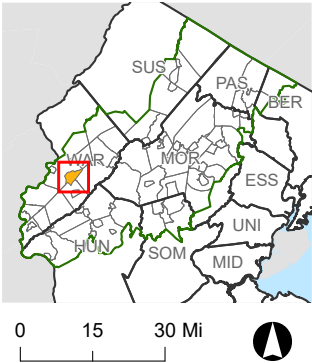
LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
Protection Zone	1,737	47%
Wildlife Management Area	754	20%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	542	15%
Existing Community Zone	674	18%
Existing Community Zone Environmentally Constrained Subzone	6	0%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	14.0%	26.0%	11.6%
Forest	44.2%	41.5%	45.4%
Developed	19.2%	19.8%	28.3%
Water	1.9%	2.1%	4.0%
Other	20.7%	10.6%	10.6%

LAND DEVELOPMENT ACTIVITY						
		Municipality		County*	Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.
Single Family Home Sales	Number	143	94	6,977	1,241	52,859
	Average value	\$178 K	\$279 K	\$264 K	\$283 K	\$444 K
Improved Commercial Property Sales	Number	8	insuf.	364	18	1,882
	Average value	\$657 K	insuf.	\$1.04 M	\$243 K	\$2.16 M
Vacant Land Sales >0.15 acres	Number	7	insuf.	145	51	719
	Average value per acre	\$161 K	insuf.	\$1.75 M	\$197 K	\$867 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	32	17	123
	Average value per acre	insuf.	insuf.	\$147 K	\$9 K	\$137 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		21	11	5,284	231	11,425



\$0

Watershed Moratorium Offset Aid

	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	2,555	109,739	830,577	+117
Total Employment U.S. Census, LEHD, 2021	743	28,257	359,779	-171
Average Household Size U.S. Census ACS, 2018-2022	2.38	2.48	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$100,399	\$101,453	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	44.0	45.7	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	291 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	+14

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$399	\$643	\$989	+4%
Total Municipal Equalized Value	\$0.23 B	\$13.33 B	\$155.23 B	+3%
Average Tax Rate	0.65	0.68	0.64	+10%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/oxford.html

Phillipsburg Town, Warren County

Plan Conformance Status

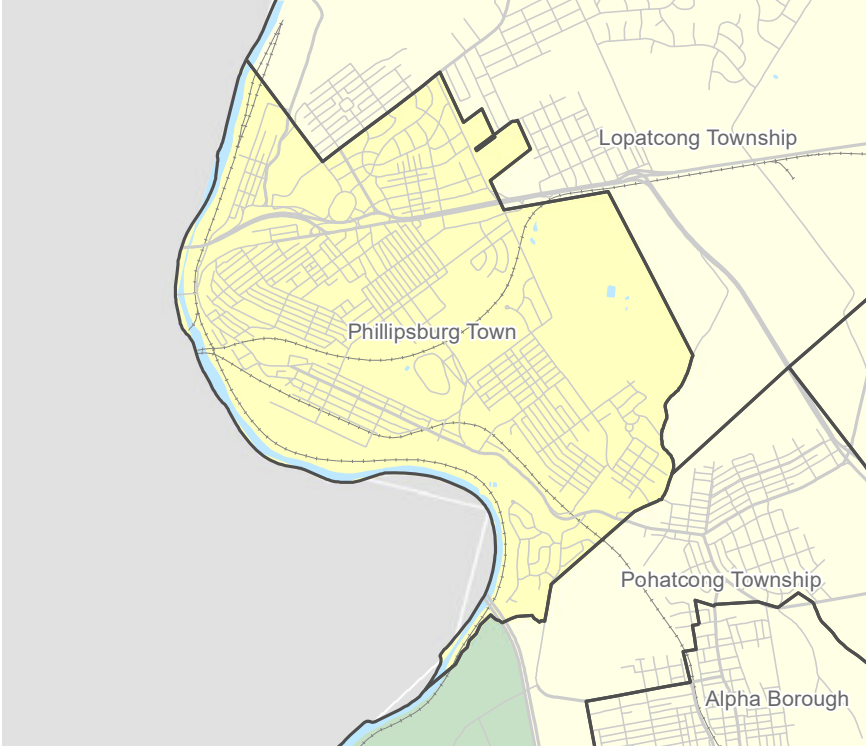
☒ Planning Area

☐ Preservation Area

	Acres	%
Planning Area	2,125	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	113	5%
Muni. preserved acreage per capita	0.01	-
County preserved acreage per capita*	0.60	-

