



Financial Analysis

2008

Prepared by State of New Jersey Highlands Water Protection and Planning Council in Support of the Highlands Regional Master Plan

**Technical
Report**

HIGHLANDS REGIONAL MASTER PLAN

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EXECUTIVE SUMMARY

This technical report provides an overview of the financial component of the Highlands Regional Master Plan (RMP). The report includes a discussion regarding the Highlands Economic Indicators and the Cash Flow Timetable. By establishing baseline economic data and tracking models the financial implications of the development and implementation of the Regional Master Plan can be assessed. The information presented in this report represents baseline conditions in support of the development of the Regional Master Plan (RMP); updated information for all variables will be compiled and monitored as a Plan Conformance and RMP Implementation component.

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

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

The economic implications of the Regional Master Plan cannot be fully assessed until municipalities have advanced through the Plan Conformance process (during that process municipalities in the Planning Area will decide whether to voluntarily conform to the Regional Master Plan).

INTRODUCTION

The Highlands Act and Regional Master Plan work primarily to protect the Highlands Region's environmentally sensitive areas. While recognizing the need to encourage growth opportunities that are consistent with the goals of the Act. Past development activities have provided significant infrastructure and facilities to accommodate a sound level of economic growth in the Highlands Region. This is important as the land use changes taking place from 2004 through 2007, and beyond, will limit developable activities in the Region. As a result, development on existing infrastructure and infill development will be more feasible than extending new infrastructure into undeveloped areas. A 2006 report by CB Richard Ellis cites a 19.2% office space availability rate in Northern New Jersey and a 6.8% availability for industrial capacity¹. These findings along with current global, national and regional economic conditions were considered in the evaluation of how to best accommodate economic growth and sustainability in the Highlands Region.

Using smart growth land use policies, the Highlands Council will work with counties and municipalities to determine if vacant, underutilized, infill, and brownfield development projects are appropriate throughout the Highlands Region. The growth supported by the Council will increase

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

land use efficiency and may accommodate more uses, ratable revenue, and create less infrastructure and maintenance costs. Creating a more compact built environment also reduces land consumption, thus protecting open space and reducing impervious surfaces, which in turn improve watersheds and water quality.

The economic conditions within The Highlands Region cannot be viewed in isolation. While it is impossible to account for all conditions and variables that may have some level of influence in the Highlands Region, it needs to be recognized that there are larger market forces and fluctuations that occur at the state, national and global levels which play a primary role in the regional economy. Specifically, the economic, business and labor conditions in Northern New Jersey, Pennsylvania and New York City will continue to play a critical role in the economic vitality of the Highlands.

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

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

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

The Regional Master Plan is likely to provide substantial economic benefits to the Region as a whole. By maximizing smart growth land use policies, appropriate development will be guided to those areas with adequate infrastructure and services, keeping municipal overheads in check. The Regional Master Plan land use parameters will result in more efficient development of appropriate lands (focusing on infill, revitalization and where appropriate redevelopment opportunities), and coupled with the extensive exemptions listed in the Act, will afford growth rates within the Region on a more efficient scale. This land efficiency “pick-up” allows this Region to sustain growth while protecting the natural resources and industries that rely on the quality of life and demographic profile now found within the Highlands, such as outdoor recreation, tourism, and agriculture.

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

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

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

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

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

HIGHLANDS ACT REQUIREMENTS FOR THE REGIONAL MASTER PLAN

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

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

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

HIGHLANDS ECONOMIC INDICATORS

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

categories: population, employment, households, income, property taxes, equalized property values, land transactions, and building permits (note: best available data was collected for this task). As stated previously, the information presented in this report represents baseline conditions in support of the development of the Regional Master Plan (RMP); updated information will be compiled and monitored as a Plan Conformance and RMP Implementation component.

The data for the indicators within each category, where possible, were aggregated into the following geographic areas and comparative regions:

- ◆ Highlands Region – Total or average values derived from all 88 municipalities;
- ◆ Planning Area – Total or average values for those towns wholly within the Planning Area (37 municipalities);
- ◆ Preservation Area – Total or average values for those towns wholly within the Preservation Area (5 municipalities);
- ◆ Split – Total or average values for those towns with areas in both the Planning and Preservation Areas (46 municipalities);
- ◆ Highlands Counties – Total or average values for those municipalities within the Highlands Region (7 Counties –Bergen, Hunterdon, Morris, Passaic, Somerset, Warren, and Sussex). These are designated by an “H.” For example, the municipalities within Morris County in the Highlands would be “H – Morris”, representing 32 of 39 municipalities;
- ◆ 7-County Totals – Total or average values for the entire County. For example, Passaic County has 5 towns in the Highlands Region, but all 16 municipal values are compiled;
- ◆ New Jersey – Total or average statewide values; and
- ◆ Municipal – Values for each municipality within the Highlands Region;

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

INDICATORS AND DATASETS

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

Table 1 Indicator Sources

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

POPULATION

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

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

Table 2 Population (1990 - 2004)

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

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

Figure 1 Population Total Percent Change (1990 - 2004)

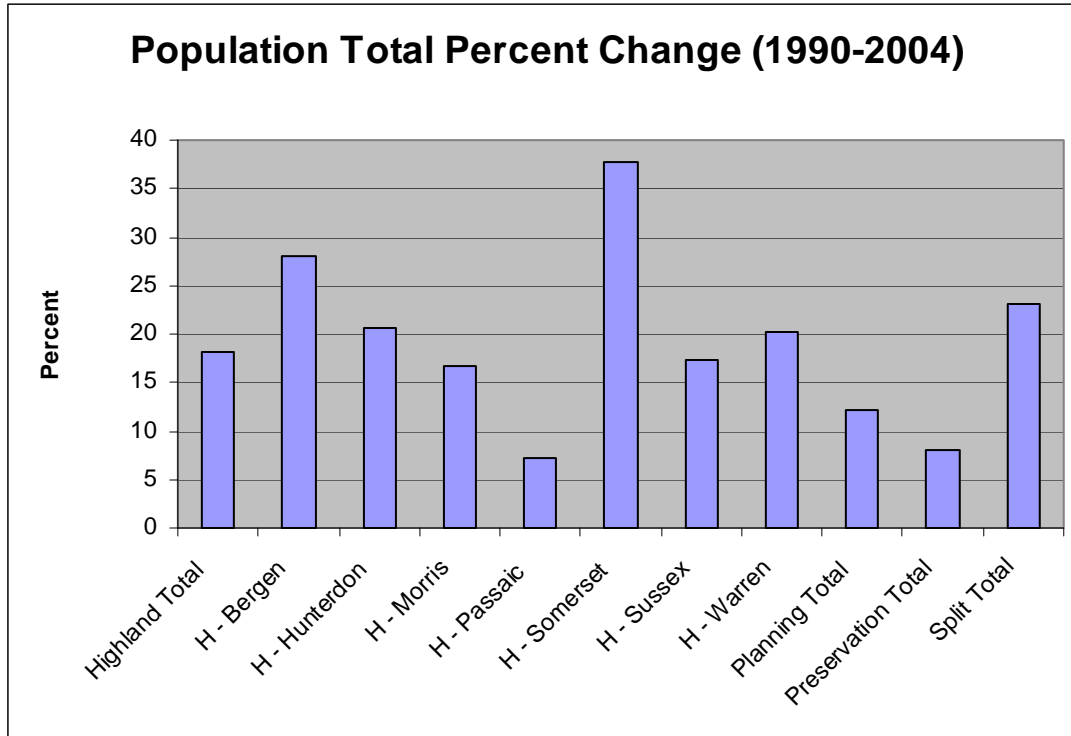
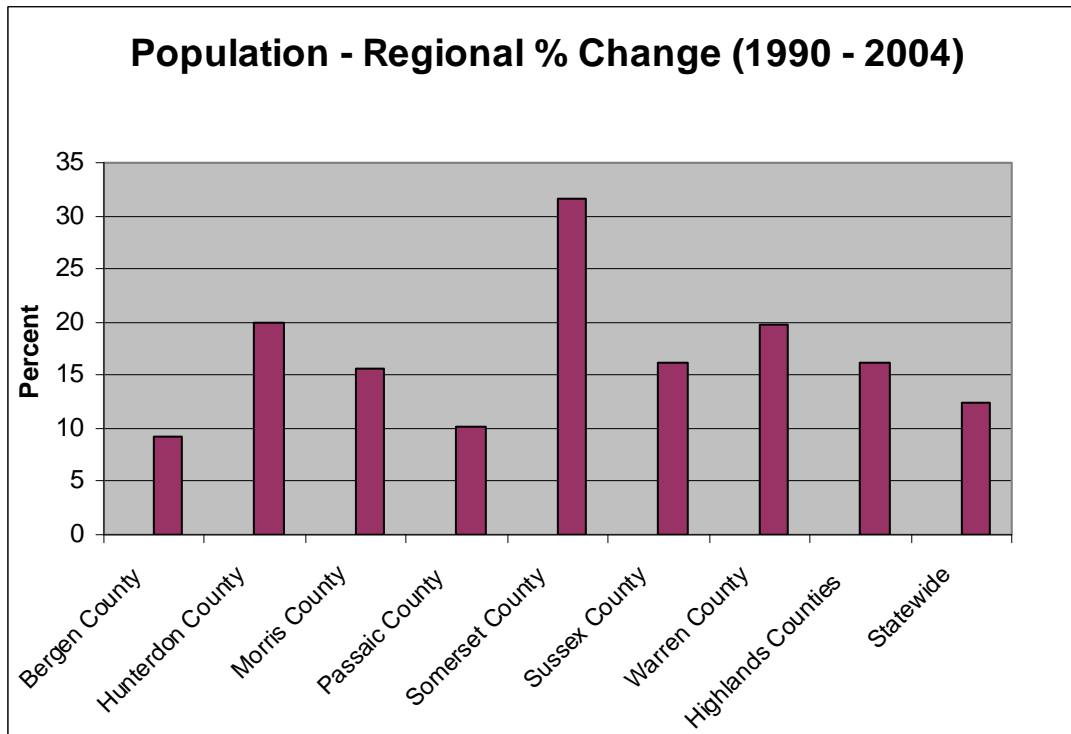


Figure 2 Population Total Percent Change (1990 - 2004) Region



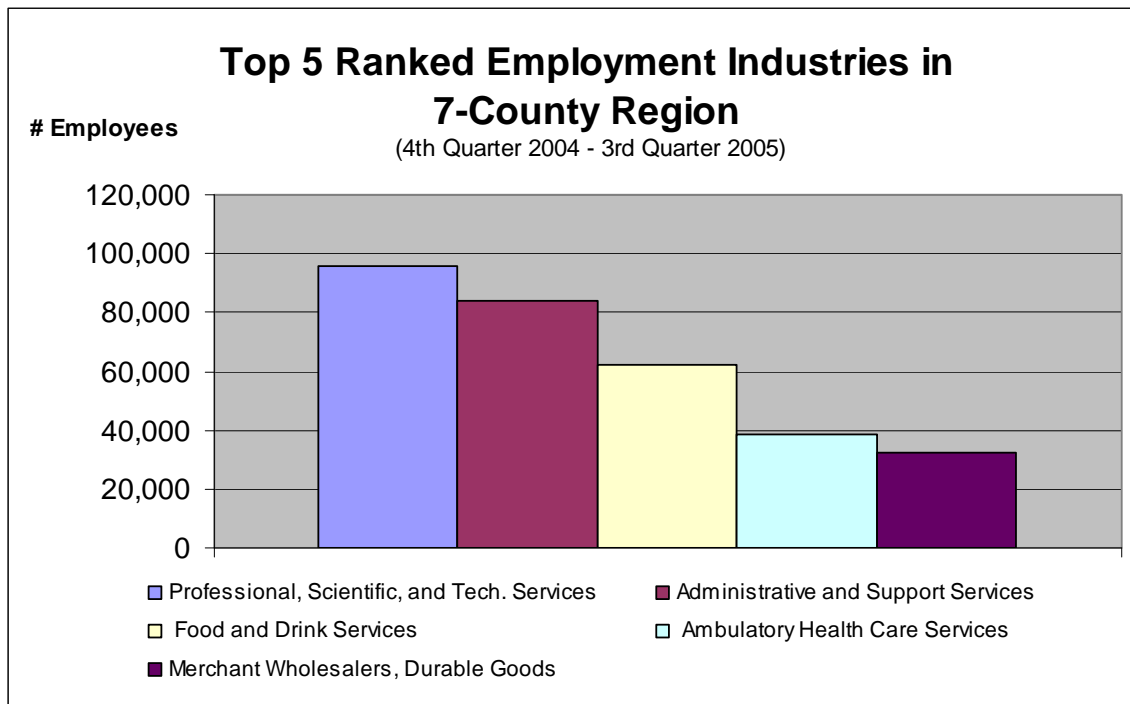
EMPLOYMENT

EMPLOYMENT INDUSTRIES

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

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

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



Projections for 2014, developed by the New Jersey Department of Labor’s Division of Labor Market and Demographic Research, are the latest long-term projection of population, labor force, and employment in the State.⁵ The study projects professional and related industries as well as other service industries to be the largest contributors to new jobs and job growth in the State from 2004 - 2014. This study is reflected by similar trends in the Highlands Region, with

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

professional and service industries accounting for the vast majority of jobs and job growth. Therefore, regional employment growth opportunities may be positive as compared to select areas in the rest of the state.

EMPLOYMENT LEVELS

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

The May 2008 Rutgers Sitar Report indicates that during the 2004 to 2006 timeframe the state gained approximately 23,000 private sector jobs and that dropped to just 3,700 jobs for the 2007 time period. So due to global, regional and local economic influences the state and Highlands Region workforce is subject to change in response to these economic factors. The employment conditions of the state and Highlands region will continue to be evaluated as part of Plan Conformance and RMP Implementation programs.

Table 3 Unemployment rates (1990 – 2004)

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

HOUSING UNITS

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

Table 4 Housing Units (1990 & 2000)

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

INCOME

MEDIAN HOUSEHOLD INCOME

Median household income is a measure of private wealth which is often seen as the most dependable, as people tend to live in households that include other wage earners. The United States Census Bureau provides income data which can then be calculated for the State, Highlands Region, and county portions of the Highlands Region for the years 1990 and 2000 (note: municipal median values were averaged for the Highlands Region and its county portions). Between 1990 and 2000, median household income in New Jersey rose by about 34.7% from \$40,927 to \$55,146. By this measure, New Jersey was the wealthiest state in the nation during the year 2000. From 1990 to 2000, the Highlands Region median household income grew by 26.2% from \$60,533 to \$76,414. Hunterdon County had the greatest growth of all Highlands counties during the period, growing by 33.5%. Somerset County had the least growth in median household income of all Highlands counties, growing by 24% during the same period. While the overall State median household income grew faster than any of the Highlands counties, the actual values in all Highlands counties were greater than the State values (See Appendix 6).

Table 5 1990 & 2000 Median Household Income

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

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

PER CAPITA INCOME

Between 1990 and 2000, per capita income in New Jersey rose by roughly 44.3% from \$18,714 to \$27,006. During the year 2000, New Jersey had the second highest per capita income in the country, behind Connecticut (\$28,766). During the same 10-year period, the per capita income of the Highlands Region rose by 50% from \$23,062 to \$34,685. Bergen County had the greatest per capita growth of all Highlands counties increasing by 59% between 1990 and 2000. Passaic County had the lowest per capita income growth, increasing by 45% during the same period. Per Capita income increased in all 88 municipalities within the Highlands Region. Chester Borough in Morris County experienced the highest percent increase at 93.1% (\$22,040 in 1990 to \$42,564 in 2000). Harding Township was listed as the lowest percent increase of 0.2% (\$72,575 in 1990 to \$72,689 in 2000).

Table 6 Income - Per Capita (\$)

Highlands Calculations	Per Capita Income: Avg. 1990	Per Capita Income: Avg. 2000	Change	% Change
Highlands Total	\$23,062	\$34,685	\$11,623	50.4%
H – Bergen	\$26,064	\$41,469	\$15,406	59.1%
H – Hunterdon	\$23,367	\$35,612	\$12,244	52.4%
H – Morris	\$24,558	\$35,882	\$11,324	46.1%
H – Passaic	\$19,472	\$28,241	\$8,769	45.0%
H – Somerset	\$36,938	\$58,661	\$21,724	58.8%
H – Sussex	\$19,195	\$28,564	\$9,369	48.8%
H – Warren	\$16,461	\$25,599	\$9,138	55.5%
Planning	\$24,274	\$36,013	\$11,739	48.4%
Preservation	\$20,229	\$29,420	\$9,191	45.4%
Split Total	\$22,570	\$34,362	\$11,792	52.2%

Regional Calculations	Per Capita Income: Avg. 1990	Per Capita Income: Avg. 2000	Change	% Change
New Jersey	\$18,714	\$27,006	\$8,292	44.31%
Bergen County	\$24,080	\$33,638	\$9,558	39.69%
Hunterdon County	\$23,236	\$36,370	\$13,134	56.52%
Morris County	\$25,177	\$36,964	\$11,787	46.82%
Passaic County	\$16,048	\$21,370	\$5,322	33.16%
Somerset County	\$25,111	\$37,970	\$12,859	51.21%
Sussex County	\$18,566	\$26,992	\$8,426	45.38%
Warren County	\$16,716	\$25,128	\$8,412	50.32%
Seven-County Average	\$23,950	\$35,063	\$11,113	46.40%

PROPERTY TAX

AVERAGE PROPERTY TAX

Property tax data was collected from the New Jersey Department of Community Affairs for 1990, 2000, 2002, and 2004. The average property tax was calculated by aggregating total assessed property value, multiplying by the current year general tax rate and dividing by the number of parcels by area type. In 2004, the average property tax for the Highlands Region was

\$7,010, an increase of about 15% from its 2002 value (\$6,104). Somerset and Morris counties had the highest average property taxes with \$8,648 and \$8,179 respectively. Sussex and Warren counties had the lowest average property taxes with \$4,977 and \$4,834 respectively (See Appendix 7). Average residential property tax information for Highlands municipalities from 2004 - 2005 can be found in Appendix 8.

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

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

EQUALIZED PROPERTY VALUES

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

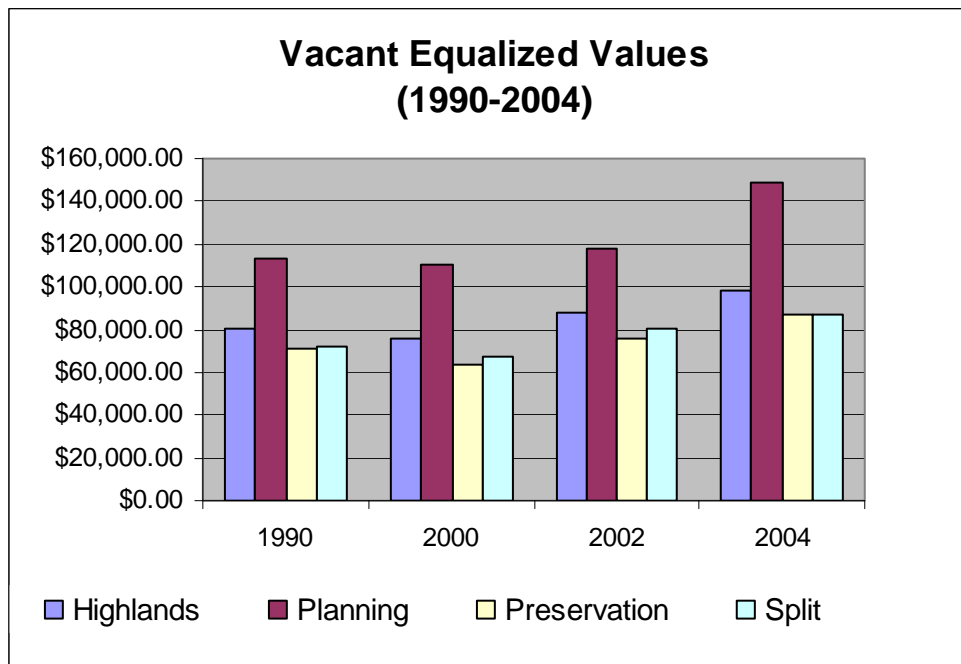
VACANT LAND

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

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

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

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



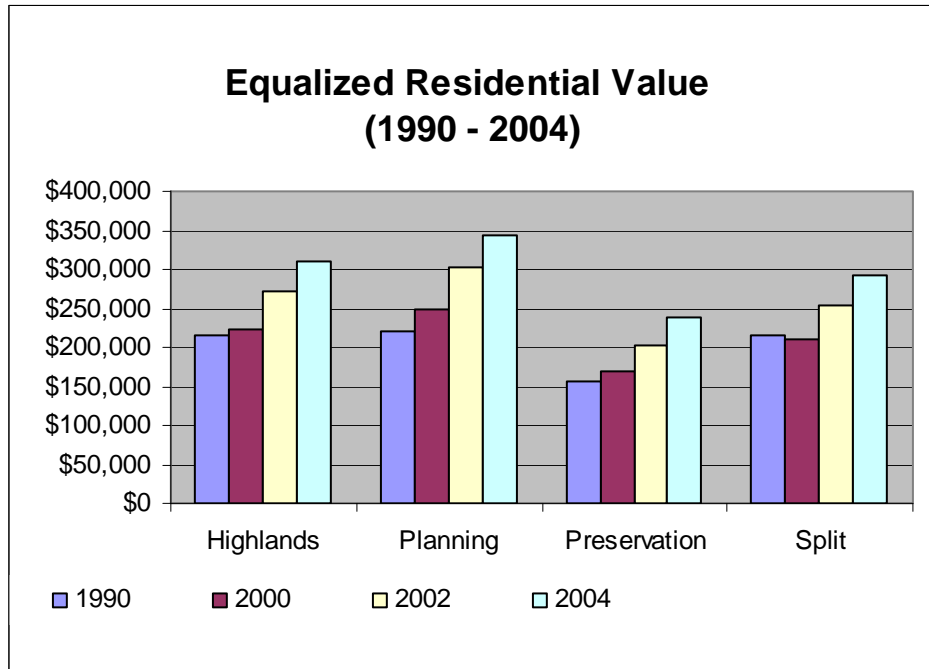
RESIDENTIAL

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

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

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

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



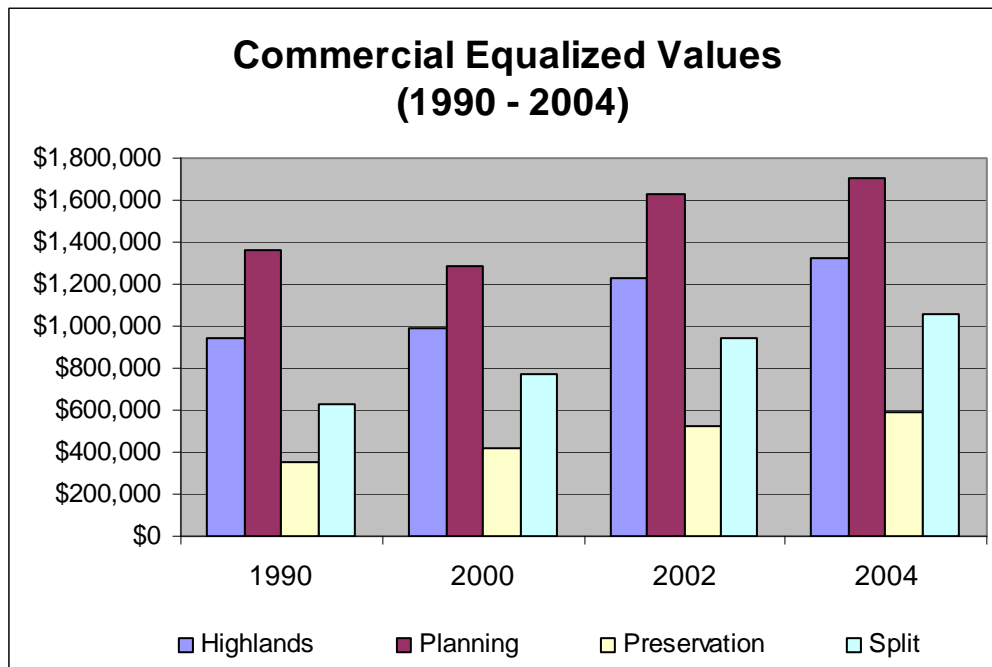
COMMERCIAL

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

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

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

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



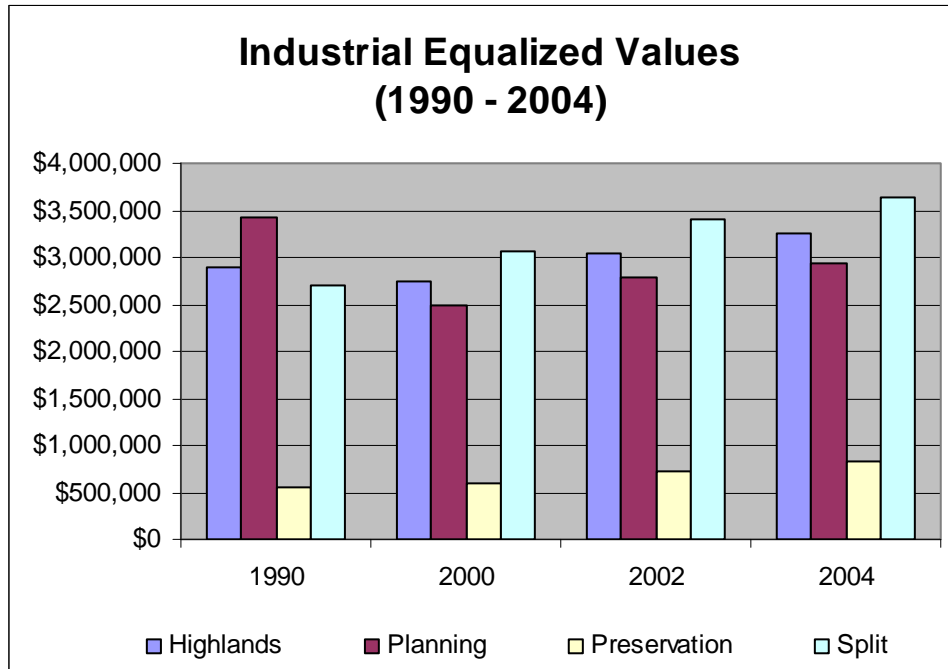
INDUSTRIAL PROPERTY

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

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

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

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



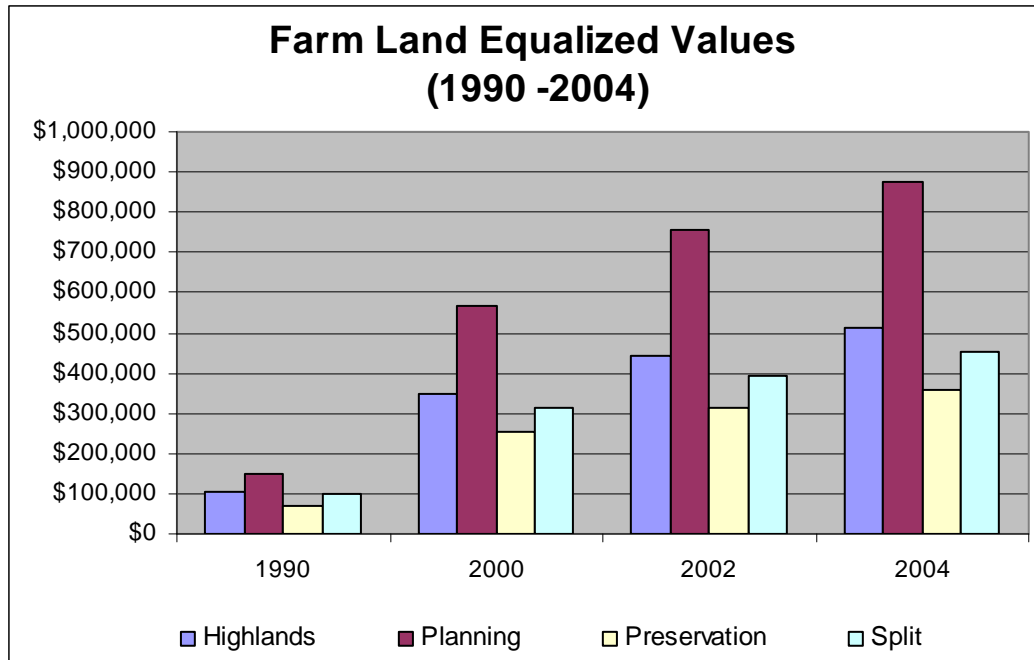
FARMLAND

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

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

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

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



PER-ACRE CALCULATIONS

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

PER ACRE EQUALIZED VALUES FOR VACANT LAND (2004)

