New Jersey Pinelands Commission
Long-Term Economic Monitoring Program

Summary of the 2004 Annual Report

James J. Florio, Chairman

John C. Stokes, Executive Director

August 2004

Introduction

The Pinelands National Reserve was established in 1978 and is the nation's first federal reserve. It covers an area of over one million acres in the heart of southern New Jersey. The Pinelands Comprehensive Management Plan (CMP) was adopted in 1980 and manages land use activities at regional and local levels. Of particular importance to the regional economy are land use policies crafted by the Pinelands Commission and implemented by municipalities that significantly limit development in designated Preservation, Forest, and Agricultural Areas while encouraging development in other districts, particularly in Regional Growth Areas and Pineland's Towns.

The goal of the Long-Term Economic Monitoring Program is to continually evaluate the health of the economy of the Pinelands region in an objective and reliable way. The economic monitoring program, in conjunction with an ongoing environmental monitoring program, provides essential information for consideration by the New Jersey Pinelands Commission as it seeks to meet the mandates set forth in federal and state legislation. Both monitoring programs are cooperative ventures administered by the Pinelands Commission and funded by the National Park Service.

Monitoring of economic conditions is accomplished by compiling data for key indicators in the areas of population demographics, property values, economic growth, and municipal finance. To the extent possible, data for the indicators are obtained from 1980 (the year the Pinelands Comprehensive Management Plan came into effect) to the present, and are updated on an annual basis. Analysis relies on municipal level data for most economic indicators and county level data for some others (refer to Table 1 for specific indicators). To understand the larger context of Pinelands economic trends, the report provides comparisons between several different areas, including Pinelands, Non-Pinelands, Southern New Jersey, and New Jersey. Data compilation was initiated in 1996 with the first in a series of annual reports beginning in 1997. This Executive Summary accompanies the 2004 Annual Report, the eighth in the series of reports.

In addition to ongoing data compilation, the design of the Long-Term Economic Monitoring Program calls for the in-depth analysis of selected issues based on indications observed in the data. Projects currently underway are discussed at the end of this summary.

What's New This Year

Table 1 shows the indicators tracked by the Long-Term Economic Monitoring Program and the years of data compiled. Major changes to variables collected this year include: the substitution of county level employment data in lieu of unavailable municipal data, the addition of data below the municipal level (census block group), and the addition of four new supplemental variables. Supplemental variables provide additional insight into the regional economy but are often too infrequently available to become core indicators. In addition, all dollar values have been re-adjusted to the 2003 consumer-price index (values in the 2002 and 2003 reports were keyed to the 2000 CPI).

Table 1. Summary of Core and Supplementary Indicators in Eighth Annual Report

Core Variables	Years Collected[1]	Years Added[2]	Frequency Collected	Method of Analysis
Population	'80, '90, '00	None	Decennial	Inside/Outside Pinelands (I/OP)
Population (Census Block)	'90, '00	None	Decennial	Census Block
Demographics	'80, '90, '00	2000 (Census Block Group)	Decennial	I/OP, Census Block Group
Building Permits	'80-'03	'03	Annual	I/OP
Median Prices of Homes	'89-'03	'03	Annual	I/OP
Vol. Real Est. Transactions	'88-'03	'03	Annual	I/OP
Per Capita Retail Sales / Establishments	'92, '97	None	Quintennial	County, I/OP
Income	'79, '89, '99	None	Decennial	I/OP
Unemployment	'80-'03	'03	Annual	I/OP
Employment	'93-'99	'91-'02 (County)	Annual	County, I/OP
Number of Establishments	'93-'99	'91-'02 (County)	Annual	County, I/OP
Payroll by Major Ind. Sector	'93-'99	'91-'02 (County)	Annual	County, I/OP
Farmland Assessed Acres	'80-'84, '86-'01	'80-'84, '01	Annual	I/OP
Agricultural Census Data	'82, '87, '92, '97	None	Quintennial	County
Blueberry & Cranberry Prod.	'72-'02	'02	Annual	State
Avg. Resid. Property Tax Bill	'83-'03	'03	Annual	I/OP
Equalized Property Value	'80-'03	'03	Annual	I/OP
Effective Tax Rate	'80-'03	'03	Annual	I/OP
Assessment Class Proportions in Municipal Tax	'80-'94, '02	None	Annual	I/OP
Supplemental Variables	**Years Collected**			**Method of Analysis**
Population Estimate	'01-'02			I/OP
Year Structure Built	'00			I/OP, Census Block Group
Visitors to State Forests	'92-'02			I/OP
Municipal Revenues Per Capita	'95-'03			I/OP

[1] Data acquisition is based on the availability of data. An effort is made to acquire data for every year available from 1980 to the present.

