

Appendix H. Municipal Fact Book

Introduction

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

The Long-Term Economic Monitoring Program Annual Report has traditionally focused on aggregate trends, with the intent of comparing the economic performance between the Pinelands and the Non-Pinelands regions of southern New Jersey. Maps and tables displaying data for each of the Pinelands municipalities were introduced in 2001 in order to gain a better understanding of how places within the Pinelands compare economically. The Municipal Fact Book was introduced in 2002 to take this concept further by presenting data by municipality, rather than by variable. This arrangement provides a summary of economic conditions in each municipality, while placing each municipality in a broader context by displaying average values for southern New Jersey and municipal ranks for each variable. The 2003 Fact Book was an enhanced version with additional data, including maps and charts for each municipality. In the 2004 Report, the sheets were expanded to include county level data for each of the eight southern New Jersey counties.

Introductory Information

Data for 53 municipalities that are completely or partially located inside the state-designated Pinelands Area is presented alphabetically by county. The introductory information section is found below the name of the municipality. The number of residents and acres within the Pinelands Area boundary is provided, followed by the percentage of the municipality's total population and area in parentheses. Populations for areas inside and outside the Pinelands Area were calculated using census block data. A map (in the upper-right corner) is also available for quick reference as to where the entity of interest can be found in relation to the Pinelands Area.

Municipal Maps

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

However, the updated layout features a larger map area that lends itself to displaying greater amounts of detail. Therefore, each municipal map now shows the Pinelands Management Areas overlaid on 2012 aerial photography. While the Management Area layer gives the reader a sense for where what types of development are encouraged, the aerial photography gives an indication as to where development has already occurred.

Each map's key, located directly below the map, also conveys the percent of Pinelands land area that is classified as a specific Pinelands Management Area. For example, Buena Borough, a Pinelands municipality with 47% of its land area in the Pinelands Area, shows "22%" in the "Pinelands Town" symbol key. This should be read as "The Pinelands Town Management Area makes up 22% of Buena's land in the Pinelands Area".

Data Table

Most of the table is devoted to several municipal variables tracked in the annual report. Variables are from the most current year available, and are shown beside the southern New Jersey municipal average. Rankings are out of the 202 municipalities in southern New Jersey. A rank of "1" indicates the highest

value for a particular variable, while a rank of “202” typically indicates the lowest value, or that it is last in the series of the variable being tracked. It is important to note that these rankings *do not* indicate a positive or negative connotation.

The variables in the table include: population estimate, population density, population change 2010 to 2013 (estimate), percentage of total land area that is permanently protected *and* in the Pinelands Area, assessed acres of farmland, building permits, residential housing transactions, average sale price of homes, equalized value of property (in millions of dollars), effective tax rate, average residential property tax bill, per capita income estimates (actual values for census years), and estimated unemployment rate. Thorough descriptions of these variables can be found in the appropriate sections in the *Annual Report*.

The number of business establishments in the municipality as well as the number of people employed and the average annual wage is indicated below the rankings section. The bar graph to the right of the rankings section displays housing data from this year’s supplemental variable on census housing data.

General Caveats

- **Ranking Values.** Again, a rank of “1” indicates the highest value for a particular variable, while a rank of “202” typically indicates the lowest value. It is important to note that these rankings *do not* indicate a positive or negative connotation. The reader should understand that the rankings can be interpreted in different ways.
- **Data Volatility.** Municipalities with small populations tend to experience greater volatility in values and rankings from one year to the next.
- **Comparing Ranks to Previous Fact Books.** The change in rank for a particular municipality from its rank in previous Fact Books should be interpreted with caution, as data volatility can often be responsible for a municipality’s change in rank.

Specific Caveats

- **Building Permits:** While some municipalities with low values for building permits may be suffering from economic hardship or minimal population growth, municipalities with small populations or little developable land remaining also tend to have low values.
- **Average Sale Price of Homes:** This value is dependent on the number of residential housing transactions. Municipalities with few transactions (under 10) experience greater volatility in price from year to year.
- **Percentage of Permanently Protected Land:** This value pertains only to municipalities with land in the Pinelands Area; therefore rankings are out of 53 total municipalities. Of those 53 municipalities with any amount of land in the Pinelands Area, eight do not have any permanently protected lands in the Pinelands Area.
- **Business Establishments:** The New Jersey Department of Labor assigns municipal codes to each establishment that files under the Covered Employment Database. The assignment of codes depends on the location information submitted by each business. If a business identifies an incorrect location, for example, a business submits that its location address is Medford Lakes, when the business is actually in Medford Township, this leads to sources of error. The Department of Labor can also make errors when assigning municipal codes based on place names that businesses submit (i.e. Pomona, Cologne, and Oceanville are all places within Galloway, a single township). The number of

business establishments for each municipality should be regarded as illustrative and not as exact figures.

- **Poverty Rates:** The poverty rate bar graph is based on the supplemental variable in this year's report. This data is produced by the U.S. Census Bureau. Poverty rate data stopped being decennially collected data as of the 2000 Census. Since then, this data is collected through the American Community Survey. Due to smaller sampling sizes than those used to produce the decennial U.S. Census, this data is prone to having a larger margin of error. For more information, visit the U.S. Census Bureau's website as well as American Fact Finder for the data, itself.

County Level Fact Sheets

County-level fact sheets are reported for seven of the eight counties of southern New Jersey and are presented following the municipal sheets. The county-level sheets follow the same format and design as the municipal-level sheets. It is important to note that the southern New Jersey average that is presented in-between the county value and county rank is *not* the same as the southern New Jersey average shown in the municipal sheets. The southern New Jersey average shown in the county sheets is a *county* average (out of eight counties), while the southern New Jersey average in the municipal sheets is a *municipal* average (out of 202 municipalities). The county fact sheets were placed together at the end of the fact book (rather than interspersing them throughout the book preceding the municipalities) in order to avoid confusion and to allow for easier comparison between counties.

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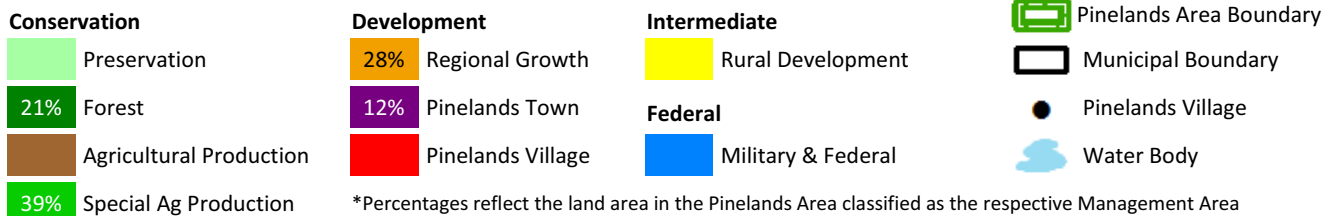
Sample Municipality



Municipal population inside Pinelands Area (% of total population) - U.S. Census Bureau 2010 Census Block
 Municipal acreage inside Pinelands Area (% of total acreage) - N.J. Pinelands Commission 2014

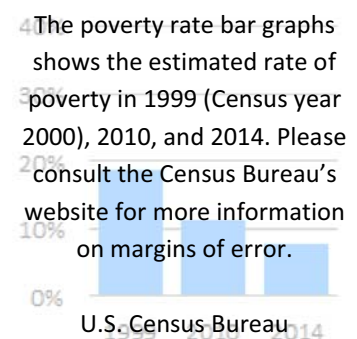


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate		U.S. Census Bureau	
Population Density (per mile ²)		N.J. Pinelands Commission	
Population Change - 2010 to 2014		U.S. Census Bureau	
% Land Protected in Pinelands Area		N.J. Pinelands Commission	
Assessed Acres of Farmland		N.J. Dept. of Treasury	
Building Permits Issued		N.J. Dept. of Labor	
Housing Transactions		N.J. Dept. of Treasury	
Average Home Sale Price		N.J. Dept. of Treasury	
Equalized Property Value (millions)		N.J. Dept. of Community Affairs	
Effective Tax Rate		N.J. Dept. of Treasury	
Average Residential Property Tax Bill		N.J. Dept. of Community Affairs	
Per Capita Income Estimate		ESRI	
Estimated Unemployment Rate		N.J. Dept. of Labor	
Private Sector Employment		Private Sector Establishments	Private Sector Avg. Annual Wages
N.J. Dept. of Labor		N.J. Dept. of Labor	N.J. Dept. of Labor

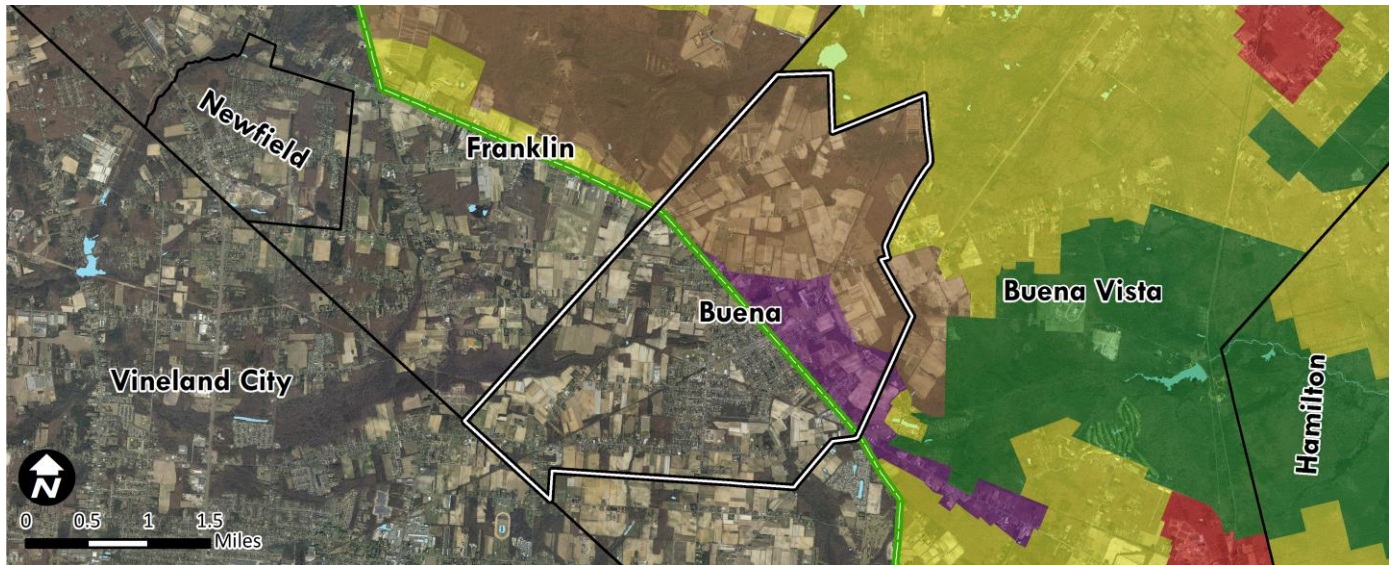
Estimated Poverty Rate by Year



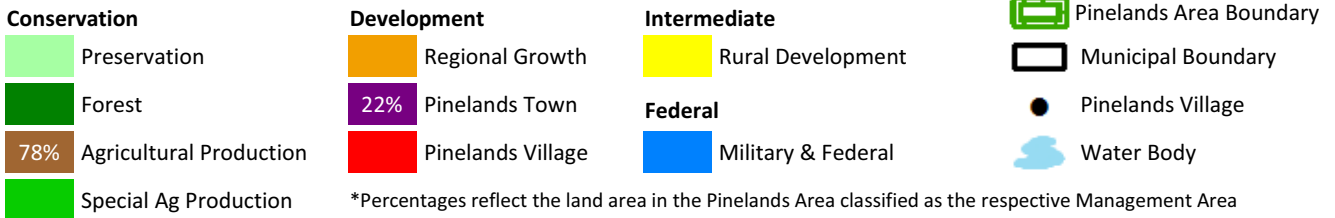
Buena Borough

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

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

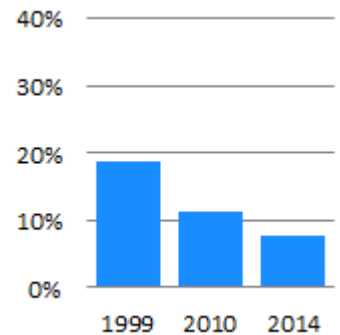


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	4,610	12,033	117
Population Density (per mile ²)	610	1,763	126
Population Change - 2010 to 2014	0.2%	-0.2%	64
% Land Protected in Pinelands Area	21%	37%*	34*
Assessed Acres of Farmland	2,294	2,264	58
Building Permits Issued	1	37	152
Housing Transactions	20	84	131
Average Home Sale Price	\$143,910	\$286,205	165
Equalized Property Value (millions)	\$269.3	\$1,490.9	147
Effective Tax Rate	3.04	2.58	62
Average Residential Property Tax Bill	\$4,799	\$5,845	138
Per Capita Income (Estimate)	\$21,730	\$32,392	184
Estimated Unemployment Rate	9.6%	8.1%	48

Estimated Poverty Rate by Year

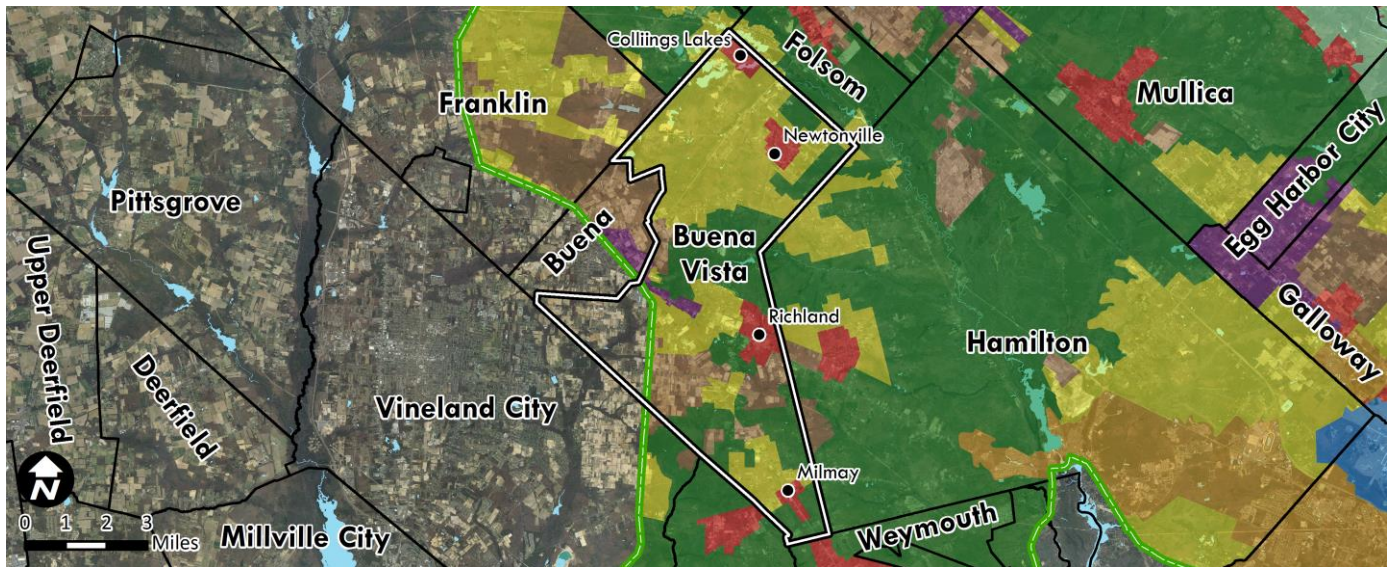


Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
979	91	\$45,859

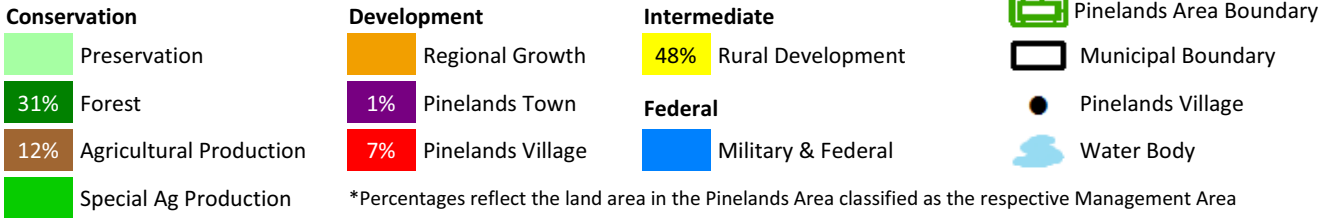
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Buena Vista Township

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

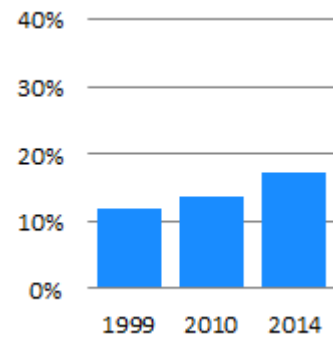


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	7,586	12,033	89
Population Density (per mile ²)	183	1,763	170
Population Change - 2010 to 2014	0.2%	-0.2%	62
% Land Protected in Pinelands Area	17%	37%*	35*
Assessed Acres of Farmland	4,225	2,264	45
Building Permits Issued	6	37	119
Housing Transactions	22	84	127
Average Home Sale Price	\$210,936	\$286,205	101
Equalized Property Value (millions)	\$606.3	\$1,490.9	108
Effective Tax Rate	2.37	2.58	124
Average Residential Property Tax Bill	\$4,999	\$5,845	122
Per Capita Income (Estimate)	\$24,022	\$32,392	173
Estimated Unemployment Rate	10.6%	8.1%	27

Estimated Poverty Rate by Year

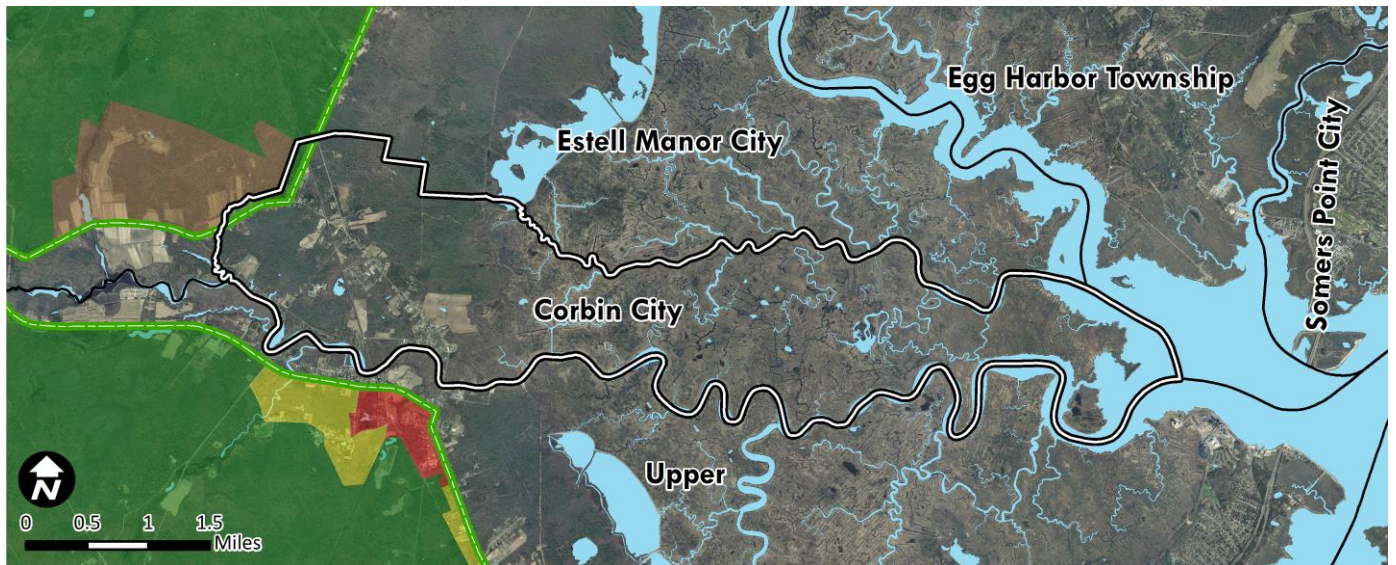


Private Sector Employment 573	Private Sector Establishments 67	Private Sector Avg. Annual Wages \$31,281
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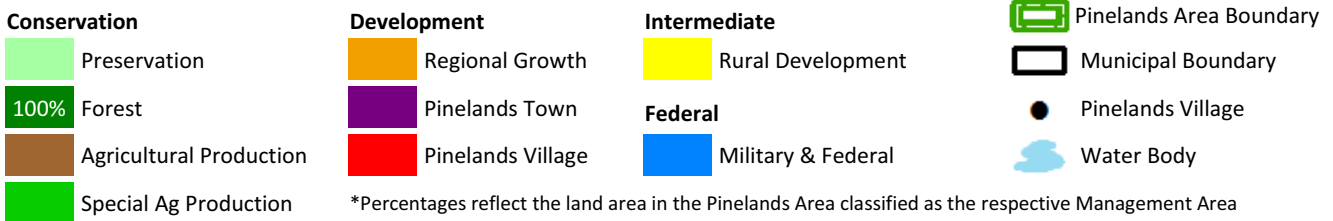
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Corbin City

Pinelands Area 2010 population: 5 (1% of total population)
 Pinelands Area acreage: 68 (1% of total acreage)

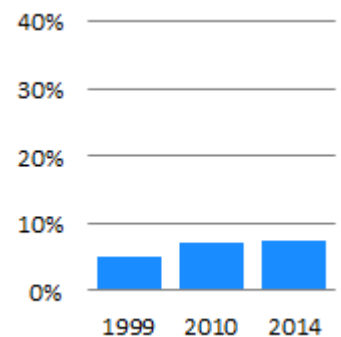


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	494	12,033	197
Population Density (per mile ²)	56	1,763	192
Population Change - 2010 to 2014	0.4%	-0.2%	55
% Land Protected in Pinelands Area	9%	37%*	39*
Assessed Acres of Farmland	177	2,264	99
Building Permits Issued	1	37	152
Housing Transactions	0	84	196
Average Home Sale Price	-	\$286,205	-
Equalized Property Value (millions)	\$51.8	\$1,490.9	195
Effective Tax Rate	1.70	2.58	168
Average Residential Property Tax Bill	\$3,385	\$5,845	193
Per Capita Income (Estimate)	\$26,859	\$32,392	145
Estimated Unemployment Rate	7.3%	8.1%	118

Estimated Poverty Rate by Year

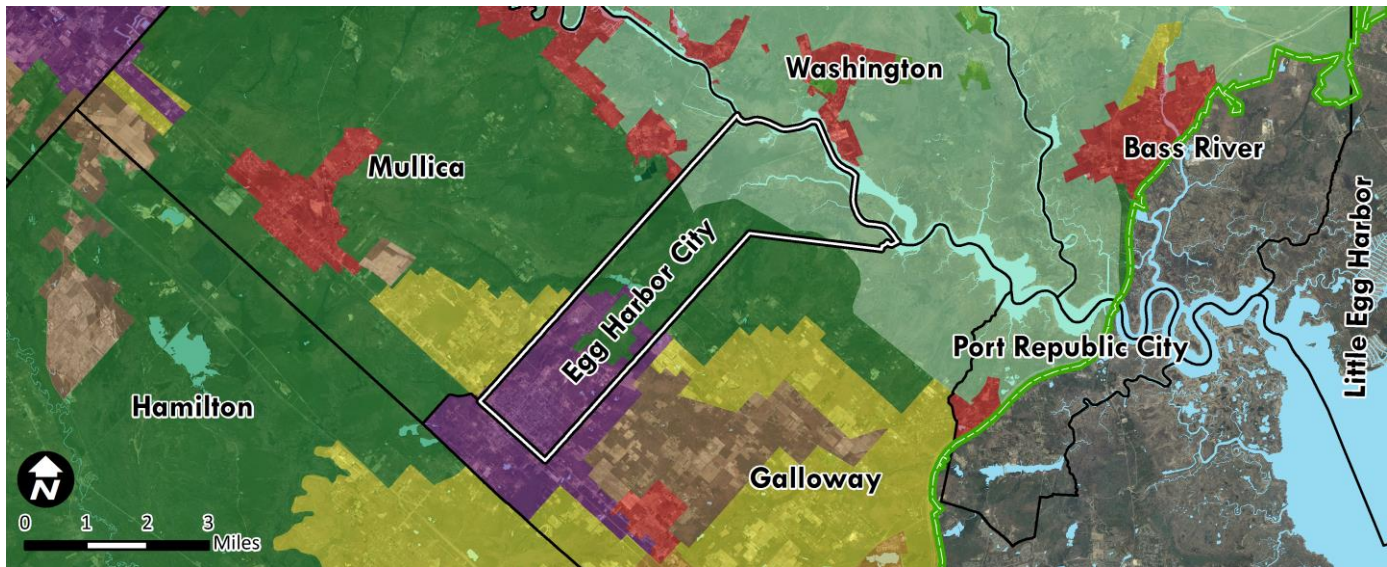


Private Sector Employment 45	Private Sector Establishments 11	Private Sector Avg. Annual Wages \$16,561
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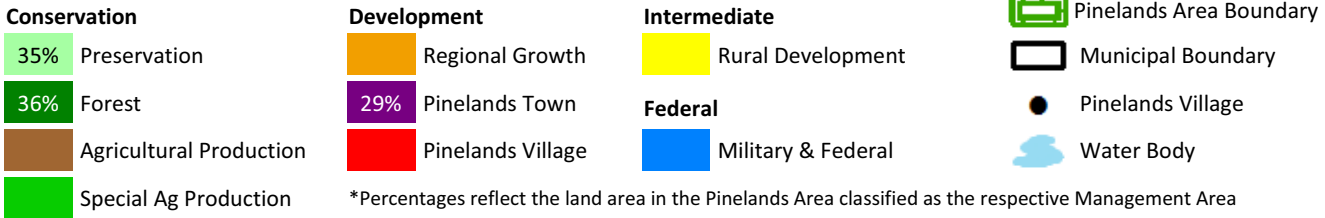
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Egg Harbor City

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

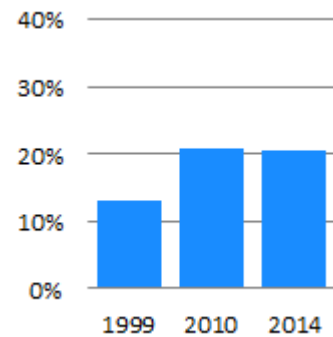


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	4,264	12,033	121
Population Density (per mile ²)	370	1,763	144
Population Change - 2010 to 2014	0.5%	-0.2%	53
% Land Protected in Pinelands Area	2%	37%*	43*
Assessed Acres of Farmland	0	2,264	123
Building Permits Issued	16	37	74
Housing Transactions	15	84	143
Average Home Sale Price	\$109,127	\$286,205	185
Equalized Property Value (millions)	\$211.2	\$1,490.9	165
Effective Tax Rate	3.93	2.58	13
Average Residential Property Tax Bill	\$5,893	\$5,845	83
Per Capita Income (Estimate)	\$21,061	\$32,392	186
Estimated Unemployment Rate	10.6%	8.1%	28

Estimated Poverty Rate by Year

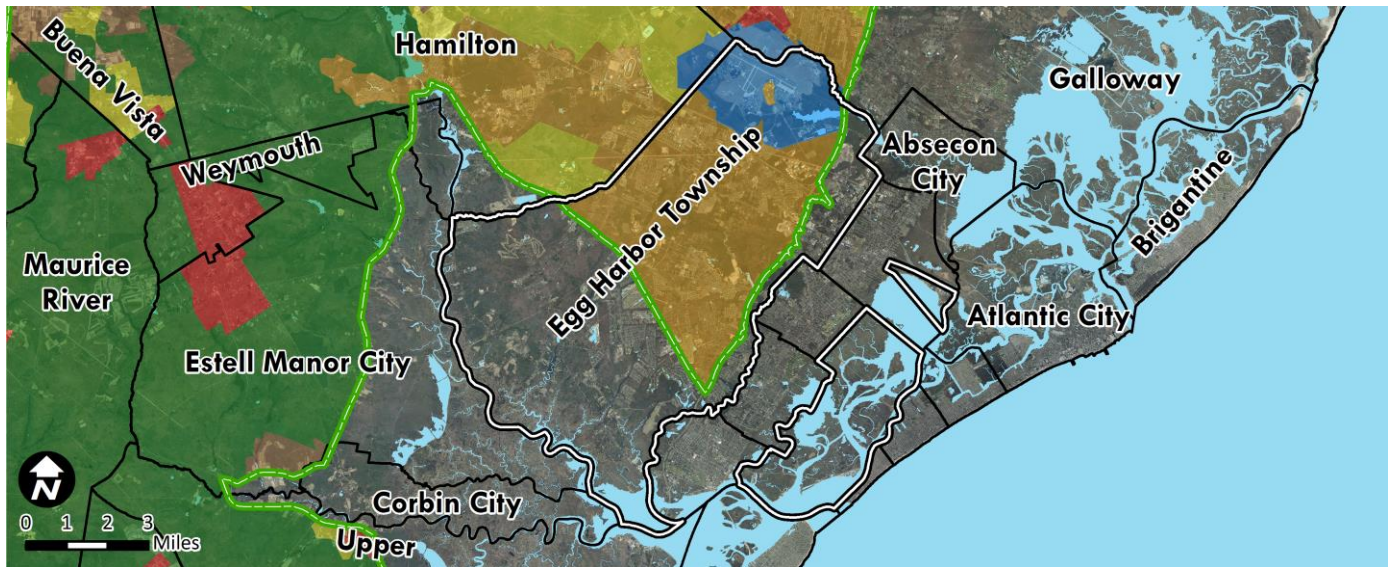


Private Sector Employment 2,540	Private Sector Establishments 224	Private Sector Avg. Annual Wages \$31,661
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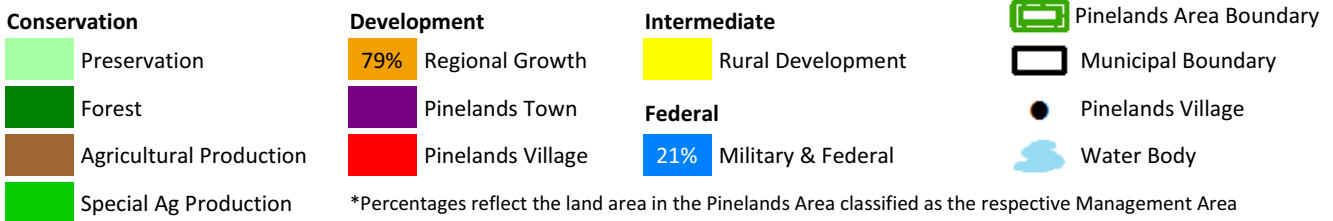
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Egg Harbor Township

Pinelands Area 2010 population: 27,556 (64% of total population)
 Pinelands Area acreage: 17,867 (44% of total acreage)

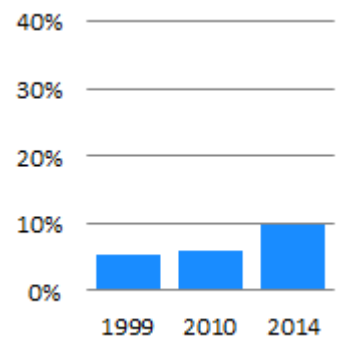


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	43,851	12,033	11
Population Density (per mile ²)	694	1,763	121
Population Change - 2010 to 2014	1.2%	-0.2%	34
% Land Protected in Pinelands Area	1%	37%*	44*
Assessed Acres of Farmland	2,235	2,264	61
Building Permits Issued	54	37	38
Housing Transactions	279	84	12
Average Home Sale Price	\$235,709	\$286,205	81
Equalized Property Value (millions)	\$4,161.3	\$1,490.9	16
Effective Tax Rate	2.71	2.58	91
Average Residential Property Tax Bill	\$6,044	\$5,845	77
Per Capita Income (Estimate)	\$28,457	\$32,392	121
Estimated Unemployment Rate	9.7%	8.1%	44

Estimated Poverty Rate by Year

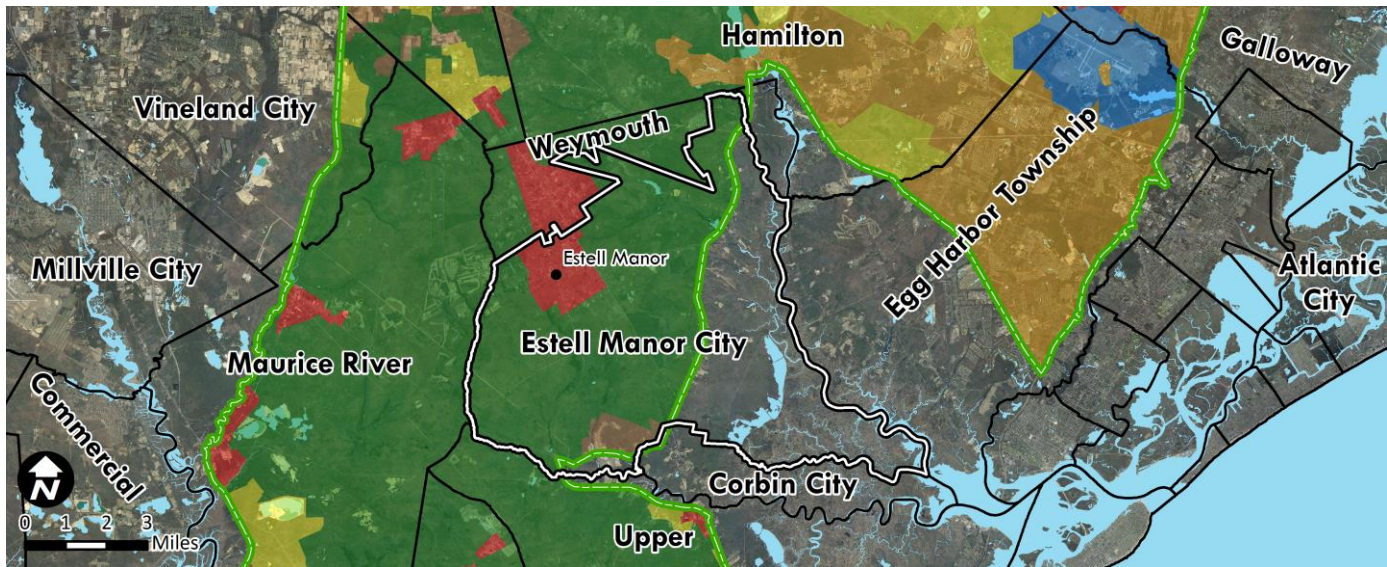


Private Sector Employment 11,889	Private Sector Establishments 871	Private Sector Avg. Annual Wages \$48,685
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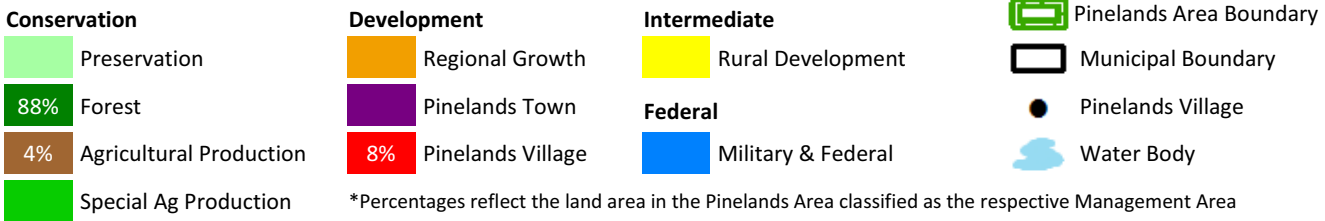
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Estell Manor City

Pinelands Area 2010 population: 1,624 (94% of total population)
 Pinelands Area acreage: 22,423 (63% of total acreage)

