

Orgo v. Colts Neck

Feb 9, 1984

Letter from Hintz to David w/ report for  
Orgo Farms property attached.

Pgs. 85

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JUDGE SERPENTELLI'S CHAMBERS

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NELESSEN  
ASSOCIATES

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# Hintz / Nelessen Associates

Planning / Urban Design / Environmental Analysis / Landscape Architecture

February 9, 1984

Mr. David Frizell, Esq.  
Frizell and Pozycki  
P. O. Box 247  
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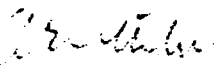
RE: Colts Neck

Dear David:

Pursuant to your request, we have prepared a report for the Orgo Farms property, analyzing the regional setting and prepared the current zoning ordinance for fair share allocation for low and moderate income housing in Colts Neck.

We will be available to review our findings with Colts Neck and the court.

Sincerely,

  
Carl E. Hintz  
PP, AICP, ASLA

/pat

PLANNING REPORT ON COLTS NECK TOWNSHIP

ORGO FARMS AND GREENHOUSES, INC. AND RICHARD J. BRUNELLI

vs.

TOWNSHIP OF COLTS NECK

Prepared by: Hintz/Nelessen Assoc.  
P. O. Box 1241  
Princeton, N.J. 08542

February 8, 1984

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Carl E. Hintz P.P. #1217

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REGIONAL ANALYSIS  
FOR "ORGO FARMS"

LOCATION IN THE REGION - SDGP

Limited Growth Designation (SDGP)

According to the State Development Guide Plan (SDGP), revised 1980, the limited growth areas of the state should meet the following criteria:

- relatively poor accessibility to existing commuter rail and highway facilities;
- low-density development with limited public water supply and sewer services;
- absence of large concentrations of prime agricultural lands located in semi-rural areas; and
- absence of concentrations of public open space and environmentally-sensitive land of statewide significance.

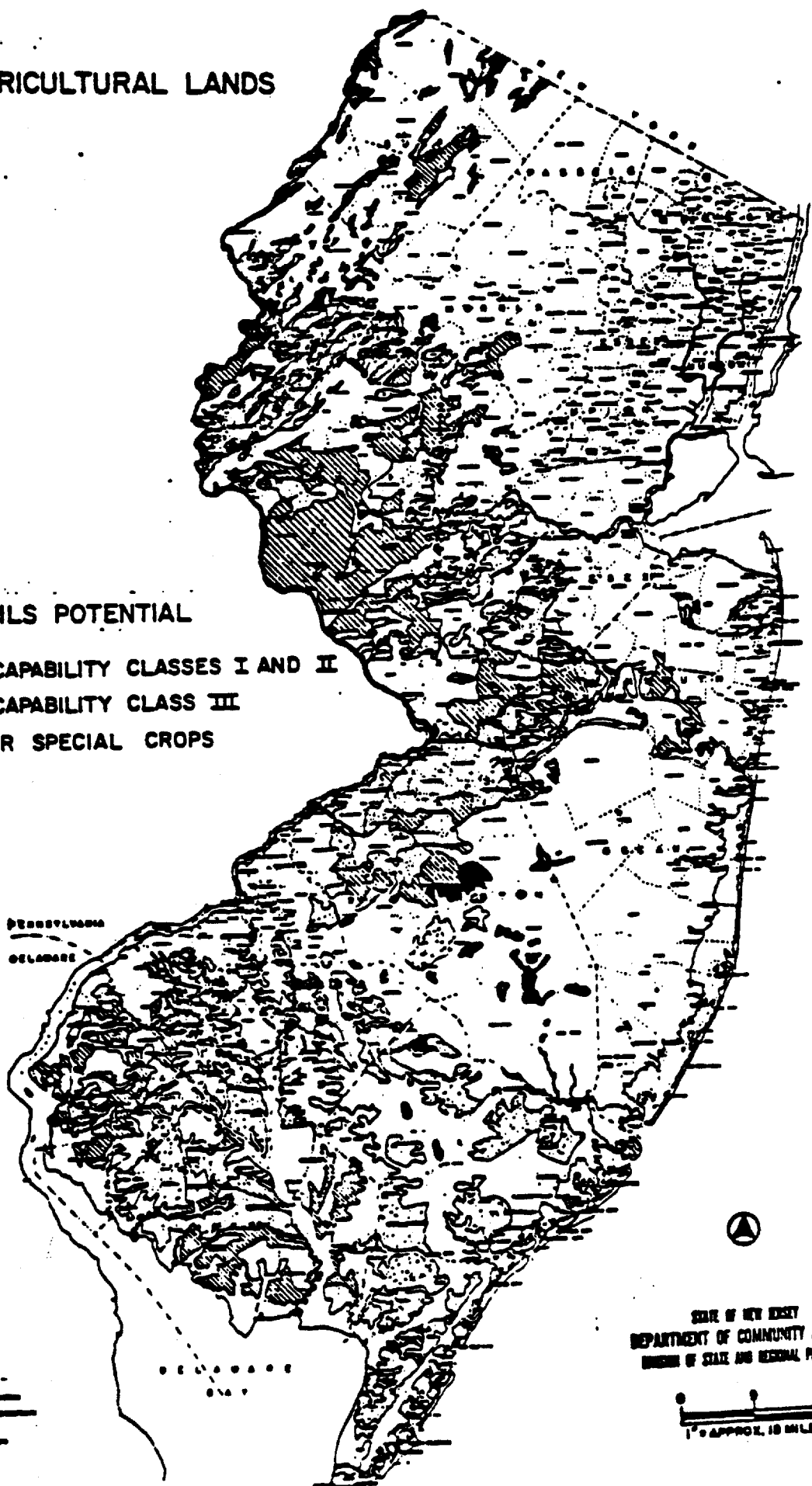
Colts Neck has major highway facilities as exhibited by the "Transportation" Map (Page 37 of the SDGP). Route 18 is a major link through three counties (Somerset, Middlesex and Monmouth) and has just recently been completed through to the Garden State Parkway. It is a major east-west link in Monmouth County. Route 34, a state highway, also runs north-south through Monmouth County. These two highways intersect at the plaintiff's property, providing excellent accessibility to the region.



# PRIME OPEN AGRICULTURAL LANDS

BASED ON SOILS POTENTIAL

- SOIL OF LAND CAPABILITY CLASSES I AND II
- SOIL OF LAND CAPABILITY CLASS III
- SOIL USED FOR SPECIAL CROPS

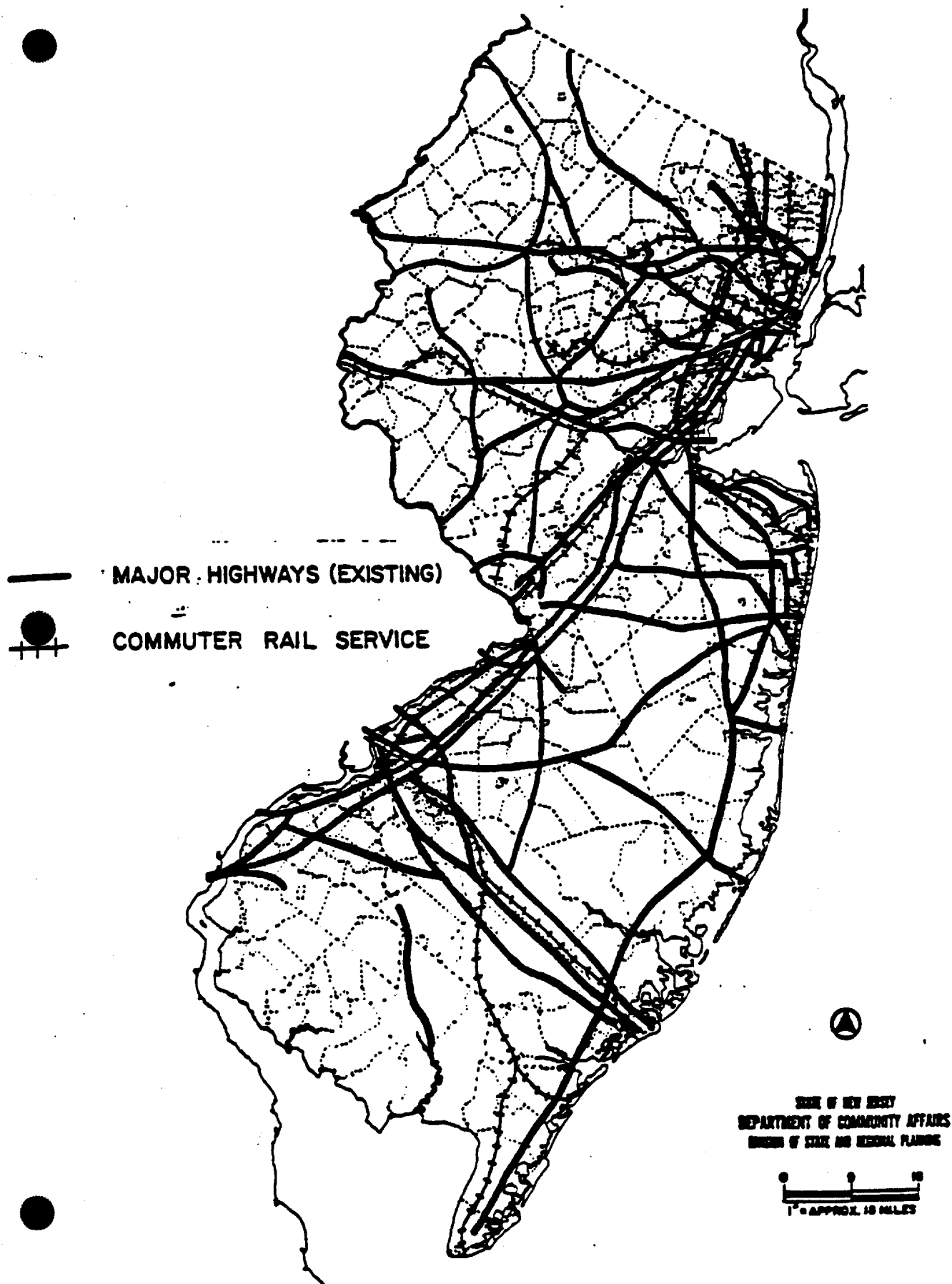


PENNSYLVANIA  
DELAWARE

STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
BUREAU OF STATE AND REGIONAL PLANNING