[2] Refers to addition from 2003 Annual Report and specifies which years of data are new in this update.

Definition of Pinelands and Non-Pinelands Values

Data are collected for all of the municipalities of Southern New Jersey as part of the monitoring program. The definition of Southern New Jersey used here includes the following counties: Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, and Salem. Data for most variables are at the municipal level and are aggregated to form Pinelands and Non-Pinelands values. The Pinelands aggregate consists of 47 municipalities in Southern New Jersey that have at least ten percent of their land area within the state-designated Pinelands boundary. The remaining 155 municipalities compose the Non-Pinelands portion of Southern New Jersey. The terms “Pinelands” and “Non-Pinelands” used throughout the report are based on this definition.

This aggregate system is not without limitation, as many Pinelands municipalities are split by the boundary. Thus, some phenomena occurring outside of the Pinelands boundary is included in the Pinelands aggregate. Nevertheless, this aggregate system has proven to be effective in comparing Pinelands and Non-Pinelands trends.

Some information from the US Census is available below the municipal level in the form of census tracts, block groups, and blocks. This data can be used to “split” municipalities in order to get true counts for inside and outside the Pinelands boundary. In these cases, information is provided for the areas of each of the Pinelands municipalities that are inside and outside the Pinelands boundary.

Results in Brief

Population and Demographics

Three core variables are tracked to monitor population: municipal population change, census block population change, and age demographics.

Age demographics were updated this year using census block group data, which reveals trends inside and outside the Pinelands boundary. Several Pinelands municipalities have a large concentration of senior citizens, but the area in Pinelands municipalities inside the boundary had a lower percentage of seniors compared to the area in Pinelands municipalities outside the boundary (14% of residents inside the boundary are over 64 years of age compared to 18% outside the boundary).

Previous analysis indicated that 615,980 people lived in the Pinelands municipalities, an increase of 12% between 1990 and 2000. An analysis at the census block level revealed that

approximately 276,890 people lived inside the Pinelands boundary, while 412,560 people lived in areas of Pinelands municipalities that lie outside of the Pinelands boundary. Population inside the boundary grew by 5.5% between 1990 and 2000, while the population outside the boundary grew by 14%. A number of Pinelands municipalities have a sizeable group-quarters population, which includes institutional (prisons, mental hospitals) and non-institutional (military bases, university dorms) populations.

The Pinelands municipalities grew more quickly than the Non-Pinelands between 2000 and 2002.

Supplemental population estimate data demonstrated that the Pinelands municipalities grew more quickly than the Non-Pinelands municipalities between 2000 and 2002. The Pinelands grew by 5%, adding 28,400 residents, while the Non-Pinelands grew by 2%, adding 30,670 residents.

Property Values and Residential Development

Three core variables are tracked annually to monitor residential development activity and the vitality of property values: the average number of dwelling units authorized by building permits, median selling prices of homes, and volume of residential real estate transactions.