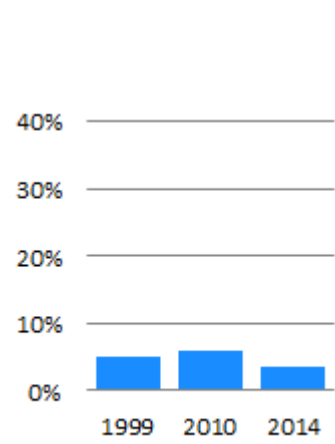


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,736	12,033	166
Population Density (per mile ²)	31	1,763	196
Population Change - 2010 to 2014	0.1%	-0.2%	69
% Land Protected in Pinelands Area	55%	37%*	15*
Assessed Acres of Farmland	4,642	2,264	43
Building Permits Issued	1	37	152
Housing Transactions	4	84	180
Average Home Sale Price	\$282,500	\$286,205	51
Equalized Property Value (millions)	\$163.6	\$1,490.9	174
Effective Tax Rate	2.16	2.58	144
Average Residential Property Tax Bill	\$4,121	\$5,845	172
Per Capita Income (Estimate)	\$26,909	\$32,392	143
Estimated Unemployment Rate	10.1%	8.1%	37

Estimated Poverty Rate by Year



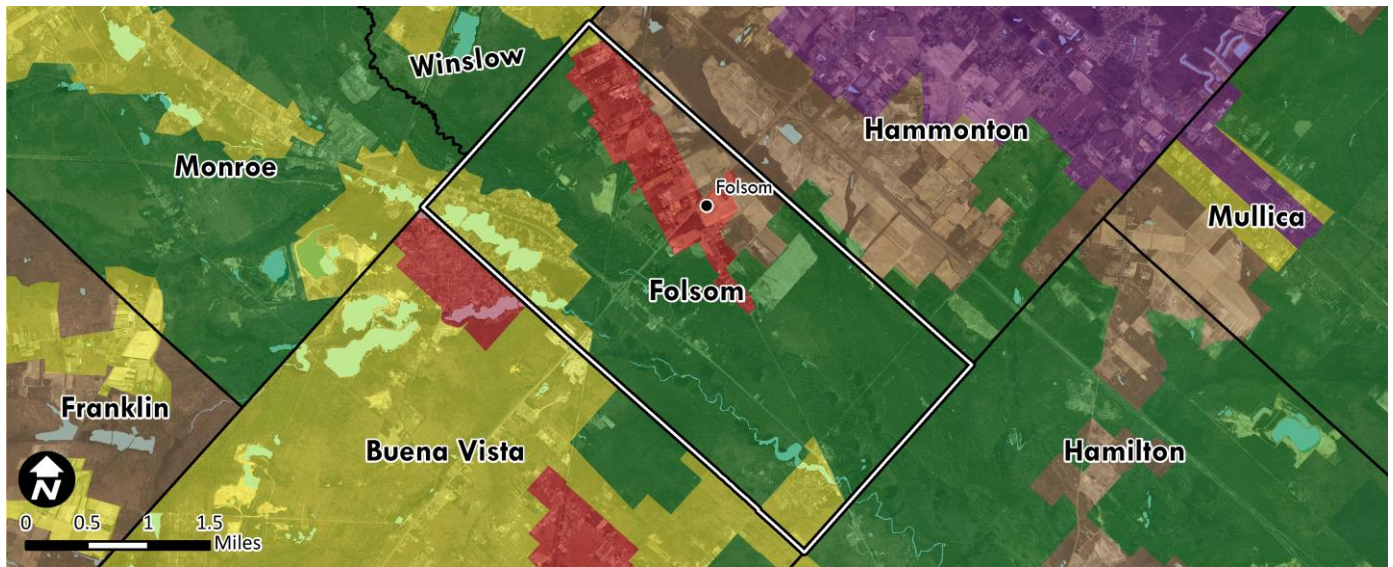
Private Sector Employment 126	Private Sector Establishments 29	Private Sector Avg. Annual Wages \$31,815
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

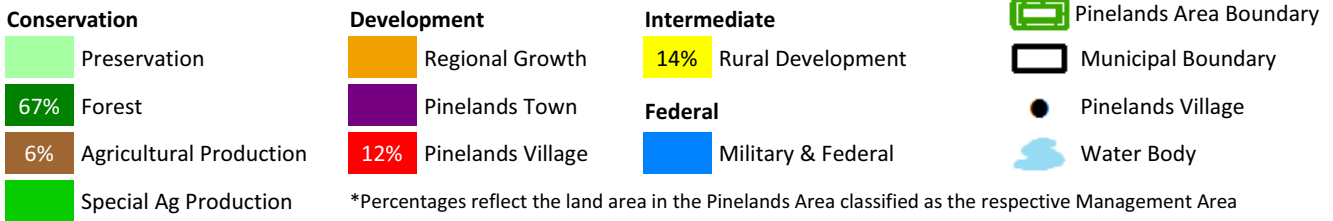
Folsom Borough



Pinelands Area 2010 population: 1,885 (100% of total population)
 Pinelands Area acreage: 5,426 (100% of total acreage)

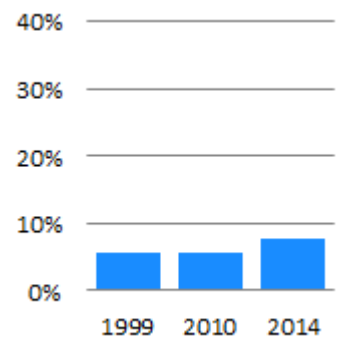


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,870	12,033	161
Population Density (per mile ²)	221	1,763	164
Population Change - 2010 to 2014	-0.8%	-0.2%	115
% Land Protected in Pinelands Area	16%	37%*	36*
Assessed Acres of Farmland	662	2,264	79
Building Permits Issued	1	37	152
Housing Transactions	8	84	166
Average Home Sale Price	\$182,500	\$286,205	125
Equalized Property Value (millions)	\$168.0	\$1,490.9	172
Effective Tax Rate	1.79	2.58	165
Average Residential Property Tax Bill	\$3,667	\$5,845	187
Per Capita Income (Estimate)	\$30,671	\$32,392	95
Estimated Unemployment Rate	10.2%	8.1%	36

Estimated Poverty Rate by Year

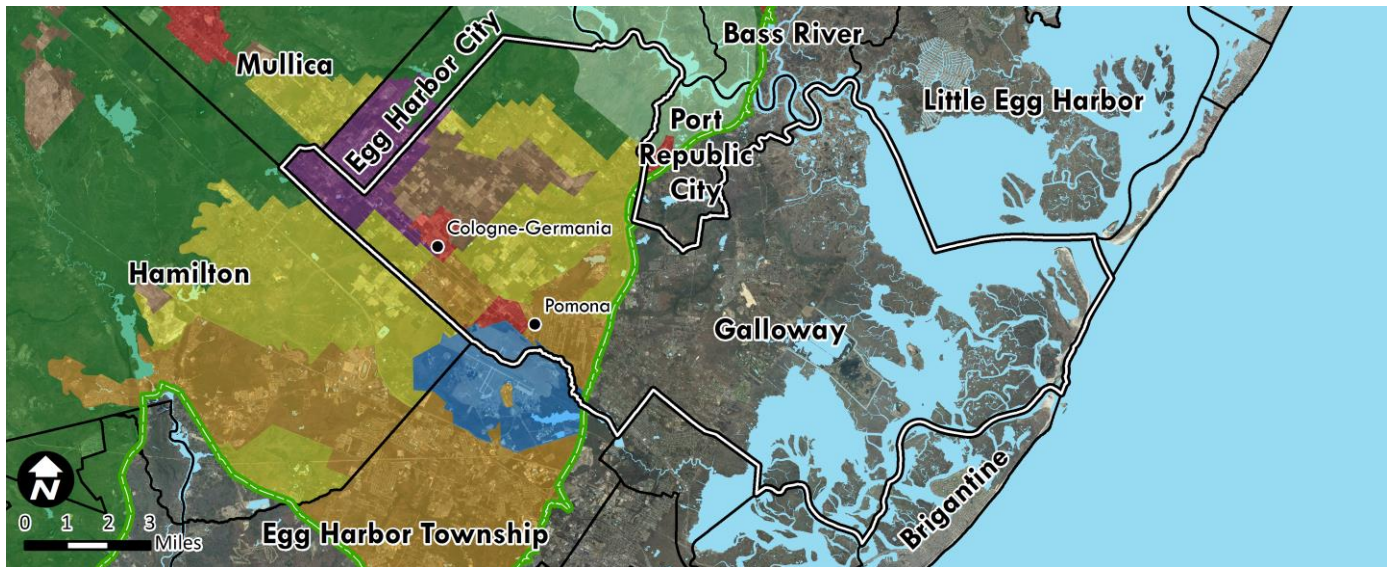


Private Sector Employment 770	Private Sector Establishments 38	Private Sector Avg. Annual Wages \$75,498
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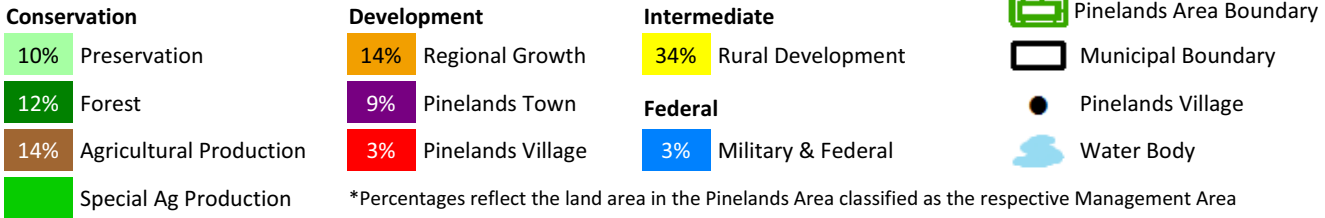
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Galloway Township

Pinelands Area 2010 population: 14,947 (40% of total population)
 Pinelands Area acreage: 27,005 (38% of total acreage)

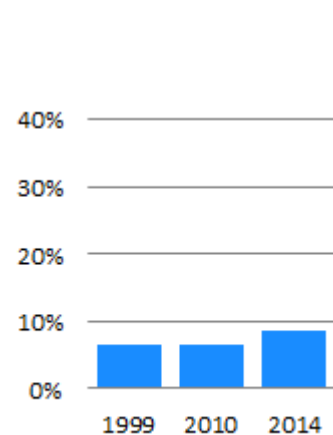


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	37,583	12,033	17
Population Density (per mile ²)	341	1,763	148
Population Change - 2010 to 2014	0.6%	-0.2%	48
% Land Protected in Pinelands Area	14%	37%*	37*
Assessed Acres of Farmland	2,521	2,264	56
Building Permits Issued	33	37	55
Housing Transactions	122	84	43
Average Home Sale Price	\$180,411	\$286,205	130
Equalized Property Value (millions)	\$2,997.6	\$1,490.9	29
Effective Tax Rate	2.79	2.58	74
Average Residential Property Tax Bill	\$4,923	\$5,845	129
Per Capita Income (Estimate)	\$28,349	\$32,392	123
Estimated Unemployment Rate	9.5%	8.1%	51

Estimated Poverty Rate by Year

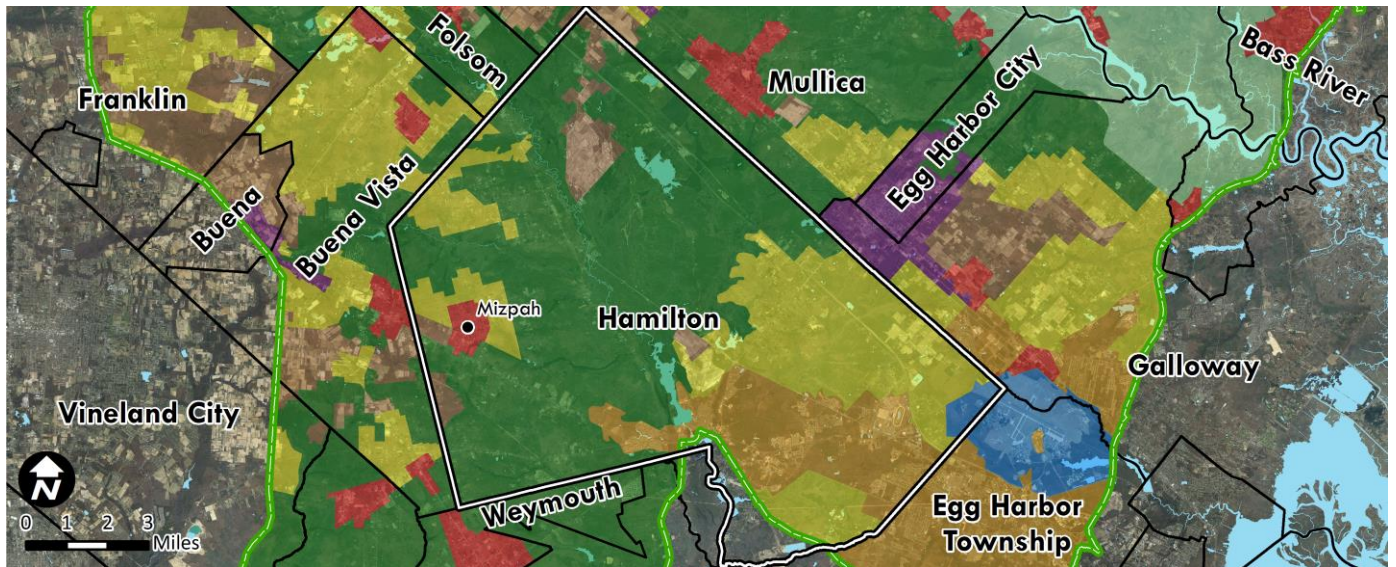


Private Sector Employment 8,072	Private Sector Establishments 498	Private Sector Avg. Annual Wages \$42,627
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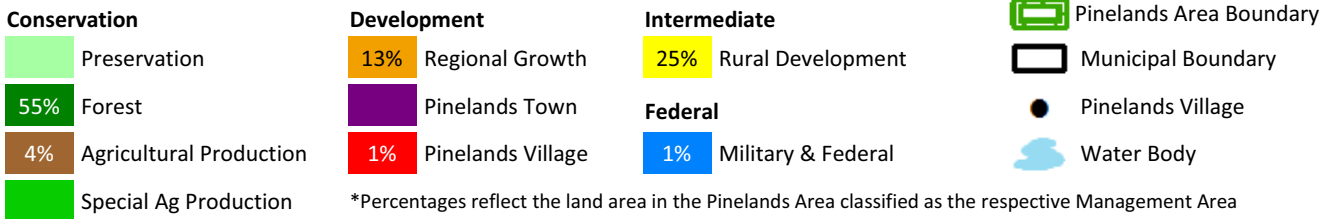
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Hamilton Township

Pinelands Area 2010 population: 24,954 (94% of total population)
 Pinelands Area acreage: 70,065 (97% of total acreage)

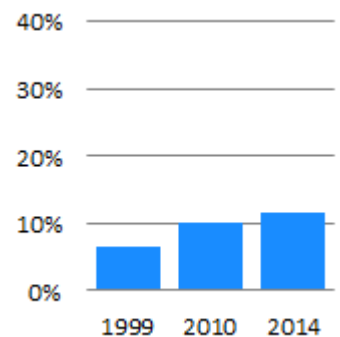


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	26,647	12,033	27
Population Density (per mile ²)	236	1,763	159
Population Change - 2010 to 2014	0.5%	-0.2%	50
% Land Protected in Pinelands Area	36%	37%*	25*
Assessed Acres of Farmland	5,972	2,264	33
Building Permits Issued	14	37	79
Housing Transactions	132	84	39
Average Home Sale Price	\$191,708	\$286,205	116
Equalized Property Value (millions)	\$2,299.1	\$1,490.9	40
Effective Tax Rate	2.61	2.58	104
Average Residential Property Tax Bill	\$4,664	\$5,845	145
Per Capita Income (Estimate)	\$24,542	\$32,392	165
Estimated Unemployment Rate	9.6%	8.1%	46

Estimated Poverty Rate by Year

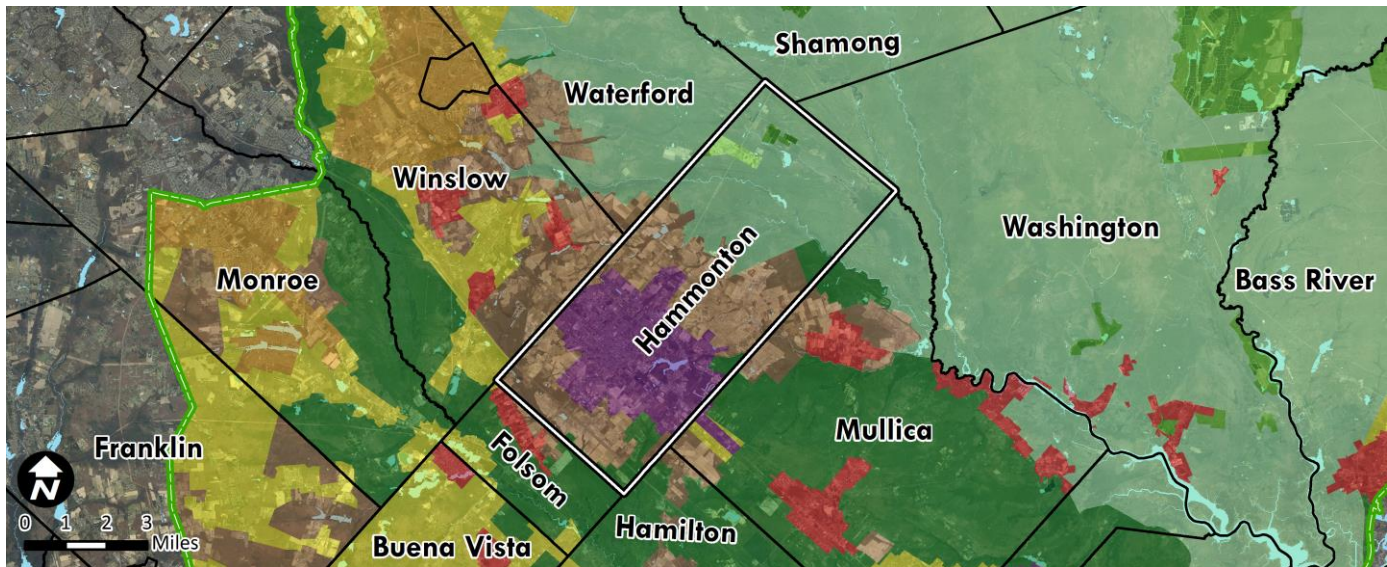


Private Sector Employment 7,473	Private Sector Establishments 506	Private Sector Avg. Annual Wages \$28,340
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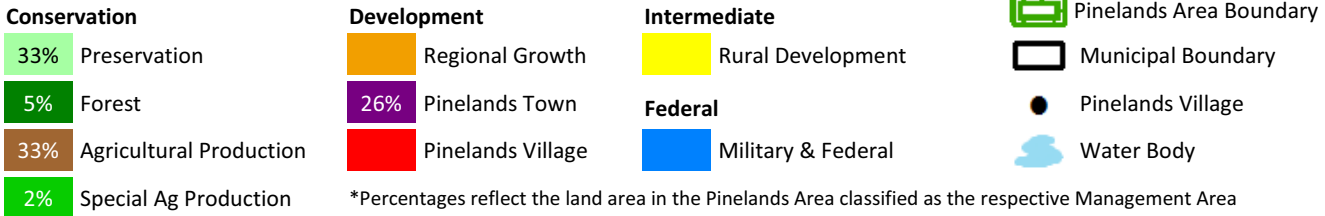
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Hammonton Town

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

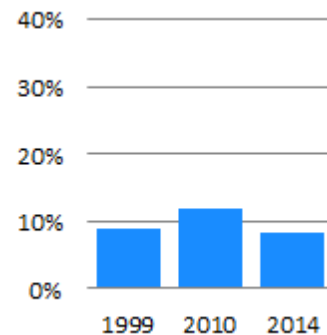


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	14,765	12,033	46
Population Density (per mile ²)	356	1,763	147
Population Change - 2010 to 2014	-0.2%	-0.2%	81
% Land Protected in Pinelands Area	49%	37%*	21*
Assessed Acres of Farmland	6,600	2,264	29
Building Permits Issued	6	37	119
Housing Transactions	89	84	60
Average Home Sale Price	\$207,783	\$286,205	103
Equalized Property Value (millions)	\$1,317.8	\$1,490.9	65
Effective Tax Rate	2.45	2.58	119
Average Residential Property Tax Bill	\$5,070	\$5,845	119
Per Capita Income (Estimate)	\$25,020	\$32,392	163
Estimated Unemployment Rate	8.3%	8.1%	80

Estimated Poverty Rate by Year



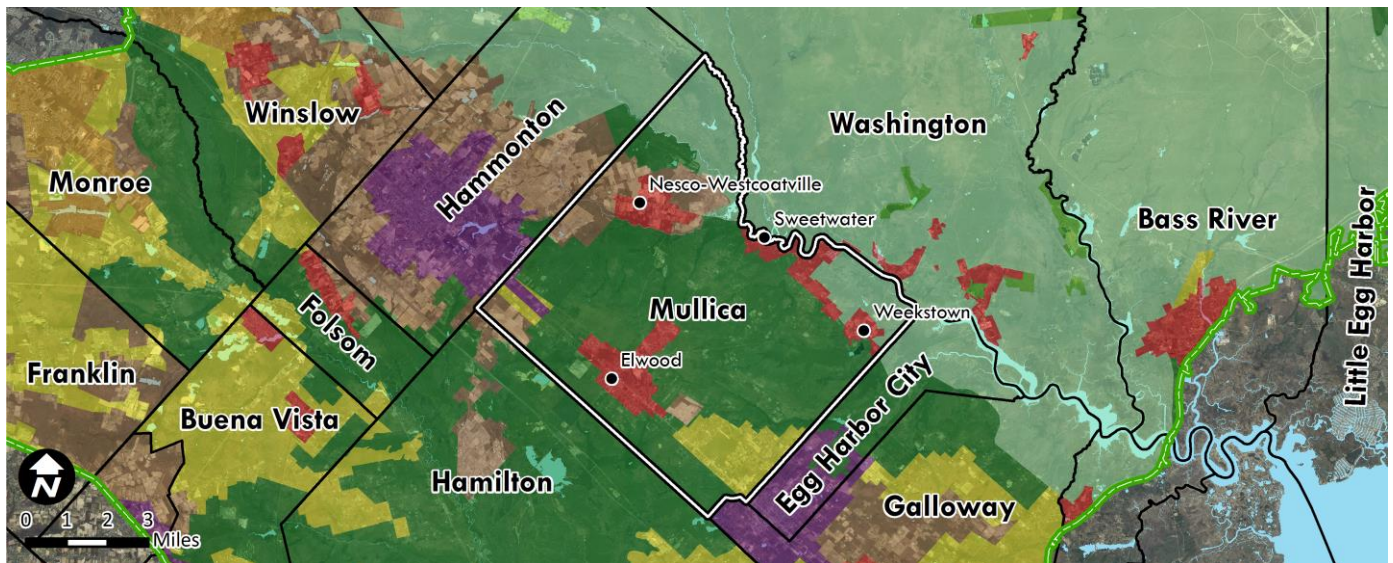
Private Sector Employment 7,463	Private Sector Establishments 584	Private Sector Avg. Annual Wages \$41,339
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

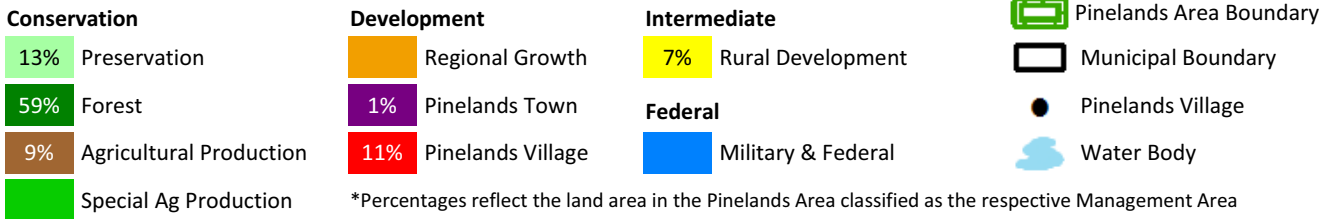
Mullica Township



Pinelands Area 2010 population: 6,147 (100% of total population)
 Pinelands Area acreage: 36,406 (100% of total acreage)

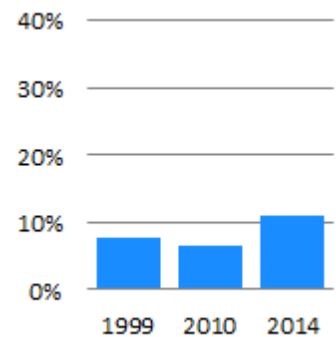


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	6,155	12,033	102
Population Density (per mile ²)	108	1,763	181
Population Change - 2010 to 2014	0.1%	-0.2%	65
% Land Protected in Pinelands Area	31%	37%*	29*
Assessed Acres of Farmland	6,175	2,264	32
Building Permits Issued	18	37	70
Housing Transactions	27	84	115
Average Home Sale Price	\$208,578	\$286,205	102
Equalized Property Value (millions)	\$475.7	\$1,490.9	117
Effective Tax Rate	2.48	2.58	116
Average Residential Property Tax Bill	\$4,821	\$5,845	135
Per Capita Income (Estimate)	\$26,518	\$32,392	148
Estimated Unemployment Rate	11.3%	8.1%	19

Estimated Poverty Rate by Year

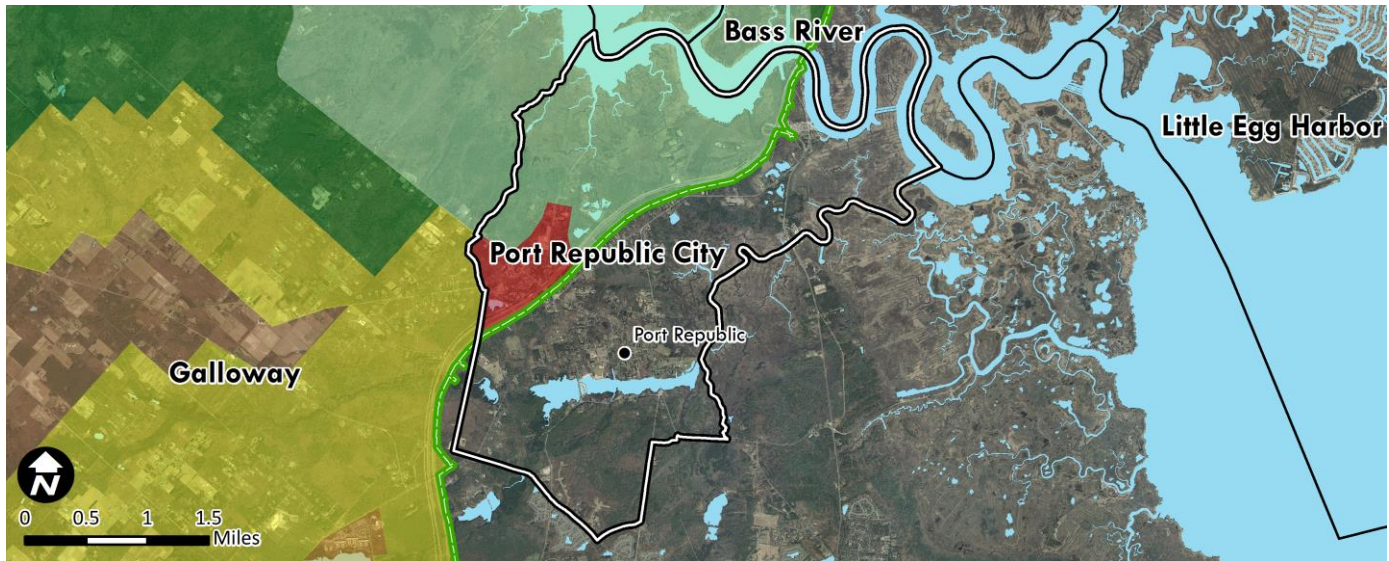


Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
123	29	\$28,755

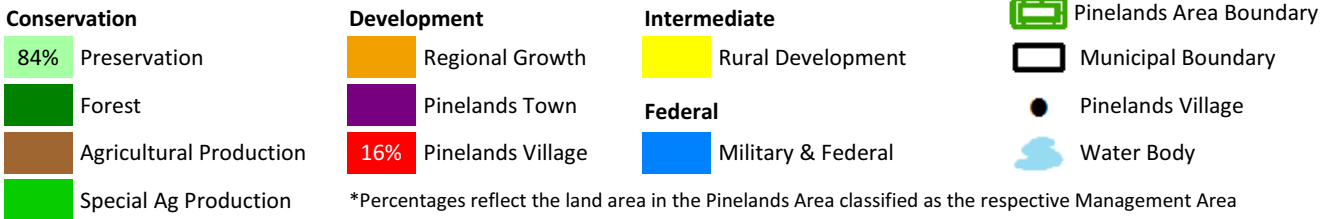
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Port Republic City

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

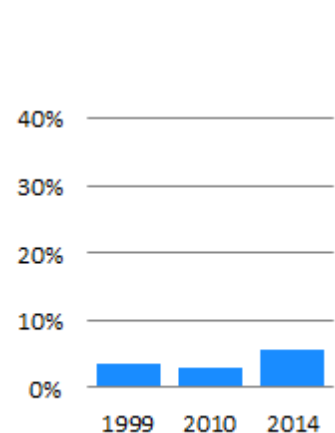


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,121	12,033	182
Population Density (per mile ²)	132	1,763	177
Population Change - 2010 to 2014	0.5%	-0.2%	51
% Land Protected in Pinelands Area	37%	37%*	32*
Assessed Acres of Farmland	136	2,264	101
Building Permits Issued	2	37	143
Housing Transactions	5	84	177
Average Home Sale Price	\$205,098	\$286,205	105
Equalized Property Value (millions)	\$132.1	\$1,490.9	181
Effective Tax Rate	2.17	2.58	143
Average Residential Property Tax Bill	\$5,642	\$5,845	90
Per Capita Income (Estimate)	\$32,235	\$32,392	81
Estimated Unemployment Rate	8.3%	8.1%	78

Estimated Poverty Rate by Year



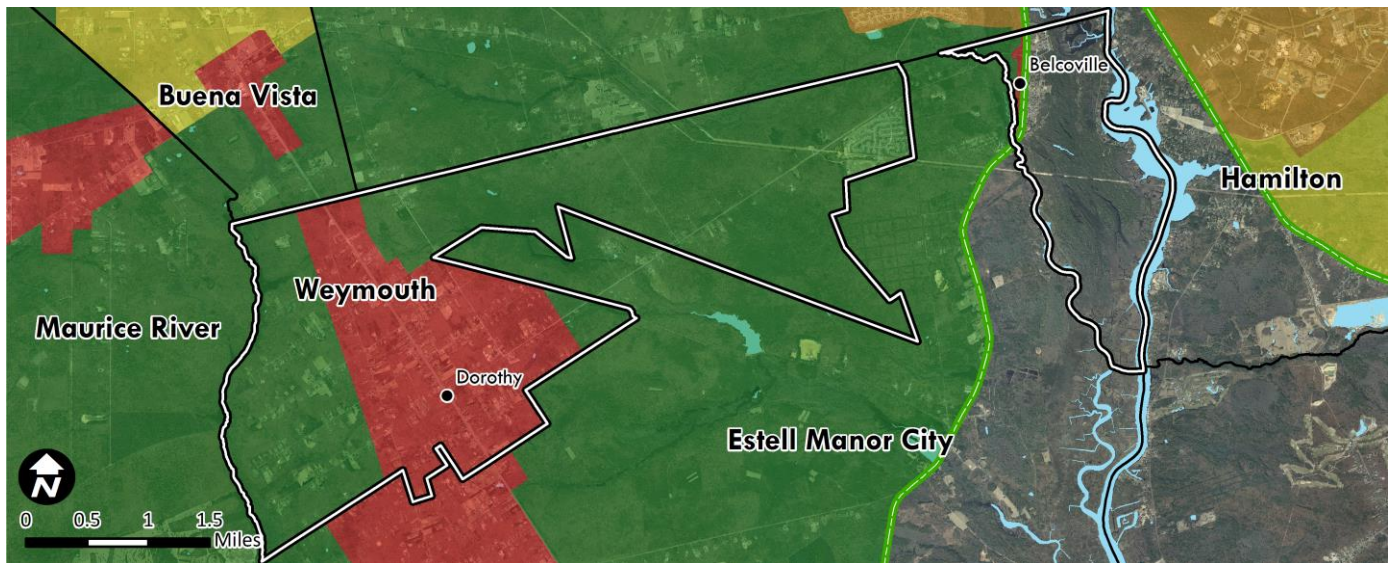
Private Sector Employment 27	Private Sector Establishments 14	Private Sector Avg. Annual Wages \$23,625
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

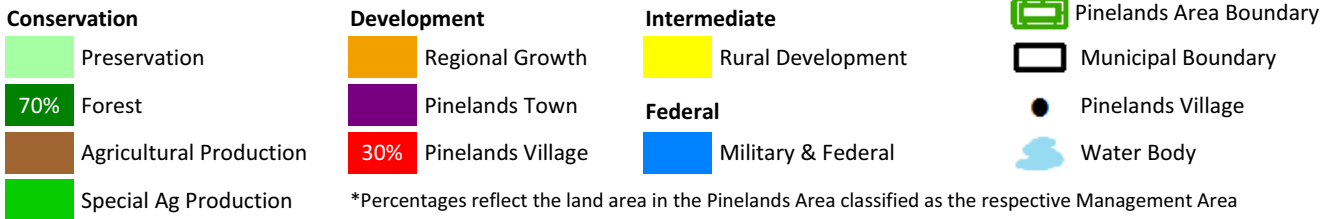
Weymouth Township



Pinelands Area 2010 population: 2,086 (77% of total population)
 Pinelands Area acreage: 6,383 (83% of total acreage)

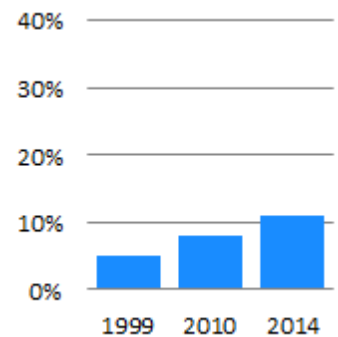


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	2,711	12,033	149
Population Density (per mile ²)	225	1,763	163
Population Change - 2010 to 2014	-0.1%	-0.2%	79
% Land Protected in Pinelands Area	8%	37%*	40*
Assessed Acres of Farmland	23	2,264	113
Building Permits Issued	4	37	129
Housing Transactions	5	84	177
Average Home Sale Price	\$197,100	\$286,205	110
Equalized Property Value (millions)	\$161.6	\$1,490.9	175
Effective Tax Rate	2.22	2.58	134
Average Residential Property Tax Bill	\$4,400	\$5,845	159
Per Capita Income (Estimate)	\$28,690	\$32,392	115
Estimated Unemployment Rate	9.1%	8.1%	58

Estimated Poverty Rate by Year



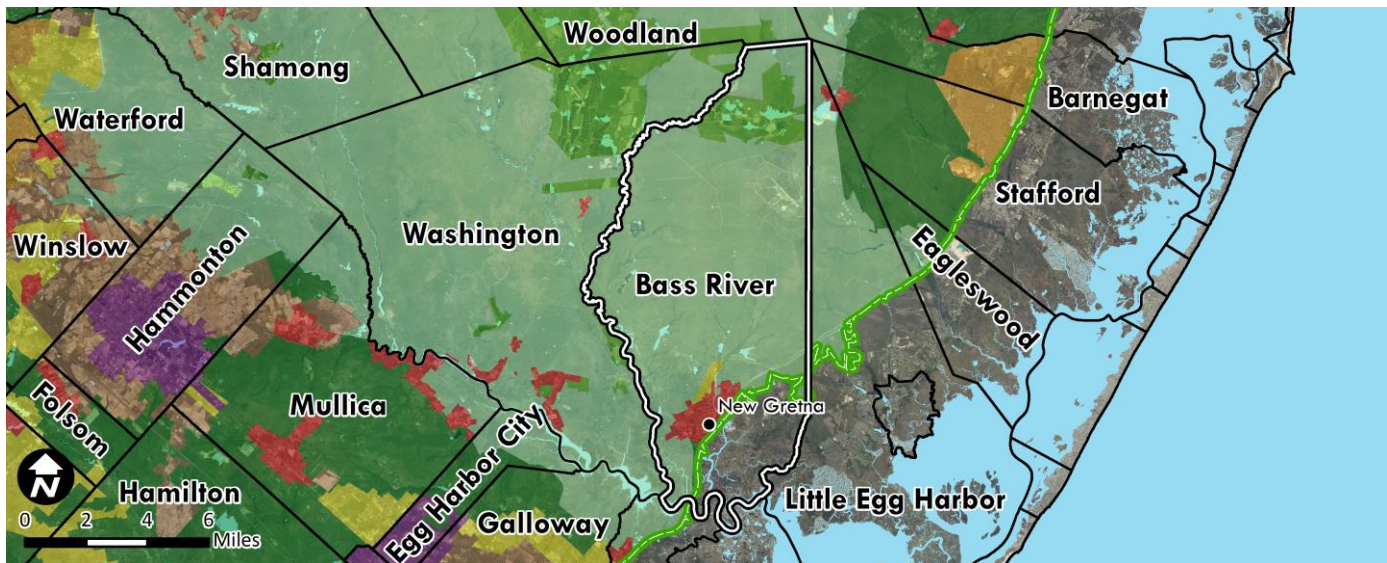
Private Sector Employment 124	Private Sector Establishments 23	Private Sector Avg. Annual Wages \$31,384
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