# TRANSPORTATION



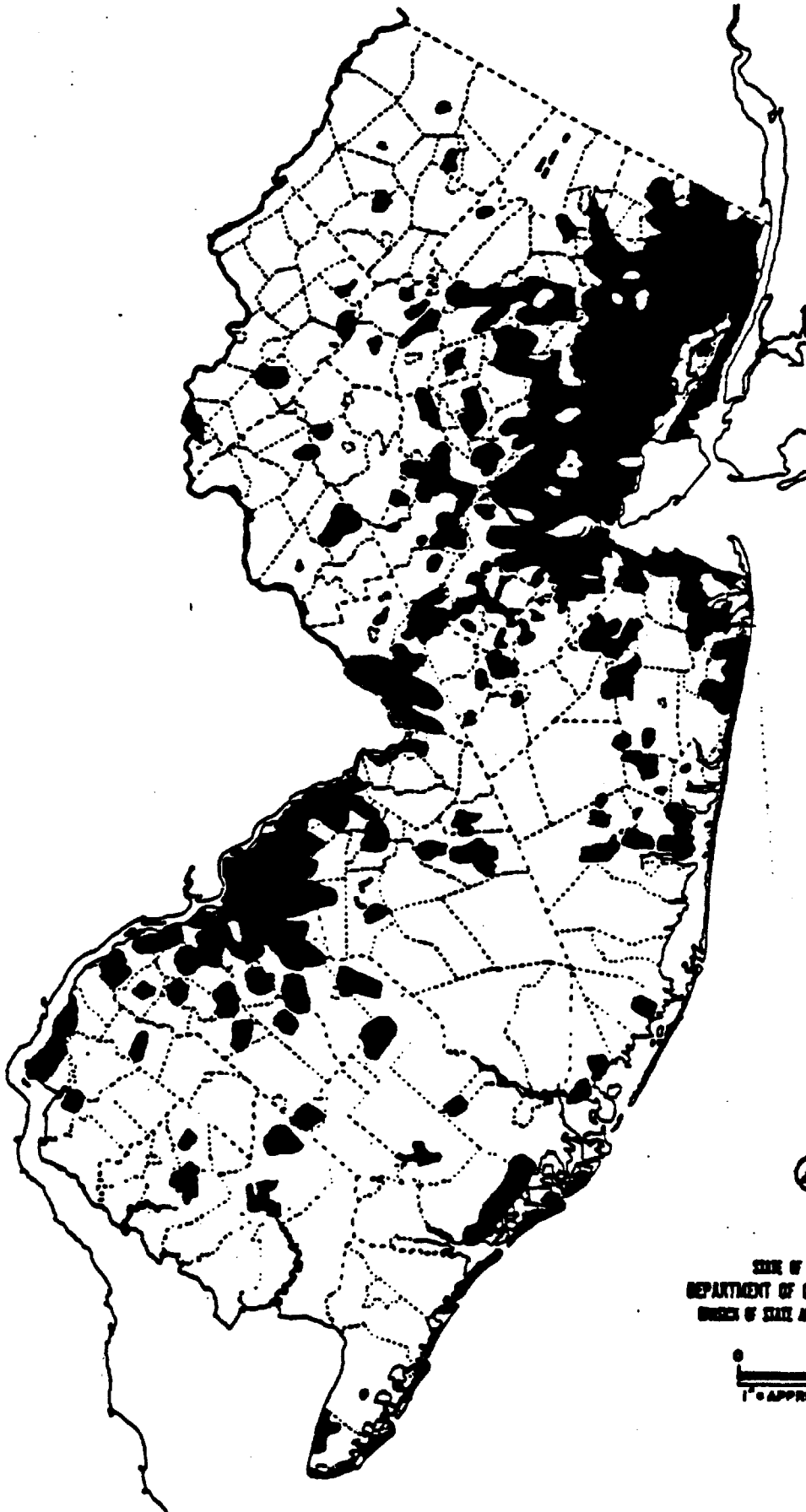
The township's existing development pattern can certainly be characterized as low density with limited public sewer water supply and sewer services. According to the mapping found in the SDGP, only small portions of the township, near Freehold Township, have these facilities. The SDGP was a document prepared to guide future investment of state money for these infrastructural facilities. The plaintiffs do not seek federal or state funding for these facilities, but intend to construct sewer and water facilities so that they are sized only to handle this project of 1,353 units, and associated non-residential retail, service and office structures, not providing for additional development in the township. This is consistent with the SDGP, where on page 71 it states that "it is neither desirable nor feasible to prohibit development" in limited growth areas.

Judge Serpentelli, in his opinion re. Orgo Farms et al. vs. Colts Neck et al. in October 1983, page 6, stated:

"a careful reading of Mount Laurel II provides clear support for the holding that a builder's remedy is not precluded as a matter of law in a limited growth area."

Another criteria for limited growth designation in the SDGP is the absence of large concentrations of prime agricultural lands located in semi-rural areas that also have the other designating characteristics. The SDGP planners differentiated areas that have total "agricultural" designation. Colts Neck received a limited

# SEWERAGE SERVICE AREAS



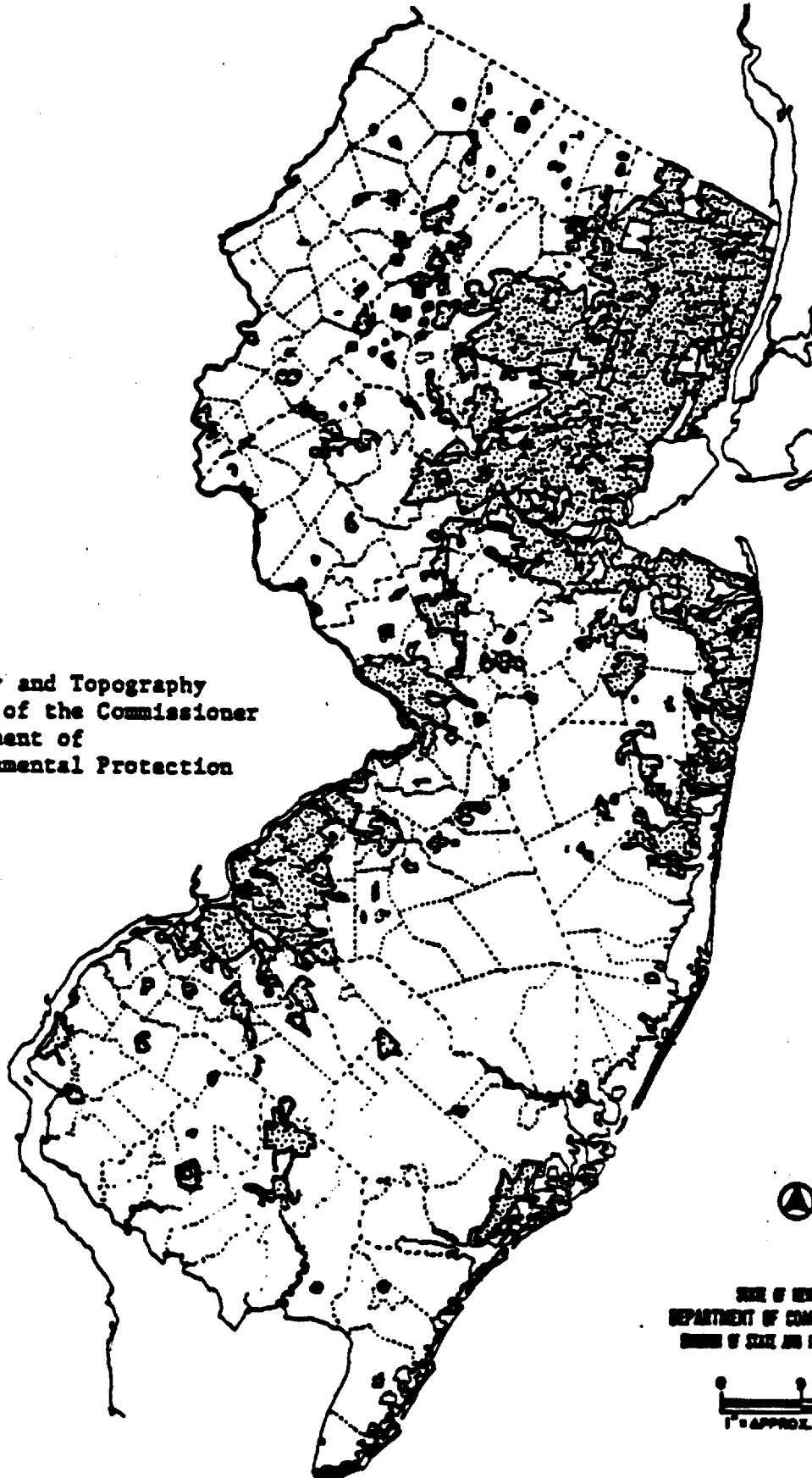
STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
BUREAU OF STATE AND REGIONAL PLANNING



# WATER SERVICE AREAS

Source:

Geology and Topography  
Office of the Commissioner  
Department of  
Environmental Protection



STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
BUREAU OF STATE AND REGIONAL PLANNING



growth value, not agricultural.

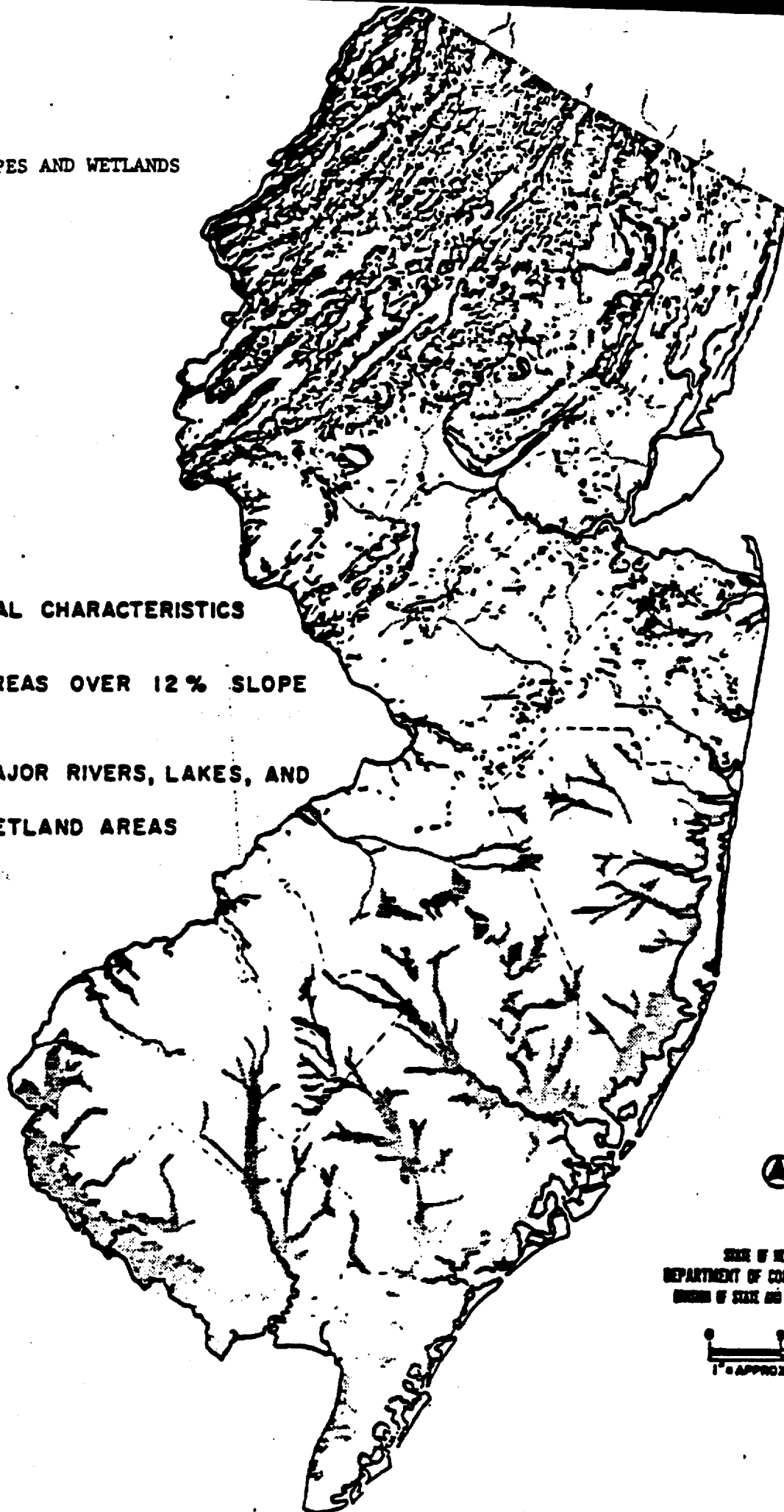
Absence of concentrations of public open space and environmentally-sensitive land of statewide significance is the other "negative" factor to differentiate between conservation areas and these limited growth areas. The following two maps from the SDGP, "Steep Slopes and Wetlands" and "Public Open Space," show these factors are not present in Colts Neck.