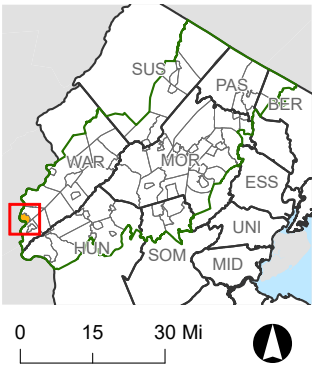
LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	13	1%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	35	2%
Existing Community Zone	1,616	95%
Existing Community Zone Environmentally Constrained Subzone	31	2%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	0.1%	26.0%	11.6%
Forest	11.9%	41.5%	45.4%
Developed	73.5%	19.8%	28.3%
Water	5.2%	2.1%	4.0%
Other	9.3%	10.6%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family	Number	980	n/a	6,977	1,241	52,859	16,920
Home Sales	Average value	\$156 K	n/a	\$264 K	\$283 K	\$444 K	\$402 K
Improved Commercial	Number	95	n/a	364	18	1,882	272
Property Sales	Average value	\$366 K	n/a	\$1.04 M	\$243 K	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	12	n/a	145	51	719	389
>0.15 acres	Average value per acre	\$376 K	n/a	\$1.75 M	\$197 K	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	32	17	123	86
>5 acres	Average value per acre	insuf.	n/a	\$147 K	\$9 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		131	0	5,284	231	11,425	1,566



\$0

Watershed Moratorium Offset Aid

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	15,206	109,739	830,577	+489
Total Employment U.S. Census, LEHD, 2021	5,309	28,257	359,779	+23
Average Household Size U.S. Census ACS, 2018-2022	2.29	2.48	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$64,130	\$101,453	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	41.2	45.7	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	1,757 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	+101

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$748	\$643	\$989	+0%
Total Municipal Equalized Value	\$0.90 B	\$13.33 B	\$155.23 B	+1%
Average Tax Rate	1.60	0.68	0.64	+1%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/phillipsburg.html

Pohatcong Township, Warren County

Plan Conformance Status

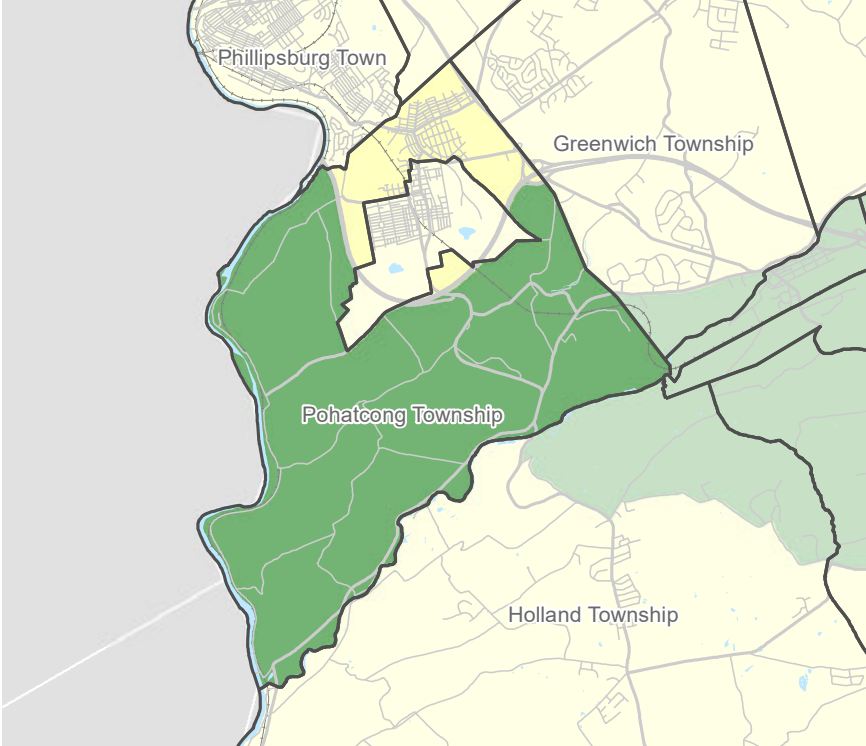
☒ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	1,209	14%
Preservation Area	7,568	86%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
Total	4,087	47%
Muni. preserved acreage per capita	1.26	-
County preserved acreage per capita*	0.60	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
Protection Zone	1,349	16%
Wildlife Management Area	288	3%
Conservation Zone	1,202	15%
Conservation Zone Environmentally Constrained Subzone	4,469	54%
Existing Community Zone	707	9%
Existing Community Zone Environmentally Constrained Subzone	143	2%
Lake Community Subzone	94	1%