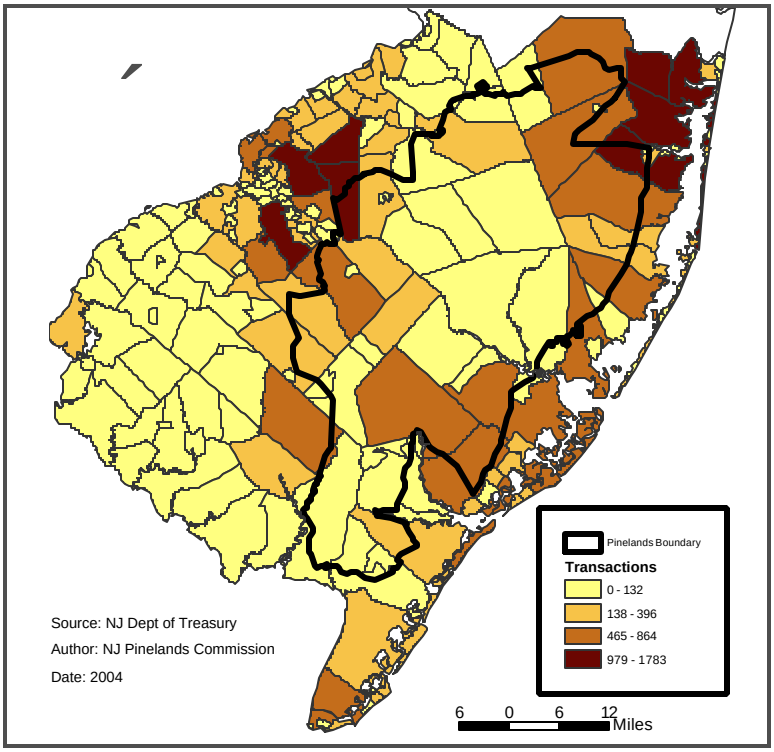
The average number of building permits issued in the Pinelands municipalities increased by 5% in 2003, a smaller rate of increase than last year. In contrast, the average number of permits issued in the Non-Pinelands region increased by 20% while the average number for the state increased by 10%. The Pinelands municipalities continue to issue a higher number of permits on average compared to the Non-Pinelands. The bulk of building permits issued continued to be along the northern, eastern, and western edges of the Pinelands region where development pressures are greatest and higher densities are permitted. A previous analysis revealed that, with the exception of a few regional growth municipalities, most of these permits were actually directed towards development outside of Pinelands boundaries.

The inflation-adjusted median sale price of homes rose significantly in 2003. The gap between Pinelands and Non-Pinelands homes has narrowed.

A booming real estate market fueled by low interest rates continued in 2003. The inflation adjusted median selling price of homes increased significantly for all regions with the highest percent increases since monitoring began in 1989. The median sale price rose by 14% to $150,000 for a Pinelands home and by 12% to $155,000 for a Non-Pinelands home. The number of real estate transactions remained unchanged for New Jersey as whole, but the number of transactions increased by 6.5% in the Pinelands and by 1.5% in the Non-Pinelands region between 2002 and 2003. The Pinelands share of the state's total real estate transactions has increased steadily from 8% in 1999 to 10% in 2003. Similar to building

permits, the bulk of home sales took place along the northern, eastern, and western edges of the Pinelands region.

Residential Real Estate Transactions 2003



Supplemental data from the 2000 Census of Housing revealed that housing in the Pinelands tends be newer compared to the Non-Pinelands based on the census variable "year structure built." As of the year 2000, the majority of homes in the Pinelands were built between the 1970s and the 1990s, whereas most homes in the Non-Pinelands were built between the 1950s and the 1970s. Data at the census block group level illustrates housing construction trends *within* the Pinelands municipalities. The percentage of homes built in the 1970s was similar for the area of the Pinelands municipalities that are inside and outside the boundary (28% of homes inside the boundary were built in the 1970s and 25% of homes outside the boundary were built in the same period). The percentage of homes built inside the boundary dropped to 19% in the 1980s but remained the same outside the boundary at 26%. The percentage of homes built inside and outside the boundary was the same in the 1990s, at 18%.

Municipal level trends are illustrated in Table 2, which is located at the end of this summary.

In addition to monitoring the variables mentioned above, the detailed design calls for more in-depth study of land and

housing values. Data gathering for an analysis of vacant land transactions is ongoing, and analysis has begun.