ST. SLOPES AND WETLANDS

PHYSICAL CHARACTERISTICS

■ AREAS OVER 12% SLOPE

▲ MAJOR RIVERS, LAKES, AND  
WETLAND AREAS

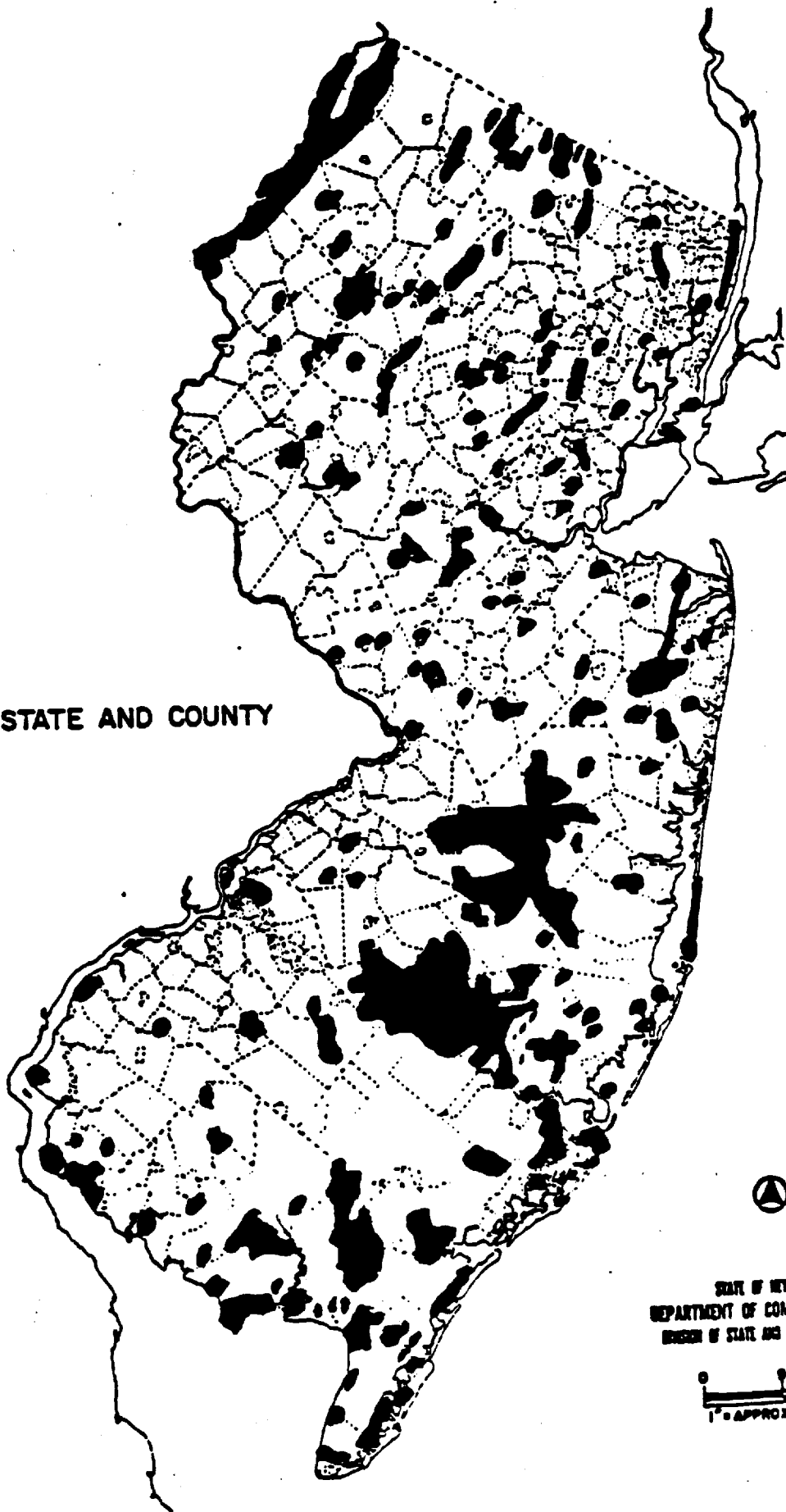


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# PUBLIC OPEN SPACE

FEDERAL, STATE AND COUNTY



STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF STATE AND REGIONAL PLANNING





It is argued by Robert Clark, county planning director, that the Swimming Brook Reservoir must be protected and that limiting or eliminating growth will protect that supply. The plaintiff's property is located outside the Monmouth County's Growth Management Guide's designated environmentally-sensitive areas, and existing and proposed protection areas for the Swimming River Reservoir. If this site is critical to that supply, why wasn't it deemed sensitive on the Growth Management Plan? The reason is obvious -- there are methods of preventing pollutants from reaching that reservoir and those techniques can be applied more readily to a planned development through sil traps, settling ponds and basins, skimmer traps, etc., than through conventional "sprawl" development or horses defecating adjacent to streams leading into the reservoir.

It is further stated by the county planner that the county is desirous of preventing sprawl development. The kind of development that has occurred in "dot" is located over existing development (a gas station, Colts Neck Inn, antique store, etc.). The plaintiff's property would form part or all of that village since it is the largest tract of vacant developable land near the intersection of County Road 537 and Route 34. The property extends to the Route 18 intersection, and its western boundary parallels the business zone, with existing retail and service uses. These would all be within walking distance of the proposed development. It is

a matter of the amount of development (i.e., number of units and density), but certainly the location of a planned development at this location is consistent with the county plan for concentrating development at the Colts Neck village center.

In summary, the SDGP designates limited growth for Colts Neck since the plan did not recommend spending additional dollars for infrastructure (roads, sewer and water) needs in limited growth areas. This did not preclude development from occurring in these areas, but to reduce the amount of growth. (Page 7. Judge Serpentelli, "The purpose of the Plan is to control growth - not to eliminate.") The proposal made by Orgo Farms is not to extend sewer and water from Freehold or other areas, opening up Colts Neck to new development pressure. And it does not propose to build these facilities at township, county, state or federal expense, but these costs will be borne by the developer. The sewer and water will only handle the development of Orgo Farms and not encourage "leap frog" or further development to occur inconsistent with the limited growth policy. But it will build development to accommodate "Mount Laurel II" households.

There does not need to be further public investment for Routes 34 and 18. The limited access of Route 18 with a major interchange adjacent to the property will maximize access to the

region while limiting negative impact on existing local roadways.

Colts Neck grew by 35.6% in the decade between 1970 and 1980, or from 5,819 persons to 7,888. Between 1960 and 1970 the population increased from 2,177 to 5,819, or a 167.3% increase.

The Orgo Farms development of 1,353 dwelling units, will average 2.2 persons per unit, or a population of approximately 2,977. This represents an increase of 38% over 1980, however, since the project will be phased, and built over several years, the increase is very consistent with the past limited-growth trend in Colts Neck. In fact, the sprawl-type development that both the SDGP and County Planning Director are concerned with preventing could be alleviated by a planned village development. The Growth Management Guide for Monmouth County recommends a "village dot" at the intersection of 537 and 34. The proposed Village Center at Colts Neck (Orgo Farms) will fulfill both of these objectives of village-concentrated development and certainly suburban sprawl. The county projects a "village" of approximately 200 units of 600 persons to 1990. The county did not designate Colts Neck as a town center because it is unique and should not have a town center designation, although it has, in the opinion of HNA, all the necessary land use and location to be considered a town center.

Closer examination of the county's growth management plan re-

veals a "village" designation immediately adjacent to plaintiff's property. However, the conceptual Colts Neck can be defined as being a classic example of sprawl -- large lot, single-family development. The proposal of the Village Center at Colts Neck is concentrated planned development, not "sprawl" development.

While it is laudable to protect agriculture and the equine industry in Colts Neck, as espoused by the county planner, the SDGP never recognized any large blocks of prime agricultural lands in Colts Neck. Further, farm preservation may be reasonable through many areas of Colts Neck, however, the plaintiff's property is surrounded on three sides by non-agricultural uses -- a state highway (Route 18) and beyond that, the Earle Naval Reservation, on the western property line by largely commercial uses and Route 34, and on the northern side by single-family homes along Route 537.

Finally, the county seeks to limit growth in Colts Neck because it wants to see growth occur where there are utilities and in the existing growth corridors. A proposal to build 1,353 units on a 220+ acre parcel in a township of 20,353 acres, only consumes 1% of the total land, yet will meet housing demand for all age and income categories for some time to come. This will far better meet sound planning principles than the existing development history of

Colts Neck where 2,150 housing units have consumed more than ten times the amount of land as proposed by this development, yet have only produced housing for middle-to-high income.

This development can be contained without public investment of utilities, but making use of the existing attributes of a school, shopping and service facilities, close job opportunities, and previous investments of millions of dollars in state highways.

The Tri-State Regional Planning Commission designated the general area between Route 18 and the intersection of Highway 34 and 537 as an Urban Lands area with a suggested density of 2.0 to 6.9 dwelling units per acre. The subregional map prepared by Tri-State on October 4, 1978, showed the growth area to coincide with the "village" area designation of the county and Argo Farms property. In keeping with sound planning principles, this growth area was surrounded by very low-density development of 0.5 dwelling units per acre. It is the opinion of HNA that this is logical and sound planning, particularly in response to the access, location and environmental suitability. These physical characteristics particularly make this site suitable to provide "Mt. Laurel" type housing in a small planned unit development.

The Tri-State Regional Development Guide 1977-2000 developed the above recommendation for this site area after computer-analyz-

ing pertinent land characteristics including poor lands for building, prime farmlands, headwater areas, and catchment areas. The recommended open-land uses surrounding the site are farms, woodlands, preserves, parks or new residences with two or more acres of land per unit.

The Tri-State Planning Commission, the Monmouth County Planning Board, HNA and even the Colts Neck Master Plan, agree that this general "village-center" area is the logical growth area in the township.

The affidavit of William Queale primarily endorses the conclusions and policies made by Robert W. Clark, Director of the Monmouth County Planning Board.

Mr. Robert W. Clark states in his affidavit of January 1984 that (page 6, #16) "The growth area should be located west of the ridge line that crosses Route 537 as anything east of that line draws into the reservoir." Mr. Queale in his affidavit simply endorses this recommendation. This line is 1.5 miles beyond the Colts Neck municipal boundary. If not draining into the reservoir was of such concern, why then did the township approve, and the county approve, large subdivisions with large lawns, and long lengths of roadways, where storm water leads to the reservoir?