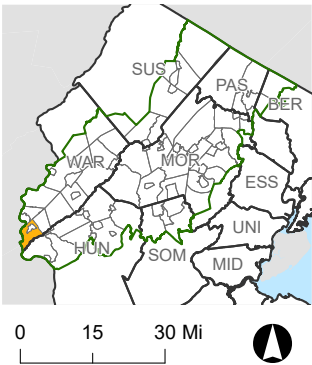
View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER			
NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	42.7%	26.0%	11.6%
Forest	33.3%	41.5%	45.4%
Developed	18.1%	19.8%	28.3%
Water	3.5%	2.1%	4.0%
Other	2.5%	10.6%	10.6%

LAND DEVELOPMENT ACTIVITY						
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)						
Land sales		Municipality		County*		Highlands Region
		Plan.	Pres.	Plan.	Pres.	Plan. Pres.
Single Family Home Sales	Number	187	101	6,977	1,241	52,859 16,920
Improved Commercial Property Sales	Average value	\$219 K	\$211 K	\$264 K	\$283 K	\$444 K \$402 K
Vacant Land Sales >0.15 acres	Number	10	insuf.	364	18	1,882 272
Vacant Land Sales >5 acres	Average value	\$4.96 M	insuf.	\$1.04 M	\$243 K	\$2.16 M \$1.03 M
Certificates of Occupancy Issued	Number	insuf.	11	145	51	719 389
	Average value per acre	insuf.	\$329 K	\$1.75 M	\$197 K	\$867 K \$697 K
	Number	insuf.	insuf.	32	17	123 86
	Average value per acre	insuf.	insuf.	\$147 K	\$9 K	\$137 K \$21 K
Certificates of Occupancy Issued		31	16	5,284	231	11,425 1,566
NJ DCA, July 22, 2024						

DEMOGRAPHICS				
	Municipality	County	Highlands Region	Municipality Change
Population	3,252	109,739	830,577	-38
Total Employment	1,471	28,257	359,779	-1,077
Average Household Size	2.34	2.48	2.55	Decrease
Median Household Income	\$98,264	\$101,453	\$125,496 (Muni. Avg.)	Increase
Median Age	42.3	45.7	44.6	Increase
K-8 School Enrollment (District Average)	303 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	-44

PROPERTY TAXES				
	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,546	\$643	\$989	+4%
Total Municipal Equalized Value	\$0.45 B	\$13.33 B	\$155.23 B	+3%
Average Tax Rate	1.46	0.68	0.64	+4%