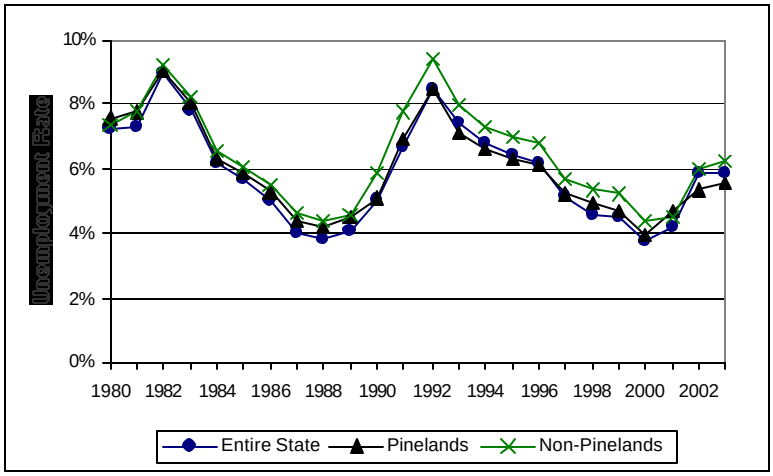
Economic Growth

Eight core variables are monitored to provide insight into the regional business climate and key business sectors: per capita income, unemployment, employment / establishments / wages, retail sales, and agriculture (which includes farmland assessed acreage, blueberry and cranberry production, and agricultural census data).

The unemployment rate in the Pinelands continues to be lower than the state and national rates.

Unemployment levels in the state stabilized in 2003, after the economy suffered from one of the worst job markets in recent history. The unemployment rate for New Jersey rose slightly from 5.8% in 2002 to 5.9% in 2003. The state unemployment rate was on par with the national rate of 5.9%. The 2003 unemployment rate in the Pinelands region rose from 5.3% in 2002 to 5.6% in 2003. Unemployment outside the Pinelands was greater, as unemployment rose from 6.0% to 6.2% in the Non-Pinelands region. In general, suburban municipalities close to Philadelphia tended to have lower unemployment levels while higher unemployment levels could be found in rural southern municipalities.

Unemployment Rate 1980 - 2003



County level statistics for employment, establishments, and wages collected under the covered employment system revealed that employment grew at a greater rate in the eight-county South Jersey region compared to the state as a whole between 1991 and 2002 (18% versus 16%), but the number of establishments grew at a slower rate (23% versus 32%). Wages in South Jersey grew much more slowly than the state during the same period (6% versus 15%), and there is a significant gap between Southern New Jersey's and the state's average annual wage. The largest employment sectors in

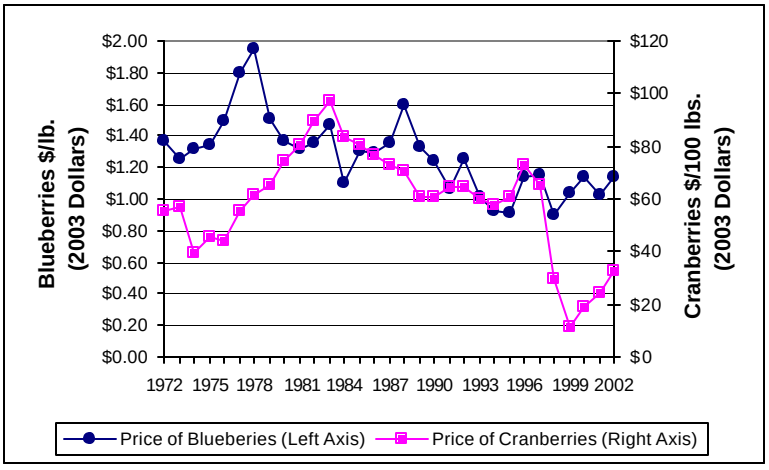
Southern New Jersey in 2002 were retail (17% of total employment), healthcare (16%), and accommodation & food service (10%). The two largest employment sectors in the state were also retail (14%) and healthcare (13%), but the third largest sector in the state was manufacturing (11%). New municipal level statistics have not been available since 1999, so Pinelands and Non-Pinelands trends cannot be distinguished for the recent past.

The Pinelands five-year average for assessed farmland acreage was 212,610 acres for the 1997 to 2001 period. The Pinelands five-year average share of South Jersey's total farmland acreage has increased from 34% between 1980-1984 to 39% between 1997-2001.

Cranberry prices continued to increase, and grew by 34% between 2001 and 2002.

Cranberry and blueberry farming have traditionally been key areas of the Pinelands economy. New data for cranberry prices for 2002 indicates that the cranberry industry is continuing to recover from a precipitous drop in prices that occurred between 1997 and 1999. The sale price of cranberries increased by 37% between 2001 and 2002, while production and utilized value have also increased. Blueberry prices have remained relatively static in the past few years; they increased in 2000, fell in 2001 (back to the 1999 price), and increased again in 2002 (back to the 2000 price). Blueberry prices increased by 11% in 2002, and production and utilized value also increased.