ABSTRACTED FROM  
RECOMMENDED RESIDENTIAL DENSITIES  
FOR NEW DEVELOPMENTS  
REGIONAL DEVELOPMENT GUIDE: 1977-2000  
TRI-STATE REGIONAL PLANNING COMMISSION  
June 9 1977, as amended  
Colts Neck & Environs, Monmouth County

————— Boundary

0-0.5  
7-14.9

Open Lands:  
0.0 - 0.5 dwelling units per net acre

Urban Lands:  
2.0 - 6.9 dwelling units per net acre  
7.0 - 14.9  
15.0 - 29.9  
30.0 or greater

Mr. Queale concludes in his affidavit, "...move the line designating the growth area westward, bearing in mind that the new location of the line is within the intent of the SDGP and best serves recognized and vital planning concerns." It is the conclusion of HNA that "vital planning concerns," not draining into the reservoir, is, in fact, contrary to current practice in the township. This makes Mr. Quaele's statement at the minimum, arbitrary.

Reviewing all the available information, including county reports, SDGP, current master plan and zoning ordinances of Colts Neck, affidavits, etc., it is the conclusion of HNA that the Village Center area (537/34/Route 18) is the logical growth area in the township, and development of this area as a P.U.D. would embody the right quality planning principles. The area is adjacent to an under capacity limited access freeway, and will have great regional access. The area is near jobs, in Colts Neck, Holmdel and Freehold, some of the largest employers in Monmouth County.

A planned development area here would concentrate growth and prevent urban sprawl. The area is adjacent to bus, commercial and a school. An additional small neighborhood shopping area is proposed by the County Growth Management Plan.

The development in this area is consistent with growth areas recommended in the County Growth Management Plan. Mr. Robert W.



Clark states, "Development should be targeted for village centers or town centers, or growth areas. Colts Neck should be in a limited growth area, except for a village center, which is situated at the intersection of County Route 537 and Route 34 in the Township of Colts Neck." (page 2)

This area is consistent with the growth areas recommended in the Tri-State Plan.

A small P.U.D. in this growth area, Orgo Farms, would have the highest quality pollution control devices, techniques, in conformance with highest engineering standards.

A more concentrated development pattern allows greater control of drainage than scattered site developments. This small planned unit development would have its own water and sewage-treatment facilities.

It is the opinion of HNA that development in this area is consistent with the intent of SDGP.

In conclusion, the site location for the proposed Village Center at Colts Neck is ideally suited with regard to its regional accessibility, its environmental suitability and its potential ability to fulfill the objective of providing a logical location

for low and moderate income housing, a village center as recommended by three major governmental planning agencies with a range of housing types, commercial and job opportunities. The planned development will have its own adequate water and sewer system and will contain the highest quality environmental control measures to guarantee high-water quality of roads immediately adjacent to the actual reservoir.

The current master plan reprinted in 1979 on Plate 8 indicates lot subdivision. Comparing this to the revised (March 1981) current zoning ordinance indicates several new subdivisions were approved and in all probability built upon. The Beaver Dam Road and Runwood Land subdivision front directly on the reservoir as does the Lovett Road subdivision.

The Partridge Way, Black Briar, Pilgram Way subdivision and eight other new subdivisions all drain into the reservoir.

ANALYSIS OF ZONING ORDINANCE

HNA in February 1984 purchased a copy of the current Colts Neck zoning ordinance (revised to 3/1/81). The zoning ordinance provides for six zones, of which three are residential, one is industrial and one is business. The zoning in Colts Neck is primarily A-1 with a minimum lot size of 88,000 sq. ft. There are several smaller zoned areas, primarily A-2 and A-3 requiring 40,000 and 30,000 minimum lot sizes, but these are typically existing built-up subdivisions. The "D" Zone or laboratory and light industrial is minimal. The business zone "B" is concentrated around the intersection of Route 537 and 34, and forms a boundary line with the Orgo Farms property. The residential zoning in the township provides no opportunity for the construction of low and moderate income housing. The township's zoning ordinance is designed to perpetuate the exclusionary pattern of development.

FAIR SHARE METHODOLOGY  
AND ALLOCATION CRITERIA

The methodology to determine a municipality's "fair share" of the region's present and prospective low and moderate income households was generated by HNA after reviewing "Fair Share" analysis methodology used by the New Jersey Division of State and Regional Planning, "A Revised Statewide Housing Allocation Report;" "The Branchburg Township Fair Share Housing Report" prepared by Clarke and Caton (November 1983); the expert report on Mt. Laurel II issues in "Urban League of Greater New Brunswick vs. Borough of Careret et. al." prepared by Alan Mallach (December 1983); "Housing Allocation Analysis: A Proposed Fair Share Allocation Method" prepared by Harvey S. Moscowitz; "Manalapan Township Fair Share" Report prepared by Prof. Anton C. Nelessen (1978); "Chapter 7 Introduction to the Fair Share Concept," Mount Laurel II, Challenge and Delivery of Low-Cost Housing prepared by the Center for Urban Policy Research; and, finally and most importantly, the text of the Mt. Laurel II N.J. Supreme Court decision.

It is the opinion of HNA, after reviewing all the above documentation and discussing their methodology with planners and attorneys, that the most comprehensive analysis to date of the present and prospective needs on a statewide basis has been completed by the Center for Urban Policy Research (CUPR). The analysis and conclusions generated in this book, CUPR, with regard to the aggregate demand for present and prospective Mount Laurel-eligible households, and the division of the state into major regions, which correspond to the directives of Mount Laurel II, has been adopted by HNA.

The justification for the distribution of the counties into various housing regions is included in pages 33-81 of the CUPR's study, while the present and prospective household demand is developed between pages 82 and 140. These have been attached as an appendix to this report.

The CUPR estimates that aggregate demand for the state of New Jersey is 334,093 units, with a present demand for 120,160, and a prospective demand to the year 2000 of 213,933 units.

The methodology used by HNA to distribute this aggregate demand to appropriate municipalities within designated regions was based on a formula outlined in the "Mt. Laurel II" decision:

"Formulas that accord substantial weight to employment opportunities in the municipality, especially new employment accompanied by substantial ratables, shall be favored; formulas that have the effect of tying prospective lower income housing needs to the present proportion of lower income residents to the total population of a municipality shall be disfavored; formulas that have the effect of unreasonably diminishing the share because of a municipality's successful exclusion of lower income housing in the past shall be disfavored." (92 N.J. at 256).

The formula used by HNA is as follows (see technical appendix, data base, regional variables):

$$\frac{(j2) + (j6) + (l8) + (v4) + (h5)}{5}$$

(j2) - Municipalities' share of the region's total covered jobs (1) expressed in percentage of region as reported by Covered Employment Totals, N.J. Department of Labor, 1981.

- (j6) - Municipalities' share of the region's increase in covered jobs between 1972 and 1981 expressed in percentage. (2)
- (28) - Adjusted developable land includes the vacant developable lands defined in the Revised Statewide Housing Allocation Report, and land under "farm assessment," as tabulated by the New Jersey Department of Taxation.

In the Housing Allocation Report prepared by New Jersey Division of State and Regional Planning, May 1978, vacant developable lands exclude wetlands, flood areas, excessive slopes, state-owned lands and qualified agricultural lands. These figures have been revised by HNA to exclude any additional land which since 1978 has been purchased or, by other legislative action, has become state land (Pineland Preservation/Protection Areas).

Including land under farm assessment provided the opportunity to determine the total potential developable land in each municipality as a separate factor. The use of this factor weighs the future distribution of low and moderate income households towards those municipalities in growth areas which are land-rich. Those municipalities which were designated in the State Development Guide Plan as completely in an "agricultural", "conservation" or "limited growth" area, or those municipalities which have neither vacant developable land (as computed by the Statewide Housing Allocation

Report) nor agricultural-assessed land were excluded from the HNA municipal allocation formula. These municipalities would only have to provide for their internally-generated or "indigenous" need for low and moderate income housing units. This allocation formula also limited the responsibility of providing additional low and moderate income housing to existing urban built-up areas if they had or were assigned zero vacant developable land.

- (v4) - Economic Capacity Indicator. ECI is a measure of local economic capacity of a municipality to absorb the service demands generated by the development of new housing. To determine economic capacity, the equalized value for each municipality was taken from the county divisions of taxation for 1983 (V1 in the data base). The population per municipality was taken from the 1980 U.S. Census. Dividing total equalized value per municipality by populations per municipality provided a comparative measure of each municipality's economic capacity on a per-person basis. Older, deteriorated urban areas typically have the lower value per capita. The more exclusive communities typically have a higher value per capita. HNA used this value per municipality to determine the potential distribution of the economic capacity on a regional basis. Each municipality was weighed equally.



Municipalities with a higher economic capacity, or being more affluent, will better be able to absorb supportive expenses due to new development. Correspondingly, those municipalities with lower economic capacity are less able to absorb these supportive costs and have been given, therefore, a lower weight in the allocation formula.

This factor cannot by itself be used, but must be used as a fair share distribution factor in combination with the other indicators in the formula.

- (h5) - Adjusted households is a factor expressed in percent of the region. Certain municipalities have a high percentage of households above moderate income. This indicates past exclusionary practices of municipalities and seeks not to penalize those municipalities which have a high percentage of existing low and moderate income households and a high percentage of existing, publically-assisted housing units. The total number of households in each municipality was determined using the 1980 U.S. Census. From this number was subtracted the number of low and moderate income households computed from the 1980 U.S. Census, median household income. The 0-50% and 50% to 80% of median income definitions of low and moderate, respectively, used in Mt. Laurel II were applied. The total number of assisted

housing units in each municipality was further subtracted from this subtotal (total households - number of households of low and moderate income - number of assisted households). Each municipalities' remaining households, expressed as a percentage of the region, became the final factor in the allocation formula.

Two factors in the allocation formula measure local advantage/need using jobs as the indicator. Two factors in the allocation formula use land as an indicator, one factor uses past exclusionary practices reflected as an indicator of non-low and moderate income households and the final factor uses local economic capacity.

The total of these factors was divided by six, giving each factor an appropriate equal weight. A final allocation ratio was then determined and this was then assigned to the region's total present and prospective "Mt. Laurel" housing need.

A controlling factor in the final allocation is potential land holding. As an example, if a municipality only had 100 acres of remaining developable land, and was assigned 200 units as their "fair share", this land would have to hold 1000 units. The 200 units being 20% of the total. This would be a resulting density of 10 d.u./ac.

HNA recommends that a density range of 8-16 d.u./ac. be used as the holding capacity for developable land. This final control factor in the

allocation formula insures a rational distribution of the regional need and does not overburden the land in those municipalities which have a small amount of remaining land.

NOTES

- (1) The covered employment data published by the New Jersey Department of Labor refers to that part of the labor force subject to the New Jersey Unemployment Compensation Law. Essentially, this covers all jobs with yearly remuneration of \$1,000.00 or over. Some important exceptions should, however, be noted. Namely, (a) certain categories of agricultural labor; (b) the self-employed; (c) federal employees, including both the military and civilians employed on military bases; and (d) employees of a church, or of elementary or secondary schools operating under church charter; as well as a number of other categories of smaller significance.

These exceptions to covered employment data suggest that the data should be viewed with caution, particularly at the municipal level. If one of the major employers in a municipality falls into one of these categories, e.g., a military base, then the covered employment figures may not be adequate without further adjustments.