\$0

Watershed Moratorium Offset Aid

Washington Borough, Warren County

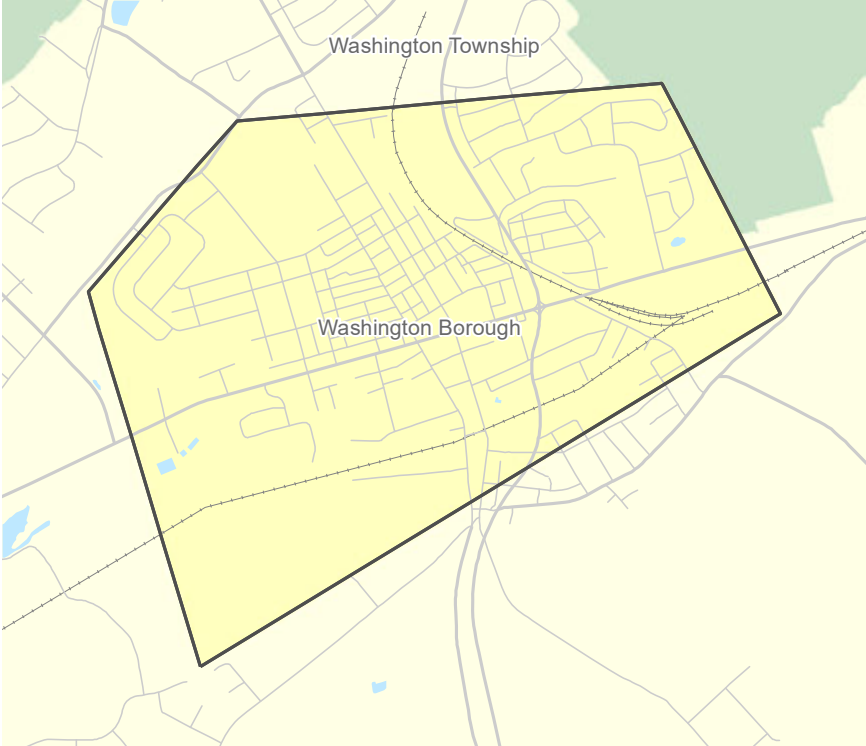
Plan Conformance Status

☒ Planning Area
☐ Preservation Area

	Acres	%
Planning Area	1,262	100%
Preservation Area	0	0%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	175	14%
Muni. preserved acreage per capita	0.02	-
County preserved acreage per capita*	0.60	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	147	13%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	3	0%
Existing Community Zone	936	84%
Existing Community Zone Environmentally Constrained Subzone	26	2%
Lake Community Subzone	0	0%



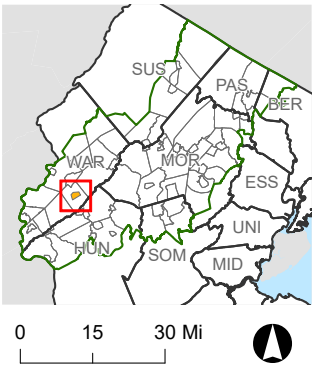
View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER			
NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	0.7%	26.0%	11.6%
Forest	15.3%	41.5%	45.4%
Developed	78.8%	19.8%	28.3%
Water	0.0%	2.1%	4.0%
Other	5.2%	10.6%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	545	n/a	6,977	1,241	52,859	16,920
Home Sales	Average value	\$220 K	n/a	\$264 K	\$283 K	\$444 K	\$402 K
Improved Commercial	Number	52	n/a	364	18	1,882	272
Property Sales	Average value	\$475 K	n/a	\$1.04 M	\$243 K	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	8	n/a	145	51	719	389
>0.15 acres	Average value per acre	\$1.55 M	n/a	\$1.75 M	\$197 K	\$867 K	\$697 K
Vacant Land Sales	Number	insuf.	n/a	32	17	123	86
>5 acres	Average value per acre	insuf.	n/a	\$147 K	\$9 K	\$137 K	\$21 K
Certificates of Occupancy Issued		23	0	5,284	231	11,425	1,566
NJ DCA, July 22, 2024							

