

Appendix F. Municipal Fact Book

Introduction

This section provides a detailed explanation of the municipal fact book. An example of a fact book page, with briefer explanations and data sources, follows this detailed section.

The Long-Term Economic Monitoring Program Annual Report has traditionally focused on aggregate trends, with the intent of comparing the economic performance between Pinelands and Non-Pinelands regions of Southern New Jersey. Maps and tables displaying data for each of the Pinelands municipalities were introduced in 2001 in order to gain a better understanding of how places within the Pinelands compare economically. The municipal fact book was introduced in 2002 to take this concept further by presenting data by municipality, rather than by variable. This arrangement provides a summary of economic conditions in each municipality, while placing each municipality in a broader context by displaying average values for Southern New Jersey and municipal ranks for each variable. The new 2003 fact book has been enhanced with additional data, including maps and charts for each municipality. Each fact sheet contains four distinct parts: Introductory Information, Development Area Map, Population Change, and Data Table.

Introductory Information

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

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

Development Area Map

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

The municipal development map is a tool that can be used to gauge where development is and where it can occur, by consolidating various zoning areas inside and outside the Pinelands. Eight of the Pinelands Management Areas were condensed into three zones for the purpose of simpler visual representation: conservation areas where limited development can occur, intermediate areas that act as buffer zones where moderate / rural type growth is permitted, and development areas where sewers are allowed and growth is encouraged. State Planning Areas were grouped with comparable Management Areas in terms of allowable density and use, and divided into the same three categories. The classification scheme is shown in the following table.

¹ Dover Township, Ocean County was excluded because less than half a percent of Dover’s area is in the Pinelands, and no residents live in this area.

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

Based on these development maps and census block data, suppositions can be made regarding the location of certain phenomena. For example, Little Egg Harbor Township is classified as a Pinelands Municipality, with 23% of its area inside the Pinelands. The township issued 451 building permits in 2002, and ranked fifth in South Jersey for the number of building permits issued. Is this growth occurring in the Pinelands? The census block data indicates that only 1% of the townships' residents and housing units are inside the Pinelands boundary. The development map reveals that the area inside the Pinelands is classified as a conservation area, while a large area outside the boundary is classified as a development area. Based on this information, it can be inferred that most development in Little Egg Harbor Township is occurring outside the Pinelands boundary.

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

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

Population Change

A population graph illustrates change for each municipality from 1930 to 2000. Below the chart is a small table displaying population change inside and outside the Pinelands boundary, based on normalized census block data, from 1990 to 2000. Percent change in area population (area inside and outside the boundary) is provided, followed by the actual change in residents.

Data Table

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

Most of the table is devoted to several municipal variables tracked in the Annual Report. Variables are from the most current year available, and are shown beside the South Jersey municipal average. Rankings are out of the 202 municipalities in South Jersey. A rank of "1" indicates the highest value for a particular variable, while a rank of "202" typically indicates the lowest value. Municipalities with the same value are given the same rank. Variables tracked: population, population density, population change 1990-2000, land area, assessed acres of farmland, building permits, residential housing transactions, median sale price of homes, equalized value of property, effective tax rate, average residential property tax bill, per capita

income, unemployment rate, and retail establishments per resident. Thorough descriptions of these variables can be found in the appropriate sections in the annual report.

The number of business establishments in the municipality is indicated below the rankings section. The percentage of establishments in each major SIC division is provided. The Public Administration and Non-Classifiable Establishment divisions are excluded. The last line of information indicates the percentage of assessed value derived from each land use category.

General Caveats

- **Ranking Values.** It is important to note that a high rank does not necessarily have a positive connotation. A high rank for per capita income has a positive connotation, while a high rank for unemployment has a negative connotation. The implications of rankings for certain other variables are less clear. A low rank for building permits issued may be positive, negative or neutral, depending on viewpoint. The reader should understand that the rankings can be interpreted in different ways.
- **Comparing Ranks to 2002 Fact Book.** Comparing the change in rank for a particular municipality to its rank in the previous fact book is not advisable, due to differences in how ranks were created.
- **Data Volatility.** Municipalities with small populations tend to experience greater volatility in values and rankings from one year to the next.

Specific Caveats

- **Population:** Certain municipalities are impacted by the presence of large institutional facilities, such as military bases or prisons. Footnotes are provided for these select municipalities, indicating the non-institutional population of the municipality.
- **Assessed Acres of Farmland:** 75 municipalities have no assessed farmland acreage. These municipalities share a rank of 127, the lowest rank for this variable.
- **Building Permits:** While some municipalities with low values for building permits may be suffering from economic hardship or minimal population growth, municipalities with small populations or little developable land remaining also tend to have low values. Several municipalities issued less than ten permits, and thus share similar ranks. The lowest rank is 187, for a value of zero permits.
- **Median Sale Price of Homes:** This value is dependent on the number of residential housing transactions. Municipalities with few transactions (under 10) experience greater volatility in price from year to year. The municipal value and South Jersey value are medians, not averages.
- **Retail Establishments per Resident:** This number represents establishments specifically defined as retail, under SIC division G, major groups 52 through 59. This does not represent all commercial establishments. It is important to remember that the average for South Jersey is a *municipal average* – the average municipality in South Jersey has 1 store for every 397 residents. The actual ratio for all of South Jersey is one store for every 212 residents.
- **Business Establishments:** The NJ Department of Labor assigns municipal codes to each establishment that files under the Covered Employment Database. The assignment of codes depends on the location information submitted by each business. If a business identifies an incorrect location, for example, a business submits that its location address is Medford Lakes, when the business is actually in Medford Township, this leads to sources of error. The number of business establishments for each municipality should be regarded as illustrative and not as exact figures.

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Municipality, County

% Population inside Pinelands boundary: US Census Bureau 2000, census block










% Housing Units inside Pinelands boundary: US Census Bureau 2000, census block

% of Area inside Pinelands boundary: NJ Pinelands Commission, GIS Office

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

Management Areas and Planning Areas have been consolidated into three categories for visual representation. See chart on page A2 for definition of categories.

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

Pinelands		Non-Pinelands		
	Conservation		Conservation	R Place
	Intermediate		Intermediate	 Water
	Development		Development	 Pinelands Boundary
	Federal			

Population Change

Municipal population graph. Illustrates population change between 1930 and 2000. From US Census Bureau.

Population Change 1990 - 2000

Change in population inside and outside the Pinelands boundary, based on US Census Bureau census block data.

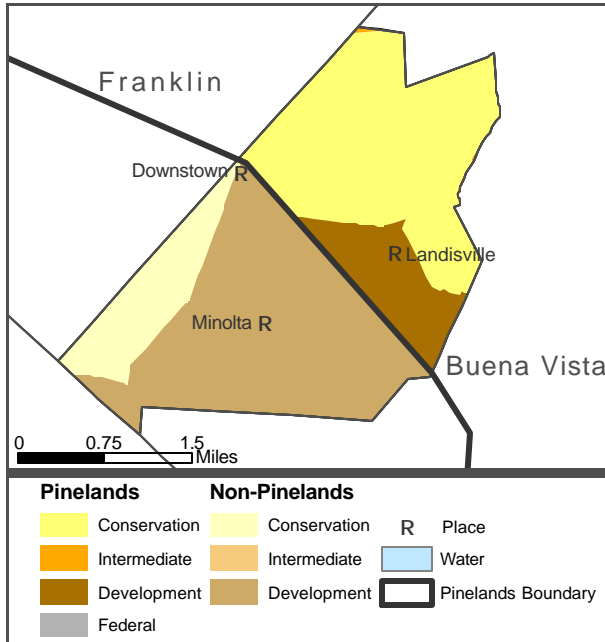
Pinelands Management Areas: Percentage of municipal area inside the Pinelands boundary for each Management Area. NJ Pinelands Commission, GIS Office								
Cons	Cons	Cons	Cons	Inter	Dev	Dev	Dev	Fed
Variables				Municipal Value	South Jersey Municipal Average	SJ Municipal Rank out of 202		
Population 2000				US Census Bureau				
Population Density 2000 (per sq mile)				US Census Bureau				
Population Change 1990 – 2000				US Census Bureau				
Land Area (sq miles) 2000				US Census Bureau				
Assessed Acres of Farmland 2000				NJ Agricultural Statistics Service				
Building Permits 2002				NJ Department of Labor				
Residential Housing Transactions 2002				NJ Department of Treasury, Division of Taxation				
Median Sale Price of Homes 2002				NJ Department of Treasury, Division of Taxation				
Equalized Value of Property 2002 (Million \$)				NJ Dept Community Affairs, Div Local Govt Service				
Effective Tax Rate 2002				NJ Dept Community Affairs, Div Local Govt Service				
Average Residential Property Tax Bill 2002				NJ Dept Community Affairs, Div Local Govt Service				
Per Capita Income 2000				US Census Bureau				
Unemployment Rate 2002				NJ Department of Labor				
Retail Establishments Per Resident 2001				NJ Department of Labor / US Census Bureau				
Business Establishments 2001. Percentage of total establishments within each major SIC division, excluding Public Administration and Nonclassifiable Establishments. NJ Department of Labor								
Assessment Class Proportions in Municipal Valuations 2002. Percentage of total assessed municipal value for each land use categories. NJ Department of Community Affairs, Division of Local Government Services								

Buena Borough, Atlantic County

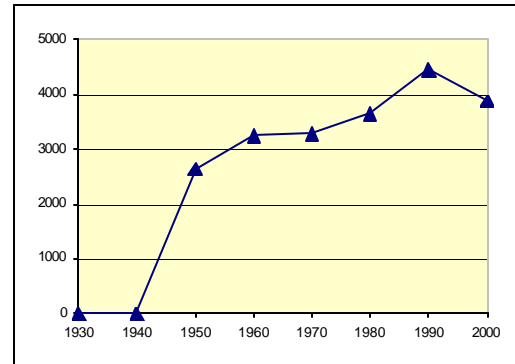
% of Population in Pinelands: 22% (865 residents / 3,873 total)

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

% of Area in Pinelands: 47% (2,274 acres / 4,842 total)



Population Change*



*Buena was part of Buena Vista Township until 1949

Population Change 1990 - 2000

Inside Boundary	-20% (-212)
Outside Boundary	-11% (-356)

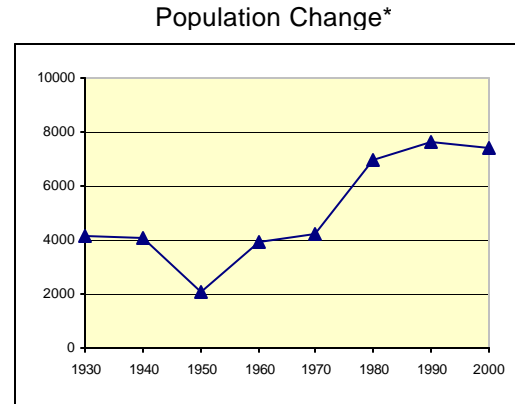
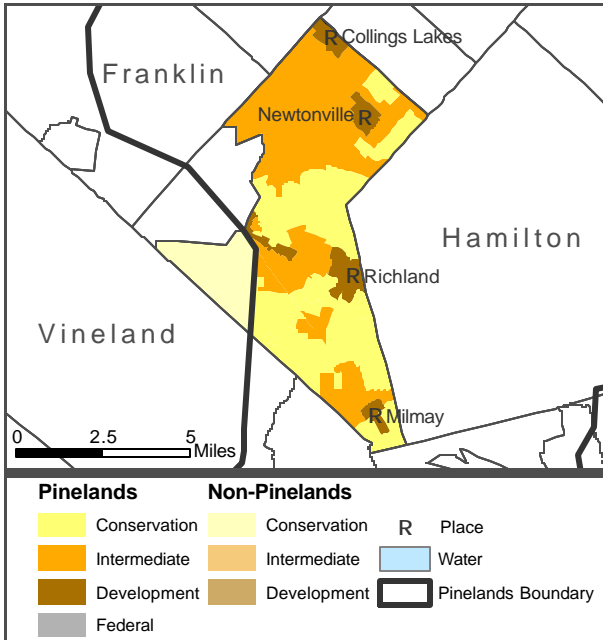
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
		78%				22%			
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				3,873	11,205	127 th			
Population Density 2000				509.1	1,982.2	132 nd			
Population Change 1990 – 2000				-12.8%	5.7%	191 st			
Land Area (sq miles) 2000				7.6	18.0	98 th			
Assessed Acres of Farmland 2000				2,389	2,672	63 rd			
Building Permits 2002				1	62	174 th			
Residential Housing Transactions 2002				28	181	148 th			
Median Sale Price of Homes 2002				\$96,200	\$133,000	162 nd			
Equalized Value of Property 2002 (Million \$)				\$167.3	\$844.5	147 th			
Effective Tax Rate 2002				2.67	2.54	90 th			
Average Residential Property Tax Bill 2002				\$2,697	\$3,544	153 rd			
Per Capita Income 2000				\$16,717	\$23,813	184 th			
Unemployment Rate 2002				12.5%	5.9%	8 th			
Retail Establishments Per Resident 2001				1:204	1:397	83 rd			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
96	7%		22%	8%	9%	7%	20%	3%	23%
Assessment Class Proportions in Municipal Valuations 2002		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		3%	70%	7%	12%	5%	3%		

Buena Vista Township, Atlantic County

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

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

% of Area in Pinelands: 90% (24,001 acres / 26,658 total)



*Buena Borough was part of Buena Vista until 1949

Population Change 1990 - 2000	
Inside Boundary	-4% (-264)
Outside Boundary	4% (+45)

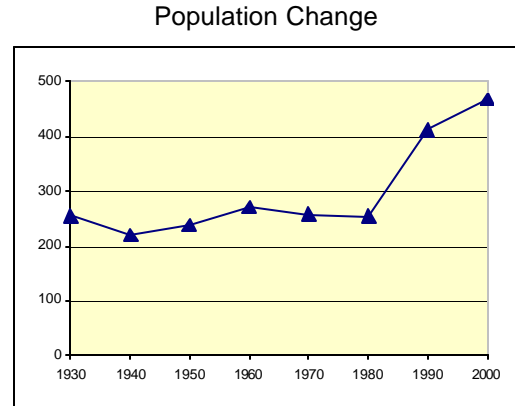
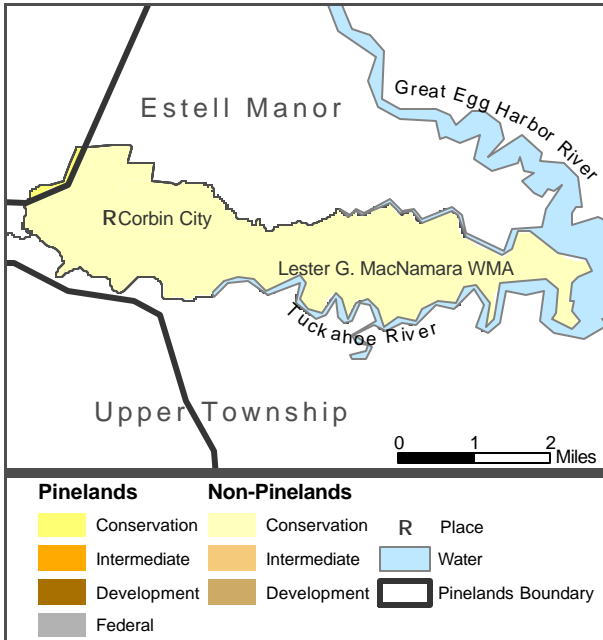
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	32%	8%		53%			7%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				7,436	11,205	82 nd			
Population Density 2000 (per sq mile)				179.8	1,982.2	168 th			
Population Change 1990 – 2000				-2.9%	5.7%	148 th			
Land Area (sq miles) 2000				41.4	18.0	32 nd			
Assessed Acres of Farmland 2000				3,699	2,672	54 th			
Building Permits 2002				16	62	90 th			
Residential Housing Transactions 2002				31	181	144 th			
Median Sale Price of Homes 2002				\$89,900	\$133,000	172 nd			
Equalized Value of Property 2002 (Million \$)				\$312.1	\$844.5	115 th			
Effective Tax Rate 2002				2.25	2.54	136 th			
Average Residential Property Tax Bill 2002				\$2,397	\$3,544	175 th			
Per Capita Income 2000				\$18,382	\$23,813	168 th			
Unemployment Rate 2002				8.0%	5.9%	34 th			
Retail Establishments Per Resident 2001				1:531	1:397	163 rd			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
79	15%		19%	6%	14%	5%	18%	4%	19%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			8%	76%	5%	8%	3%		

Corbin City, Atlantic County

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

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

% of Area in Pinelands: 1% (67 acres / 5,727 total)



Population Change 1990 - 2000	
Inside Boundary	133% (+4)
Outside Boundary	13% (+52)

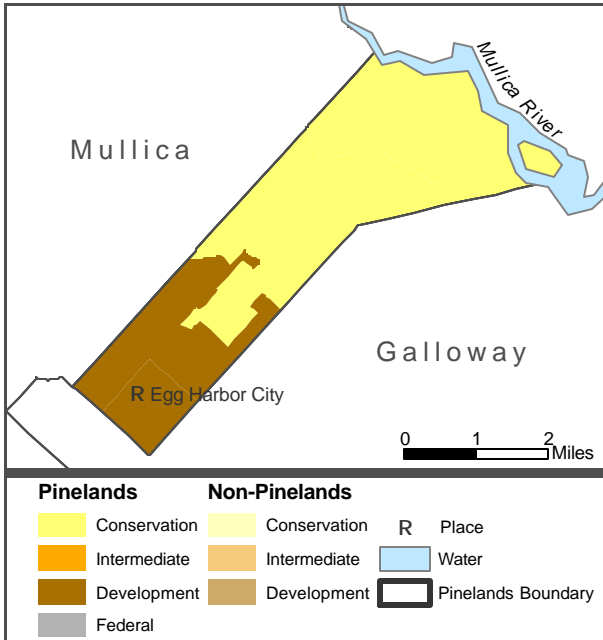
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	100%								
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				468	11,205	196 th			
Population Density 2000				59.3	1,982.2	193 rd			
Population Change 1990 – 2000				13.6%	5.7%	51 st			
Land Area (sq miles) 2000				7.9	18.0	95 th			
Assessed Acres of Farmland 2000				274	2,672	94 th			
Building Permits 2002				6	62	132 nd			
Residential Housing Transactions 2002				3	181	196 th			
Median Sale Price of Homes 2002				\$79,900	\$133,000	187 th			
Equalized Value of Property 2002				\$26.2	\$844.5	196 th			
Effective Tax Rate 2002				1.75	2.54	175 th			
Average Residential Property Tax Bill 2002				\$1,865	\$3,544	192 nd			
Per Capita Income 2000				\$21,321	\$23,813	116 th			
Unemployment Rate 2002				4.6%	5.9%	127 th			
Retail Establishments Per Resident 2001				1:156	1:397	59 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
12			8%	25%			25%		42%
Assessment Class Proportions in Municipal Valuations 2002		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		9%	81%	2%	9%				

Egg Harbor City, Atlantic County

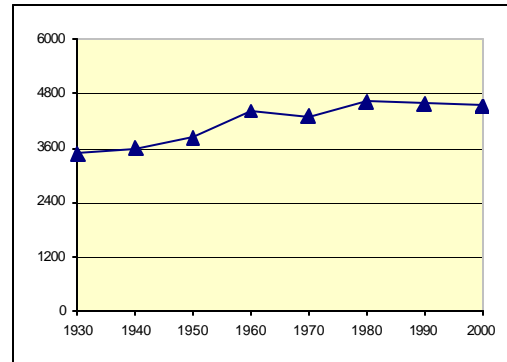
% of Population in Pinelands: 100% (4,545 residents / 4,545 total)

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

% of Area in Pinelands: 100% (7,627 acres / 7,627 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	-1% (-38)
Outside Boundary	

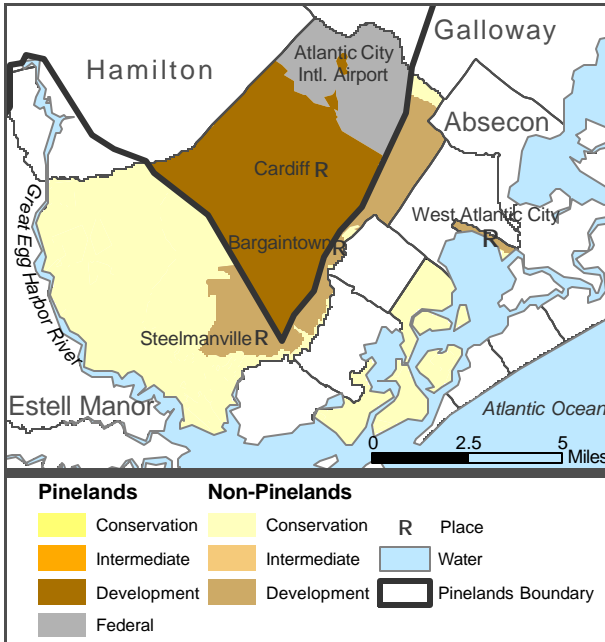
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
38%	35%					28%			
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				4,545	11,205	115 th			
Population Density 2000				409.2	1,982.2	146 th			
Population Change 1990 – 2000				-0.8%	5.7%	131 st			
Land Area (sq miles) 2000				11.1	18.0	85 th			
Assessed Acres of Farmland 2000				0	2,672	127 th			
Building Permits 2002				2	62	167 th			
Residential Housing Transactions 2002				52	181	125 th			
Median Sale Price of Homes 2002				\$91,950	\$133,000	169 th			
Equalized Value of Property 2002				\$155.4	\$844.5	154 th			
Effective Tax Rate 2002				3.57	2.54	15 th			
Average Residential Property Tax Bill 2002				\$3,222	\$3,544	104 th			
Per Capita Income 2000				\$15,151	\$23,813	190 th			
Unemployment Rate 2002				9.1%	5.9%	25 th			
Retail Establishments Per Resident 2001				1:84	1:397	25 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
205	4%		17%	6%	8%	6%	26%	6%	27%
Assessment Class Proportions in Municipal Valuations 2002		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		2%	71%		20%	3%	4%		