- (2) Because New Jersey laws defining covered employment have been amended on several occasions, certain inconsistencies in the historical series are also unavoidable. Employment coverage was expanded significantly in 1969, 1972 and again in 1978, whereas in 1981 some 10,000 jobs lost coverage. These incon-

sistencies raise problems which are particularly significant at the municipal level.

Source: New Jersey Department of Labor, Office of Research and Planning, New Jersey Covered Employment Trends, annual publication.

COLTS NECK TOWNSHIP

FAIR SHARE ANALYSIS

To determine the present and prospective low and moderate income housing need for Colts Neck Township, a regional analysis was conducted. The region used in the analysis comprises Ocean and Monmouth Counties. The justification for using these two counties as the region is clearly and analytically presented in the current Rutgers Center for Urban Policy Research and the N.J. State League of Municipalities publication entitled Mount Laurel II. Challenge and Delivery of Low Cost Housing (December 1983) Pages 33 to 81: "The Definition of a Housing Region." It is the opinion of HNA, that the overlaying determinants of comparable housing market areas, inter and intra bi-county region, journey-to-work commuter patterns, the diversity of socio-economic population characteristics, the presence of built-up and non-built-up areas, the ranges of affluence and the availability of data for this bi-county region from the U.S. Census and county planning boards, justifies Monmouth and Ocean as the logical region from which the Colts Neck fair share of present and prospective low and moderate income households can be determined.

The 1980 U.S. Census of Population and Housing indicates that in Monmouth County, 71% of the residents living in the county work within the Monmouth/Ocean County region.

The Center for Urban Policy Research indicates that if out-of-state commuters are removed from the sample and the travel patterns of in-state workers are exclusively viewed, 94.8% of all workers in

the Monmouth/Ocean region, live in the Monmouth region. The average travel time is 18.3 minutes.

Once this region for Colts Neck was proposed, meetings were held with directors and staff members of Ocean and Monmouth Counties planning boards, informing them of our intention to prepare a fair share analysis, explaining our proposed methodology and requesting their cooperation in gathering the necessary information.

To determine Colts Neck's regional fair share, an equation was generated, which determined its fair share as a percentage of the regional data variables. All data was generated from primary sources and programmed into an IBM computer memory. The following data variables and sources were used:

1. 1970/1980 U.S. Census of Population per municipality.
2. Covered jobs for 1982 per municipality, N.J. Department of Labor.
3. Covered jobs for 1971 per municipality, N.J. Department of Labor.
4. Equalized county real property value for 1983, Monmouth and Ocean Counties' Divisions of Taxation.
5. Vacant developable land, as generated from a Revised State-wide Housing Allocation Report for New Jersey (HAR), New Jersey Division of State and Regional Planning.



6. Land in Pineland conservation/protection areas generated by the Pinelands Commission.
7. Farmland - Land under Farm Assessment for 1983, N.J. Department of Treasury.
8. Number of households, 1980 U.S. Census.
9. Number of households per income category, 1980 U.S. Census.
10. Median household income, 1980 U.S. Census.
11. Growth area analysis, State Development Guide Plan (SDGP).

There are 87 municipalities in Monmouth and Ocean Counties; 53 in Monmouth and 34 in Ocean.

For the purpose of our allocation formula, certain of these municipalities were grouped based on recommendations of the staff of the county planning boards. One of the prime examples of this is the Englishtown - Manalapan grouping. Certain municipalities were grouped, because locations of covered jobs are based on post office addresses, and some jobs, which are actually in Manalapan, use the Englishtown post office address and are, therefore, enumerated within Englishtown. A second fact, which reinforced the grouping of certain municipalities, was when a small borough with a post office is completely surrounded by a larger municipality, sometimes of the same name, as an example, Freehold Borough and Freehold Township. These two municipalities were also grouped to determine their final fair

share allocation. Combined were Englishtown and Manalapan, Farmingdale and Howell, Freehold Boro and Freehold Township, Shrewsbury and Shrewsbury Township, Lakehurst and Manchester. If the court so wishes, these municipalities can be disaggregated, but it is the opinion of HNA and the county planning staffs that these municipal groupings are logical and reasonable.

The data for each municipality was programmed into the computer to indicate both the actual numerical data and the percentage of the region that is represented. This percent-of-region methodology allowed HNA to generate an allocation factor to be applied to each municipality or grouping.

#### POPULATION

In 1980 Colts Neck had a population of 7,888, representing just under one percent (.93) of the bi-county region's total population. In the past ten years, Colts Neck grew by 2,069 persons, a 35.6 percent increase, representing just above one percent (1.16) of the regional population gain.

Regarding the age structure of this population, it should be said that Colts Neck ranks among the five municipalities with the highest percentages of their population under 5 and between 5 and 19 years of age, and also among the five municipalities with the lowest percentage of their population over 65.

Colts Neck's population is grouped in 2,151 households, at an average of 3.67 persons per household, significantly above both the county's average (2.96 persons/household) and the bi-county regional's average (2.85 persons/household), and second in the region. Of these 2,151 households, 132 and 157 are, respectively, moderate and low income, 6.1 percent and 7.3 percent of the municipality's total number of households. But while the region as a whole contains 39.5 percent of its households in the low and moderate income category, Colts Neck contains only 13.4 percent, or about one-third of the regional average. And while Colts Neck contains .72 percent of the region's households, it only houses .25 percent of the region's low and moderate income households, again about one-third of the regional average. These variations around the regional average clearly suggest the existence of exclusionary practice.

It should also be added that, with a net density of only .39 persons per acre, Colts Neck ranks as the third lowest density municipality in the county, considerably below the majority of other municipalities. Coincidentally, Colts Neck also ranks third in the county in terms of its dwelling units per acre density.

## JOBS

Job growth is a major criteria in determining the municipality's fair share allocation. If a municipality has a lower regional share of job growth, it should have a lower numerical obligation to satisfy the regional housing need. Job growth in a municipality means a commensurate obligation to satisfy the regional housing need.

Existing jobs in a municipality, expressed as a percentage of the total regional jobs in 1981, was a second factor used in the jobs category for the allocation formula. This factor became particularly important for those municipalities which had a high percentage of total jobs and a low proportion of low and moderate income households.

Colts Neck had 532 covered jobs in 1972 and 743 in 1981, or a 39.7 percent increase. This increase represents .38 percent of the regional job growth, which parallels the municipality's .39 percent of total regional employment.

As indicated earlier (p. 20, Fair Share Methodology and Allocation Criteria section), covered employment data is not always the most adequate data when examining employment and employment change at the municipal level. The categories of workers which are excluded from this data-base (federal employees, church employees and teachers at church-chartered schools, certain agricultural labor, the self-employed and others) can, if grouped, constitute a significant share

of a municipality's labor force.

Colts Neck is a perfect example of these limitations, with the 700 civilian and 420 military - neither of which are covered -- stationed at the Naval Weapons Station Earle. Even if only the civilian portion of Earle's labor force is taken into account, it virtually doubles the municipality's labor force. It is difficult to assess how employment has grown at Earle, given the absence of published sources, but the Public Affairs Office at Earle indicates that employment at Colts Neck will continue to grow in the near future.

The use of covered employment data in the allocation model must be viewed, then, taking these potential caveats into account. In the case at hand, Earle Naval Station ranks as the 15th largest individual employer in Monmouth County, if only civilian employees are counted (if the military are included, it climbs into 8th). The only other military employer with more than 100 employees (top 56 major employers in the county)\* is Fort Monmouth Army Base. In Ocean County there are two major military employment centers: Fort Dix and the Naval Air Engineering Center at Lakehurst. It would, therefore, seem that, if the figures for military employers in the region were added to the covered employment data, only a very few municipalities would see their employment numbers altered signifi-

\* Source: Monmouth County Planning Board, July 1983.

cantly, among which one would find Colts Neck.

LOCAL DEVELOPMENT POTENTIAL

The amount and quality of land available for development is an additional factor used in the allocation formula. Simply put, the greater the amount of vacant developable land, the greater the fair share allocation. The percentage of total regional vacant developable land was determined by using the "Revised Statewide Housing Allocation Report for New Jersey," housing allocation criteria data. This is the only consistent data on vacant developable land that HNA could find to be acceptable for this factor in the calculation. Ocean County has recently updated their Master Plan and has mapped out vacant developable land, but Monmouth County has not. Therefore, the vacant developable land tabulated in the N.J. State Housing Allocation Report was used as a base. This data could not be used for those municipalities which are now in the Pineland Protection or Preservation areas, and were not subtracted as part of Public Lands in the HAR's vacant developable land calculations. This has occurred because the Pinelands Act postdates the HAR. To correct for this, HNA telecommunicated over several days with the Pinelands Commission and the Ocean County's representative to the Pinelands Commission to determine the amount of additional land which could no longer be developed. These numbers were subtracted from the Vacant Developable Land in the HAR to determine a revised vacant developable land figure. A percentage of the regional total of vacant developable land was calculated with the aid of the computer

for all municipalities in the region. Colts Neck has 5,854 acres or 2.95% of the regional total of vacant developable land. That figure excludes all wet lands, all public lands, all built-up lands, qualified farmland and land with greater than 12% slope.

Much of the qualified farmland in any developing municipality is owned by developers, speculators or farmers who wish to sell land for retirement or other financial needs. It is the opinion of HNA that this farmland is developable and an additional factor to be used in the allocation formula. This factor is total available developable land. This places additional weight on land availability when assigning the fair share. Without this factor, more weight is given to the other factor of local economic capacity and past exclusionary practices. There are certain municipalities, which, because of their total agricultural designation in the N.J. State Development Guide Plan, have been dropped out of the allocation pool and, therefore, need only provide their indigenous (or internally-generated) needs. These municipalities are Roosevelt, Upper Freehold, Millstone and Allentown. All other municipalities contain growth areas and must absorb their fair share based on total available developable land.

Total available developable land was generated by adding the revised vacant developable land acreages to the land which qualifies for farm assessment. This acreage figure reflects the total developable



land from which has already been subtracted all public land, wet lands, built-up areas and environmentally sensitive soil areas.

It is the opinion of HNA that this acreage and corresponding percent of regional developable land per municipality represents a more realistic factor to assess regional need. This factor adds additional weight to availability of land as an indicator of the need to absorb low and moderate income units. The data indicates that Colts Neck has 14,941 acres of adjusted vacant developable land, or 4.84 percent of the regional share. This is also a good 76 percent of the municipality's total taxable land.

There are several other municipalities, which have zero vacant developable land and, therefore, were assigned "0" allocation. They have been assigned zero in the Revised Statewide Allocation Report tabulating vacant developable land, and they have zero qualified farmland. These municipalities include: Barnegat Light, Bayhead, Beachhaven, Engleswood, Harvey Cedars, Highlands, Keansburg, Keyport, Lavallette, Long Beach, Manasquan, Mantoloking, Matawan, Point Pleasant Beach, Seaside Heights, Seaside Park, Ship Bottom, Shrewsbury Township, Spring Lake Heights, Surf City and Union Beach.

### LOCAL ECONOMIC CAPACITY

The higher the local economic capability, the greater the ability of a municipality to afford some of the expenses associated with providing low/moderate income households with housing, housing services and quality community facilities. The opinion of HNA parallels that of the Center for Urban Policy Research. Value per capita represents "economic capacity of municipalities to absorb the service demands generated by the development of new housing, if direct subsidy, tax abatement or other fiscal assistance measures are associated with housing, new low-income households or these households require more or specialized public services, a more affluent community will be better able to absorb such supportive expense" (p. 398). HNA used a combination of factors of total equalized property value and population to determine local economic capability.