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population	7,240	109,739	830,577	+801
U.S. Census ACS, 2018-2022				
Total Employment	1,658	28,257	359,779	-27
U.S. Census, LEHD, 2021				
Average Household Size	2.41	2.48	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$67,761	\$101,453	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	38.8	45.7	44.6	Increase
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	509 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	+7
NJ DOE, 2022-2023				

PROPERTY TAXES	Municipality	County	Highlands Region	Municipality Annual Change
NJ DCA, 2022				
Taxes Collected Per Capita	\$728	\$643	\$989	-2%
Total Municipal Equalized Value	\$0.56 B	\$13.33 B	\$155.23 B	+3%
Average Tax Rate	1.43	0.68	0.64	0%



\$0

Watershed Moratorium Offset Aid

Washington Township, Warren County

Plan Conformance Status

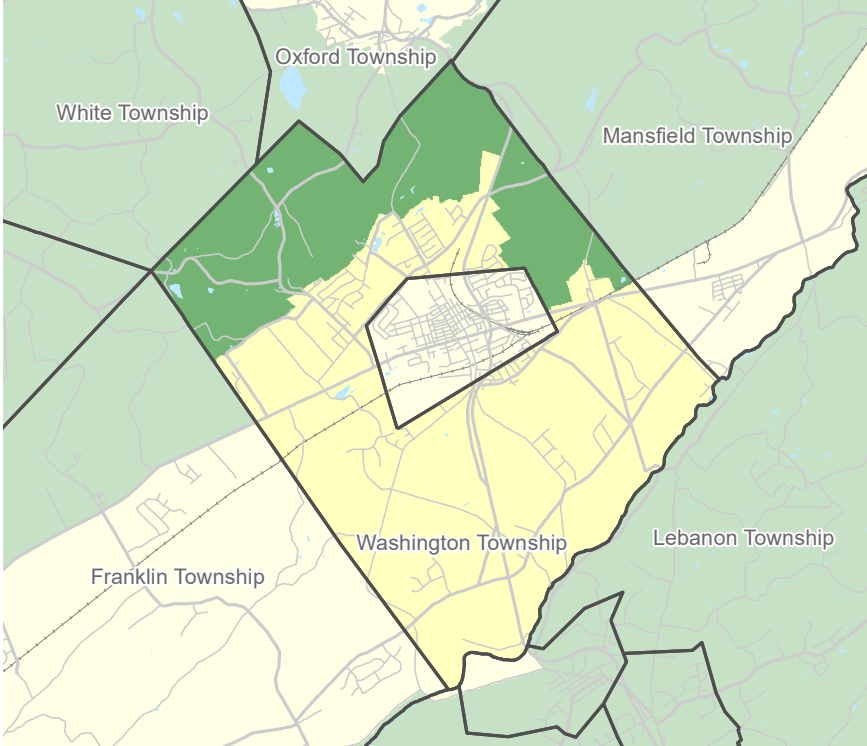
☐ Planning Area

☒ Preservation Area

	Acres	%
Planning Area	7,976	69%
Preservation Area	3,579	31%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
	Acres	%
Total	3,121	27%
Muni. preserved acreage per capita	0.48	-
County preserved acreage per capita*	0.60	-

LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
	Acres	%
Protection Zone	3,738	34%
Wildlife Management Area	188	2%
Conservation Zone	1,234	11%
Conservation Zone Environmentally Constrained Subzone	3,352	30%
Existing Community Zone	2,306	21%
Existing Community Zone Environmentally Constrained Subzone	269	2%
Lake Community Subzone	0	0%