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

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

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

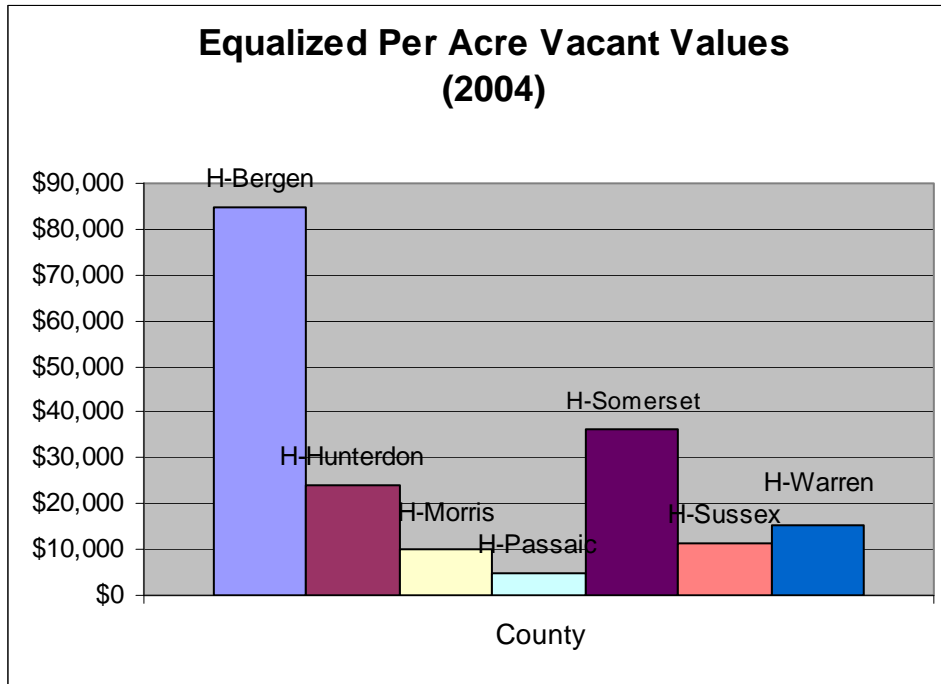
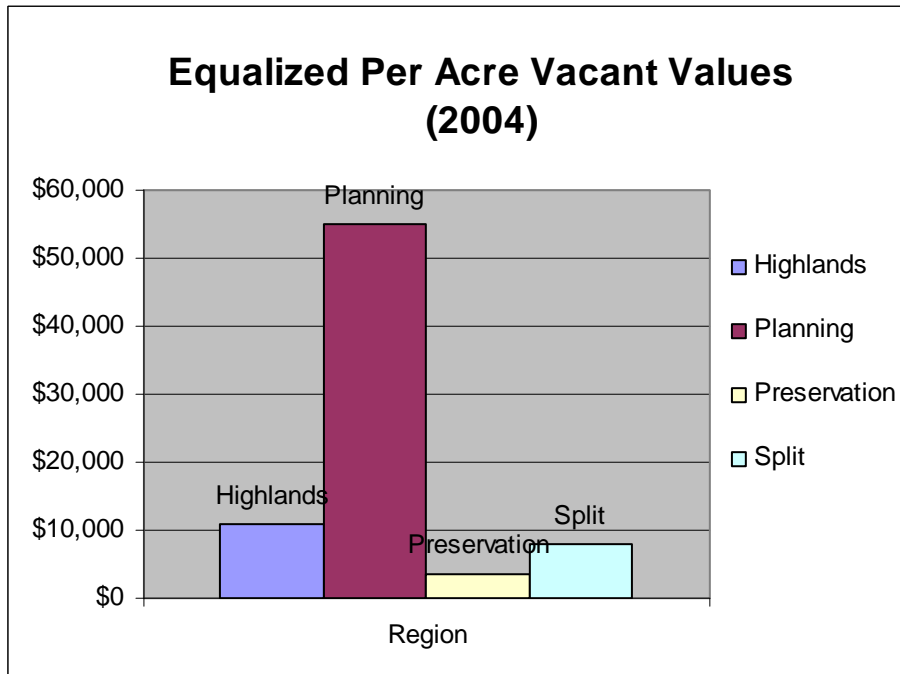


Figure 10 Equalized Per Acre Vacant Values by Region (2004)



PER ACRE EQUALIZED VALUE FOR RESIDENTIAL LAND (2004)

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

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

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

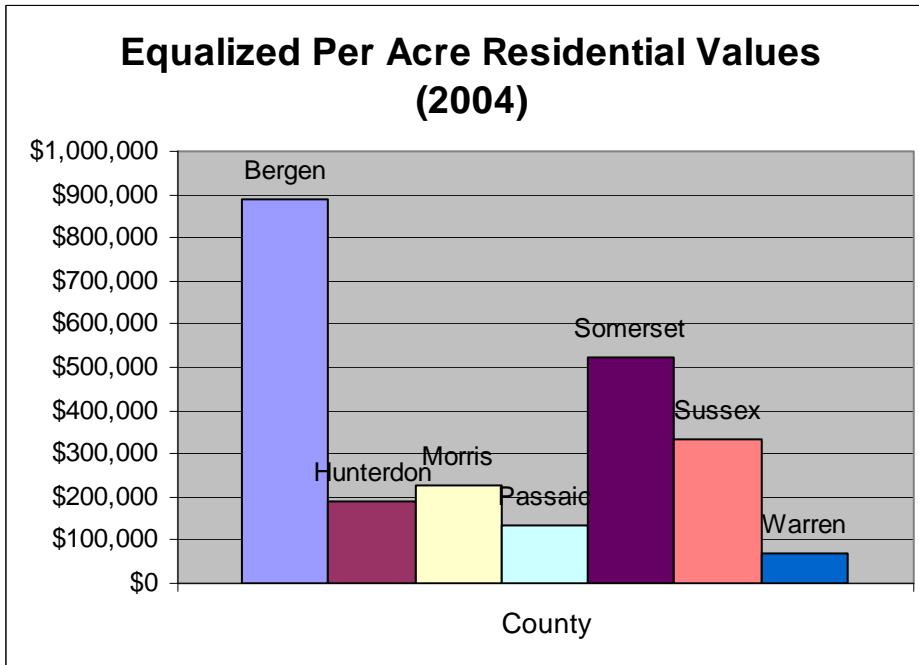
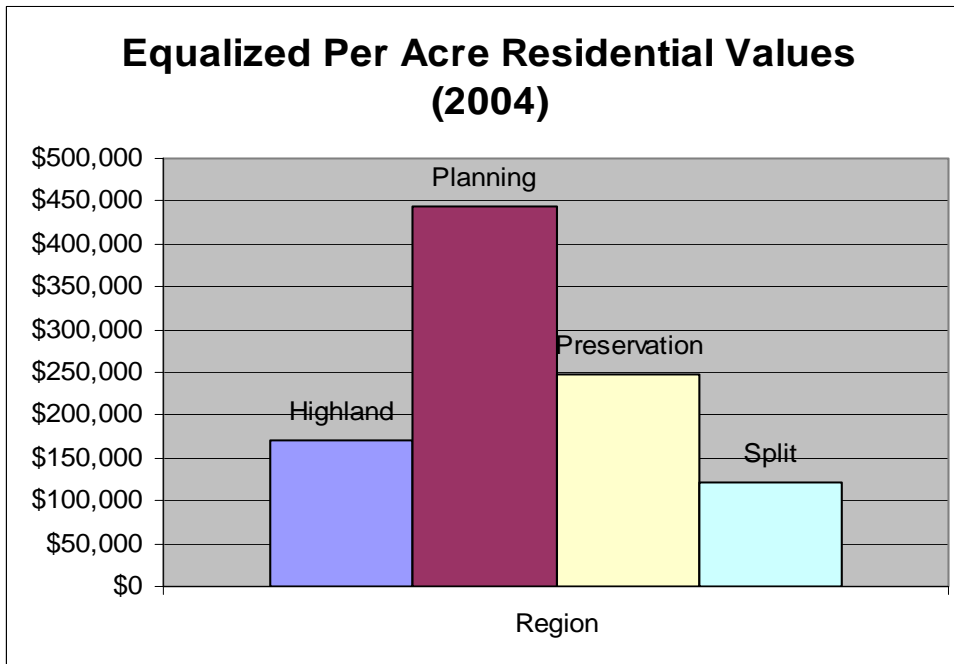


Figure 12 Equalized Per Acre Residential Values by Region (2004)



PER ACRE EQUALIZED VALUE – COMMERCIAL LAND (2004)

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

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

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

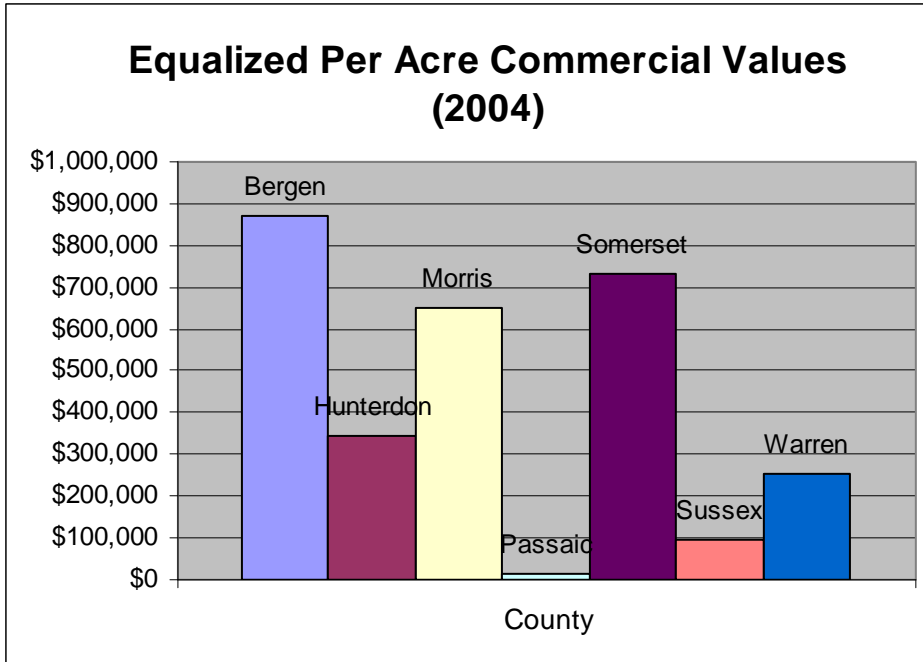
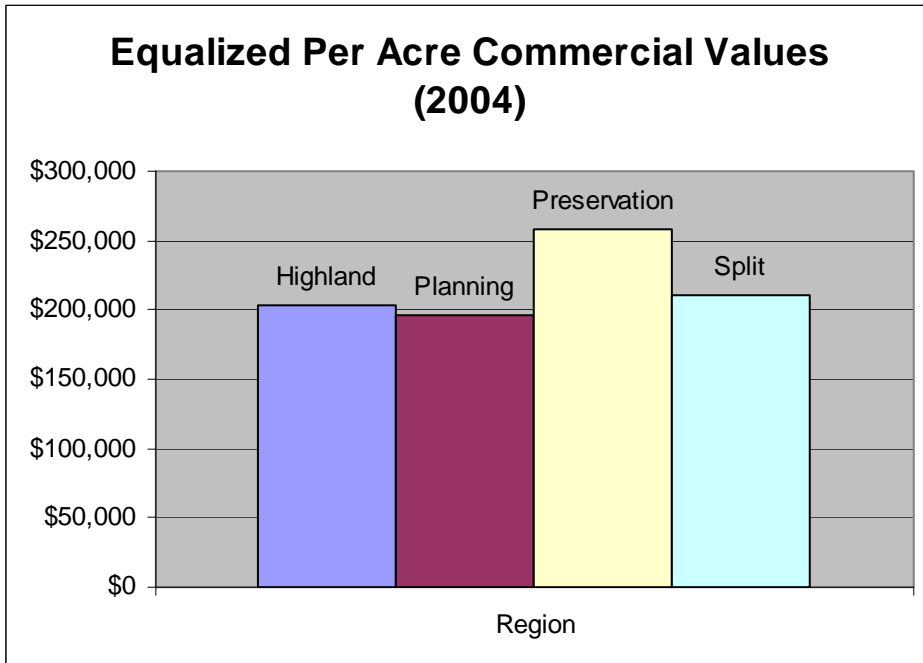


Figure 14 Equalized Per Acre Commercial Values by Region (2004)



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

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

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

Figure 15 2004 Farm Land Values Per Acre by Highlands County

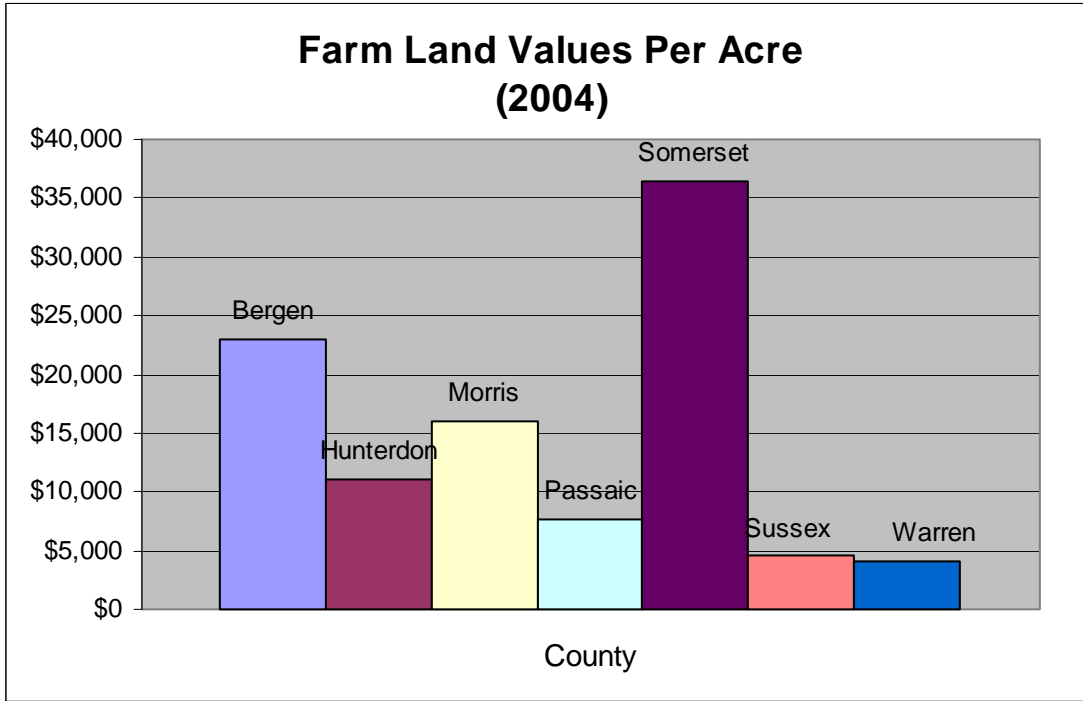
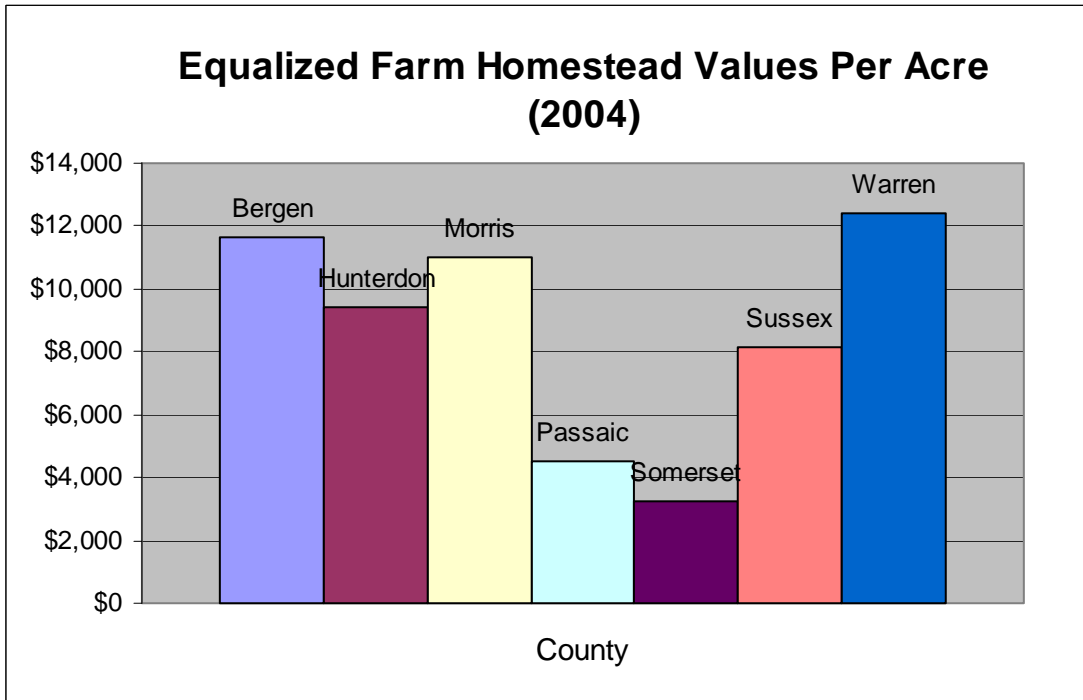


Figure 16 2004 Farm Homestead Values Per Acre by Highlands County



PROPERTY TRANSACTIONS – NUMBER OF TRANSACTIONS

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

RESIDENTIAL PROPERTY TRANSACTIONS

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

Table 17 Transactions - Residential Property

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

Figure 17 Average Residential Transactions per Municipality Highlands

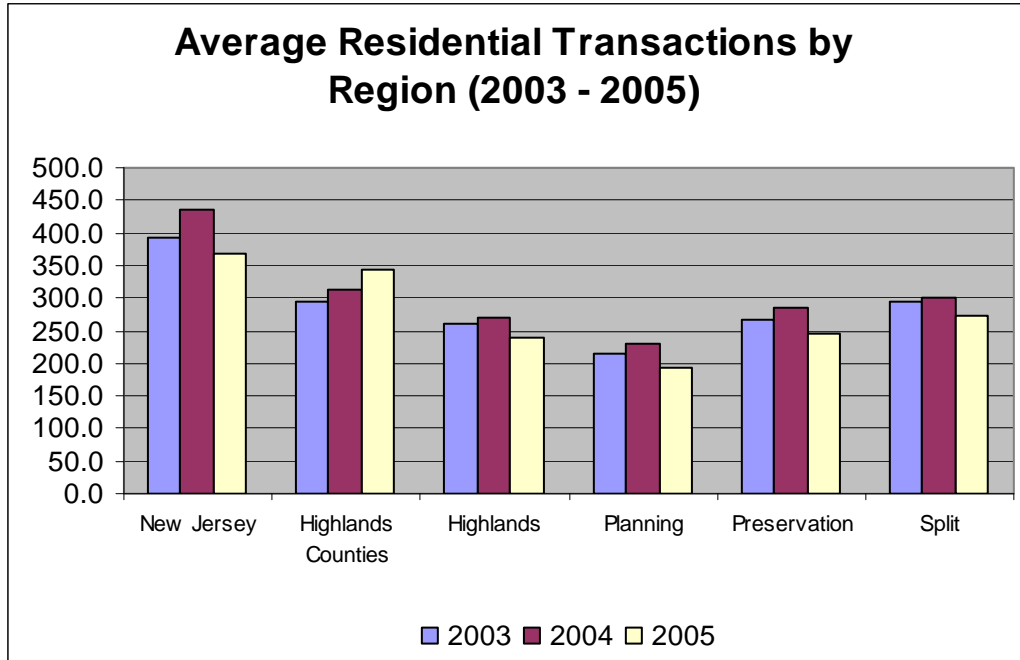
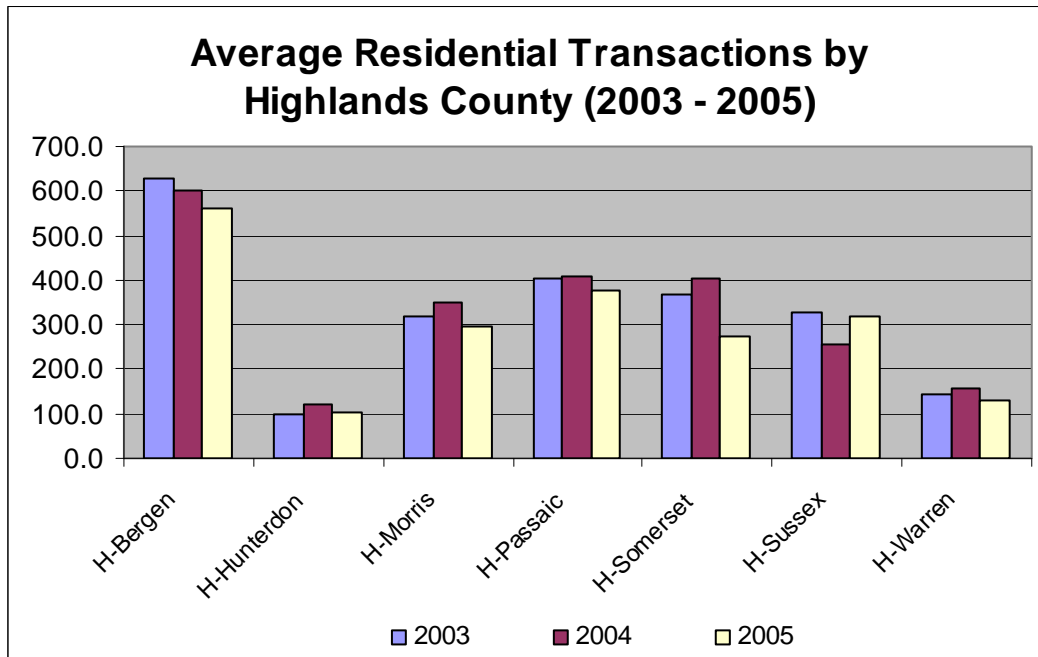


Figure 18 Average Residential Transactions by Highlands County



COMMERCIAL PROPERTY TRANSACTIONS

An average of 19 commercial transactions per municipality per year occurred within the State between 2003 and 2005. In comparison, the 88 municipalities within the Highlands Region averaged approximately 9 transactions per municipality per year. Morris County towns within the Highlands averaged the most in the Region (13), and Hunterdon County towns within the Highlands Region averaged the least (4).