Egg Harbor Township, Atlantic County

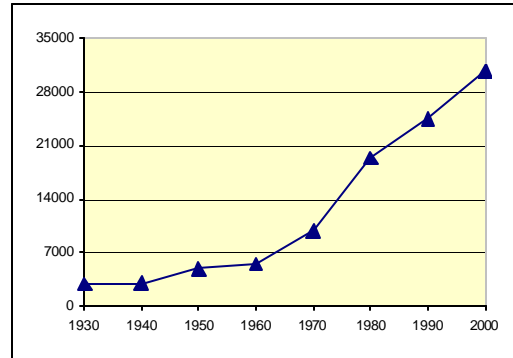
% of Population in Pinelands: 53% (16,209 residents / 30,726 total)

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

% of Area in Pinelands: 38%% (18,148 acres / 48,444 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	39% (+4,522)
Outside Boundary	12% (+1,612)

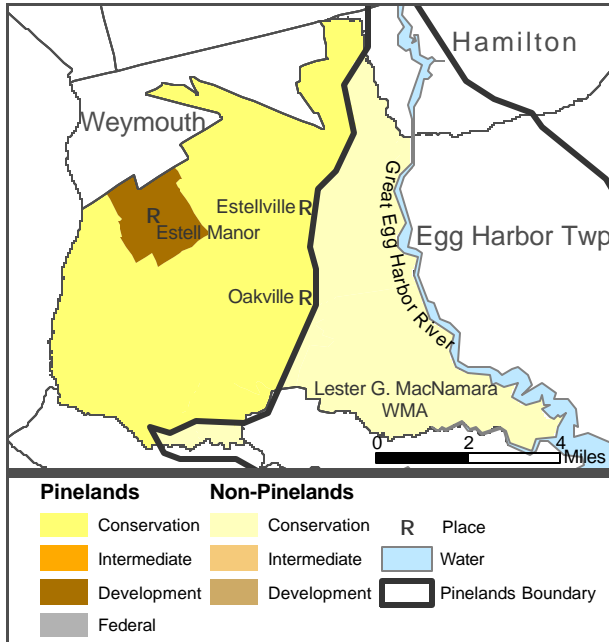
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
					79%			21%	
					Municipal Value	South Jersey Average	Municipal Rank		
Population 2000					30,726	11,205	19 th		
Population Density 2000 (per sq mile)					456.2	1,982.2	138 th		
Population Change 1990 – 2000					25.2%	5.7%	19 th		
Land Area (sq miles) 2000					67.4	18.0	12 th		
Assessed Acres of Farmland 2000					2,318	2,672	64 th		
Building Permits 2002					676	62	1 st		
Residential Housing Transactions 2002					496	181	20 th		
Median Sale Price of Homes 2002					\$119,000	\$133,000	105 th		
Equalized Value of Property 2002 (Million \$)					\$2,104.6	\$844.5	22 nd		
Effective Tax Rate 2002					2.22	2.54	139 th		
Average Residential Property Tax Bill 2002					\$3,129	\$3,544	115 th		
Per Capita Income 2000					\$22,328	\$23,813	100 th		
Unemployment Rate 2002					5.4%	5.9%	93 rd		
Retail Establishments Per Resident 2001					1:231	1:397	98 th		
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
528	2%		15%	2%	7%	7%	25%	8%	33%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			9%	68%		23%			

Estell Manor City, Atlantic County

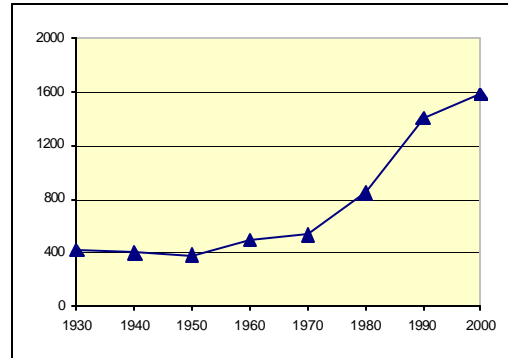
% of Population in Pinelands: 95% (1,502 residents / 1,574 total)

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

% of Area in Pinelands: 72% (22,330 acres / 35,334 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	18% (+234)
Outside Boundary	-41% (-51)

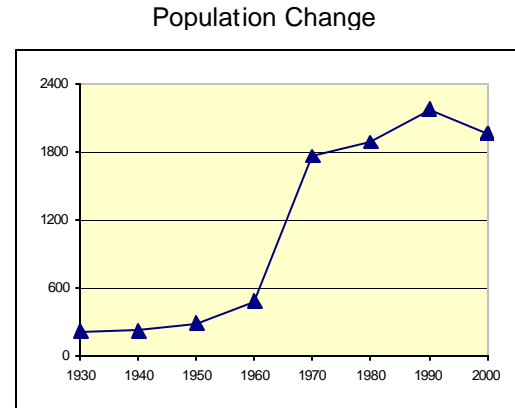
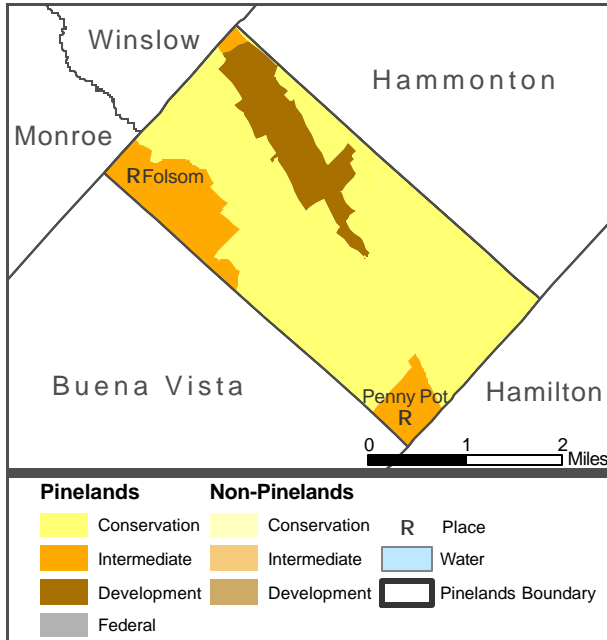
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	88%	4%					8%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				1,585	11,205	170 th			
Population Density 2000 (per sq mile)				29.6	1,982.2	198 th			
Population Change 1990 – 2000				12.9%	5.7%	54 th			
Land Area (sq miles) 2000				53.6	18.0	19 th			
Assessed Acres of Farmland 2000				4,324	2,672	48 th			
Building Permits 2002				11	62	106 th			
Residential Housing Transactions 2002				16	181	167 th			
Median Sale Price of Homes 2002				\$140,125	\$133,000	68 th			
Equalized Value of Property 2002 (Million \$)				\$109.5	\$844.5	169 th			
Effective Tax Rate 2002				1.80	2.54	170 th			
Average Residential Property Tax Bill 2002				\$2,265	\$3,544	184 th			
Per Capita Income 2000				\$19,469	\$23,813	144 th			
Unemployment Rate 2002				3.3%	5.9%	172 nd			
Retail Establishments Per Resident 2001				1:1,585	1:397	191 st			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
27	18%		30%	7%	7%	4%	4%		30%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			16%	77%	3%	3%	1%	1%	

Folsom Borough, Atlantic County

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

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

% of Area in Pinelands: 100% (5,394 acres / 5,394 total)



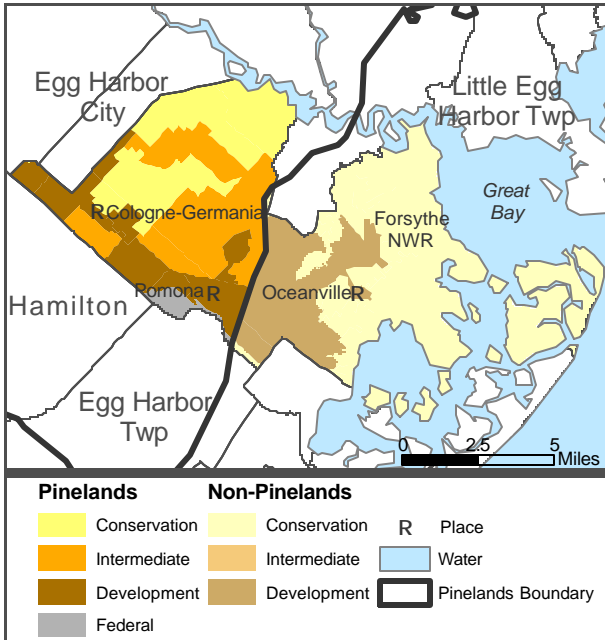
Population Change 1990 - 2000	
Inside Boundary	-10% (-209)
Outside Boundary	

Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	68%	6%		15%			12%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				1,972	11,205	162 nd			
Population Density 2000 (per sq mile)				238.5	1,982.2	159 th			
Population Change 1990 – 2000				-9.6%	5.7%	183 rd			
Land Area (sq miles) 2000				8.3	18.0	93 rd			
Assessed Acres of Farmland 2000				2,126	2,672	65 th			
Building Permits 2002				3	62	156 th			
Residential Housing Transactions 2002				15	181	174 th			
Median Sale Price of Homes 2002				\$110,000	\$133,000	126 th			
Equalized Value of Property 2002 (Million \$)				\$104.2	\$844.5	173 rd			
Effective Tax Rate 2002				2.07	2.54	149 th			
Average Residential Property Tax Bill 2002				\$2,447	\$3,544	171 st			
Per Capita Income 2000				\$20,617	\$23,813	128 th			
Unemployment Rate 2002				4.7%	5.9%	120 th			
Retail Establishments Per Resident 2001				1:247	1:397	103 rd			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
35	3%		20%	14%	9%	9%	23%	3%	20%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			5%	74%	1%	10%	11%		

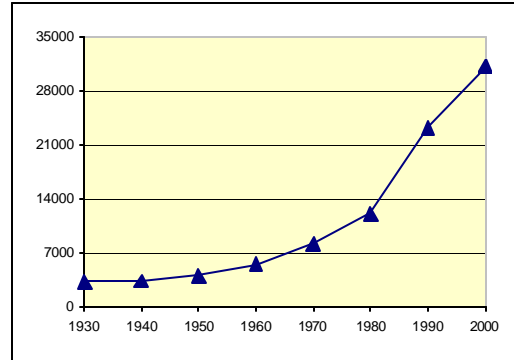
Galloway Township, Atlantic County

% of Population in Pinelands: 34% (10,658 residents / 31,209 total)
 % of Housing Units in Pinelands: 28% (3,194 units / 11,406 total)
 % of Area in Pinelands: 38% (26,807 acres / 71,433 total)

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



Population Change



Population Change 1990 - 2000	
Inside Boundary	25% (+2,161)
Outside Boundary	39% (+5,727)

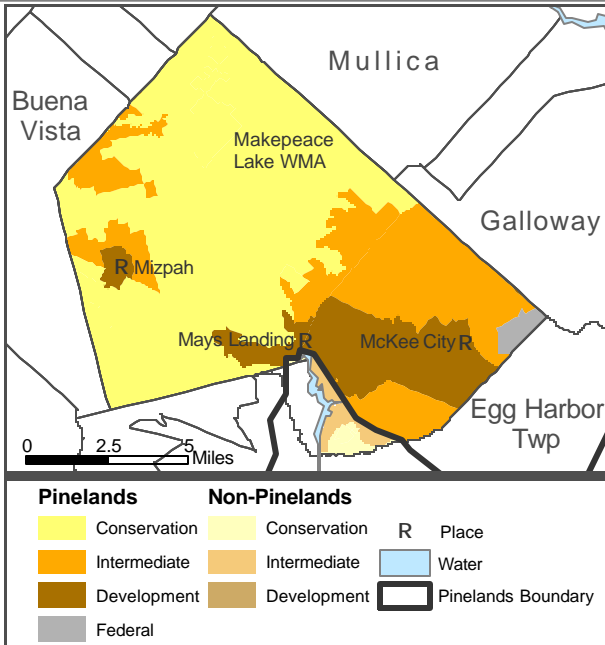
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
10%	11%	17%		35%	12%	8%	3%	3%	
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000*				31,209	11,205	18 th			
Population Density 2000 (per sq mile)				344.9	1,982.2	148 th			
Population Change 1990 – 2000				33.8%	5.7%	8 th			
Land Area (sq miles) 2000				90.5	18.0	6 th			
Assessed Acres of Farmland 2000				3,055	2,672	57 th			
Building Permits 2002				305	62	12 th			
Residential Housing Transactions 2002				735	181	11 th			
Median Sale Price of Homes 2002				\$90,000	\$133,000	170 th			
Equalized Value of Property 2002 (Million \$)				\$1,684.2	\$844.5	30 th			
Effective Tax Rate 2002				2.60	2.54	100 th			
Average Residential Property Tax Bill 2002				\$3,068	\$3,544	122 nd			
Per Capita Income 2000				\$21,048	\$23,813	124 th			
Unemployment Rate 2002				4.9%	5.9%	110 th			
Retail Establishments Per Resident 2001				1:390	1:397	141 st			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
345	5%	< 1%	12%	2%	7%	3%	23%	6%	41%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			5%	81%	1%	12%	1%	1%	

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

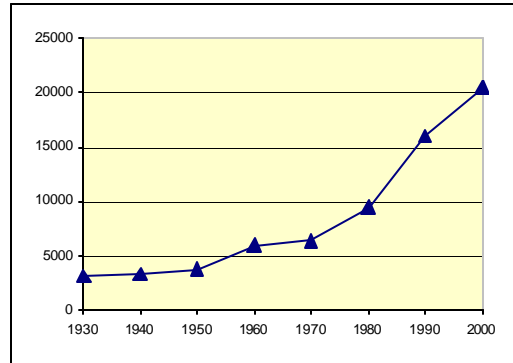
Hamilton Township, Atlantic County

% of Population in Pinelands: 93% (19,136 residents / 20,499 total)
 % of Housing Units in Pinelands: 93% (7,054 units / 7,567 total)
 % of Area in Pinelands: 97% (70,065 acres / 72,225 total)

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



Population Change



Population Change 1990 - 2000	
Inside Boundary	28% (+4,148)
Outside Boundary	33% (+339)

Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	55%	4%		26%	13%		1%	1%	
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000*				20,499	11,205	30 th			
Population Density 2000 (per sq mile)				184.2	1,982.2	166 th			
Population Change 1990 – 2000*				28.0%	5.7%	15 th			
Land Area (sq miles) 2000				111.3	18.0	1 st			
Assessed Acres of Farmland 2000				8,492	2,672	22 nd			
Building Permits 2002				294	62	13 th			
Residential Housing Transactions 2002				416	181	26 th			
Median Sale Price of Homes 2002				\$88,250	\$133,000	174 th			
Equalized Value of Property 2002 (Million \$)				\$1,233.0	\$844.5	38 th			
Effective Tax Rate 2002				2.37	2.54	122 nd			
Average Residential Property Tax Bill 2002				\$2,468	\$3,544	170 th			
Per Capita Income 2000				\$21,309	\$23,813	117 th			
Unemployment Rate 2002				4.7%	5.9%	120 th			
Retail Establishments Per Resident 2001				1:96	1:397	30 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
469	3%	< 1%	12%	2%	5%	3%	46%	5%	24%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			6%	59%	1%	31%	2%	2%	

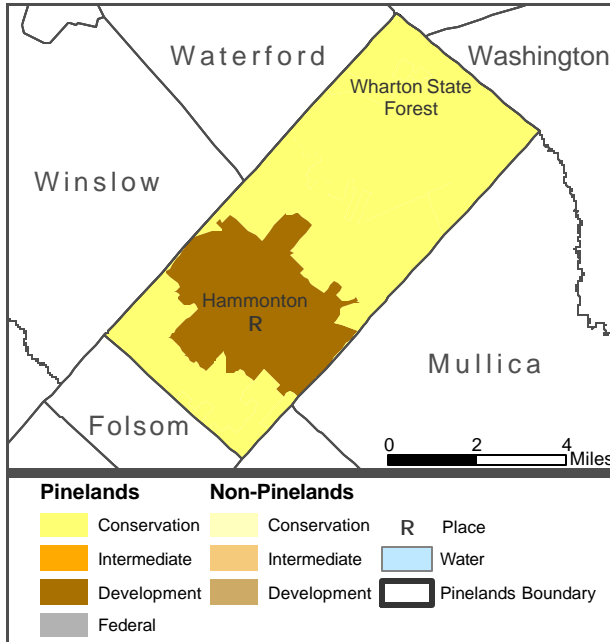
* The institutional population increased by 406 between 1990 and 2000. The non-group quarters population increased by 4,118 residents.

Hammonton Town, Atlantic County

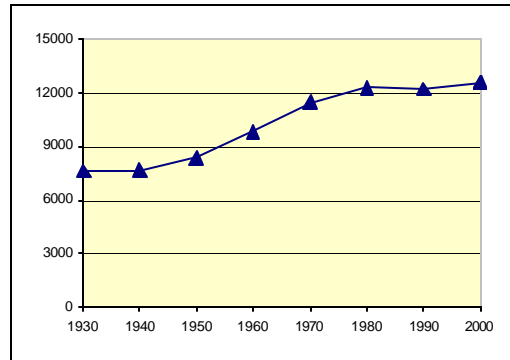
% of Population in Pinelands: 100% (12,604 residents / 12,604 total)

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

% of Area in Pinelands: 100% (26,452 acres / 26,452 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	3% (+396)
Outside Boundary	

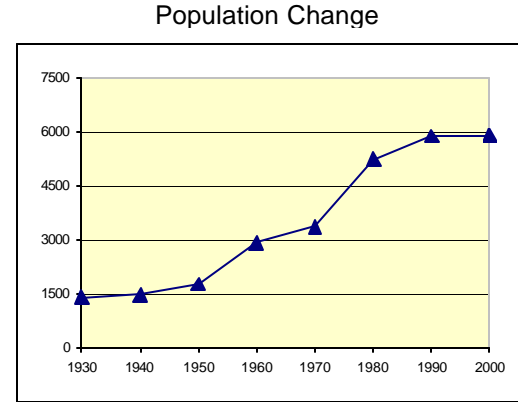
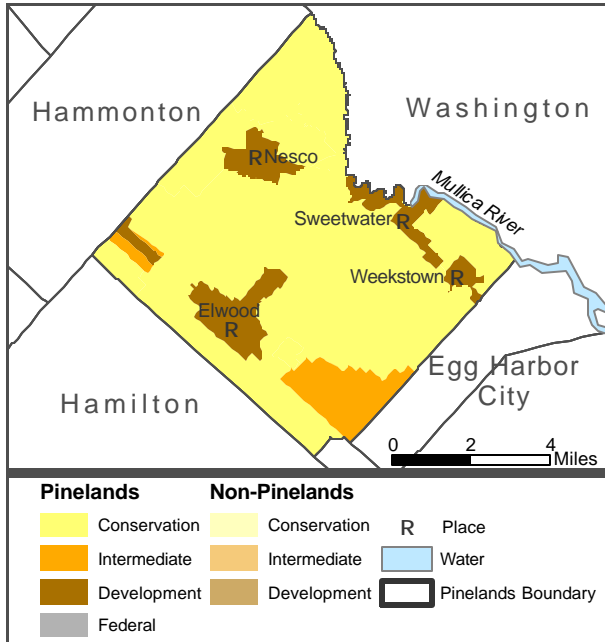
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
35%	5%	33%				27%			
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				12,604	11,205	51 st			
Population Density 2000 (per sq mile)				305.5	1,982.2	152 nd			
Population Change 1990 – 2000				3.2%	5.7%	100 th			
Land Area (sq miles) 2000				41.3	18.0	33 rd			
Assessed Acres of Farmland 2000				7,278	2,672	29 th			
Building Permits 2002				79	62	40 th			
Residential Housing Transactions 2002				125	181	76 th			
Median Sale Price of Homes 2002				\$110,000	\$133,000	126 th			
Equalized Value of Property 2002 (Million \$)				\$710.0	\$844.5	67 th			
Effective Tax Rate 2002				2.72	2.54	83 rd			
Average Residential Property Tax Bill 2002				\$3,416	\$3,544	91 st			
Per Capita Income 2000				\$19,889	\$23,813	137 th			
Unemployment Rate 2002				5.6%	5.9%	85 th			
Retail Establishments Per Resident 2001				1:121	1:397	42 nd			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
528	11%		15%	4%	7%	8%	20%	5%	30%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			3%	69%	4%	19%	3%	1%	

Mullica Township, Atlantic County

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

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

% of Area in Pinelands: 100% (36,494 acres / 36,494 total)



Population Change 1990 - 2000	
Inside Boundary	< 1% (+16)
Outside Boundary	

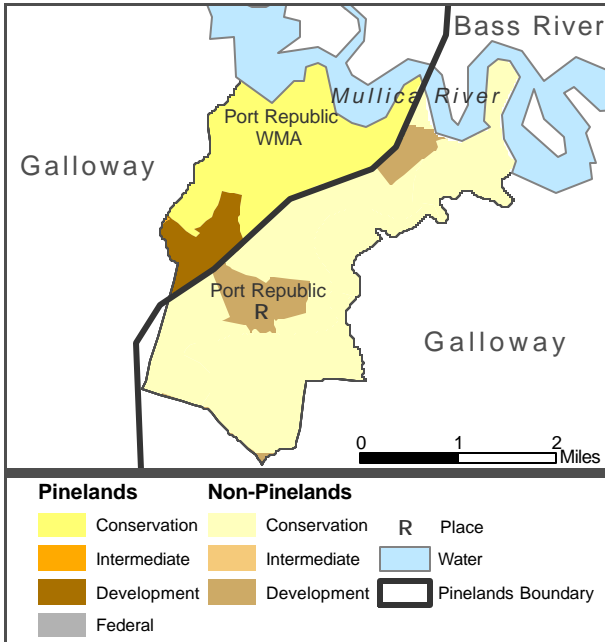
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
13%	59%	9%		7%		1%	11%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				5,912	11,205	102 nd			
Population Density 2000 (per sq mile)				104.5	1,982.2	183 rd			
Population Change 1990 – 2000				0.3%	5.7%	114 th			
Land Area (sq miles) 2000				56.6	18.0	17 th			
Assessed Acres of Farmland 2000				5,240	2,672	43 rd			
Building Permits 2002				27	62	75 th			
Residential Housing Transactions 2002				60	181	119 th			
Median Sale Price of Homes 2002				\$125,000	\$133,000	85 th			
Equalized Value of Property 2002 (Million \$)				\$318.6	\$844.5	114 th			
Effective Tax Rate 2002				2.26	2.54	135 th			
Average Residential Property Tax Bill 2002				\$2,896	\$3,544	135 th			
Per Capita Income 2000				\$19,764	\$23,813	141 st			
Unemployment Rate 2002				8.0%	5.9%	34 th			
Retail Establishments Per Resident 2001				1:657	1:397	175 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
33	6%		27%	12%	12%	6%	27%		9%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			8%	82%	3%	6%	1%		