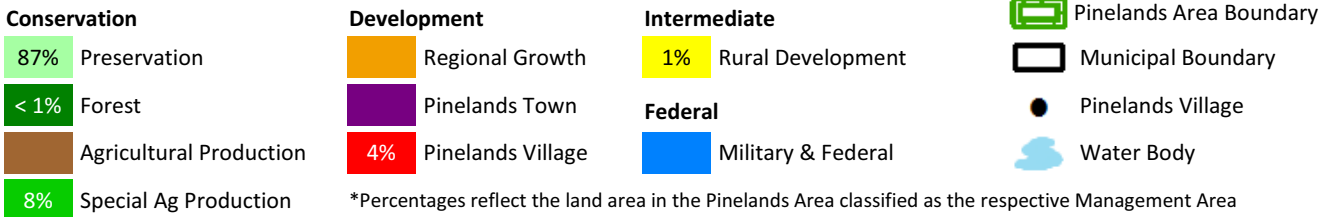
Bass River Township



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

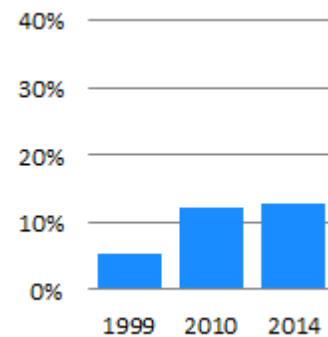


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,442	12,033	174
Population Density (per mile ²)	18	1,763	199
Population Change - 2010 to 2014	-0.1%	-0.2%	76
% Land Protected in Pinelands Area	51%	37%*	18*
Assessed Acres of Farmland	6,909	2,264	24
Building Permits Issued	3	37	136
Housing Transactions	1	84	192
Average Home Sale Price	\$413,000	\$286,205	25
Equalized Property Value (millions)	\$177.6	\$1,490.9	170
Effective Tax Rate	1.85	2.58	161
Average Residential Property Tax Bill	\$4,512	\$5,845	155
Per Capita Income (Estimate)	\$30,290	\$32,392	104
Estimated Unemployment Rate	10.5%	8.1%	29

Estimated Poverty Rate by Year



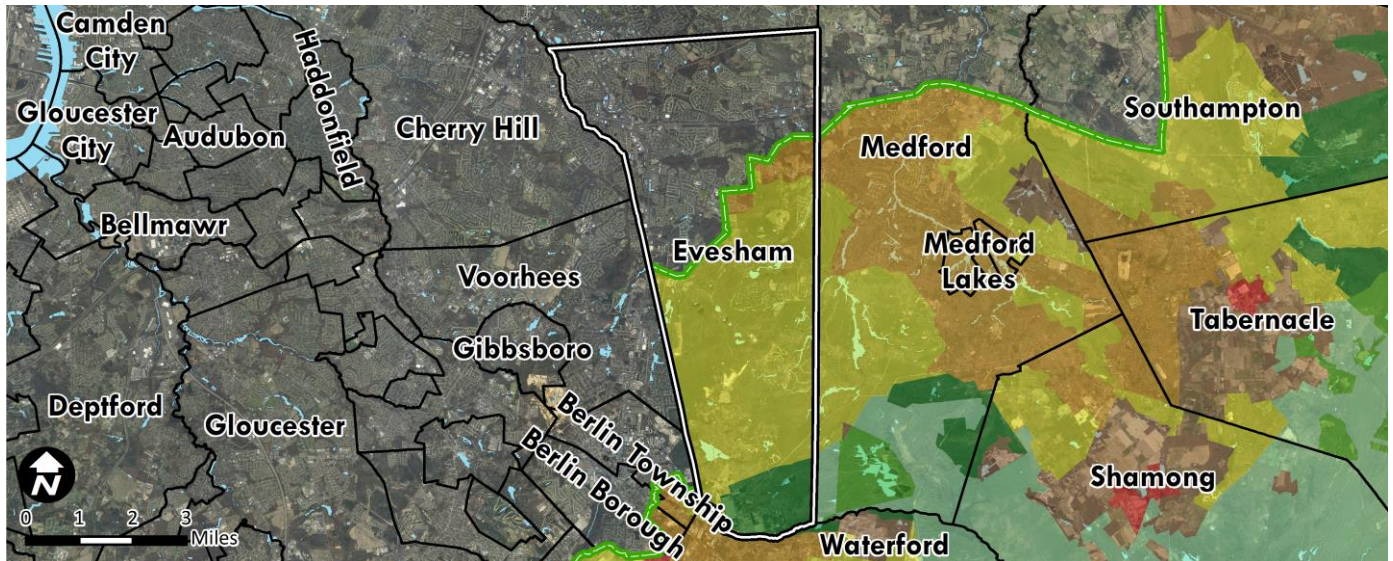
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
-	-	\$-

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

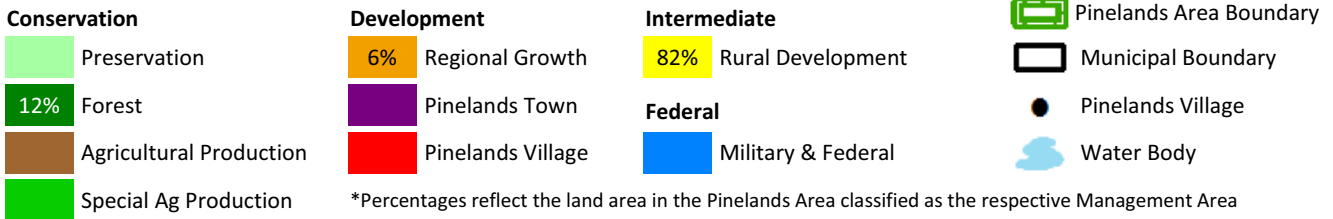
Evesham Township



Pinelands Area 2010 population: 11,860 (26% of total population)
 Pinelands Area acreage: 10,344 (55% of total acreage)

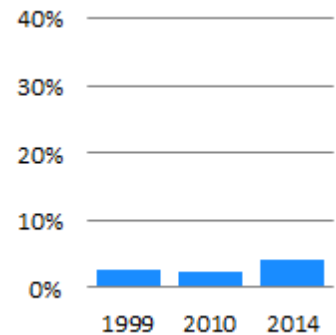


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	45,613	12,033	10
Population Density (per mile ²)	1,549	1,763	87
Population Change - 2010 to 2014	0.2%	-0.2%	63
% Land Protected in Pinelands Area	29%	37%*	31*
Assessed Acres of Farmland	2,240	2,264	60
Building Permits Issued	6	37	119
Housing Transactions	390	84	9
Average Home Sale Price	\$263,861	\$286,205	62
Equalized Property Value (millions)	\$5,108.9	\$1,490.9	11
Effective Tax Rate	2.60	2.58	106
Average Residential Property Tax Bill	\$6,823	\$5,845	48
Per Capita Income (Estimate)	\$42,644	\$32,392	28
Estimated Unemployment Rate	4.9%	8.1%	193

Estimated Poverty Rate by Year



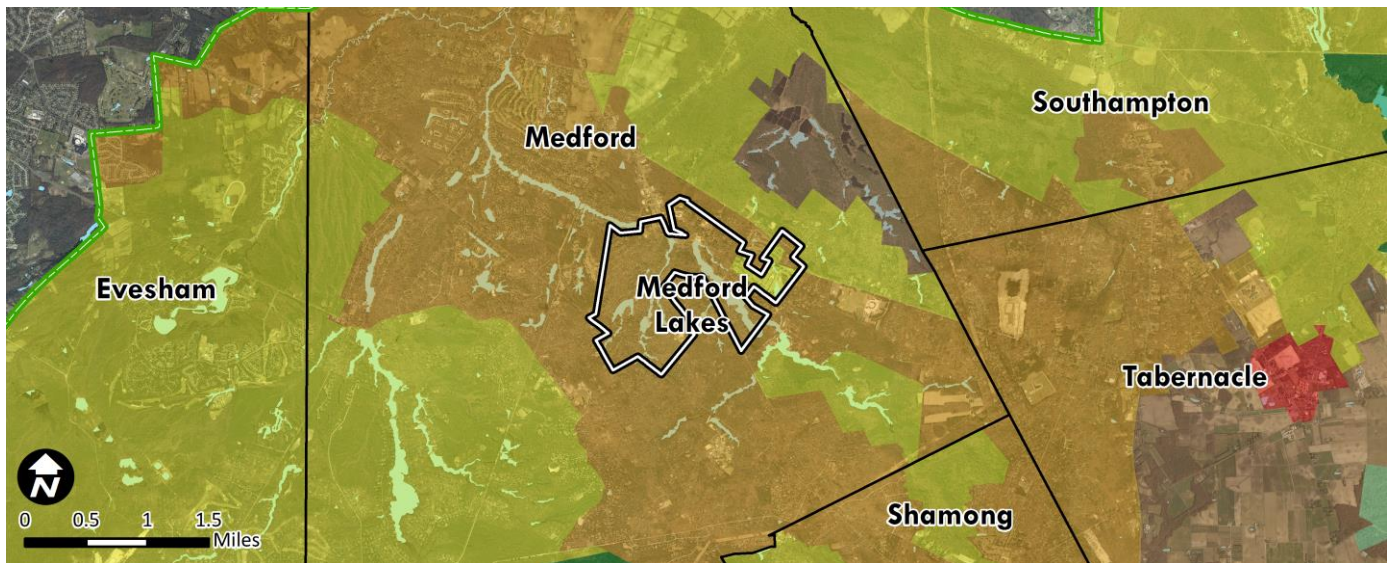
Private Sector Employment 25,799	Private Sector Establishments 1,415	Private Sector Avg. Annual Wages \$50,590
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

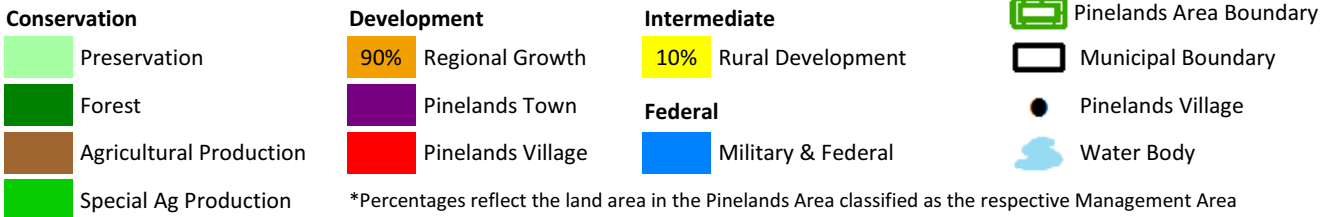
Medford Lakes Borough



Pinelands Area 2010 population: 4,146 (100% of total population)
 Pinelands Area acreage: 812 (100% of total acreage)

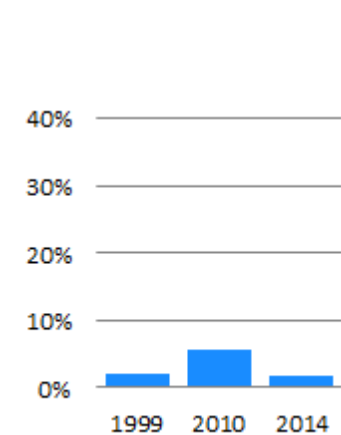


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	4,110	12,033	124
Population Density (per mile ²)	3,240	1,763	42
Population Change - 2010 to 2014	-0.9%	-0.2%	118
% Land Protected in Pinelands Area	0%	37%*	46*
Assessed Acres of Farmland	0	2,264	123
Building Permits Issued	5	37	124
Housing Transactions	56	84	76
Average Home Sale Price	\$270,231	\$286,205	57
Equalized Property Value (millions)	\$456.3	\$1,490.9	123
Effective Tax Rate	2.86	2.58	73
Average Residential Property Tax Bill	\$8,373	\$5,845	18
Per Capita Income (Estimate)	\$47,124	\$32,392	16
Estimated Unemployment Rate	5.2%	8.1%	189

Estimated Poverty Rate by Year



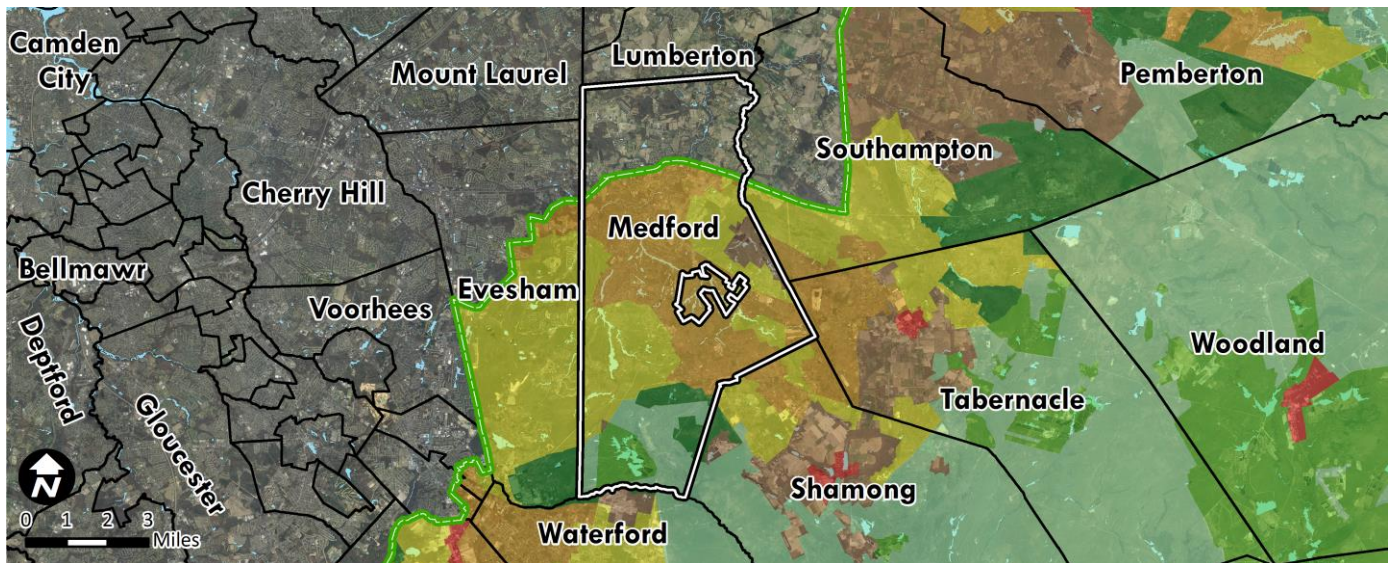
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
408	72	\$47,636

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

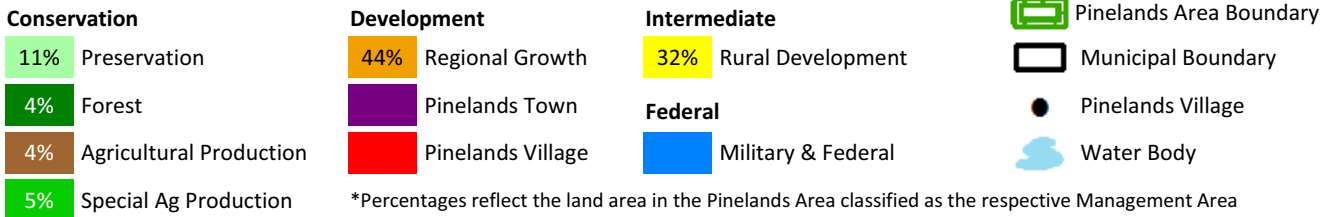
Medford Township



Pinelands Area 2010 population: 18,861 (82% of total population)
 Pinelands Area acreage: 19,793 (78% of total acreage)

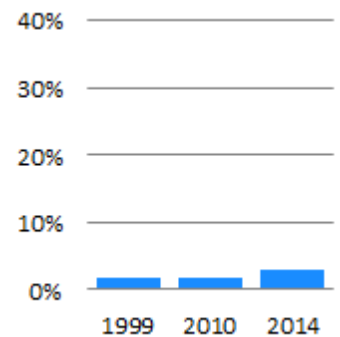


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	23,357	12,033	29
Population Density (per mile ²)	586	1,763	127
Population Change - 2010 to 2014	1.4%	-0.2%	33
% Land Protected in Pinelands Area	32%	37%*	28*
Assessed Acres of Farmland	5,604	2,264	35
Building Permits Issued	92	37	18
Housing Transactions	215	84	18
Average Home Sale Price	\$357,473	\$286,205	30
Equalized Property Value (millions)	\$3,123.6	\$1,490.9	28
Effective Tax Rate	2.79	2.58	75
Average Residential Property Tax Bill	\$9,729	\$5,845	9
Per Capita Income (Estimate)	\$49,226	\$32,392	12
Estimated Unemployment Rate	5.1%	8.1%	190

Estimated Poverty Rate by Year

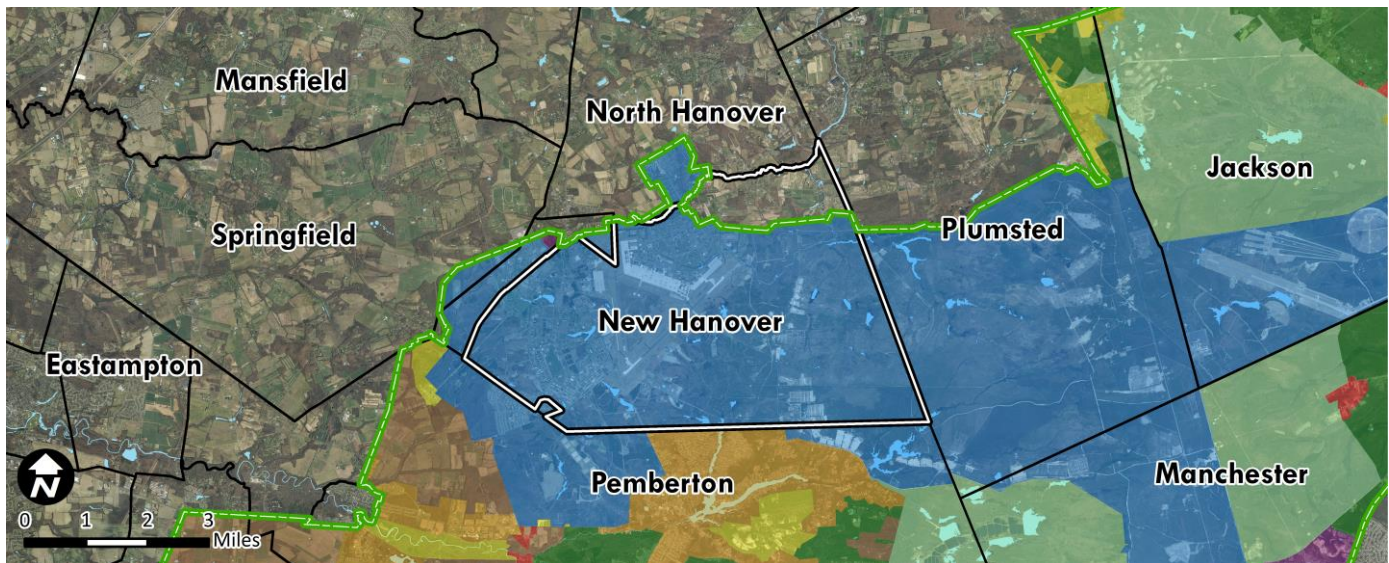


Private Sector Employment 6,535	Private Sector Establishments 748	Private Sector Avg. Annual Wages \$37,749
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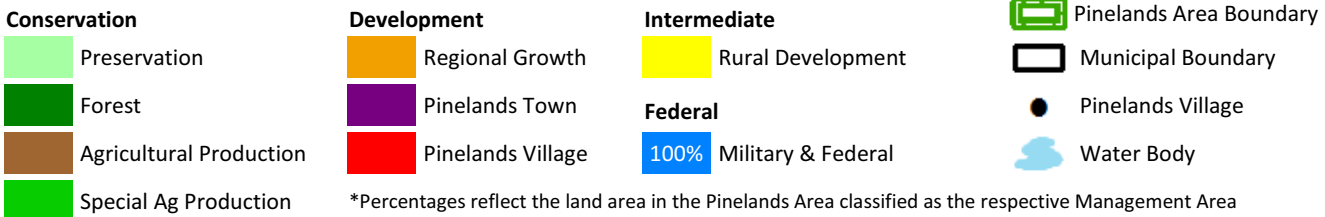
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

New Hanover Township

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

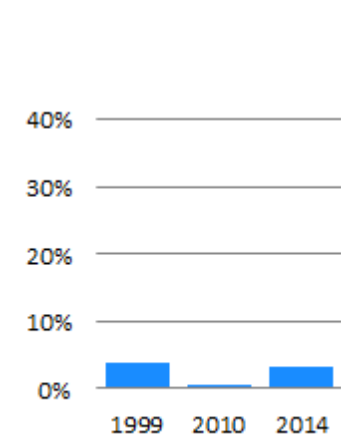


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	7,258	12,033	93
Population Density (per mile ²)	323	1,763	149
Population Change - 2010 to 2014	-1.7%	-0.2%	176
% Land Protected in Pinelands Area	0%	37%*	46*
Assessed Acres of Farmland	956	2,264	71
Building Permits Issued	4	37	129
Housing Transactions	6	84	173
Average Home Sale Price	\$242,750	\$286,205	74
Equalized Property Value (millions)	\$81.9	\$1,490.9	192
Effective Tax Rate	1.84	2.58	163
Average Residential Property Tax Bill	\$3,709	\$5,845	186
Per Capita Income (Estimate)	\$20,543	\$32,392	189
Estimated Unemployment Rate	9.8%	8.1%	41

Estimated Poverty Rate by Year



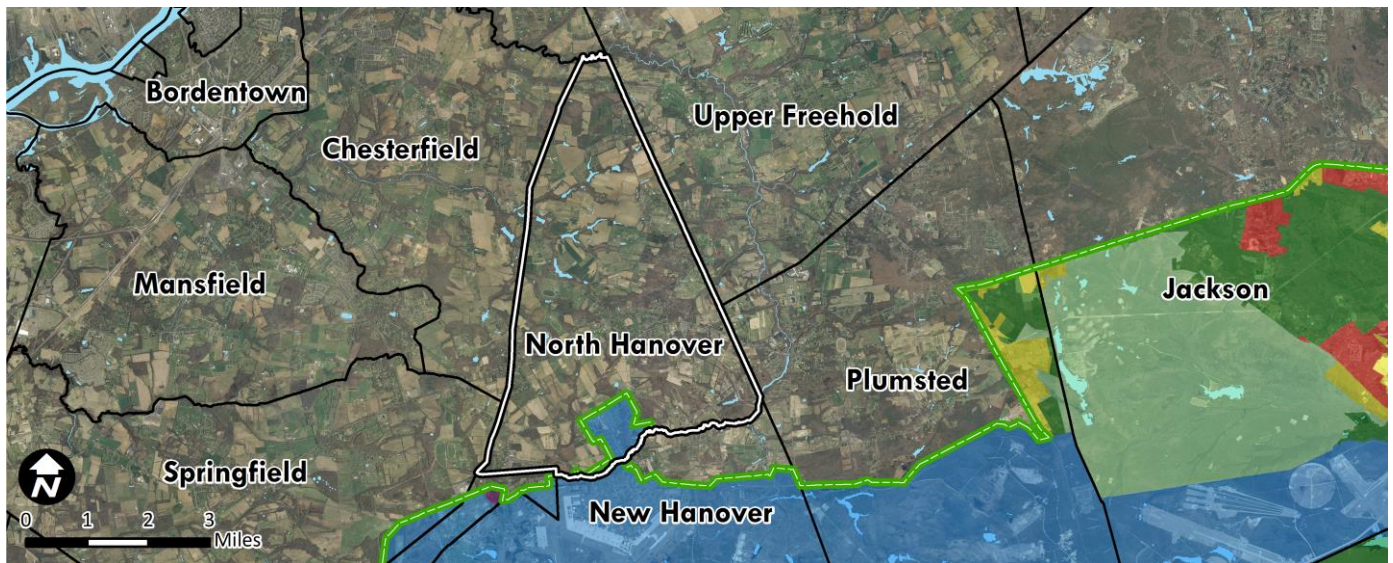
Private Sector Employment 1,131	Private Sector Establishments 121	Private Sector Avg. Annual Wages \$45,013
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

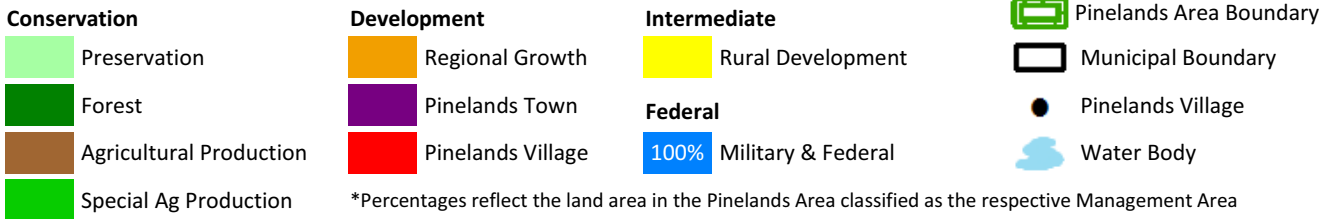
North Hanover Township



Pinelands Area 2010 population: 2,973 (39% of total population)
 Pinelands Area acreage: 477 (4% of total acreage)

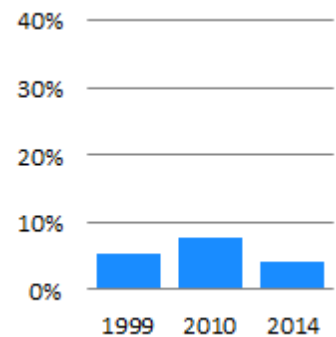


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	7,647	12,033	87
Population Density (per mile ²)	437	1,763	138
Population Change - 2010 to 2014	-0.4%	-0.2%	93
% Land Protected in Pinelands Area	0%	37%*	46*
Assessed Acres of Farmland	7,034	2,264	22
Building Permits Issued	14	37	79
Housing Transactions	13	84	147
Average Home Sale Price	\$287,946	\$286,205	47
Equalized Property Value (millions)	\$399.5	\$1,490.9	129
Effective Tax Rate	2.00	2.58	155
Average Residential Property Tax Bill	\$6,198	\$5,845	71
Per Capita Income (Estimate)	\$27,195	\$32,392	136
Estimated Unemployment Rate	7.1%	8.1%	124

Estimated Poverty Rate by Year



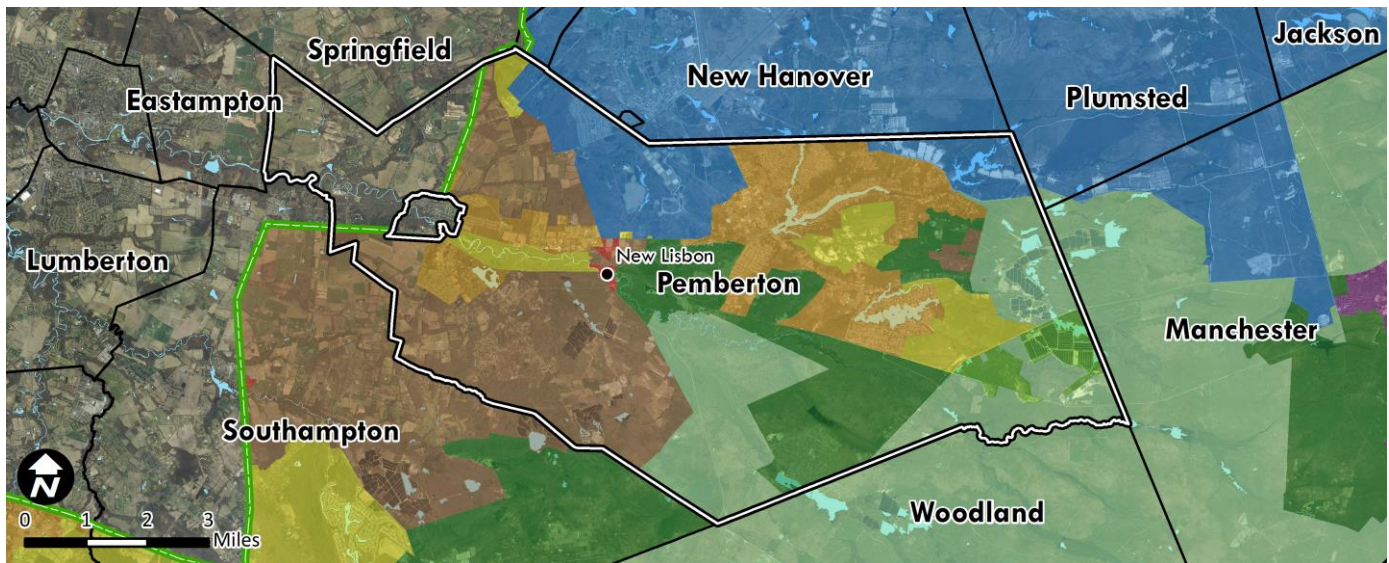
Private Sector Employment 371	Private Sector Establishments 71	Private Sector Avg. Annual Wages \$50,767
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Pemberton Township



Pinelands Area 2010 population: 27,394 (98% of total population)
 Pinelands Area acreage: 36,722 (91% of total acreage)



Pinelands Management Areas

Conservation

- 20% Preservation
- 16% Forest
- 25% Agricultural Production
- 3% Special Ag Production

Development

- 19% Regional Growth
- Pinelands Town
- < 1% Pinelands Village

Intermediate

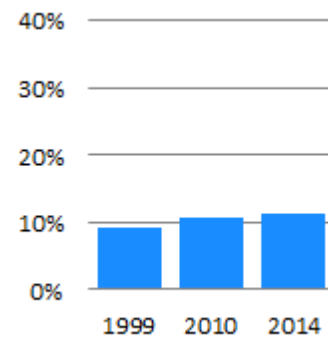
- 7% Rural Development
- Federal**
- 12% Military & Federal

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

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

2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	27,822	12,033	25
Population Density (per mile ²)	443	1,763	137
Population Change - 2010 to 2014	-0.3%	-0.2%	87
% Land Protected in Pinelands Area	41%	37%*	24*
Assessed Acres of Farmland	9,254	2,264	15
Building Permits Issued	7	37	113
Housing Transactions	124	84	42
Average Home Sale Price	\$166,564	\$286,205	145
Equalized Property Value (millions)	\$1,458.0	\$1,490.9	57
Effective Tax Rate	2.12	2.58	149
Average Residential Property Tax Bill	\$3,436	\$5,845	192
Per Capita Income (Estimate)	\$25,626	\$32,392	159
Estimated Unemployment Rate	8.8%	8.1%	66

Estimated Poverty Rate by Year



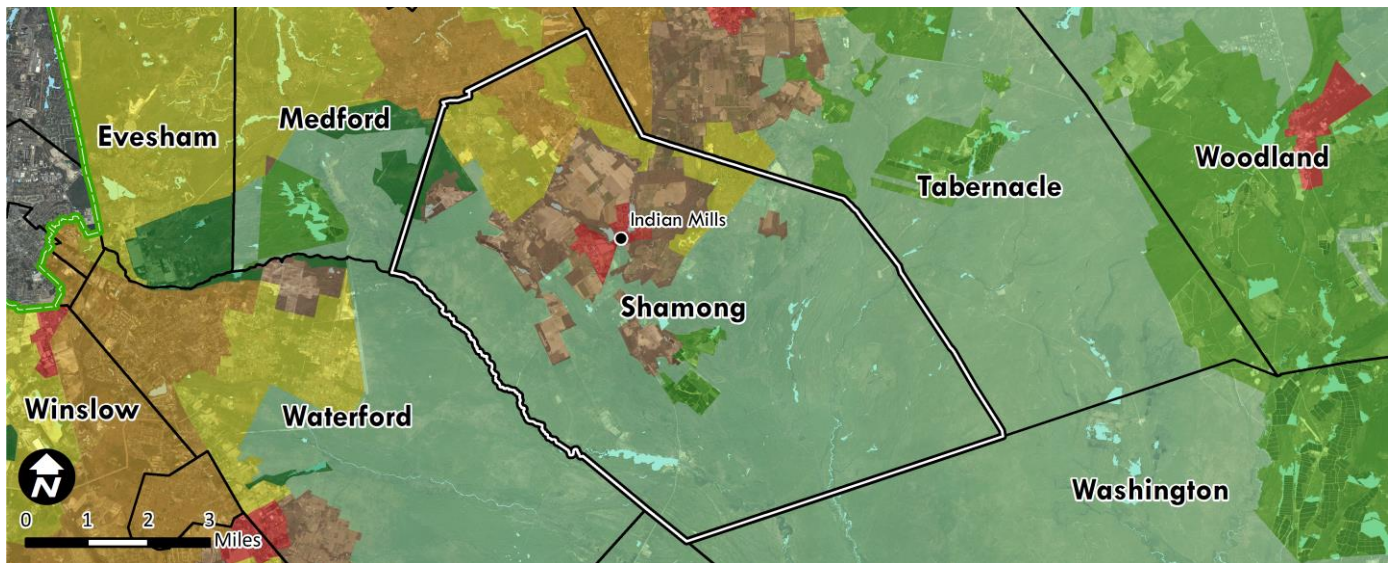
Private Sector Employment 2,410	Private Sector Establishments 208	Private Sector Avg. Annual Wages \$46,989
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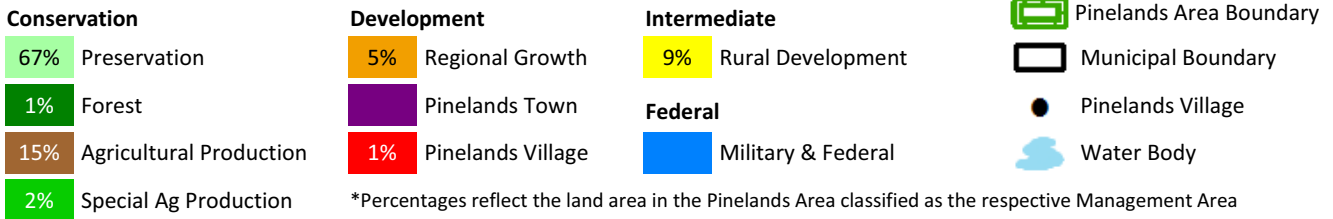
Shamong Township



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

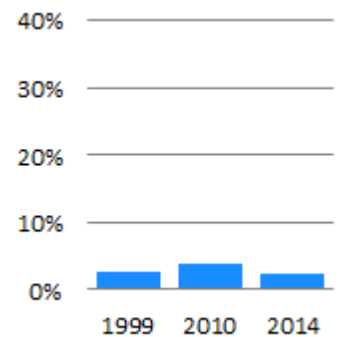


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	6,432	12,033	99
Population Density (per mile ²)	143	1,763	175
Population Change - 2010 to 2014	-0.9%	-0.2%	124
% Land Protected in Pinelands Area	63%	37%*	13*
Assessed Acres of Farmland	4,692	2,264	42
Building Permits Issued	13	37	86
Housing Transactions	51	84	87
Average Home Sale Price	\$338,591	\$286,205	33
Equalized Property Value (millions)	\$710.3	\$1,490.9	98
Effective Tax Rate	2.39	2.58	122
Average Residential Property Tax Bill	\$7,723	\$5,845	25
Per Capita Income (Estimate)	\$43,778	\$32,392	23
Estimated Unemployment Rate	5.5%	8.1%	177