Cranberry & Blueberry Prices 1972 - 2002



Supplemental data for visitor attendance to state forests from the NJ DEP Division of Parks and Forestry is included in the 2004 report in order to gauge tourism and recreation, which are important aspects of the Pineland's economy. Eighty-four percent of the state's total state forest acreage is located in the Pinelands. There are 966,000 visits on average to the state forests in the Pinelands each year and the number of visits has increased by 19% between 1992 and 2002.

There are approximately 966,000 visits to state forests in the Pinelands each year

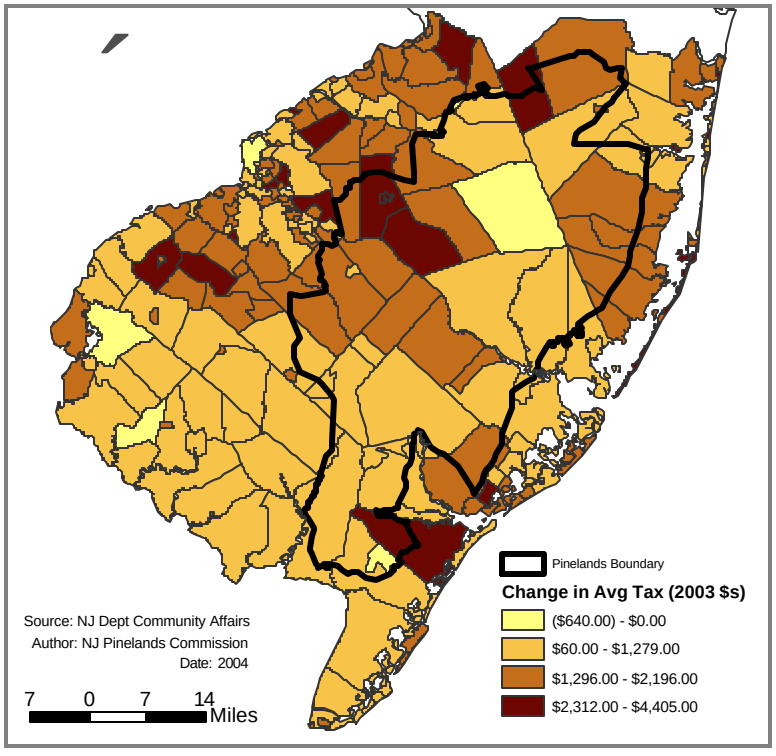
Approximately 60% of the total visits occurred at Wharton State Forest, which is the largest forest in the state. Despite their smaller size, the number of visits to state forests outside the Pinelands is larger and has increased at a much greater rate. All of the state forests outside the Pinelands are located in the northwestern portion of the state.

Previous reports indicated that the Pinelands has a lower per capita income than the Non-Pinelands region, but that income levels grew at a faster rate in the Pinelands between 1989 and 1999. New data from the 2002 Census of Retail Trade and Census of Agriculture should be available in 2005.

Municipal Finances

Four core variables are monitored to provide information on the fiscal health of municipalities: average residential property tax bill, state equalized valuation, effective tax rates, and assessment class proportions in municipal tax revenues.

Change in Average Residential Property Tax Bill 1983 – 2003 (Inflation Adjusted)



The average residential property tax bill increased at a steeper rate than in previous years in all regions of the state between 2002 and 2003. The average bill in the Pinelands and the Non-Pinelands rose by 8% between 2002 and 2003. The average 2003 bill in the Pinelands region was $3,240; $500 lower than the Non-Pinelands region and $2,000 lower than the state average. An examination of the entire monitoring period from