Table 18 Transactions - Commercial Property

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

Figure 19 Average Commercial Transactions Per Municipality Highlands

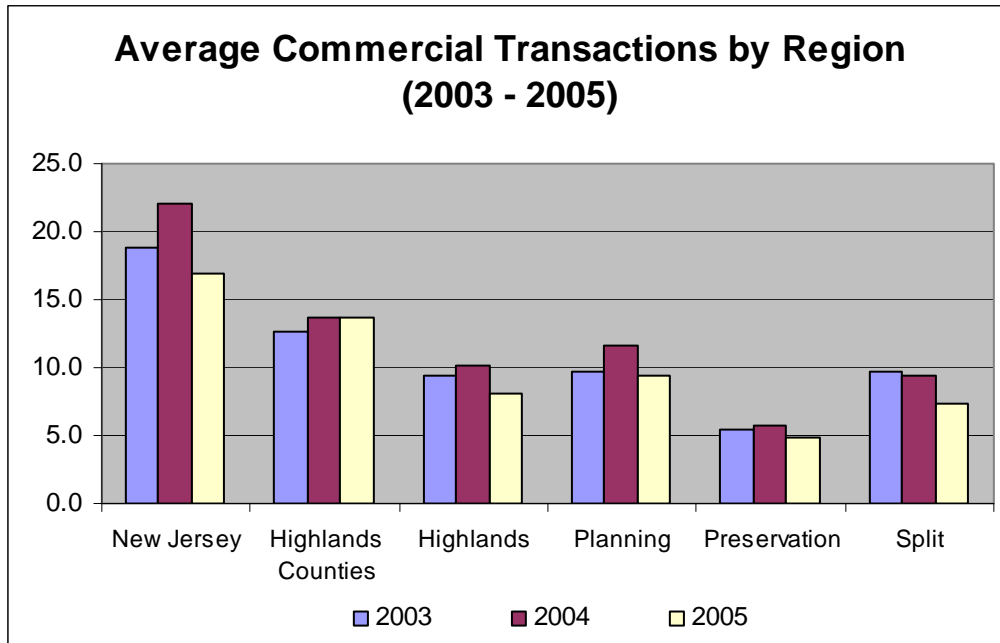
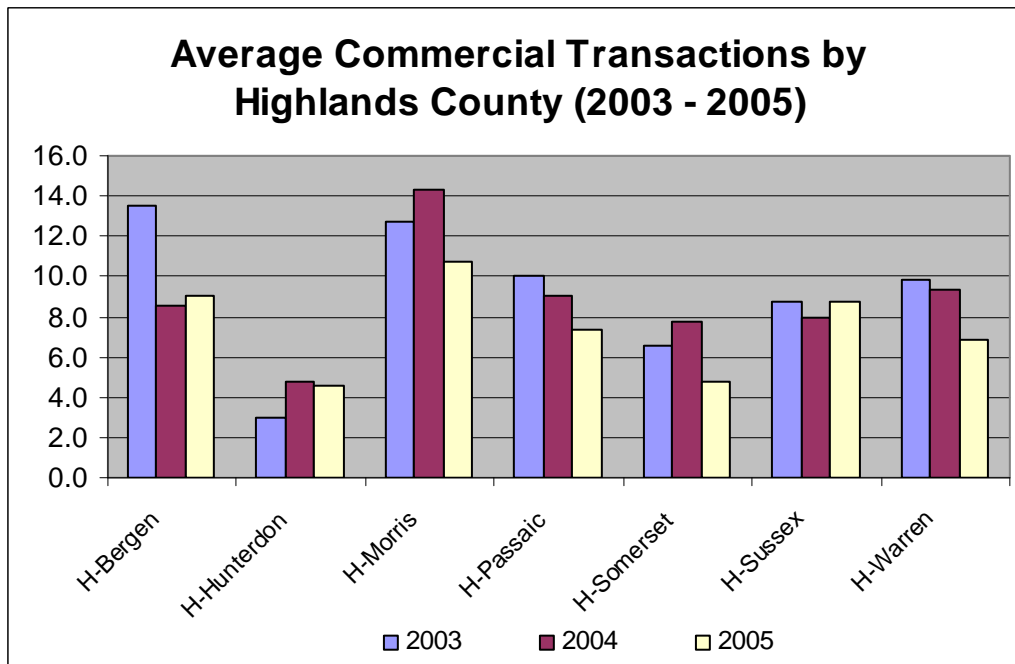


Figure 20 Average Commercial Transactions by Highlands County



OTHER PROPERTY TRANSACTIONS

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

Table 19 Transaction - Other Property

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

Figure 21 Average Other Transactions per Municipality Highlands

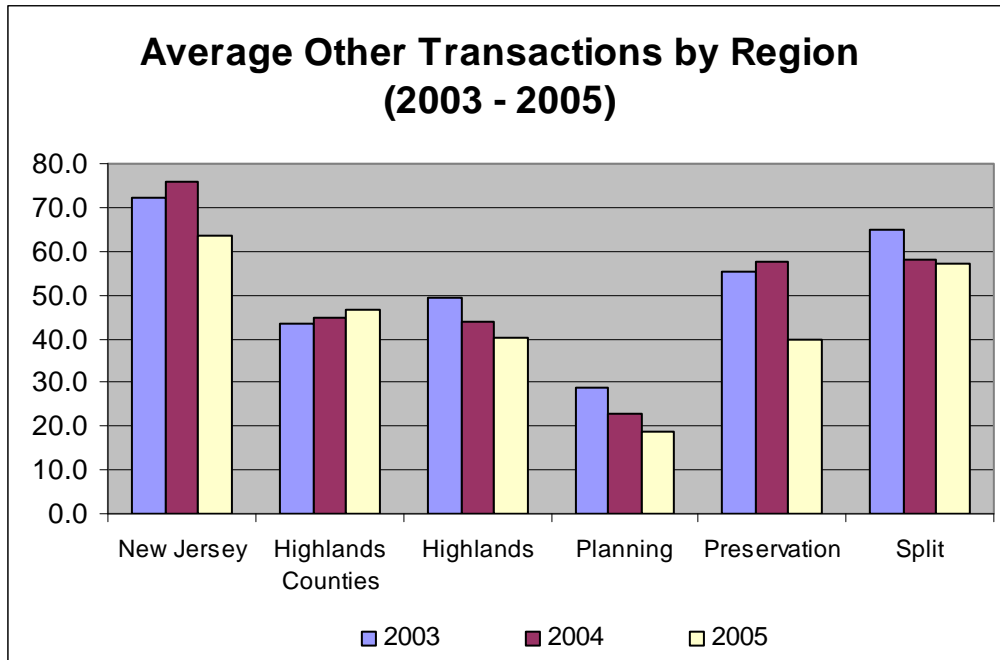
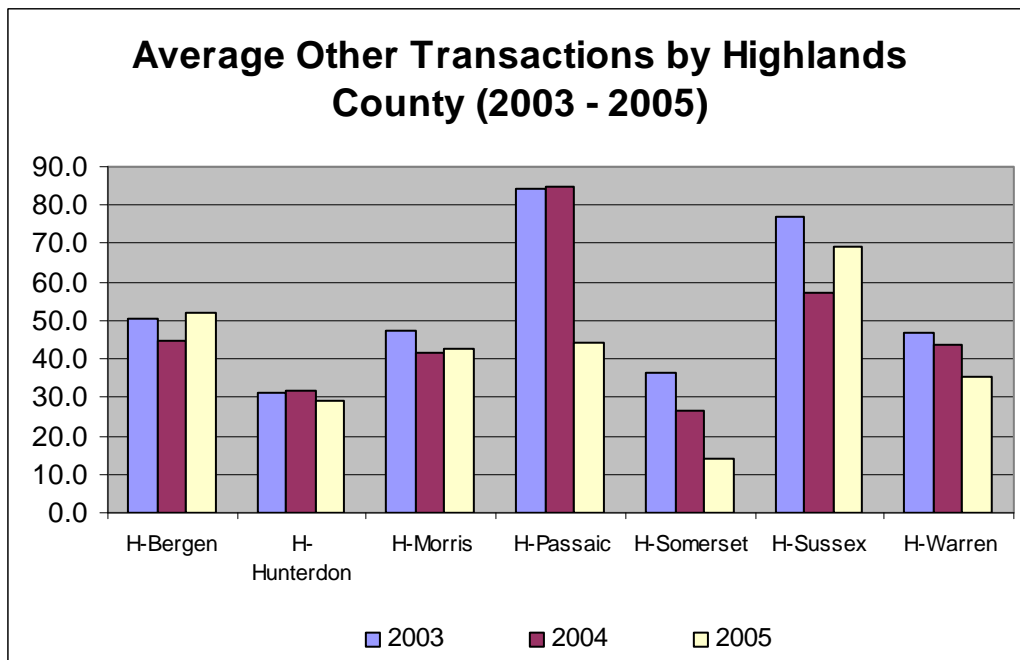


Figure 22 Average Other Transactions by Highlands County



PROPERTY TRANSACTIONS – SALES DATA

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

The tables below indicate a slowdown in overall transactions in 2005. Furthermore, the sales price for parcels in relation to the equalized value continues to reflect the overall trends recorded in previous years. One might have assumed the vacant land in the Preservation Area would have lost market value due to the development restrictions within this area (and by extension, vacant land market values would have increased for those vacant parcels in the Planning Area (where currently, no mandatory Highlands development restrictions are in place). However, in the first fiscal year after the Highlands Act was enacted (2005), vacant sales in the Planning Area were sold at a lower value than the equalized assessed value (-16%), and vacant sales in the Preservation Area sold at a higher value than the equalized assessed value (+44%). When one considers this information along with the fact that final land use policies will not be in place until the post-conformance period is complete, it is reasonable to state that vacant land values have not sharply fallen or otherwise been unduly affected by the Highlands Act itself. Regular tracking and updates to this analysis will continue to reflect the overall real estate market conditions and trends.

This information will continue to be monitored by the Highlands Council working in partnership with State, county and municipal entities to track the activity and evaluate the nature of transactions as related to global, state, regional and local economic conditions as well as the Highlands Act.

Table 20 Equalized Sales Information by Property Class

SALES INFORMATION BY PROPERTY CLASS - HIGHLANDS PRESERVATION AND PLANNING AREA - 2000								
	Highlands Planning Area				Highlands Preservation Area			
Property Class	Sales	Total Equalized Value	Total Sales Price	Percent	Sales	Equalized Value	Sales Price	Percent
Vacant	194	\$ 29,601,827	\$31,009,345	4.75%	202	\$19,561,816	\$19,866,363	1.56%
Residential	7,635	\$1,674,697,023	\$1,829,302,053	9.23%	2,572	\$545,246,269	\$580,147,255	6.40%
Farmland	4	\$788,856	\$1,065,400	35.06%	5	\$2,419,460	\$5,922,660	144.79%
Commercial	39	\$11,725,053	\$12,460,740	6.27%	20	\$5,324,106	\$5,269,628	- 1.02%
Industrial	14	\$25,302,688	\$26,843,250	6.09%	2	\$2,134,941	\$1,335,000	- 37.47%
Total Sales	7,886	\$ 1,742,115,446	\$1,900,680,788	9.10%	2,801	\$574,686,592	\$612,540,906	6.59%

SALES INFORMATION BY PROPERTY CLASS - HIGHLANDS PRESERVATION AND PLANNING AREA - 2003								
	Highlands Planning Area				Highlands Preservation Area			
Property Class	Sales	Total Equalized Value	Total Sales Price	Percent	Sales	Equalized Value	Sales Price	Percent
Vacant	161	\$27,563,990	\$31,144,438	12.99%	132	\$19,734,804	\$21,924,452	11.10%
Residential	8,113	\$2,347,479,738	\$2,647,983,016	12.80%	2,381	\$684,261,172	\$760,390,978	11.13%
Farmland	1	\$259,744	\$240,000	-7.60%	-	\$-	\$-	-
Commercial	166	\$120,844,292	\$115,463,016	-4.45%	20	\$5,322,158	\$4,679,000	-12.08%
Industrial	23	\$58,138,244	\$52,307,385	-10.03%	4	\$2,158,114	\$2,181,000	1.06%
Total Sales	8,464	\$2,554,286,008	\$2,847,137,855	11.47%	2,537	\$711,476,248	\$ 789,175,430	10.92%

Table 21 Equalized Sales Information by Property Class

SALES INFORMATION BY PROPERTY CLASS - HIGHLANDS PRESERVATION AND PLANNING AREA - 2004								
	Highlands Planning Area				Highlands Preservation Area			
Property Class	Sales	Total Equalized Value	Total Sales Price	Percent	Sales	Equalized Value	Sales Price	Percent
Vacant	143	\$47,093,028	\$48,342,950	2.65%	130	\$19,835,297	\$22,736,970	14.63%
Residential	10,197	\$3,336,871,188	\$3,739,297,146	12.06%	2,752	\$898,246,755	\$981,208,547	9.24%
Farmland	4	\$1,780,196	\$2,009,000	12.85%	-	\$-	\$-	-
Commercial	172	\$190,856,326	\$181,780,745	-4.76%	24	\$12,399,991	\$13,214,700	6.57%
Industrial	15	\$23,067,802	\$21,917,750	-4.99%	3	\$2,011,860	\$2,215,000	10.10%
Total Sales	10,531	\$3,599,668,540	\$3,993,347,591	10.94%	2,909	\$932,493,904	\$1,019,375,217	9.32%

SALES INFORMATION BY PROPERTY CLASS - HIGHLANDS PRESERVATION AND PLANNING AREA - 2005								
	Highlands Planning Area				Highlands Preservation Area			
Property Class	Sales	Total Equalized Value	Total Sales Price	Percent	Sales	Equalized Value	Sales Price	Percent
Vacant	95	\$26,997,029	\$22,679,350	-15.99%	65	\$7,952,794	\$11,484,040	44.40%
Residential	9,703	\$3,696,950,077	\$3,886,991,190	5.14%	2,751	\$996,257,634	\$1,079,039,804	8.31%
Farmland	2	\$479,976	\$584,900	21.86%	2	\$932,376	\$902,500	-3.20%
Commercial	197	\$342,343,924	\$278,309,619	-18.70%	24	\$16,807,805	\$15,478,000	-7.91%
Industrial	20	\$39,700,040	\$32,745,500	-17.52%	3	\$5,854,217	\$3,685,000	-37.05%
Total Sales	10,017	\$4,106,471,046	\$4,221,310,559	2.80%	2,845	\$1,027,804,826	\$1,110,589,344	8.05%

Table 22 Equalized Sales Information by Property Class

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

BUILDING PERMITS

Building permits are generally used to gauge construction activity within a municipality or region. This indicator was separated into three categories: Housing Units, Office Space, and Retail Space. Total building permit information was compiled for 4 sample years (1996, 2000, 2002 and 2004). This data was collected for the Highlands Region, all seven counties, and for the entire State (See Appendix 13). Recognizing that the state, regional and local building activity has been influenced by both the Highlands Act and the current economic slowdown, the RMP implementation and monitoring will be performed in partnership with county agencies to track building permits as part of Plan Conformance and RMP grant initiatives.

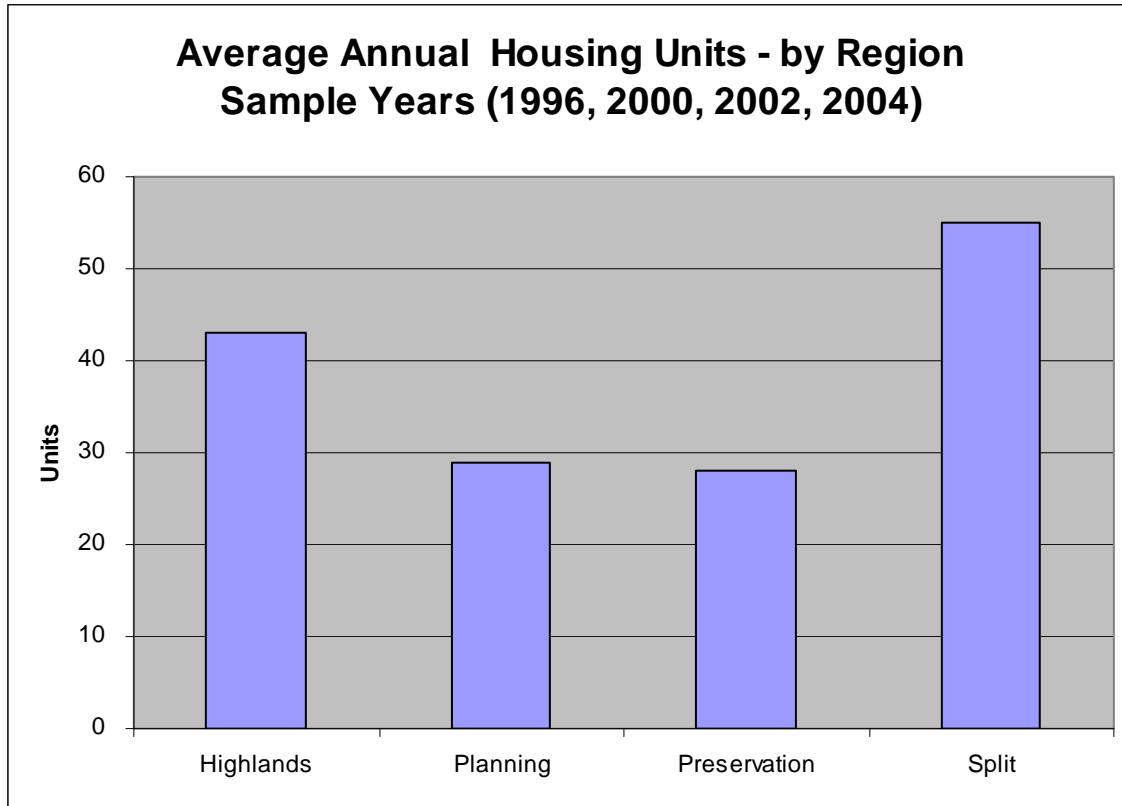
HOUSING UNITS

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

Table 24 Housing Units (Units Authorized By Building Permits)

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

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



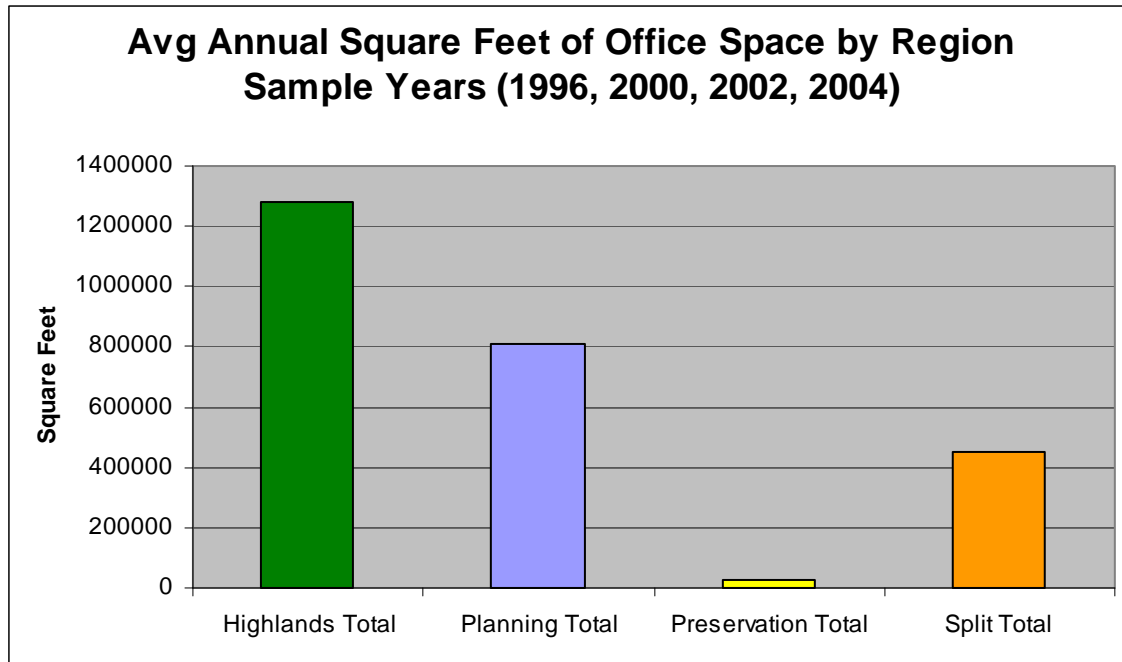
OFFICE SPACE

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

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

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

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



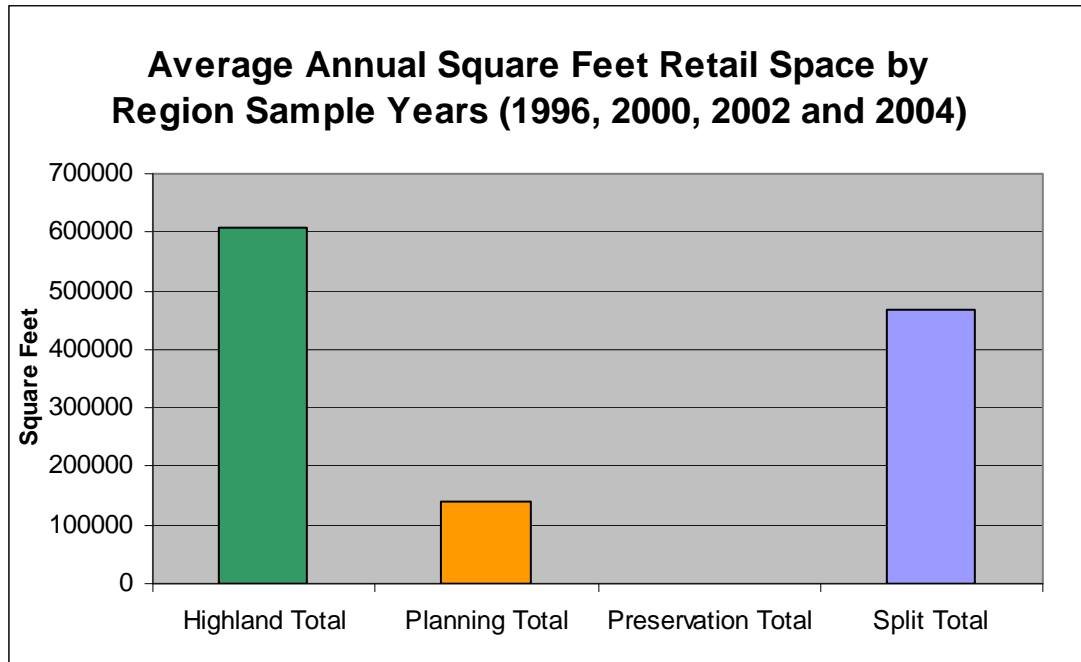
RETAIL SPACE

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

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

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

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



CONCLUSION

Further study of a wider range of economic indicators will be necessary and will continue to be evaluated by the Highlands Council. In addition, data reflecting statewide and total county values will be used wherever possible. These indicators and datasets are constantly evolving as new data becomes available. Further updates will be performed as the need becomes apparent through the implementation of the Regional Master Plan, including the Cash Flow Timetable and RMP Implementation and Monitoring Programs.

CASH FLOW TIMETABLE

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

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

measured.

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

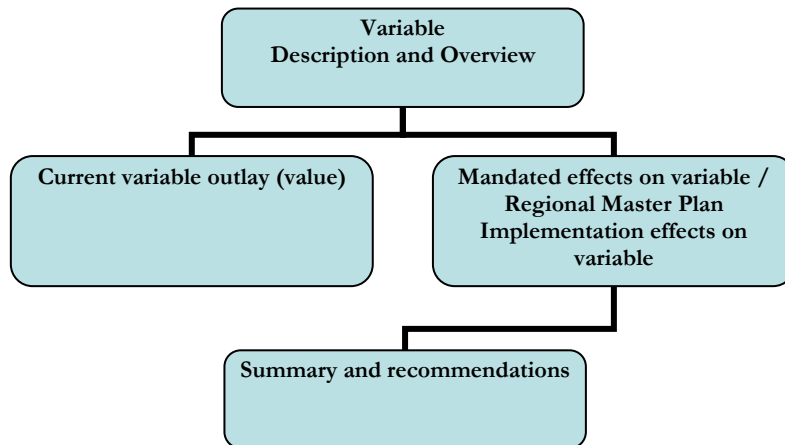
Other factors affect the fiscal analysis as well. For example, whether or not the Planning Area municipalities choose to conform to the Regional Master Plan will affect the Plan's fiscal impact. Similarly, the voluntary nature of the Transfer of Development Rights (TDR) program also affects the fiscal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

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

METHODS AND APPROACH

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

Figure 26 Cash Flow Timetable Model



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

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

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

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

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

HIGHLANDS PROTECTION FUND ACCOUNTS

One of the most important aspects of the Highlands Act is the creation of the Highlands Protection Fund. This fund is managed by the New Jersey Department of Treasury and was established primarily to provide financial assistance for tasks related to implementation of the Regional Master Plan, as well as to stabilize municipal budgets due to implications stemming from Plan Implementation.

The Highlands Act credited \$12,000,000 to the Highlands Protection Fund in each of the first 10 years after the date of enactment of the Highlands Act and \$5,000,000 in each year thereafter. These appropriations are intended to fund the following accounts:

- ◆ Regional Master Plan Compliance Aid
- ◆ Incentive Planning Aid
- ◆ Highland Property Tax Stabilization Aid
- ◆ Watershed Moratorium Offset Aid
- ◆ Pinelands Property Tax Stabilization Aid

Table 28 shows the Highlands Protection Fund cash flow analysis. The analysis covers yearly appropriations over a seven-year period beginning fiscal year (FY) 2008 and ending FY 2014. The ten year balances shown in the table are highlighted. Current and anticipated appropriations are included for each of the five Highlands Protection Fund Accounts. Grant awards (discussed in Section 4.2.1) are made from the RMP Compliance Aid and Incentive Planning Aid accounts.

Table 28 Highlands Protection Fund Accounts: Yearly Appropriations

Account	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
RMP Compliance Aid	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000
Incentive Planning Aid	\$2,650,000	\$2,650,000	\$2,650,000	\$2,650,000	\$2,650,000	\$2,650,000	\$2,650,000	\$2,650,000	\$2,650,000	\$2,650,000
Watershed Moratorium offset Aid	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000
Highlands Property Tax Stabilization Aid	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000
Pinelands Property Tax Stabilization Fund	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$0	\$0	\$0	\$0	\$0
Total Appropriations	\$12,000,000	\$12,000,000	\$12,000,000	\$12,000,000	\$12,000,000	\$10,200,000	\$10,200,000	\$10,200,000	\$10,200,000	\$10,200,000

PLANNING GRANTS

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

Table 27 shows the Planning Grant cash flow analysis. The analysis covers a seven-year period beginning fiscal year (FY) 2008 and ending FY 2014. The seven-year balances shown in the table are highlighted. The three components to the table include grant appropriations to the Highlands Council, both anticipated as well as those currently available, anticipated grant awards and the corresponding annual surplus/deficit and a final balance carried forward.

The approved FY 2009 budget includes a line item allocation of \$4,400,000 for municipal and county grants, through \$1,750,000 in Regional Master Plan Compliance Aid and \$2,650,000 in Incentive Planning Aid. A balance was carried forward from FY 2008 for a total amount available of \$21,278,260 beginning FY 2009. It is assumed that an additional line item allocation of \$4,400,000 will be appropriated through legislation each subsequent fiscal year until FY 2013. Including the current available balance of \$21,278,260, there will be an appropriated five-year total of \$38,878,260 made available to the Council.

The Grant Awards section of Table 27 outlines the various Plan Conformance Grants, Transfer of Development Rights program Incentive Grants and Special Project Grants. Plan Conformance Grants will be made available during the Plan Conformance process. This process will occur after the adoption of the Regional Master Plan in summer of 2008. For the Highlands Preservation Area, it is anticipated that within the 15 months required by the Highlands Act for Preservation Area Conformance to the RMP that the 7 counties and 51 municipalities required to conform will need adequate funding to update master plans, zoning ordinances and other land use regulations.