Estimated Poverty Rate by Year

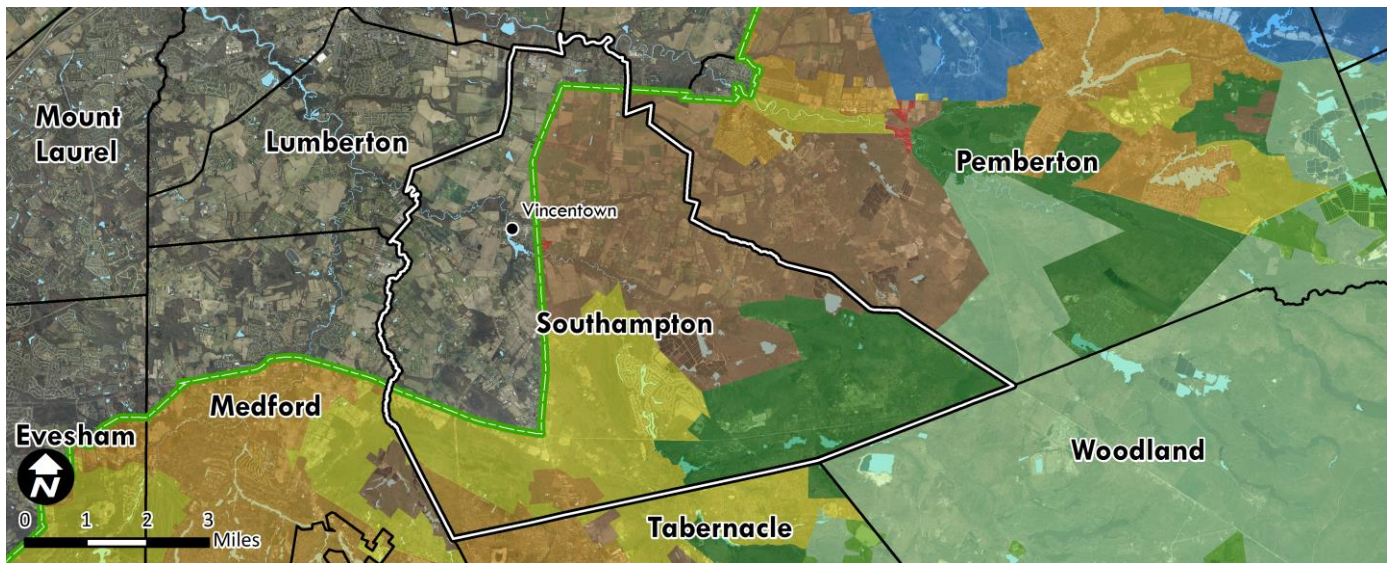


Private Sector Employment 888	Private Sector Establishments 128	Private Sector Avg. Annual Wages \$41,870
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Southampton Township

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



Pinelands Management Areas

Conservation

- Preservation
- 28% Forest
- 39% Agricultural Production
- Special Ag Production

Development

- 5% Regional Growth
- Pinelands Town
- < 1% Pinelands Village

Intermediate

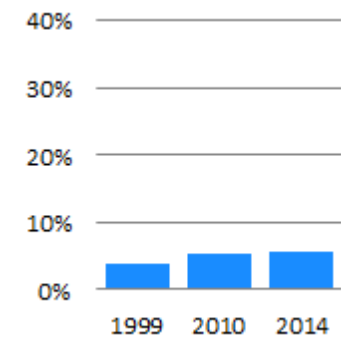
- 28% Rural Development
- Federal**
Military & Federal

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

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

2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	10,362	12,033	65
Population Density (per mile ²)	233	1,763	160
Population Change - 2010 to 2014	-1.0%	-0.2%	128
% Land Protected in Pinelands Area	33%	37%*	27*
Assessed Acres of Farmland	14,621	2,264	4
Building Permits Issued	12	37	92
Housing Transactions	148	84	30
Average Home Sale Price	\$187,290	\$286,205	120
Equalized Property Value (millions)	\$1,077.8	\$1,490.9	79
Effective Tax Rate	2.37	2.58	123
Average Residential Property Tax Bill	\$4,932	\$5,845	128
Per Capita Income (Estimate)	\$34,557	\$32,392	67
Estimated Unemployment Rate	7.7%	8.1%	103

Estimated Poverty Rate by Year

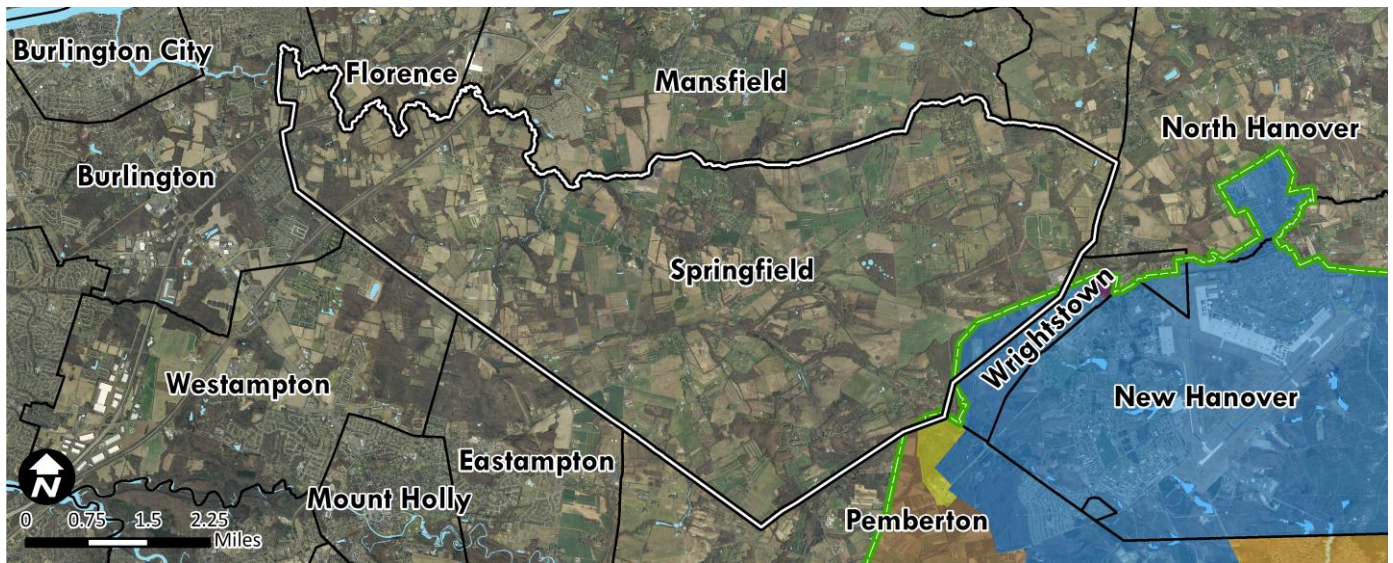


Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
2,345	235	\$37,679

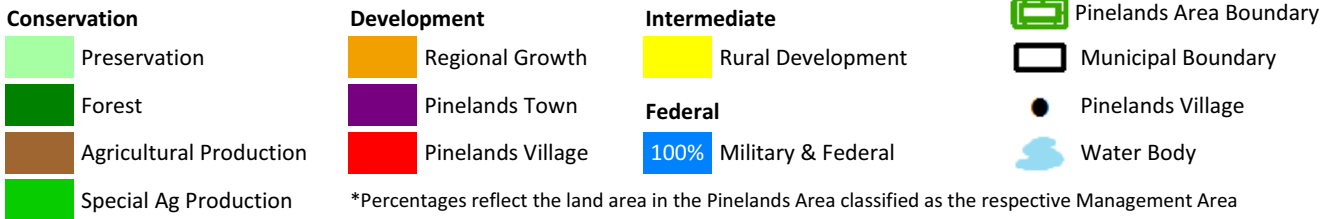
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Springfield Township

Pinelands Area 2010 population: 0 (0% of total population)
 Pinelands Area acreage: 284 (1% of total acreage)

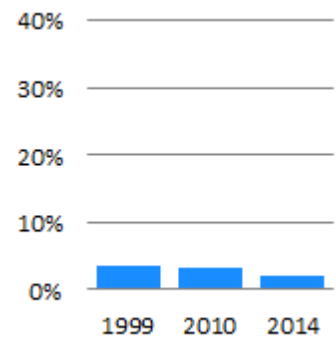


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	3,387	12,033	136
Population Density (per mile ²)	114	1,763	179
Population Change - 2010 to 2014	-0.8%	-0.2%	113
% Land Protected in Pinelands Area	0%	37%*	46*
Assessed Acres of Farmland	12,105	2,264	10
Building Permits Issued	4	37	129
Housing Transactions	4	84	180
Average Home Sale Price	\$323,875	\$286,205	37
Equalized Property Value (millions)	\$394.9	\$1,490.9	131
Effective Tax Rate	2.61	2.58	103
Average Residential Property Tax Bill	\$7,435	\$5,845	31
Per Capita Income (Estimate)	\$41,926	\$32,392	32
Estimated Unemployment Rate	6.0%	8.1%	166

Estimated Poverty Rate by Year

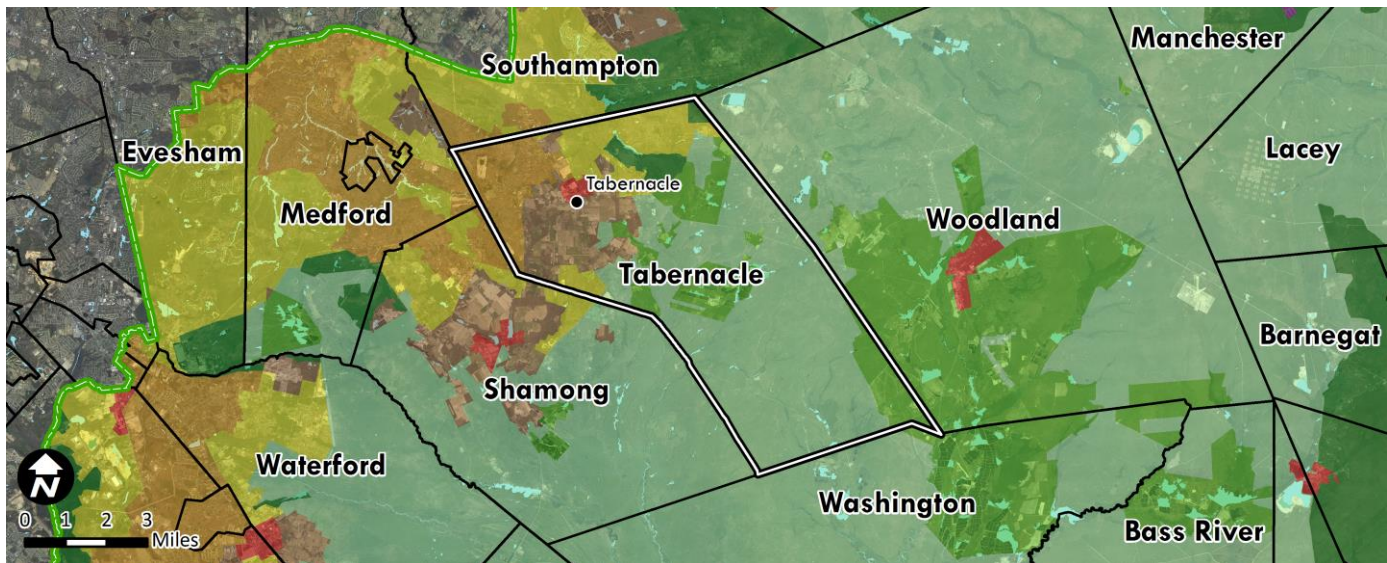


Private Sector Employment 262	Private Sector Establishments 41	Private Sector Avg. Annual Wages \$39,592
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Tabernacle Township

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



Pinelands Management Areas

Conservation

- 52% Preservation
- 3% Forest
- 11% Agricultural Production
- 15% Special Ag Production

Development

- 9% Regional Growth
- Pinelands Town
- 1% Pinelands Village

Intermediate

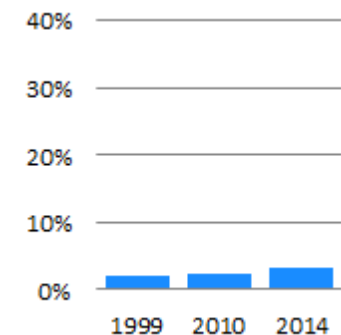
- 10% Rural Development
- Federal**
- Military & Federal

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

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

2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	6,954	12,033	95
Population Density (per mile ²)	141	1,763	176
Population Change - 2010 to 2014	0.1%	-0.2%	68
% Land Protected in Pinelands Area	49%	37%*	23*
Assessed Acres of Farmland	9,473	2,264	13
Building Permits Issued	3	37	136
Housing Transactions	15	84	143
Average Home Sale Price	\$302,167	\$286,205	44
Equalized Property Value (millions)	\$708.4	\$1,490.9	99
Effective Tax Rate	2.44	2.58	120
Average Residential Property Tax Bill	\$6,802	\$5,845	52
Per Capita Income (Estimate)	\$41,911	\$32,392	33
Estimated Unemployment Rate	5.8%	8.1%	170

Estimated Poverty Rate by Year



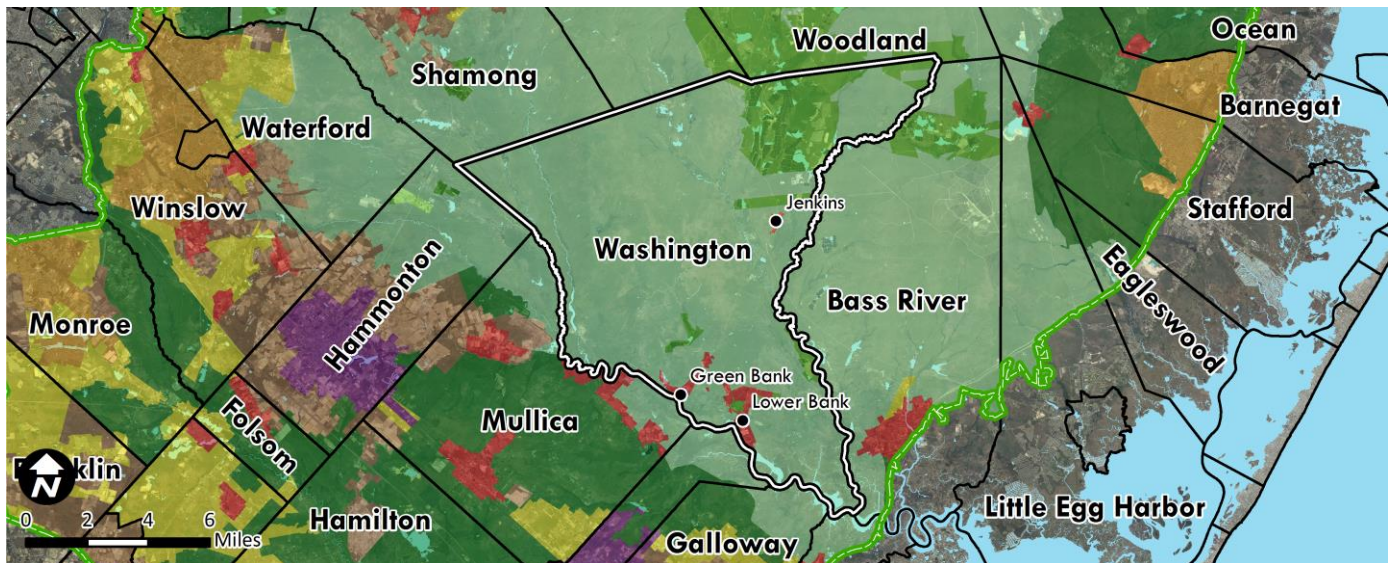
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
721	143	\$32,135

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

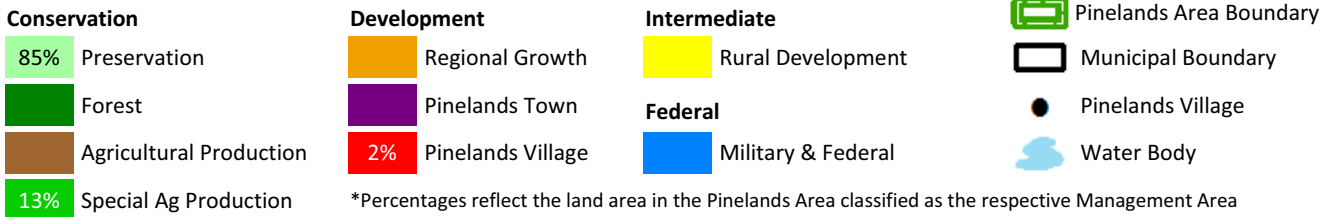
Washington Township



Pinelands Area 2010 population: 687 (100% of total population)
 Pinelands Area acreage: 66,774 (100% of total acreage)

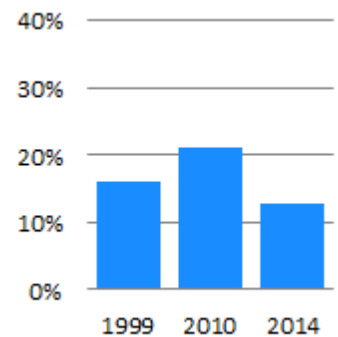


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	673	12,033	192
Population Density (per mile ²)	6	1,763	202
Population Change - 2010 to 2014	-2.0%	-0.2%	180
% Land Protected in Pinelands Area	88%	37%*	1*
Assessed Acres of Farmland	8,552	2,264	18
Building Permits Issued	3	37	136
Housing Transactions	0	84	196
Average Home Sale Price	-	\$286,205	-
Equalized Property Value (millions)	\$95.6	\$1,490.9	190
Effective Tax Rate	1.50	2.58	177
Average Residential Property Tax Bill	\$3,543	\$5,845	190
Per Capita Income (Estimate)	\$30,291	\$32,392	103
Estimated Unemployment Rate	8.7%	8.1%	67

Estimated Poverty Rate by Year



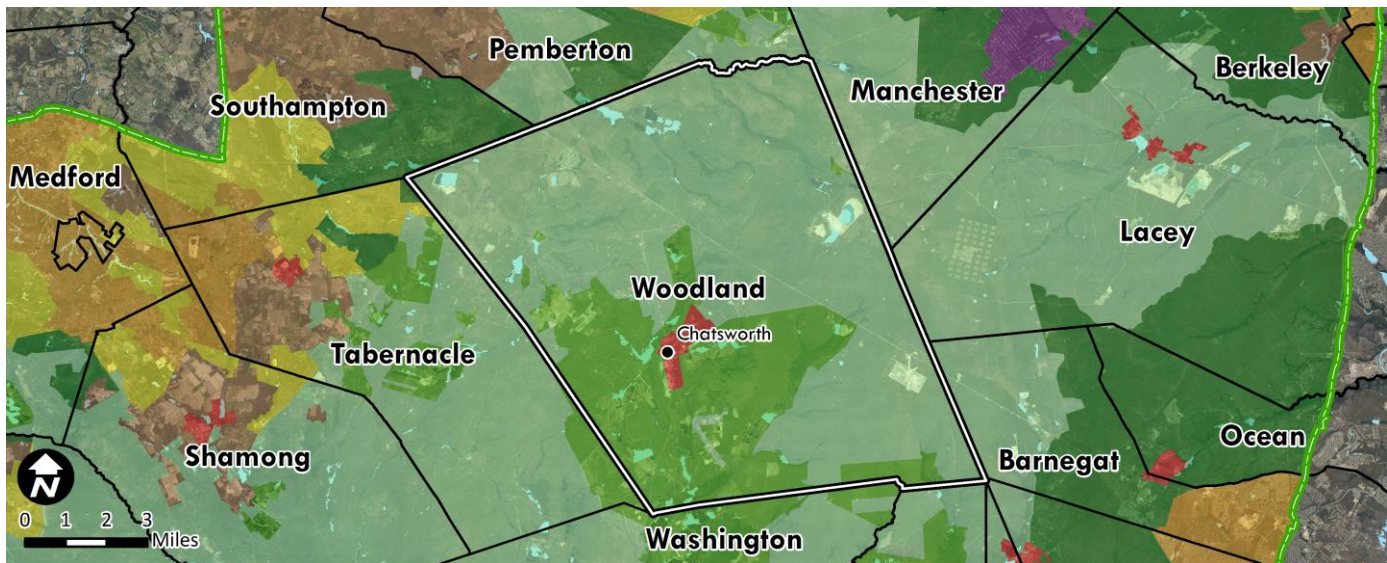
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
56	16	\$47,281

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

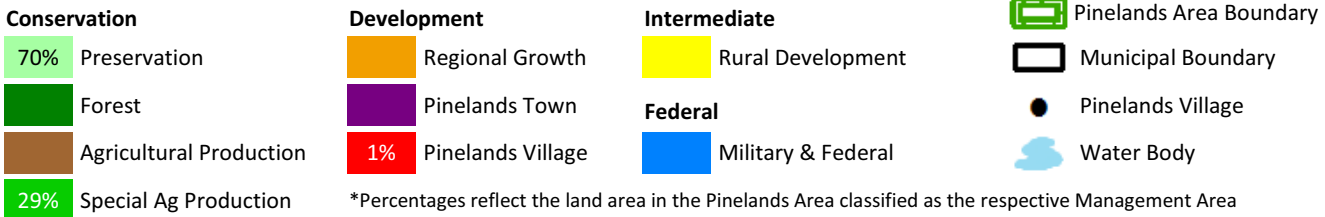
Woodland Township



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

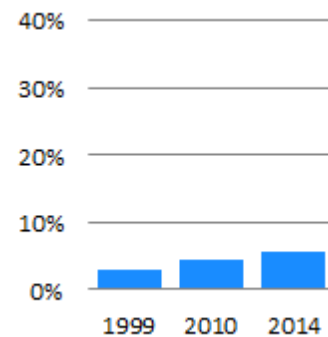


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,795	12,033	164
Population Density (per mile ²)	19	1,763	198
Population Change - 2010 to 2014	0.4%	-0.2%	56
% Land Protected in Pinelands Area	77%	37%*	6*
Assessed Acres of Farmland	7,121	2,264	21
Building Permits Issued	0	37	167
Housing Transactions	8	84	166
Average Home Sale Price	\$270,000	\$286,205	58
Equalized Property Value (millions)	\$144.1	\$1,490.9	180
Effective Tax Rate	2.09	2.58	150
Average Residential Property Tax Bill	\$4,696	\$5,845	142
Per Capita Income (Estimate)	\$29,869	\$32,392	107
Estimated Unemployment Rate	6.8%	8.1%	138

Estimated Poverty Rate by Year



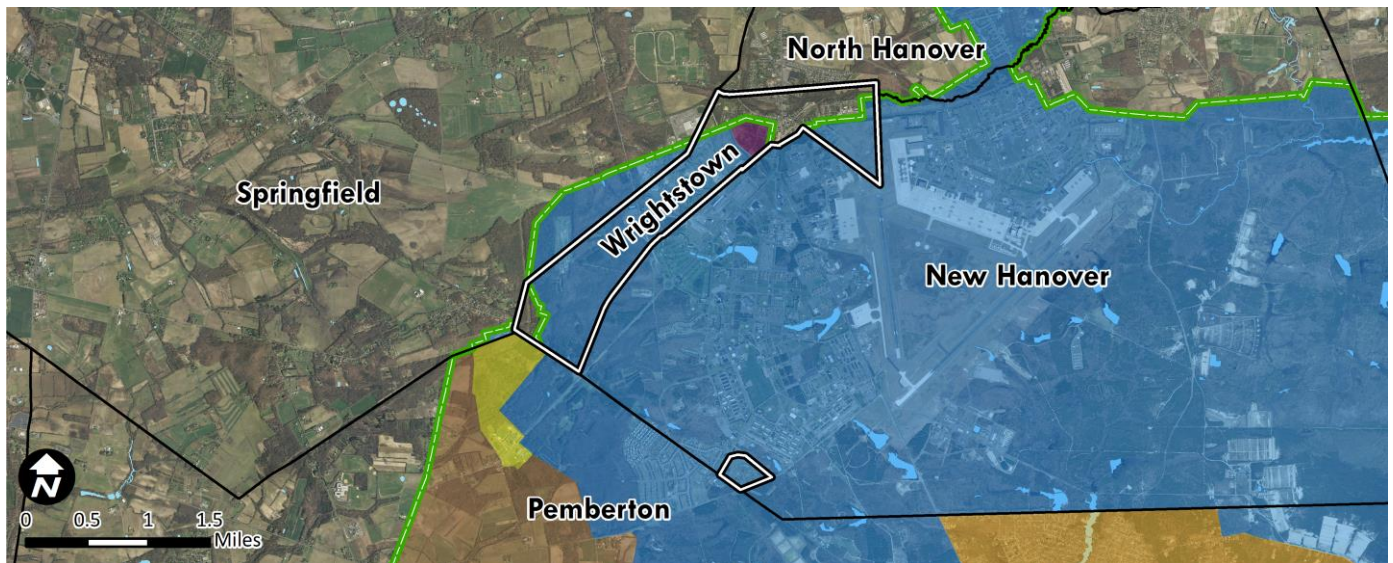
Private Sector Employment 239	Private Sector Establishments 24	Private Sector Avg. Annual Wages \$44,955
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

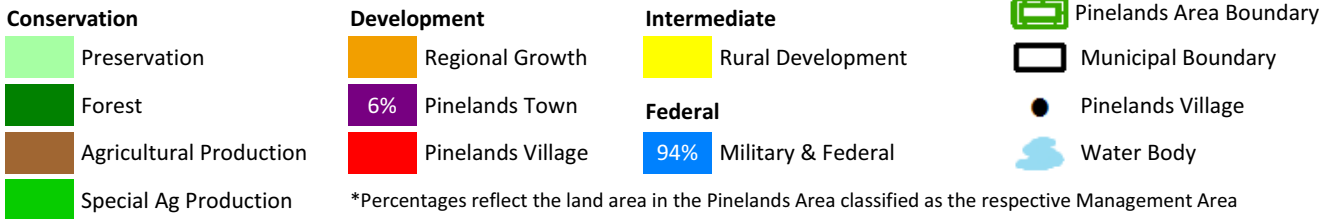
Wrightstown Borough



Pinelands Area 2010 population: 81 (10% of total population)
 Pinelands Area acreage: 897 (76% of total acreage)

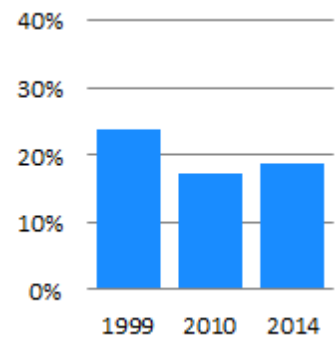


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	795	12,033	191
Population Density (per mile ²)	432	1,763	139
Population Change - 2010 to 2014	-0.9%	-0.2%	119
% Land Protected in Pinelands Area	0%	37%*	46*
Assessed Acres of Farmland	24	2,264	112
Building Permits Issued	0	37	167
Housing Transactions	1	84	192
Average Home Sale Price	\$83,000	\$286,205	192
Equalized Property Value (millions)	\$35.1	\$1,490.9	199
Effective Tax Rate	2.60	2.58	105
Average Residential Property Tax Bill	\$4,149	\$5,845	171
Per Capita Income (Estimate)	\$26,331	\$32,392	151
Estimated Unemployment Rate	7.4%	8.1%	116

Estimated Poverty Rate by Year



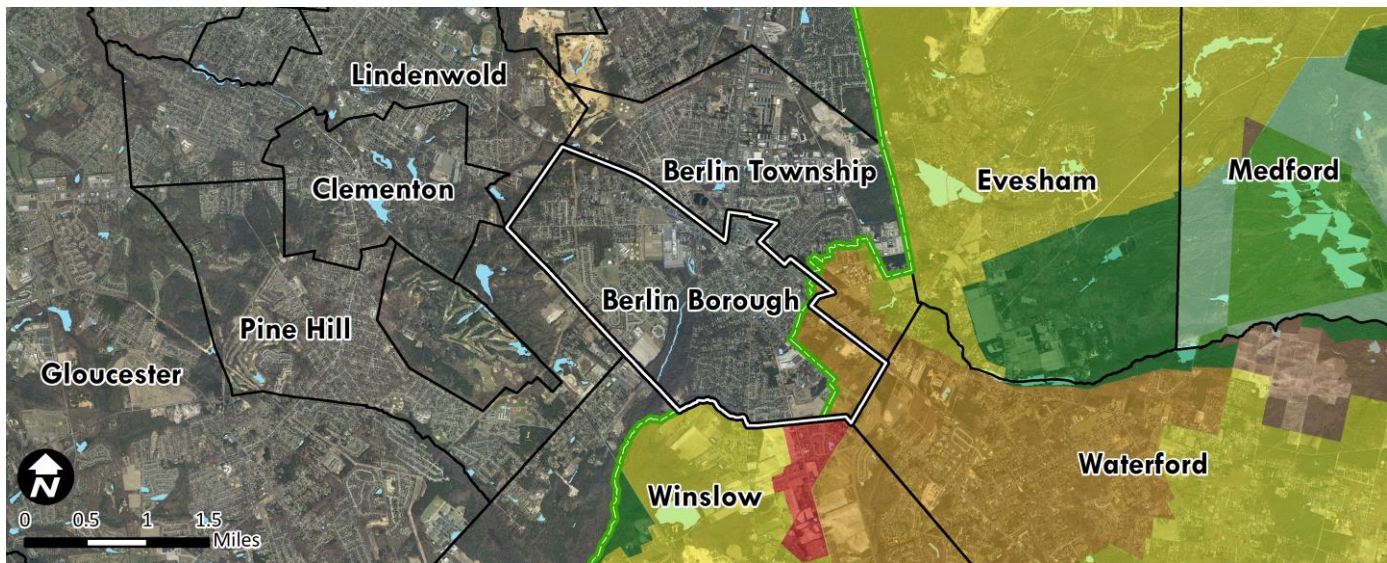
Private Sector Employment 603	Private Sector Establishments 72	Private Sector Avg. Annual Wages \$35,104
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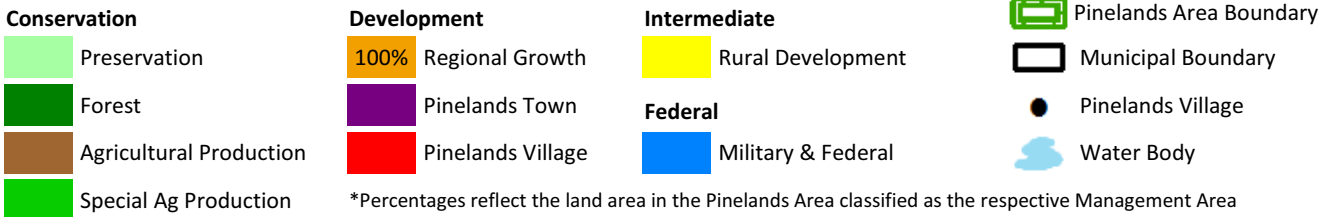
Berlin Borough



Pinelands Area 2010 population: 76 (1% of total population)
 Pinelands Area acreage: 233 (10% of total acreage)

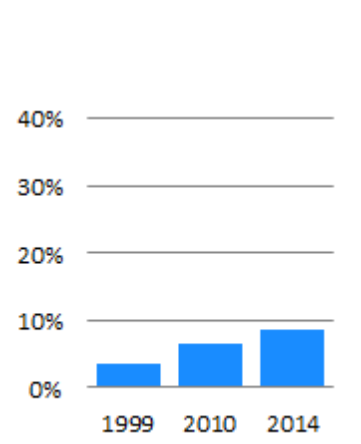


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	7,546	12,033	90
Population Density (per mile ²)	2,073	1,763	72
Population Change - 2010 to 2014	-0.6%	-0.2%	103
% Land Protected in Pinelands Area	0%	37%*	46*
Assessed Acres of Farmland	64	2,264	108
Building Permits Issued	0	37	167
Housing Transactions	73	84	65
Average Home Sale Price	\$226,768	\$286,205	86
Equalized Property Value (millions)	\$738.3	\$1,490.9	96
Effective Tax Rate	2.96	2.58	67
Average Residential Property Tax Bill	\$6,883	\$5,845	45
Per Capita Income (Estimate)	\$34,038	\$32,392	71
Estimated Unemployment Rate	7.0%	8.1%	132

Estimated Poverty Rate by Year



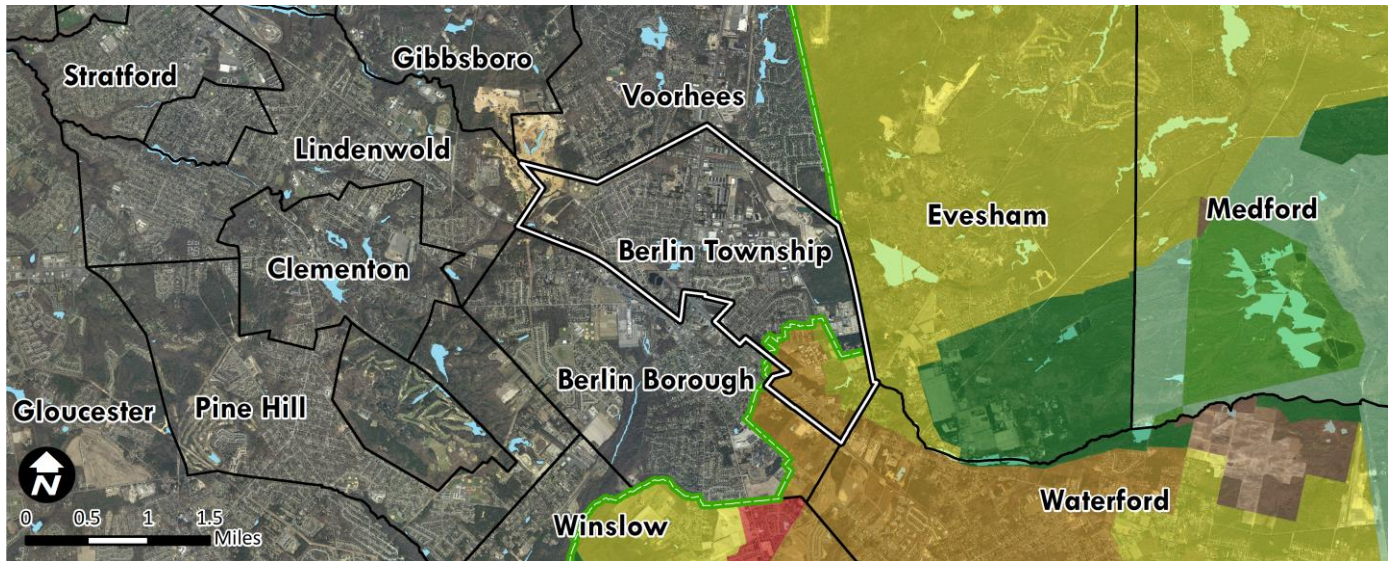
Private Sector Employment 4,185	Private Sector Establishments 360	Private Sector Avg. Annual Wages \$39,956
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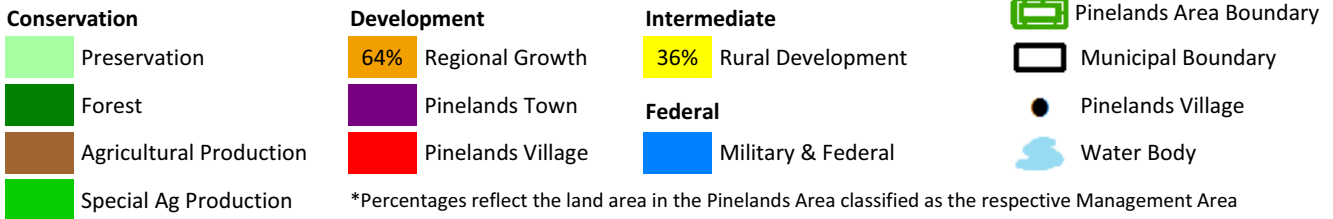
Berlin Township



Pinelands Area 2010 population: 303 (6% of total population)
 Pinelands Area acreage: 347 (16% of total acreage)