Port Republic City, Atlantic County

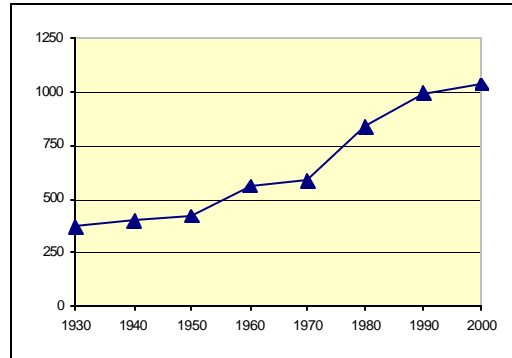
% of Population in Pinelands: 10% (102 residents / 1,037 total)

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

% of Area in Pinelands: 35% (1,910 acres / 5,500 total)



Population Change



Population Change 1990 - 2000	
Inside Boundary	-18% (-22)
Outside Boundary	7% (+58)

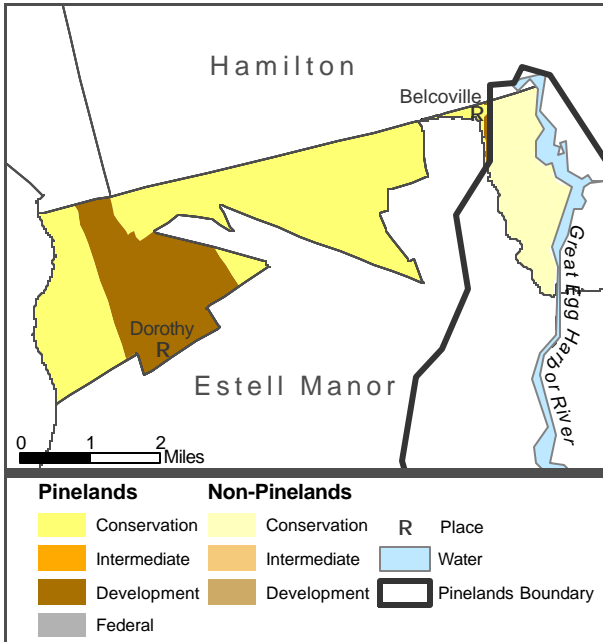
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
85%							15%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				1,037	11,205	188 th			
Population Density 2000 (per sq mile)				136.0	1,982.2	178 th			
Population Change 1990 – 2000				4.5%	5.7%	93 rd			
Land Area (sq miles) 2000				7.6	18.0	97 th			
Assessed Acres of Farmland 2000				194	2,672	100 th			
Building Permits 2002				6	62	132 nd			
Residential Housing Transactions 2002				13	181	176 th			
Median Sale Price of Homes 2002				\$162,000	\$133,000	48 th			
Equalized Value of Property 2002 (Million \$)				\$75.4	\$844.5	184 th			
Effective Tax Rate 2002				2.06	2.54	151 st			
Average Residential Property Tax Bill 2002				\$3,325	\$3,544	99 th			
Per Capita Income 2000				\$24,369	\$23,813	71 st			
Unemployment Rate 2002				3.6%	5.9%	162 nd			
Retail Establishments Per Resident 2001				1:519	1:397	162 nd			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
14	7%		29%	7%	14%	7%	14%		21%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			4%	90%	2%	4%			

Weymouth Township, Atlantic County

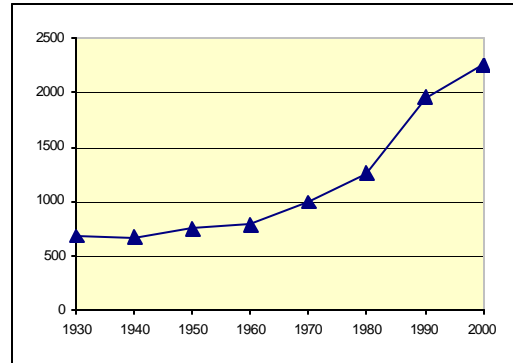
% of Population in Pinelands: 73% (1,668 residents / 2,268 total)

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

% of Area in Pinelands: 82% (6,425 acres / 7,847 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	24% (+328)
Outside Boundary	-5% (-30)

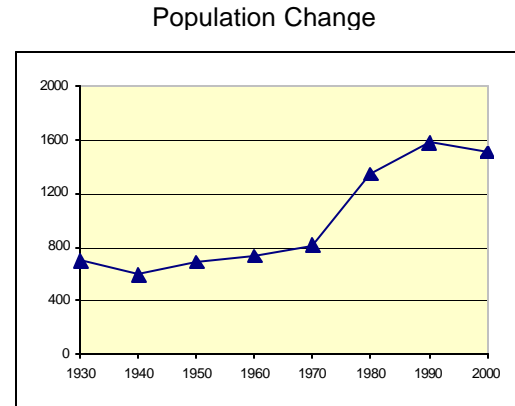
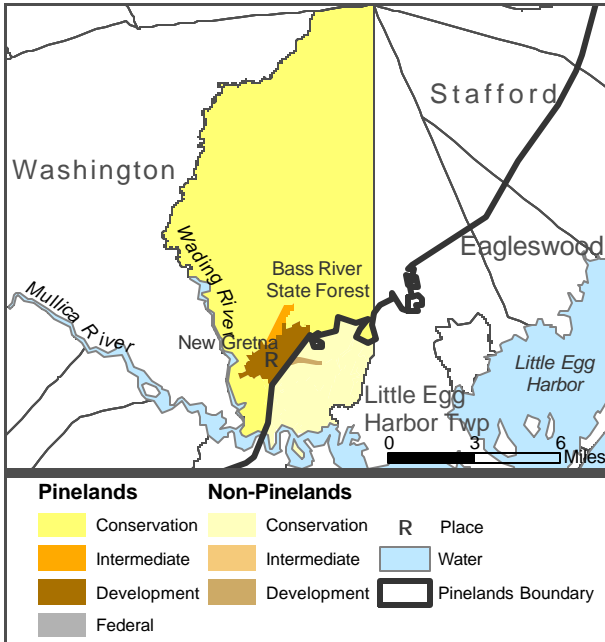
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	70%						30%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				2,257	11,205	158 th			
Population Density 2000 (per sq mile)				185.0	1,982.2	165 th			
Population Change 1990 – 2000				15.3%	5.7%	46 th			
Land Area (sq miles) 2000				12.2	18.0	82 nd			
Assessed Acres of Farmland 2000				43	2,672	112 th			
Building Permits 2002				9	62	115 th			
Residential Housing Transactions 2002				23	181	160 th			
Median Sale Price of Homes 2002				\$122,000	\$133,000	92 nd			
Equalized Value of Property 2002 (Million \$)				\$105.6	\$844.5	172 nd			
Effective Tax Rate 2002				1.75	2.54	175 th			
Average Residential Property Tax Bill 2002				\$2,390	\$3,544	176 th			
Per Capita Income 2000				\$18,987	\$23,813	152 nd			
Unemployment Rate 2002				5.8%	5.9%	81 st			
Retail Establishments Per Resident 2001				1:282	1:397	119 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
32	3%		31%	6%	9%	6%	25%	3%	16%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			8%	81%		10%		2%	

Bass River Township, Burlington County

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

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

% of Area in Pinelands: 87% (43,615 acres / 50,197 total)



Population Change 1990 - 2000	
Inside Boundary	-3% (-35)
Outside Boundary	-11% (-35)

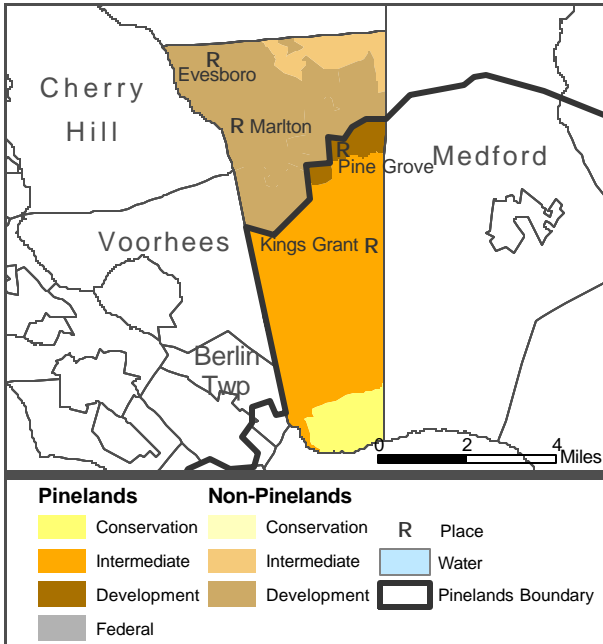
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
95%				1%			4%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				1,510	11,205	173 rd			
Population Density 2000 (per sq mile)				19.9	1,982.2	200 th			
Population Change 1990 – 2000				-4.4%	5.7%	155 th			
Land Area (sq miles) 2000				75.9	18.0	9 th			
Assessed Acres of Farmland 2000				6,747	2,672	37 th			
Building Permits 2002				7	62	129 th			
Residential Housing Transactions 2002				10	181	184 th			
Median Sale Price of Homes 2002				\$124,000	\$133,000	88 th			
Equalized Value of Property 2002 (Million \$)				\$77.3	\$844.5	182 nd			
Effective Tax Rate 2002				2.53	2.54	105 th			
Average Residential Property Tax Bill 2002				\$2,798	\$3,544	148 th			
Per Capita Income 2000				\$20,382	\$23,813	131 st			
Unemployment Rate 2002				5.3%	5.9%	98 th			
Retail Establishments Per Resident 2001				1:151	1:397	56 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
25	4%		8%	8%	12%	4%	40%	4%	20%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			8%	74%	3%	15%			

Evesham Township, Burlington County

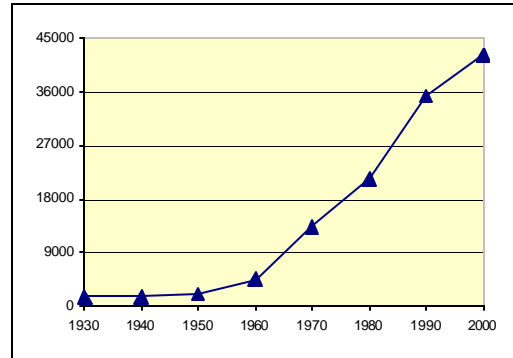
% of Population in Pinelands: 27% (11,553 residents / 42,275 total)

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

% of Area in Pinelands: 55% (10,377 acres / 18,871 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	14% (+1,432)
Outside Boundary	22% (+5,534)

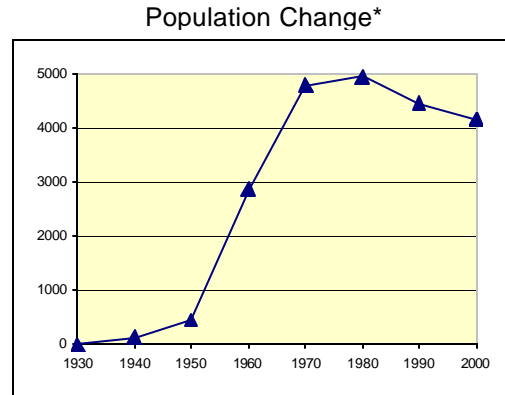
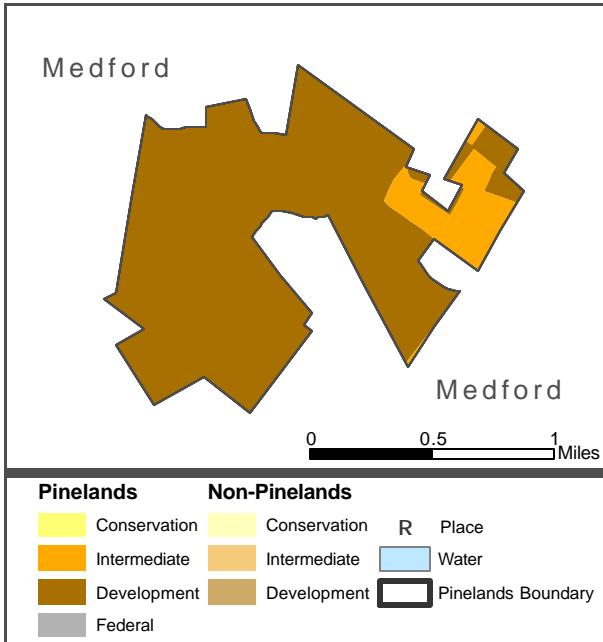
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	12%			82%	6%				
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				42,275	11,205	10 th			
Population Density 2000 (per sq mile)				1,431.1	1,982.2	97 th			
Population Change 1990 – 2000				19.7%	5.7%	29 th			
Land Area (sq miles) 2000				29.5	18.0	48 th			
Assessed Acres of Farmland 2000				4,083	2,672	51 st			
Building Permits 2002				576	62	3 rd			
Residential Housing Transactions 2002				874	181	8 th			
Median Sale Price of Homes 2002				\$153,950	\$133,000	56 th			
Equalized Value of Property 2002 (Million \$)				\$3,131.7	\$844.5	12 th			
Effective Tax Rate 2002				2.59	2.54	101 st			
Average Residential Property Tax Bill 2002				\$4,517	\$3,544	29 th			
Per Capita Income 2000				\$29,494	\$23,813	27 th			
Unemployment Rate 2002				2.6%	5.9%	187 th			
Retail Establishments Per Resident 2001				1:214	1:397	91 st			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
1,072	2%	< 1%	5%	1%	3%	11%	18%	14%	45%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			3%	78%		14%	1%	4%	

Medford Lakes Borough, Burlington County

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

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

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



*Medford Lakes was part of Medford Township until 1939

Population Change 1990 - 2000	
Inside Boundary	-6% (-289)
Outside Boundary	

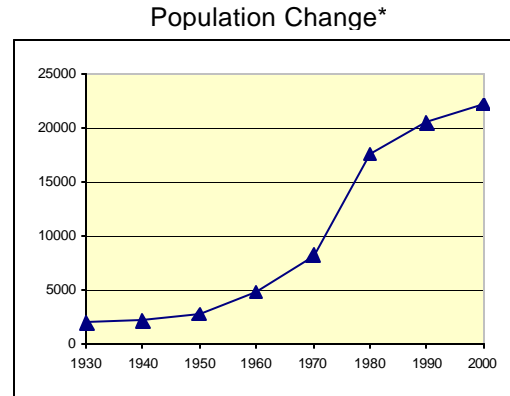
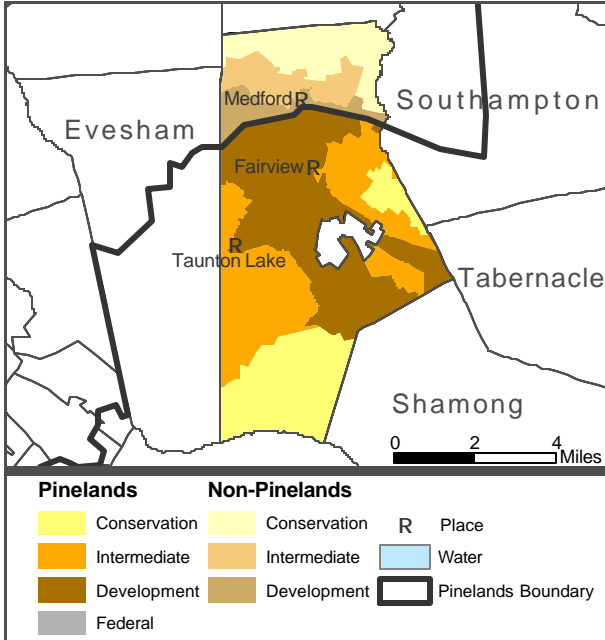
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
				10%	90%				
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				4,173	11,205	121 st			
Population Density 2000 (per sq mile)				3,463.1	1,982.2	46 th			
Population Change 1990 – 2000				-6.5%	5.7%	168 th			
Land Area (sq miles) 2000				1.2	18.0	159 th			
Assessed Acres of Farmland 2000				0	2,672	127 th			
Building Permits 2002				3	62	156 th			
Residential Housing Transactions 2002				89	181	95 th			
Median Sale Price of Homes 2002				\$178,000	\$133,000	39 th			
Equalized Value of Property 2002 (Million \$)				\$290.7	\$844.5	122 nd			
Effective Tax Rate 2002				3.13	2.54	41 st			
Average Residential Property Tax Bill 2002				\$5,802	\$3,544	11 th			
Per Capita Income 2000				\$31,382	\$23,813	20 th			
Unemployment Rate 2002				3.8%	5.9%	155 th			
Retail Establishments Per Resident 2001				1:1,043	1:397	182 nd			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
47	6%		13%	2%	4%	19%	8%	11%	36%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
				98%		2%			

Medford Township, Burlington County

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

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

% of Area in Pinelands: 77% (19,864 acres / 25,624 total)



*Medford Lakes was part of Medford Township until 1939

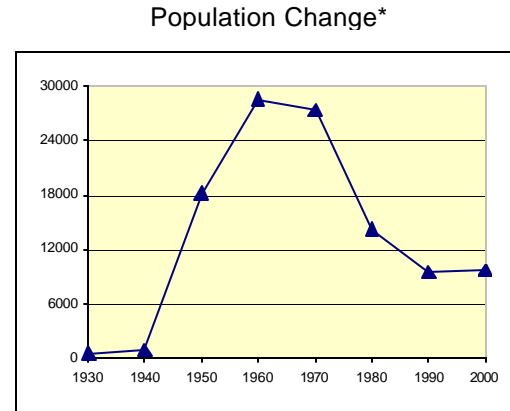
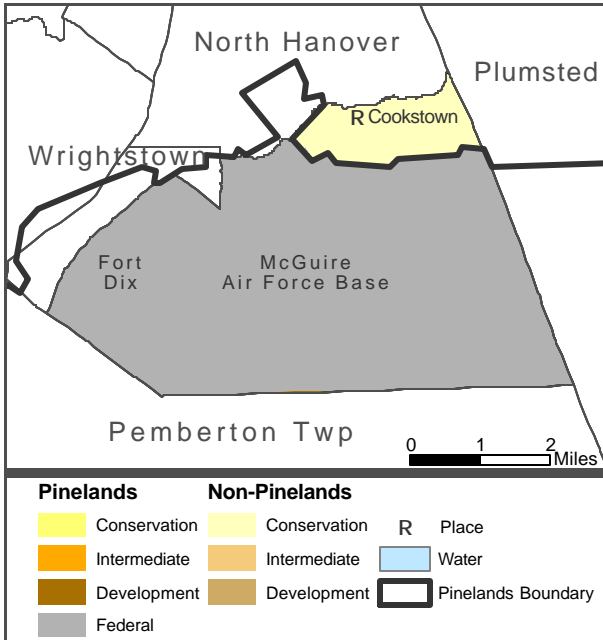
Population Change 1990 - 2000	
Inside Boundary	< 1% (+33)
Outside Boundary	73% (+1,694)

Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
11%	5%	4%	5%	32%	43%				
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				22,253	11,205	29 th			
Population Density 2000 (per sq mile)				566.0	1,982.2	130 th			
Population Change 1990 – 2000				8.4%	5.7%	74 th			
Land Area (sq miles) 2000				39.3	18.0	37 th			
Assessed Acres of Farmland 2000				7,505	2,672	26 th			
Building Permits 2002				104	62	37 th			
Residential Housing Transactions 2002				425	181	25 th			
Median Sale Price of Homes 2002				\$219,900	\$133,000	26 th			
Equalized Value of Property 2002 (Million \$)				\$1,991.1	\$844.5	24 th			
Effective Tax Rate 2002				2.74	2.54	78 th			
Average Residential Property Tax Bill 2002				\$6,320	\$3,544	7 th			
Per Capita Income 2000				\$38,641	\$23,813	9 th			
Unemployment Rate 2002				4.7%	5.9%	120 th			
Retail Establishments Per Resident 2001				1:181	1:397	70 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
678	4%		12%	2%	2%	10%	18%	7%	43%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	85%	1%	9%		2%	

New Hanover Township, Burlington County

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

% of Population in Pinelands: 93% (9,109 residents / 9,744 total)
 % of Housing Units in Pinelands: 84% (1,159 units / 1,381 total)
 % of Area in Pinelands: 91% (13,042 acres / 14,369 total)



Population Change 1990 - 2000	
Inside Boundary	2% (+147)
Outside Boundary	9% (+51)

Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
								100%	
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000*				9,744	11,205	66 th			
Population Density 2000 (per sq mile)				437.3	1,982.2	142 nd			
Population Change 1990 – 2000*				2.1%	5.7%	105 th			
Land Area (sq miles) 2000				22.3	18.0	57 th			
Assessed Acres of Farmland 2000				797	2,672	82 nd			
Building Permits 2002				3	62	156 th			
Residential Housing Transactions 2002				12	181	180 th			
Median Sale Price of Homes 2002				\$149,950	\$133,000	60 th			
Equalized Value of Property 2002 (Million \$)				\$45.4	\$844.5	193 rd			
Effective Tax Rate 2002				1.96	2.54	157 th			
Average Residential Property Tax Bill 2002				\$2,627	\$3,544	156 th			
Per Capita Income 2000				\$12,140	\$23,813	200 th			
Unemployment Rate 2002				2.9%	5.9%	182 nd			
Retail Establishments Per Resident 2001				1:424	1:397	145 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
102	3%		11%	2%	9%	2%	22%	4%	47%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			5%	68%	7%	20%			

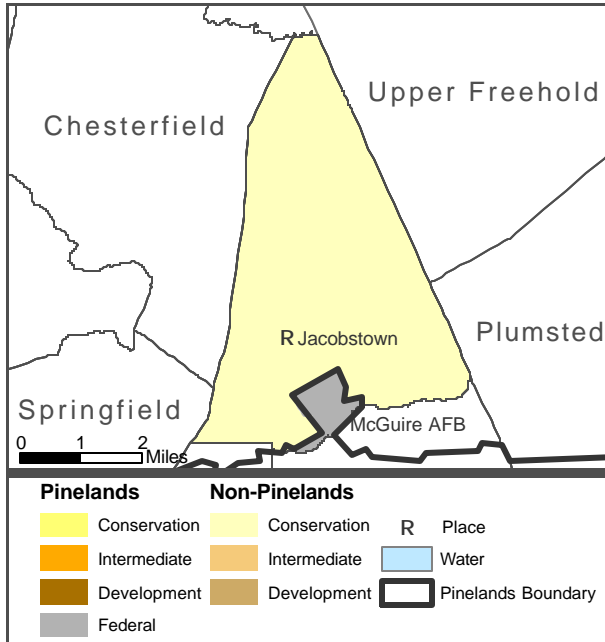
* The institutional population increased by 4,225, while the non-institutional population in group quarters (probably military base housing) decreased by 5,035. The number of non-group quarters residents increased by 1,008.