Assumptions:

- ◆ All 51 municipalities with portions in the Preservation Area will conform by 15 months after final adoption of the Regional Master Plan;
- ◆ All municipalities with portions in the Planning Area are anticipated to voluntarily conform to the Regional Master Plan by 2014 (to ensure adequate planning funds);
- ◆ All seven counties with portions in the Preservation Area will conform by 15 months after the adoption of the Regional Master Plan; and
- ◆ Up to \$250,000 will be made available for each municipality to cover plan conformance activities such as master plan updates, zoning ordinance changes, Water Use and Conservation Management Plans, and other likely costs.
- ◆ Up to \$80,000 will be made available for each municipality to cover special projects such as redevelopment, town center and transit village developments, lake management strategies, alternative wastewater treatment technologies, growth management strategies, eco-tourism, open space preservation, and historic preservation.

Municipalities which meet the conformance criteria outlined in Highlands Act Section 13.k. shall be eligible for a series of benefits including but not limited to TDR Incentive Grants of up to \$250,000 per municipality. With regard to this program, these following assumptions were made:

- ◆ In FY 2010, \$250,000 will be made available to each of four participating municipalities;
- ◆ It is anticipated that there will be eight new participating municipalities as of FY 2014; and
- ◆ The cost associated with amending development regulation will be included in the \$250,000/municipality figure.

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

The last part of Table 27 determines the total net surplus/deficit subtracting "Total Grant Awards" from "Total Appropriations." By taking this net surplus/deficit and adding the year-end balance from the prior fiscal year we get our "Balance Carry Forward" or our final balance. This final balance seen at the bottom of Table 27 shows a general decrease throughout the seven-year period, ultimately ending with a final seven-year balance of \$562,056 to carry forward into FY 2015.

Current Value: FY 2007 balance carry forward of \$16,412,056. At the end of FY2008, the balance of the Incentive Planning Aid account was \$10,529,408 and the balance of the RMP Compliance Aid account was \$6,348,851.

Table 27 Planning Grant Cash Flow Timetable

Appropriations	FY 2008 (includes balance)	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Total
RMP Compliance Aid	\$5,865,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$16,365,000
Incentive Planning Aid	\$10,547,056	\$2,650,000	\$2,650,000	\$2,650,000	\$2,650,000	\$2,650,000	\$2,650,000	\$26,447,056
Total Appropriations	\$16,412,056	\$4,400,000	\$4,400,000	\$4,400,000	\$4,400,000	\$4,400,000	\$4,400,000	\$42,812,056

Grant Awards	FY 2008 (includes balance)	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Total
Plan Conformance Grants	(\$3,500,000)	(\$6,000,000)	(\$4,000,000)	(\$2,750,000)	(\$2,750,000)	(\$2,750,000)	(\$2,750,000)	(\$24,500,000)
TDR Incentive Grants	(\$500,000)	(\$1,000,000)	(\$1,500,000)	(\$1,750,000)	(\$1,750,000)	(\$1,750,000)	(\$1,750,000)	(\$10,000,000)
Special Project Grants	(\$1,250,000)	(\$1,250,000)	(\$1,250,000)	(\$1,000,000)	(\$1,000,000)	(\$1,000,000)	(\$1,000,000)	(\$7,750,000)
Total Grant Awards	(\$5,250,000)	(\$8,250,000)	(\$6,750,000)	(\$5,500,000)	(\$5,500,000)	(\$5,500,000)	(\$5,500,000)	(\$42,250,000)

Net Surplus (Deficit) and Final Balances	FY 2008 (includes balance)	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Total
Total Appropriations	\$16,412,056	\$4,400,000	\$4,400,000	\$4,400,000	\$4,400,000	\$4,400,000	\$4,400,000	\$42,812,056
Total Grant Awards	(\$5,250,000)	(\$8,250,000)	(\$6,750,000)	(\$5,500,000)	(\$5,500,000)	(\$5,500,000)	(\$5,500,000)	(\$42,250,000)
Balance Carry Forward	\$11,162,056	\$7,312,056	\$4,962,056	\$3,862,056	\$2,762,056	\$1,662,056	\$562,056	\$562,056

LAND ACQUISITION

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

ANTICIPATED PRESERVATION PROGRAM NEEDS

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

The Highlands Council has identified areas of significant natural and agricultural resources that should be preserved, whether through outright acquisition or through some other measure such as TDR. The areas identified are the Conservation Priority Area (CPA) and the Agricultural Priority Area, and within the CPA the Special Environmental Zone (SEZ) as set forth in the Regional Master Plan. Within the Conservation Priority Area and the Agricultural Priority Area confidential lists were created to prioritize the preservation of Highlands resources. The criteria used to identify these areas, the SEZ and the confidential lists are discussed in the *Land Preservation and Stewardship* and *Sustainable Agriculture* Technical Reports.

LAND ACQUISITION COSTS IN THE HIGHLANDS

Based upon information for the Highlands Region, FY 2006 municipal open space tax revenue provided approximately \$21 million and county open space tax revenue provided \$104 million towards land preservation. Since 1995 in the Region, the federal government has contributed approximately \$20 million, preserving 14,000 acres and nonprofit organizations, \$16 million, protecting almost 7,000 acres. However, two major preservation programs were considered which are funded by the Garden State Preservation Trust fund: the NJDEP Green Acres Program and the NJDA State Agriculture Development Committee (SADC) Farmland Preservation Program. The Green Acres Program is generally dedicated to conservation and open space preservation while the SADC is dedicated to farmland preservation. The discussion presented below outlines the acquisition costs to preserve the Confidential Preservation Priority Lists within the Conservation Priority Area and the Agricultural Priority Area. All of the supporting tables for the calculations are included in the Appendix of this report.

Confidential Agriculture Priority List

The State Agriculture Development Committee (SADC) provided the Highlands Council with a confidential list of total costs per acre for all preserved farmland in the Highlands Region by County through the SADC Farmland Preservation Program from its inception. This data was utilized to calculate total acquisition costs for the Confidential Agriculture Priority List. To create a realistic representation of land values, a five year average of total cost per acre by County was used in the calculations. All easement acquisitions were included for the years 2003 through 2007 and all fee simple acquisitions were removed. The majority of farmland is preserved through easement acquisition and fee simple acquisition costs are typically substantially higher than easement acquisition. The fee simple acquisition figures were also skewing the total cost per acre results.

The five year average total cost per acre by County was then applied to the Confidential Agriculture Priority List to calculate a total acquisition cost to preserve the entire priority list. The total acquisition cost to preserve the entire Confidential Agriculture Priority List is estimated at over \$650 million (70,197 acres). This figure was broken down into a High priority acquisition list five year target and a Low priority acquisition list ten year target.

The High and Low priority cutoffs were based on the Agriculture Priority List Cluster Rank. The High Agriculture Priority List Cluster Rank includes the priority parcels that fall within clusters of 200 acres or more. The Low Agriculture Priority List Cluster Rank includes the priority parcels that fall within clusters of less than 200 acres. The estimated total acquisition cost to preserve the High Confidential Agriculture Priority List is approximately \$544 million (59,818 acres) and the total cost to preserve the Low Confidential Agriculture Priority List is approximately \$108 million (10,379 acres) totaling approximately \$653 million (70,197 acres). These total costs do not account for inflation.

The SADC also provided the Council with the total acquisition costs from State, County and Municipal funding since the Program's inception, which equals \$273,455,104. The majority of these funds are from Garden State Preservation Trust (GSPT) funding allocations dating from 2000. To meet the ten year total acquisition costs for the Confidential Agriculture Priority List a substantial amount of additional funding would be required, because the SADC, County and Municipal total acquisition costs since inception only account for 42% of the total acquisition cost to preserve the entire Confidential Agriculture Priority List.

Confidential Conservation Priority List

Green Acres provided the Highlands Council with a confidential list of total costs per acre for all preserved open space in the Highlands Region by County from August 1, 2002 through January 31, 2008 for the Green Acres Program. This data was utilized to calculate total acquisition costs for the Confidential Conservation Priority List. All of the acquisition costs were for fee acquisitions. The figures provided by Green Acres did not include figures for Somerset County. The average cost per acre for Somerset County is based on an average of Morris and Hunterdon counties, as there were no available costs for Somerset County. The average total cost per acre by County was then applied to the Confidential Conservation Priority List to calculate a total acquisition cost to preserve the entire priority list.

The total cost to preserve the entire Confidential Conservation Priority List is \$678,488,826 (92,360 acres). This figure was broken down into a High priority acquisition list five year target and a Low priority acquisition list ten year target. The High and Low priority cutoffs were based on the Conservation Priority List Cluster Rank. High Conservation Priority List Cluster Rank includes the priority parcels that fall within clusters of 200 acres or more. The Low Conservation Priority List Cluster Rank includes the priority parcels that fall within clusters of less than 200 acres.

The total acquisition cost to preserve the High Confidential Conservation Priority List is nearly \$600 million (82,137 acres) and the total acquisition cost to preserve the Low Confidential Conservation Priority List is approximately \$80 million (10,222 acres) totaling approximately \$678 million (92,360 acres). The total acquisition cost to preserve the Special Environmental Zone alone would be approximately \$1367 million (19,000 acres) of the \$678 million grand total. These total costs do not account for inflation and are approximate values based on the methods described.

Green Acres also provided the Council with the total acquisition costs from State funding for the August 1, 2002 through January 31, 2008 time period. This figure of \$114,038,794 was annualized to a ten year projection of \$207,343,261. A ten year projection of County and Municipal funds was generated by using 2007 County and Municipal Open Space Trust Fund

figures. An assumption of a 20% allocation to open space purchases from agriculture, open space, and historic trust fund monies and an assumption that 40% of this money would go toward purchases in the Highlands Region. This figure was then annualized to a ten year projection of \$294,236,292. The total ten year projection of acquisition costs from State, County and municipal funding for open space preservation for the Highlands Region is \$501,579,553.

To meet the ten year total acquisition costs for the Confidential Conservation Priority List current funding would need to be consistent and slightly increased, because the Green Acres, County and Municipal acquisition cost ten year projection accounts for 76% of the total acquisition cost to preserve the entire Confidential Conservation Priority List.

Total funding allocations from the GSPT from 2000 through 2009 (2007 referendum) to the Green Acres Program account for approximately an average of \$132,000,000 (59%) annually. Approximately 9% of the annual funding allocation from Green Acres was attributed to open space preservation in the Highlands Region based on historical acquisition costs. The SADC Program accounts for approximately an average of \$84,870,000 (38%) annually. Approximately 21% of the annual funding allocation from SADC was attributed to farmland preservation in the Highlands Region based on historical acquisition costs. The total acquisition cost for both the Agriculture and Conservation Confidential Priority Lists is approximately \$1.3 billion (162,557 acres). The GSPT figures for Green Acres would need to be consistent over the next ten years and enhanced considerably for SADC regarding agriculture to preserve the properties on both Confidential Priority Lists for agriculture and open space.

Summary of Land Acquisition Costs in the Highlands

In order to address the requirement in the Highlands Act, in Section 11.a(2)(a), to detail the cost of implementing the RMP, including five year and ten year acquisition costs to preserve land, the above analysis was performed.

In order to derive the cost of lands that are five and ten year priorities for land acquisition, the Highlands Council applied the above series of assumptions to those lands within the confidential inventory. The summary of the findings of that analysis are as follows:

- ◆ The cost to preserve the five year agriculture confidential priority list is estimated at \$544 million with the ten year priorities costing an additional \$109 million, totaling \$653 million.
- ◆ The cost to preserve the five year conservation confidential priority list is estimated at \$599 million with the ten year priorities costing an additional \$79 million, totaling \$678 million.
- ◆ Total cost of preserving the entire agriculture and conservation priority lists is estimated at approximately \$1.3 billion.

Total funding allocations from the Garden State Preservation Trust (GSPT) from 2000 through 2009 (2007 referendum) to the Green Acres Program account for approximately an average of \$132 million (59%) annually. Approximately 9% of the annual funding allocation from Green Acres was attributed to open space preservation in the Highlands Region based on historical acquisition costs. The SADC Program accounts for approximately an average of nearly \$85 million (38%) annually. Approximately 21% of the annual funding allocation from SADC was attributed to farmland preservation in the Highlands Region based on historical acquisition costs.

The total acquisition cost for both the Agriculture and Conservation Confidential Priority Lists is approximately \$1.3 billion (162,557 acres). The GSPT figures for Green Acres would need to be consistent over the next ten years and enhanced considerably for SADC regarding agriculture to preserve the properties on both Confidential Priority Lists for agriculture and open space.

It is important to keep the momentum going in preserving Highlands open rural landscapes, natural areas such as the forests, working farms and crucial watersheds. As a result, conservation acquisitions need to be maintained at least at current levels. Moreover, funds for farmland preservation should be at least doubled in order to prevent the loss of farms to non-agricultural development and achieve a critical mass of preserved farmland to sustain the agriculture industry. It should be noted that the current preserved lands shows that the preserved conservation land area (239,694 acres) is over eight times the preserved farmland (33,763 acres) in the Highlands Region, emphasizing the need for increased emphasis on farmland preservation. Preserving land is a challenge in planning and a challenge in public finance. In partnership with the federal, State, county and municipal governments, and non-profit land trusts, preserving open space and farmland can be accomplished.

TDR CAPITALIZATION REQUIREMENTS

Capitalizing the Highlands Development Credit (HDC) Bank is vital to the TDR Program's long-term success. The Highlands Council conducted an assessment of likely capital costs for acquisition of Highlands Development Credits (HDCs) during the first 5 years of the program due to the lag time in establishing receiving zones. For this assessment, the Highlands Council assumed that the HDC Bank would seek to acquire the HDCs of approximately four percent (4%) of identified priority acreage in the Preservation Area over the first five years of the TDR Program while receiving zones are being established.⁶ On this basis, initial capitalization of the HDC Bank would be approximately \$50 million, or approximately \$10 million per year for the first five years of the program.

Summary/Next Steps

Acquisition projections will need to be updated to reflect improved data in support of the adopted LUCM and State open space legislation. A more comprehensive approach will then be developed for determining potential preservation costs. It is important to recognize these values will be updated throughout the Plan Conformance, and RMP Implementation processes. This will be accomplished by tracking and monitoring preservation acres and transaction prices. Obtaining a stable source of funding by working with the State, local, and federal programs will be a critical step for the Council moving forward. Intergovernmental coordination, outreach to not-for-profits, and a thorough strategy will be developed by the Council and staff to maximize these efforts.

⁶ The Highlands Council used the four percent figure on the basis that it would have to acquire a sufficient sum of Highlands Development Credits during the interim period of the program to establish program credibility, but not purchase too many credits and undermine the establishment of a private market.

STATE AID TO MUNICIPALITIES AND COUNTIES

The State budget outlays for State aid were frozen from FY 2005 through FY 2007. The FY 2008 State Aid for municipalities is presented in Appendix 19.

A review of the FY 2008 State aid program was conducted for each municipality and it was determined if these sums are likely to remain the same in the next year. The Division of Local Government Services (LGS) of the Department of Community Affairs (DCA) was helpful in supplying the Council with a breakdown of State aid to each municipality (See Appendix 20). These categories account for a total outlay of \$667,183,357 for the 88 municipalities within the Highlands Region; with the Municipal Government Line accounting for 17.2% (\$114,731,648), the School portion accounting for 73.7% (\$491,540,697), and the county portion making up 9.1% (\$60,279,695) of the total.

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

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

Given these parameters, and the fact that the County portion accounts for 9.1% of the total State aid, it can be currently assumed that the changes to the overall county payments from this State aid program will be largely unaffected.

Assumptions: given the current nature of these aid programs, it is assumed that:

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

MUNICIPAL GOVERNMENT LINE

Energy Tax Receipts (ETR)/Supplemental Energy Tax Receipts and Consolidated Municipal Property Tax Relief Aid (CMPTRA)

Description: This FY 2008 portion of State aid amounts to 90.7% of the total municipal government aid provided to the Highlands municipalities.

Total CMPTRA for State aid equals the CMPTRA amount plus the CMPTRA pension savings. For those communities who receive \$0 CMPTRA due to the impact of the pension offset amount this is credited against their allocation, their aid has been adjusted to eliminate the negative balance that caused a reduction to the ETR. The Average CMPTRA funding to the 88 Highlands municipalities was \$654,927 and the median outlay was \$177,414.. The Municipality

receiving the lowest payout was Far Hills (\$9,976) and Parsippany Troy-Hills received the highest amount (\$ 2,455,210).

The basis for the Energy Tax Receipts (ETR) is described in Local Finance Notice MC 97-6 (Energy Deregulation and Utility Taxes). The appropriation is broken down into two components, ETR and Supplemental Energy Receipts Tax (S-ETR). All 88 municipalities receive these funds, averaging \$1,710,517, with a median outlay of \$517,453. Individual outlays ranged from Victory Gardens (\$34,588) to Mahwah (\$55,771,269). Because current funding levels are frozen, these (and the other) formulas are extraneous and cannot be considered for our projections. As a result, projections for these variables must remain at current levels.

Current Value: ETR / S-ETR - \$75,262,733 Total CMPTRA - \$28,816,783 Total aid - \$104,079,516

Required Regional Master Plan Element: The Act does not reference these aid programs.

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

LEGISLATIVE INITIATIVE MUNICIPAL BLOCK GRANT

Description: The statute governing this program requires that aid be allocated partially on a per capita basis. All 88 municipalities received funds from this program and they range from \$3,368 (Far Hills Borough) to \$212,124 (Parsippany Troy-Hills). The Average outlay was \$72,019, with a median value of \$22,837.

Current Value: Total aid for the 88 Highlands Municipalities in 2008 is \$3,168,821.

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

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

MUNICIPAL HOMELAND SECURITY ASSISTANCE AID

Description: Instituted in 2004, this aid program is a population-based formula with sums allocated to municipalities who spend more than \$300,000 in police costs. The revenue is treated as property tax relief, with no offsetting appropriation. Payment levels established resulted in 21 towns receiving no funding, 17 receiving \$25,000, 23 receiving \$50,000, 15 towns receiving \$70,000, 11 receiving \$90,000, and one municipality (Parsippany Troy-Hills) receiving \$140,000.

Current Value: \$3,755,000

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

Summary: Because population heavily influences police enforcement overheads (the primary

consideration for this aid), different population projections may affect these outlays.

WATERSHED MORATORIUM OFFSET AID AND PINELANDS PROPERTY TAX STABILIZATION AID

Description: The Watershed Protection and Moratorium Act, N.J.S.A. 8:2-23.1 was enacted in 1988 placing an 18-month moratorium on transfers of watershed property by public utilities. The Act further directed the Department of Environmental Protection ("DEP") to "evaluate the effectiveness of establishing buffer zones around public water supply reservoirs for the purpose of protecting drinking water quality." The Act provided for exemptions from the moratorium, but only upon a showing "that there is a compelling public need for the conveyance of the property, that the denial of the exemption would result in extraordinary hardship, or that the sale or development of the watershed property is otherwise consistent with the purposes of this act." Applications for exemptions under the Act were made subject to consideration by the Review Board, which was created by the Act, consisting of the Commissioner of DEP, the Commissioner of the Department of Community Affairs and the President of the Board of Public Utilities ("BPU"). Despite the 18-month moratorium period specified in the Act, subsequent court decisions determined that the moratorium remains in place. See *Newark v. Hardyston*, 285 N.J.Super. 385 (App. Div. 1995).

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

Current Value: 16 municipalities currently receive \$1,810,722, ranging from \$799.00 (Washington Township – Morris County) to \$757,687.00 (West Milford).

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

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

EXTRAORDINARY AID

Extraordinary Aid is above and beyond the regular state aid that a municipality receives. According to the DCA, Extraordinary Aid is awarded to municipalities, "which, because of extreme circumstances, would not be able to provide essential services to the community without a substantial increase in their property tax rate" The Legislative Government Services website information for CY 2006 through CY 2008 Extraordinary Aid awards information was reviewed. In CY 2006 the total state awards were \$25.6 million with 9 Highlands Region municipalities receiving awards ranging from \$80,000 for Pompton Lakes Borough, Passaic County to \$500,000 for Ringwood Borough, Passaic County. For CY 2007 the state awarded \$17.56 million with 5 Highlands Region municipalities receiving awards ranging from \$225,000 for Belvidere Township, Warren County. For CY 2008 the state awarded \$15 million with 4

Highlands Region municipalities receiving awards ranging from \$100,000 for Mine Hill Township, Morris County and Bloomingdale Borough, Passaic County to \$300,000 for Ogdensburg Borough, Warren County.

Required Regional Master Plan Element: The Act and Regional Master Plan do not affect the scope, process or criteria for this State aid program. This information will continue to be monitored in support of the Cash Flow timetable tracking activities.

Summary: Extraordinary aid is a special program to address annual budgetary shortcomings. This program is addressed in the Act in section 11.a. (2)., outlining the requirements of the Cash Flow Timetable, “*and any anticipated extraordinary or continuing costs*”. The Highlands municipalities are rarely able to receive Extraordinary Aid based on the state criteria and this information will continue to be monitored by the Highlands Council.

GARDEN STATE TRUST PAYMENTS IN LIEU OF TAXES

Description: P.L. 1999, c. 152 established the Garden State Preservation Trust Fund to implement the recent public referendum to preserve one million acres of open space and farmland over ten years. The law provides a sliding scale of payments in lieu of taxation for property purchased by the State to replace the ratable loss absorbed by the local taxing districts. Notwithstanding other provisions of the law to the contrary, the State budget authorizes municipalities to anticipate all funds as property tax relief in their budgets. This program establishes a sliding scale for per acre in lieu of tax payments based on the percentage of a municipalities total land area in State and exempt nonprofit conservation and recreation land.

Formula:

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

Current Value: \$1,815,494.00 was provided in FY 2006. This value is not anticipated to increase in the FY 2007 through 2009 time period.

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

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

Local and Regional School District

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

Current Value: School aid to Highlands municipalities totaled \$491,540,697 for FY 2008. The median payout was \$3,455,661, and the average was \$11,988,797. Far Hills Borough received the least amount of aid (\$190,976), and Phillipsburg received the most (\$48,998,909). A detailed account of this funding is contained in the appendix of this report.

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

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

Table 32 State Aid to Local Government

Municipal Government Line

State Aid	FY 2006	FY 2007	FY 2008	FY 2009
CMPTRA / ETR	\$111,976,374	\$111,976,377	\$104,079,516	\$104,079,516
Legislative Initiative Municipal Block Grant	\$3,183,405	\$3,183,405	\$3,168,821	\$3,168,821
Municipal Homeland Security Assistance Aid	\$3,780,000	\$3,780,000	\$3,755,000	\$3,755,000
Watershed Moratorium Offset Aid	\$1,824,164	\$1,824,164	\$1,824,164	\$1,824,164
Garden State Trust PILOT	\$1,815,494	\$1,815,494	\$1,815,494	\$1,815,494
Extraordinary Aid (CY data)	\$2,355,000	\$1,475,000	\$720,000	\$720,000
Total Appropriations	\$124,934,437	\$124,054,440	\$115,362,995	\$115,362,995

Local and Regional School

State Aid	FY 2006	FY 2007	FY 2008	FY 2009
Total Aid to Municipalities	\$440,627,500	\$449,440,050	\$491,540,697	\$491,540,697

County Portion

State Aid	FY 2006	FY 2007	FY 2008	FY 2009
Total Aid to Municipalities	\$61,977,533	\$61,977,533	\$60,279,695	\$60,279,695

Total State Aid

State Aid	FY 2006	FY 2007	FY 2008	FY 2009
Municipal Government Line	\$124,934,437	\$124,054,440	\$115,362,995	\$115,362,995
Local and Regional School District	\$440,627,500	\$449,440,050	\$491,540,697	\$491,540,697
County Portion	\$61,977,533	\$61,977,533	\$60,279,695	\$60,279,695
Total Appropriations	\$627,539,470	\$635,472,023	\$667,183,387	\$667,183,387

PROPERTY TAX STABILIZATION MEASURES

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

The council staff has provided data and assistance to the PTSB and all PTSB public meetings are held at the Highlands Council offices. In FY 2006 the PTSB received an appropriation of \$10,900,000 and the PTSB Fund receives through annual appropriations an additional \$3,600,000. In FY 2008 the balance was \$14,187,163 and in FY 2009 the current balance after appropriation is \$17,187,163.

The table below highlights some of the responsibilities the PTSB has under the Highlands Water Protection and Planning Act.

Table 33 Property Tax Stabilization Outline

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

4	The Director of the Division of Taxation shall provide the board with all relevant information collected pursuant to the provisions of this section and any other information deemed necessary by the board to determine the valuation base	N.J.S.A. 54:1-85 19.d.(2)	on or before Jan. 10 annually
5	Board shall make a final determination on the valuation base of each qualified municipality; calculate the amount due a qualified municipality, in accordance with the procedures developed pursuant to subsection a. too compensate for a decline, if any, by multiplying its valuation base by its tax rate; and certify to the director and the State Treasurer the amount to which each qualified municipality is entitled	N.J.S.A. 54:1-85 19.d.(3)	on or before Feb. 1 annually
6	Upon receipt of board certification, the State Treasurer shall certify to each qualified municipality, its property tax stabilization amount	N.J.S.A. 54: 1-85 19.e.	on or before Feb. 15 annually

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

While these current processes rely on County Tax Board decisions, the Act calls for the Council to address this program and project the funds needed to offset these potential losses in value. This can only be achieved by initially establishing a long-term tracking mechanism and monitoring this program on a continuing basis. Questions such as which vacant properties are to be considered in these calculations, what is their contribution to tax rolls and what are the potential losses in value are all open for interpretation. A large component of a specific parcel value is attributed to the potential scope and market opportunities that are unique to it, and the Regional Master Plan includes criteria and a process for appropriate lands to become “designated for development, redevelopment, or infill development”. As such, many vacant parcels with the highest values will be in such a position. Furthermore, this overall land value is protected by the 17 exemptions provided in the Act; the first two providing the most broad relief for vacant lands. These exemptions allow for a single family home to be constructed on a parcel of land that existed at the time of enactment (August 10, 2004). Therefore, vacant parcels of 10 acres or less located in a residential zone have significant value within the Highlands Region. Even parcels over 10 acres may not have lost current assessed value, depending on municipal minimum lot size and natural resource constraints.

Required Regional Master Plan Element: the existing regulations in the Preservation area and the implementation of the Regional Master Plan may have an impact on some vacant parcels of land. Property tax conditions will be monitored as part of the RMP Implementation process.

Summary/ Next Steps: Annual updates pertaining to these PTSB measures will be monitored by the Highlands Council. The Property Tax Stabilization Board is not a component of the Highlands Council but a separate entity working through the Department of Treasury and therefore, the PTSB is responsible for the oversight and fund distribution of this program.