The taxable value per capita was computed using the 1980 U.S. Census of Population and the 1983 County Equalized Valuation as taken from the Abstract of Ratables 1983 for the two counties' Boards of Taxation. The total equalized value per municipality was divided by the population. Once the computer determined the per capita value per municipality, the percentage of the region's per capita value was computed. Colts Neck's 1983 County Equalized Valuation is \$313,065,040, or 1.37 percent of the regional total.

The taxable per capita value is \$39,689 in Colts Neck, well above the \$26,934 regional average.

CONCENTRATIONS OF LOW AND MODERATE INCOME HOUSING AND ASSISTED HOUSING

An objective in the fair share allocation formula is to foster dispersal away from locations with prior concentrations of affordable and/or subsidized housing units. A factor was generated in the allocation formula used by HNA to accomplish this objective. The court stated:

"formulas that have the effect of unreasonably diminishing the share because of a municipality's successful exclusion of lower income housing in the past should be disfavored."

This factor in the allocation formula has three steps: Determining total households, subtract existing low and moderate income households and subtract existing assisted housing units. The amount of existing assisted housing and the higher concentration of low and moderate income households in the various municipalities is included in the allocation formula to meet the court's objective. These indicators attempt to direct allocation away from areas of high concentrations of low and moderate income or subsidized housing and towards those municipalities which have previously been exclusionary. The rationale behind this criterion, is that, (1) the poor should be dispersed rather than concentrated in any particular geographic location and/or (2) locations which have existing high levels of housing for the poor are already doing a part or their full fair share.

To determine this factor in the allocation formula, the total numbers of households per municipality were taken from the U.S.

Census and disaggregated by income levels. 1980 median household income was used to delineate households into both low and moderate income households. Low-income households are those whose income is 0 to 50% of median household income and moderate is defined as between 50% and 80% of median income.

The 1980 regional median income, median income for both counties were combined and a simple average median household income for the region was determined. This methodology allowed HNA to determine the percentage of households for each municipality in the bi-county region which are below and above the 1980 median income. It further allowed HNA to array those households in the low-income category and those in the moderate-income category per municipality and as a percentage of the region. The 1980 Median Household Income (MHI) for Monmouth County derived from the U.S. Department of Housing and Urban Development is \$24,526, and the Median Household Income (MHI) for Ocean is \$18,800.

$$\frac{\text{OCEAN (MHI)} + \text{MONMOUTH (MHI)}}{2} = \text{REGIONAL (MHI)}$$
$$\frac{\$24,526 + \$18,800}{2} = \$21,663$$

Based on this figure of \$21,663, low income would be defined as between 0 and 50% of this regional averaged median or between \$0 to \$10,831.50. Moderate-income ranges between 50% and 80% of this regional averaged median, or \$10,832.06 to \$17,330.00.

This median-income figure is raised slightly to \$22,303 if the total median household income is divided by total households. As mentioned earlier, based on the 1980 regional median household income of \$21,663, Colts Neck contained .72 percent of the region's households and only .25 percent of the region's low and moderate income households.

The allocation formula used by HNA directs future allocations away from those municipalities which have large amounts of existing subsidized or assisted housing (e.g. Asbury Park has approximately 25% of the region's assisted housing) by subtracting the number of assisted housing units from the total number of households, and directs it towards those municipalities within the growth area which have no assisted housing units. The amount of assisted housing per municipality was provided by the Monmouth and Ocean Counties' Planning Boards, respectively.

Colts Neck has no assisted public housing. From December 1973 to December 1981, 374 single-family units were built in Colts Neck; during the same timeframe, no multi-family units were constructed. Colts Neck rates among the municipalities with the highest ratios of single-family (96.4%) to multi-family (3.6%) housing in the region. It also presents one of the lowest vacancy rates (3.1%).

THE REGION'S PRESENT AND PROSPECTIVE NEED

The present housing need for the Colts Neck region was determined by using the criteria of physical condition (overcrowding, lacking plumbing facilities, etc.), housing costs (where housing costs to income ratios are above 25%) and location (where the housing unit was poorly sited in relationship to the householder's place of work).

The current regional housing deficiency for existing low and moderate income households was determined by using the 7 basic variables from the U.S. Census of Population and Housing, which describes housing quality:

1. Year built, prior to 1940 or after 1940.
2. Persons per room or overcrowding; more than 1.01 persons per room.
3. Units which lack exclusive access.
4. Units lacking exclusive plumbing facilities.
5. Units lacking complete kitchen facilities.
6. Units lacking central-heating facilities.
7. Units in structures four stories or greater which lack elevators for the top floors above three stories.

The present housing need for the Colts Neck region is 4,960 units. It is the opinion of HNA based on the work completed by the Center of Urban Policy Research that this need is reasonable (see page 115 of the CUPR Study in appendix to this report).

The prospective housing need for the East Central region, as determined by the Center for Urban Policy Research, is 43,086 units by the year 1990, with an additional 36,868 units by the year 2000.

The East Central region has thus a total need of 48,046 units (present and prospective) by the year 1990 and 84,914 units by the year 2000.

Applying the allocation formula prepared by HNA to prospective and present regional housing need as prepared by the Center for Urban Policy Research, Colts Neck's fair share is 961 (862 + 99) units for the year 1990 and 1,698 units for the year 2000.

The allocation formula is:

$$\frac{(j2) + (j6) + (l8) + (v4) + (h5)}{5} = f$$

f = Colts Neck's fair share ratio of the regional need.

Low and Moderate Income Housing Need

	<u>Present</u>	<u>To 1990</u>	<u>1990-2000</u>
Colts Neck	99	862	737



In a current "Fair Share Housing Report - Branchburg Township" prepared by Clarke and Caton for Judge Serpentelli in November 1983, it was suggested that any base figure for current need should include vacancy as a component of present need (p. 18). The "Caton report" suggests that the vacancy ratio for rental housing should be 5% and for owner-occupied housing or for-sale housing, 1.5%; this vacancy factor could be added as an appropriate percentage in relationship to unit type (owner vs. renter).

In Monmouth County, based on 1980 U.S. Census, there are 170,130 households of which 52,145, or 30.65% are renters.

In Ocean County there are 128,304 households of which 21,896, or 17.06% are renters.

It must be noted that present need as projected by the Center for Urban Policy Research assumes that "those income-constrained Mount Laurel households living in 1980 in sound housing, but whose rent-to-income ratio are in excess of 25% are assumed to occupy this housing at these costs" (p. 90).

The present need would thus increase if these households were included therein.

Now that this number has been calculated, the next step, if any, would be to determine what percentage of this need could be absorbed using the current zoning ordinance and what is the total amount of new housing that would have to be built if 20% of any new development was devoted to low and moderate income housing.

TECHNICAL APPENDIX - I

DATA BASE

Monmouth & Ocean - Data Base

fairshr4.wks  
01/25/84

h1

h2

h3

Assisted Public Housing

Municipalities	No. of Units	% of County	% of Region
1 Aberdeen	0	0.00%	0.00%
2 Allenhurst	0	0.00%	0.00%
3 Allentown	0	0.00%	0.00%
4 Astury Park	1,426	25.39%	21.11%
5 Atlantic Highla	0	0.00%	0.00%
6 Avon-By-The-Sea	0	0.00%	0.00%
7 Belmar	50	0.91%	0.74%
8 Bradley Beach	0	0.00%	0.00%
9 Brielle	0	0.00%	0.00%
10 Colts Neck	0	0.00%	0.00%
11 Deal	0	0.00%	0.00%
12 Eatontown	198	3.60%	2.93%
13 Englishtown	0	0.00%	0.00%
Manalpan	0	0.00%	0.00%
14 Fair Haven	0	0.00%	0.00%
15 Farmingdale	0	0.00%	0.00%
Howell	0	0.00%	0.00%
16 Freehold Boro	249	4.52%	3.69%
Freehold Twnshp		0.00%	0.00%
17 Hazlet	212	3.85%	3.14%
18 Highlands	30	0.54%	0.44%
19 Holmdel	0	0.00%	0.00%
20 Interlaken	0	0.00%	0.00%
21 Keansburg	321	5.83%	4.75%
22 Keyport	540	9.81%	8.00%
23 Little Silver	0	0.00%	0.00%
24 Loch Arbour	0	0.00%	0.00%
25 Long Branch	976	17.72%	14.45%
26 Manasquan	0	0.00%	0.00%
27 Marlboro	0	0.00%	0.00%
28 Matawan	108	1.96%	1.60%
29 Middletown	537	9.75%	7.95%
30 Millstone	0	0.00%	0.00%
31 Monmouth Beach	0	0.00%	0.00%
32 Neptune	516	9.37%	7.64%
33 Neptune City	61	1.11%	0.90%
34 Ocean	93	1.69%	1.38%
35 Oceanport	100	1.82%	1.48%
36 Red Bank	90	1.63%	1.33%
37 Roosevelt	0	0.00%	0.00%
38 Rumson	0	0.00%	0.00%
39 Sea Bright	0	0.00%	0.00%
40 Sea Girt	0	0.00%	0.00%
41 Shrewsbury Boro	0	0.00%	0.00%
Shrewsbury Twp	0	0.00%	0.00%
42 South Belmar	0	0.00%	0.00%
43 Spring Lake	0	0.00%	0.00%
44 Spring Lake Hts	0	0.00%	0.00%
45 Tinton Falls	0	0.00%	0.00%

Monmouth & Ocean - Data Base

46 Union Beach	0	0.00%	0.00%
47 Upper Freehold	0	0.00%	0.00%
48 Wall	0	0.00%	0.00%
49 W. Long Branch	0	0.00%	0.00%
MONMOUTH COUNTY	5,507	100.00%	51.54%
50 Barnegat Twnshp	0	0.00%	0.00%
51 Barnegat Light	0	0.00%	0.00%
52 Bay Head	0	0.00%	0.00%
53 Beach Haven	0	0.00%	0.00%
54 Beachwood	0	0.00%	0.00%
55 Berkeley	165	13.23%	2.44%
56 Brick	266	21.33%	3.94%
57 Dover	294	23.58%	4.35%
58 Eagleswood	0	0.00%	0.00%
59 Harvey Cedars	0	0.00%	0.00%
60 Island Heights	0	0.00%	0.00%
61 Jackson	0	0.00%	0.00%
62 Lacey	0	0.00%	0.00%
63 Lakehurst	0	0.00%	0.00%
Manchester	0	0.00%	0.00%
64 Lakewood	422	33.84%	6.25%
65 Lavallette	0	0.00%	0.00%
66 Little Egg Harb	50	4.01%	0.74%
67 Long Beach	0	0.00%	0.00%
68 Mantoloking	0	0.00%	0.00%
69 Ocean	0	0.00%	0.00%
70 Ocean Gate	0	0.00%	0.00%
71 Pine Beach	0	0.00%	0.00%
72 Plumsted	0	0.00%	0.00%
73 Point Pleasant	0	0.00%	0.00%
74 Pt. Pleasant Be	0	0.00%	0.00%
75 Seaside Heights	0	0.00%	0.00%
76 Seaside Park	0	0.00%	0.00%
77 Ship Bottom	0	0.00%	0.00%
78 S. Toms River	0	0.00%	0.00%
79 Stafford	0	0.00%	0.00%
80 Surf City	0	0.00%	0.00%
81 Tukerton	50	4.01%	0.74%
OCEAN COUNTY	1,247	100.00%	18.48%
TOTAL	6,754		100%