North Hanover Township, Burlington County

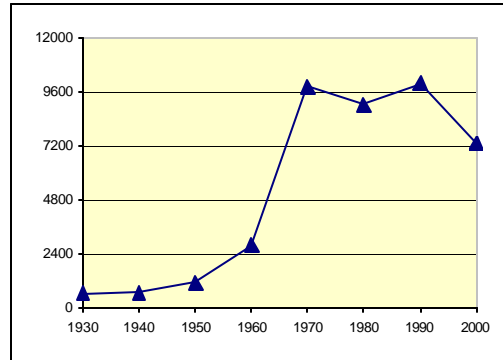
% of Population in Pinelands: 42% (3,090 residents / 7,347 total)

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

% of Area in Pinelands: 4% (472 acres / 10,948 total)



Population Change



Population Change 1990 - 2000	
Inside Boundary	-44% (-2,403)
Outside Boundary	-7% (-303)

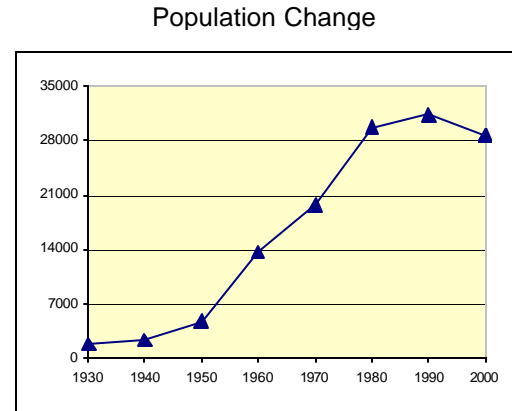
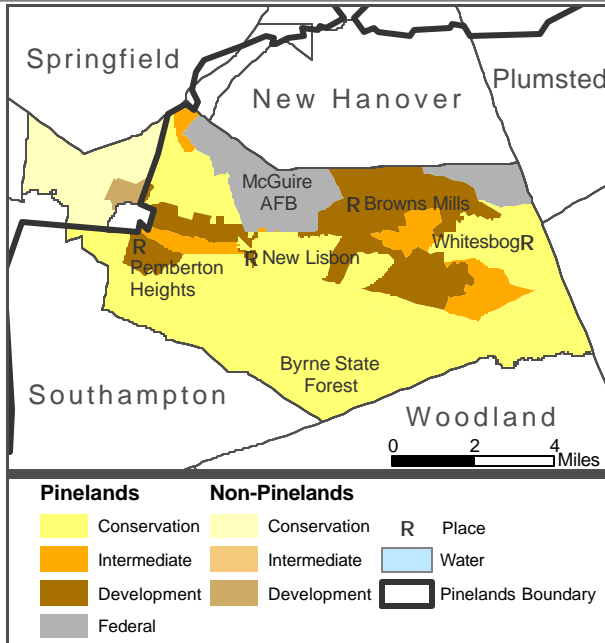
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
								100%	
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				7,347	11,205	83 rd			
Population Density 2000 (per sq mile)				423.7	1,982.2	145 th			
Population Change 1990 – 2000				-26.5%	5.7%	199 th			
Land Area (sq miles) 2000				17.3	18.0	71 st			
Assessed Acres of Farmland 2000				7,068	2,672	36 th			
Building Permits 2002				11	62	106 th			
Residential Housing Transactions 2002				8	181	186 th			
Median Sale Price of Homes 2002				\$146,500	\$133,000	63 rd			
Equalized Value of Property 2002 (Million \$)				\$234.1	\$844.5	129 th			
Effective Tax Rate 2002				2.08	2.54	148 th			
Average Residential Property Tax Bill 2002				\$3,846	\$3,544	62 nd			
Per Capita Income 2000				\$17,580	\$23,813	176 th			
Unemployment Rate 2002				6.5%	5.9%	61 st			
Retail Establishments Per Resident 2001				1:1,050	1:397	183 rd			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
41	15%		12%	10%	5%	5%	17%	12%	24%
Assessment Class Proportions in Municipal Valuations 2002		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		3%	72%	9%	13%		4%		

Pemberton Township, Burlington County

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

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

% of Area in Pinelands: 90% (36,595 acres / 40,220 total)



Population Change 1990 - 2000	
Inside Boundary	-8% (-2,613)
Outside Boundary	-6% (-38)

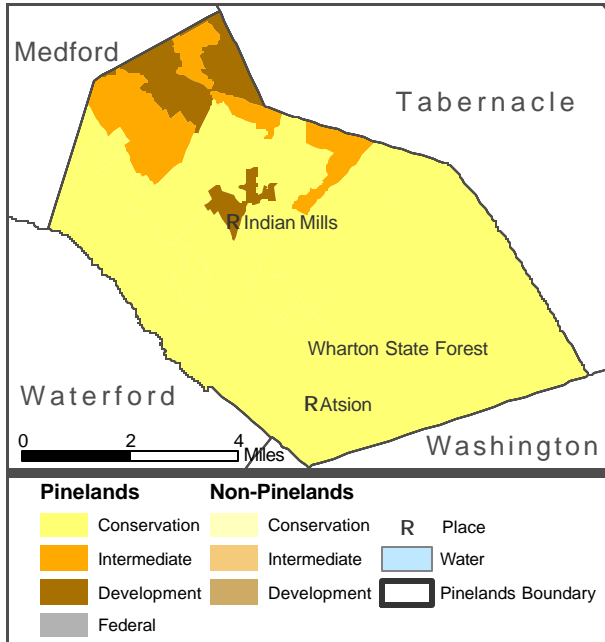
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
22%	16%	24%		7%	19%			12%	
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				28,691	11,205	21 st			
Population Density 2000 (per sq mile)				465.2	1,982.2	136 th			
Population Change 1990 – 2000				-8.5%	5.7%	176 th			
Land Area (sq miles) 2000				61.7	18.0	14 th			
Assessed Acres of Farmland 2000				10,997	2,672	14 th			
Building Permits 2002				29	62	71 st			
Residential Housing Transactions 2002				271	181	39 th			
Median Sale Price of Homes 2002				\$95,900	\$133,000	163 rd			
Equalized Value of Property 2002 (Million \$)				\$883.1	\$844.5	58 th			
Effective Tax Rate 2002				2.57	2.54	102 nd			
Average Residential Property Tax Bill 2002				\$2,496	\$3,544	166 th			
Per Capita Income 2000				\$19,238	\$23,813	148 th			
Unemployment Rate 2002				6.4%	5.9%	63 rd			
Retail Establishments Per Resident 2001				1:736	1:397	176 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
164	5%		12%	2%	6%	2%	24%	11%	37%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			3%	87%	2%	6%	1%	2%	

Shamong Township, Burlington County

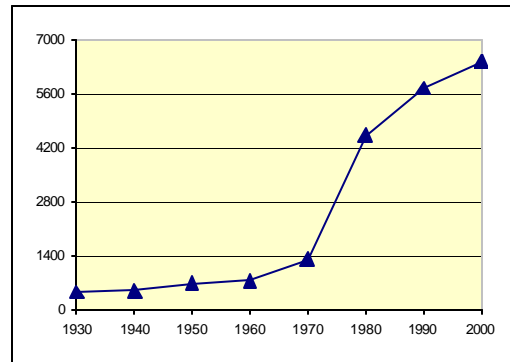
% of Population in Pinelands: 100% (6,462 residents / 6,462 total)

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

% of Area in Pinelands: 100% (28,796 acres / 28,796 total)



Population Change



Population Change 1990 - 2000	
Inside Boundary	12% (+697)
Outside Boundary	

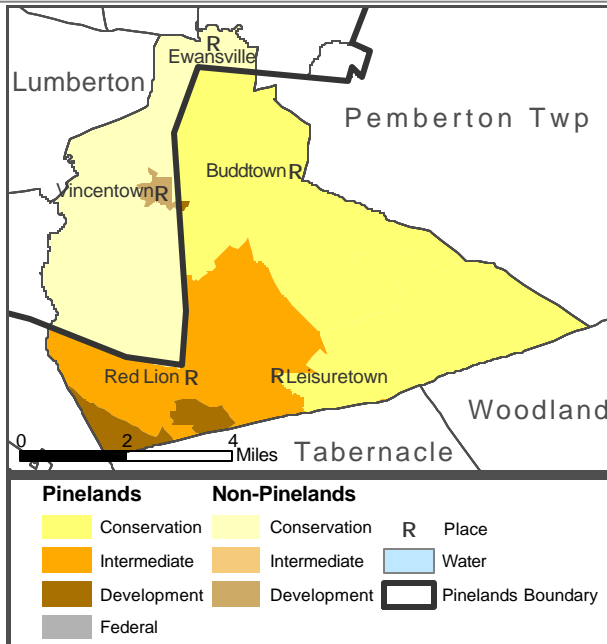
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
68%	1%	15%	2%	8%	5%		1%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				6,462	11,205	94 th			
Population Density 2000 (per sq mile)				144.2	1,982.2	177 th			
Population Change 1990 – 2000				12.1%	5.7%	56 th			
Land Area (sq miles) 2000				44.8	18.0	27 th			
Assessed Acres of Farmland 2000				4,551	2,672	47 th			
Building Permits 2002				31	62	67 th			
Residential Housing Transactions 2002				94	181	92 nd			
Median Sale Price of Homes 2002				\$233,500	\$133,000	24 th			
Equalized Value of Property 2002 (Million \$)				\$456.1	\$844.5	94 th			
Effective Tax Rate 2002				2.40	2.54	117 th			
Average Residential Property Tax Bill 2002				\$5,342	\$3,544	15 th			
Per Capita Income 2000				\$30,934	\$23,813	21 st			
Unemployment Rate 2002				3.4%	5.9%	168 th			
Retail Establishments Per Resident 2001				1:462	1:397	151 st			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
90	9%		21%	8%	4%	6%	16%	3%	33%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	91%	5%	2%			

Southampton Township, Burlington County

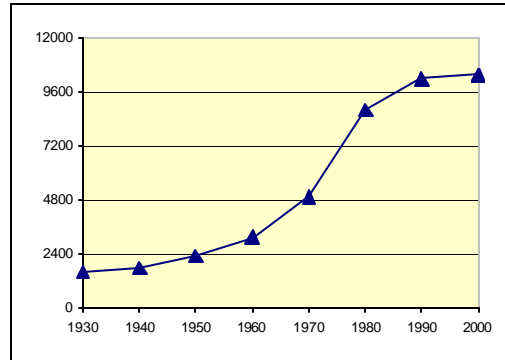
% of Population in Pinelands: 69% (7,193 residents / 10,388 total)

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

% of Area in Pinelands: 73% (20,735 acres / 28,401 total)



Population Change



Population Change 1990 - 2000	
Inside Boundary	6% (+401)
Outside Boundary	-6% (-215)

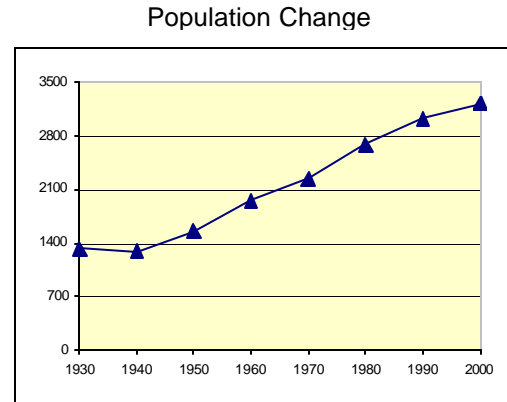
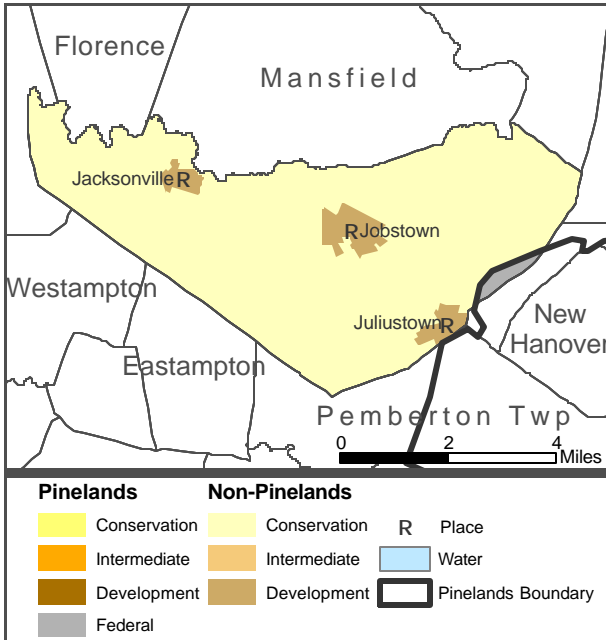
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	28%	39%		28%	5%				
					Municipal Value	South Jersey Average	Municipal Rank		
Population 2000					10,388	11,205	63 rd		
Population Density 2000 (per sq mile)					235.9	1,982.2	160 th		
Population Change 1990 – 2000					1.8%	5.7%	106 th		
Land Area (sq miles) 2000					44.0	18.0	28 th		
Assessed Acres of Farmland 2000					14,011	2,672	7 th		
Building Permits 2002					68	62	47 th		
Residential Housing Transactions 2002					204	181	52 nd		
Median Sale Price of Homes 2002					\$110,500	\$133,000	125 th		
Equalized Value of Property 2002 (Million \$)					\$677.7	\$844.5	69 th		
Effective Tax Rate 2002					2.37	2.54	122 nd		
Average Residential Property Tax Bill 2002					\$3,263	\$3,544	102 nd		
Per Capita Income 2000					\$26,977	\$23,813	40 th		
Unemployment Rate 2002					5.0%	5.9%	107 th		
Retail Establishments Per Resident 2001					1:266	1:397	113 th		
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
208	9%		21%	6%	10%	8%	19%	4%	24%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	85%	5%	6%	1%		

Springfield Township, Burlington County

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

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

% of Area in Pinelands: 1% (280 acres / 18,842 total)



Population Change 1990 - 2000	
Inside Boundary	-100% (-123)
Outside Boundary	11% (+316)

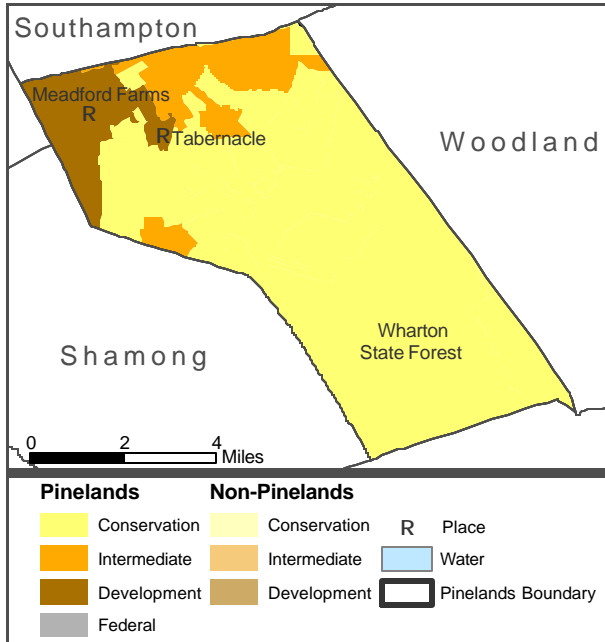
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
								100%	
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				3,227	11,205	135 th			
Population Density 2000 (per sq mile)				107.4	1,982.2	181 st			
Population Change 1990 – 2000				6.6%	5.7%	82 nd			
Land Area (sq miles) 2000				30.0	18.0	46 th			
Assessed Acres of Farmland 2000				13,397	2,672	10 th			
Building Permits 2002				28	62	73 rd			
Residential Housing Transactions 2002				25	181	155 th			
Median Sale Price of Homes 2002				\$200,000	\$133,000	29 th			
Equalized Value of Property 2002 (Million \$)				\$281.8	\$844.5	125 th			
Effective Tax Rate 2002				2.45	2.54	113 th			
Average Residential Property Tax Bill 2002				\$5,228	\$3,544	17 th			
Per Capita Income 2000				\$29,322	\$23,813	28 th			
Unemployment Rate 2002				3.9%	5.9%	151 st			
Retail Establishments Per Resident 2001				1:190	1:397	77 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
94	6%		12%	5%	4%	13%	18%	10%	32%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			3%	71%	16%	11%			

Tabernacle Township, Burlington County

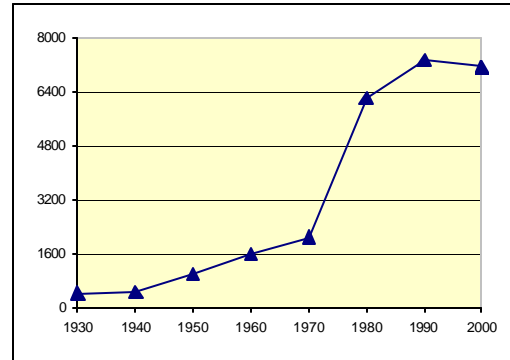
% of Population in Pinelands: 100% (7,170 residents / 7,170 total)

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

% of Area in Pinelands: 100% (31,818 acres / 31,818 total)



Population Change



Population Change 1990 - 2000

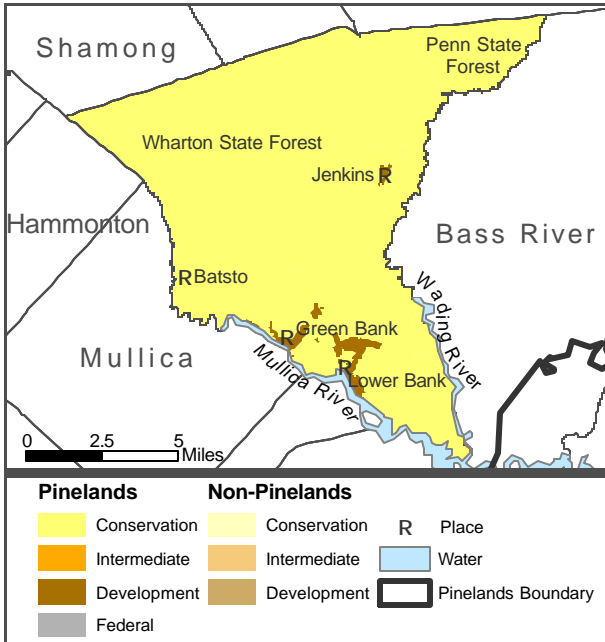
Inside Boundary	-3% (-190)
Outside Boundary	

Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
52%	3%	11%	15%	11%	8%		1%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				7,170	11,205	88 th			
Population Density 2000 (per sq mile)				145.0	1,982.2	175 th			
Population Change 1990 – 2000				-2.6%	5.7%	145 th			
Land Area (sq miles) 2000				49.5	18.0	21 st			
Assessed Acres of Farmland 2000				9,846	2,672	17 th			
Building Permits 2002				9	62	115 th			
Residential Housing Transactions 2002				102	181	89 th			
Median Sale Price of Homes 2002				\$198,500	\$133,000	30 th			
Equalized Value of Property 2002 (Million \$)				\$464.8	\$844.5	92 nd			
Effective Tax Rate 2002				2.39	2.54	119 th			
Average Residential Property Tax Bill 2002				\$4,630	\$3,544	27 th			
Per Capita Income 2000				\$27,874	\$23,813	34 th			
Unemployment Rate 2002				3.1%	5.9%	179 th			
Retail Establishments Per Resident 2001				1:552	1:397	166 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
102	11%		28%	3%	4%	7%	13%	5%	29%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	93%	3%	3%			

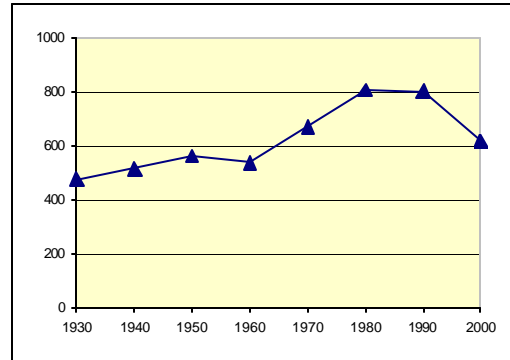
Washington Township, Burlington County

% of Population in Pinelands: 100% (621 residents / 621 total)
 % of Housing Units in Pinelands: 100% (171 units / 171 total)
 % of Area in Pinelands: 100% (66,007 acres / 66,007 total)

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



Population Change*



Population Change 1990 - 2000	
Inside Boundary	-23% (-184)
Outside Boundary	

Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
86%			12%				2%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000*				621	11,205	193 rd			
Population Density 2000 (per sq mile)				6.2	1,982.2	202 nd			
Population Change 1990 – 2000*				-22.9%	5.7%	198 th			
Land Area (sq miles) 2000				100.1	18.0	2 nd			
Assessed Acres of Farmland 2000				8,144	2,672	23 rd			
Building Permits 2002				1	62	174 th			
Residential Housing Transactions 2002				8	181	186 th			
Median Sale Price of Homes 2002				\$160,000	\$133,000	49 th			
Equalized Value of Property 2002 (Million \$)				\$55.1	\$844.5	190 th			
Effective Tax Rate 2002				1.96	2.54	157 th			
Average Residential Property Tax Bill 2002				\$2,566	\$3,544	163 rd			
Per Capita Income 2000				\$13,977	\$23,813	195 th			
Unemployment Rate 2002				6.4%	5.9%	63 rd			
Retail Establishments Per Resident 2001				1:104	1:397	32 nd			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
38	10%		10%	13%	8%	10%	16%		32%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			5%	80%	4%	9%	2%		

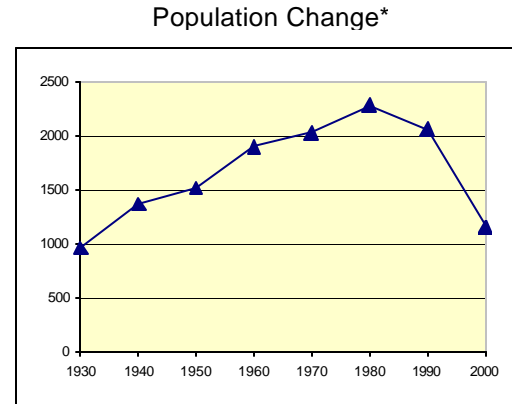
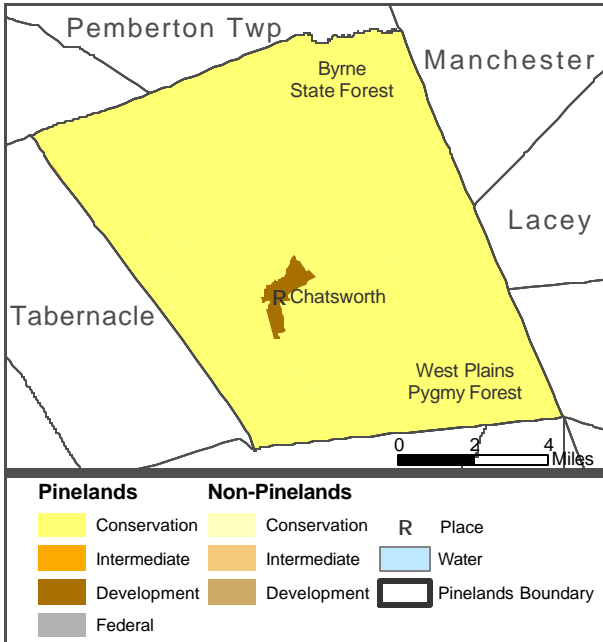
*The institutionalized population increased by 86 between 1990 and 2000, while the non-institutionalized population increased by 70. The non-group quarters population actually declined by 340 residents.