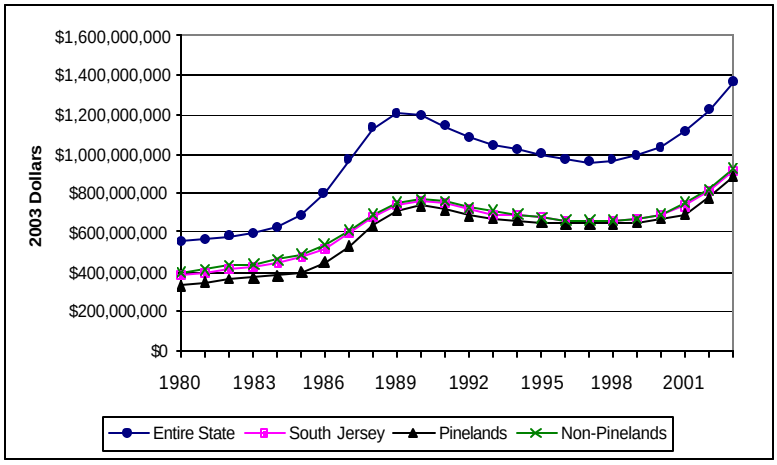
The average inflation-adjusted residential property tax bill in the Pinelands is $2,000 lower than the state average.

1983 to 2003 reveals that the average residential property tax bill in the Pinelands increased by 68%, compared to increases of 82% in the Non-Pinelands and 76% for the state as a whole. The rapidly growing second ring suburbs of the Philadelphia metropolitan area along with parts of Ocean County and the shore experienced the greatest increases in property taxes during this period.

The average municipal equalized value of property continued to rise for all regions of the state between 2002 and 2003 and rose at a greater rate in the Pinelands region (14%) compared to the Non-Pinelands region (12%). The increase in equalized value has been driven by an increase in the sale price of homes and by increases in property values. The average effective tax rate for all regions fell for the second consecutive year. The average effective rate was 2.27 for the state, 2.30 for the Pinelands, and 2.54 for the Non-Pinelands.

Average State Equalized Valuation (2003 Dollars)

The gap in equalized valuation between the Pinelands and Non-Pinelands municipalities continues to narrow



Previous reports indicated that the Pinelands had a higher percentage of assessed valuation in the residential and vacant class than the Non-Pinelands region, while the Non-Pinelands had a higher percentage in the commercial, industrial, and apartment classes. The percentage of valuation in the agricultural category was roughly the same for both regions. The Pinelands region experienced a decline in the proportion of valuation in the vacant category from 8% to 5% between 1994 and 2002, and had a corresponding rise in the proportion of value in the residential class from 74% to 78%.

Local municipal purpose revenues (defined in this study as local municipal purposes plus total miscellaneous revenues) were included as the supplemental municipal finance variable this year. As a whole, the local municipal budgets of the Pinelands municipalities increased at a greater rate (12%) than the Non-Pinelands municipalities (7%) between 1995 and

2003. Despite the total increases, the amount of local revenues per capita remained relatively the same for both regions. The local budget per capita was $660 in the Pinelands in 2003 compared to $969 in the Non-Pinelands. The Pinelands generally has lower tax rates and tends to offer less municipal services than the Non-Pinelands. Both the Pinelands and the Non-Pinelands receive similar amounts of state aid per capita ($160 in the Pinelands and $172 in the Non-Pinelands), and the overall amount of aid received by both regions decreased between 1999 and 2003. When per capita revenues and per capita state aid are viewed as averages (average for all municipalities within each region) rather than aggregates, the Pinelands has a much lower value for municipal revenues per capita than the Non-Pinelands ($758 versus $1,419) and a higher level of state aid per capita ($226 versus $182).

Municipal Fact Book

The Municipal Fact Book first appeared in the 2002 Annual Report. Economic data is arranged by Pinelands municipality, rather than by variable, in order to provide a better understanding of the unique economic characteristics of each municipality. The fact sheets are arranged by county and display a number of variables for each municipality, listed alongside the average municipal value for Southern New Jersey and a ranking for that variable among the 202 municipalities in Southern New Jersey. The Fact Book was enhanced for the 2003 report with population graphs, development area maps, and additional data for each Pinelands municipality. The fact book was expanded in 2004 to include fact sheets for each of the eight counties in Southern New Jersey. The Fact Book is located in the appendix of the Annual Report.

Special Studies

Special studies represent the second major component of the program. The studies take a more in-depth look at specific topics uncovered during the course of the monitoring program.

1st Special Study: Value-Added Blueberry Products

Completed in 2001. A detailed description of the project can be found in the 2001 Annual Report.