Source: Ocean County Planning Board  
Monmouth County  
Community Development Program  
November, 1982

# Monmouth & Ocean - Data Base

Fairport4.xls      h4      h5  
01/15/84      Adjusted      %  
Households      region

## Municipalities

1 Aberdeen	4,017	2.31%
2 Allenhurst	235	0.14%
3 Allentown	474	0.27%
4 Asbury Park	794	0.46%
5 Atlantic Highla	1,205	0.69%
6 Avon-By-The-Sea	538	0.31%
7 Belmar	1,293	0.74%
8 Bradley Beach	839	0.48%
9 Brielle	1,083	0.62%
10 Colts Neck	1,862	1.07%
11 Deal	481	0.28%
12 Eatontown	2,721	1.56%
13 Englishtown	161	0.09%
Manalapan	4,438	2.55%
14 Fair Haven	1,521	0.87%
15 Farmingdale	325	0.19%
Howell	5,362	3.08%
16 Freehold Boro	1,697	0.98%
Freehold Twnshp	4,522	2.60%
17 Hazlet	4,744	2.73%
18 Highlands	1,267	0.73%
19 Holmdel	1,971	1.13%
20 Interlaken	307	0.18%
21 Keansburg	1,345	0.77%
22 Keyport	883	0.51%
23 Little Silver	1,542	0.89%
24 Loch Arbour	87	0.05%
25 Long Branch	4,403	2.53%
26 Manasquan	1,191	0.68%
27 Marlboro	3,935	2.26%
28 Matawan	2,049	1.18%
29 Middletown	14,058	8.08%
30 Millstone	808	0.46%
31 Monmouth Beach	1,018	0.59%
32 Neptune	5,001	2.88%
33 Neptune City	1,160	0.67%
34 Ocean	5,960	3.43%
35 Oceanport	1,123	0.65%
36 Red Bank	2,561	1.47%
37 Roosevelt	219	0.13%
38 Rumson	2,046	1.18%
39 Sea Bright	560	0.32%
40 Sea Girt	739	0.43%
41 Shrewsbury Boro	794	0.46%
Shrewsbury Twp	160	0.09%
42 South Belmar	306	0.18%
43 Spring Lake	1,031	0.59%
44 Spring Lake Hts	1,535	0.88%
45 Tinton Falls	1,772	1.02%

# Monmouth & Ocean - Data Base

46 Union Beach	1,192	0.68%
47 Upper Freehold	561	0.32%
48 Wall	4,397	2.53%
49 W. Long Branch	1,679	0.97%
MONMOUTH COUNTY	105,962	60.94%
50 Barnegat Twnshp	1,640	0.94%
51 Barnegat Light	159	0.09%
52 Bay Head	358	0.21%
53 Beach Haven	409	0.24%
54 Beachwood	1,530	0.88%
55 Berkeley	3,942	2.27%
56 Brick	11,527	6.63%
57 Dover	12,948	7.45%
58 Eagleswood	172	0.10%
59 Harvey Cedars	88	0.05%
60 Island Heights	308	0.18%
61 Jackson	5,213	3.00%
62 Lacey	2,697	1.55%
63 Lakehurst	465	0.27%
Manchester	5,269	3.03%
64 Lakewood	6,651	3.83%
65 Lavallette	477	0.27%
66 Little Egg Harb	1,547	0.89%
67 Long Beach	840	0.48%
68 Mantoloking	159	0.09%
69 Ocean	791	0.45%
70 Ocean Gate	224	0.13%
71 Pine Beach	392	0.23%
72 Plumsted	942	0.54%
73 Point Pleasant	3,803	2.19%
74 Pt. Pleasant Be	1,175	0.68%
Seaside Heights	260	0.15%
Seaside Park	385	0.22%
Ship Bottom	292	0.17%
78 S. Toms River	555	0.32%
79 Stafford	2,010	1.16%
80 Surf City	337	0.19%
81 Tukerton	351	0.20%
OCEAN COUNTY	67,916	39.06%
TOTAL	173,878	100.00%

## Monmouth &amp; Ocean - Data Base

Fairshare 4. Wks  
01/25/84

11  
Income

12

13

14

Municipalities	Households	% of Region	No. of Moderate Income	% of Municipality
1 Aberdeen	5,293	1.77%	597	11.3%
2 Allenhurst	328	0.11%	33	10.1%
3 Allentown	662	0.22%	100	15.1%
4 Asbury Park	7,207	2.41%	1,412	19.6%
5 Atlantic Highla	1,776	0.60%	194	10.9%
6 Avon-By-The-Sea	1,004	0.34%	196	19.5%
7 Belmar	3,019	1.01%	624	20.7%
8 Bradley Beach	2,013	0.67%	359	17.8%
9 Brielle	1,489	0.50%	148	9.9%
10 Colts Neck	2,151	0.72%	132	6.1%
11 Deal	650	0.22%	59	9.1%
12 Eatontown	4,959	1.66%	866	17.5%
13 Englishtown	339	0.11%	60	17.7%
Manalpan	5,578	1.87%	450	8.1%
14 Fair Haven	1,895	0.63%	140	7.4%
15 Farmingdale	521	0.17%	90	17.3%
Howell	7,822	2.62%	925	11.8%
16 Freehold Boro	3,573	1.20%	588	16.5%
Freehold Twnshp	5,565	1.86%	445	8.0%
17 Hazlet	6,595	2.21%	633	9.6%
18 Highlands	2,216	0.74%	374	16.9%
19 Holmdel	2,229	0.75%	119	5.3%
20 Interlaken	389	0.13%	28	7.2%
21 Keansburg	3,431	1.15%	550	16.0%
22 Keyport	2,957	0.99%	378	12.8%
23 Little Silver	1,840	0.62%	161	8.8%
24 Loch Arbour	125	0.04%	23	18.4%
25 Long Branch	11,672	3.91%	2,045	17.5%
26 Manasquan	2,119	0.71%	367	17.3%
27 Marlboro	4,542	1.52%	239	5.3%
28 Matawan	3,086	1.03%	404	13.1%
29 Middletown	18,841	6.31%	1,628	8.6%
30 Millstone	1,146	0.38%	123	10.7%
31 Monmouth Beach	1,336	0.45%	144	10.8%
32 Neptune	9,917	3.32%	1,538	15.5%
33 Neptune City	2,204	0.74%	335	15.2%
34 Ocean	8,449	2.83%	1,157	13.7%
35 Oceanport	1,768	0.59%	232	13.1%
36 Red Bank	4,908	1.64%	708	14.4%
37 Roosevelt	282	0.09%	29	10.3%
38 Rumson	2,502	0.84%	179	7.2%
39 Sea Bright	941	0.32%	137	14.6%
40 Sea Girt	977	0.33%	94	9.6%
41 Shrewsbury Boro	995	0.33%	70	7.0%
Shrewsbury Twp	400	0.13%	85	21.3%
42 South Belmar	654	0.22%	110	16.8%
43 Spring Lake	1,476	0.49%	174	11.8%
44 Spring Lake Hts	2,341	0.78%	331	14.1%
45 Tinton Falls	2,315	0.78%	329	14.2%



## Monmouth &amp; Ocean - Data Base

46 Union Beach	1,967	0.66%	298	15.1%
47 Upper Freehold	892	0.30%	158	17.7%
48 Wall	6,533	2.19%	734	11.2%
49 W. Long Branch	2,241	0.75%	192	8.6%
MONMOUTH COUNTY	170,130	57.01%	21,524	12.7%
50 Barnegat Twnshp	2,820	0.94%	502	17.9%
51 Barnegat Light	259	0.09%	58	22.4%
52 Bay Head	521	0.17%	70	13.4%
53 Beach Haven	760	0.25%	139	18.3%
54 Beachwood	2,477	0.83%	418	16.9%
55 Berkeley	9,614	3.22%	2,293	23.9%
56 Brick	18,930	6.34%	2,721	14.4%
57 Dover	22,175	7.43%	3,292	14.8%
58 Eagleswood	362	0.12%	85	23.5%
59 Harvey Cedars	167	0.06%	28	16.8%
60 Island Heights	576	0.19%	100	17.4%
61 Jackson	7,756	2.60%	889	11.5%
62 Lacey	5,107	1.71%	875	17.1%
63 Lakewood	893	0.30%	211	23.6%
Manchester	13,863	4.65%	3,100	22.4%
64 Lakewood	14,489	4.86%	2,384	16.5%
65 Lavellette	916	0.31%	144	15.7%
66 Little Egg Harb	3,145	1.05%	637	20.3%
67 Long Beach	1,543	0.52%	311	20.2%
68 Mantoloking	184	0.06%	11	6.0%
69 Ocean	1,492	0.50%	210	14.1%
70 Ocean Gate	560	0.19%	121	21.6%
71 Pine Beach	658	0.22%	97	14.7%
72 Plumsted	1,564	0.52%	265	16.9%
73 Point Pleasant	6,561	2.20%	961	14.6%
74 Ft. Pleasant Be	2,167	0.73%	342	15.8%
75 Seaside Heights	832	0.28%	181	21.8%
76 Seaside Park	784	0.26%	117	14.9%
77 Ship Bottom	608	0.20%	106	17.4%
78 S. Toms River	1,042	0.35%	239	22.9%
79 Stafford	3,789	1.27%	784	20.7%
80 Surf City	709	0.24%	130	18.3%
81 Tukerton	981	0.33%	200	20.4%
OCEAN COUNTY	128,304	42.99%	22,021	17.2%
TOTAL	298,434	100.00%	43,545	14.6%