Woodland Township, Burlington County

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

% of Housing Units in Pinelands: 00% (448 units / 448 total)

% of Area in Pinelands: 100% (60,917 acres / 60,917 total)



Population Change 1990 – 2000	
Inside Boundary	-43% (-893)
Outside Boundary	

Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
69%			30%				1%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000*				1,170	11,205	182 nd			
Population Density 2000 (per sq mile)				12.2	1,982.2	201 st			
Population Change 1990 – 2000*				-43.3%	5.7%	201 st			
Land Area (sq miles) 2000				95.9	18.0	4 th			
Assessed Acres of Farmland 2000				22,519	2,672	1 st			
Building Permits 2002				6	62	132 nd			
Residential Housing Transactions 2002				7	181	190 th			
Median Sale Price of Homes 2002				\$214,900	\$133,000	27 th			
Equalized Value of Property 2002 (Million \$)				\$95.9	\$844.5	174 th			
Effective Tax Rate 2002				2.28	2.54	131 st			
Average Residential Property Tax Bill 2002				\$3,336	\$3,544	97 th			
Per Capita Income 2000				\$26,126	\$23,813	48 th			
Unemployment Rate 2002				5.5%	5.9%	90 th			
Retail Establishments Per Resident 2001				1:293	1:397	122 nd			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
23	17%		4%	9%		9%	17%	4%	39%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			7%	65%	17%	5%	7%		

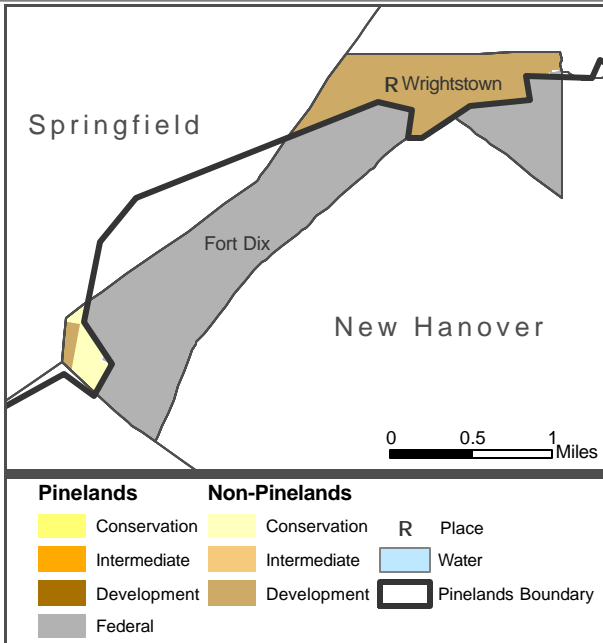
* Population decrease between 1990 and 2000 is primarily due to a change in the institutional group quarters population. The institutional population decreased from 826 in 1990 to 0 in 2000. The non-group quarters change was -67.

Wrightstown Borough, Burlington County

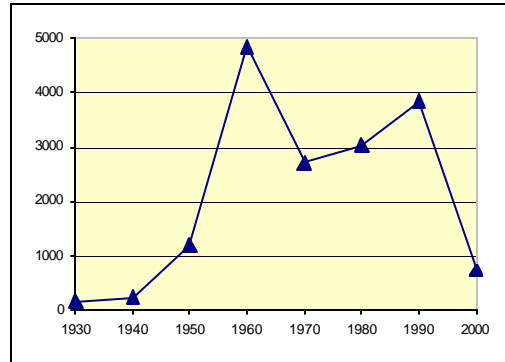
% of Population in Pinelands: 16% (123 residents / 748 total)

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

% of Area in Pinelands: 73% (920 acres / 1,256 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	-96% (-2,959)
Outside Boundary	-18% (-136)

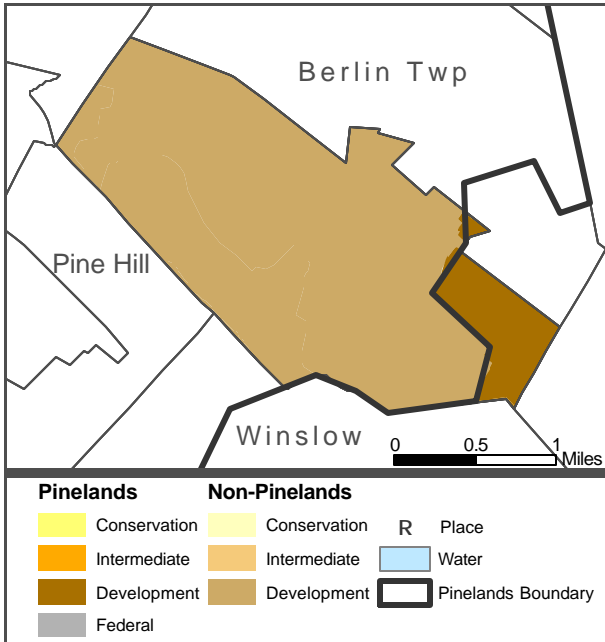
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
								100%	
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				748	11,205	192 nd			
Population Density 2000 (per sq mile)				425.1	1,982.2	144 th			
Population Change 1990 – 2000				-80.5%	5.7%	202 nd			
Land Area (sq miles) 2000				1.8	18.0	143 rd			
Assessed Acres of Farmland 2000				24	2,672	118 th			
Building Permits 2002				0	62	187 th			
Residential Housing Transactions 2002				3	181	196 th			
Median Sale Price of Homes 2002				\$70,000	\$133,000	195 th			
Equalized Value of Property 2002 (Million \$)				\$25.7	\$844.5	198 th			
Effective Tax Rate 2002				2.14	2.54	145 th			
Average Residential Property Tax Bill 2002				\$1,706	\$3,544	196 th			
Per Capita Income 2000				\$14,489	\$23,813	194 th			
Unemployment Rate 2002				11.0%	5.9%	14 th			
Retail Establishments Per Resident 2001				1:30	1:397	4 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
64	2%		17%	2%	11%	3%	39%	6%	20%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	40%		41%	1%	15%	

Berlin Borough, Camden County

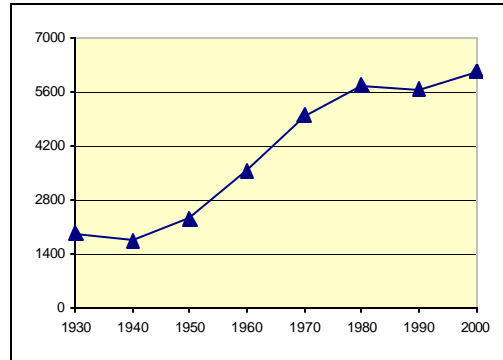
% of Population in Pinelands: 2% (141 residents / 6,149 total)

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

% of Area in Pinelands: 10% (225 acres / 2,321 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	6% (+8)
Outside Boundary	8% (+469)

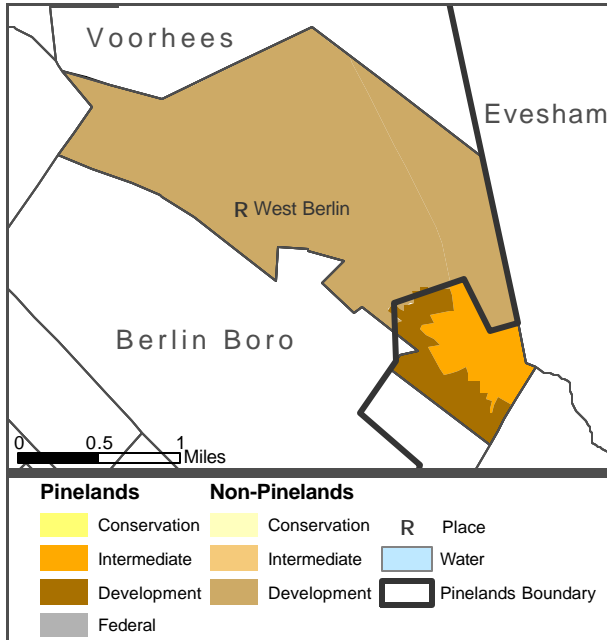
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
					100%				
					Municipal Value	South Jersey Average	Municipal Rank		
Population 2000					6,149	11,205	99 th		
Population Density 2000 (per sq mile)					1,718.6	1,982.2	90 th		
Population Change 1990 – 2000					8.4%	5.7%	74 th		
Land Area (sq miles) 2000					3.6	18.0	117 th		
Assessed Acres of Farmland 2000					190	2,672	102 nd		
Building Permits 2002					28	62	73 rd		
Residential Housing Transactions 2002					87	181	96 th		
Median Sale Price of Homes 2002					\$138,500	\$133,000	72 nd		
Equalized Value of Property 2002 (Million \$)					\$403.4	\$844.5	102 nd		
Effective Tax Rate 2002					3.03	2.54	51 st		
Average Residential Property Tax Bill 2002					\$4,242	\$3,544	40 th		
Per Capita Income 2000					\$24,675	\$23,813	67 th		
Unemployment Rate 2002					4.8%	4.5%	116 th		
Retail Establishments Per Resident 2001					1:68	1:397	17 th		
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
278	1%		11%	7%	6%	10%	33%	6%	28%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			4%	77%		16%	3%	1%	

Berlin Township, Camden County

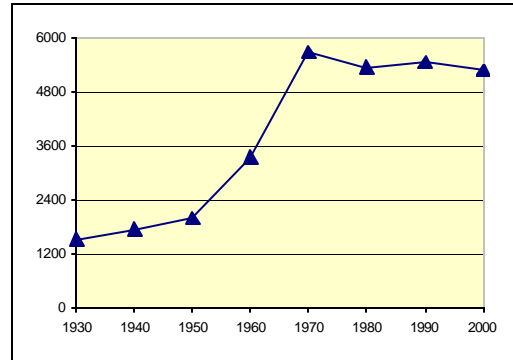
% of Population in Pinelands: 8% (403 residents / 5,290 total)

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

% of Area in Pinelands: 16% (337 acres / 2,105 total)



Population Change



Population Change 1990 - 2000

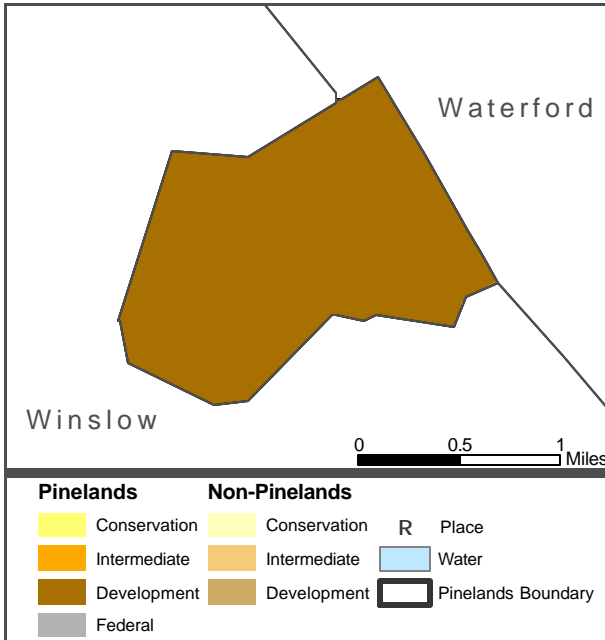
Inside Boundary	17% (+59)
Outside Boundary	-5% (-235)

Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
				82%	18%				
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				5,290	11,205	107 th			
Population Density 2000 (per sq mile)				1,628.9	1,982.2	92 nd			
Population Change 1990 – 2000				-3.2%	5.7%	149 th			
Land Area (sq miles) 2000				3.3	18.0	120 th			
Assessed Acres of Farmland 2000				304	2,672	91 st			
Building Permits 2002				15	62	92 nd			
Residential Housing Transactions 2002				46	181	129 th			
Median Sale Price of Homes 2002				\$102,500	\$133,000	144 th			
Equalized Value of Property 2002 (Million \$)				\$326.6	\$844.5	113 th			
Effective Tax Rate 2002				3.38	2.54	27 th			
Average Residential Property Tax Bill 2002				\$3,516	\$3,544	84 th			
Per Capita Income 2000				\$22,177	\$23,813	104 th			
Unemployment Rate 2002				4.3%	4.5%	137 th			
Retail Establishments Per Resident 2001				1:88	1:397	26 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
318	1%		20%	12%	4%	18%	19%	4%	20%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			3%	52%		35%	8%	1%	

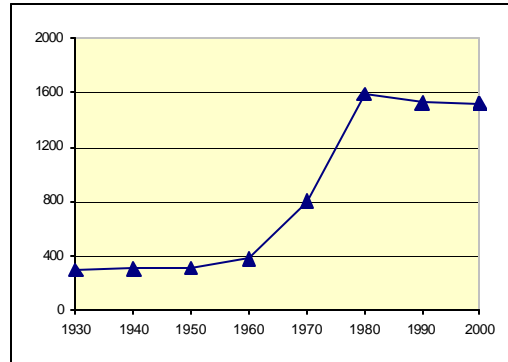
Chesilhurst Borough, Camden County

% of Population in Pinelands: 100% (1,520 residents / 1,520 total)
 % of Housing Units in Pinelands: 100% (535 units / 535 total)
 % of Area in Pinelands: 100% (1,111 acres / 1,111 total)

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



Population Change



Population Change 1990 - 2000	
Inside Boundary	< -1% (-6)
Outside Boundary	

Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
					100%				
					Municipal Value	South Jersey Average	Municipal Rank		
Population 2000*					1,520	11,205	172 nd		
Population Density 2000 (per sq mile)					885.8	1,982.2	116 th		
Population Change 1990 – 2000*					-0.4%	5.7%	122 nd		
Land Area (sq miles) 2000					1.7	18.0	144 th		
Assessed Acres of Farmland 2000					0	2,672	127 th		
Building Permits 2002					34	62	65 th		
Residential Housing Transactions 2002					9	181	185 th		
Median Sale Price of Homes 2002					\$86,500	\$133,000	177 th		
Equalized Value of Property 2002 (Million \$)					\$46.4	\$844.5	192 nd		
Effective Tax Rate 2002					2.83	2.54	70 th		
Average Residential Property Tax Bill 2002					\$2,564	\$3,544	164 th		
Per Capita Income 2000					\$15,252	\$23,813	189 th		
Unemployment Rate 2002					7.9%	4.5%	36 th		
Retail Establishments Per Resident 2001					1:380	1:397	138 th		
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
10			40%		10%		40%		10%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			10%	83%		5%	1%	1%	

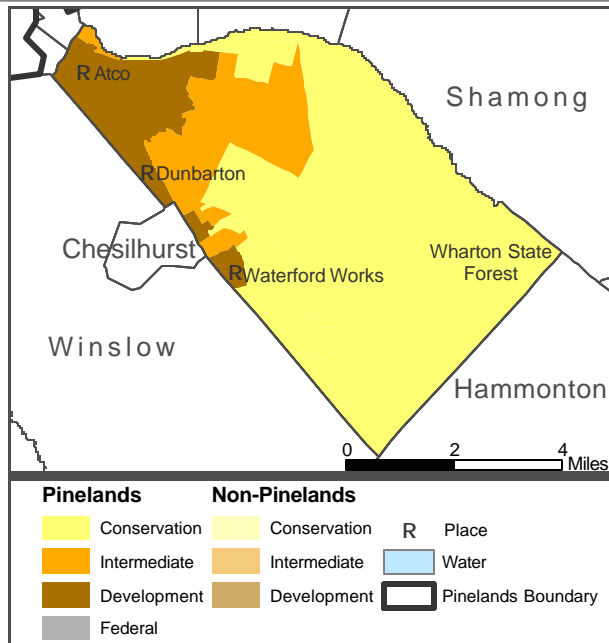
* The institutionalized population increased from zero to 88 between 1990 and 2000, while the non-institutionalized population decreased by 22. The non-group quarters change was -72.

Waterford Township, Camden County

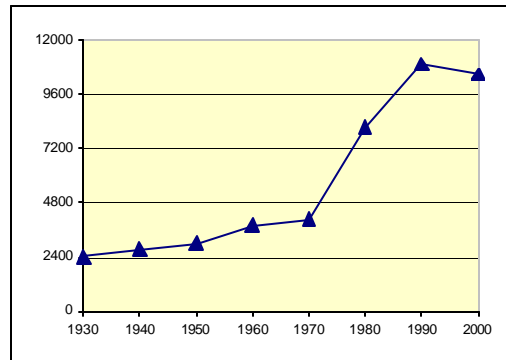
% of Population in Pinelands: 100% (10,494 residents / 10,494 total)

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

% of Area in Pinelands: 100% (23,058 acres / 23,058 total)



Population Change



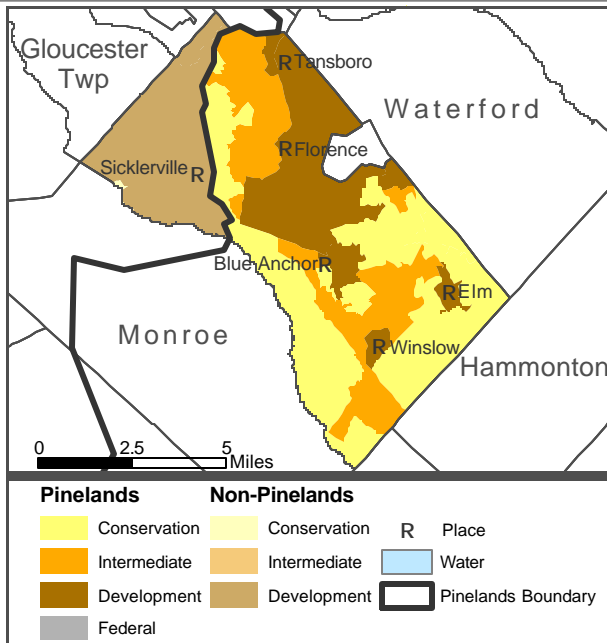
Population Change 1990 - 2000	
Inside Boundary	-4% (-446)
Outside Boundary	

Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
61%	1%	10%		15%	12%		1%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				10,494	11,205	61 st			
Population Density 2000 (per sq mile)				290.0	1,982.2	154 th			
Population Change 1990 – 2000				-4.1%	5.7%	151 st			
Land Area (sq miles) 2000				36.2	18.0	39 th			
Assessed Acres of Farmland 2000				2,634	2,672	61 st			
Building Permits 2002				13	62	98 th			
Residential Housing Transactions 2002				140	181	71 st			
Median Sale Price of Homes 2002				\$124,450	\$133,000	87 th			
Equalized Value of Property 2002 (Million \$)				\$488.5	\$844.5	87 th			
Effective Tax Rate 2002				3.53	2.54	19 th			
Average Residential Property Tax Bill 2002				\$4,305	\$3,544	39 th			
Per Capita Income 2000				\$21,676	\$23,813	110 th			
Unemployment Rate 2002				3.3%	4.5%	172 nd			
Retail Establishments Per Resident 2001				1:389	1:397	140 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
206	5%		35%	3%	7%	7%	13%	3%	27%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			3%	86%	2%	8%		1%	

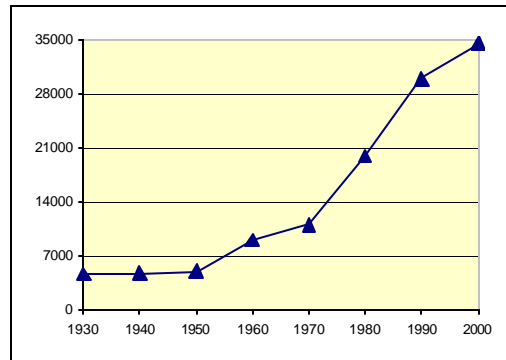
Winslow Township, Camden County

% of Population in Pinelands: 45% (15,599 residents / 34,611 total)
 % of Housing Units in Pinelands: 45% (5,546 units / 12,413 total)
 % of Area in Pinelands: 81% (30,116 acres / 37,302 total)

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



Population Change



Population Change 1990 - 2000	
Inside Boundary	1% (+173)
Outside Boundary	30% (+4,351)

Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
2%	21%	23%		26%	22%		6%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000*				34,611	11,205	16 th			
Population Density 2000 (per sq mile)				599.9	1,982.2	128 th			
Population Change 1990 – 2000*				15.0%	5.7%	47 th			
Land Area (sq miles) 2000				57.7	18.0	16 th			
Assessed Acres of Farmland 2000				8,137	2,672	24 th			
Building Permits 2002				90	62	39 th			
Residential Housing Transactions 2002				595	181	14 th			
Median Sale Price of Homes 2002				\$119,000	\$133,000	105 th			
Equalized Value of Property 2002 (Million \$)				\$1,395.1	\$844.5	34 th			
Effective Tax Rate 2002				3.18	2.54	36 th			
Average Residential Property Tax Bill 2002				\$3,442	\$3,544	89 th			
Per Capita Income 2000				\$21,254	\$23,813	119 th			
Unemployment Rate 2002				5.4%	4.5%	93 rd			
Retail Establishments Per Resident 2001				1:444	1:397	148 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
407	4%	< 1%	23%	5%	6%	6%	19%	4%	32%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			3%	84%	2%	7%	2%	3%	

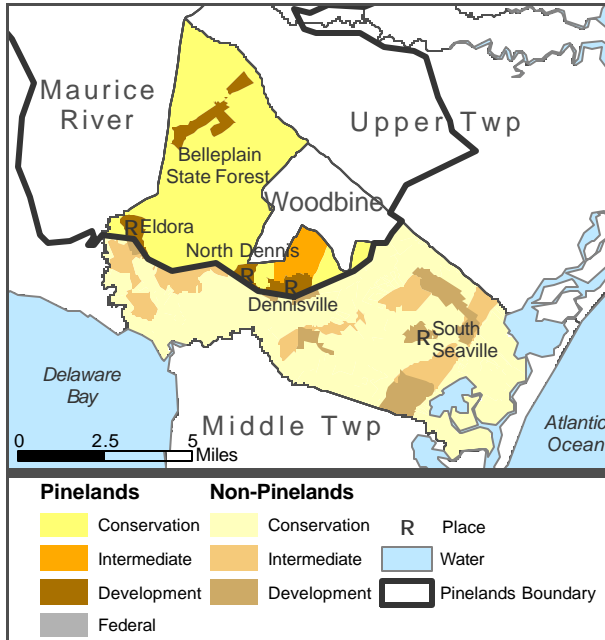
* The institutionalized population decreased by 66 between 1990 and 2000. The non-group quarters population increased by 4,604.