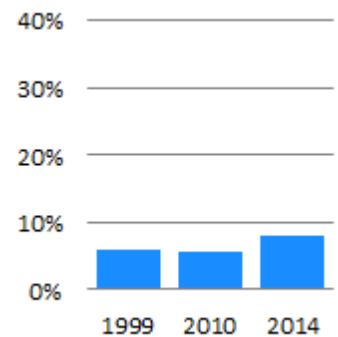


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	5,362	12,033	107
Population Density (per mile ²)	1,631	1,763	82
Population Change - 2010 to 2014	0.1%	-0.2%	67
% Land Protected in Pinelands Area	0%	37%*	46*
Assessed Acres of Farmland	157	2,264	100
Building Permits Issued	29	37	57
Housing Transactions	28	84	111
Average Home Sale Price	\$164,403	\$286,205	149
Equalized Property Value (millions)	\$560.3	\$1,490.9	112
Effective Tax Rate	3.54	2.58	30
Average Residential Property Tax Bill	\$5,919	\$5,845	81
Per Capita Income (Estimate)	\$27,461	\$32,392	132
Estimated Unemployment Rate	8.4%	8.1%	76

Estimated Poverty Rate by Year



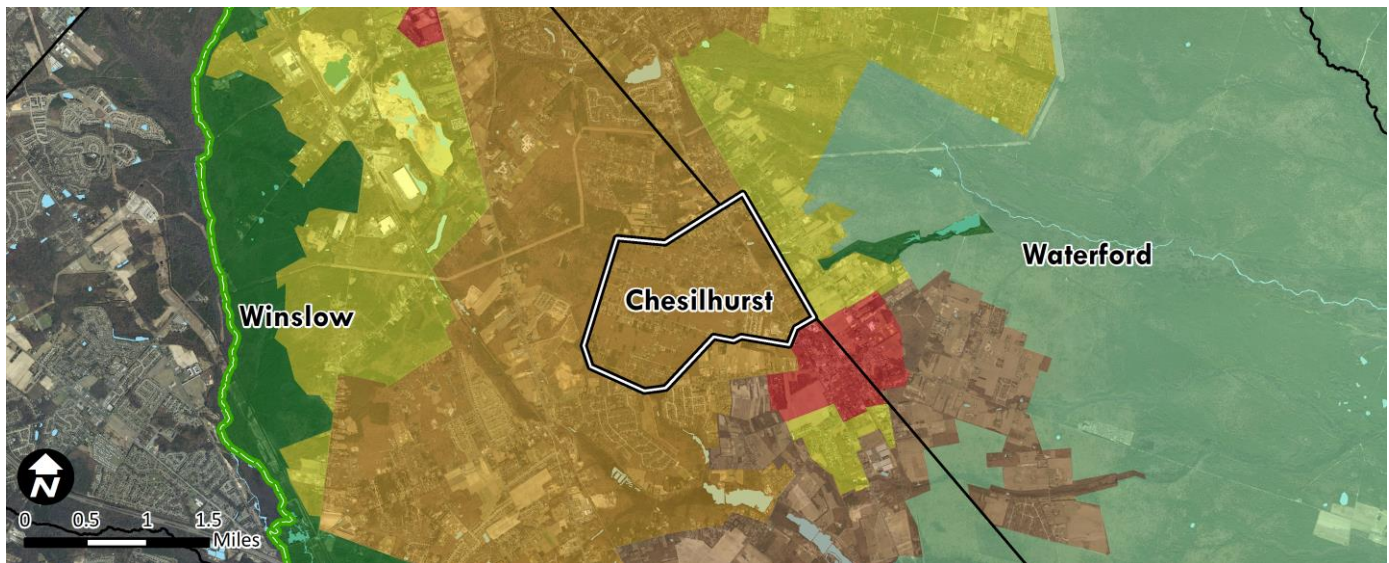
Private Sector Employment 5,039	Private Sector Establishments 377	Private Sector Avg. Annual Wages \$38,398
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Chesilhurst Borough



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



Pinelands Management Areas

Conservation

- Preservation
- Forest
- Agricultural Production
- Special Ag Production

Development

- 100% Regional Growth
- Pinelands Town
- Pinelands Village

Intermediate

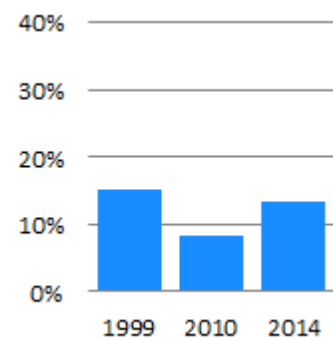
- Rural Development
- Federal**
- Military & Federal

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

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

2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,626	12,033	169
Population Density (per mile ²)	942	1,763	108
Population Change - 2010 to 2014	-0.5%	-0.2%	98
% Land Protected in Pinelands Area	< 1%	37%*	45*
Assessed Acres of Farmland	0	2,264	123
Building Permits Issued	2	37	143
Housing Transactions	4	84	180
Average Home Sale Price	\$140,000	\$286,205	170
Equalized Property Value (millions)	\$89.1	\$1,490.9	191
Effective Tax Rate	3.30	2.58	41
Average Residential Property Tax Bill	\$4,973	\$5,845	126
Per Capita Income (Estimate)	\$25,527	\$32,392	160
Estimated Unemployment Rate	10.5%	8.1%	31

Estimated Poverty Rate by Year



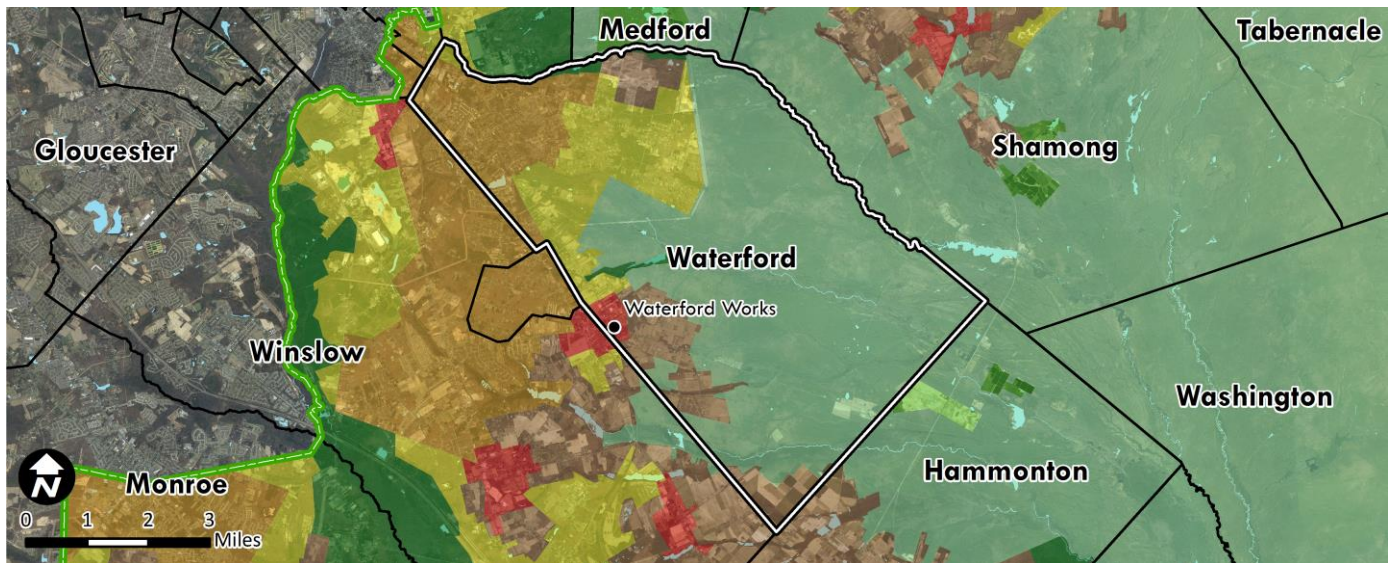
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
79	16	\$30,871

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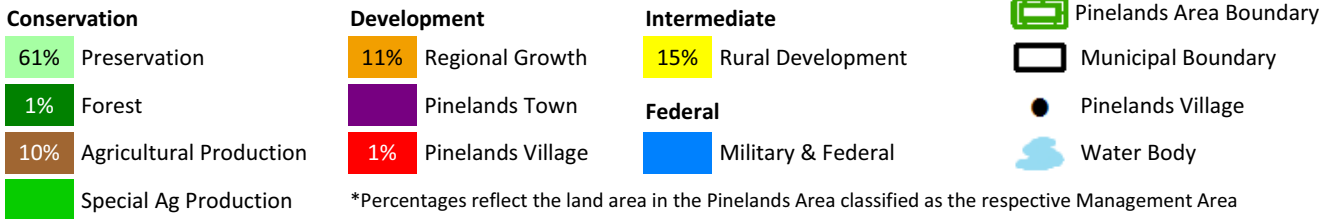
Waterford Township



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

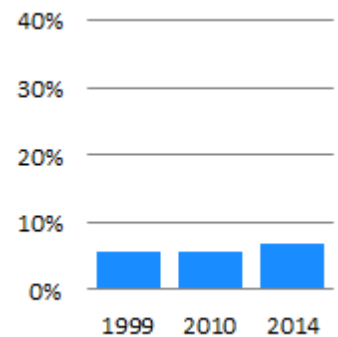


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	10,732	12,033	62
Population Density (per mile ²)	296	1,763	151
Population Change - 2010 to 2014	0.8%	-0.2%	46
% Land Protected in Pinelands Area	65%	37%*	12*
Assessed Acres of Farmland	2,253	2,264	59
Building Permits Issued	34	37	53
Housing Transactions	52	84	85
Average Home Sale Price	\$183,521	\$286,205	124
Equalized Property Value (millions)	\$764.1	\$1,490.9	94
Effective Tax Rate	3.40	2.58	35
Average Residential Property Tax Bill	\$6,401	\$5,845	63
Per Capita Income (Estimate)	\$31,603	\$32,392	87
Estimated Unemployment Rate	8.7%	8.1%	69

Estimated Poverty Rate by Year



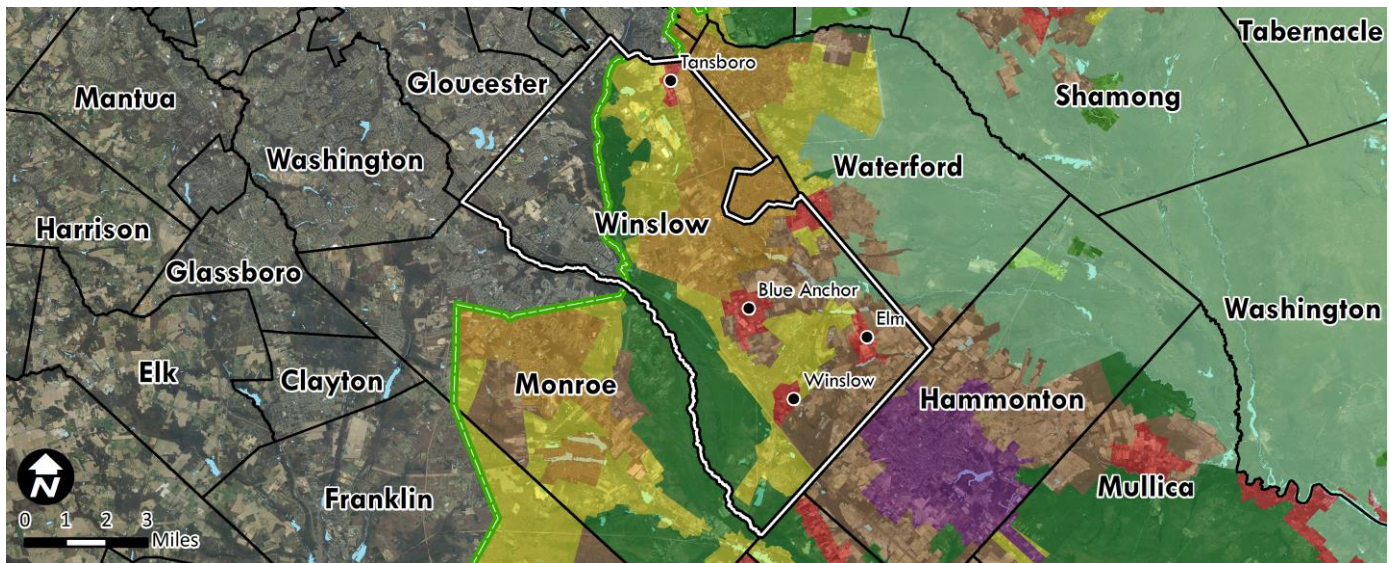
Private Sector Employment 1,931	Private Sector Establishments 217	Private Sector Avg. Annual Wages \$30,119
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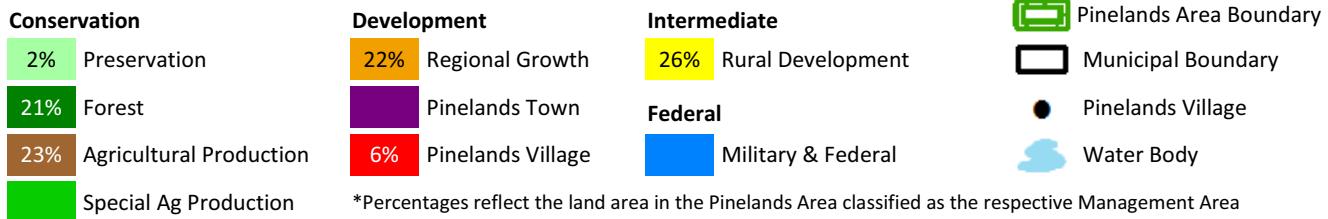
Winslow Township



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

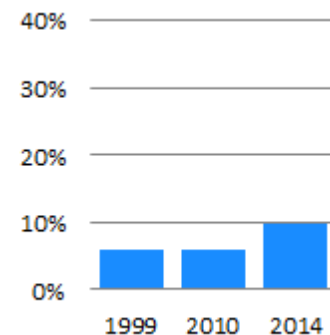


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	38,895	12,033	16
Population Density (per mile ²)	667	1,763	124
Population Change - 2010 to 2014	-1.5%	-0.2%	168
% Land Protected in Pinelands Area	30%	37%*	30*
Assessed Acres of Farmland	5,446	2,264	36
Building Permits Issued	0	37	167
Housing Transactions	215	84	18
Average Home Sale Price	\$181,020	\$286,205	128
Equalized Property Value (millions)	\$2,639.9	\$1,490.9	33
Effective Tax Rate	3.24	2.58	49
Average Residential Property Tax Bill	\$5,547	\$5,845	94
Per Capita Income (Estimate)	\$29,700	\$32,392	111
Estimated Unemployment Rate	8.1%	8.1%	83

Estimated Poverty Rate by Year

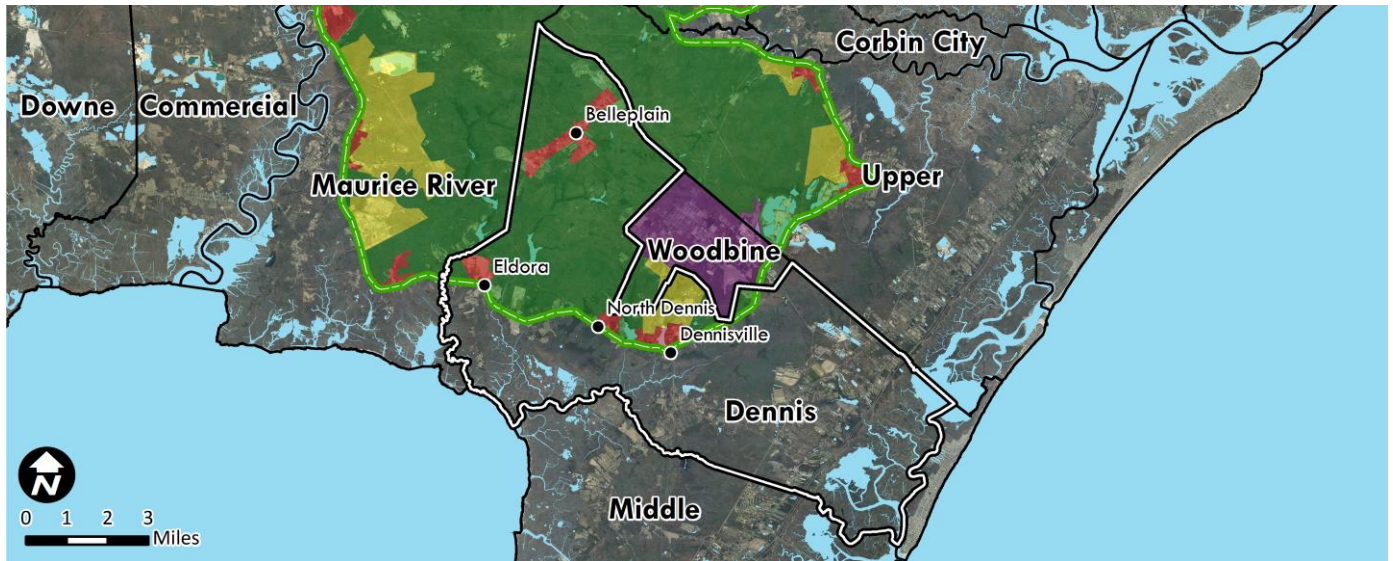


Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
5,640	599	\$32,726

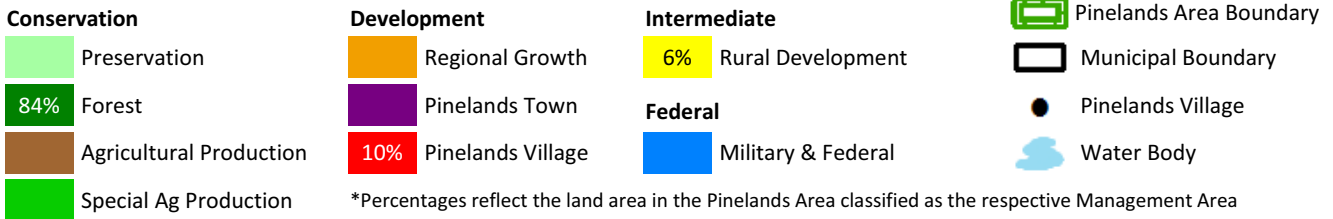
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Dennis Township

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

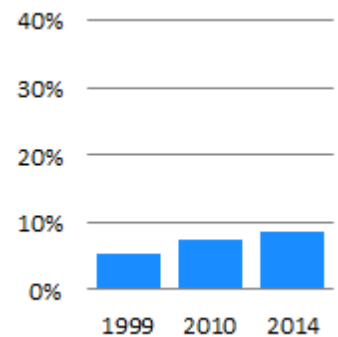


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	6,319	12,033	101
Population Density (per mile ²)	99	1,763	184
Population Change - 2010 to 2014	-2.3%	-0.2%	187
% Land Protected in Pinelands Area	68%	37%*	11*
Assessed Acres of Farmland	4,084	2,264	47
Building Permits Issued	12	37	92
Housing Transactions	26	84	117
Average Home Sale Price	\$239,731	\$286,205	78
Equalized Property Value (millions)	\$872.6	\$1,490.9	88
Effective Tax Rate	1.55	2.58	175
Average Residential Property Tax Bill	\$2,905	\$5,845	196
Per Capita Income (Estimate)	\$34,076	\$32,392	69
Estimated Unemployment Rate	9.9%	8.1%	38

Estimated Poverty Rate by Year

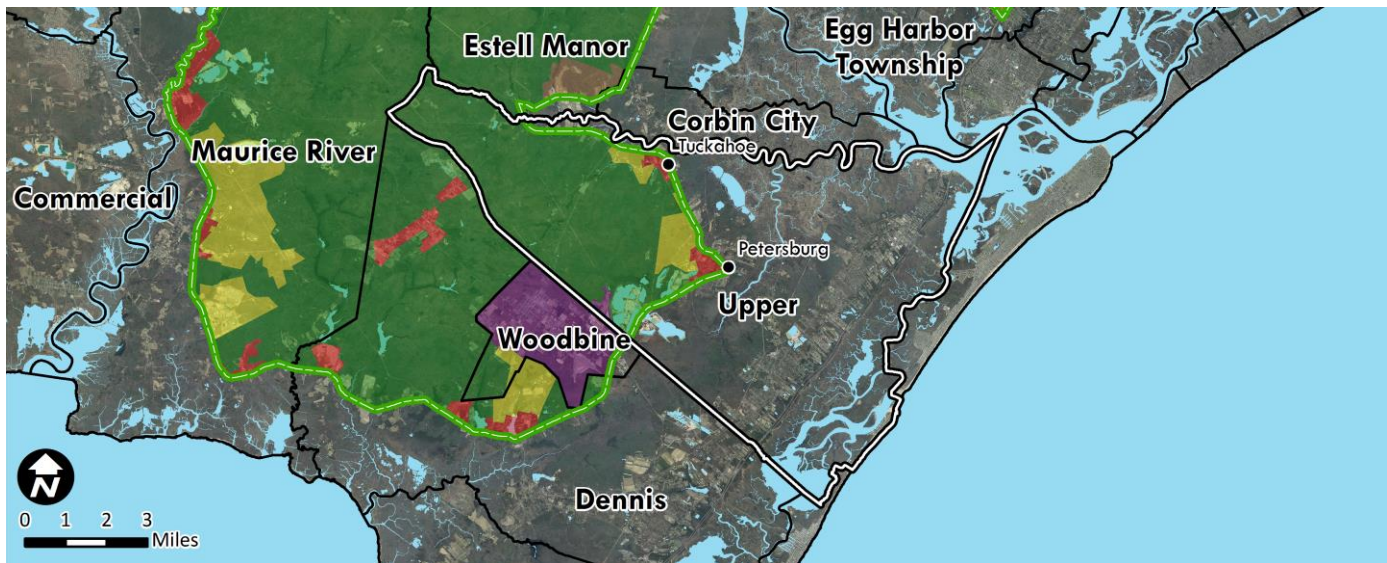


Private Sector Employment 1,542	Private Sector Establishments 187	Private Sector Avg. Annual Wages \$37,454
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Upper Township

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



Pinelands Management Areas

Conservation

- Preservation
- 87% Forest
- Agricultural Production
- Special Ag Production

Development

- Regional Growth
- 1% Pinelands Town
- 4% Pinelands Village

Intermediate

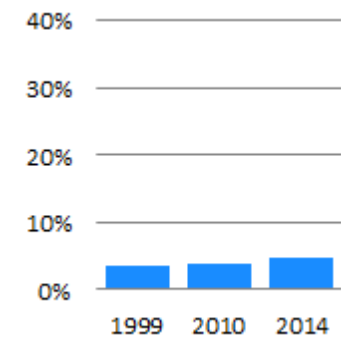
- 8% Rural Development
- Federal**
- Military & Federal

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

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

2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	12,113	12,033	53
Population Density (per mile ²)	176	1,763	171
Population Change - 2010 to 2014	-2.1%	-0.2%	182
% Land Protected in Pinelands Area	51%	37%*	17*
Assessed Acres of Farmland	2,417	2,264	57
Building Permits Issued	13	37	86
Housing Transactions	94	84	57
Average Home Sale Price	\$351,563	\$286,205	31
Equalized Property Value (millions)	\$1,929.7	\$1,490.9	48
Effective Tax Rate	1.60	2.58	173
Average Residential Property Tax Bill	\$4,600	\$5,845	150
Per Capita Income (Estimate)	\$36,746	\$32,392	49
Estimated Unemployment Rate	8.0%	8.1%	85

Estimated Poverty Rate by Year



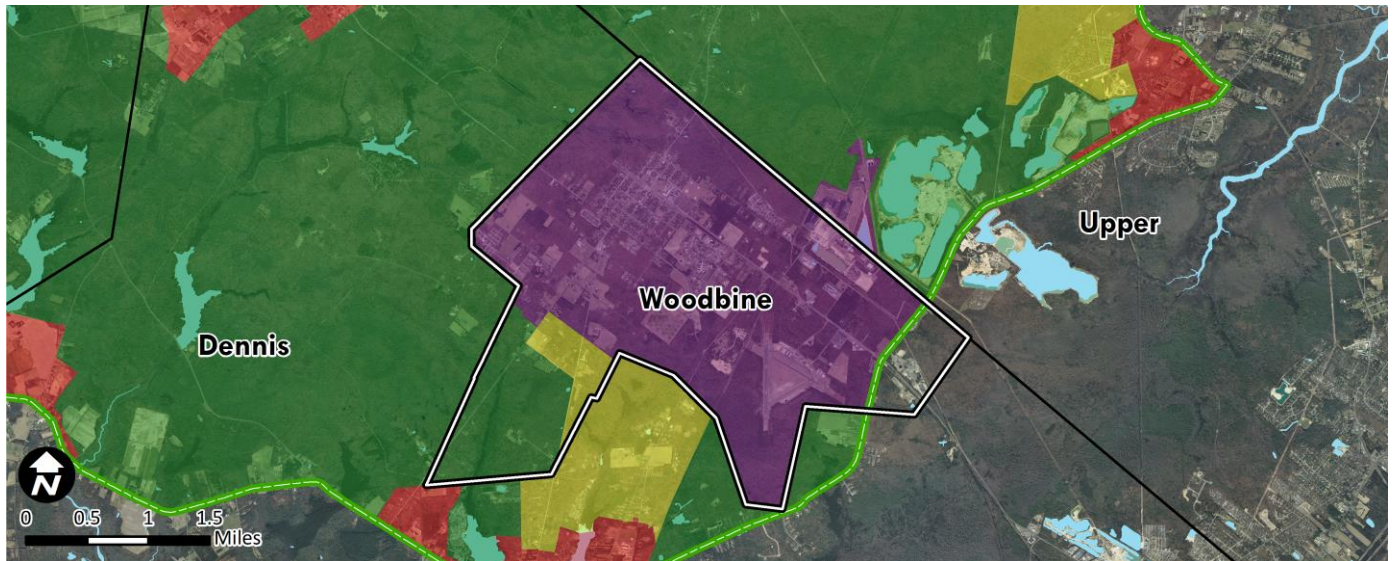
Private Sector Employment 2,612	Private Sector Establishments 268	Private Sector Avg. Annual Wages \$36,644
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

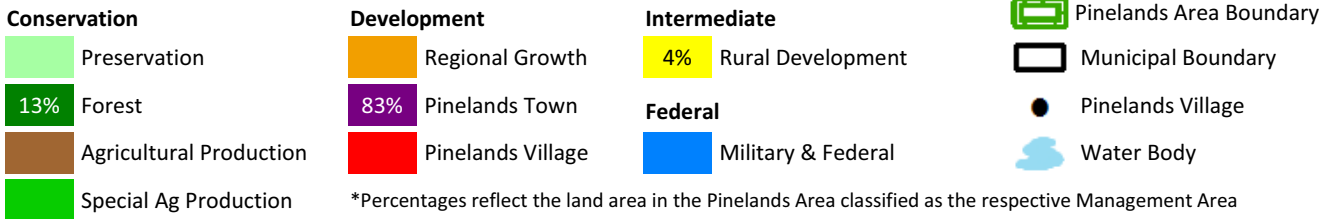
Woodbine Borough



Pinelands Area 2010 population: 2,465 (100% of total population)
 Pinelands Area acreage: 4,801 (95% of total acreage)

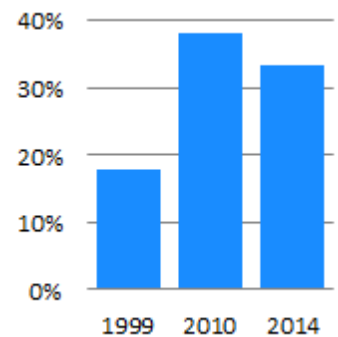


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	2,439	12,033	153
Population Density (per mile ²)	309	1,763	150
Population Change - 2010 to 2014	-1.3%	-0.2%	148
% Land Protected in Pinelands Area	7%	37%*	41*
Assessed Acres of Farmland	318	2,264	88
Building Permits Issued	1	37	152
Housing Transactions	0	84	196
Average Home Sale Price	-	\$286,205	-
Equalized Property Value (millions)	\$157.1	\$1,490.9	178
Effective Tax Rate	1.49	2.58	178
Average Residential Property Tax Bill	\$1,673	\$5,845	201
Per Capita Income (Estimate)	\$18,494	\$32,392	194
Estimated Unemployment Rate	10.5%	8.1%	30

Estimated Poverty Rate by Year

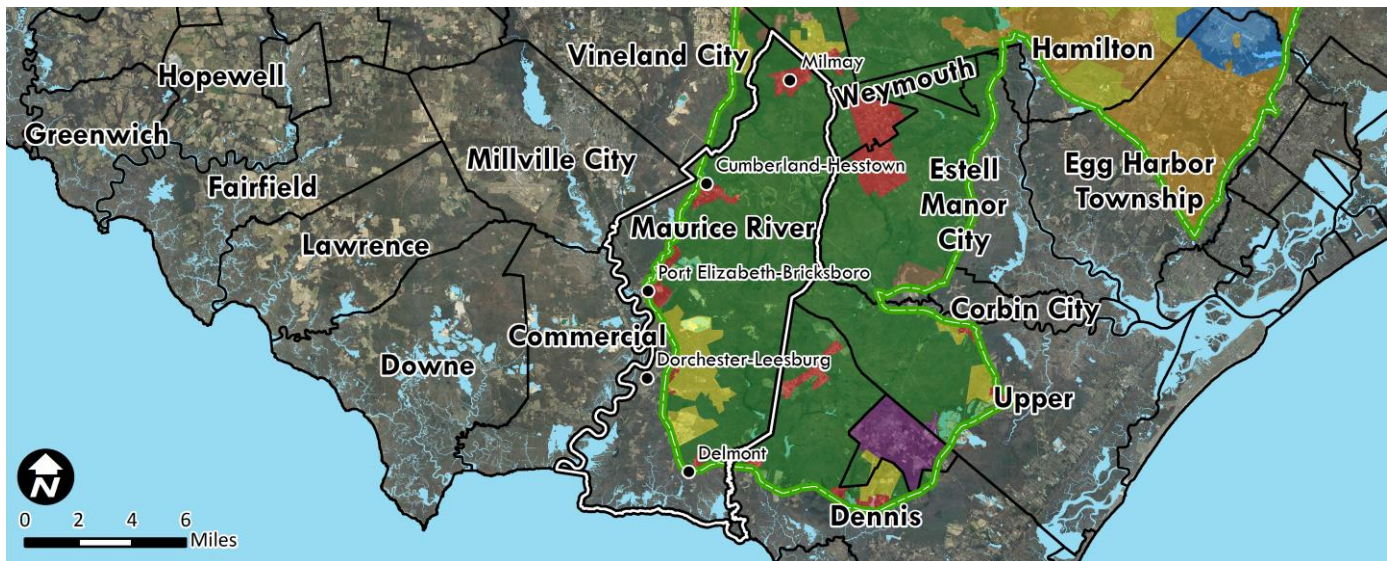


Private Sector Employment 565	Private Sector Establishments 78	Private Sector Avg. Annual Wages \$38,007
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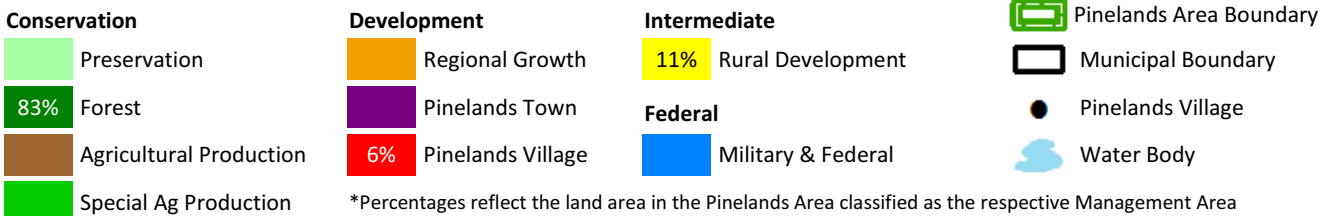
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Maurice River Township

Pinelands Area 2010 population: 5,897 (74% of total population)
 Pinelands Area acreage: 42,009 (70% of total acreage)

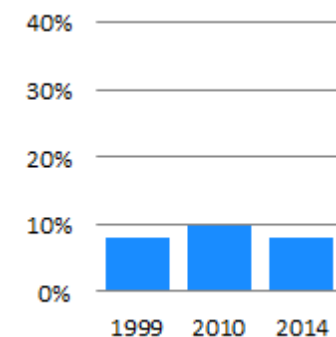


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	7,923	12,033	85
Population Density (per mile ²)	84	1,763	189
Population Change - 2010 to 2014	-0.7%	-0.2%	107
% Land Protected in Pinelands Area	50%	37%*	19*
Assessed Acres of Farmland	9,955	2,264	11
Building Permits Issued	13	37	86
Housing Transactions	7	84	169
Average Home Sale Price	\$225,194	\$286,205	88
Equalized Property Value (millions)	\$303.8	\$1,490.9	140
Effective Tax Rate	2.35	2.58	125
Average Residential Property Tax Bill	\$4,271	\$5,845	165
Per Capita Income (Estimate)	\$22,375	\$32,392	182
Estimated Unemployment Rate	11.4%	8.1%	16

Estimated Poverty Rate by Year



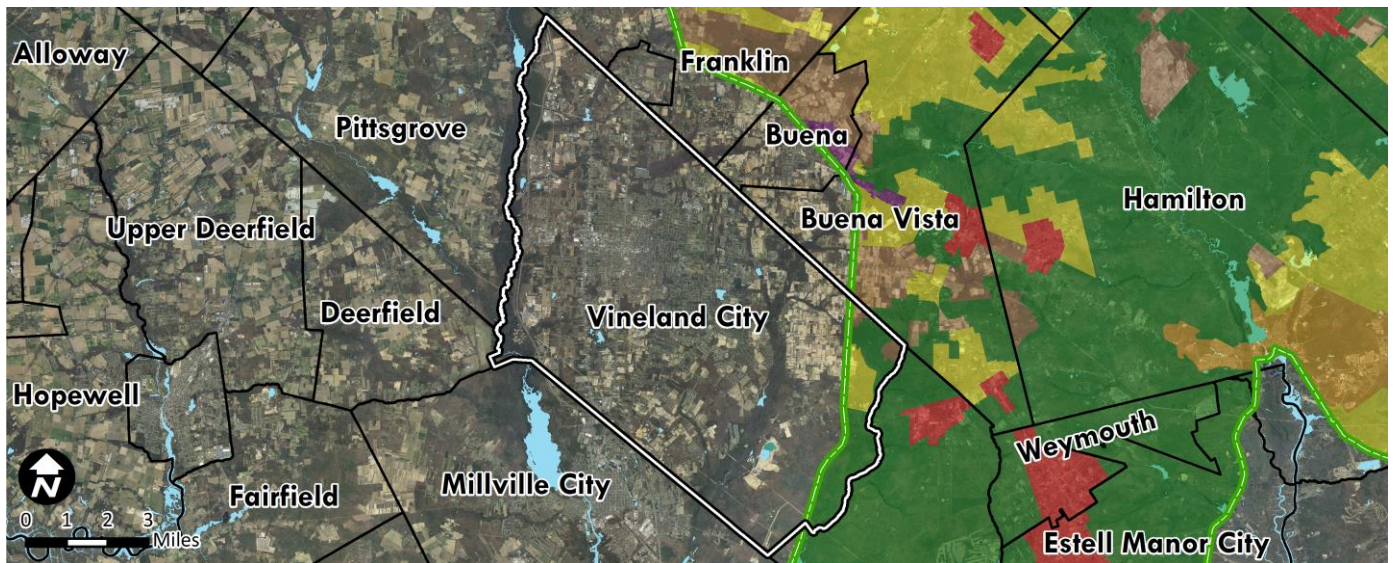
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
219	28	\$29,109