IMPLEMENTATION STRATEGIES

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

CONCLUSION

The Cash Flow Timetable, along with the Highlands Economic Indicators, set the framework for an ongoing tracking program for the Council and Highlands municipalities to consider when implementing the Regional Master Plan. As the Conformance and implementation of the Regional Master Plan progresses, a more precise outline of both fiscal conditions and state benefits will be evaluated and reported. The RMP Plan Conformance and Implementation Programs will serve to support the evaluation of local and regional fiscal and economic performance. The RMP Goals, Policies, Objectives and Programs support the requirements of the Highlands Act for a Cash Flow Timetable and Financial Component.

TECHNICAL FINDINGS AND APPROACHES

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

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

- ◆ Promote Tourism and Outdoor recreation - Currently tourism and recreation brings billions of dollars to New Jersey and a considerable portion of that is being spent within the Highlands Region. State and County parks, pedestrian and bike trails, agri-tourism, rivers and open waters recreation all benefit from the overall mission of the land use planning goals of the Regional Master Plan and taking full advantage of the resources and benefits derived from these activities will be an important goal of the Highlands. One of the Highlands Technical Advisory Sub-committee's focused on this element, and an extension or otherwise offshoot of this group may be in order to set out a comprehensive plan for outdoor recreation inventories, development, and outreach functions that will be required. This recommendation is also included in the Cultural, Historic, Scenic and Tourism technical report and the economic development role will be focused on capturing the costs and benefits associated with these activities.
- ◆ The Highlands Council may serve as a technical and educational resource for economic development opportunities - There is a need for the Council to support suitable economic activity within the Highlands Region. Changing land use policies often creates uncertainty in the real estate development market and the Council can be a primary information resource for development guidelines, application and permitting processes, as well as land use options including preservation programs.
- ◆ Support geospatial data development and digital data sharing- The Highlands Council has completed the "parcelization" of the Highlands Region, meaning all parcels within the Highlands can be identified and used for mapping and site specific evaluations. This allows for extensive economic analysis pertaining to sales activity, land use trends, and property values in relation to open space, smart growth communities, redevelopment areas, etc.
- ◆ Support regional economic vitality- Continue to evaluate fiscal conditions in the Highlands and the state. Work with municipalities to establish sustainable economic planning that integrates economic, social and environmental factors as a policy component of local economic planning and in support of regional and local fiscal health. Develop a long-term fiscal analysis approach that may serve to inform local fiscal planning strategies and support shared services and energy efficient practices in support of resource protection, quality of life and economic vitality.
- ◆ Promote the identification and marketing of lands appropriate for development – through the developed land inventory and Plan Conformance activities. The Council will ultimately be able to provide inventories of lands appropriate for development within the Highlands Region. By providing listings for vacant land and potentially "appropriate lands for development" the Council can help facilitate economic growth. In addition, these efforts can be augmented by working with the Office of Economic Growth (OEG) to coordinate their online and procedural assistance to businesses in New Jersey. This will bring a level of efficiency and interagency coordination to the market and maximizes predictability and appropriate development.

SUPPORTING INFORMATION

ACKNOWLEDGMENTS

GLOSSARY

REFERENCES

APPENDIX

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New Jersey Department of Community Affairs
New Jersey Department of Environmental Protection
New Jersey Department of Law and Public Safety
New Jersey Department of Transportation
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New Jersey Environmental Infrastructure Trust
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New Jersey Transit
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Eco-Tourism and Recreation	Sustainable Forestry
Education	Transfer of Development Rights
Geographic Information Systems	Transportation
Green Construction	Utility Capacity
Housing	Water Resource Management

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GLOSSARY

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

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

1. **Highlands Region** – Total or average values derived from all 88 municipalities.
2. **Planning Area** – Total or average values for those municipalities wholly within the Planning Area (36 municipalities).
3. **Preservation Area** – Total or average values for those municipalities wholly within the Preservation Area (5 municipalities).
4. **Split** – Total or average values for those municipalities with areas in both the Planning and Preservation Areas (47 municipalities).
5. **Highlands Counties** – Total or average values for those municipalities within the Highlands Region (7 Counties -Bergen, Hunterdon, Morris, Passaic, Somerset, Warren, and Sussex). These are designated by an “H.” For example, the municipalities within Morris County in the Highlands would be “H – Morris”, representing 32 of 39 municipalities.
6. **Seven (7) County Totals** – Total or average values for the entire County. For example, Passaic County has 5 municipalities in the Highlands Region, but all 16 municipal values are compiled.
7. **New Jersey** – Total or average statewide values.
8. **Municipal** – Values for each municipality within the Highlands Region.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Fiscal Impacts – municipal revenues versus costs of future development.

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

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APPENDIX

Appendix 1: Available List of Data - Total

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

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

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

Appendix 2: Population - Highlands Municipalities

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

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

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

Appendix 3: Employment Industries - Highlands Counties

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

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

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

Appendix 4: Unemployment Rates - Highlands Municipalities

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

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

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

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

Appendix 5: Housing Units

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

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

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

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

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

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

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

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

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

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

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

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

Appendix 6: Income - Highlands Municipalities

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

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

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

Source: US Census

Appendix 7: Average Property Tax - Highlands Municipalities

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

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

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

Source: NJDCA

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

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

1990 Municode	1990 Muniname	County	area	Vacant Land Parcels	Residential Parcels	Farm Land Parcels	Commercial Parcels	Industrial Parcels	MV: Vacant	MV: Residential	MV: Farm	MV: Commercial	MV: Industrial	MV: Vacant/ Parcel	MV: Residential/ Parcel	MV: Farm/ Parcel	MV: Commercial/ Parcel	MV: Industrial/ Parcel
1801	Bedminster Township	Somerset	Split	112	4069	199	102	0	17792375	1066394973	300535886	539405692	0	158860	262078	1510231	5288291	#DIV/0!
1802	Bernards Township	Somerset	Planning	385	10302	33	155	6	46937128	4133900382	17633071	776667587	6393904	121915	401272	534335	5010759	1065651
1803	Bernardsville Boroug	Somerset	Planning	180	2474	45	163	26	35055509	1481293007	64302864	121421145	12065366	194753	598744	1428953	744915	464053
1807	Far Hills Borough	Somerset	Planning	27	325	26	24	0	11141749	252512813	46387139	21502884	0	412657	776963	1784121	895954	#DIV/0!
1815	Peapack-Gladstone Borougl	Somerset	Planning	47	731	28	39	1	13716704	423377670	50212210	197931948	6653438	291845	579176	1793293	5075178	6653438
1904	Byram Township	Sussex	Split	650	3100	27	102	9	19092152	601426032	7121548	55994668	2567542	29373	194008	263761	548967	285282
1906	Franklin Boroug	Sussex	Planning	121	1401	15	118	9	6821867	200826048	3119726	61321044	8694033	56379	143345	207982	519670	966004
1908	Green Township	Sussex	Split	203	1022	92	23	1	11455839	258436483	27002820	13063325	387514	56433	252873	293509	567971	387514
1909	Hamburg Borough	Sussex	Planning	212	1165	1	58	3	4209558	145110807	164991	19310065	3295617	19856	124559	164991	332932	1098539
1911	Hardyston Township	Sussex	Split	595	2616	46	108	17	42747283	459852793	10674122	51891458	11973844	71844	175785	232046	480476	704344
1912	Hopatcong Boroug	Sussex	Split	1423	6025	6	76	1	24635947	952673985	1181733	33934022	229749	17313	158120	196955	446500	229749
1916	Ogdensburg Boroug	Sussex	Split	55	801	3	28	3	4102881	120081010	728566	6762743	2386796	74598	149914	242855	241527	795599
1918	Sparta Township	Sussex	Split	1107	6407	47	232	45	81901211	1857700655	16584790	138226668	41584194	73985	289949	352868	595805	924093
1919	Stanhope Boroug	Sussex	Planning	214	1337	0	49	4	3358422	205150811	0	13472160	4353386	15694	153441	#DIV/0!	274942	1088346
1922	Vernon Township	Sussex	Split	2618	9918	129	302	20	78572968	1482221680	27594149	132439707	9528757	30013	149448	213908	438542	476438
2101	Allamuchy Township	Warren	Split	132	1682	64	18	1	6305860	358348865	15463587	19021013	994649	47772	213049	241619	1056723	994649
2102	Alpha Boroug	Warren	Planning	45	794	3	46	15	2553416	101081585	759055	13708663	16025332	56743	127307	253018	298014	1068355
2103	Belvidere Towr	Warren	Planning	78	830	3	95	12	3013984	113479371	709465	17009708	24706980	38641	136722	236488	179050	2058915
2105	Franklin Township	Warren	Split	205	852	136	42	14	12144310	174250059	29175775	17743714	20803170	59241	204519	214528	422469	1485941
2106	Frelinghuysen Township	Warren	Planning	123	573	179	25	0	5827181	131328140	44480944	7365173	0	47375	229194	248497	294607	#DIV/0!
2107	Greenwich Township	Warren	Split	132	1685	47	38	5	9698699	432959758	9111965	37957323	14497339	73475	256949	193872	998877	2899468
2108	Hackettstown Towr	Warren	Split	83	2243	0	284	27	14576757	404151135	0	114203676	47201405	175624	180183	#DIV/0!	402126	1748200
2110	Harmony Township	Warren	Split	286	942	94	42	8	13036815	159739214	20965157	25619907	243792938	45583	169575	223034	609998	30474117
2111	Hope Township	Warren	Planning	178	611	110	29	1	7436394	116692261	24351065	9606932	251896	41777	190986	221373	331274	251896
2112	Independence Township	Warren	Split	159	1839	87	49	6	10117170	367739726	15950392	16927118	2664051	63630	199967	183338	345451	444009
2114	Liberty Township	Warren	Split	261	970	80	29	0	7584563	173320099	16099647	8101345	0	29060	178681	201246	279357	#DIV/0!
2115	Lopatcong Township	Warren	Split	369	2141	30	118	12	17227750	359040274	6910351	93295287	13550832	46688	167697	230345	790638	1129236
2116	Mansfield Township	Warren	Split	604	1794	158	43	13	12887260	331787698	32087849	66526491	16790038	21337	184943	203088	1547128	1291541
2117	Oxford Township	Warren	Split	225	831	15	26	4	3451472	121669423	2820847	5138896	6378740	15340	146413	188056	197650	1594685
2119	Phillipsburg Town	Warren	Planning	147	4465	0	331	29	6073710	422128726	0	92402521	45146512	41318	94542	#DIV/0!	279162	1556776
2120	Pohatcong Township	Warren	Split	132	1232	102	52	5	4553803	168232870	20392630	92937685	6693666	34499	136553	199928	1787263	1338733
2121	Washington Boroug	Warren	Planning	206	1773	1	179	14	9437020	216375041	509430	56761118	20628172	45811	122039	509430	317101	1473441
2122	Washington Township	Warren	Split	567	1979	81	89	6	23726677	402417651	16815521	66930586	4158141	41846	203344	207599	752029	693024
2123	White Township	Warren	Split	306	1307	132	80	7	17192398	254671425	26624158	32742217	139000000	56184	194852	201698	409278	19857143

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

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

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

Sales Information for Highlands Municipalities - 2005

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

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

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

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

Appendix 14

Green Acres Fee Simple Acquisitions (1990 - 2005)

County	Municipality	Offer #	Acres	Acquisition Costs	Per Acre Cost	Deed Year	(CPI) Multiplier	Real Total Value	Real Per Acre Cost
BERGEN	MAHWAH TWP	89-OLD-2841	962	\$2,700,000	\$2,807	6/22/1993	1.388	\$3,748,235	\$3,897
BERGEN	MAHWAH TWP	92-OLD-1513	30	\$100,000	\$3,346	1/21/1999	1.204	\$120,408	\$4,029
BERGEN	MAHWAH TWP	2494	4	\$16,072	\$4,499	6/17/1999	1.204	\$19,352	\$5,418
BERGEN	MAHWAH TWP	2493	5	\$23,000	\$4,987	2/24/1999	1.204	\$27,694	\$6,005
HUNTERDON	GLEN GARDNER BORO	3586	37	\$101,169	\$2,700	9/28/2001	1.133	\$114,593	\$3,058
HUNTERDON	BLOOMSBURY BORO	4149	45	\$125,000	\$2,778	2/27/2004	1.062	\$132,742	\$2,950
HUNTERDON	BETHLEHEM TWP	2389	2	\$5,664	\$3,013	11/19/1998	1.231	\$6,971	\$3,708
HUNTERDON	LEBANON TWP	83-OLD-2769	4	\$15,100	\$3,503	1/4/1992	1.430	\$21,590	\$5,009
HUNTERDON	BETHLEHEM TWP	3753	23	\$82,200	\$3,601	6/5/2001	1.133	\$93,107	\$4,078
HUNTERDON	BETHLEHEM TWP	4045	38	\$143,000	\$3,763	10/3/2003	1.090	\$155,901	\$4,103
HUNTERDON	ALEXANDRIA TWP	2947	20	\$85,000	\$4,280	1/21/2000	1.165	\$99,019	\$4,986
HUNTERDON	HOLLAND TWP	92-OLD-0868	203	\$902,000	\$4,449	9/28/1995	1.316	\$1,187,278	\$5,856
HUNTERDON	BETHLEHEM TWP	3288	37	\$172,041	\$4,640	8/10/2001	1.133	\$194,870	\$5,255
HUNTERDON	BETHLEHEM TWP	92-OLD-1174	45	\$216,048	\$4,800	7/1/1996	1.279	\$276,222	\$6,137
HUNTERDON	BLOOMSBURY BORO	92-OLD-3252	7	\$35,000	\$4,875	3/25/1996	1.279	\$44,748	\$6,232
HUNTERDON	LEBANON TWP	89-OLD-2116	1	\$6,640	\$4,919	5/23/1995	1.316	\$8,740	\$6,474
HUNTERDON	ALEXANDRIA TWP	3162	8	\$41,640	\$5,004	7/30/2001	1.133	\$47,165	\$5,668
HUNTERDON	ALEXANDRIA TWP	3531	1	\$7,542	\$5,387	8/10/2001	1.133	\$8,543	\$6,102
HUNTERDON	HOLLAND TWP	3531	33	\$177,458	\$5,387	8/10/2001	1.133	\$201,005	\$6,102
HUNTERDON	BETHLEHEM TWP	2790	67	\$400,000	\$5,940	3/2/2001	1.133	\$453,077	\$6,728
HUNTERDON	BLOOMSBURY BORO	71-OLD-4756	50	\$327,372	\$6,501	2/1/1995	1.316	\$430,911	\$8,557
HUNTERDON	LEBANON TWP	92-OLD-0947	56	\$365,000	\$6,558	7/13/1995	1.316	\$480,440	\$8,632
HUNTERDON	LEBANON TWP	2867	44	\$320,000	\$7,248	12/18/2000	1.165	\$372,776	\$8,443
HUNTERDON	LEBANON TWP	3288	1	\$4,998	\$7,350	8/10/2001	1.133	\$5,661	\$8,325
HUNTERDON	BETHLEHEM TWP	3586	23	\$171,053	\$7,470	9/28/2001	1.133	\$193,751	\$8,461

Green Acres Fee Simple Acquisitions (1990 - 2005)

County	Municipality	Offer #	Acres	Acquisition Costs	Per Acre Cost	Deed Year	(CPI) Multiplier	Real Total Value	Real Per Acre Cost
HUNTERDON	UNION TWP	4195	79	\$639,900	\$8,100	8/1/2003	1.090	\$697,630	\$8,831
HUNTERDON	UNION TWP	3716	46	\$392,000	\$8,489	7/20/2001	1.133	\$444,016	\$9,615
HUNTERDON	LEBANON TWP	3597	16	\$156,000	\$9,600	8/10/2001	1.133	\$176,700	\$10,874
HUNTERDON	UNION TWP	3714	48	\$481,364	\$10,028	7/12/2001	1.133	\$545,238	\$11,359
HUNTERDON	HOLLAND TWP	2723	11	\$114,000	\$10,317	4/18/2000	1.165	\$132,801	\$12,018
HUNTERDON	LEBANON TWP	2144	61	\$670,000	\$11,058	4/18/2000	1.165	\$780,499	\$12,882
HUNTERDON	LEBANON TWP	2521	9	\$105,000	\$12,209	11/19/1998	1.231	\$129,221	\$15,026
HUNTERDON	UNION TWP	3910	70	\$875,000	\$12,500	1/21/2004	1.062	\$929,195	\$13,274
HUNTERDON	ALEXANDRIA TWP	4579	2	\$23,760	\$12,505	10/24/2003	1.090	\$25,904	\$13,633
HUNTERDON	HOLLAND TWP	4579	14	\$174,240	\$12,812	10/24/2003	1.090	\$189,959	\$13,968
HUNTERDON	HOLLAND TWP	3424	7	\$93,670	\$13,010	5/9/2001	1.133	\$106,099	\$14,736
HUNTERDON	HIGH BRIDGE BORO	89-OLD-0745	7	\$120,000	\$17,341	3/25/1997	1.250	\$149,981	\$21,674
HUNTERDON	ALEXANDRIA TWP	4643	9	\$167,000	\$17,691	7/26/2004	1.062	\$177,344	\$18,786
HUNTERDON	LEBANON TWP	89-OLD-0840	10	\$248,800	\$24,380	7/1/1992	1.430	\$355,733	\$34,859
HUNTERDON	LEBANON TWP	92-OLD-0423	1	\$30,000	\$30,000	4/17/1996	1.279	\$38,356	\$38,356
HUNTERDON	LEBANON TWP	2033	1	\$35,000	\$34,314	2/25/2000	1.165	\$40,772	\$39,973
HUNTERDON	LEBANON TWP	3669	18	\$735,386	\$40,855	8/15/2003	1.090	\$801,730	\$44,541
HUNTERDON	HOLLAND TWP	1712	16	\$750,000	\$46,012	12/29/1999	1.204	\$903,061	\$55,403
HUNTERDON	HAMPTON BORO	92-OLD-0086	3	\$125,000	\$48,077	9/19/1996	1.279	\$159,815	\$61,467
HUNTERDON	HOLLAND TWP	92-OLD-2512	1	\$134,000	\$216,129	6/25/1997	1.250	\$167,479	\$270,128
HUNTERDON	HIGH BRIDGE BORO	3971	1	\$371,219	\$464,024	7/26/2002	1.115	\$413,933	\$517,416
MORRIS	ROCKAWAY TWP	92-OLD-2438	14	\$15,000	\$1,087	2/12/1998	1.231	\$18,460	\$1,338
MORRIS	PARSIPPANY-TROY HILL	1988	19	\$24,934	\$1,317	10/29/1997	1.250	\$31,164	\$1,646
MORRIS	JEFFERSON TWP	3607	32	\$63,000	\$1,953	8/7/2001	1.133	\$71,360	\$2,213
MORRIS	ROCKAWAY TWP	92-OLD-2977	2170	\$5,200,000	\$2,396	12/22/1994	1.354	\$7,038,596	\$3,244
MORRIS	ROCKAWAY TWP	3572.5	25	\$60,000	\$2,400	11/23/2003	1.090	\$65,413	\$2,617

Green Acres Fee Simple Acquisitions (1990 - 2005)

County	Municipality	Offer #	Acres	Acquisition Costs	Per Acre Cost	Deed Year	(CPI) Multiplier	Real Total Value	Real Per Acre Cost
MORRIS	WASHINGTON TWP	4361	20	\$50,000	\$2,498	10/9/2003	1.090	\$54,511	\$2,723
MORRIS	JEFFERSON TWP	2379	80	\$200,000	\$2,500	9/5/2002	1.115	\$223,013	\$2,788
MORRIS	MOUNT OLIVE TWP	92-OLD-0920	23	\$60,000	\$2,605	10/16/1996	1.279	\$76,711	\$3,331
MORRIS	MOUNT OLIVE TWP	71-OLD-0792	128	\$447,000	\$3,502	6/21/1993	1.388	\$620,541	\$4,862
MORRIS	MOUNT OLIVE TWP	3544	17	\$65,000	\$3,757	7/9/2002	1.115	\$72,479	\$4,190
MORRIS	MOUNT OLIVE TWP	2616	29	\$116,000	\$3,963	1/12/1999	1.204	\$139,673	\$4,772
MORRIS	MOUNT OLIVE TWP	92-OLD-3021	111	\$444,000	\$4,000	10/7/1994	1.354	\$600,988	\$5,414
MORRIS	ROCKAWAY TWP	2473	40	\$160,000	\$4,034	11/16/1999	1.204	\$192,653	\$4,858
MORRIS	WASHINGTON TWP	2728	24	\$100,000	\$4,095	10/27/1999	1.204	\$120,408	\$4,931
MORRIS	MOUNT OLIVE TWP	71-OLD-2464	75	\$325,000	\$4,345	1/4/1994	1.354	\$439,912	\$5,881
MORRIS	MOUNT OLIVE TWP	71-OLD-0497	64	\$305,280	\$4,800	3/14/1994	1.354	\$413,220	\$6,497
MORRIS	MOUNT OLIVE TWP	2351	5	\$25,000	\$5,000	9/5/2003	1.090	\$27,255	\$5,451
MORRIS	WASHINGTON TWP	3123	26	\$154,318	\$6,019	8/24/2000	1.165	\$179,769	\$7,011
MORRIS	JEFFERSON TWP	3676	2	\$10,000	\$6,031	9/25/2001	1.133	\$11,327	\$6,832
MORRIS	WASHINGTON TWP	3186	14	\$86,242	\$6,044	9/15/2000	1.165	\$100,465	\$7,040
MORRIS	PARSIPPANY-TROY HILL	89-OLD-1661	2	\$16,000	\$6,478	12/14/1998	1.231	\$19,691	\$7,972
MORRIS	WASHINGTON TWP	3073	31	\$200,000	\$6,479	9/7/2000	1.165	\$232,985	\$7,547
MORRIS	MONTVILLE TWP	92-OLD-2786	16	\$104,000	\$6,500	5/30/1997	1.250	\$129,984	\$8,124
MORRIS	MOUNT OLIVE TWP	2832	14	\$93,000	\$6,540	5/2/2002	1.115	\$103,701	\$7,293
MORRIS	ROCKAWAY TWP	2569	16	\$110,000	\$6,854	6/20/2000	1.165	\$128,142	\$7,984
MORRIS	WASHINGTON TWP	89-OLD-0135	4	\$30,000	\$7,653	11/8/1993	1.388	\$41,647	\$10,624
MORRIS	MOUNT OLIVE TWP	92-OLD-2472	7	\$54,080	\$7,683	1/26/1998	1.231	\$66,555	\$9,455
MORRIS	ROXBURY TWP	3394.5	32	\$272,000	\$8,495	6/22/2001	1.133	\$308,093	\$9,622
MORRIS	WASHINGTON TWP	92-OLD-2258	26	\$227,900	\$8,868	3/13/1998	1.231	\$280,471	\$10,913
MORRIS	MOUNT OLIVE TWP	3453	78	\$699,447	\$8,967	1/6/2003	1.090	\$762,549	\$9,776
MORRIS	ROCKAWAY TWP	92-OLD-2797	10	\$87,000	\$9,063	4/25/1997	1.250	\$108,736	\$11,327

Green Acres Fee Simple Acquisitions (1990 - 2005)

County	Municipality	Offer #	Acres	Acquisition Costs	Per Acre Cost	Deed Year	(CPI) Multiplier	Real Total Value	Real Per Acre Cost
MORRIS	DENVILLE TWP	4430	53	\$541,800	\$10,223	12/30/2003	1.090	\$590,680	\$11,145
MORRIS	MOUNT OLIVE TWP	3208	29	\$305,200	\$10,675	4/6/2001	1.133	\$345,698	\$12,092
MORRIS	WASHINGTON TWP	2928	125	\$1,400,000	\$11,209	10/25/1999	1.204	\$1,685,714	\$13,496
MORRIS	ROCKAWAY TWP	4005	100	\$389,000	\$15,560	12/20/2001	1.133	\$440,618	\$4,406
MORRIS	ROCKAWAY TWP	3394.1	27	\$355,600	\$31,091	12/11/2000	1.165	\$414,247	\$15,185
MORRIS	WASHINGTON TWP	2805	1	\$53,500	\$38,024	12/29/1999	1.204	\$64,418	\$45,784
MORRIS	MOUNT OLIVE TWP	4429	1	\$30,000	\$44,118	1/16/2004	1.062	\$31,858	\$46,850
MORRIS	MOUNT OLIVE TWP	3369	1	\$50,000	\$45,872	4/15/2002	1.115	\$55,753	\$51,150
MORRIS	ROCKAWAY TWP	3394.7	3	\$152,000	\$49,032	10/24/2000	1.165	\$177,069	\$57,119
MORRIS	MOUNT OLIVE TWP	2640	1	\$49,000	\$58,753	3/13/2001	1.133	\$55,502	\$66,549
MORRIS	MOUNT OLIVE TWP	2986	1	\$165,000	\$150,000	11/2/2002	1.115	\$183,986	\$167,260
PASSAIC	WEST MILFORD TWP	89-OLD-0640	3900	\$4,000,000	\$1,026	12/15/1994	1.354	\$5,414,305	\$1,388
PASSAIC	WEST MILFORD TWP	92-OLD-2074	1420	\$1,800,000	\$1,268	11/29/1995	1.316	\$2,369,291	\$1,669
PASSAIC	WEST MILFORD TWP	2527	28	\$43,173	\$1,564	12/13/2000	1.165	\$50,293	\$1,822
PASSAIC	WEST MILFORD TWP	95-OLD-1563	836	\$1,450,000	\$1,734	2/25/1998	1.231	\$1,784,479	\$2,135
PASSAIC	WEST MILFORD TWP	92-OLD-4861	50	\$88,000	\$1,773	3/23/1996	1.279	\$112,510	\$2,267
PASSAIC	RINGWOOD BORO	92-OLD-4896	154	\$290,400	\$1,890	5/5/1997	1.250	\$362,955	\$2,362
PASSAIC	BLOOMINGDALE BORO	89-OLD-1907	80	\$321,492	\$4,000	11/3/1993	1.388	\$446,307	\$5,553
PASSAIC	RINGWOOD BORO	2494	1	\$4,142	\$4,502	6/17/1999	1.204	\$4,987	\$5,421
PASSAIC	BLOOMINGDALE BORO	89-OLD-0319	247	\$1,117,000	\$4,528	8/9/1993	1.388	\$1,550,659	\$6,285
PASSAIC	WEST MILFORD TWP	3124	66	\$444,000	\$6,776	11/15/2000	1.165	\$517,226	\$7,894
PASSAIC	WEST MILFORD TWP	4007	32	\$330,000	\$10,163	8/2/2002	1.115	\$367,971	\$11,333
PASSAIC	RINGWOOD BORO	4680	10	\$218,000	\$21,800	1/28/2004	1.062	\$231,502	\$23,150
PASSAIC	WEST MILFORD TWP	2744	2	\$75,000	\$37,129	1/14/2000	1.165	\$87,369	\$43,252
PASSAIC	WEST MILFORD TWP	4172	18	\$1,050,000	\$57,377	8/1/2003	1.090	\$1,144,728	\$62,553
PASSAIC	POMPTON LAKES BORO	PR-062	1	\$67,000	\$121,818	9/30/1999	1.204	\$80,673	\$146,679