Dennis Township, Cape May County

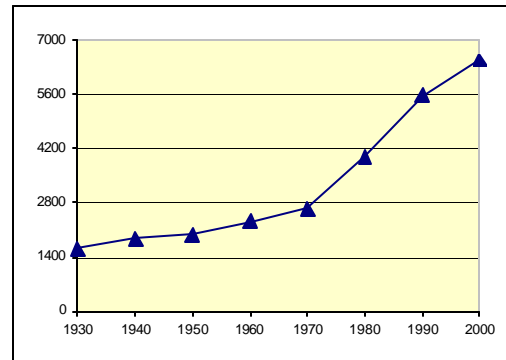
% of Population in Pinelands: 25% (1,623 residents / 6,492 total)

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

% of Area in Pinelands: 38% (15,545 acres / 40,978 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	6% (+87)
Outside Boundary	21% (+831)

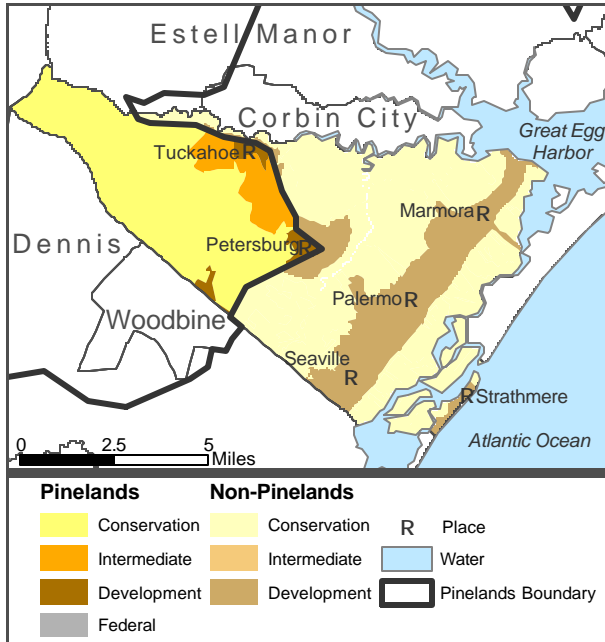
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	84%			6%			10%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				6,492	11,205	93 rd			
Population Density 2000 (per sq mile)				105.8	1,982.2	182 nd			
Population Change 1990 – 2000				16.5%	5.7%	41 st			
Land Area (sq miles) 2000				61.4	18.0	15 th			
Assessed Acres of Farmland 2000				4,100	2,672	50 th			
Building Permits 2002				13	62	98 th			
Residential Housing Transactions 2002				76	181	102 nd			
Median Sale Price of Homes 2002				\$154,500	\$133,000	55 th			
Equalized Value of Property 2002 (Million \$)				\$469.9	\$844.5	89 th			
Effective Tax Rate 2002				1.56	2.54	183 rd			
Average Residential Property Tax Bill 2002				\$2,251	\$3,544	186 th			
Per Capita Income 2000				\$21,455	\$23,813	114 th			
Unemployment Rate 2002				6.7%	4.5%	57 th			
Retail Establishments Per Resident 2001				1:216	1:397	92 nd			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
148	7%		34%	1%	5%	3%	20%	3%	27%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			9%	76%	3%	13%			

Upper Township, Cape May County

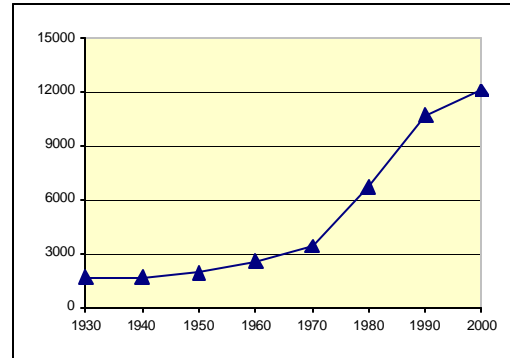
% of Population in Pinelands: 10% (1,175 residents / 12,115 total)

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

% of Area in Pinelands: 33% (14,231 acres / 43,784 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	4% (+42)
Outside Boundary	15% (+1,392)

Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	83%			13%			4%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				12,115	11,205	53 rd			
Population Density 2000 (per sq mile)				191.8	1,982.2	164 th			
Population Change 1990 – 2000				13.4%	5.7%	52 nd			
Land Area (sq miles) 2000				63.2	18.0	13 th			
Assessed Acres of Farmland 2000				2,709	2,672	60 th			
Building Permits 2002				36	62	64 th			
Residential Housing Transactions 2002				163	181	62 nd			
Median Sale Price of Homes 2002				\$175,000	\$133,000	41 st			
Equalized Value of Property 2002 (Million \$)				\$1,031.7	\$844.5	46 th			
Effective Tax Rate 2002				1.52	2.54	184 th			
Average Residential Property Tax Bill 2002				\$2,834	\$3,544	144 th			
Per Capita Income 2000				\$27,498	\$23,813	38 th			
Unemployment Rate 2002				6.2%	4.5%	66 th			
Retail Establishments Per Resident 2001				1:220	1:397	94 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
282	7%	1%	23%	3%	5%	5%	19%	8%	29%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			6%	81%	1%	11%	1%		

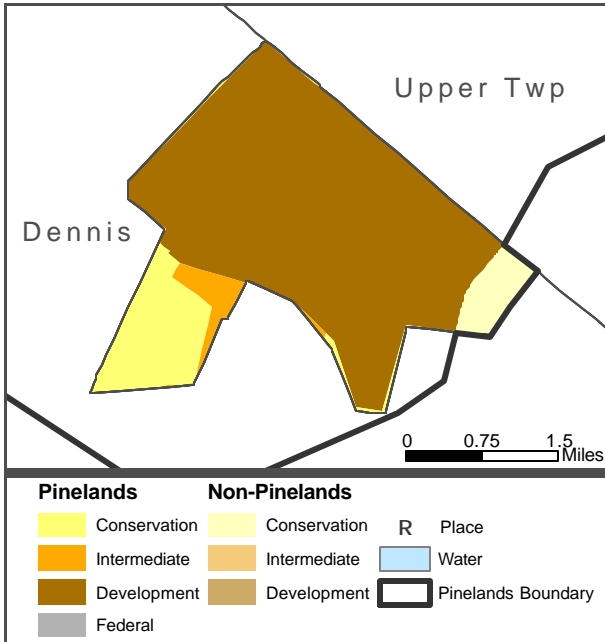
Woodbine Borough, Cape May County

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

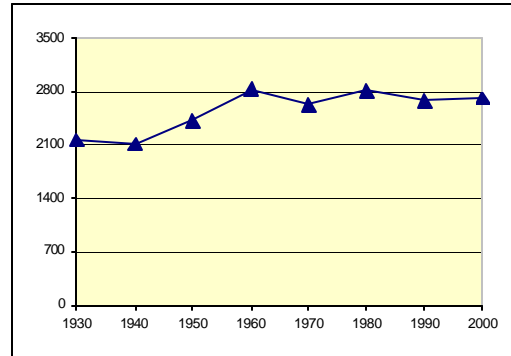
% of Housing Units in Pinelands: 100% (1,080 units / 1,080 total)

% of Area in Pinelands: 95% (4,881 acres / 5,123 total)

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



Population Change



Population Change 1990 - 2000	
Inside Boundary	1% (+38)
Outside Boundary	0% (0)

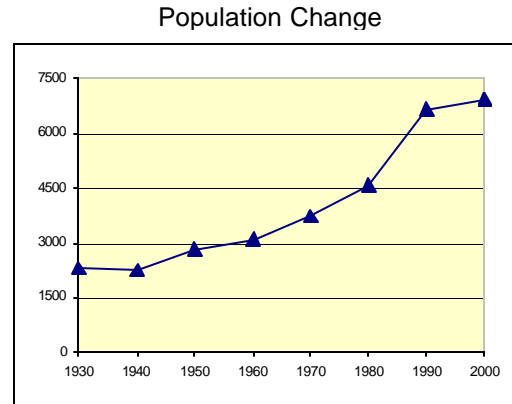
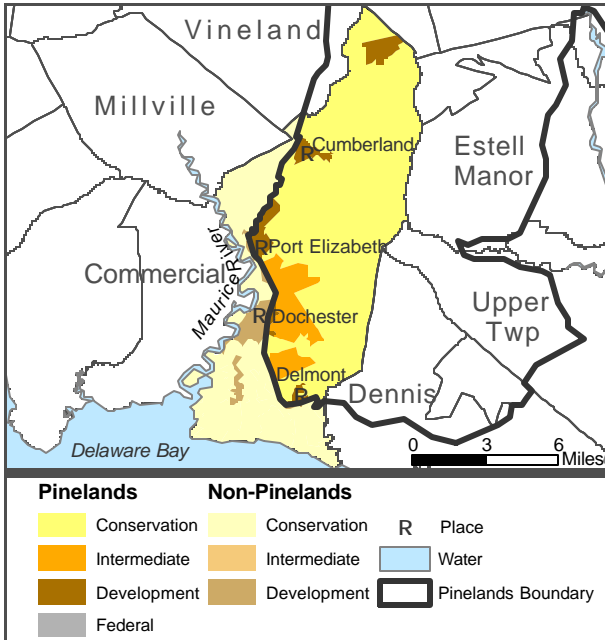
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	13%			3%		84%			
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000*				2,716	11,205	148 th			
Population Density 2000 (per sq mile)				339.6	1,982.2	149 th			
Population Change 1990 – 2000*				1.4%	5.7%	109 th			
Land Area (sq miles) 2000				8.0	18.0	94 th			
Assessed Acres of Farmland 2000				395	2,672	90 th			
Building Permits 2002				8	62	122 nd			
Residential Housing Transactions 2002				6	181	192 nd			
Median Sale Price of Homes 2002				\$128,500	\$133,000	81 st			
Equalized Value of Property 2002 (Million \$)				\$69.5	\$844.5	186 th			
Effective Tax Rate 2002				1.72	2.54	177 th			
Average Residential Property Tax Bill 2002				\$1,351	\$3,544	198 th			
Per Capita Income 2000				\$13,335	\$23,813	198 th			
Unemployment Rate 2002				10.3%	4.5%	19 th			
Retail Establishments Per Resident 2001				1:209	1:397	86 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
61	2%		20%	8%	11%	5%	21%	3%	29%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			4%	56%	5%	28%	3%	4%	

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

Maurice River Township, Cumberland County

% of Population in Pinelands: 70% (4,819 residents / 6,928 total)
 % of Housing Units in Pinelands: 39% (572 units / 1,461 total)
 % of Area in Pinelands: 69% (42,242 acres / 61,147 total)

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



Population Change 1990 – 2000	
Inside Boundary	10% (+427)
Outside Boundary	-7% (-147)

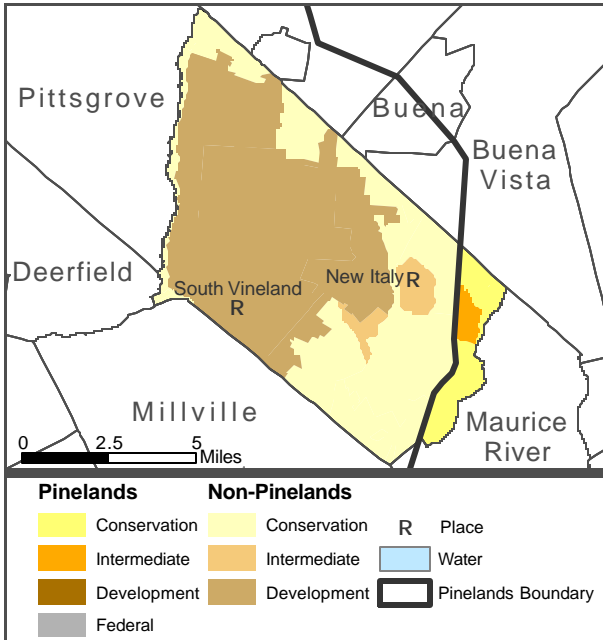
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	80%			14%			6%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000*				6,928	11,205	92 nd			
Population Density 2000 (per sq mile)				74.2	1,982.2	191 st			
Population Change 1990 – 2000*				4.2%	5.7%	95 th			
Land Area (sq miles) 2000				93.4	18.0	5 th			
Assessed Acres of Farmland 2000				11,933	2,672	12 th			
Building Permits 2002				4	62	146 th			
Residential Housing Transactions 2002				19	181	163 rd			
Median Sale Price of Homes 2002				\$86,000	\$133,000	178 th			
Equalized Value of Property 2002 (Million \$)				\$162.3	\$844.5	151 st			
Effective Tax Rate 2002				2.27	2.54	133 rd			
Average Residential Property Tax Bill 2002				\$2,089	\$3,544	190 th			
Per Capita Income 2000				\$17,141	\$23,813	180 th			
Unemployment Rate 2002				5.6%	5.9%	85 th			
Retail Establishments Per Resident 2001				1:990	1:397	181 st			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
38	3%	10%	18%	5%	18%		18%		26%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			8%	77%	5%	4%	6%		

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

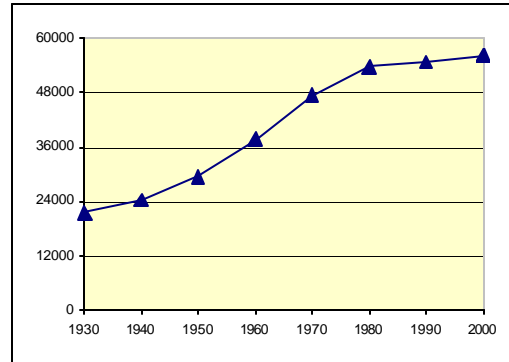
Vineland City, Cumberland County

% of Population in Pinelands: < 1% (186 residents / 56,271 total)
 % of Housing Units in Pinelands: < 1% (62 units / 20,958 total)
 % of Area in Pinelands: 7% (3,210 acres / 44,125 total)

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



Population Change



Population Change 1990 - 2000	
Inside Boundary	12% (+20)
Outside Boundary	3% (+1,471)

Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	72%	9%		19%					
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000*				56,271	11,205	7 th			
Population Density 2000 (per sq mile)				819.2	1,982.2	118 th			
Population Change 1990 – 2000*				2.7%	5.7%	102 nd			
Land Area (sq miles) 2000				68.7	18.0	11 th			
Assessed Acres of Farmland 2000				11,766	2,672	13 th			
Building Permits 2002				151	62	30 th			
Residential Housing Transactions 2002				490	181	22 nd			
Median Sale Price of Homes 2002				\$95,850	\$133,000	164 th			
Equalized Value of Property 2002 (Million \$)				\$2,064.8	\$844.5	23 rd			
Effective Tax Rate 2002				2.51	2.54	108 th			
Average Residential Property Tax Bill 2002				\$2,621	\$3,544	157 th			
Per Capita Income 2000				\$18,797	\$23,813	157 th			
Unemployment Rate 2002				8.2%	5.9%	32 nd			
Retail Establishments Per Resident 2001				1:172	1:397	67 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
1,458	6%		10%	6%	5%	7%	22%	9%	33%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	71%	2%	18%	4%	3%	

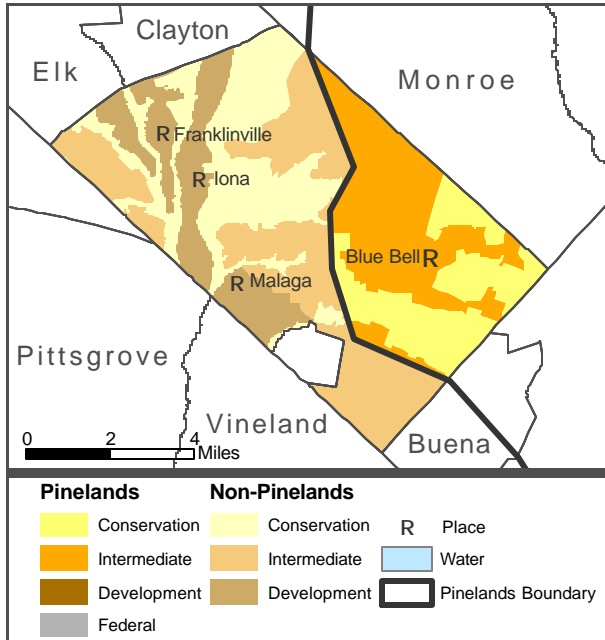
* The institutional population decreased by 939 between 1990 and 2000, while the non-institutional population increased by 1,050. The non-group quarters population increased by 1,380.