2nd Special Study: Indicators of Municipal Health

This special study focuses on characterizing and identifying municipalities experiencing poor health. The goals of the project are to: 1) produce a database of indicators that are reflective of municipalities' social, economic, physical, and

fiscal conditions; 2) produce an objective, systematic and repeatable model that identifies municipalities experiencing poor health using the database of indicators; 3) select economically challenged communities using the results from the model; and 4) develop methods to calculate financial aid and/or other resources that may alleviate strain.

In January 2001, a short questionnaire was sent to municipal officials in thirty-six Pinelands municipalities. The questionnaire was designed to reveal opinions on indicators of fiscal health and on ways to measure and compare fiscal health among municipalities. In general, the results of the questionnaire suggest that the most pressing municipal health concerns of Pinelands municipalities relate to a healthy tax base (i.e., a mix of commercial, industrial, residential land), tax rates, and school costs.

A database of indicators was created in 2003 and analysis continues. Preliminary results suggest that Pinelands municipalities generally suffer from low per capita income and a weak commercial and industrial ratable base compared to Non-Pinelands municipalities, while effective tax rates are consistently lower in the Pinelands compared to the Non-Pinelands. A model is being designed that will identify the most fiscally stressed Pinelands towns based on a mix of citizen and government fiscal stress measures.

Additional Special Projects

In October of 2003, the Pinelands Commission formed a Housing Task Force in order to update housing demand estimates in the Comprehensive Management Plan. The economic monitoring program has been an integral part of the process, through analysis of population data, the collection and evaluation of population projections, estimating future housing units, defining and calculating vacant developable land using land use and land cover data, and allocating future population and housing to Pinelands development areas based on vacant land.

As part of this process, a Pinelands Population Reference Guide was created in order to gather population and housing data from for the Pinelands for a range of geographic scales from 1970 through 2000 into one document. The reference guide is available on the Long-Term Economic Monitoring Program's 2004 Annual Report CD-ROM.