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

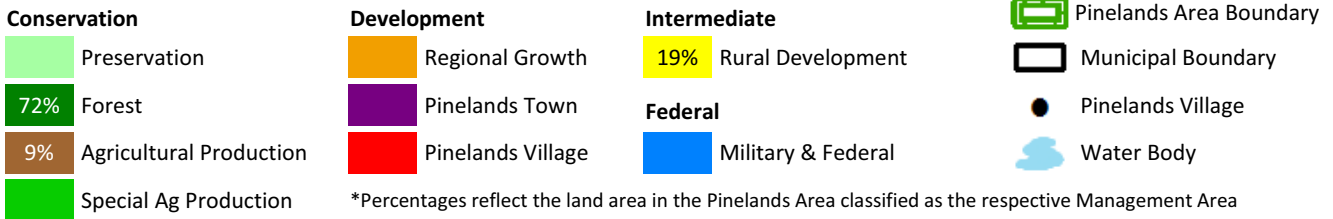
Vineland City



Pinelands Area 2010 population: 156 (< 1% of total population)
 Pinelands Area acreage: 3,287 (7% of total acreage)

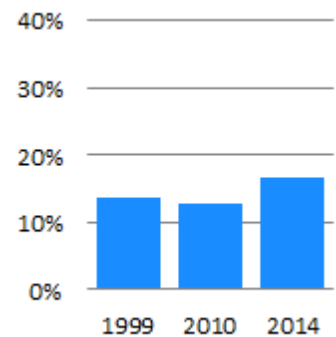


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	61,171	12,033	7
Population Density (per mile ²)	885	1,763	112
Population Change - 2010 to 2014	0.7%	-0.2%	47
% Land Protected in Pinelands Area	80%	37%*	5*
Assessed Acres of Farmland	9,545	2,264	12
Building Permits Issued	71	37	26
Housing Transactions	260	84	14
Average Home Sale Price	\$164,612	\$286,205	148
Equalized Property Value (millions)	\$4,045.6	\$1,490.9	18
Effective Tax Rate	2.30	2.58	128
Average Residential Property Tax Bill	\$3,732	\$5,845	185
Per Capita Income (Estimate)	\$24,248	\$32,392	170
Estimated Unemployment Rate	9.7%	8.1%	45

Estimated Poverty Rate by Year



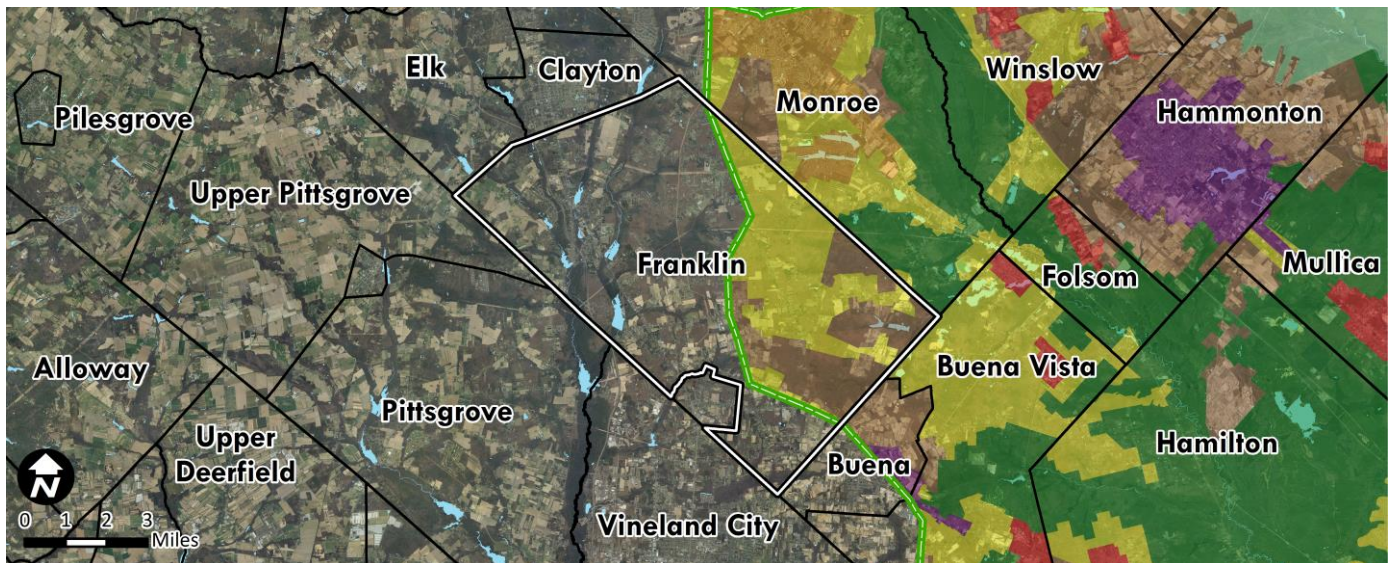
Private Sector Employment 24,004	Private Sector Establishments 1,560	Private Sector Avg. Annual Wages \$40,119
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

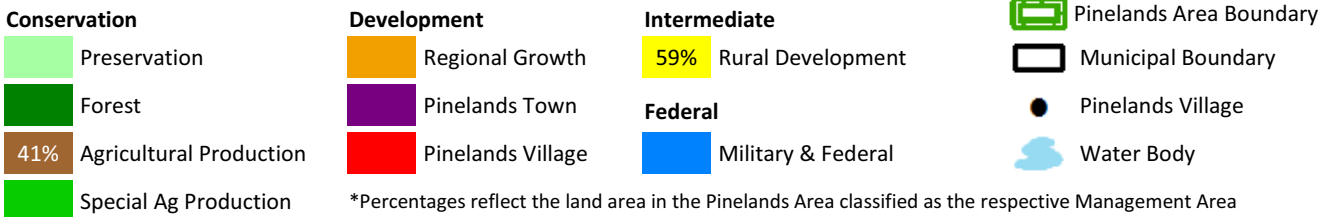
Franklin Township



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

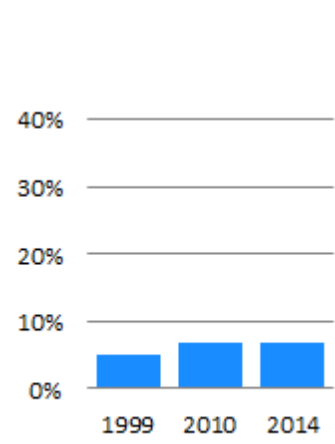


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	16,702	12,033	44
Population Density (per mile ²)	296	1,763	152
Population Change - 2010 to 2014	-0.7%	-0.2%	109
% Land Protected in Pinelands Area	33%	37%*	26*
Assessed Acres of Farmland	13,080	2,264	6
Building Permits Issued	21	37	64
Housing Transactions	84	84	61
Average Home Sale Price	\$213,223	\$286,205	100
Equalized Property Value (millions)	\$1,293.7	\$1,490.9	67
Effective Tax Rate	2.86	2.58	72
Average Residential Property Tax Bill	\$5,479	\$5,845	100
Per Capita Income (Estimate)	\$31,682	\$32,392	85
Estimated Unemployment Rate	9.0%	8.1%	60

Estimated Poverty Rate by Year



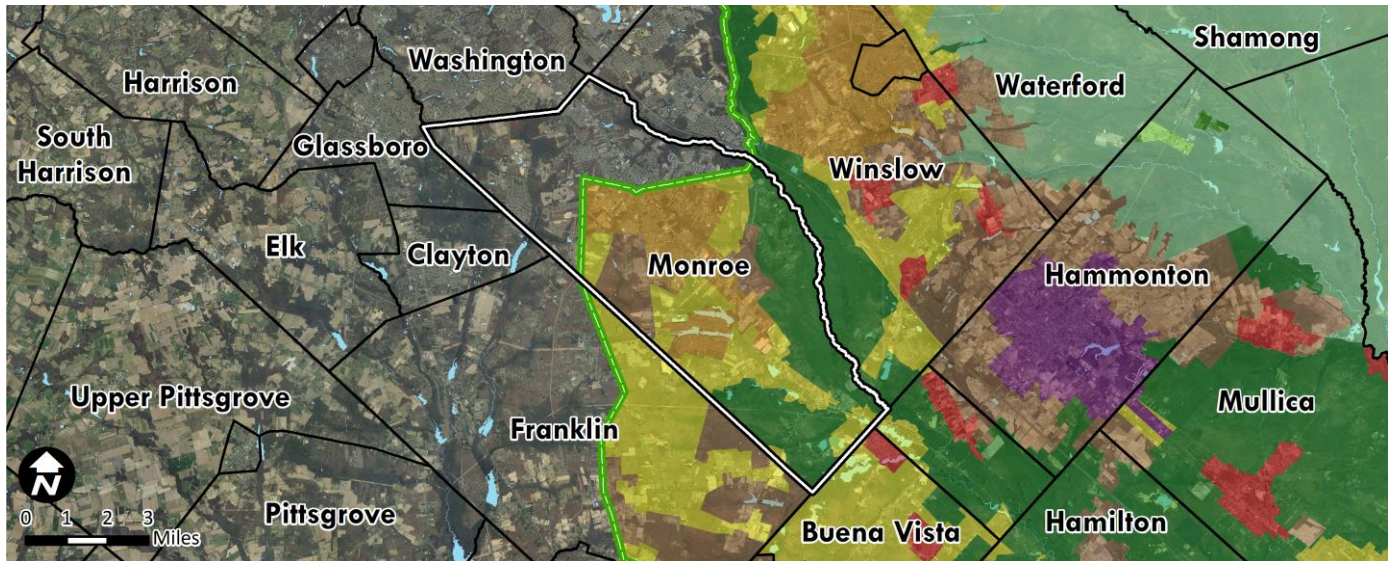
Private Sector Employment 1,577	Private Sector Establishments 227	Private Sector Avg. Annual Wages \$39,508
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

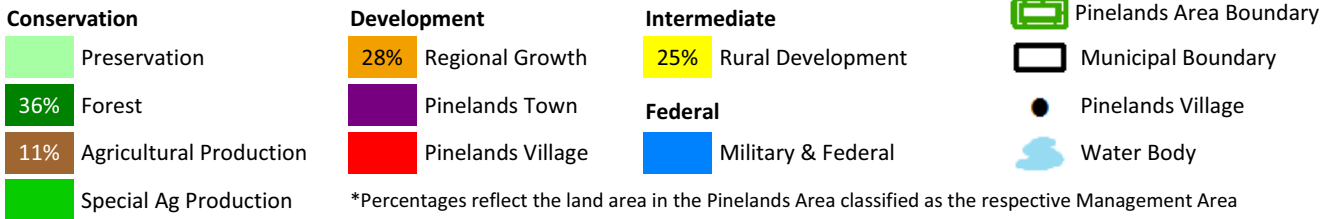
Monroe Township



Pinelands Area 2010 population: 17,871 (49% of total population)
 Pinelands Area acreage: 20,770 (69% of total acreage)

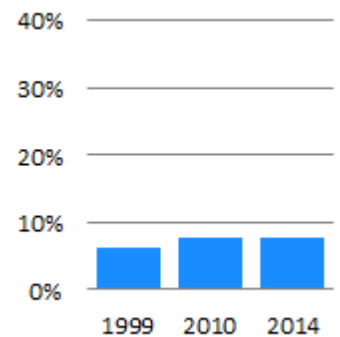


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	37,379	12,033	18
Population Density (per mile ²)	797	1,763	116
Population Change - 2010 to 2014	3.5%	-0.2%	9
% Land Protected in Pinelands Area	25%	37%*	33*
Assessed Acres of Farmland	5,014	2,264	39
Building Permits Issued	37	37	49
Housing Transactions	224	84	16
Average Home Sale Price	\$200,170	\$286,205	107
Equalized Property Value (millions)	\$2,516.7	\$1,490.9	35
Effective Tax Rate	3.40	2.58	34
Average Residential Property Tax Bill	\$6,610	\$5,845	56
Per Capita Income (Estimate)	\$30,335	\$32,392	102
Estimated Unemployment Rate	8.0%	8.1%	89

Estimated Poverty Rate by Year

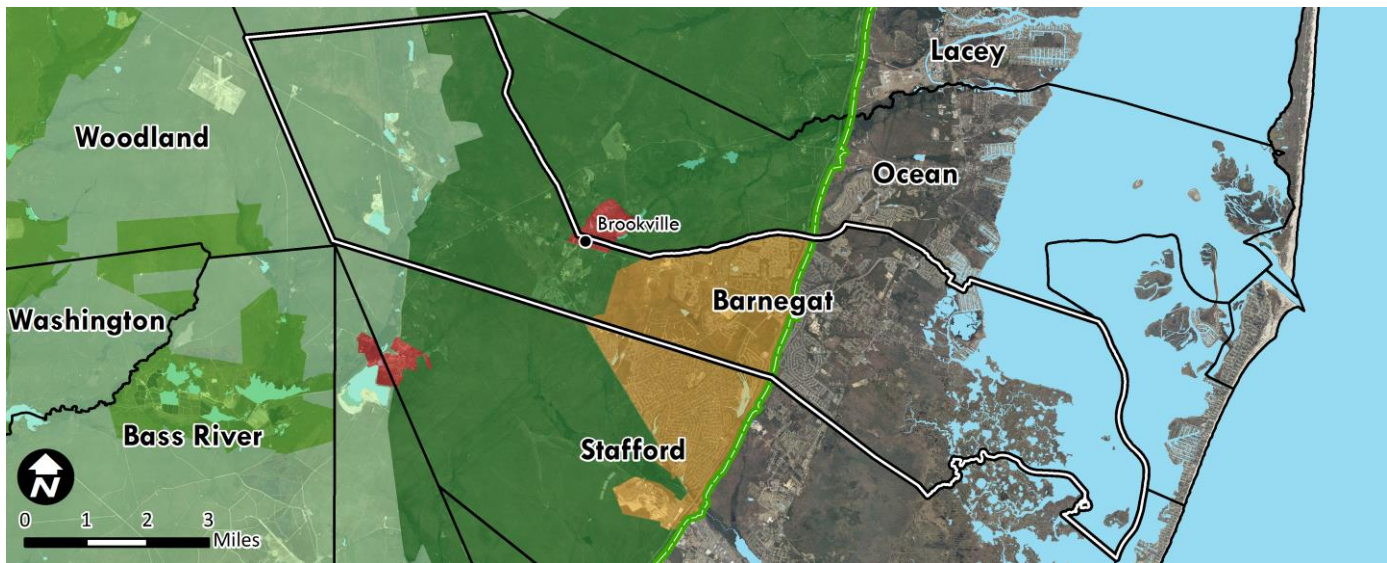


Private Sector Employment 5,722	Private Sector Establishments 606	Private Sector Avg. Annual Wages \$35,445
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Barnegat Township

Pinelands Area 2010 population: 7,225 (35% of total population)
 Pinelands Area acreage: 14,357 (56% of total acreage)



Pinelands Management Areas

Conservation

- 40% Preservation
- 37% Forest
- Agricultural Production
- Special Ag Production

Development

- 23% Regional Growth
- Pinelands Town
- < 1% Pinelands Village

Intermediate

- Rural Development

Federal

- Military & Federal

Pinelands Area Boundary

Municipal Boundary

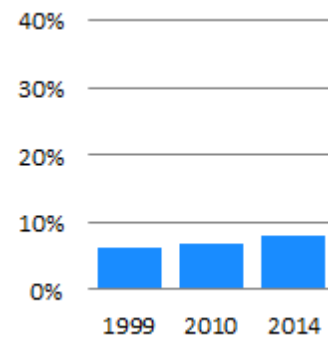
Pinelands Village

Water Body

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

2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	22,303	12,033	31
Population Density (per mile ²)	555	1,763	129
Population Change - 2010 to 2014	6.5%	-0.2%	4
% Land Protected in Pinelands Area	61%	37%*	14*
Assessed Acres of Farmland	229	2,264	94
Building Permits Issued	73	37	24
Housing Transactions	185	84	26
Average Home Sale Price	\$230,210	\$286,205	83
Equalized Property Value (millions)	\$2,210.9	\$1,490.9	42
Effective Tax Rate	2.47	2.58	117
Average Residential Property Tax Bill	\$5,886	\$5,845	84
Per Capita Income (Estimate)	\$28,341	\$32,392	124
Estimated Unemployment Rate	8.0%	8.1%	87

Estimated Poverty Rate by Year



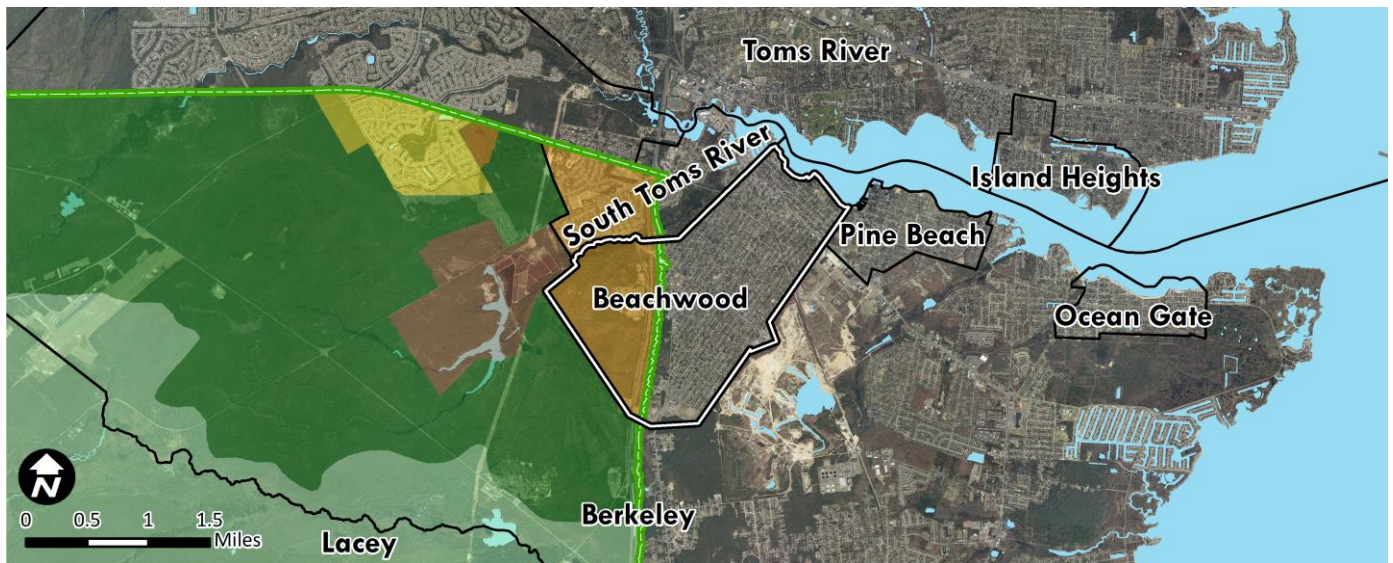
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
1,849	293	\$36,039

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

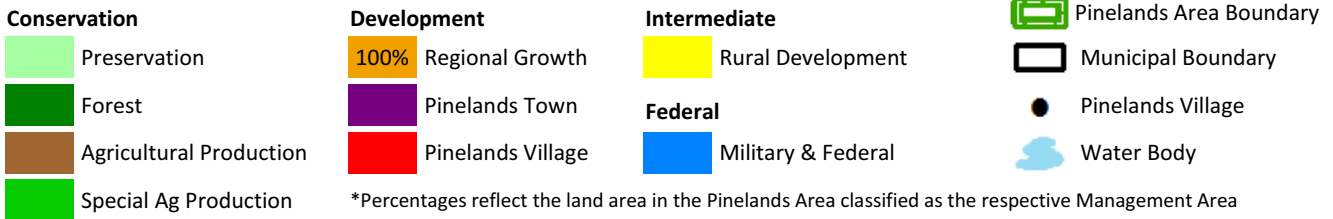
Beachwood Borough



Pinelands Area 2010 population: 2 (< 1% of total population)
 Pinelands Area acreage: 500 (28% of total acreage)

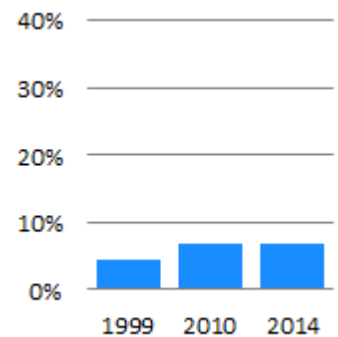


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	11,253	12,033	60
Population Density (per mile ²)	4,061	1,763	22
Population Change - 2010 to 2014	1.9%	-0.2%	25
% Land Protected in Pinelands Area	69%	37%*	10*
Assessed Acres of Farmland	0	2,264	123
Building Permits Issued	7	37	113
Housing Transactions	65	84	71
Average Home Sale Price	\$225,867	\$286,205	87
Equalized Property Value (millions)	\$873.1	\$1,490.9	87
Effective Tax Rate	2.05	2.58	152
Average Residential Property Tax Bill	\$4,568	\$5,845	153
Per Capita Income (Estimate)	\$29,829	\$32,392	108
Estimated Unemployment Rate	6.6%	8.1%	145

Estimated Poverty Rate by Year



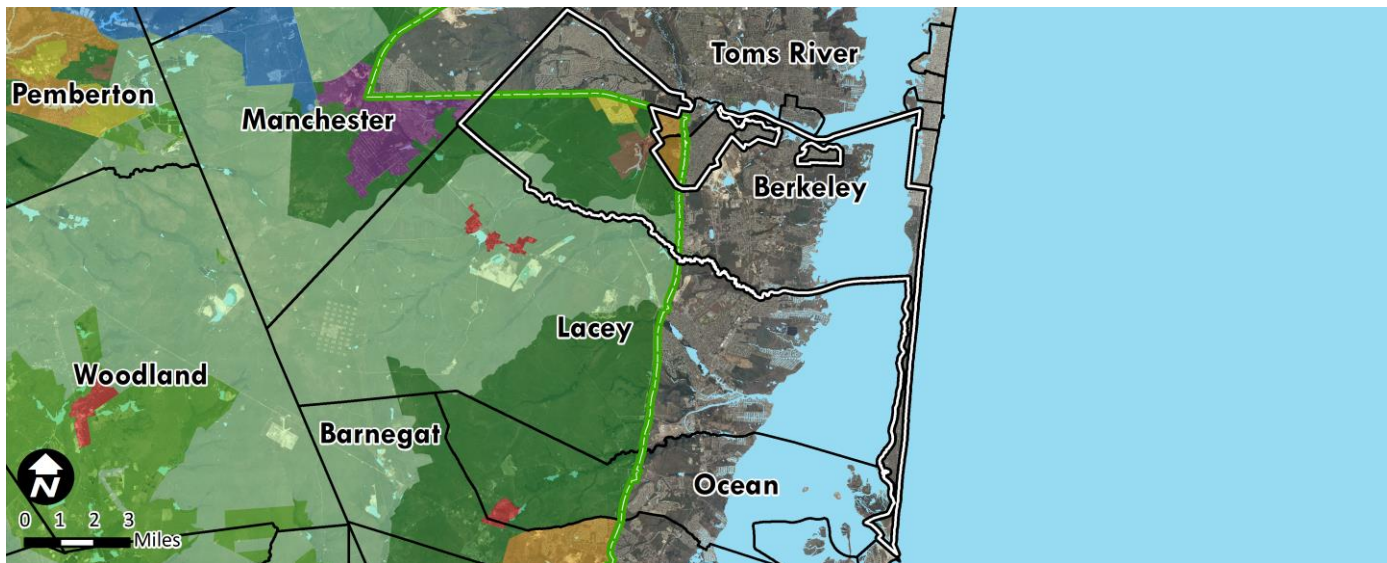
Private Sector Employment 642	Private Sector Establishments 113	Private Sector Avg. Annual Wages \$26,923
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Berkeley Township



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



Pinelands Management Areas

Conservation

- 18% Preservation
- 70% Forest
- 7% Agricultural Production
- Special Ag Production

Development

- < 1% Regional Growth
- Pinelands Town
- Pinelands Village

Intermediate

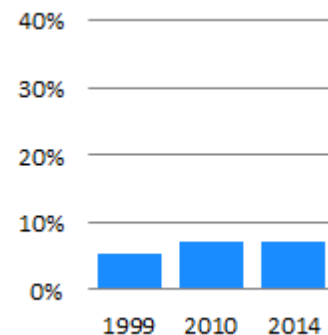
- 5% Rural Development
- Federal**
- Military & Federal

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

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

2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	41,950	12,033	13
Population Density (per mile ²)	772	1,763	118
Population Change - 2010 to 2014	1.7%	-0.2%	27
% Land Protected in Pinelands Area	75%	37%*	8*
Assessed Acres of Farmland	88	2,264	104
Building Permits Issued	116	37	15
Housing Transactions	636	84	2
Average Home Sale Price	\$171,762	\$286,205	137
Equalized Property Value (millions)	\$5,089.9	\$1,490.9	12
Effective Tax Rate	1.95	2.58	156
Average Residential Property Tax Bill	\$3,880	\$5,845	179
Per Capita Income (Estimate)	\$27,146	\$32,392	137
Estimated Unemployment Rate	9.0%	8.1%	62

Estimated Poverty Rate by Year



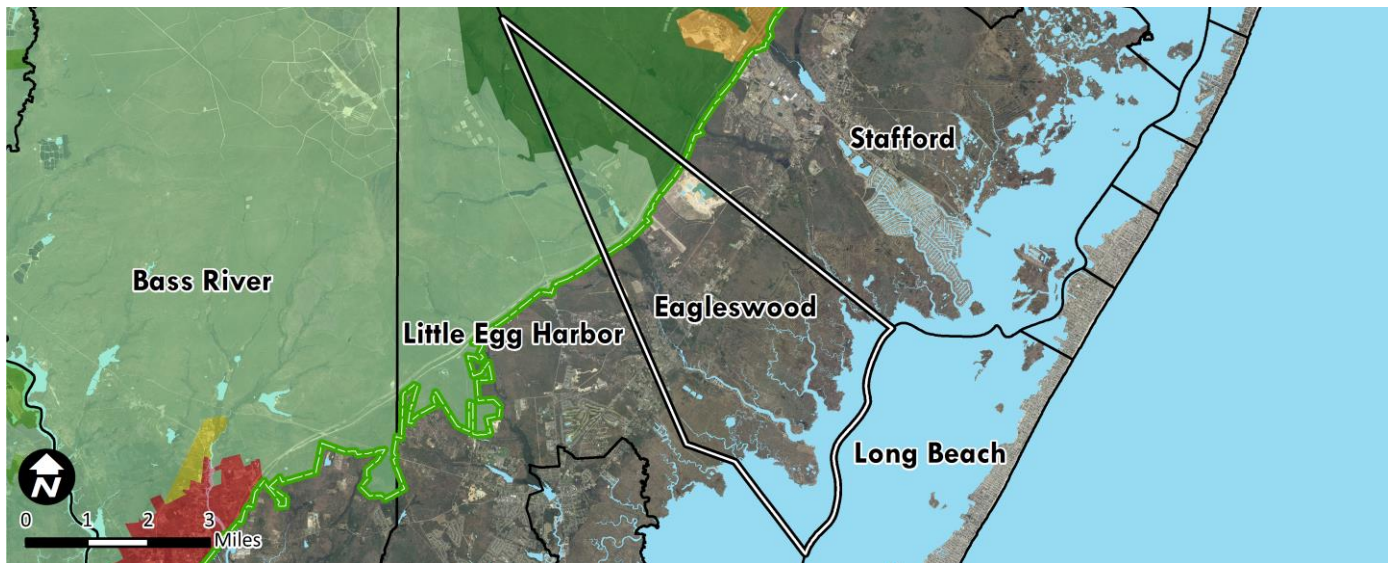
Private Sector Employment 3,186	Private Sector Establishments 367	Private Sector Avg. Annual Wages \$34,083
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Eagleswood Township



Pinelands Area 2010 population: 0 (0% of total population)
 Pinelands Area acreage: 2,435 (20% of total acreage)



Pinelands Management Areas

Conservation

- 44% Preservation
- 56% Forest
- Agricultural Production
- Special Ag Production

Development

- Regional Growth
- Pinelands Town
- Pinelands Village

Intermediate

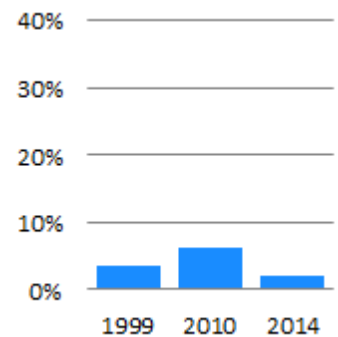
- Rural Development
- Federal
- Military & Federal

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

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

2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	1,617	12,033	170
Population Density (per mile ²)	86	1,763	186
Population Change - 2010 to 2014	0.9%	-0.2%	44
% Land Protected in Pinelands Area	88%	37%*	3*
Assessed Acres of Farmland	359	2,264	84
Building Permits Issued	14	37	79
Housing Transactions	7	84	169
Average Home Sale Price	\$255,357	\$286,205	68
Equalized Property Value (millions)	\$247.0	\$1,490.9	153
Effective Tax Rate	2.25	2.58	132
Average Residential Property Tax Bill	\$5,639	\$5,845	92
Per Capita Income (Estimate)	\$28,398	\$32,392	122
Estimated Unemployment Rate	8.9%	8.1%	64

Estimated Poverty Rate by Year



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
827	94	\$49,139

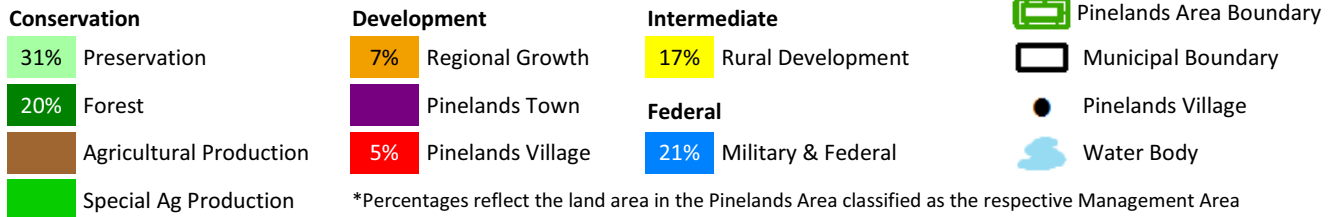
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Jackson Township

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

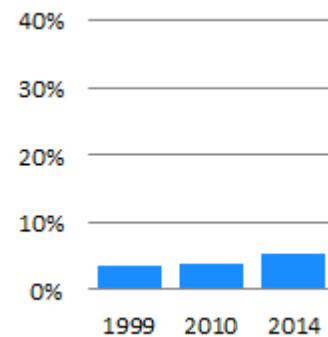


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	56,449	12,033	8
Population Density (per mile ²)	560	1,763	128
Population Change - 2010 to 2014	2.9%	-0.2%	13
% Land Protected in Pinelands Area	49%	37%*	22*
Assessed Acres of Farmland	3,771	2,264	50
Building Permits Issued	61	37	30
Housing Transactions	467	84	7
Average Home Sale Price	\$319,363	\$286,205	40
Equalized Property Value (millions)	\$6,543.4	\$1,490.9	9
Effective Tax Rate	2.15	2.58	148
Average Residential Property Tax Bill	\$6,805	\$5,845	51
Per Capita Income (Estimate)	\$36,422	\$32,392	52
Estimated Unemployment Rate	6.7%	8.1%	142

Estimated Poverty Rate by Year



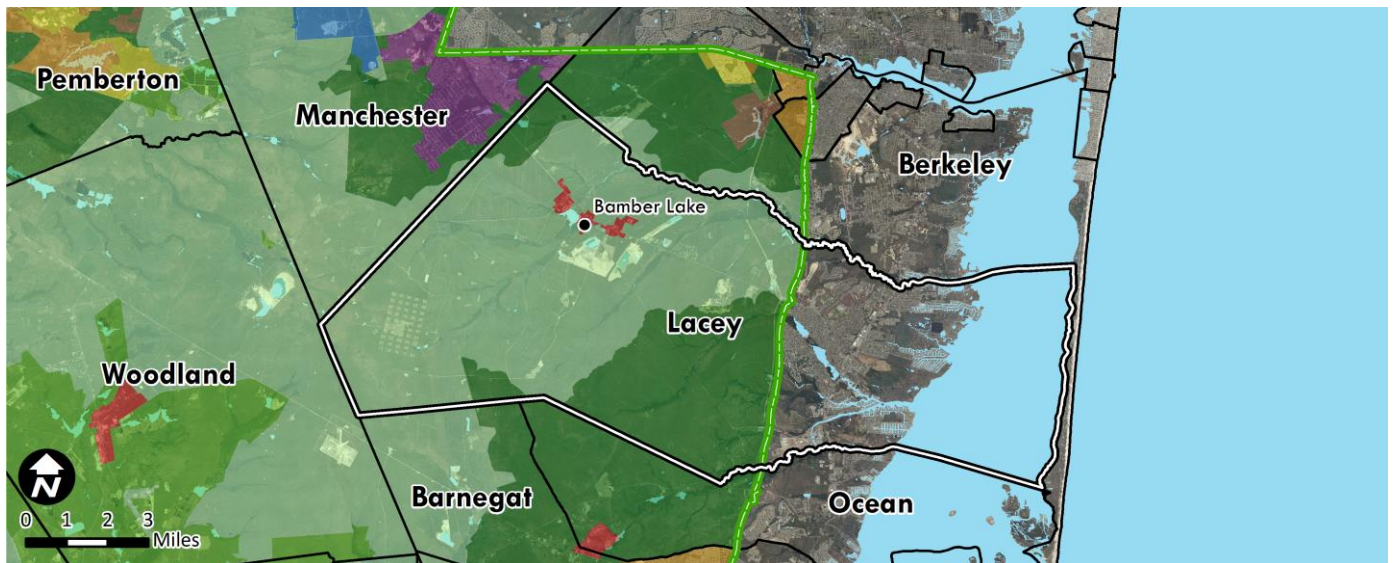
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
9,358	910	\$30,928

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

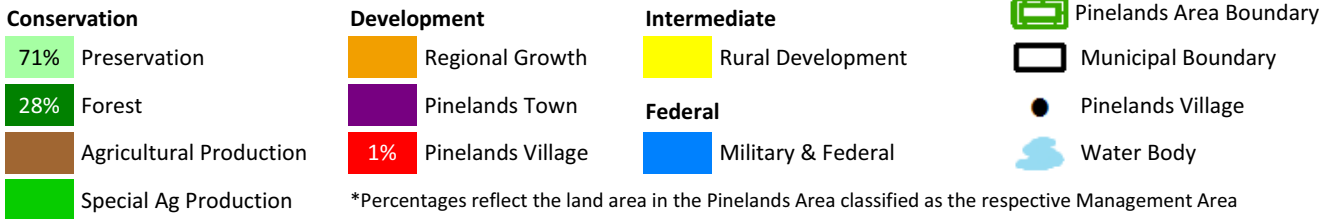
Lacey Township



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

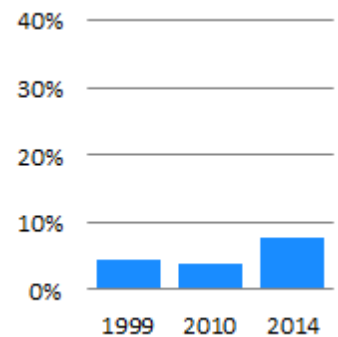


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	28,211	12,033	24
Population Density (per mile ²)	283	1,763	153
Population Change - 2010 to 2014	2.1%	-0.2%	21
% Land Protected in Pinelands Area	76%	37%*	7*
Assessed Acres of Farmland	6,304	2,264	31
Building Permits Issued	81	37	22
Housing Transactions	215	84	18
Average Home Sale Price	\$264,878	\$286,205	60
Equalized Property Value (millions)	\$3,787.6	\$1,490.9	22
Effective Tax Rate	1.86	2.58	160
Average Residential Property Tax Bill	\$5,332	\$5,845	109
Per Capita Income (Estimate)	\$33,188	\$32,392	76
Estimated Unemployment Rate	7.0%	8.1%	130