Franklin Township, Gloucester County

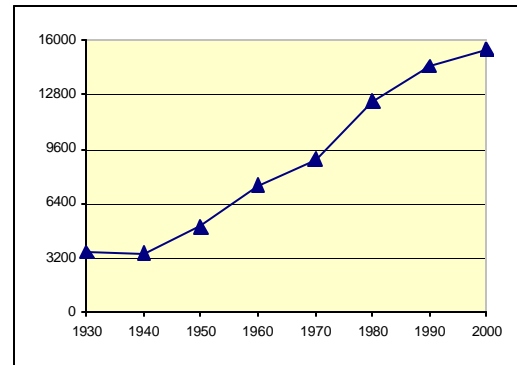
% of Population in Pinelands: 17% (2,664 residents / 15,466 total)

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

% of Area in Pinelands: 36% (12,878 acres / 36,150 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	5% (+133)
Outside Boundary	7% (+851)

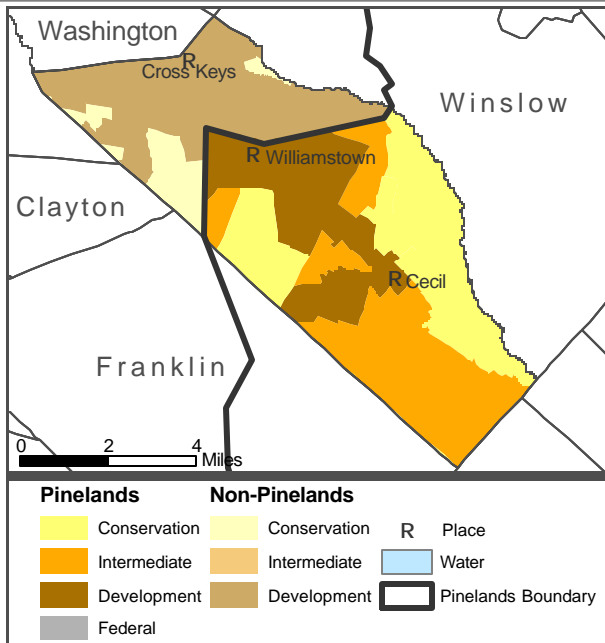
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
		41%		59%					
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				15,466	11,205	42 nd			
Population Density 2000 (per sq mile)				276.1	1,982.2	156 th			
Population Change 1990 – 2000				6.8%	5.7%	78 th			
Land Area (sq miles) 2000				56.0	18.0	18 th			
Assessed Acres of Farmland 2000				14,984	2,672	5 th			
Building Permits 2002				69	62	46 th			
Residential Housing Transactions 2002				116	181	82 nd			
Median Sale Price of Homes 2002				\$121,250	\$133,000	95 th			
Equalized Value of Property 2002 (Million \$)				\$711.3	\$844.5	66 th			
Effective Tax Rate 2002				2.72	2.54	83 rd			
Average Residential Property Tax Bill 2002				\$3,209	\$3,544	106 th			
Per Capita Income 2000				\$20,277	\$23,813	132 nd			
Unemployment Rate 2002				5.9%	5.9%	76 th			
Retail Establishments Per Resident 2001				1:407	1:397	144 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
201	13%		28%	5%	5%	7%	19%	2%	21%
Assessment Class Proportions in Municipal Valuations 2002		Vacant	Residential	Agricultural	Commercial	Industrial	Apartment		
		5%	81%	6%	9%				

Monroe Township, Cumberland County

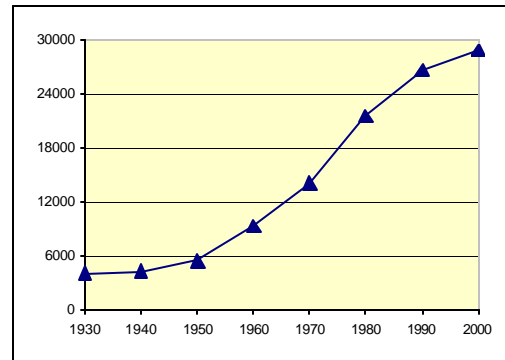
% of Population in Pinelands: 50% (14,406 residents / 28,967 total)

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

% of Area in Pinelands: 69% (20,704 acres / 29,986 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	-5% (-716)
Outside Boundary	26% (+2,980)

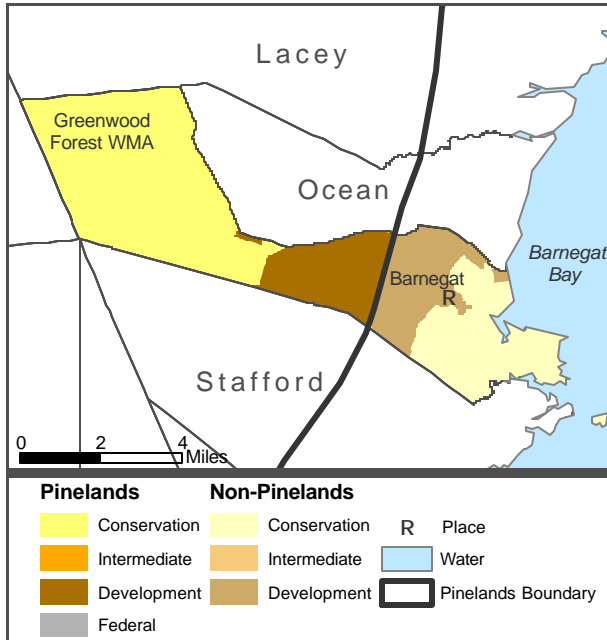
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	22%	12%		37%	28%				
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				28,967	11,205	20 th			
Population Density 2000 (per sq mile)				622.3	1,982.2	127 th			
Population Change 1990 – 2000				8.5%	5.7%	73 rd			
Land Area (sq miles) 2000				46.6	18.0	24 th			
Assessed Acres of Farmland 2000				7,352	2,672	28 th			
Building Permits 2002				333	62	10 th			
Residential Housing Transactions 2002				311	181	35 th			
Median Sale Price of Homes 2002				\$124,000	\$133,000	88 th			
Equalized Value of Property 2002 (Million \$)				\$1,372.1	\$844.5	35 th			
Effective Tax Rate 2002				2.76	2.54	74 th			
Average Residential Property Tax Bill 2002				\$3,431	\$3,544	90 th			
Per Capita Income 2000				\$20,488	\$23,813	130 th			
Unemployment Rate 2002				4.5%	5.9%	132 nd			
Retail Establishments Per Resident 2001				1:315	1:397	129 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
432	3%	< 1%	18%	8%	4%	8%	21%	6%	31%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			4%	81%	2%	12%	1%	1%	

Barnegat Township, Ocean County

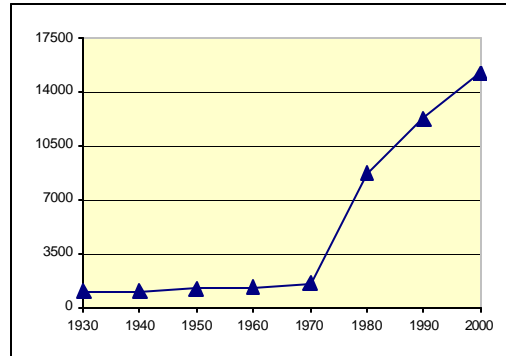
% of Population in Pinelands: 21% (3,226 residents / 15,270 total)

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

% of Area in Pinelands: 56% (14,412 acres / 25,783 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	19% (+525)
Outside Boundary	26% (+2,492)

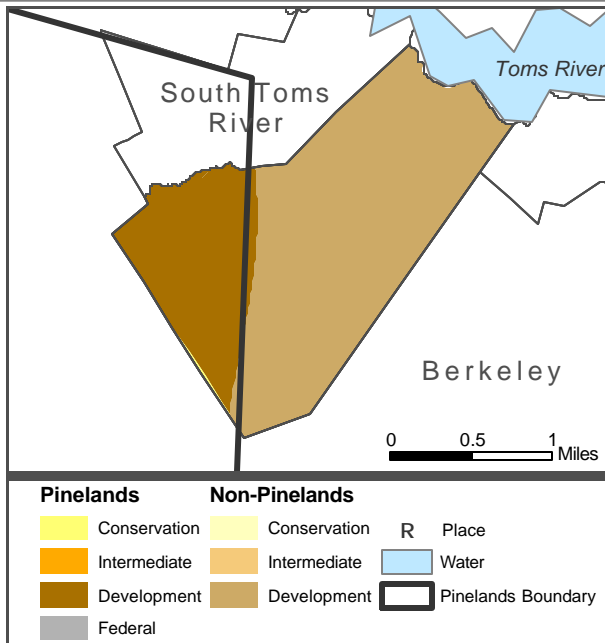
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
40%	37%				23%				
					Municipal Value	South Jersey Average	Municipal Rank		
Population 2000					15,270	11,205	44 th		
Population Density 2000 (per sq mile)					440.4	1,982.2	140 th		
Population Change 1990 – 2000					24.8%	5.7%	21 st		
Land Area (sq miles) 2000					34.7	18.0	42 nd		
Assessed Acres of Farmland 2000					519	2,672	88 th		
Building Permits 2002					470	62	4 th		
Residential Housing Transactions 2002					309	181	36 th		
Median Sale Price of Homes 2002					\$126,600	\$133,000	82 nd		
Equalized Value of Property 2002 (Million \$)					\$907.3	\$844.5	56 th		
Effective Tax Rate 2002					2.76	2.64	74 th		
Average Residential Property Tax Bill 2002					\$3,526	\$3,544	83 rd		
Per Capita Income 2000					\$19,307	\$23,813	145 th		
Unemployment Rate 2002					5.0%	5.9%	107 th		
Retail Establishments Per Resident 2001					1:477	1:397	154 th		
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
156	6%	1%	18%	1%	9%	7%	20%	9%	28%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			6%	86%		7%			

Beachwood Borough, Ocean County

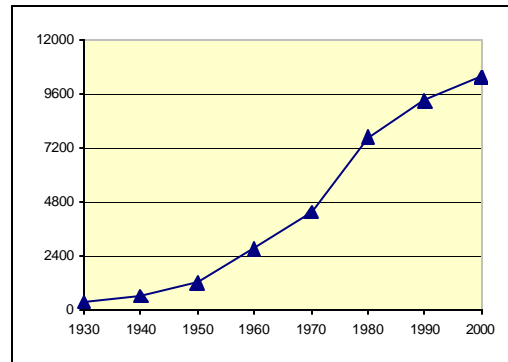
% of Population in Pinelands: < 1% (4 residents / 10,375 total)

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

% of Area in Pinelands: 28% (497 acres / 1,785 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	-94% (-61)
Outside Boundary	12% (+1,112)

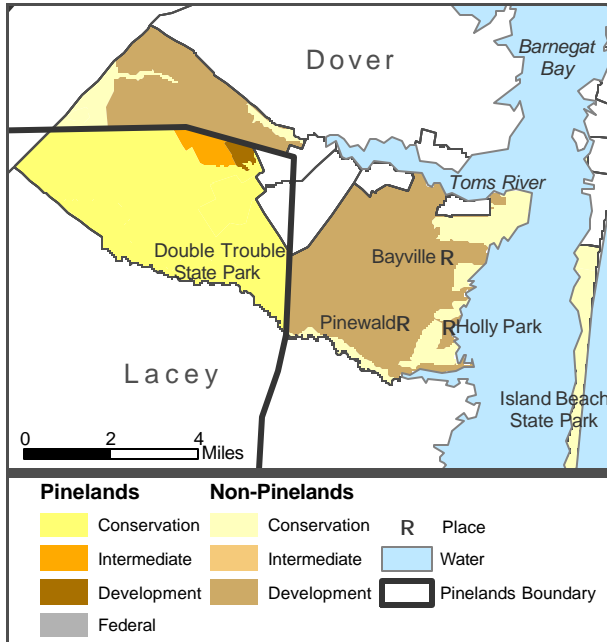
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
					100%				
					Municipal Value	South Jersey Average	Municipal Rank		
Population 2000					10,375	11,205	64 th		
Population Density 2000 (per sq mile)					3,757.3	1,982.2	38 th		
Population Change 1990 – 2000					11.3%	5.7%	58 th		
Land Area (sq miles) 2000					2.8	18.0	126 th		
Assessed Acres of Farmland 2000					0	2,672	127 th		
Building Permits 2002					20	62	85 th		
Residential Housing Transactions 2002					208	181	50 th		
Median Sale Price of Homes 2002					\$141,500	\$133,000	66 th		
Equalized Value of Property 2002 (Million \$)					\$498.0	\$844.5	86 th		
Effective Tax Rate 2002					1.52	2.64	184 th		
Average Residential Property Tax Bill 2002					\$2,881	\$3,544	136 th		
Per Capita Income 2000					\$21,247	\$23,813	120 th		
Unemployment Rate 2002					6.1%	5.9%	69 th		
Retail Establishments Per Resident 2001					1:519	1:397	162 nd		
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
104	3%		36%	4%	4%	4%	19%	3%	28%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	94%		4%			

Berkeley Township, Ocean County

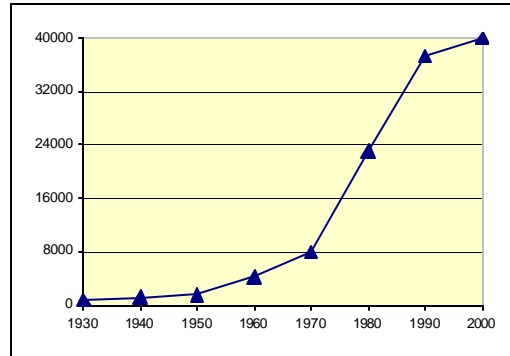
% of Population in Pinelands: 6% (2,467 residents / 39,991 total)

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

% of Area in Pinelands: 30% (10,466 acres / 34,665 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	185% (+1,602)
Outside Boundary	3% (+1,100)

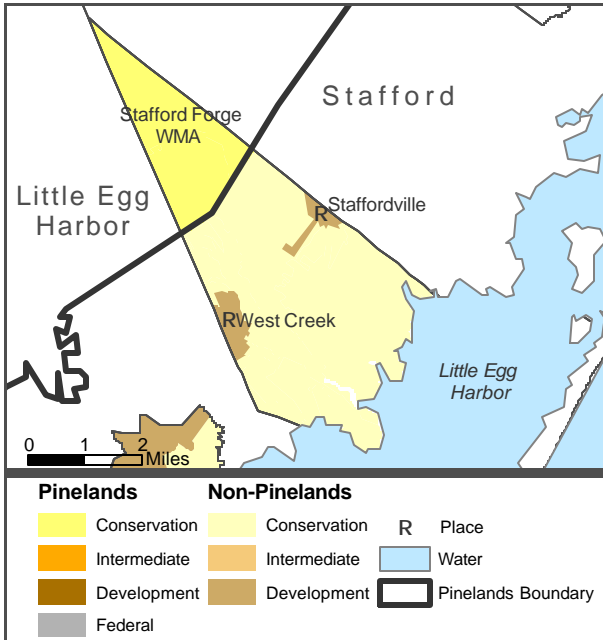
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
17%	72%			11%					
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				39,991	11,205	13 th			
Population Density 2000 (per sq mile)				932.3	1,982.2	113 th			
Population Change 1990 – 2000				7.2%	5.7%	77 th			
Land Area (sq miles) 2000				42.9	18.0	29 th			
Assessed Acres of Farmland 2000				676	2,672	84 th			
Building Permits 2002				123	62	35 th			
Residential Housing Transactions 2002				1,008	181	6 th			
Median Sale Price of Homes 2002				\$123,000	\$133,000	91 st			
Equalized Value of Property 2002 (Million \$)				\$3,219.5	\$844.5	10 th			
Effective Tax Rate 2002				1.90	2.64	163 rd			
Average Residential Property Tax Bill 2002				\$2,484	\$3,544	168 th			
Per Capita Income 2000				\$22,198	\$23,813	103 rd			
Unemployment Rate 2002				6.7%	5.9%	57 th			
Retail Establishments Per Resident 2001				1:606	1:397	172 nd			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
277	5%	1%	18%	2%	7%	6%	24%	8%	30%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			3%	92%		5%	1%	1%	

Eagleswood Township, Ocean County

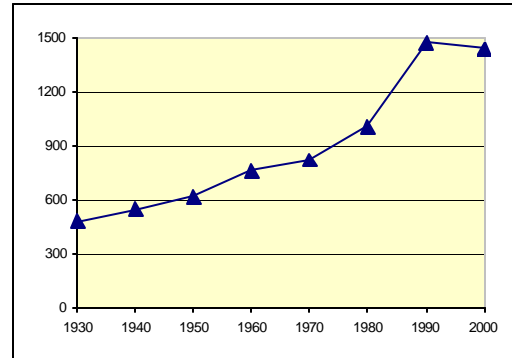
% of Population in Pinelands: 0% (0 residents / 1,441 total)

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

% of Area in Pinelands: 20% (2,470 acres / 12,079 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	0% (0)
Outside Boundary	-2% (-35)

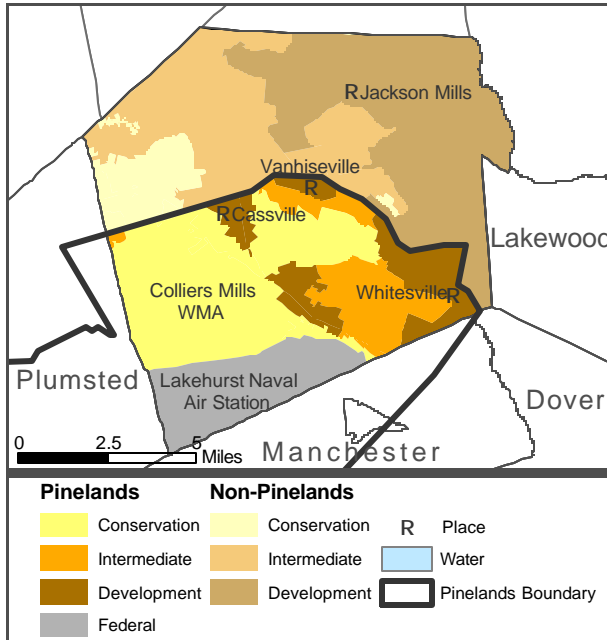
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
43%	57%								
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				1,441	11,205	175 th			
Population Density 2000 (per sq mile)				88.0	1,982.2	187 th			
Population Change 1990 – 2000				-2.4%	5.7%	143 rd			
Land Area (sq miles) 2000				16.4	18.0	73 rd			
Assessed Acres of Farmland 2000				88	2,672	108 th			
Building Permits 2002				13	62	98 th			
Residential Housing Transactions 2002				21	181	161 st			
Median Sale Price of Homes 2002				\$110,000	\$133,000	126 th			
Equalized Value of Property 2002 (Million \$)				\$108.7	\$844.5	170 th			
Effective Tax Rate 2002				1.93	2.64	160 th			
Average Residential Property Tax Bill 2002				\$2,802	\$3,544	147 th			
Per Capita Income 2000				\$20,617	\$23,813	128 th			
Unemployment Rate 2002				5.1%	5.9%	104 th			
Retail Establishments Per Resident 2001				1:160	1:397	61 st			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
55	4%	2%	34%	4%	9%	4%	16%		27%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			15%	69%		13%	3%		

Jackson Township, Ocean County

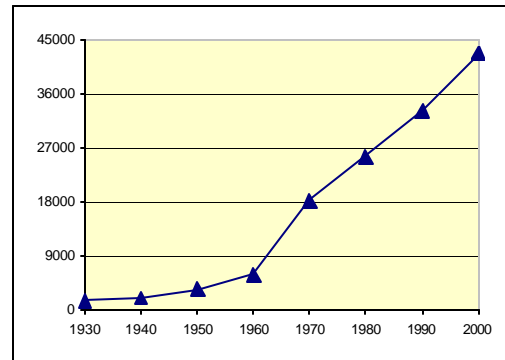
% of Population in Pinelands: 10% (4,106 residents / 42,816 total)

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

% of Area in Pinelands: 47% (30,380 acres / 64,505 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	< -1% (-18)
Outside Boundary	33% (9,602)

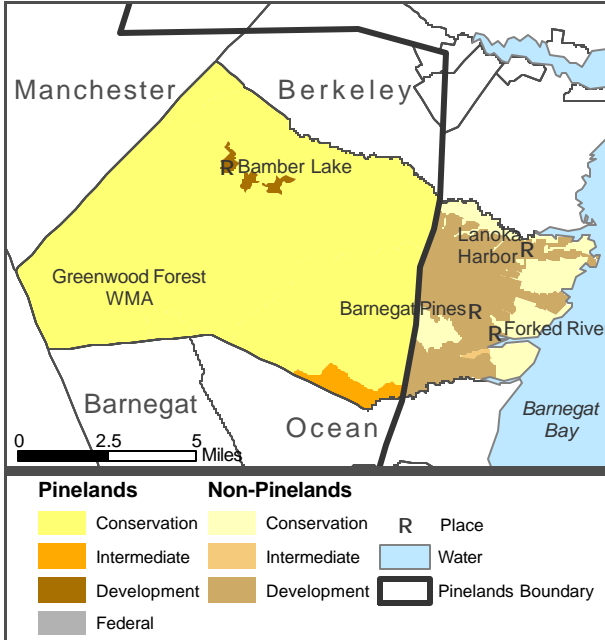
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
31%	16%			12%	12%		8%	21%	
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				42,816	11,205	9 th			
Population Density 2000 (per sq mile)				427.9	1,982.2	143 rd			
Population Change 1990 – 2000				28.8%	5.7%	14 th			
Land Area (sq miles) 2000				100.1	18.0	3 rd			
Assessed Acres of Farmland 2000				5,689	2,672	39 th			
Building Permits 2002				640	62	2 nd			
Residential Housing Transactions 2002				733	181	12 th			
Median Sale Price of Homes 2002				\$176,000	\$133,000	40 th			
Equalized Value of Property 2002 (Million \$)				\$3,215.7	\$844.5	11 th			
Effective Tax Rate 2002				2.05	2.64	152 nd			
Average Residential Property Tax Bill 2002				\$4,207	\$3,544	42 nd			
Per Capita Income 2000				\$23,981	\$23,813	79 th			
Unemployment Rate 2002				5.2%	5.9%	101 st			
Retail Establishments Per Resident 2001				1:348	1:397	136 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
544	6%	< 1%	19%	4%	5%	6%	23%	5%	31%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			4%	82%	1%	11%	1%	1%	

Lacey Township, Ocean County

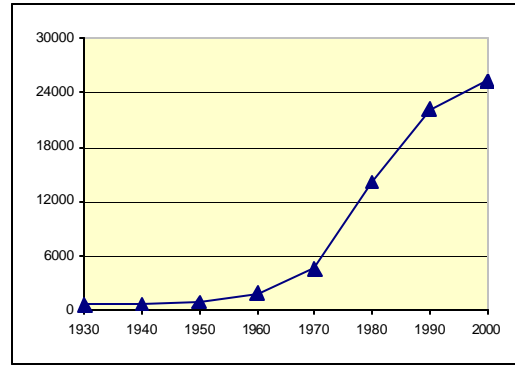
% of Population in Pinelands: 2% (521 residents / 25,346 total)

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

% of Area in Pinelands: 67% (42,629 acres / 63,658 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	-7% (-42)
Outside Boundary	15% (+3,247)

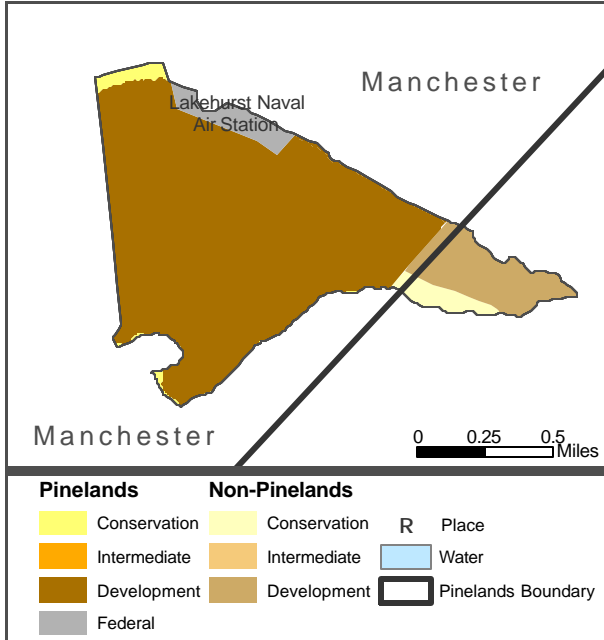
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
71%	26%			2%			1%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				25,346	11,205	25 th			
Population Density 2000 (per sq mile)				301.7	1,982.2	153 rd			
Population Change 1990 – 2000				14.5%	5.7%	48 th			
Land Area (sq miles) 2000				84.0	18.0	7 th			
Assessed Acres of Farmland 2000				7,134	2,672	34 th			
Building Permits 2002				8	62	122 nd			
Residential Housing Transactions 2002				537	181	17 th			
Median Sale Price of Homes 2002				\$150,000	\$133,000	59 th			
Equalized Value of Property 2002 (Million \$)				\$2,146.6	\$844.5	19 th			
Effective Tax Rate 2002				1.76	2.64	174 th			
Average Residential Property Tax Bill 2002				\$3,135	\$3,544	113 th			
Per Capita Income 2000				\$23,136	\$23,813	89 th			
Unemployment Rate 2002				5.6%	5.9%	85 th			
Retail Establishments Per Resident 2001				1:256	1:397	106 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
391	3%	< 1%	17%	2%	6%	5%	25%	8%	33%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			4%	85%		7%	4%		