Green Acres Fee Simple Acquisitions (1990 - 2005)

County	Municipality	Offer #	Acres	Acquisition Costs	Per Acre Cost	Deed Year	(CPI) Multiplier	Real Total Value	Real Per Acre Cost
PASSAIC	POMPTON LAKES BORC	PR-079	1	\$155,000	\$300,388	7/29/1999	1.204	\$186,633	\$361,691
SUSSEX	SPARTA TWP	92-OLD-4723	829	\$900,000	\$1,085	12/2/1996	1.279	\$1,150,669	\$1,387
SUSSEX	OGDENSBURG BORO	3380	13	\$15,000	\$1,155	5/4/2001	1.133	\$16,990	\$1,308
SUSSEX	VERNON TWP	2966	50	\$62,500	\$1,255	1/10/2001	1.133	\$70,793	\$1,421
SUSSEX	BYRAM TWP	2967	44	\$61,000	\$1,378	10/13/2000	1.165	\$71,060	\$1,605
SUSSEX	VERNON TWP	92-OLD-2614	125	\$209,000	\$1,672	4/30/1996	1.279	\$267,211	\$2,138
SUSSEX	HARDYSTON TWP	3403	34	\$56,508	\$1,684	7/27/2001	1.133	\$64,006	\$1,907
SUSSEX	VERNON TWP	2725	60	\$118,668	\$1,993	10/20/2000	1.165	\$138,239	\$2,322
SUSSEX	VERNON TWP	89-OLD-0324	405	\$808,000	\$1,996	6/8/1993	1.388	\$1,121,694	\$2,770
SUSSEX	OGDENSBURG BORO	3460	113	\$230,000	\$2,028	4/19/2001	1.133	\$260,519	\$2,297
SUSSEX	HARDYSTON TWP	2100	16	\$35,000	\$2,139	5/18/2000	1.165	\$40,772	\$2,492
SUSSEX	SPARTA TWP	3415	50	\$110,000	\$2,193	10/2/2001	1.133	\$124,596	\$2,483
SUSSEX	SPARTA TWP	3439	19	\$40,854	\$2,206	2/22/2002	1.115	\$45,555	\$2,460
SUSSEX	HARDYSTON TWP	3633	4	\$8,600	\$2,251	11/7/2001	1.133	\$9,741	\$2,550
SUSSEX	SPARTA TWP	2480	29	\$65,647	\$2,303	4/30/1999	1.204	\$79,044	\$2,773
SUSSEX	OGDENSBURG BORO	2480	2	\$4,353	\$2,303	4/30/1999	1.204	\$5,242	\$2,773
SUSSEX	VERNON TWP	1885	208	\$497,250	\$2,386	8/6/1997	1.250	\$621,485	\$2,982
SUSSEX	SPARTA TWP	3180	49	\$118,459	\$2,420	4/15/2002	1.115	\$132,089	\$2,698
SUSSEX	SPARTA TWP	3505	51	\$125,000	\$2,455	5/2/2002	1.115	\$139,383	\$2,738
SUSSEX	VERNON TWP	92-OLD-2387	219	\$550,000	\$2,507	12/21/1994	1.354	\$744,467	\$3,393
SUSSEX	SPARTA TWP	95-OLD-1148	32	\$79,341	\$2,508	2/11/1997	1.250	\$99,164	\$3,134
SUSSEX	SPARTA TWP	4076	17	\$44,000	\$2,551	9/8/2003	1.090	\$47,970	\$2,781
SUSSEX	VERNON TWP	92-OLD-2376	27	\$70,000	\$2,585	12/24/1997	1.250	\$87,489	\$3,231
SUSSEX	VERNON TWP	2502	96	\$250,000	\$2,604	1/12/1999	1.204	\$301,020	\$3,136
SUSSEX	VERNON TWP	4499	12	\$32,000	\$2,627	5/7/2004	1.062	\$33,982	\$2,790
SUSSEX	VERNON TWP	2627	34	\$96,000	\$2,810	6/30/1999	1.204	\$115,592	\$3,384

Green Acres Fee Simple Acquisitions (1990 - 2005)

County	Municipality	Offer #	Acres	Acquisition Costs	Per Acre Cost	Deed Year	(CPI) Multiplier	Real Total Value	Real Per Acre Cost
SUSSEX	VERNON TWP	2799	33	\$100,000	\$3,040	12/5/2000	1.165	\$116,492	\$3,541
SUSSEX	HARDYSTON TWP	2646	81	\$257,500	\$3,197	12/13/1999	1.204	\$310,051	\$3,850
SUSSEX	VERNON TWP	2625	27	\$88,400	\$3,299	8/13/1999	1.204	\$106,441	\$3,972
SUSSEX	VERNON TWP	2527	287	\$958,327	\$3,333	12/13/2000	1.165	\$1,116,379	\$3,883
SUSSEX	SPARTA TWP	3225	59	\$220,528	\$3,713	9/4/2001	1.133	\$249,791	\$4,206
SUSSEX	HARDYSTON TWP	3226	226	\$858,766	\$3,797	1/4/2002	1.115	\$957,579	\$4,234
SUSSEX	VERNON TWP	4147	23	\$90,441	\$3,900	10/4/2002	1.115	\$100,847	\$4,349
SUSSEX	VERNON TWP	2628	95	\$369,759	\$3,900	2/15/2001	1.133	\$418,824	\$4,418
SUSSEX	HARDYSTON TWP	3650	20	\$78,700	\$3,935	3/4/2002	1.115	\$87,756	\$4,388
SUSSEX	VERNON TWP	92-OLD-4820	16	\$64,000	\$4,000	3/15/1996	1.279	\$81,825	\$5,114
SUSSEX	VERNON TWP	2623	83	\$342,000	\$4,120	5/25/2000	1.165	\$398,404	\$4,800
SUSSEX	SPARTA TWP	2920	450	\$1,908,333	\$4,241	12/21/2001	1.133	\$2,161,556	\$4,803
SUSSEX	FRANKLIN BORO	3484	4	\$16,810	\$4,424	5/13/2003	1.090	\$18,327	\$4,823
SUSSEX	SPARTA TWP	3238	38	\$186,067	\$4,849	9/21/2001	1.133	\$210,757	\$5,493
SUSSEX	VERNON TWP	2849	20	\$100,000	\$4,943	3/22/2000	1.165	\$116,492	\$5,758
SUSSEX	VERNON TWP	2622	56	\$291,000	\$5,196	3/16/2000	1.165	\$338,993	\$6,053
SUSSEX	FRANKLIN BORO	3743	22	\$113,850	\$5,268	6/20/2003	1.090	\$124,121	\$5,744
SUSSEX	HARDYSTON TWP	3650	14	\$78,700	\$5,787	2/4/2002	1.115	\$87,756	\$6,453
SUSSEX	SPARTA TWP	3068	93	\$540,980	\$5,846	9/27/2001	1.133	\$612,764	\$6,622
SUSSEX	HARDYSTON TWP	89-OLD-4993	162	\$1,100,000	\$6,803	10/22/1993	1.388	\$1,527,059	\$9,444
SUSSEX	BYRAM TWP	71-OLD-0089	88	\$630,000	\$7,187	12/23/1993	1.388	\$874,588	\$9,977
SUSSEX	FRANKLIN BORO	3587	9	\$67,000	\$7,248	5/1/2002	1.115	\$74,709	\$8,082
SUSSEX	VERNON TWP	4551	15	\$114,000	\$7,451	10/17/2003	1.090	\$124,285	\$8,123
SUSSEX	HARDYSTON TWP	2980	41	\$326,931	\$7,973	10/12/2001	1.133	\$370,312	\$9,031
SUSSEX	STANHOPE BORO	92-OLD-2973	6	\$54,655	\$8,500	12/16/1998	1.231	\$67,263	\$10,461
SUSSEX	VERNON TWP	4347	9	\$80,000	\$8,813	5/6/2002	1.115	\$89,205	\$9,827

Green Acres Fee Simple Acquisitions (1990 - 2005)

County	Municipality	Offer #	Acres	Acquisition Costs	Per Acre Cost	Deed Year	(CPI) Multiplier	Real Total Value	Real Per Acre Cost
SUSSEX	OGDENSBURG BORO	4243	15	\$128,775	\$8,869	1/14/2004	1.062	\$136,751	\$9,418
SUSSEX	HAMBURG BORO	2763	39	\$352,838	\$9,162	5/29/2001	1.133	\$399,657	\$10,377
SUSSEX	BYRAM TWP	4402	19	\$185,000	\$9,737	6/16/2004	1.062	\$196,458	\$10,340
SUSSEX	OGDENSBURG BORO	3335	5	\$50,000	\$10,000	9/14/2000	1.165	\$58,246	\$11,649
SUSSEX	VERNON TWP	4464	22	\$230,000	\$10,360	3/10/2004	1.062	\$244,246	\$11,002
SUSSEX	HARDYSTON TWP	3560	13	\$49,180	\$11,254	12/5/2001	1.133	\$55,705	\$4,249
SUSSEX	FRANKLIN BORO	3742	3	\$38,000	\$11,276	2/6/2004	1.062	\$40,354	\$11,974
SUSSEX	BYRAM TWP	71-OLD-4514	13	\$151,000	\$11,286	8/18/1994	1.354	\$204,390	\$15,276
SUSSEX	VERNON TWP	4412	2	\$30,000	\$15,000	5/16/2003	1.090	\$32,707	\$16,353
SUSSEX	STANHOPE BORO	83-OLD-2557	67	\$1,000,000	\$15,026	5/7/1992	1.430	\$1,429,793	\$21,484
SUSSEX	VERNON TWP	4570	13	\$207,200	\$15,902	12/29/2003	1.090	\$225,893	\$17,336
SUSSEX	HARDYSTON TWP	4259	1	\$35,000	\$24,648	1/16/2004	1.062	\$37,168	\$26,175
SUSSEX	HAMBURG BORO	3042	1	\$45,000	\$34,091	3/1/2000	1.165	\$52,422	\$39,713
SUSSEX	VERNON TWP	3945	30	\$1,298,000	\$43,267	11/22/2002	1.115	\$1,447,353	\$48,245
SUSSEX	VERNON TWP	3473	3	\$220,500	\$65,237	7/12/2001	1.133	\$249,759	\$73,893
SUSSEX	VERNON TWP	3959	68	\$7,100,000	\$104,720	3/20/2003	1.090	\$7,740,543	\$114,167
SUSSEX	VERNON TWP	2820	12	\$1,322,500	\$108,251	12/7/2001	1.133	\$1,497,987	\$122,615
SUSSEX	BYRAM TWP	2942.1	1	\$234,375	\$360,577	9/22/2000	1.165	\$273,029	\$420,045
SUSSEX	BYRAM TWP	3684	1	\$209,000	\$418,000	2/23/2001	1.133	\$236,733	\$473,466
SUSSEX	BYRAM TWP	2942.3	3	\$1,400,000	\$528,302	10/31/2003	1.090	\$1,526,304	\$575,964
SUSSEX	BYRAM TWP	2942.2	1	\$350,000	\$564,516	4/15/2002	1.115	\$390,272	\$629,472
WARREN	OXFORD TWP	92-OLD-2466	38	\$56,230	\$1,484	4/26/1996	1.279	\$71,891	\$1,898
WARREN	POHATCONG TWP	3026	3	\$4,500	\$1,500	6/15/2000	1.165	\$5,242	\$1,747
WARREN	OXFORD TWP	92-OLD-2633	52	\$80,000	\$1,526	12/11/1995	1.316	\$105,302	\$2,009
WARREN	WHITE TWP	2405	4	\$5,778	\$1,637	10/12/1999	1.204	\$6,957	\$1,971
WARREN	LIBERTY TWP	92-OLD-1659	15	\$24,706	\$1,685	9/25/1997	1.250	\$30,878	\$2,106

Green Acres Fee Simple Acquisitions (1990 - 2005)

County	Municipality	Offer #	Acres	Acquisition Costs	Per Acre Cost	Deed Year	(CPI) Multiplier	Real Total Value	Real Per Acre Cost
WARREN	HOPE TWP	92-OLD-1659	35	\$58,394	\$1,685	9/25/1997	1.250	\$72,984	\$2,106
WARREN	ALLAMUCHY TWP	2501	108	\$201,343	\$1,870	11/14/2000	1.165	\$234,549	\$2,178
WARREN	LIBERTY TWP	92-OLD-3333	11	\$20,100	\$1,905	9/18/1997	1.250	\$25,122	\$2,381
WARREN	WASHINGTON TWP	2175	1	\$2,936	\$1,984	8/22/1997	1.250	\$3,669	\$2,479
WARREN	OXFORD TWP	2175	40	\$79,453	\$1,989	8/22/1997	1.250	\$99,304	\$2,486
WARREN	MANSFIELD TWP	2175	880	\$1,752,551	\$1,991	8/22/1997	1.250	\$2,190,416	\$2,488
WARREN	HOPE TWP	2874	70	\$139,400	\$1,997	3/8/2000	1.165	\$162,390	\$2,327
WARREN	LIBERTY TWP	3582	6	\$11,200	\$2,000	1/24/2002	1.115	\$12,489	\$2,230
WARREN	MANSFIELD TWP	2507	49	\$98,800	\$2,018	10/17/2000	1.165	\$115,095	\$2,351
WARREN	INDEPENDENCE TWP	3817	27	\$55,000	\$2,067	8/15/2003	1.090	\$59,962	\$2,253
WARREN	HOPE TWP	95-OLD-3032	75	\$157,500	\$2,100	7/28/1998	1.231	\$193,831	\$2,584
WARREN	LIBERTY TWP	92-OLD-1411	41	\$90,000	\$2,219	8/4/1995	1.316	\$118,465	\$2,921
WARREN	LIBERTY TWP	2601	20	\$48,000	\$2,403	7/30/2001	1.133	\$54,369	\$2,722
WARREN	FRELINGHUYSEN TWP	3476	62	\$149,600	\$2,418	1/7/2002	1.115	\$166,814	\$2,696
WARREN	OXFORD TWP	92-OLD-2620	19	\$53,000	\$2,833	1/9/1996	1.279	\$67,762	\$3,622
WARREN	HOPE TWP	2121	182	\$529,020	\$2,899	7/28/1998	1.231	\$651,052	\$3,568
WARREN	ALLAMUCHY TWP	3835	104	\$301,922	\$2,903	3/18/2002	1.115	\$336,662	\$3,237
WARREN	LIBERTY TWP	2663	15	\$45,000	\$2,910	11/9/1998	1.231	\$55,380	\$3,581
WARREN	BELVIDERE TOWN	2194	22	\$67,500	\$3,063	3/16/2000	1.165	\$78,632	\$3,568
WARREN	OXFORD TWP	95-OLD-2623	34	\$108,222	\$3,144	3/30/1998	1.231	\$133,186	\$3,869
WARREN	MANSFIELD TWP	95-OLD-2623	1	\$2,578	\$3,144	3/30/1998	1.231	\$3,173	\$3,869
WARREN	POHATCONG TWP	2488	54	\$174,784	\$3,207	5/12/2000	1.165	\$203,610	\$3,736
WARREN	WHITE TWP	2393	494	\$1,600,000	\$3,242	3/17/1999	1.204	\$1,926,531	\$3,903
WARREN	HOPE TWP	3175	1	\$4,621	\$3,301	8/10/2000	1.165	\$5,383	\$3,845
WARREN	LIBERTY TWP	3175	25	\$83,543	\$3,301	8/10/2000	1.165	\$97,321	\$3,845
WARREN	MANSFIELD TWP	2607	85	\$289,000	\$3,400	11/4/1999	1.204	\$347,980	\$4,094

Green Acres Fee Simple Acquisitions (1990 - 2005)

County	Municipality	Offer #	Acres	Acquisition Costs	Per Acre Cost	Deed Year	(CPI) Multiplier	Real Total Value	Real Per Acre Cost
WARREN	MANSFIELD TWP	92-OLD-2782	77	\$265,000	\$3,430	2/14/1997	1.250	\$331,209	\$4,287
WARREN	MANSFIELD TWP	2387	89	\$306,743	\$3,450	10/1/1998	1.231	\$377,501	\$4,246
WARREN	HOPE TWP	92-OLD-3301	112	\$391,346	\$3,500	2/21/1997	1.250	\$489,121	\$4,374
WARREN	LIBERTY TWP	92-OLD-1613	65	\$230,000	\$3,529	12/9/1996	1.279	\$294,060	\$4,512
WARREN	FRANKLIN TWP	71-OLD-0721	58	\$206,300	\$3,543	11/23/1993	1.388	\$286,393	\$4,918
WARREN	LIBERTY TWP	92-OLD-0996	51	\$180,000	\$3,556	3/27/1997	1.250	\$224,972	\$4,444
WARREN	MANSFIELD TWP	2764	43	\$154,224	\$3,600	5/18/1999	1.204	\$185,698	\$4,335
WARREN	HOPE TWP	92-OLD-2459	49	\$179,254	\$3,629	4/27/1995	1.316	\$235,947	\$4,776
WARREN	LIBERTY TWP	92-OLD-2459	162	\$586,179	\$3,629	4/27/1995	1.316	\$771,572	\$4,777
WARREN	WHITE TWP	92-OLD-2459	52	\$189,568	\$3,630	4/27/1995	1.316	\$249,523	\$4,778
WARREN	WASHINGTON TWP	71-OLD-3073	25	\$91,500	\$3,660	6/25/1993	1.388	\$127,024	\$5,081
WARREN	HOPE TWP	2126	139	\$511,294	\$3,678	6/27/2001	1.133	\$579,139	\$4,166
WARREN	LIBERTY TWP	2217	130	\$494,866	\$3,803	12/5/2000	1.165	\$576,481	\$4,430
WARREN	WASHINGTON TWP	2320	25	\$100,000	\$3,981	5/1/2001	1.133	\$113,269	\$4,509
WARREN	WASHINGTON TWP	2651	72	\$315,500	\$4,400	8/12/1999	1.204	\$379,888	\$5,298
WARREN	HOPE TWP	92-OLD-0290	18	\$79,000	\$4,486	4/10/1995	1.316	\$103,986	\$5,905
WARREN	LIBERTY TWP	4376	231	\$1,100,000	\$4,761	2/5/2004	1.062	\$1,168,131	\$5,056
WARREN	WHITE TWP	2299	101	\$493,000	\$4,901	11/3/2000	1.165	\$574,308	\$5,709
WARREN	LIBERTY TWP	3957	102	\$500,488	\$4,921	5/2/2002	1.115	\$558,076	\$5,487
WARREN	HOPE TWP	3759	20	\$100,000	\$5,000	3/5/2002	1.115	\$111,506	\$5,575
WARREN	WHITE TWP	1834	22	\$110,000	\$5,016	9/12/1996	1.279	\$140,637	\$6,413
WARREN	POHATCONG TWP	92-OLD-1662	119	\$596,414	\$5,029	5/12/1997	1.250	\$745,425	\$6,285
WARREN	OXFORD TWP	92-OLD-2966	46	\$237,500	\$5,172	4/20/1995	1.316	\$312,615	\$6,808
WARREN	LIBERTY TWP	3151	101	\$536,000	\$5,326	10/10/2000	1.165	\$624,400	\$6,204
WARREN	HARMONY TWP	3547	5	\$26,720	\$5,344	3/4/2002	1.115	\$29,795	\$5,959
WARREN	MANSFIELD TWP	4567	5	\$25,000	\$5,447	4/2/2004	1.062	\$26,548	\$5,784

Green Acres Fee Simple Acquisitions (1990 - 2005)

County	Municipality	Offer #	Acres	Acquisition Costs	Per Acre Cost	Deed Year	(CPI) Multiplier	Real Total Value	Real Per Acre Cost
WARREN	HARMONY TWP	3040	61	\$335,661	\$5,492	10/12/2001	1.133	\$380,201	\$6,221
WARREN	HARMONY TWP	3060	117	\$643,426	\$5,494	3/12/2001	1.133	\$728,804	\$6,223
WARREN	FRELINGHUYSEN TWP	4594	3	\$15,200	\$5,527	6/16/2004	1.062	\$16,141	\$5,870
WARREN	HARMONY TWP	4435	22	\$125,000	\$5,578	4/7/2004	1.062	\$132,742	\$5,923
WARREN	LOPATCONG TWP	3040	22	\$124,149	\$5,605	10/12/2001	1.133	\$140,622	\$6,349
WARREN	WASHINGTON TWP	4364	7	\$37,694	\$5,621	12/24/2002	1.115	\$42,031	\$6,268
WARREN	MANSFIELD TWP	3448	11	\$62,070	\$5,622	6/22/2001	1.133	\$70,306	\$6,368
WARREN	WHITE TWP	3775	11	\$65,591	\$5,835	5/23/2003	1.090	\$71,508	\$6,362
WARREN	FRELINGHUYSEN TWP	92-OLD-0366	13	\$76,500	\$5,912	1/2/1995	1.316	\$100,695	\$7,782
WARREN	ALLAMUCHY TWP	89-OLD-0340	29	\$172,000	\$5,997	1/5/1995	1.316	\$226,399	\$7,894
WARREN	HARMONY TWP	3413	12	\$73,665	\$6,033	5/2/2002	1.115	\$82,141	\$6,727
WARREN	FRANKLIN TWP	71-OLD-1044	3	\$21,000	\$6,140	10/20/1993	1.388	\$29,153	\$8,524
WARREN	LIBERTY TWP	3711	106	\$660,000	\$6,205	5/2/2002	1.115	\$735,942	\$6,919
WARREN	HARMONY TWP	3004	48	\$300,000	\$6,293	8/24/2001	1.133	\$339,808	\$7,128
WARREN	WHITE TWP	2842	21	\$134,000	\$6,396	3/31/2000	1.165	\$156,100	\$7,451
WARREN	HOPE TWP	3037	59	\$416,000	\$6,997	12/27/2000	1.165	\$484,609	\$8,151
WARREN	FRANKLIN TWP	71-OLD-1087	35	\$245,000	\$7,000	11/1/1993	1.388	\$340,118	\$9,718
WARREN	LIBERTY TWP	95-OLD-1962	12	\$80,800	\$7,002	9/18/1998	1.231	\$99,439	\$8,617
WARREN	LIBERTY TWP	89-OLD-0137	16	\$112,500	\$7,067	6/22/1993	1.388	\$156,176	\$9,810
WARREN	FRANKLIN TWP	3099	1	\$6,161	\$7,081	9/14/2000	1.165	\$7,177	\$8,249
WARREN	HARMONY TWP	3099	12	\$83,840	\$7,081	9/14/2000	1.165	\$97,667	\$8,249
WARREN	WHITE TWP	92-OLD-0200	45	\$320,000	\$7,186	11/23/1994	1.354	\$433,144	\$9,727
WARREN	HOPE TWP	92-OLD-2080	7	\$50,000	\$7,267	6/7/1996	1.279	\$63,926	\$9,292
WARREN	LIBERTY TWP	2694	9	\$65,625	\$7,613	8/31/2000	1.165	\$76,448	\$8,869
WARREN	HARMONY TWP	4763	1	\$6,196	\$7,774	3/31/2004	1.062	\$6,580	\$8,256
WARREN	HARMONY TWP	3324	10	\$82,500	\$7,956	8/23/2002	1.115	\$91,993	\$8,871

Green Acres Fee Simple Acquisitions (1990 - 2005)

County	Municipality	Offer #	Acres	Acquisition Costs	Per Acre Cost	Deed Year	(CPI) Multiplier	Real Total Value	Real Per Acre Cost
WARREN	MANSFIELD TWP	95-OLD-2939	8	\$65,000	\$8,156	1/30/1998	1.231	\$79,994	\$10,037
WARREN	WHITE TWP	3199	24	\$211,000	\$8,858	4/24/2001	1.133	\$238,998	\$10,034
WARREN	HARMONY TWP	4114	28	\$250,000	\$9,081	10/25/2002	1.115	\$278,766	\$10,126
WARREN	INDEPENDENCE TWP	3776	10	\$97,495	\$9,393	8/23/2002	1.115	\$108,713	\$10,473
WARREN	FRELINGHUYSEN TWP	2568	39	\$365,000	\$9,471	5/18/2001	1.133	\$413,433	\$10,727
WARREN	OXFORD TWP	92-OLD-4944	16	\$152,000	\$9,506	8/22/1997	1.250	\$189,976	\$11,881
WARREN	MANSFIELD TWP	2286	3	\$32,998	\$9,677	1/15/1998	1.231	\$40,610	\$11,909
WARREN	OXFORD TWP	2286	3	\$26,902	\$9,677	1/15/1998	1.231	\$33,107	\$11,909
WARREN	BELVIDERE TOWN	3022	6	\$60,000	\$9,693	7/6/2000	1.165	\$69,895	\$11,292
WARREN	MANSFIELD TWP	3071	51	\$506,920	\$10,000	5/9/2001	1.133	\$574,185	\$11,327
WARREN	HOPE TWP	95-OLD-0750	5	\$46,000	\$10,088	8/17/1998	1.231	\$56,611	\$12,415
WARREN	HOPE TWP	95-OLD-4755	5	\$49,300	\$10,557	3/13/1998	1.231	\$60,672	\$12,992
WARREN	OXFORD TWP	92-OLD-1653	4	\$42,000	\$11,444	5/20/1996	1.279	\$53,698	\$14,632
WARREN	FRANKLIN TWP	4227	4	\$53,503	\$12,559	10/4/2002	1.115	\$59,659	\$14,005
WARREN	HARMONY TWP	3546	8	\$96,000	\$12,783	2/22/2002	1.115	\$107,046	\$14,254
WARREN	MANSFIELD TWP	2448	20	\$272,000	\$13,432	2/1/2002	1.115	\$303,297	\$14,978
WARREN	LIBERTY TWP	92-OLD-1410	19	\$270,000	\$14,019	5/16/1997	1.250	\$337,458	\$17,521
WARREN	FRANKLIN TWP	89-OLD-0410	21	\$305,000	\$14,421	6/23/1993	1.388	\$423,412	\$20,019
WARREN	ALLAMUCHY TWP	71-OLD-0220	6	\$100,000	\$15,823	11/30/1993	1.388	\$138,824	\$21,966
WARREN	HARMONY TWP	92-OLD-3081	5	\$85,000	\$16,160	4/4/1997	1.250	\$106,237	\$20,197
WARREN	LOPATCONG TWP	4455	20	\$324,444	\$16,222	12/2/2002	1.115	\$361,776	\$18,089
WARREN	HARMONY TWP	4455	3	\$40,556	\$16,222	11/27/2002	1.115	\$45,222	\$18,089
WARREN	MANSFIELD TWP	3559	5	\$80,000	\$17,467	8/1/2003	1.090	\$87,217	\$19,043
WARREN	LIBERTY TWP	92-OLD-2180	18	\$309,036	\$17,545	9/8/1997	1.250	\$386,247	\$21,928
WARREN	HOPE TWP	92-OLD-2180	1	\$25,274	\$17,551	9/8/1997	1.250	\$31,588	\$21,936
WARREN	WHITE TWP	92-OLD-4520	3	\$60,000	\$17,647	11/22/1996	1.279	\$76,711	\$22,562