Estimated Poverty Rate by Year



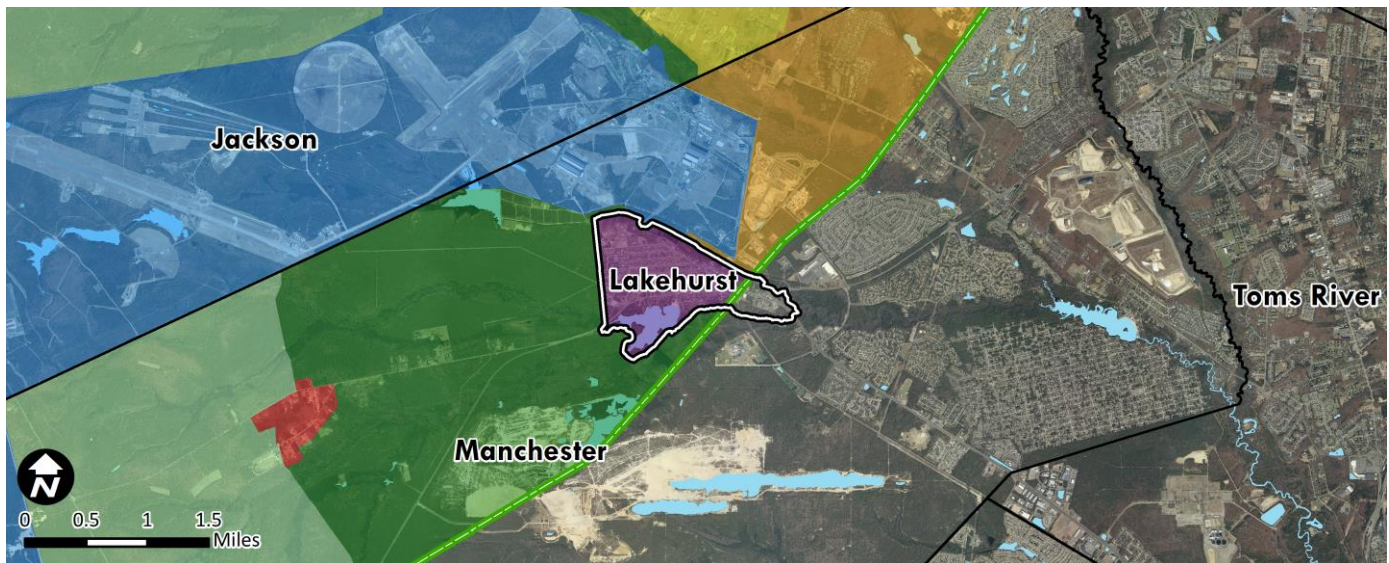
Private Sector Employment 5,279	Private Sector Establishments 564	Private Sector Avg. Annual Wages \$41,750
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Lakehurst Borough



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



Pinelands Management Areas

Conservation

- Preservation
- Forest
- Agricultural Production
- Special Ag Production

Development

- Regional Growth
- 100% Pinelands Town
- Pinelands Village

Intermediate

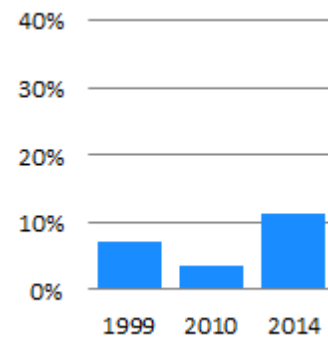
- Rural Development
- Federal**
- Military & Federal

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

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

2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	2,713	12,033	148
Population Density (per mile ²)	2,744	1,763	53
Population Change - 2010 to 2014	2.2%	-0.2%	17
% Land Protected in Pinelands Area	13%	37%*	38*
Assessed Acres of Farmland	0	2,264	123
Building Permits Issued	12	37	92
Housing Transactions	3	84	187
Average Home Sale Price	\$170,667	\$286,205	138
Equalized Property Value (millions)	\$164.9	\$1,490.9	173
Effective Tax Rate	2.60	2.58	107
Average Residential Property Tax Bill	\$4,634	\$5,845	148
Per Capita Income (Estimate)	\$22,905	\$32,392	181
Estimated Unemployment Rate	9.2%	8.1%	56

Estimated Poverty Rate by Year



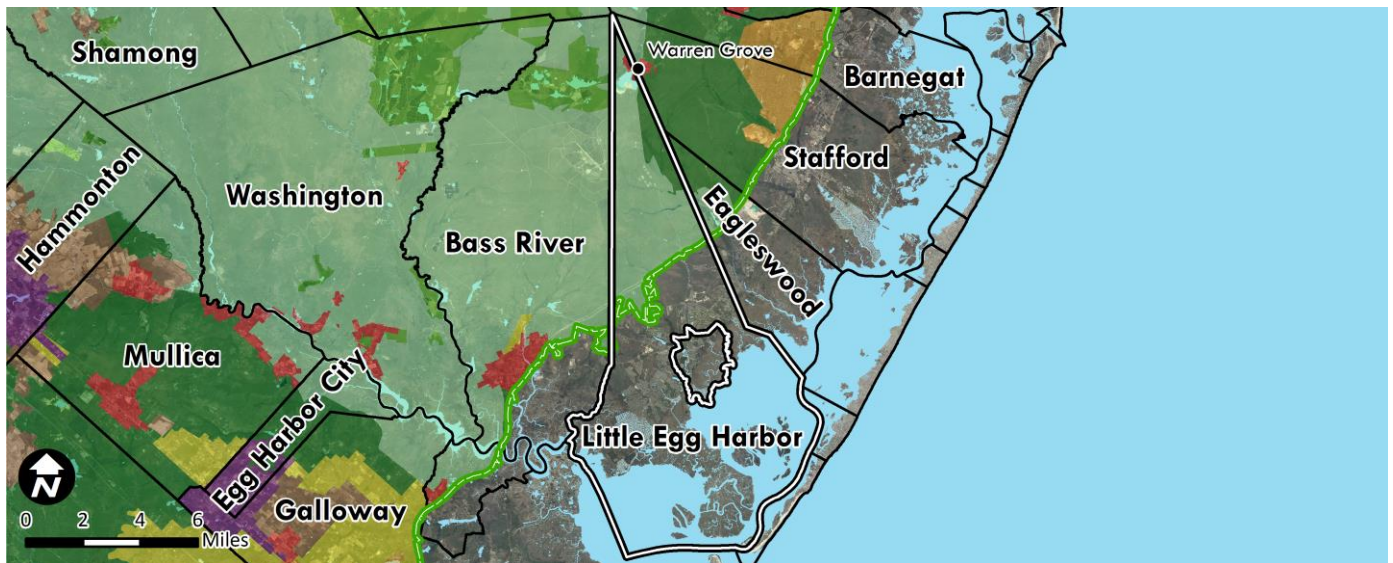
Private Sector Employment 742	Private Sector Establishments 95	Private Sector Avg. Annual Wages \$47,856
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

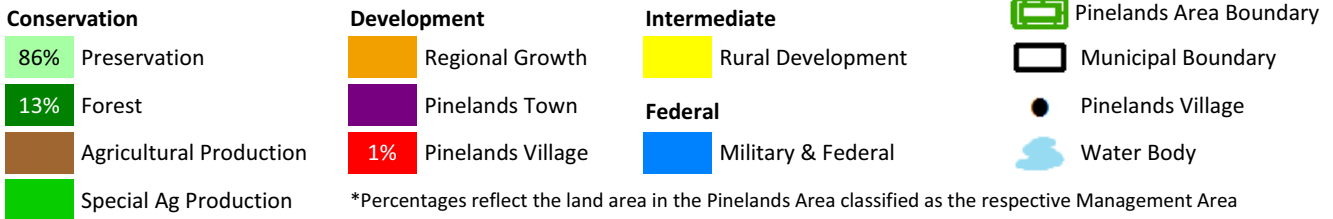
Little Egg Harbor Township



Pinelands Area 2010 population: 203 (1% of total population)
 Pinelands Area acreage: 11,582 (25% of total acreage)

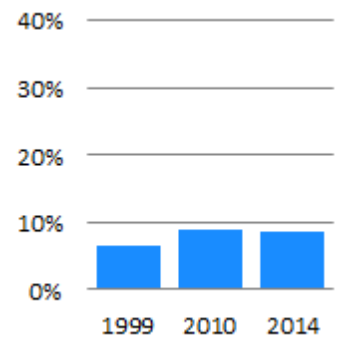


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	20,396	12,033	36
Population Density (per mile ²)	278	1,763	154
Population Change - 2010 to 2014	1.6%	-0.2%	28
% Land Protected in Pinelands Area	87%	37%*	2*
Assessed Acres of Farmland	538	2,264	82
Building Permits Issued	149	37	11
Housing Transactions	148	84	30
Average Home Sale Price	\$213,614	\$286,205	99
Equalized Property Value (millions)	\$2,365.0	\$1,490.9	38
Effective Tax Rate	2.18	2.58	141
Average Residential Property Tax Bill	\$4,518	\$5,845	154
Per Capita Income (Estimate)	\$27,806	\$32,392	128
Estimated Unemployment Rate	8.6%	8.1%	70

Estimated Poverty Rate by Year

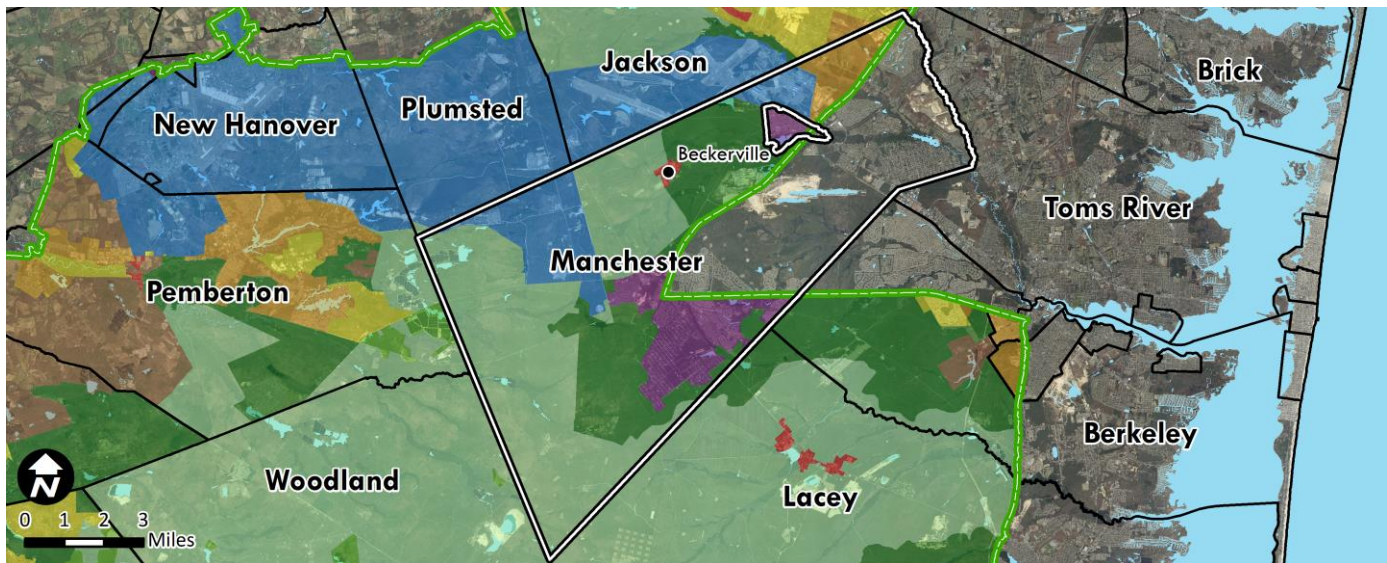


Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
1,770	223	\$28,806

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

Manchester Township

Pinelands Area 2010 population: 12,137 (28% of total population)
 Pinelands Area acreage: 38,728 (73% of total acreage)



Pinelands Management Areas

Conservation

- 46% Preservation
- 25% Forest
- Agricultural Production
- Special Ag Production

Development

- 4% Regional Growth
- 11% Pinelands Town
- < 1% Pinelands Village

Intermediate

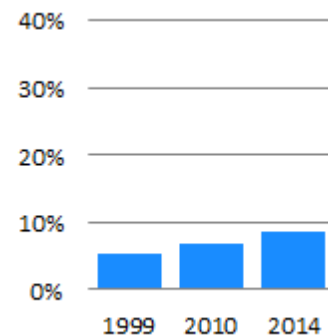
- < 1% Rural Development
- Federal**
- 13% Military & Federal

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

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

2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	43,555	12,033	12
Population Density (per mile ²)	526	1,763	131
Population Change - 2010 to 2014	1.1%	-0.2%	36
% Land Protected in Pinelands Area	52%	37%*	16*
Assessed Acres of Farmland	3,835	2,264	49
Building Permits Issued	5	37	124
Housing Transactions	498	84	6
Average Home Sale Price	\$168,280	\$286,205	143
Equalized Property Value (millions)	\$3,611.0	\$1,490.9	24
Effective Tax Rate	2.20	2.58	138
Average Residential Property Tax Bill	\$3,813	\$5,845	181
Per Capita Income (Estimate)	\$26,569	\$32,392	147
Estimated Unemployment Rate	9.1%	8.1%	59

Estimated Poverty Rate by Year



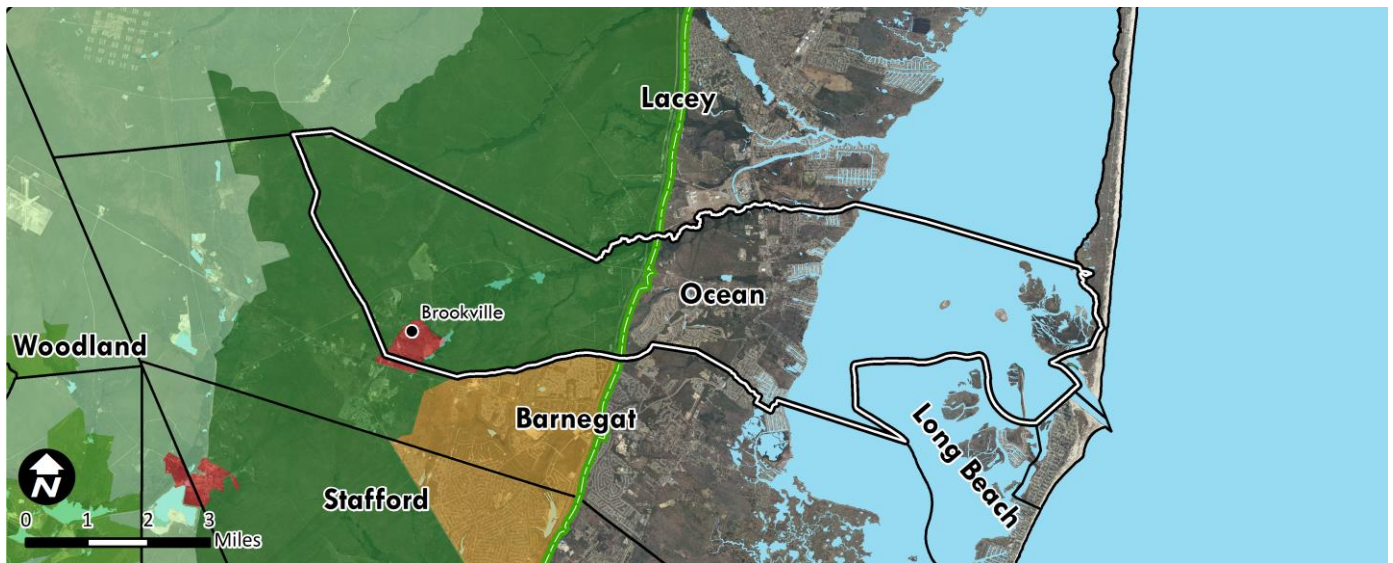
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
3,797	308	\$33,044

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

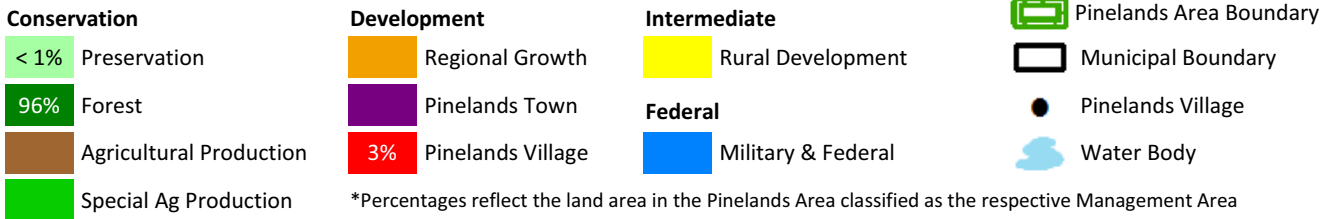
Ocean Township



Pinelands Area 2010 population: 142 (2% of total population)
 Pinelands Area acreage: 8,233 (41% of total acreage)

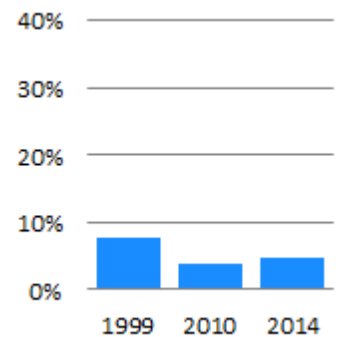


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	8,658	12,033	76
Population Density (per mile ²)	274	1,763	155
Population Change - 2010 to 2014	3.9%	-0.2%	7
% Land Protected in Pinelands Area	50%	37%*	20*
Assessed Acres of Farmland	1,915	2,264	63
Building Permits Issued	19	37	67
Housing Transactions	94	84	57
Average Home Sale Price	\$292,864	\$286,205	45
Equalized Property Value (millions)	\$1,321.5	\$1,490.9	64
Effective Tax Rate	1.76	2.58	167
Average Residential Property Tax Bill	\$4,839	\$5,845	134
Per Capita Income (Estimate)	\$36,095	\$32,392	55
Estimated Unemployment Rate	8.4%	8.1%	77

Estimated Poverty Rate by Year

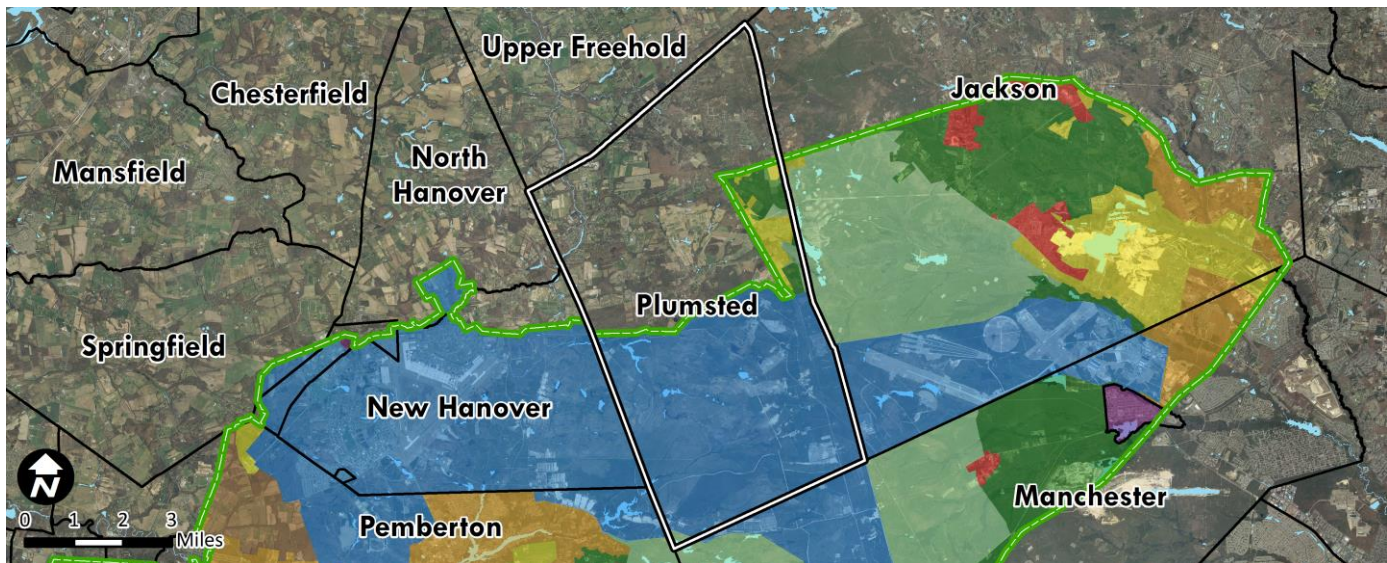


Private Sector Employment 1,227	Private Sector Establishments 128	Private Sector Avg. Annual Wages \$31,488
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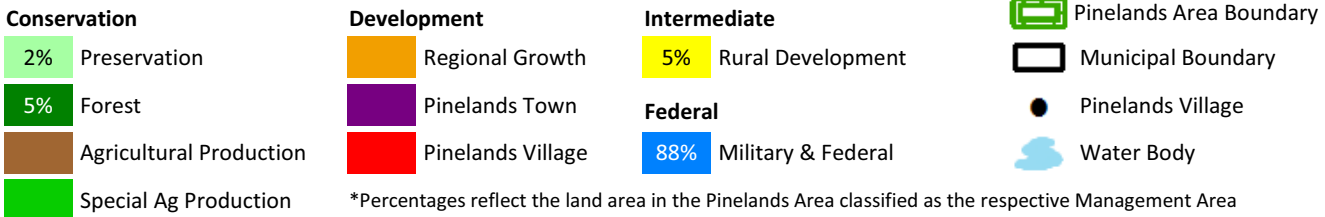
*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Plumsted Township

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

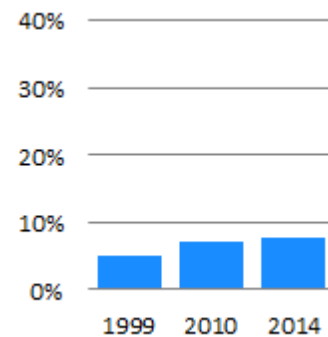


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	8,584	12,033	78
Population Density (per mile ²)	217	1,763	166
Population Change - 2010 to 2014	1.9%	-0.2%	24
% Land Protected in Pinelands Area	6%	37%*	42*
Assessed Acres of Farmland	5,041	2,264	37
Building Permits Issued	16	37	74
Housing Transactions	46	84	93
Average Home Sale Price	\$326,724	\$286,205	35
Equalized Property Value (millions)	\$832.0	\$1,490.9	89
Effective Tax Rate	2.03	2.58	153
Average Residential Property Tax Bill	\$6,126	\$5,845	76
Per Capita Income (Estimate)	\$34,652	\$32,392	65
Estimated Unemployment Rate	7.7%	8.1%	101

Estimated Poverty Rate by Year



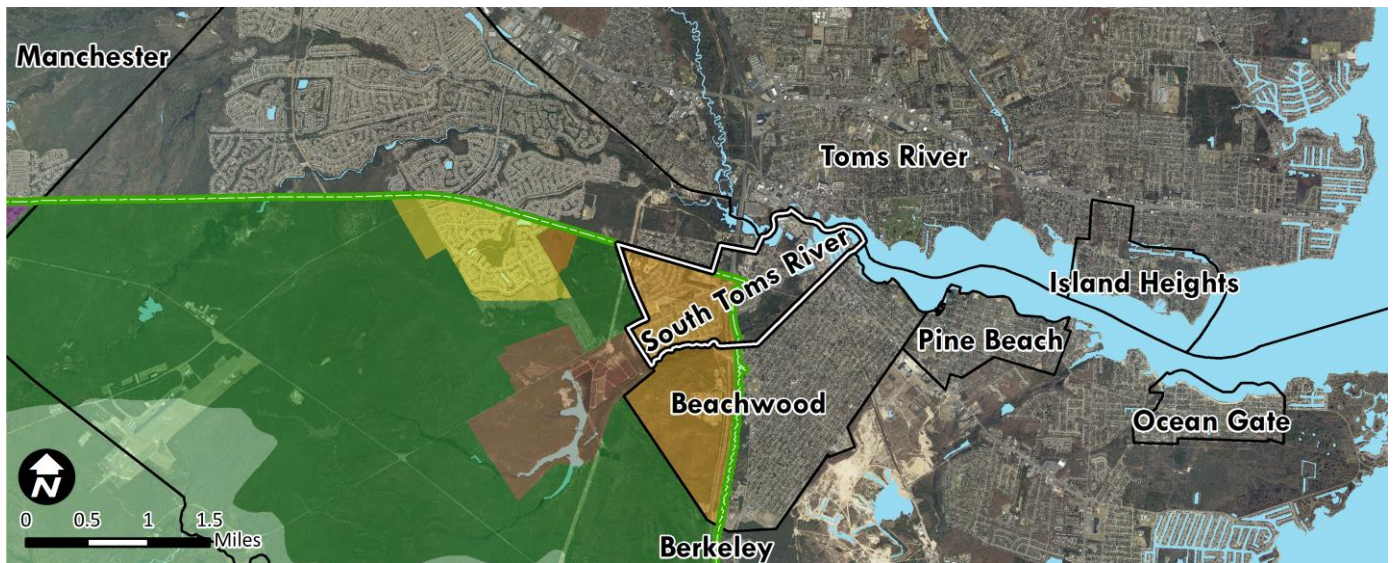
Private Sector Employment 735	Private Sector Establishments 126	Private Sector Avg. Annual Wages \$31,763
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

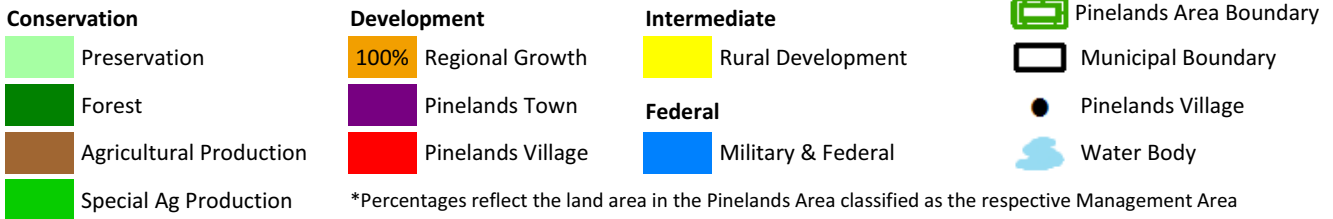
South Toms River Borough



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

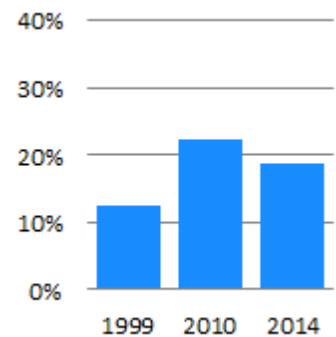


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	3,762	12,033	130
Population Density (per mile ²)	3,017	1,763	45
Population Change - 2010 to 2014	2.1%	-0.2%	18
% Land Protected in Pinelands Area	0%	37%*	46*
Assessed Acres of Farmland	0	2,264	123
Building Permits Issued	9	37	104
Housing Transactions	15	84	143
Average Home Sale Price	\$157,385	\$286,205	154
Equalized Property Value (millions)	\$227.1	\$1,490.9	162
Effective Tax Rate	2.50	2.58	111
Average Residential Property Tax Bill	\$4,373	\$5,845	160
Per Capita Income (Estimate)	\$20,816	\$32,392	187
Estimated Unemployment Rate	9.9%	8.1%	39

Estimated Poverty Rate by Year



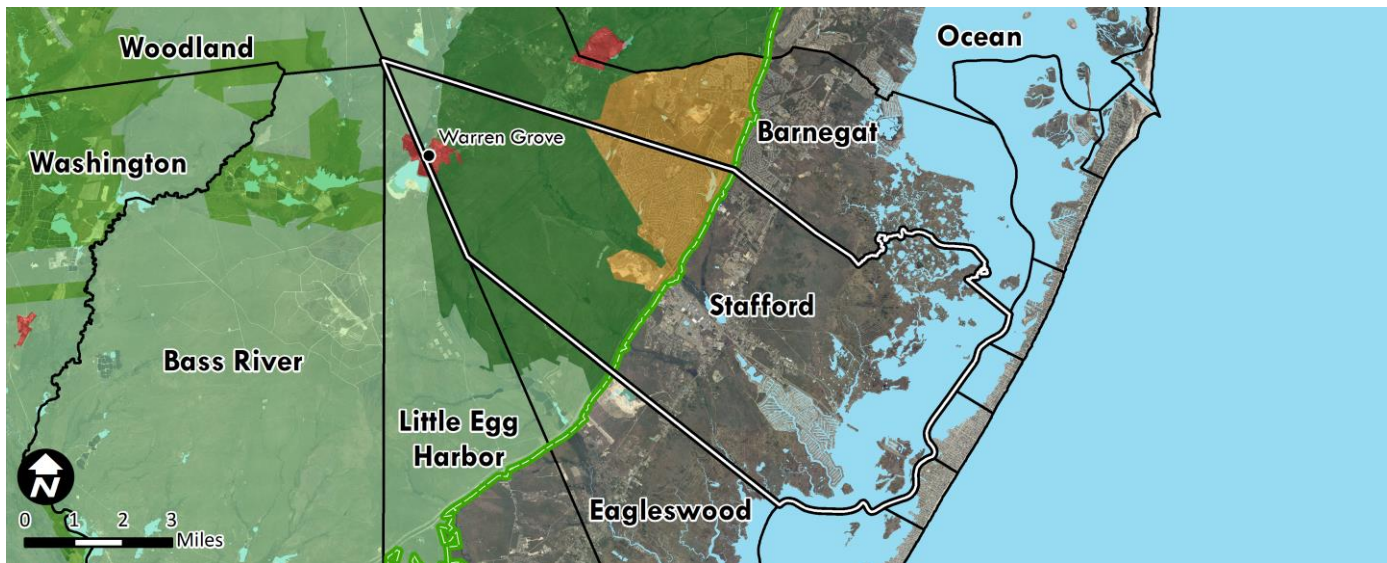
Private Sector Employment 478	Private Sector Establishments 58	Private Sector Avg. Annual Wages \$34,585
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

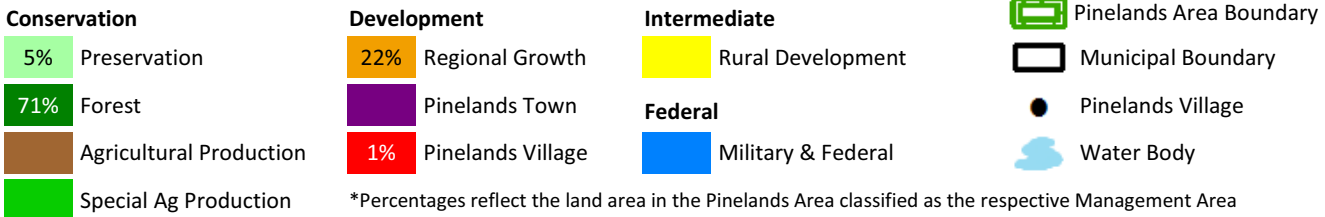
Stafford Township



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

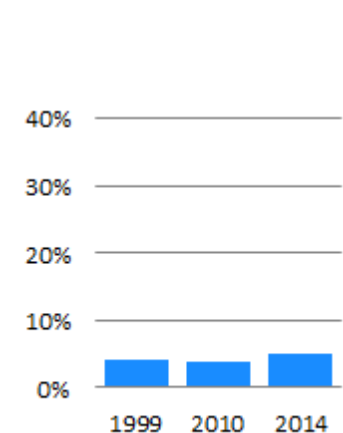


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	26,809	12,033	26
Population Density (per mile ²)	491	1,763	134
Population Change - 2010 to 2014	1.0%	-0.2%	40
% Land Protected in Pinelands Area	70%	37%*	9*
Assessed Acres of Farmland	461	2,264	83
Building Permits Issued	284	37	4
Housing Transactions	108	84	48
Average Home Sale Price	\$256,514	\$286,205	67
Equalized Property Value (millions)	\$3,928.5	\$1,490.9	20
Effective Tax Rate	2.17	2.58	142
Average Residential Property Tax Bill	\$5,518	\$5,845	95
Per Capita Income (Estimate)	\$33,192	\$32,392	75
Estimated Unemployment Rate	7.1%	8.1%	125

Estimated Poverty Rate by Year



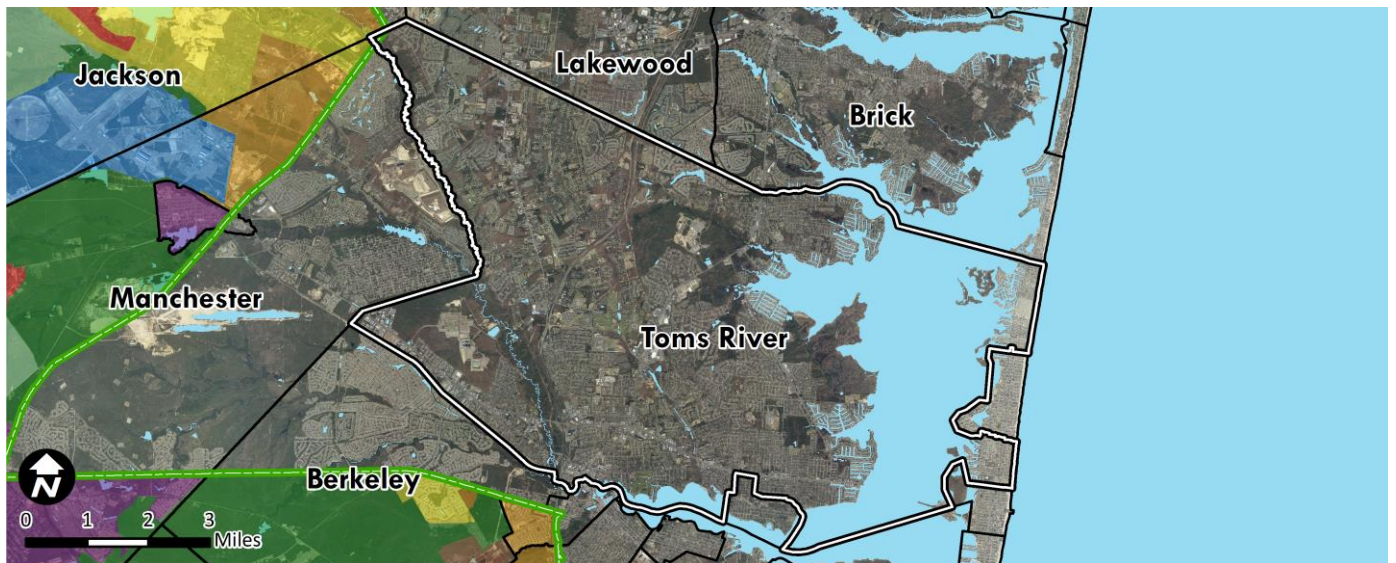
Private Sector Employment 7,827	Private Sector Establishments 640	Private Sector Avg. Annual Wages \$34,686
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

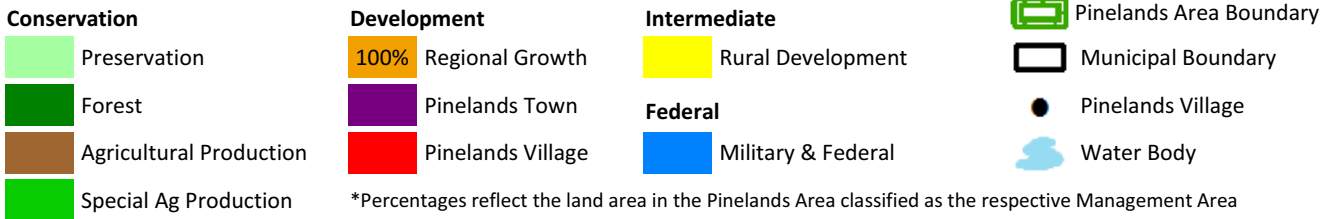
Toms River Township



Pinelands Area 2010 population: 0 (0% of total population)
 Pinelands Area acreage: 13 (< 1% of total acreage)

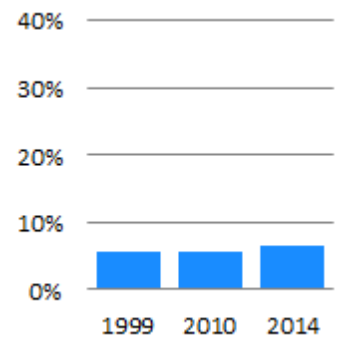


Pinelands Management Areas



2014 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	91,250	12,033	2
Population Density (per mile ²)	1,712	1,763	81
Population Change - 2010 to 2014	< 0.1%	-0.2%	70
% Land Protected in Pinelands Area	83%	37%*	4*
Assessed Acres of Farmland	320	2,264	87
Building Permits Issued	803	37	1
Housing Transactions	319	84	11
Average Home Sale Price	\$274,870	\$286,205	55
Equalized Property Value (millions)	\$14,088.1	\$1,490.9	1
Effective Tax Rate	1.90	2.58	158
Average Residential Property Tax Bill	\$5,298	\$5,845	112
Per Capita Income (Estimate)	\$35,030	\$32,392	61
Estimated Unemployment Rate	6.7%	8.1%	144