Table 2 Decade Structure Built as of 2000 by Pinelands Municipality

County	Municipality	Total Units	1990s	1980s	1970s	1960s	1950s	1940s	Before 1940
Atlantic	Buena	1,553	10.1%	11.9%	10.4%	16.9%	20.8%	8.0%	21.9%
Atlantic	Buena Vista	2,827	9.7%	16.0%	20.5%	17.1%	20.1%	6.4%	10.3%
Atlantic	Egg Harbor City	1,770	2.4%	6.6%	9.7%	10.2%	21.0%	15.4%	34.7%
Atlantic	Egg Harbor Twp	12,046	23.0%	23.0%	28.2%	14.1%	5.8%	2.1%	3.8%
Atlantic	Estell Manor	554	18.2%	27.6%	22.4%	6.7%	9.6%	4.9%	10.6%
Atlantic	Folsom	702	6.4%	8.0%	39.2%	20.4%	12.1%	5.1%	8.8%
Atlantic	Galloway	11,388	28.6%	38.1%	12.7%	7.9%	5.7%	1.8%	5.2%
Atlantic	Hamilton	7,567	20.9%	30.5%	20.3%	10.0%	6.1%	3.6%	8.6%
Atlantic	Hammonton	4,843	8.7%	10.6%	12.8%	13.9%	14.5%	10.6%	28.9%
Atlantic	Mullica	2,176	15.9%	15.4%	20.4%	13.8%	14.5%	8.6%	11.4%
Atlantic	Port Republic	380	13.2%	12.9%	22.6%	7.1%	7.9%	10.8%	25.5%
Atlantic	Weymouth	901	24.4%	33.4%	12.8%	5.9%	5.9%	5.2%	12.4%
Burlington	Bass River	610	5.1%	11.6%	27.5%	14.4%	9.0%	8.9%	23.4%
Burlington	Evesham	16,436	25.0%	35.2%	21.3%	12.3%	4.4%	0.9%	1.1%
Burlington	Medford	8,147	15.4%	23.9%	34.4%	11.4%	7.1%	2.5%	5.3%
Burlington	Medford Lakes	1,555	4.7%	4.4%	11.4%	29.8%	32.7%	5.9%	11.2%
Burlington	New Hanover	1,397	6.9%	3.9%	17.4%	23.5%	35.9%	6.8%	5.6%
Burlington	Pemberton Twp	10,762	10.1%	10.8%	33.8%	20.8%	15.3%	5.0%	4.2%
Burlington	Shamong	2,175	14.8%	26.1%	40.9%	6.1%	6.3%	1.1%	4.7%
Burlington	Southampton	4,686	10.1%	20.1%	39.2%	11.3%	10.4%	2.2%	6.8%
Burlington	Tabernacle	2,385	12.1%	20.8%	42.0%	5.6%	10.0%	3.6%	5.9%
Burlington	Washington	163	2.5%	6.1%	17.8%	3.1%	31.3%	16.6%	22.7%
Burlington	Woodland	447	12.5%	15.7%	26.2%	17.4%	12.1%	6.0%	10.1%
Burlington	Wrightstown	339	2.1%	6.8%	21.8%	8.0%	29.2%	24.8%	7.4%
Camden	Berlin Twp	2,009	11.1%	12.4%	20.8%	23.3%	17.3%	5.1%	10.0%
Camden	Chesilhurst	535	4.5%	10.1%	40.4%	27.1%	5.4%	3.6%	9.0%
Camden	Waterford	3,655	14.6%	22.7%	29.9%	6.5%	8.3%	5.1%	12.9%
Camden	Winslow	12,426	23.0%	29.4%	27.1%	7.9%	3.8%	2.2%	6.7%
Cape May	Dennis	2,309	22.2%	25.4%	21.8%	6.3%	5.9%	3.0%	15.4%
Cape May	Upper	5,472	15.5%	36.4%	20.7%	11.6%	6.3%	2.0%	7.5%
Cape May	Woodbine	1,080	7.8%	14.3%	20.4%	21.4%	10.9%	7.0%	18.2%
Cumberland	Maurice River	1,461	10.6%	10.9%	11.4%	15.7%	11.5%	7.0%	32.9%
Gloucester	Franklin	5,461	15.1%	20.3%	22.4%	11.4%	13.2%	8.7%	8.9%
Gloucester	Monroe	11,069	21.4%	16.9%	26.9%	12.4%	11.4%	4.1%	7.0%
Ocean	Barnegat	6,039	23.5%	29.4%	35.0%	4.5%	2.5%	0.9%	4.1%
Ocean	Beachwood	3,586	10.8%	17.5%	33.0%	13.7%	11.1%	3.7%	10.2%
Ocean	Berkeley	22,291	15.1%	37.5%	29.5%	8.2%	6.0%	1.6%	2.0%
Ocean	Eagleswood	693	7.8%	18.0%	18.6%	12.4%	11.7%	12.8%	18.6%
Ocean	Jackson	14,638	25.3%	24.1%	19.3%	20.5%	6.1%	2.6%	2.1%
Ocean	Lacey	10,580	14.4%	26.7%	32.4%	13.7%	7.8%	2.4%	2.5%
Ocean	Lakehurst	961	3.2%	8.9%	15.9%	15.9%	20.8%	18.8%	16.3%
Ocean	Little Egg Harbor	7,937	17.9%	25.9%	24.9%	24.4%	4.1%	0.3%	2.5%
Ocean	Manchester	22,677	14.7%	26.5%	43.1%	10.7%	2.7%	1.1%	1.2%
Ocean	Ocean	2,981	12.3%	15.4%	22.9%	25.8%	16.3%	3.7%	3.6%
Ocean	Plumsted	2,628	25.2%	13.3%	16.0%	11.5%	10.0%	9.6%	14.5%
Ocean	South Toms River	1,129	1.2%	4.3%	13.0%	49.5%	23.6%	4.3%	4.0%
Ocean	Stafford	11,549	30.6%	19.5%	25.7%	15.1%	5.0%	1.4%	2.6%
"Outside" Municipalities									
Atlantic	Corbin City	204	15.2%	18.6%	14.7%	8.8%	14.7%	6.9%	21.1%
Burlington	North Hanover	2,650	11.1%	18.6%	17.8%	20.7%	18.9%	5.2%	7.8%
Burlington	Springfield	1,138	19.5%	21.2%	11.7%	16.7%	13.5%	1.7%	15.7%
Camden	Berlin Borough	2,275	17.5%	5.4%	20.4%	17.4%	16.3%	5.5%	17.5%
Cumberland	Vineland	20,958	11.4%	10.1%	19.0%	18.7%	16.7%	8.4%	15.8%