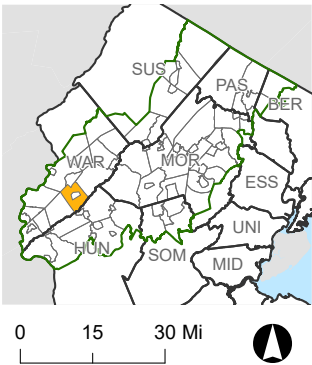
View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER			
NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	29.4%	26.0%	11.6%
Forest	31.6%	41.5%	45.4%
Developed	31.3%	19.8%	28.3%
Water	0.7%	2.1%	4.0%
Other	7.0%	10.6%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)							
Single Family	Number	521	101	6,977	1,241	52,859	16,920
Home Sales	Average value	\$310 K	\$236 K	\$264 K	\$283 K	\$444 K	\$402 K
Improved Commercial	Number	26	insuf.	364	18	1,882	272
Property Sales	Average value	\$1.99 M	insuf.	\$1.04 M	\$243 K	\$2.16 M	\$1.03 M
Vacant Land Sales	Number	18	4	145	51	719	389
>0.15 acres	Average value per acre	\$532 K	\$559 K	\$1.75 M	\$197 K	\$867 K	\$697 K
Vacant Land Sales	Number	6	insuf.	32	17	123	86
>5 acres	Average value per acre	\$22 K	insuf.	\$147 K	\$9 K	\$137 K	\$21 K
Certificates of Occupancy Issued		145	9	5,284	231	11,425	1,566
NJ DCA, July 22, 2024							

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population	6,522	109,739	830,577	-25
U.S. Census ACS, 2018-2022				
Total Employment	1,616	28,257	359,779	-205
U.S. Census, LEHD, 2021				
Average Household Size	2.56	2.48	2.55	Decrease
U.S. Census ACS, 2018-2022				
Median Household Income	\$111,815	\$101,453	\$125,496 (Muni. Avg.)	Increase
U.S. Census ACS, 2018-2022				
Median Age	45.6	45.7	44.6	Decrease
U.S. Census ACS, 2018-2022				
K-8 School Enrollment (District Average)	509 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	+7
NJ DOE, 2022-2023				

PROPERTY TAXES	Municipality	County	Highlands Region	Municipality Annual Change
NJ DCA, 2022				
Taxes Collected Per Capita	\$823	\$643	\$989	+4%
Total Municipal Equalized Value	\$0.90 B	\$13.33 B	\$155.23 B	+3%
Average Tax Rate	0.78	0.68	0.64	+4%