Estimated Poverty Rate by Year



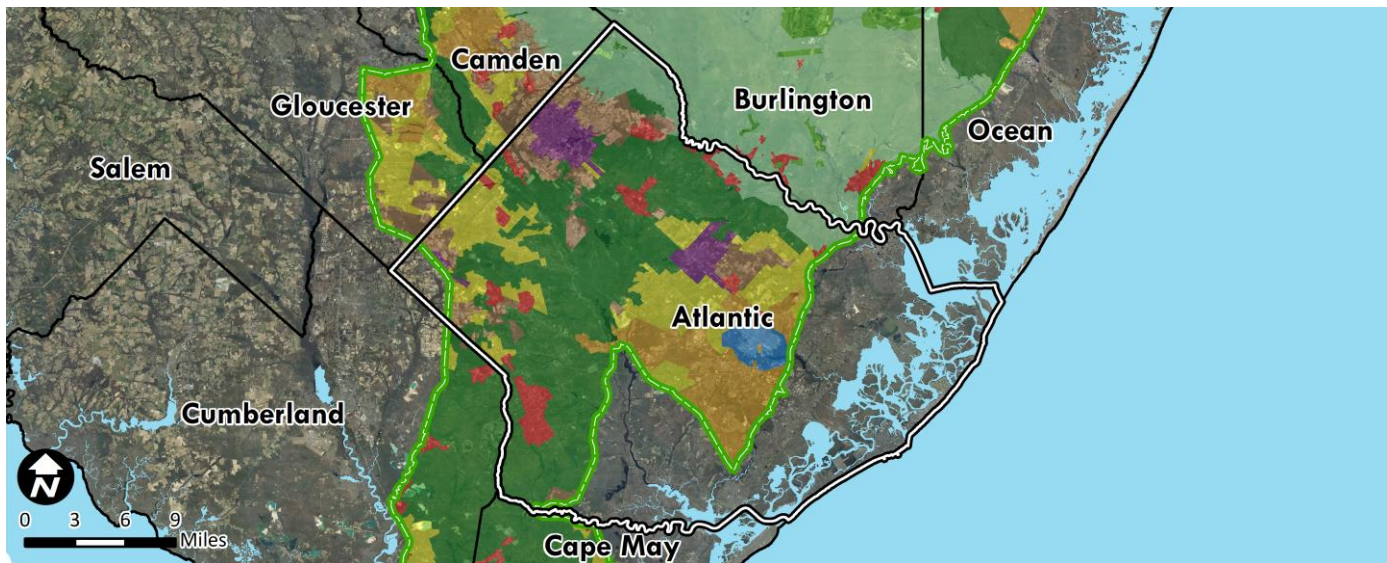
Private Sector Employment 32,334	Private Sector Establishments 2,802	Private Sector Avg. Annual Wages \$39,951
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*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Atlantic County



Pinelands Area 2010 population: 105,672 (38% of total population)
 Pinelands Area acreage: 247,877 (63% of total acreage)



Pinelands Management Areas

Conservation

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

Development

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

Intermediate

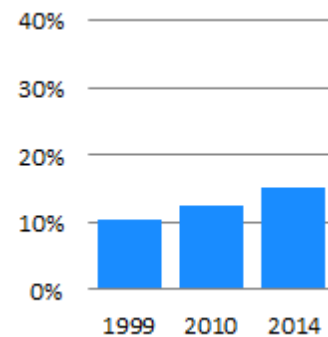
- 17% Rural Development
- Federal**
- 2% Military & Federal

- Pinelands Area Boundary
- County Boundary
- Pinelands Village
- Water Body

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

2014 Variables	County Value	South N.J. County Avg.	South N.J. County Rank
Population Estimate	275,209	303,834	5
Population Density (per mile ²)	450	713	5
Population Change - 2010 to 2014	0.2%	-0.1%	4
% Land Protected in Pinelands Area	29%	46%*	6*
Assessed Acres of Farmland	35,670	57,162	5
Building Permits Issued	722	945	4
Housing Transactions	1,475	2,112	6
Average Home Sale Price	\$294,518	\$275,306	3
Equalized Property Value (millions)	\$40,696.5	\$37,635.6	4
Average Effective Tax Rate	2.47	2.51	6
Average Residential Property Tax Bill	\$6,545	\$5,534	1
Per Capita Income (Estimate)	\$26,237	\$29,574	7
Estimated Unemployment Rate	10.4%	8.6%	2

Estimated Poverty Rate by Year



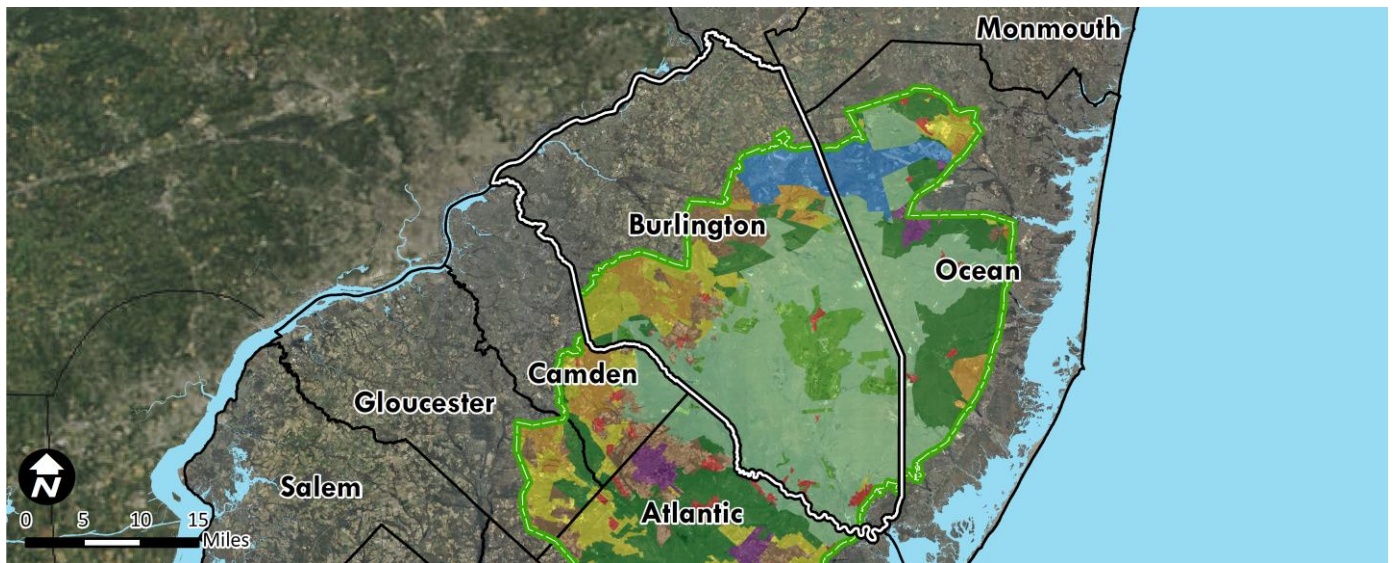
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
107,020	6,274	\$36,476

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

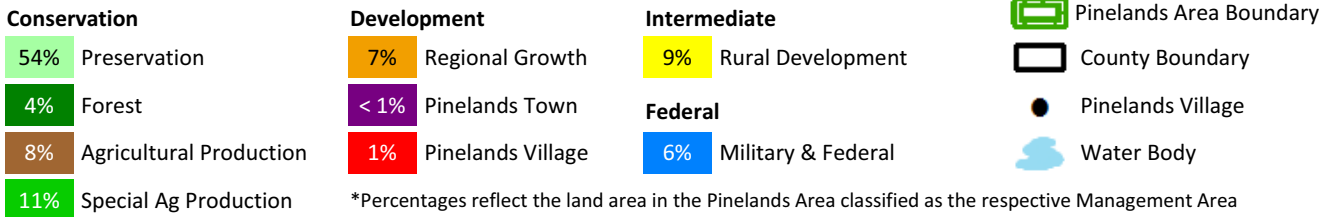
Burlington County



Pinelands Area 2010 population: 96,388 (21% of total population)
 Pinelands Area acreage: 334,224 (64% of total acreage)

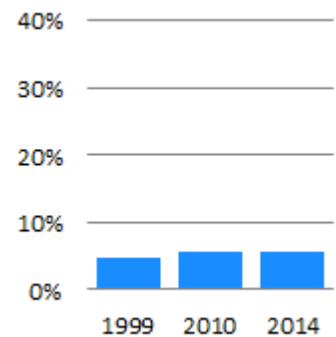


Pinelands Management Areas



2014 Variables	County Value	South N.J. County Avg.	South N.J. County Rank
Population Estimate	449,722	303,834	3
Population Density (per mile ²)	549	713	4
Population Change - 2010 to 2014	0.2%	-0.1%	5
% Land Protected in Pinelands Area	57%	46%*	2*
Assessed Acres of Farmland	118,293	57,162	1
Building Permits Issued	1,000	945	3
Housing Transactions	2,814	2,112	3
Average Home Sale Price	\$269,152	\$275,306	4
Equalized Property Value (millions)	\$45,672.9	\$37,635.6	3
Average Effective Tax Rate	2.55	2.51	5
Average Residential Property Tax Bill	\$6,289	\$5,534	2
Per Capita Income (Estimate)	\$36,600	\$29,574	1
Estimated Unemployment Rate	6.3%	8.6%	8

Estimated Poverty Rate by Year



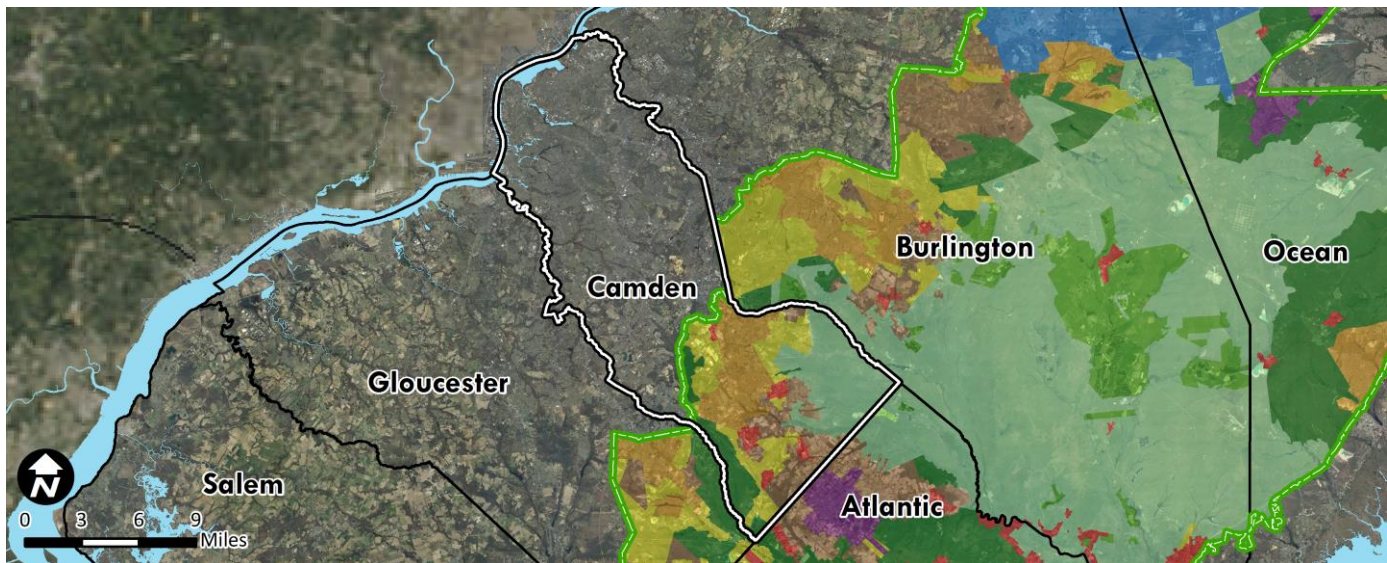
Private Sector Employment 169,000	Private Sector Establishments 10,446	Private Sector Avg. Annual Wages \$43,417
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*This Figure captures the 7 Pinelands Area counties only, not Salem County.

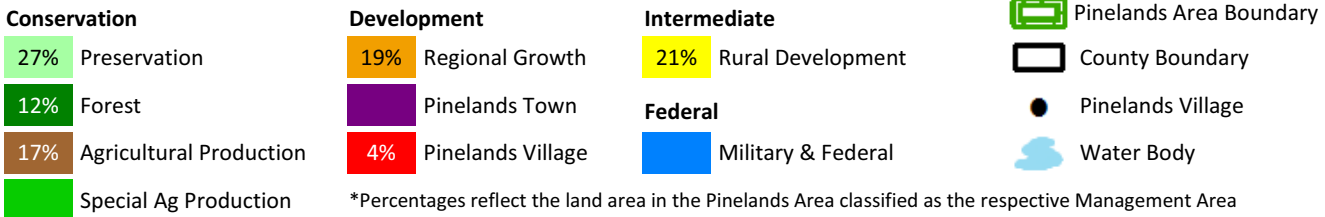
Camden County



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

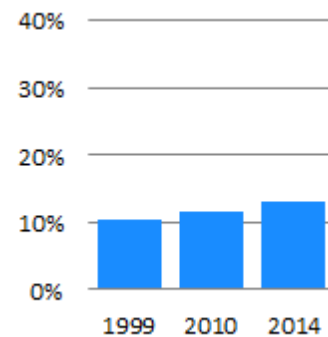


Pinelands Management Areas



2014 Variables	County Value	South N.J. County Avg.	South N.J. County Rank
Population Estimate	511,038	303,834	2
Population Density (per mile ²)	2,246	713	1
Population Change - 2010 to 2014	-0.5%	-0.1%	6
% Land Protected in Pinelands Area	44%	46%*	5*
Assessed Acres of Farmland	9,250	57,162	8
Building Permits Issued	1,506	945	2
Housing Transactions	3,016	2,112	2
Average Home Sale Price	\$214,385	\$275,306	6
Equalized Property Value (millions)	\$36,640.2	\$37,635.6	5
Average Effective Tax Rate	3.55	2.51	1
Average Residential Property Tax Bill	\$6,099	\$5,534	4
Per Capita Income (Estimate)	\$29,742	\$29,574	4
Estimated Unemployment Rate	7.5%	8.6%	5

Estimated Poverty Rate by Year

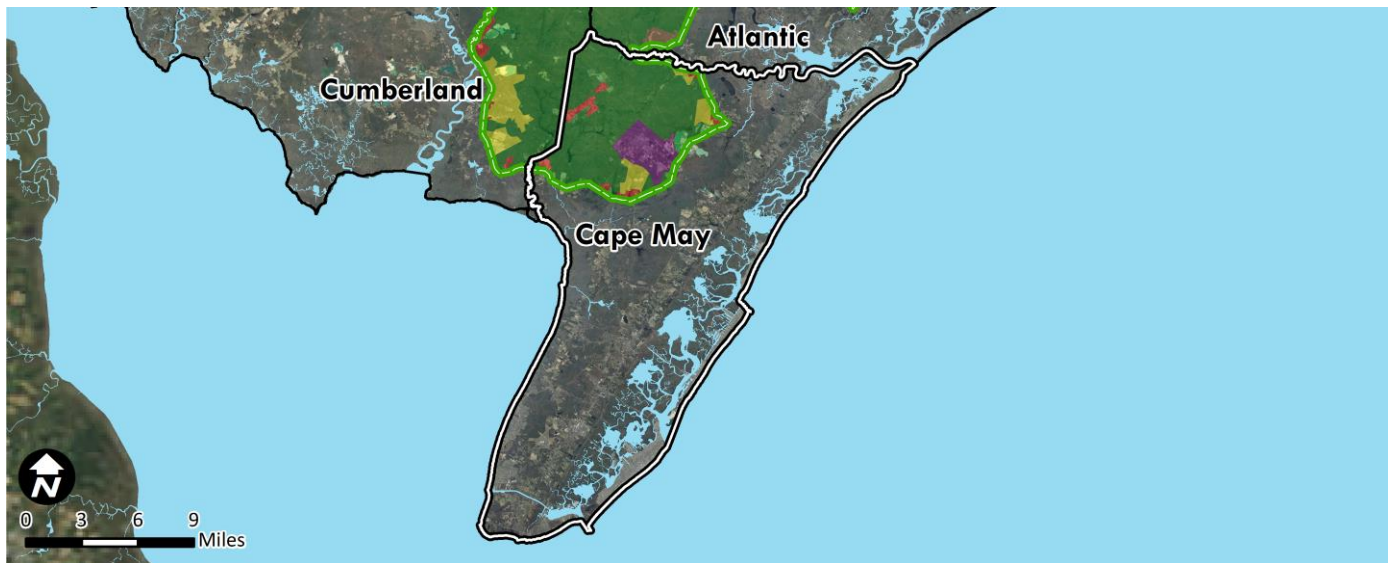


Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
162,532	11,259	\$38,950

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

Cape May County

Pinelands Area 2010 population: 5,341 (5% of total population)
 Pinelands Area acreage: 34,807 (19% of total acreage)



Pinelands Management Areas

Conservation

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

Development

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

Intermediate

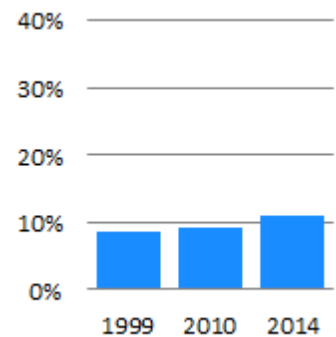
- 6% Rural Development
- Federal**
- Military & Federal

- Pinelands Area Boundary
- County Boundary
- Pinelands Village
- Water Body

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

2014 Variables	County Value	South N.J. County Avg.	South N.J. County Rank
Population Estimate	95,344	303,834	7
Population Density (per mile ²)	334	713	6
Population Change - 2010 to 2014	-2.0%	-0.1%	7
% Land Protected in Pinelands Area	53%	46%*	3*
Assessed Acres of Farmland	10,046	57,162	7
Building Permits Issued	638	945	5
Housing Transactions	1,926	2,112	5
Average Home Sale Price	\$562,917	\$275,306	1
Equalized Property Value (millions)	\$46,888.9	\$37,635.6	2
Average Effective Tax Rate	1.19	2.51	8
Average Residential Property Tax Bill	\$4,651	\$5,534	7
Per Capita Income (Estimate)	\$31,696	\$29,574	3
Estimated Unemployment Rate	12.0%	8.6%	1

Estimated Poverty Rate by Year



Private Sector Employment
31,892

Private Sector Establishments
3,719

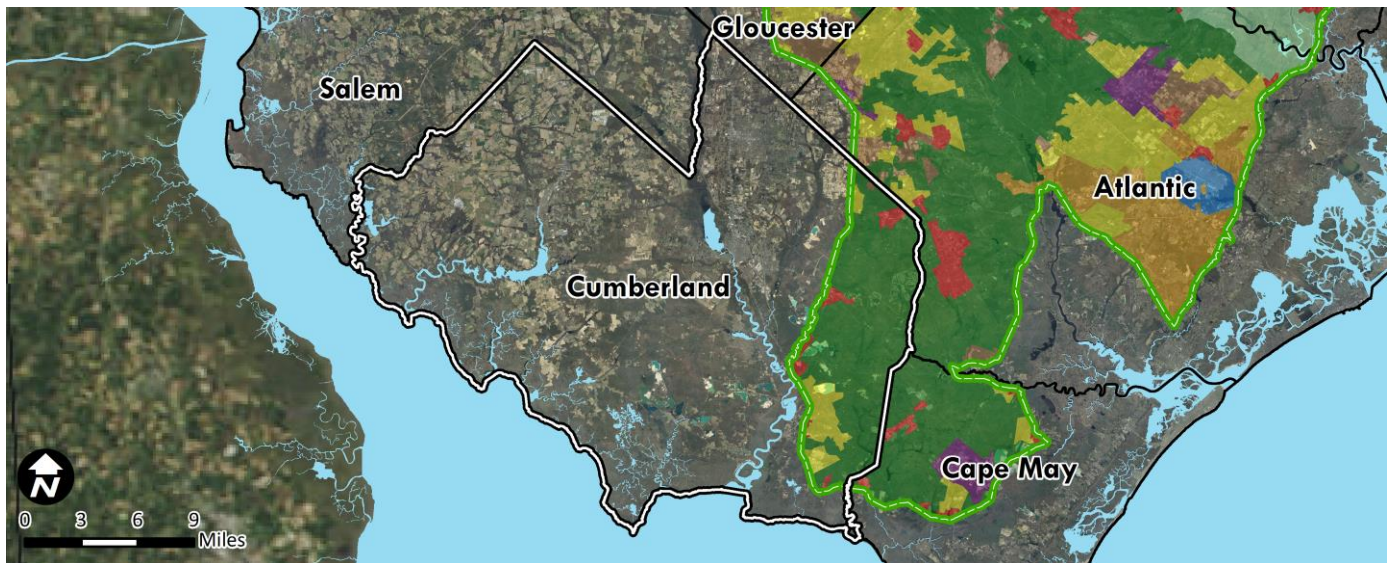
Private Sector Avg. Annual Wages
\$29,503

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

Cumberland County



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



Pinelands Management Areas

Conservation

- Preservation
- 82% Forest
- 1% Agricultural Production
- Special Ag Production

Development

- Regional Growth
- Pinelands Town
- 6% Pinelands Village

Intermediate

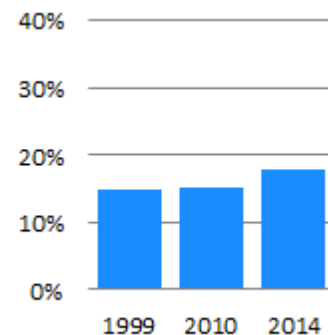
- 11% Rural Development
- Federal**
- Military & Federal

- Pinelands Area Boundary
- County Boundary
- Pinelands Village
- Water Body

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

2014 Variables	County Value	South N.J. County Avg.	South N.J. County Rank
Population Estimate	157,389	303,834	6
Population Density (per mile ²)	313	713	7
Population Change - 2010 to 2014	0.3%	-0.1%	3
% Land Protected in Pinelands Area	52%	46%*	4*
Assessed Acres of Farmland	87,351	57,162	3
Building Permits Issued	212	945	7
Housing Transactions	571	2,112	7
Average Home Sale Price	\$147,917	\$275,306	8
Equalized Property Value (millions)	\$8,638.9	\$37,635.6	7
Average Effective Tax Rate	2.67	2.51	4
Average Residential Property Tax Bill	\$3,797	\$5,534	8
Per Capita Income (Estimate)	\$22,490	\$29,574	8
Estimated Unemployment Rate	9.9%	8.6%	3

Estimated Poverty Rate by Year



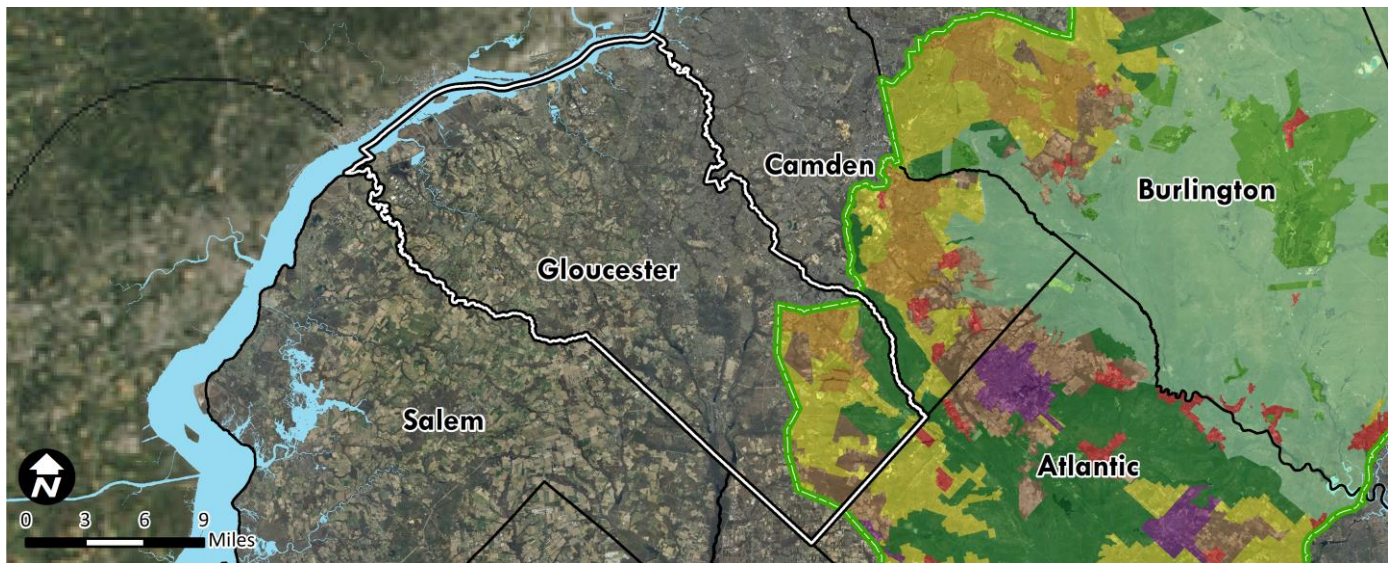
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
45,489	2,913	\$36,334

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

Gloucester County



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



Pinelands Management Areas

Conservation

- Preservation
- 22% Forest
- 22% Agricultural Production
- Special Ag Production

Development

- 17% Regional Growth
- Pinelands Town
- Pinelands Village

Intermediate

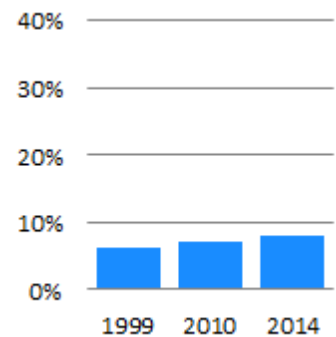
- 38% Rural Development
- Federal**
- Military & Federal

- Pinelands Area Boundary
- County Boundary
- Pinelands Village
- Water Body

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

2014 Variables	County Value	South N.J. County Avg.	South N.J. County Rank
Population Estimate	290,951	303,834	4
Population Density (per mile ²)	864	713	2
Population Change - 2010 to 2014	0.9%	-0.1%	2
% Land Protected in Pinelands Area	28%	46%*	7*
Assessed Acres of Farmland	59,564	57,162	4
Building Permits Issued	491	945	6
Housing Transactions	1,934	2,112	4
Average Home Sale Price	\$215,718	\$275,306	5
Equalized Property Value (millions)	\$25,436.8	\$37,635.6	6
Average Effective Tax Rate	3.18	2.51	2
Average Residential Property Tax Bill	\$6,232	\$5,534	3
Per Capita Income (Estimate)	\$32,996	\$29,574	2
Estimated Unemployment Rate	7.1%	8.6%	7

Estimated Poverty Rate by Year



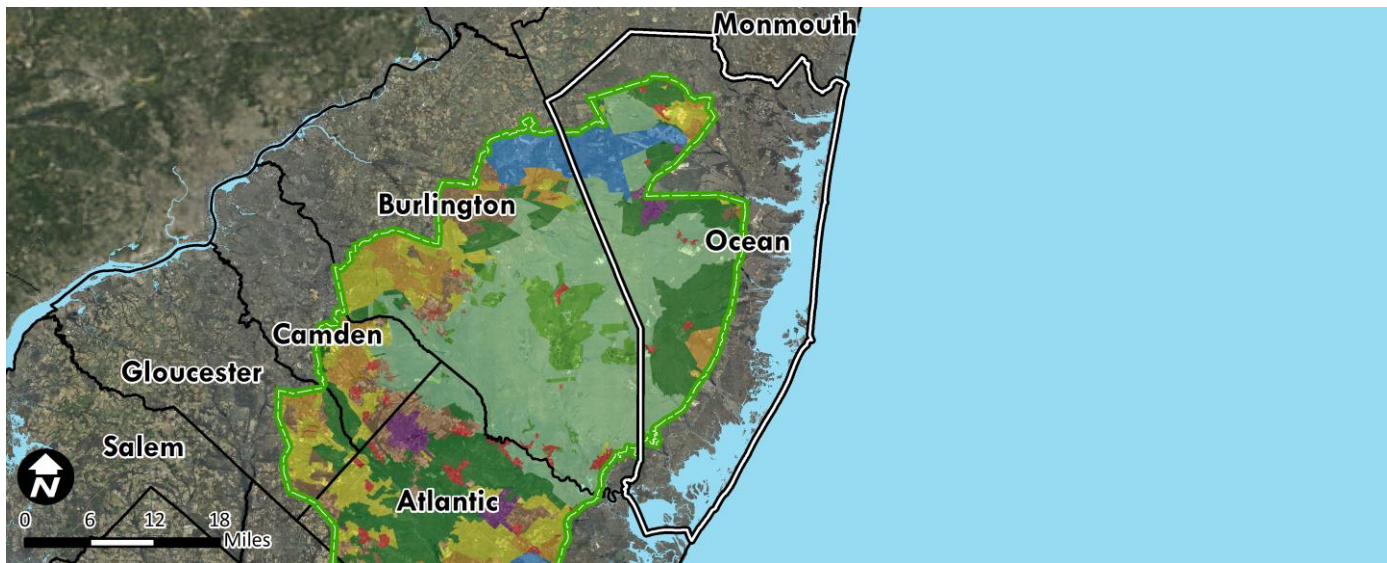
Private Sector Employment 80,894	Private Sector Establishments 5,893	Private Sector Avg. Annual Wages \$40,689
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*This Figure captures the 7 Pinelands Area counties only, not Salem County.

Ocean County



Pinelands Area 2010 population: 48,453 (8% of total population)
 Pinelands Area acreage: 187,559 (39% of total acreage)



Pinelands Management Areas

Conservation

- 41% Preservation
- 33% Forest
- < 1% Agricultural Production
- Special Ag Production

Development

- 6% Regional Growth
- 3% Pinelands Town
- 1% Pinelands Village

Intermediate

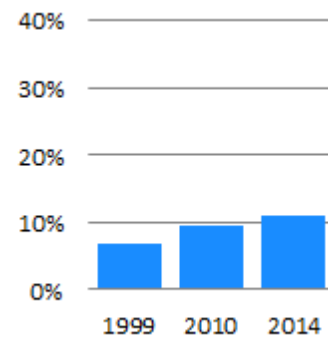
- 3% Rural Development
- Federal**
- 12% Military & Federal

- Pinelands Area Boundary
- County Boundary
- Pinelands Village
- Water Body

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

2014 Variables	County Value	South N.J. County Avg.	South N.J. County Rank
Population Estimate	586,301	303,834	1
Population Density (per mile ²)	773	713	3
Population Change - 2010 to 2014	1.7%	-0.1%	1
% Land Protected in Pinelands Area	59%	46%*	1*
Assessed Acres of Farmland	23,133	57,162	6
Building Permits Issued	2,937	945	1
Housing Transactions	4,903	2,112	1
Average Home Sale Price	\$306,258	\$275,306	2
Equalized Property Value (millions)	\$91,918.6	\$37,635.6	1
Average Effective Tax Rate	1.71	2.51	7
Average Residential Property Tax Bill	\$5,719	\$5,534	5
Per Capita Income (Estimate)	\$29,632	\$29,574	5
Estimated Unemployment Rate	7.2%	8.6%	6

Estimated Poverty Rate by Year

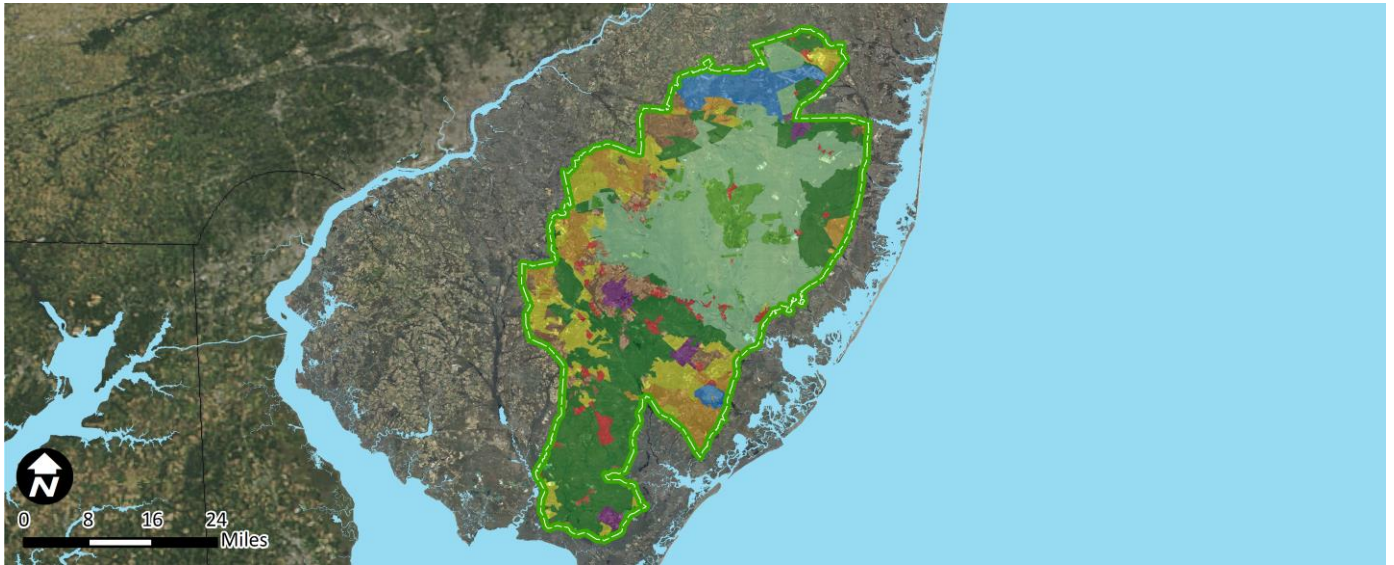


Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
131,169	12,147	\$33,589

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

Pinelands Area

Pinelands Area 2010 population: 312,869
 Pinelands Area acreage: 938,000



Pinelands Management Areas

Conservation

- 31% Preservation
- 27% Forest
- 7% Agricultural Production
- 4% Special Ag Production

Development

- 8% Regional Growth
- 2% Pinelands Town
- 3% Pinelands Village

Intermediate

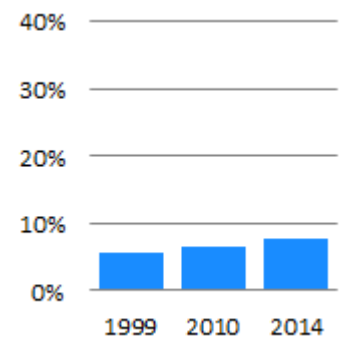
- 12% Rural Development
- Federal**
- 5% Military & Federal

- Pinelands Area Boundary
- Water Body

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

2014 Variables	Pinelands Municipal Value	Non-Pinelands Municipal Value	New Jersey Value
Population Estimate	705,262	1,725,407	8,938,175
Population Density (per mile ²)	329	974	1,137
Population Change - 2010 to 2014	1.0%	0.1%	2.0%
% Land Protected in Pinelands Area	100%	-	-
Assessed Acres of Farmland	170,196	287,098	961,997
Building Permits Issued	1,312	6,245	28,155
Housing Transactions	4,964	11,929	57,612
Average Home Sale Price	\$229,717	\$321,415	\$391,989
Avg. Equalized Prop. Value (millions)	\$1,456.8	\$1,501.2	\$2,063.7
Average Effective Tax Rate	2.41	2.63	2.53
Average Residential Property Tax Bill	\$5,144	\$6,057	\$8,161
Per Capita Income (Estimate)	\$30,080	\$33,093	\$35,673
Estimated Unemployment Rate	8.0%	7.7%	6.6%

Pinelands Municipalities Estimated Poverty Rate by Year



Private Sector Employment 143,934	Private Sector Establishments 12,678	Private Sector Avg. Annual Wages \$37,766
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