Green Acres Fee Simple Acquisitions (1990 - 2005)

County	Municipality	Offer #	Acres	Acquisition Costs	Per Acre Cost	Deed Year	(CPI) Multiplier	Real Total Value	Real Per Acre Cost
WARREN	FRELINGHUYSEN TWP	3101	17	\$302,000	\$17,671	7/27/2001	1.133	\$342,073	\$20,016
WARREN	HOPE TWP	95-OLD-3050	3	\$64,000	\$20,279	3/16/1998	1.231	\$78,763	\$24,957
WARREN	INDEPENDENCE TWP	89-OLD-2179	4	\$78,000	\$21,429	8/2/1994	1.354	\$105,579	\$29,005
WARREN	LIBERTY TWP	3545	1	\$26,900	\$21,870	10/26/2001	1.133	\$30,469	\$24,772
WARREN	WHITE TWP	3100	6	\$145,000	\$24,167	10/3/2003	1.090	\$158,082	\$26,347
WARREN	WASHINGTON TWP	92-OLD-2203	1	\$33,000	\$25,385	9/8/1998	1.231	\$40,612	\$31,240
WARREN	PHILLIPSBURG TOWN	2929	8	\$200,000	\$26,525	5/31/2000	1.165	\$232,985	\$30,900
WARREN	INDEPENDENCE TWP	89-OLD-2349	103	\$1,121,500	\$27,577	8/2/1994	1.354	\$1,518,036	\$14,724
WARREN	HARMONY TWP	3305	15	\$420,000	\$28,000	4/18/2003	1.090	\$457,891	\$30,526
WARREN	POHATCONG TWP	2873	15	\$475,000	\$30,665	10/20/2000	1.165	\$553,339	\$35,722
WARREN	WHITE TWP	2398	5	\$155,000	\$31,678	1/4/2001	1.133	\$175,567	\$35,881
WARREN	MANSFIELD TWP	2608	5	\$180,000	\$35,928	2/4/2000	1.165	\$209,686	\$41,854
WARREN	WHITE TWP	3253	1	\$48,500	\$41,102	1/30/2001	1.133	\$54,936	\$46,556
WARREN	WASHINGTON TWP	92-OLD-3190	2	\$80,000	\$46,784	12/13/1996	1.279	\$102,282	\$59,814
WARREN	LIBERTY TWP	2169	1	\$65,000	\$58,559	4/6/2001	1.133	\$73,625	\$66,329
WARREN	LIBERTY TWP	2169	1	\$78,600	\$70,811	1/1/2001	1.133	\$89,030	\$80,207
WARREN	MANSFIELD TWP	2740	2	\$150,000	\$95,541	12/7/1998	1.231	\$184,601	\$117,580
WARREN	MANSFIELD TWP	2450	5	\$551,250	\$110,250	9/9/2002	1.115	\$614,679	\$122,936
WARREN	FRELINGHUYSEN TWP	92-OLD-2947	2	\$185,000	\$114,198	4/25/1995	1.316	\$243,510	\$150,315
WARREN	ALLAMUCHY TWP	2581	1	\$135,000	\$121,622	8/26/1999	1.204	\$162,551	\$146,442
WARREN	FRANKLIN TWP	2613	1	\$98,000	\$139,800	12/16/1998	1.231	\$120,606	\$172,049
WARREN	INDEPENDENCE TWP	3039	1	\$192,015	\$384,030	9/12/2003	1.090	\$209,338	\$418,676
Totals			23,075	\$93,317,483				\$113,040,385	\$4,898.82

Appendix 15

SADC Cooperative Farmland Preservation Costs Per Acre 1987 -2004 (True Value)								
Year	Town	County	Acres	Total Cost	State Cost	CPI Multiplier	Real Total Value	Real Per Acre Cost
1987	Washington	Morris	14.00	\$ 168,000.00	\$ 84,000.00	1.766	\$296,662	\$21,190
1988	Washington	Morris	79.20	\$ 1,386,316.80	\$ 693,158.40	1.696	\$2,350,762	\$29,681
1989	Washington	Morris	97.68	\$ 1,221,037.50	\$ 610,518.75	1.618	\$1,975,324	\$20,222
1989	Washington	Morris	25.80	\$ 420,852.00	\$ 175,088.08	1.618	\$680,830	\$26,389
1989	Washington	Morris	76.96	\$ 1,311,835.00	\$ 787,101.00	1.618	\$2,122,210	\$27,576
1989	Washington	Morris	34.27	\$ 600,273.32	\$ 480,218.66	1.618	\$971,087	\$28,336
1989	Washington	Morris	76.87	\$ 1,346,454.92	\$ 1,077,163.94	1.618	\$2,178,217	\$28,336
1989	Washington	Morris	77.47	\$ 1,466,572.00	\$ 618,194.64	1.618	\$2,372,535	\$30,625
1989	Washington	Morris	59.04	\$ 1,121,684.00	\$ 471,107.28	1.618	\$1,814,595	\$30,735
1989	Green	Sussex	53.78	\$ 317,701.96	\$ 254,161.57	1.618	\$513,960	\$9,557
1989	Allamuchy	Warren	289.96	\$ 1,101,340.32	\$ 881,072.26	1.618	\$1,781,684	\$6,145
1989	Allamuchy	Warren	287.37	\$ 1,338,698.18	\$ 1,070,958.54	1.618	\$2,165,668	\$7,536
1991	Franklin	Warren	190.78	\$ 661,464.00	\$ 429,951.60	1.473	\$974,227	\$5,107
1991	Washington	Warren	146.88	\$ 1,671,686.00	\$ 1,003,011.60	1.473	\$2,462,116	\$16,763
1992	Washington	Morris	114.08	\$ 861,739.26	\$ 560,130.52	1.430	\$1,232,109	\$10,800
1992	Washington	Morris	77.52	\$ 628,596.00	\$ 377,157.60	1.430	\$898,762	\$11,594
1992	Washington	Morris	53.13	\$ 506,090.00	\$ 379,567.88	1.430	\$723,604	\$13,620
1992	Franklin/Washington	Warren	113.43	\$ 581,998.19	\$ 349,198.91	1.430	\$832,137	\$7,336
1992	Franklin	Warren	58.43	\$ 315,522.00	\$ 189,313.20	1.430	\$451,131	\$7,721
1993	Washington	Morris	65.58	\$ 369,504.00	\$ 166,276.80	1.388	\$512,958	\$7,822
1993	Washington	Morris	114.50	\$ 646,308.65	\$ 387,785.20	1.388	\$897,228	\$7,836
1993	Allamuchy	Warren	388.36	\$ 1,289,133.83	\$ 1,031,305.51	1.388	\$1,789,621	\$4,608
1993	Franklin	Warren	98.17	\$ 353,412.00	\$ 229,717.80	1.388	\$490,619	\$4,998
1993	Washington	Warren	78.44	\$ 329,055.80	\$ 197,433.48	1.388	\$456,807	\$5,824
1993	Allamuchy	Warren	43.49	\$ 1,433,493.72	\$ 1,146,794.98	1.388	\$1,990,027	\$45,758
1994	Franklin/Washington	Warren	21.39	\$ 97,944.81	\$ 54,810.63	1.354	\$132,576	\$6,198
1995	Washington	Morris	12.66	\$ 12,660.00		1.316	\$16,664	\$1,316
1995	Washington	Morris	100.07	\$ 845,725.37	\$ 512,929.29	1.316	\$1,113,205	\$11,124
1995	Washington	Morris	46.18	\$ 458,306.73	\$ 274,984.04	1.316	\$603,257	\$13,063
1995	Franklin/Washington	Warren	126.50	\$ 465,500.00	\$ 319,992.00	1.316	\$612,725	\$4,844
1995	Independence	Warren	103.58	\$ 482,130.70	\$ 330,310.82	1.316	\$634,616	\$6,127
1996	Union	Hunterdon	102.17	\$ 408,684.00	\$ 286,078.80	1.279	\$522,511	\$5,114
1996	Washington	Morris	32.85	\$ 292,373.90		1.279	\$373,806	\$11,379
1996	Washington	Morris	312.37	\$ 3,118,660.00	\$ 1,871,196.00	1.279	\$3,987,273	\$12,765
1996	Randolph	Morris	18.29	\$ 544,579.00		1.279	\$696,256	\$38,068
1997	Union/Bethlehem	Hunterdon	114.325	\$ 170,385.00	\$ 130,628.50	1.250	\$212,955	\$1,863
1997	Bethlehem	Hunterdon	123.46	\$ 414,762.08	\$ 297,474.05	1.250	\$518,388	\$4,199
1997	Washington	Morris	69.42	\$ 180,000.00		1.250	\$224,972	\$3,241
1997	Washington	Morris	86.40	\$ 518,400.00	\$ 336,960.00	1.250	\$647,919	\$7,499
1997	Washington	Morris	135.69	\$ 821,183.78	\$ 533,769.45	1.250	\$1,026,352	\$7,564
1997	Washington	Morris	29.05	\$ 180,000.00		1.250	\$224,972	\$7,744
1997	Washington	Morris	20.28	\$ 208,828.00		1.250	\$261,002	\$12,870
1997	Washington	Morris	114.43	\$ 1,201,483.50	\$ 718,727.43	1.250	\$1,501,667	\$13,123
1997	Washington	Morris	270.88	\$ 2,844,240.00	\$ 1,701,424.37	1.250	\$3,554,857	\$13,123
1997	Boonton	Morris	57.00	\$ 701,100.00		1.250	\$876,266	\$15,373
1997	Bedminster	Somerset	96.56	\$ 919,730.00	\$ 689,797.50	1.250	\$1,149,519	\$11,905
1997	Hardyston	Sussex	9.75	\$ 23,388.96	\$ 12,042.58	1.250	\$29,233	\$2,998

SADC Cooperative Farmland Preservation Costs Per Acre 1987 -2004 (True Value)

<u>Year</u>	<u>Town</u>	<u>County</u>	<u>Acres</u>	<u>Total Cost</u>	<u>State Cost</u>	<u>CPI Multiplier</u>	<u>Real Total Value</u>	<u>Real Per Acre Cost</u>
1997	Franklin	Warren	159.46	\$ 545,192.46	\$ 390,880.68	1.250	\$681,406	\$4,273
1997	Franklin	Warren	138.32	\$ 525,600.80	\$ 370,686.88	1.250	\$656,919	\$4,749
1997	Allamuchy	Warren	18.71	\$ 99,178.90	\$ 66,431.15	1.250	\$123,958	\$6,625
1998	Bethlehem	Hunterdon	144.16	\$ 401,988.95	\$ 295,882.67	1.231	\$494,718	\$3,432
1998	Bethlehem	Hunterdon	84.89	\$ 265,926.92	\$ 192,590.55	1.231	\$327,270	\$3,855
1998	Bethlehem	Hunterdon	119.19	\$ 397,339.67	\$ 285,607.80	1.231	\$488,996	\$4,103
1998	Washington	Morris	43.92	\$ 52,704.00	\$ 40,639.96	1.231	\$64,861	\$1,477
1998	Washington	Morris	56.85	\$ 475,232.56	\$ 287,072.30	1.231	\$584,857	\$10,288
1998	Montville	Morris	26.93	\$ 304,892.88		1.231	\$375,224	\$13,933
1998	Boonton	Morris	36.19	\$ 488,542.05		1.231	\$601,236	\$16,613
1998	Chester Boro	Morris	53.42	\$ 1,245,670.88	\$ 809,686.07	1.231	\$1,533,016	\$28,697
1998	Vernon	Sussex	69.26	\$ 155,196.89	\$ 79,816.89	1.231	\$190,997	\$2,758
1998	Frelinghuysen	Warren	138.66	\$ 318,915.70	\$ 237,106.89	1.231	\$392,482	\$2,831
1998	Frelinghuysen	Warren	71.54	\$ 186,009.20	\$ 137,360.64	1.231	\$228,917	\$3,200
1998	Pohatcong	Warren	560.96	\$ 2,390,000.00	\$ 1,050,964.00	1.231	\$2,941,313	\$5,243
1999	Bethlehem	Hunterdon	145.71	\$ 429,043.23	\$ 314,776.16	1.204	\$516,603	\$3,545
1999	Washington	Morris	47.02	\$ 213,775.65		1.204	\$257,403	\$5,474
1999	Washington	Morris	112.9	\$ 562,798.52	\$ 382,838.47	1.204	\$677,655	\$6,002
1999	Washington	Morris	25.2	\$ 177,408.00		1.204	\$213,614	\$8,477
1999	Washington	Morris	44.43	\$ 378,931.12	\$ 229,259.96	1.204	\$456,264	\$10,269
1999	Mendham Twp	Morris	54.91	\$ 549,150.00	\$ 439,320.00	1.204	\$661,221	\$12,042
1999	Mt. Olive	Morris	51.03	\$ 962,858.48	\$ 625,858.01	1.204	\$1,159,360	\$22,719
1999	Chester Twp	Morris	25.3	\$ 718,171.97		1.204	\$864,738	\$34,179
1999	Harmony	Warren	97.16	\$ 160,000.00	\$ 126,898.37	1.204	\$192,653	\$1,983
1999	Allamuchy	Warren	236.81	\$ 702,798.00	\$ 515,385.20	1.204	\$846,226	\$3,573
1999	Independence	Warren	109.42	\$ 401,113.30	\$ 284,031.58	1.204	\$482,973	\$4,414
2000	Union	Hunterdon	149.77	\$ 640,720.30	\$ 340,720.30	1.165	\$746,391	\$4,984
2000	Washington	Morris	20.25	\$ 172,697.33	\$ 112,253.27	1.165	\$201,179	\$9,935
2000	Chester Twp	Morris	184.74	\$ 2,705,000.00	\$ 1,302,500.00	1.165	\$3,151,121	\$17,057
2000	Frelinghuysen	Warren	89.76	\$ 269,291.70	\$ 197,480.58	1.165	\$313,705	\$3,495
2000	Mansfield	Warren	170.73	\$ 512,703.98	\$ 374,315.59	1.165	\$597,261	\$3,498
2000	Harmony	Warren	110.05	\$ 351,513.60	\$ 254,847.36	1.165	\$409,487	\$3,721
2000	Franklin	Warren	110.82	\$ 354,640.00	\$ 257,114.00	1.165	\$413,129	\$3,728
2000	Harmony	Warren	144.47	\$ 469,521.00	\$ 339,499.80	1.165	\$546,957	\$3,786
2000	Mansfield	Warren	101.00	\$ 336,586.80	\$ 242,750.48	1.165	\$392,098	\$3,882
2000	Frelinghuysen	Warren	64.53	\$ 225,851.50	\$ 161,322.50	1.165	\$263,100	\$4,077
2000	Harmony/Lopatcong	Warren	202.10	\$ 720,000.00	\$ 715,193.00	1.165	\$838,746	\$4,150
2000	Pohatcong	Warren	93.77	\$ 468,880.00	\$ 318,838.40	1.165	\$546,210	\$5,825
2000	Alpha/Pohatcong	Warren	60.47	\$ 314,342.41	\$ 211,583.93	1.165	\$366,185	\$6,056
2000	Alpha/Pohatcong	Warren	99.94	\$ 519,535.70	\$ 349,699.58	1.165	\$605,220	\$6,056
2000	Mansfield	Warren	136.06	\$ 750,000.00	\$ 750,000.00	1.165	\$873,693	\$6,421
2001	Holland	Hunterdon	120.06	\$ 444,225.70	\$ 444,225.70	1.133	\$503,172	\$4,191
2001	Clinton Twp	Hunterdon	211.86	\$ 1,057,740.00	\$ 844,705.76	1.133	\$1,198,095	\$5,655
2001	Clinton Twp	Hunterdon	130.64	\$ 793,786.87	\$ 514,472.13	1.133	\$899,117	\$6,882
2001	Bethlehem	Hunterdon	98.83	\$ 1,146,623.75	\$ 1,146,623.75	1.133	\$1,298,773	\$13,141
2001	Bethlehem	Hunterdon	55.68	\$ 654,240.00	\$ 654,240.00	1.133	\$741,053	\$13,309
2001	Washington	Morris	153.21	\$ 536,231.50	\$ 294,161.28	1.133	\$607,386	\$3,964
2001	Washington	Morris	27.96	\$ 184,555.80	\$ 103,463.10	1.133	\$209,045	\$7,477

SADC Cooperative Farmland Preservation Costs Per Acre 1987 -2004 (True Value)								
Year	Town	County	Acres	Total Cost	State Cost	CPI Multiplier	Real Total Value	Real Per Acre Cost
2001	Washington	Morris	58.76	\$ 411,306.00	\$ 258,535.20	1.133	\$465,884	\$7,929
2001	Washington	Morris	93.96	\$ 808,030.20	\$ 486,751.20	1.133	\$915,250	\$9,741
2001	Washington	Morris	40.05	\$ 403,277.06	\$ 241,966.23	1.133	\$456,789	\$11,405
2001	Washington	Morris	11.45	\$ 235,000.00		1.133	\$266,183	\$23,247
2001	Randolph	Morris	41.60	\$ 1,019,102.00	\$ 425,626.72	1.133	\$1,154,330	\$27,748
2001	Green	Sussex	39.11	\$ 131,520.61	\$ 93,333.49	1.133	\$148,973	\$3,809
2001	Green	Sussex	90.50	\$ 307,696.60	\$ 307,696.60	1.133	\$348,526	\$3,851
2001	Green	Sussex	294.07	\$ 1,099,245.25	\$ 777,176.39	1.133	\$1,245,108	\$4,234
2001	Washington	Warren	96.51	\$ 173,716.24	\$ 131,252.24	1.133	\$196,767	\$2,039
2001	Alexandria	Warren	78.28	\$ 219,198.00	\$ 161,267.10	1.133	\$248,284	\$3,172
2001	Allamuchy	Warren	203.13	\$ 690,645.40	\$ 552,516.32	1.133	\$782,289	\$3,851
2001	White/Belvidere	Warren	30.92	\$ 170,071.00	\$ 112,865.30	1.133	\$192,638	\$6,230
2002	Mahwah	Bergen	216.10	\$ 3,362,940.00	\$ 2,677,792.00	1.115	\$3,749,893	\$17,353
2002	Holland	Hunterdon	177.49	\$ 346,536.00	\$ 259,902.00	1.115	\$386,410	\$2,177
2002	Holland	Hunterdon	64.90	\$ 194,706.00	\$ 194,706.00	1.115	\$217,110	\$3,345
2002	Holland	Hunterdon	91.77	\$ 302,834.40	\$ 302,834.40	1.115	\$337,680	\$3,680
2002	Holland	Hunterdon	64.81	\$ 259,240.00	\$ 259,240.00	1.115	\$289,069	\$4,460
2002	Union/Bethlehem	Hunterdon	37.52	\$ 243,847.50	\$ 243,847.50	1.115	\$271,906	\$7,248
2002	Union	Hunterdon	61.55	\$ 405,555.70	\$ 324,444.83	1.115	\$452,221	\$7,347
2002	Washington	Morris	102.53	\$ 1,076,512.50	\$ 626,254.48	1.115	\$1,200,380	\$11,708
2002	Washington	Morris	62.27	\$ 711,254.00	\$ 402,613.20	1.115	\$793,094	\$12,736
2002	Washington	Morris	77.54	\$ 938,246.10	\$ 546,347.68	1.115	\$1,046,204	\$13,492
2002	Boonton	Morris	47.91	\$ 915,617.43	\$ 549,370.46	1.115	\$1,020,972	\$21,310
2002	Harding	Morris	41.47	\$ 3,413,273.79	\$ 1,918,766.95	1.115	\$3,806,018	\$91,778
2002	Bedminster	Somerset	54.52	\$ 1,144,913.70	\$ 801,439.59	1.115	\$1,276,652	\$23,416
2002	Vernon	Sussex	265.42	\$ 712,929.33	\$ 525,455.32	1.115	\$794,962	\$2,995
2002	Sparta	Sussex	73.32	\$ 298,192.44	\$ 208,243.47	1.115	\$332,504	\$4,535
2002	Green	Sussex	74.69	\$ 351,068.38	\$ 240,519.19	1.115	\$391,464	\$5,241
2002	Frelinghuysen	Warren	117.04	\$ 203,464.80	\$ 153,365.84	1.115	\$226,876	\$1,938
2002	Allamuchy	Warren	135.59	\$ 271,190.00	\$ 146,442.60	1.115	\$302,394	\$2,230
2002	Allamuchy	Warren	86.61	\$ 181,881.00	\$ 135,977.70	1.115	\$202,809	\$2,342
2002	Pohatcong	Warren	86.41	\$ 293,780.40	\$ 293,780.40	1.115	\$327,584	\$3,791
2002	Harmony/Franklin	Warren	188.59	\$ 775,282.20	\$ 393,178.83	1.115	\$864,489	\$4,584
2002	Alexandria	Warren	14.31	\$ 60,610.40	\$ 41,791.04	1.115	\$67,584	\$4,723
2002	Frelinghuysen	Warren	202.82	\$ 912,672.00	\$ 456,336.00	1.115	\$1,017,688	\$5,018
2002	Mansfield	Warren	139.15	\$ 630,000.00	\$ 461,096.95	1.115	\$702,490	\$5,048
2002	Franklin	Warren	48.78	\$ 229,275.40	\$ 154,151.12	1.115	\$255,657	\$5,241
2002	Alexandria	Warren	123.45	\$ 613,895.00	\$ 613,895.00	1.115	\$684,532	\$5,545
2002	Pohatcong	Warren	100.00	\$ 500,015.00	\$ 470,014.10	1.115	\$557,549	\$5,575
2002	Harmony	Warren	54.52	\$ 299,843.50	\$ 136,292.50	1.115	\$334,345	\$6,133
2002	Washington	Warren	19.85	\$ 109,175.00	\$ 109,175.00	1.115	\$121,737	\$6,133
2002	Washington	Warren	168.15	\$ 924,841.50	\$ 924,841.50	1.115	\$1,031,257	\$6,133
2002	Greenwich	Warren	45.62	\$ 252,789.60	\$ 252,789.60	1.115	\$281,877	\$6,179
2002	Alexandria	Warren	43.29	\$ 250,797.80	\$ 125,398.90	1.115	\$279,656	\$6,460
2002	Greenwich	Warren	125.33	\$ 739,447.00	\$ 444,921.50	1.115	\$824,531	\$6,579
2002	Harmony	Warren	127.15	\$ 988,591.25	\$ 988,591.25	1.115	\$1,102,342	\$8,670
2003	Alexandria	Hunterdon	110.43	\$ 474,960.80	\$ 329,072.46	1.090	\$517,811	\$4,689
2003	Alexandria	Hunterdon	92.36	\$ 418,162.50	\$ 290,921.40	1.090	\$455,888	\$4,936

SADC Cooperative Farmland Preservation Costs Per Acre 1987 -2004 (True Value)