\$0

Watershed Moratorium

Offset Aid

White Township, Warren County

Plan Conformance Status

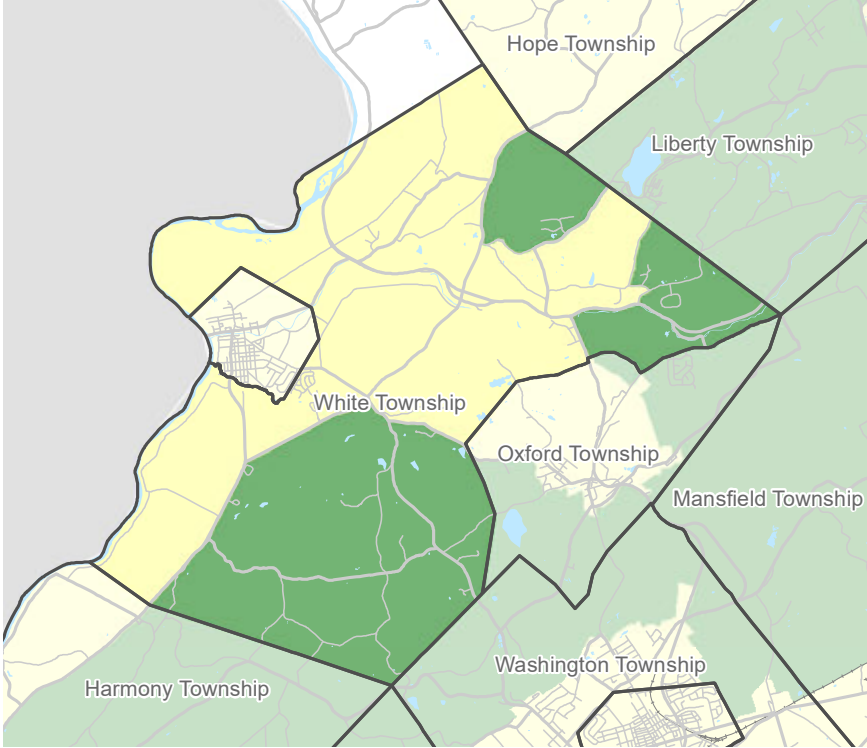
□ Planning Area

□ Preservation Area

	Acres	%
Planning Area	9,985	56%
Preservation Area	7,808	44%

PRESERVED ACREAGE		
NJ Highlands Council, 2024		
Total	5,294	30%
Muni. preserved acreage per capita	1.14	-
County preserved acreage per capita*	0.60	-

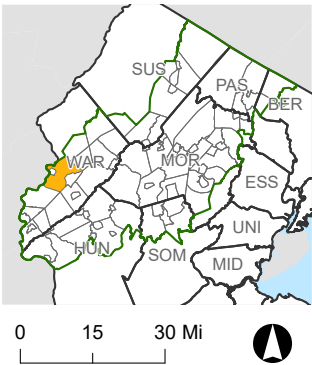
LAND USE CAPABILITY ZONES		
NJ Highlands Council, 2024		
Protection Zone	7,606	44%
Wildlife Management Area	1,972	11%
Conservation Zone	687	4%
Conservation Zone Environmentally Constrained Subzone	5,474	32%
Existing Community Zone	1,303	8%
Existing Community Zone Environmentally Constrained Subzone	121	1%
Lake Community Subzone	0	0%



View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER NJ DEP, 2020			
	Municipality	County*	Highlands Region
Agricultural	28.4%	26.0%	11.6%
Forest	45.9%	41.5%	45.4%
Developed	16.1%	19.8%	28.3%
Water	2.5%	2.1%	4.0%
Other	7.1%	10.6%	10.6%

LAND DEVELOPMENT ACTIVITY		Municipality		County*		Highlands Region	
Land sales NJ MOD-IV, Published: 2024 (Data Range: 1/1/2017_12/31/2022)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family Home Sales	Number	221	138	6,977	1,241	52,859	16,920
	Average value	\$268 K	\$288 K	\$264 K	\$283 K	\$444 K	\$402 K
Improved Commercial Property Sales	Number	7	insuf.	364	18	1,882	272
	Average value	\$5.15 M	insuf.	\$1.04 M	\$243 K	\$2.16 M	\$1.03 M
Vacant Land Sales >0.15 acres	Number	11	6	145	51	719	389
	Average value per acre	\$2.28 M	\$18 K	\$1.75 M	\$197 K	\$867 K	\$697 K
Vacant Land Sales >5 acres	Number	insuf.	insuf.	32	17	123	86
	Average value per acre	insuf.	insuf.	\$147 K	\$9 K	\$137 K	\$21 K
Certificates of Occupancy Issued NJ DCA, July 22, 2024		6	3	5,284	231	11,425	1,566



\$13,442

Watershed Moratorium Offset Aid

DEMOGRAPHICS	Municipality	County	Highlands Region	Municipality Change
Population U.S. Census ACS, 2018-2022	4,635	109,739	830,577	-180
Total Employment U.S. Census, LEHD, 2021	1,045	28,257	359,779	-73
Average Household Size U.S. Census ACS, 2018-2022	2.01	2.48	2.55	Decrease
Median Household Income U.S. Census ACS, 2018-2022	\$56,731	\$101,453	\$125,496 (Muni. Avg.)	Increase
Median Age U.S. Census ACS, 2018-2022	60.1	45.7	44.6	Increase
K-8 School Enrollment (District Average) NJ DOE, 2022-2023	268 (District)	455 (Districts Avg.)	1,020 (Districts Avg.)	-102

PROPERTY TAXES NJ DCA, 2022	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$213	\$643	\$989	+6%
Total Municipal Equalized Value	\$0.68 B	\$13.33 B	\$155.23 B	+4%
Average Tax Rate	0.18	0.68	0.64	+6%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county.
More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/white_twp.html

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