Lakehurst Borough, Ocean County

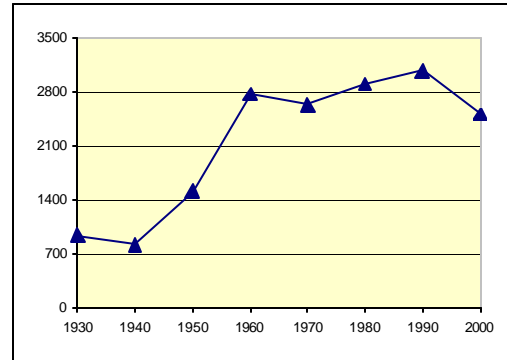
% of Population in Pinelands: 95% (2,393 residents / 2,522 total)

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

% of Area in Pinelands: 87% (552 acres / 634 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	-19% (-546)
Outside Boundary	-7% (-10)

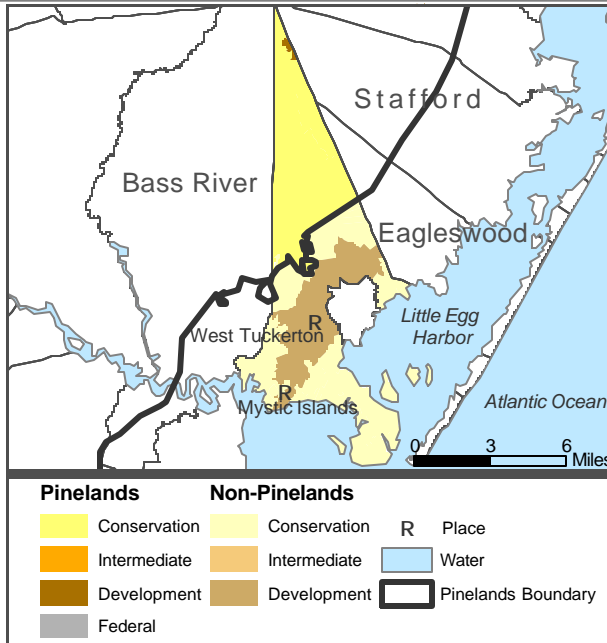
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
						96%		4%	
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				2,522	11,205	152 nd			
Population Density 2000 (per sq mile)				2,733.9	1,982.2	65 th			
Population Change 1990 – 2000				-18.1%	5.7%	197 th			
Land Area (sq miles) 2000				0.9	18.0	171 st			
Assessed Acres of Farmland 2000				0	2,672	127 th			
Building Permits 2002				2	62	167 th			
Residential Housing Transactions 2002				20	181	162 nd			
Median Sale Price of Homes 2002				\$89,500	\$133,000	173 rd			
Equalized Value of Property 2002 (Million \$)				\$88.4	\$844.5	177 th			
Effective Tax Rate 2002				2.73	2.64	80 th			
Average Residential Property Tax Bill 2002				\$2,915	\$3,544	133 rd			
Per Capita Income 2000				\$18,390	\$23,813	167 th			
Unemployment Rate 2002				4.3%	5.9%	137 th			
Retail Establishments Per Resident 2001				1:79	1:397	24 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
131	3%		11%	2%	6%	2%	24%	14%	36%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			1%	75%		23%		1%	

Little Egg Harbor Township, Ocean County

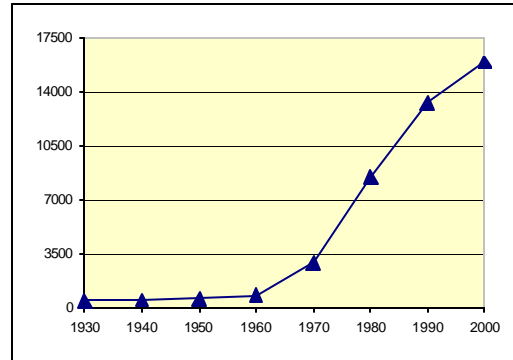
% of Population in Pinelands: 1% (107 residents / 15,945 total)

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

% of Area in Pinelands: 23% (11,459 acres / 46,969 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	-38% (-65)
Outside Boundary	20% (2,680)

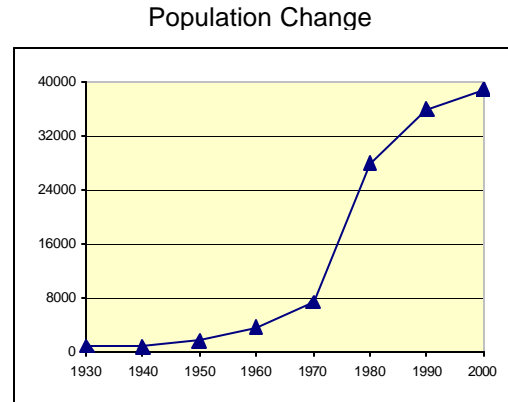
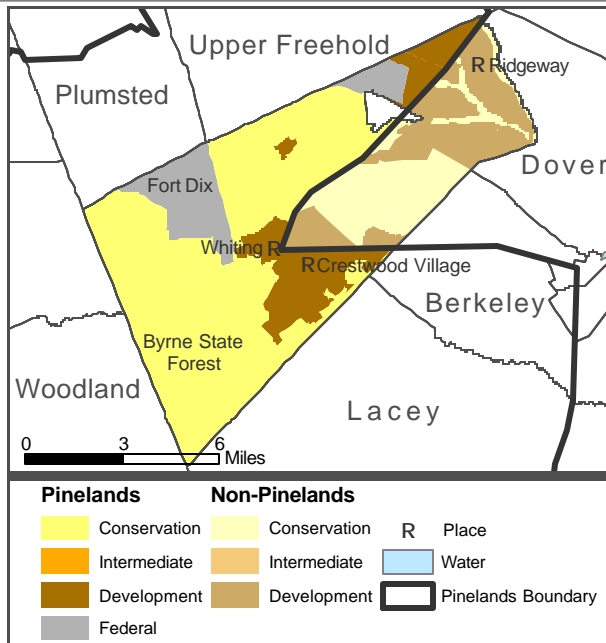
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
86%	13%						1%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				15,945	11,205	40 th			
Population Density 2000 (per sq mile)				324.7	1,982.2	150 th			
Population Change 1990 – 2000				19.6%	5.7%	30 th			
Land Area (sq miles) 2000				49.1	18.0	22 nd			
Assessed Acres of Farmland 2000				1,410	2,672	74 th			
Building Permits 2002				451	62	5 th			
Residential Housing Transactions 2002				576	181	16 th			
Median Sale Price of Homes 2002				\$114,000	\$133,000	119 th			
Equalized Value of Property 2002 (Million \$)				\$1,119.6	\$844.5	42 nd			
Effective Tax Rate 2002				1.83	2.64	168 th			
Average Residential Property Tax Bill 2002				\$2,870	\$3,544	138 th			
Per Capita Income 2000				\$20,619	\$23,813	127 th			
Unemployment Rate 2002				7.2%	5.9%	48 th			
Retail Establishments Per Resident 2001				1:569	1:397	170 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
106	5%		22%	2%	7%	1%	26%	11%	25%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			8%	84%		9%			

Manchester Township, Ocean County

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

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

% of Area in Pinelands: 72% (38,749 acres / 53,701 total)



Population Change 1990 - 2000	
Inside Boundary	15% (+1,596)
Outside Boundary	5% (+1,356)

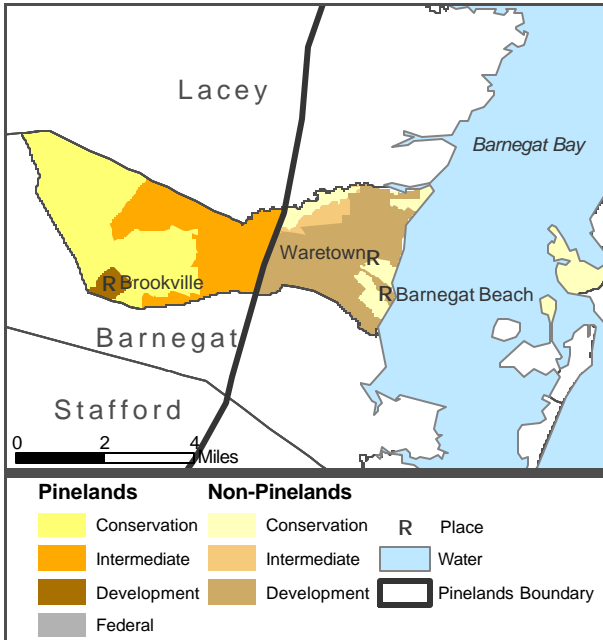
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
46%	24%				5%	11%		13%	
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				38,928	11,205	14 th			
Population Density 2000 (per sq mile)				471.3	1,982.2	135 th			
Population Change 1990 – 2000				8.2%	5.7%	76 th			
Land Area (sq miles) 2000				82.6	18.0	8 th			
Assessed Acres of Farmland 2000				3,772	2,672	53 rd			
Building Permits 2002				380	62	7 th			
Residential Housing Transactions 2002				592	181	15 th			
Median Sale Price of Homes 2002				\$115,000	\$133,000	116 th			
Equalized Value of Property 2002 (Million \$)				\$2,144.6	\$844.5	20 th			
Effective Tax Rate 2002				1.47	2.64	187 th			
Average Residential Property Tax Bill 2002				\$2,351	\$3,544	180 th			
Per Capita Income 2000				\$22,409	\$23,813	99 th			
Unemployment Rate 2002				6.5%	5.9%	61 st			
Retail Establishments Per Resident 2001				1:1,217	1:397	186 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
161	2%		10%	1%	4%	2%	20%	18%	43%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			4%	73%		8%	1%	15%	

Ocean Township, Ocean County

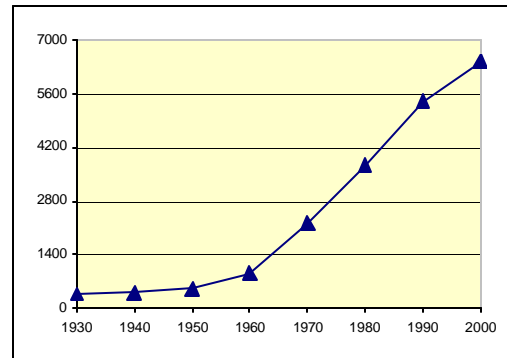
% of Population in Pinelands: 2% (145 residents / 6,450 total)

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

% of Area in Pinelands: 41% (8,240 acres / 20,259 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	59% (+54)
Outside Boundary	18% (+980)

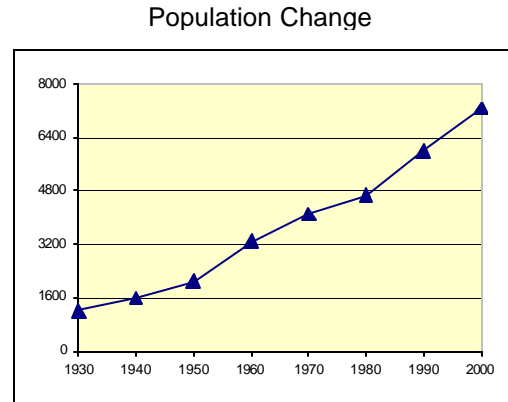
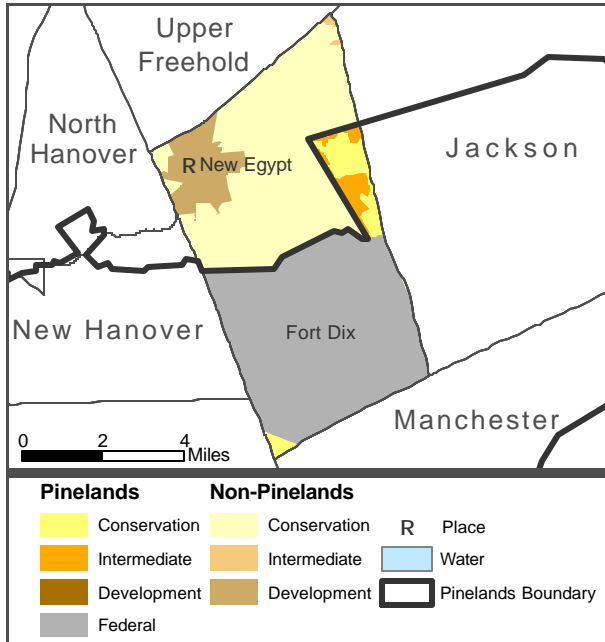
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
	58%			38%			3%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				6,450	11,205	95 th			
Population Density 2000 (per sq mile)				310.1	1,982.2	151 st			
Population Change 1990 – 2000				19.1%	5.7%	32 nd			
Land Area (sq miles) 2000				20.8	18.0	63 rd			
Assessed Acres of Farmland 2000				2,812	2,672	58 th			
Building Permits 2002				224	62	17 th			
Residential Housing Transactions 2002				158	181	64 th			
Median Sale Price of Homes 2002				\$120,500	\$133,000	97 th			
Equalized Value of Property 2002 (Million \$)				\$469.9	\$844.5	90 th			
Effective Tax Rate 2002				2.90	2.64	64 th			
Average Residential Property Tax Bill 2002				\$3,118	\$3,544	116 th			
Per Capita Income 2000				\$22,830	\$23,813	92 nd			
Unemployment Rate 2002				5.4%	5.9%	93 rd			
Retail Establishments Per Resident 2001				1:403	1:397	143 rd			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
74	7%		18%	3%	13%	4%	22%	5%	28%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			8%	84%		8%			

Plumsted Township, Ocean County

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

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

% of Area in Pinelands: 53% (13,467 acres / 25,363 total)



Population Change 1990 - 2000	
Inside Boundary	-5% (-24)
Outside Boundary	23% (+1,294)

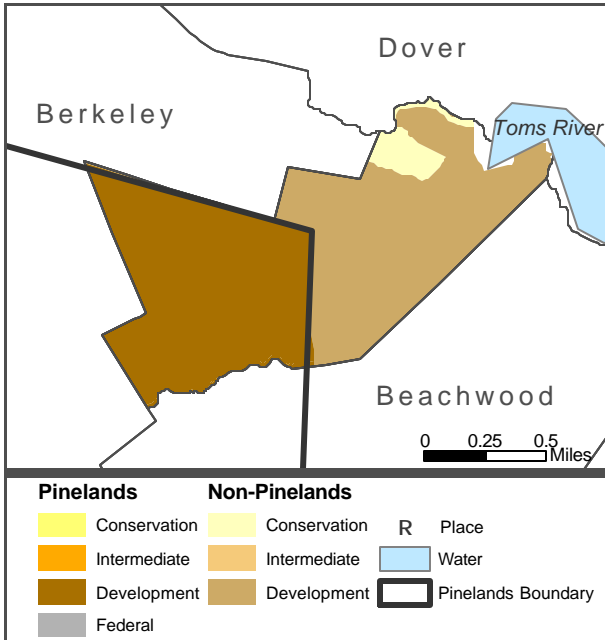
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
2%	5%			5%				88%	
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				7,275	11,205	84 th			
Population Density 2000 (per sq mile)				181.8	1,982.2	167 th			
Population Change 1990 – 2000				21.1%	5.7%	24 th			
Land Area (sq miles) 2000				40.0	18.0	36 th			
Assessed Acres of Farmland 2000				6,044	2,672	38 th			
Building Permits 2002				31	62	67 th			
Residential Housing Transactions 2002				74	181	104 th			
Median Sale Price of Homes 2002				\$186,500	\$133,000	36 th			
Equalized Value of Property 2002 (Million \$)				\$506.4	\$844.5	84 th			
Effective Tax Rate 2002				1.96	2.64	157 th			
Average Residential Property Tax Bill 2002				\$3,696	\$3,544	71 st			
Per Capita Income 2000				\$22,433	\$23,813	98 th			
Unemployment Rate 2002				3.9%	5.9%	151 st			
Retail Establishments Per Resident 2001				1:485	1:397	156 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
75	13%		24%	7%	9%	5%	20%	4%	17%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			4%	85%	5%	5%	1%		

South Toms River Borough, Ocean County

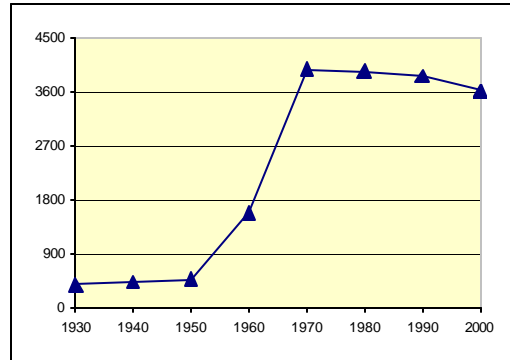
% of Population in Pinelands: 69% (2,495 residents / 3,634 total)

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

% of Area in Pinelands: 48% (378 acres / 796 total)



Population Change



Population Change 1990 - 2000	
Inside Boundary	-7% (-194)
Outside Boundary	-6% (-71)

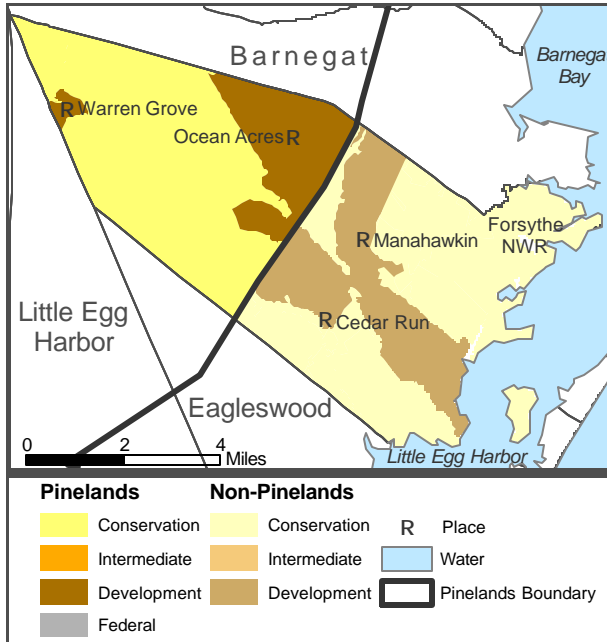
Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
					100%				
					Municipal Value	South Jersey Average	Municipal Rank		
Population 2000					3,634	11,205	129 th		
Population Density 2000 (per sq mile)					3,131.9	1,982.2	54 th		
Population Change 1990 – 2000					-6.1%	5.7%	163 rd		
Land Area (sq miles) 2000					1.2	18.0	162 nd		
Assessed Acres of Farmland 2000					0	2,672	127 th		
Building Permits 2002					4	62	146 th		
Residential Housing Transactions 2002					54	181	121 st		
Median Sale Price of Homes 2002					\$107,500	\$133,000	134 th		
Equalized Value of Property 2002 (Million \$)					\$122.3	\$844.5	165 th		
Effective Tax Rate 2002					1.93	2.64	160 th		
Average Residential Property Tax Bill 2002					\$2,260	\$3,544	185 th		
Per Capita Income 2000					\$16,292	\$23,813	187 th		
Unemployment Rate 2002					7.1%	5.9%	50 th		
Retail Establishments Per Resident 2001					1:363	1:397	137 th		
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
38			13%	8%	10%	3%	26%	5%	34%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			2%	83%		14%	1%		

Stafford Township, Ocean County

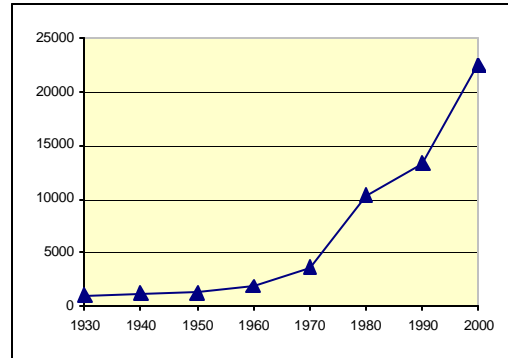
% of Population in Pinelands: 59% (13,390 residents / 22,532 total)

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

% of Area in Pinelands: 39% (13,719 acres / 34,966 total)



Population Change



Population Change 1990 - 2000

Inside Boundary	133% (+7,651)
Outside Boundary	21% (+1,574)

Preserv	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
5%	71%			1%	22%		2%		
				Municipal Value	South Jersey Average	Municipal Rank			
Population 2000				22,532	11,205	28 th			
Population Density 2000 (per sq mile)				484.3	1,982.2	134 th			
Population Change 1990 – 2000				69.1%	5.7%	3 rd			
Land Area (sq miles) 2000				46.5	18.0	25 th			
Assessed Acres of Farmland 2000				963	2,672	79 th			
Building Permits 2002				251	62	15 th			
Residential Housing Transactions 2002				369	181	30 th			
Median Sale Price of Homes 2002				\$155,000	\$133,000	54 th			
Equalized Value of Property 2002 (Million \$)				\$2,241.3	\$844.5	17 th			
Effective Tax Rate 2002				1.80	2.64	170 th			
Average Residential Property Tax Bill 2002				\$3,404	\$3,544	93 rd			
Per Capita Income 2000				\$25,397	\$23,813	59 th			
Unemployment Rate 2002				5.7%	5.9%	83 rd			
Retail Establishments Per Resident 2001				1:193	1:397	79 th			
Establishments 2001	Agric	Mining	Constru	Manufac	TCU	Wholsal	Retail	FIRE	Service
451	3%		19%	1%	5%	4%	26%	6%	36%
Assessment Class Proportions in Municipal Valuations 2002			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			4%	85%		11%			