<u>Year</u>	<u>Town</u>	<u>County</u>	<u>Acres</u>	<u>Total Cost</u>	<u>State Cost</u>	<u>CPI Multiplier</u>	<u>Real Total Value</u>	<u>Real Per Acre Cost</u>
2003	Bethlehem	Hunterdon	59.26	\$ 302,214.00	\$ 169,017.13	1.090	\$329,479	\$5,560
2003	Holland	Hunterdon	106.00	\$ 547,433.82	\$ 547,433.82	1.090	\$596,822	\$5,630
2003	Holland	Hunterdon	90.00	\$ 464,802.30	\$ 464,802.30	1.090	\$506,736	\$5,630
2003	Holland	Hunterdon	108.00	\$ 557,762.78	\$ 557,762.78	1.090	\$608,083	\$5,630
2003	Bethlehem	Hunterdon	78.31	\$ 602,000.00	\$ 305,401.59	1.090	\$656,311	\$8,381
2003	Lebanon	Hunterdon	71.53	\$ 712,836.00	\$ 429,014.33	1.090	\$777,146	\$10,865
2003	Bethlehem	Hunterdon	118.87	\$ 1,212,420.00	\$ 594,323.50	1.090	\$1,321,801	\$11,120
2003	Tewksbury	Hunterdon	68.74	\$ 717,500.00	\$ 483,797.64	1.090	\$782,231	\$11,380
2003	Tewksbury	Hunterdon	67.78	\$ 1,728,109.50	\$ 1,036,865.70	1.090	\$1,884,015	\$27,796
2003	Washington	Morris	11.62	\$ 76,520.79	\$ 48,390.87	1.090	\$83,424	\$7,179
2003	Washington	Morris	42.63	\$ 377,950.41	\$ 213,170.00	1.090	\$412,048	\$9,666
2003	Washington	Morris	64.40	\$ 776,020.00	\$ 457,884.00	1.090	\$846,031	\$13,137
2003	Washington	Morris	12.10	\$ 151,275.00	\$ 78,660.58	1.090	\$164,923	\$13,630
2003	Washington	Morris	24.71	\$ 370,710.00	\$ 222,426.00	1.090	\$404,154	\$16,356
2003	Chester Twp	Morris	50.75	\$ 1,420,888.00	\$ 770,324.28	1.090	\$1,549,077	\$30,524
2003	Randolph	Morris	83.14	\$ 2,411,147.00	\$ 1,371,610.07	1.090	\$2,628,674	\$31,617
2003	Chester Twp	Morris	12.21	\$ 383,394.00	\$ 230,036.40	1.090	\$417,983	\$34,233
2003	Chester Twp	Morris	178.21	\$ 5,595,888.20	\$ 3,357,532.92	1.090	\$6,100,735	\$34,233
2003	Chester Twp	Morris	21.14	\$ 923,125.90	\$ 533,350.00	1.090	\$1,006,408	\$47,607
2003	Bedminster	Somerset	29.95	\$ 354,697.76	\$ 248,288.43	1.090	\$386,698	\$12,911
2003	Alexandria	Warren	62.22	\$ 124,440.00	\$ 93,330.00	1.090	\$135,667	\$2,180
2003	Independence	Warren	92.94	\$ 260,226.40	\$ 191,452.28	1.090	\$283,703	\$3,053
2003	Frelinghuysen	Warren	103.24	\$ 289,069.20	\$ 212,672.34	1.090	\$315,148	\$3,053
2003	Frelinghuysen	Warren	78.71	\$ 236,145.00	\$ 173,173.00	1.090	\$257,449	\$3,271
2003	Frelinghuysen	Warren	50.93	\$ 162,963.20	\$ 118,148.32	1.090	\$177,665	\$3,488
2003	Harmony	Warren	51.87	\$ 165,974.40	\$ 165,974.40	1.090	\$180,948	\$3,488
2003	Frelinghuysen	Warren	49.03	\$ 161,799.00	\$ 161,799.00	1.090	\$176,396	\$3,598
2003	Washington	Warren	134.80	\$ 471,810.50	\$ 320,831.14	1.090	\$514,376	\$3,816
2003	Hope	Warren	77.82	\$ 280,137.60	\$ 140,168.80	1.090	\$305,411	\$3,925
2003	Alexandria	Warren	85.74	\$ 308,649.60	\$ 256,522.11	1.090	\$336,495	\$3,925
2003	Frelinghuysen	Warren	125.24	\$ 463,232.60	\$ 328,018.76	1.090	\$505,024	\$4,032
2003	Alexandria	Warren	105.25	\$ 485,985.60	\$ 332,090.16	1.090	\$529,830	\$5,034
2003	Pohatcong	Warren	184.20	\$ 914,048.52	\$ 619,602.06	1.090	\$996,512	\$5,410
2003	Washington/Mansfield	Warren	97.93	\$ 509,225.60	\$ 337,851.60	1.090	\$555,167	\$5,669
2003	Alexandria	Warren	124.47	\$ 649,377.20	\$ 434,960.20	1.090	\$707,962	\$5,688
2003	Franklin	Warren	27.74	\$ 147,011.40	\$ 98,469.90	1.090	\$160,274	\$5,778
2003	Franklin/Greenwich	Warren	183.79	\$ 1,010,856.00	\$ 661,651.20	1.090	\$1,102,053	\$5,996
2003	Greenwich	Warren	107.46	\$ 816,640.80	\$ 505,013.92	1.090	\$890,316	\$8,285
2003	Greenwich	Warren	68.17	\$ 518,114.80	\$ 320,413.10	1.090	\$564,858	\$8,286
2003	Pohatcong	Warren	75.28	\$ 602,264.00	\$ 319,952.75	1.090	\$656,599	\$8,722
2004	Clinton	Hunterdon	171.76	\$ 1,014,000.00	\$ 650,708.25	1.062	\$1,076,805	\$6,269
2004	Clinton	Hunterdon	50.91	\$ 661,297.00	\$ 661,297.00	1.062	\$702,256	\$13,794
2004	Tewksbury	Hunterdon	65.44	\$ 981,630.00	\$ 369,092.88	1.062	\$1,042,430	\$15,930
2004	Washington	Morris	38.36	\$ 237,832.00	\$ 153,440.00	1.062	\$252,563	\$6,584
2004	Washington	Morris	37.91	\$ 423,042.12	\$ 250,832.16	1.062	\$449,244	\$11,850
2004	Mendham Boro	Morris	29.38	\$ 369,667.52	\$ 171,890.55	1.062	\$392,564	\$13,362
2004	Washington	Morris	183.96	\$ 2,538,648.00	\$ 1,302,436.80	1.062	\$2,695,886	\$14,655
2004	Washington	Morris	11.72	\$ 234,340.00	\$ 140,604.00	1.062	\$248,854	\$21,233

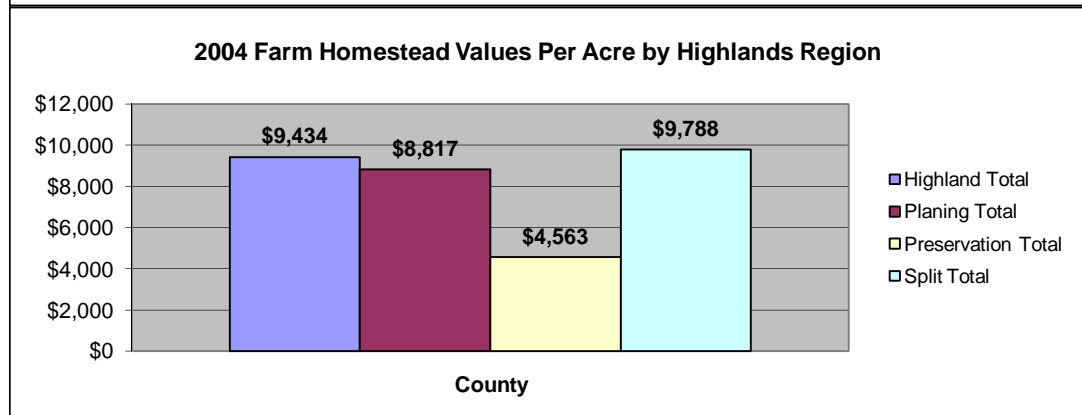
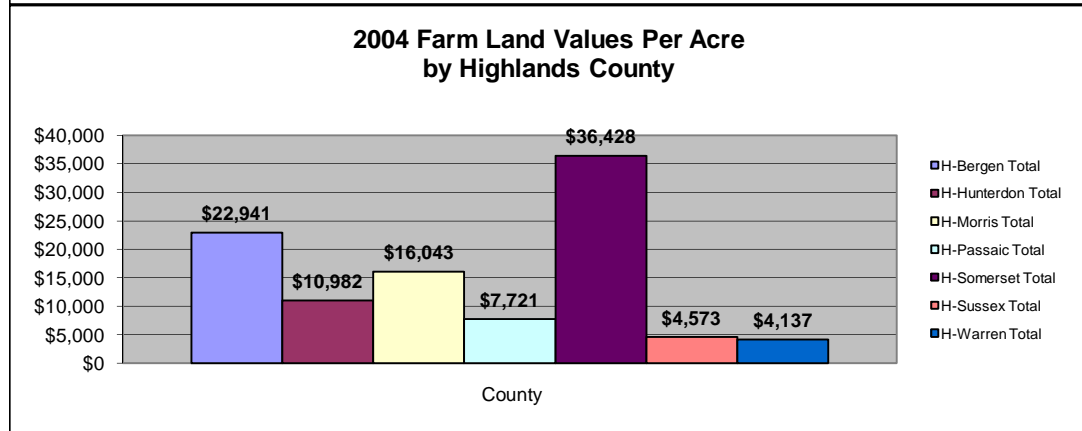
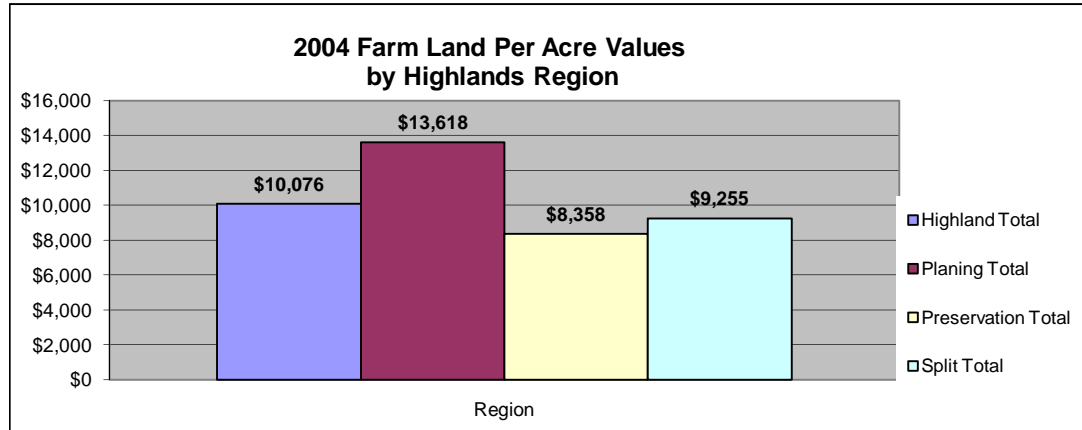
SADC Cooperative Farmland Preservation Costs Per Acre 1987 -2004 (True Value)								
Year	Town	County	Acres	Total Cost	State Cost	CPI Multiplier	Real Total Value	Real Per Acre Cost
2004	Chester Twp	Morris	59.51	\$ 1,416,028.53	\$ 774,203.00	1.062	\$1,503,734	\$25,269
2004	Mendham Twp	Morris	37.48	\$ 1,124,370.00	\$ 647,193.00	1.062	\$1,194,011	\$31,857
2004	Washington	Morris	14.68	\$ 489,417.72	\$ 293,650.63	1.062	\$519,731	\$35,404
2004	Chester Twp/Mt Olive	Morris	27.02	\$ 1,053,897.00	\$ 632,338.20	1.062	\$1,119,173	\$41,420
2004	Harding	Morris	19.69	\$ 2,456,460.00	\$ 1,540,975.34	1.062	\$2,608,607	\$132,484
2004	Bedminster	Somerset	149.21	\$ 1,641,266.00	\$ 1,641,266.00	1.062	\$1,742,922	\$11,681
2004	Bedminster	Somerset	103.37	\$ 1,550,490.00	\$ 1,550,490.00	1.062	\$1,646,524	\$15,928
2004	Bedminster	Somerset	104.63	\$ 1,778,659.00	\$ 1,778,659.00	1.062	\$1,888,825	\$18,052
2004	Frelinghuysen	Warren	8.43	\$ 20,817.16	\$ 15,414.81	1.062	\$22,107	\$2,622
2004	Allamuchy/Frelinghuysen	Warren	114.20	\$ 387,430.00	\$ 278,016.04	1.062	\$411,426	\$3,603
2004	Frelinghuysen	Warren	178.89	\$ 649,800.00	\$ 458,280.00	1.062	\$690,047	\$3,857
2004	Allamuchy	Warren	224.22	\$ 896,868.00	\$ 614,354.58	1.062	\$952,418	\$4,248
2004	Pohatcong	Warren	100.62	\$ 426,033.00	\$ 293,989.40	1.062	\$452,420	\$4,496
2004	Franklin	Warren	95.64	\$ 422,288.76	\$ 290,351.26	1.062	\$448,444	\$4,689
2004	Pohatcong	Warren	68.66	\$ 320,833.63	\$ 208,720.32	1.062	\$340,705	\$4,962
2004	Franklin	Warren	45.09	\$ 234,488.80	\$ 139,791.40	1.062	\$249,012	\$5,523
2004	Pohatcong	Warren	18.09	\$ 95,877.00	\$ 64,219.50	1.062	\$101,815	\$5,628
2004	Pohatcong	Warren	240.25	\$ 1,441,488.00	\$ 888,917.60	1.062	\$1,530,770	\$6,372
2004	Alpha/Pohatcong	Warren	22.11	\$ 136,529.25	\$ 88,156.99	1.062	\$144,986	\$6,557
2004	Pohatcong/Alpha	Warren	122.80	\$ 758,296.18	\$ 489,632.15	1.062	\$805,263	\$6,558
2004	Pohatcong	Warren	50.39	\$ 317,469.60	\$ 204,101.21	1.062	\$337,133	\$6,690
2004	Greenwich	Warren	69.99	\$ 629,941.50	\$ 559,948.00	1.062	\$668,959	\$9,558
2004	Washington	Warren	126.47	\$ 1,233,082.50	\$ 1,233,082.50	1.062	\$1,309,457	\$10,354
	Totals		20326.19	\$ 146,780,069.28	\$ 95,665,655.90		\$174,902,251	\$8,604.77

Appendix 16

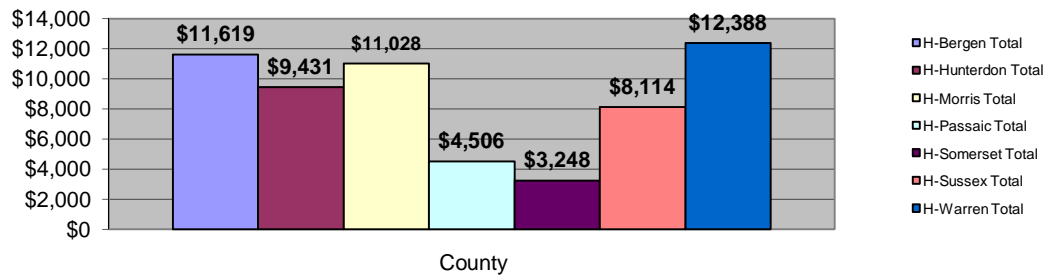
Equalized Property Class Values Per Acre (\$)									
Region	EV: Vacant	EV: Residential	EV: Commercial	Vacant Acres	Residential Acres	Commercial Acres	EV: Vacant/Acre	EV: Residential/Acre	EV: Commercial/Acre
Highland Total	\$ 2,420,547,294	\$ 80,524,344,015	\$ 14,093,312,379	\$ 256,701	\$ 471,571	\$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

Appendix 17

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



2004 Farm Homestead Values Per Acre
by Highlands County



**COUNTY OPEN SPACE FUNDING PROGRAMS
HIGHLANDS REGION**

County	Year Approved/Increased	Rate - Cents Per \$100	Annual Tax Collected
Bergen	1998/2003	1	\$15,390,000
Hunterdon	1999	1-3	7,664,000
Morris	1992/1998/2001	up to 5.25	42,572,000
Passaic	1996	1	5,244,000
Somerset	1989/1997	3	18,365,000
Sussex	2000/2005	up to 3.5	6,940,000
Warren	1993/1999/2002	6	7,741,000
		Highlands Region Total	\$103,916,000

NJDEP/Green Acres Program, November 7, 2007

SOURCE: 2006 Open Space Tax Data, New Jersey Department of Community Affairs, Division of Local Government Services

**COUNTY AND MUNICIPAL OPEN SPACE TRUST FUNDS
COLLECTED IN 2006**

Municipality	County	County Open Space Preservation Trust Fund	Local Municipal Open Space
Mahwah Township	Bergen	\$643,827	\$410,545
Oakland Borough	Bergen	\$260,456	\$252,500
Total in County		\$904,283	\$663,045
Alexandria Township	Hunterdon	\$267,924	\$313,710
Bethlehem Township	Hunterdon	\$212,037	\$263,531
Bloomsbury Borough	Hunterdon	\$35,897	\$0
Califon Borough	Hunterdon	\$48,939	\$32,605
Clinton Town	Hunterdon	\$135,887	\$0
Clinton Township	Hunterdon	\$835,491	\$1,295,237
Glen Gardner Borough	Hunterdon	\$62,093	\$13,950
Hampton Borough	Hunterdon	\$45,578	\$0
High Bridge Borough	Hunterdon	\$133,375	\$0
Holland Township	Hunterdon	\$262,990	\$0
Lebanon Borough	Hunterdon	\$106,957	\$0
Lebanon Township	Hunterdon	\$342,718	\$299,216
Milford Borough	Hunterdon	\$51,768	\$0
Tewksbury Township	Hunterdon	\$593,491	\$671,535
Union Township	Hunterdon	\$313,169	\$135,039
Total in County		\$3,448,313	\$3,024,822
Boonton Town	Morris	\$597,879	\$0
Boonton Township	Morris	\$509,940	\$398,927
Butler Borough	Morris	\$503,999	\$0
Chester Borough	Morris	\$212,878	\$89,770
Chester Township	Morris	\$1,015,317	\$452,125
Denville Township	Morris	\$1,597,840	\$677,415
Dover Town	Morris	\$756,271	\$0
Hanover Township	Morris	\$1,880,522	\$406,291
Harding Township	Morris	\$1,200,877	\$884,391
Jefferson Township	Morris	\$1,460,525	\$323,436
Kinnelon Borough	Morris	\$1,152,759	\$246,104
Mendham Borough	Morris	\$695,842	\$109,594
Mendham Township	Morris	\$1,017,624	\$426,500
Mine Hill Township	Morris	\$249,293	\$26,754
Montville Township	Morris	\$2,424,067	\$1,370,000
Morris Township	Morris	\$2,672,790	\$381,984
Morris Plains Borough	Morris	\$764,674	\$0

Morristown Town	Morris	\$1,235,888	\$0
Mountain Lakes Borough	Morris	\$660,007	\$0
Mount Arlington Borough	Morris	\$402,638	\$0
Mount Olive Township	Morris	\$1,723,497	\$593,569
Netcong Borough	Morris	\$156,005	\$0
Parsippany-Troy Hills Township	Morris	\$4,420,168	\$1,517,656
Pequannock Township	Morris	\$1,310,855	\$280,000
Randolph Township	Morris	\$2,319,257	\$871,426
Riverdale Borough	Morris	\$389,708	\$78,249
Rockaway Borough	Morris	\$415,735	\$0
Rockaway Township	Morris	\$2,064,112	\$290,284
Roxbury Township	Morris	\$1,805,936	\$408,953
Victory Gardens Borough	Morris	\$47,269	\$0
Washington Township	Morris	\$1,557,991	\$344,280
Wharton Borough	Morris	\$387,630	\$69,000
Total in County		\$37,609,792	\$10,246,709

Bloomington Borough	Passaic	\$97,241	\$126,300
Pompton Lakes Borough	Passaic	\$145,056	\$64,211
Ringwood Borough	Passaic	\$183,870	\$86,732
Wanaque Borough	Passaic	\$134,885	\$56,358
West Milford Township	Passaic	\$361,626	\$151,584
Total in County		\$922,678	\$485,185

Bedminster Township	Somerset	\$803,876	\$522,250
Bernards Township	Somerset	\$2,130,170	\$2,858,232
Bernardsville Borough	Somerset	\$770,018	\$535,946
Far Hills Borough	Somerset	\$136,935	\$0
Peapack-Gladstone Borough	Somerset	\$272,113	\$253,983
Total in County		\$4,113,112	\$4,170,411

Byram Township	Sussex	\$404,815	\$105,948
Franklin Borough	Sussex	\$174,539	\$0
Green Township	Sussex	\$188,495	\$161,245
Hamburg Borough	Sussex	\$123,499	\$6,264
Hardyston Township	Sussex	\$438,932	\$0
Hopatcong Borough	Sussex	\$608,046	\$0
Ogdensburg Borough	Sussex	\$81,023	\$0
Sparta Township	Sussex	\$1,226,376	\$262,077
Stanhope Borough	Sussex	\$143,664	\$0
Vernon Township	Sussex	\$1,069,630	\$0
Total in County		\$4,459,020	\$535,534

Allamuchy Township	Warren	\$398,224	\$104,400
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Alpha Borough	Warren	\$138,491	\$82,893
Belvidere Town	Warren	\$159,251	\$0
Franklin Township	Warren	\$277,457	\$267,048
Frelinghuysen Township	Warren	\$188,470	\$54,903
Greenwich Township	Warren	\$486,373	\$237,204
Hackettstown Town	Warren	\$591,178	\$0
Harmony Township	Warren	\$409,876	\$246,272
Hope Township	Warren	\$171,162	\$63,074
Independence Township	Warren	\$436,843	\$0
Liberty Township	Warren	\$207,089	\$53,411
Lopatcong Township	Warren	\$586,972	\$305,539
Mansfield Township	Warren	\$525,723	\$195,886
Oxford Township	Warren	\$138,748	\$0
Phillipsburg Town	Warren	\$612,781	\$0
Pohatcong Township	Warren	\$276,481	\$169,009
Washington Borough	Warren	\$345,521	\$0
Washington Township	Warren	\$521,387	\$138,862
White Township	Warren	\$450,511	\$124,431
Total in County		\$6,922,539	\$2,042,931
Highlands Regional Total		\$58,379,737	\$21,168,638

The above data is displayed at www.nj.gov/dep/greenacres/taxsummary.htm and county and local opens space tax information can be viewed by municipality at www.nj.gov/dca/lgs/taxes/06_data/06taxes.xls

Appendix 19

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

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

Appendix 20

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

Appendix 21

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

Appendix 22

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

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

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

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

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

Highlands Council - Total Cost to Preserve the Confidential Agriculture and Conservation Priority Lists

Total Costs to Preserve Confidential Agriculture Priority List

County	Sum of Cost Based on 5 Yr Average			Priority List Acreage		
	High (5-Yr)	Low (10-yr)	Total Cost	High (5-Yr)	Low (10-yr)	Total Acres
Hunterdon	\$152,605,197	\$40,492,671	\$193,097,867	15,449	3,708	19,157
Morris	\$95,405,471	\$33,262,341	\$128,667,812	4,146	1,314	5,460
Somerset	\$119,187,262	\$8,782,862	\$127,970,124	6,254	461	6,715
Sussex	\$13,519,405	\$6,896,298	\$20,415,703	2,346	1,246	3,592
Warren	\$163,491,326	\$19,091,322	\$182,582,648	31,623	3,650	35,273
Total	\$544,208,660	\$108,525,494	\$652,734,154	59,818	10,379	70,197

Total 10 Year Cost to Preserve Agriculture Priorities: **\$652,734,154** Total Target Acres: **70,197**

10-Year Highlands Preservation Cost Estimate: **\$273,455,104** Acres Preserved to Date: **28,528**
for SADC, County, Municipal

Percentage of 10 Year Cost: **42%**

Total Costs to Preserve Confidential Conservation Priority List

County	Sum of Cost Based on Green Acres Average			Sum of Cost of Special Environmental Zone (SEZ)			Sum of Total Acres		
	High (5-Yr)	Low (10-yr)	Total Cost	High (5-Yr)	Low (10-Yr)	Total Cost SEZ	High (5-Yr)	Low (10-Yr)	Total Acres
Bergen	\$20,214,072	\$804,617	\$21,018,688	\$6,629,540	\$0	\$6,629,540	377	15	392
Hunterdon	\$53,037,677	\$21,792,745	\$74,830,422	\$556,103	\$393,430	\$949,533	5,361	2,203	7,564
Morris	\$121,811,021	\$19,287,111	\$141,098,132	\$46,957,914	\$457,431	\$47,415,346	16,961	2,685	19,646
Passaic	\$62,225,805	\$6,310,970	\$68,536,775	\$24,361,798	\$0	\$24,361,798	7,552	766	8,318
Somerset	\$12,841,520	\$2,635,691	\$15,477,211	\$0	\$0	\$0	1,584	325	1,909
Sussex	\$159,576,571	\$9,960,964	\$169,537,536	\$42,107,161	\$677,859	\$42,785,019	26,992	1,685	28,677
Warren	\$169,497,749	\$18,492,313	\$187,990,062	\$12,592,042	\$1,846,732	\$14,438,774	23,311	2,543	25,855
Total	\$599,204,414	\$79,284,412	\$678,488,826	\$133,204,559	\$3,375,452	\$136,580,011	82,137	10,222	92,360

Total 10 Year Cost to Preserve Conservation Priorities: **\$678,488,826** Total Cost SEZ: **\$136,580,011** Total Target Acres: **92,360**

10-Year Highlands Preservation Cost Estimate: **\$501,579,553** Acres Preserved: **15,140**
for Green Acres, County, Municipal

Percentage of 10 Year Cost: **74%**

Grand Total Cost to Preserve Confidential Priority Lists: **\$1,331,222,980** Total Target Acres of Confidential Priority Lists: **162,557**

SADC Total Cost Per Acre by Highlands County (Easement Acquisition)

County	Preservation Area Five Yr Average	Planning Area Five Yr Average
Bergen	\$81,031	\$82,000
Hunterdon	\$13,622	\$8,492
Morris	\$18,943	\$46,729
Somerset	\$18,487	\$19,071
Sussex	\$9,900	\$4,714
Warren	\$5,506	\$5,082

Green Acres Total Cost Per Acre by Highlands County (Fee Acquisition)

County	Average Cost Per Acre
Bergen	\$53,677
Hunterdon	\$9,893
Morris	\$7,182
Passaic	\$8,240
Somerset	\$8,107
Sussex	\$5,912
Warren	\$7,271

GSPT Program Funding Allocations

Year	Green Acres	% of Total	SADC	% of Total	SHPO	% of Total	Blue Acres	% of Total	Grand Total
2000	\$120,000,000	61%	\$78,000,000	39%	\$0	0%	\$0	0%	\$198,000,000
2001	\$120,000,000	55%	\$85,000,000	39%	\$12,300,000	6%	\$0	0%	\$217,300,000
2002	\$120,000,000	60%	\$80,000,000	40%	\$1,100,000	1%	\$0	0%	\$201,100,000
2003	\$111,000,000	52%	\$90,000,000	42%	\$11,300,000	5%	\$0	0%	\$212,300,000
2004	\$175,000,000	69%	\$78,000,000	31%	\$0	0%	\$0	0%	\$253,000,000
2005	\$225,000,000	63%	\$119,000,000	33%	\$12,700,000	4%	\$0	0%	\$356,700,000
2006	\$163,000,000	62%	\$99,000,000	38%	\$1,300,000	0%	\$0	0%	\$263,300,000
2007	\$87,000,000	49%	\$78,000,000	44%	\$11,000,000	6%	\$0	0%	\$176,000,000
2008	\$90,000,000	56%	\$68,700,000	43%	\$1,100,000	1%	\$0	0%	\$159,800,000
2009	\$109,000,000	55%	\$73,000,000	37%	\$6,000,000	3%	\$12,000,000	6%	\$200,000,000
Total	\$1,320,000,000	59%	\$848,700,000	38%	\$56,800,000	3%	\$12,000,000	1%	\$2,237,500,000

2007 referendum

\$1,320,000,000

\$848,700,000

\$132,000,000

\$84,870,000