Low Income: \$0-9,999/yr  
Moderate: \$9,999-14,999/yr

Monmouth & Ocean - Data Base

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18

Municipalities	% of Region	No. of Low Income	% of Municipality	% of Region
1 Aberdeen	1.37%	679	12.8%	0.91%
2 Allenhurst	0.08%	60	18.3%	0.08%
3 Allentown	0.23%	88	13.3%	0.12%
4 Asbury Park	3.24%	3,575	49.6%	4.91%
5 Atlantic Highla	0.45%	377	21.2%	0.51%
6 Avon-By-The-Sea	0.45%	270	26.9%	0.36%
7 Belmar	1.43%	1,052	34.8%	1.42%
8 Bradley Beach	0.82%	815	40.5%	1.10%
9 Brielle	0.34%	258	17.3%	0.35%
10 Colts Neck	0.30%	157	7.3%	0.21%
11 Deal	0.14%	110	16.9%	0.15%
12 Eatontown	1.99%	1,174	23.7%	1.58%
13 Englishtown	0.14%	118	34.8%	0.16%
Manalpan	1.03%	690	12.4%	0.93%
14 Fair Haven	0.32%	234	12.3%	0.32%
15 Farmingdale	0.21%	106	20.3%	0.14%
Howell	2.12%	1,535	19.6%	2.07%
16 Freehold Boro	1.35%	1,039	29.1%	1.40%
Freehold Twnshp	1.02%	598	10.7%	0.81%
17 Hazlet	1.45%	1,006	15.3%	1.35%
18 Highlands	0.86%	545	24.6%	0.73%
19 Holmdel	0.27%	139	6.2%	0.19%
20 Interlaken	0.06%	54	13.9%	0.07%
21 Keanburg	1.26%	1,215	35.4%	1.64%
22 Keyport	0.87%	1,156	39.1%	1.56%
23 Little Silver	0.37%	137	7.4%	0.18%
24 Loch Arbour	0.05%	15	12.0%	0.02%
25 Long Branch	4.70%	4,248	36.4%	5.72%
26 Manasquan	0.84%	561	26.5%	0.76%
27 Marlboro	0.55%	368	8.1%	0.50%
28 Matawan	0.93%	525	17.0%	0.71%
29 Middletown	3.74%	2,618	13.9%	3.53%
30 Millstone	0.28%	215	18.8%	0.29%
31 Monmouth Beach	0.33%	174	13.0%	0.23%
32 Neptune	3.53%	2,862	28.9%	3.85%
33 Neptune City	0.77%	648	29.4%	0.97%
34 Ocean	2.66%	1,239	14.7%	1.67%
35 Oceanport	0.53%	313	17.7%	0.42%
36 Red Bank	1.63%	1,549	31.6%	2.09%
37 Roosevelt	0.07%	34	12.1%	0.05%
38 Rumson	0.41%	277	11.1%	0.37%
39 Sea Bright	0.31%	244	25.9%	0.33%
40 Sea Girt	0.22%	144	14.7%	0.19%
41 Shrewsbury Boro	0.16%	131	13.2%	0.18%
Shrewsbury Twp	0.20%	155	38.8%	0.21%
42 South Belmar	0.25%	238	36.4%	0.32%
43 Spring Lake	0.40%	271	18.4%	0.36%
44 Spring Lake Hts	0.76%	475	20.3%	0.64%
45 Tinton Falls	0.76%	214	9.2%	0.29%

## Monmouth &amp; Ocean - Data Base

46 Union Beach	0.68%	467	24.8%	0.66%
47 Upper Freehold	0.36%	173	19.4%	0.23%
48 Wall	1.69%	1,402	21.5%	1.89%
49 W. Long Branch	0.44%	370	16.5%	0.50%
MONMOUTH COUNTY	49.43%	37,137	21.8%	50.01%
50 Barnegat Twnshp	1.15%	678	24.0%	0.91%
51 Barnegat Light	0.13%	42	16.2%	0.06%
52 Bay Head	0.16%	93	17.9%	0.13%
53 Beach Haven	0.32%	212	27.9%	0.29%
54 Beachwood	0.96%	529	21.4%	0.71%
55 Barkelley	5.27%	3,214	33.4%	4.33%
56 Brick	6.25%	4,416	23.3%	5.95%
57 Dover	7.56%	5,641	25.4%	7.60%
58 Eagleswood	0.20%	105	29.0%	0.14%
59 Harvey Cedars	0.06%	51	30.5%	0.07%
60 Island Heights	0.23%	168	29.2%	0.23%
61 Jackson	2.04%	1,654	21.3%	2.23%
62 Lacey	2.01%	1,535	30.1%	2.07%
63 Lakehurst	0.48%	217	24.3%	0.29%
Manchester	7.12%	5,494	39.6%	7.40%
64 Lakewood	5.47%	5,032	34.7%	6.78%
65 Lavallette	0.33%	295	32.2%	0.40%
66 Little Egg Harb	1.46%	911	29.0%	1.23%
67 Long Beach	0.71%	392	25.4%	0.53%
68 Mantoloking	0.03%	14	7.6%	0.02%
69 Ocean	0.48%	491	32.9%	0.66%
70 Ocean Gate	0.28%	215	38.4%	0.29%
71 Pine Beach	0.22%	169	25.7%	0.23%
72 Plumsted	0.61%	357	22.8%	0.48%
73 Point Pleasant	2.21%	1,797	27.4%	2.42%
74 Pt. Pleasant Be	0.79%	650	30.0%	0.88%
75 Seaside Heights	0.42%	391	47.0%	0.53%
76 Seaside Park	0.27%	282	36.0%	0.38%
77 Ship Bottom	0.24%	210	34.5%	0.28%
78 S. Toms River	0.55%	248	23.8%	0.33%
79 Stafford	1.80%	995	26.3%	1.34%
80 Surf City	0.30%	242	34.1%	0.33%
81 Tuckerton	0.46%	380	38.7%	0.51%
OCEAN COUNTY	50.57%	37,120	28.9%	49.99%
TOTAL	100.00%	74,257	24.9%	100.00%

## Monmouth &amp; Ocean - Data Base

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Municipalities	No. of Low and Moderate Income	% of Municipality	% of Region
1 Absecon	1,276	24.1%	1.08%
2 Allenhurst	93	28.4%	0.08%
3 Allentown	188	28.4%	0.16%
4 Asbury Park	4,987	69.2%	4.23%
5 Atlantic Highlands	571	32.2%	0.48%
6 Avon-By-The-Sea	466	46.4%	0.40%
7 Belmar	1,676	55.5%	1.42%
8 Bradley Beach	1,174	58.3%	1.00%
9 Brielle	406	27.3%	0.34%
10 Colts Neck	289	13.4%	0.25%
11 Deal	169	26.0%	0.14%
12 Eatontown	2,040	41.1%	1.73%
13 Englishtown	178	52.5%	0.15%
Manalpan	1,140	20.4%	0.97%
14 Fair Haven	374	19.7%	0.32%
15 Farmingdale	196	37.6%	0.17%
Howell	2,460	31.4%	2.09%
16 Freehold Boro	1,627	45.5%	1.38%
Freehold Twnshp	1,043	18.7%	0.89%
17 Hazlet	1,639	24.9%	1.39%
18 Highlands	919	41.5%	0.78%
19 Holmdel	258	11.6%	0.22%
20 Interlaken	82	21.1%	0.07%
21 Keansburg	1,765	51.4%	1.50%
22 Keyport	1,534	51.9%	1.30%
23 Little Silver	298	16.2%	0.25%
24 Loch Arbour	38	30.4%	0.03%
25 Long Branch	6,293	53.9%	5.34%
26 Manasquan	928	43.8%	0.79%
27 Marlboro	607	13.4%	0.52%
28 Matawan	929	30.1%	0.79%
29 Middletown	4,246	22.5%	3.60%
30 Millstone	338	29.5%	0.29%
31 Monmouth Beach	318	23.8%	0.27%
32 Neptune	4,400	44.4%	3.74%
33 Neptune City	983	44.6%	0.93%
34 Ocean	2,396	28.4%	2.03%
35 Oceanport	545	30.8%	0.46%
36 Red Bank	2,257	46.0%	1.92%
37 Roosevelt	63	22.3%	0.05%
38 Rumson	456	18.2%	0.39%
39 Sea Bright	381	40.5%	0.32%
40 Sea Girt	238	24.4%	0.20%
41 Shrewsbury Boro	201	20.2%	0.17%
Shrewsbury Twp	240	60.0%	0.20%
42 South Belmar	348	53.2%	0.30%
43 Spring Lake	445	30.1%	0.38%
44 Spring Lake Hts	806	34.4%	0.68%
45 Tinton Falls	543	23.5%	0.46%

## Monmouth &amp; Ocean - Data Base

46 Union Beach	785	39.9%	0.67%
47 Upper Freehold	331	37.1%	0.28%
48 Wall	2,136	32.7%	1.81%
49 W. Long Branch	562	25.1%	0.48%
MONMOUTH COUNTY	58,661	34.5%	49.80%
50 Barnegat Twnshp	1,180	41.8%	1.00%
51 Barnegat Light	100	38.6%	0.06%
52 Bay Head	163	31.3%	0.14%
53 Beach Haven	351	46.2%	0.30%
54 Beachwood	947	38.2%	0.80%
55 Berkeley	5,507	57.3%	4.67%
56 Brick	7,137	37.7%	6.06%
57 Dover	8,933	40.3%	7.58%
58 Eagleswood	190	52.5%	0.16%
59 Harvey Cedars	79	47.3%	0.07%
60 Island Heights	268	46.5%	0.23%
61 Jackson	2,543	32.8%	2.16%
62 Lacey	2,410	47.2%	2.05%
63 Lakehurst	428	47.9%	0.36%
64 Manchester	8,594	62.0%	7.30%
65 Lakewood	7,416	51.2%	6.30%
66 Lavallette	439	47.9%	0.37%
67 Little Egg Harb	1,548	49.2%	1.31%
68 Long Beach	703	45.6%	0.60%
69 Mantoloking	25	13.6%	0.02%
70 Ocean	701	47.0%	0.60%
71 Ocean Gate	336	60.0%	0.29%
72 Pine Beach	266	40.4%	0.23%
73 Plumsted	622	39.8%	0.53%
74 Point Pleasant	2,758	42.0%	2.34%
75 Pt. Pleasant Be	992	45.8%	0.84%
76 Seaside Heights	572	68.8%	0.49%
77 Seaside Park	399	50.9%	0.34%
78 Ship Bottom	316	52.0%	0.27%
79 S. Toms River	487	46.7%	0.41%
80 Stafford	1,779	47.0%	1.51%
81 Surf City	372	52.5%	0.32%
82 Takerton	580	59.1%	0.49%
OCEAN COUNTY	59,141	46.1%	50.20%
TOTAL	117,802	39.5%	100.00%

## Monmouth &amp; Ocean - Data Base

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j1  
Jobs

j2

j3

j4

Municipalities	1981	% of Region	1972	Change 1981-1972
1 Aberdeen	3,156	1.65%	2,043	1,113
2 Allenhurst	462	0.24%	616	(154)
3 Allentown	336	0.18%	327	9
4 Asbury Park	5,316	2.77%	7,215	(1,899)
5 Atlantic Highla	1,208	0.63%	988	220
6 Avon-By-The-Sea	533	0.28%	681	(148)
7 Belmar	2,001	1.04%	1,708	293
8 Bradley Beach	431	0.22%	528	(97)
9 Brielle	1,145	0.60%	598	547
10 Colts Neck	743	0.39%	532	211
11 Deal	341	0.18%	357	(16)
12 Eatontown	7,301	3.81%	3,528	3,773
13 Englishtown	1,230	0.64%	1,126	104
Manalpan	1,644	0.86%	972	672
14 Fair Haven	395	0.21%	342	53
15 Farmingdale	2,691	1.40%	2,250	441
Howell	3,581	1.87%	88	3,493
16 Freehold Boro	5,195	2.71%	4,662	533
Freehold Twncshp	6,840	3.57%	3,992	2,848
17 Hazlet	2,989	1.56%	2,763	226
18 Highlands	706	0.37%	552	154
19 Holmdel	11,139	5.81%	7,229	3,910
20 Interlaken	17	0.01%	98	(81)
21 Keansburg	600	0.31%	848	(248)
22 Keyport	1,908	1.00%	2,392	(484)
23 Little Silver	922	0.48%	699	223
24 Loch Arbour	35	0.02%	2	33
25 Long Branch	8,137	4.24%	7,605	532
26 Manasquan	2,387	1.25%	1,577	810
27 Marlboro	2,306	1.20%	947	1,359
28 Matawan	2,164	1.13%	891	1,273
29 Middletown	5,934	3.10%	5,324	610
30 Millstone	455	0.24%	195	270
31 Monmouth Beach	368	0.19%	216	152
32 Neptune	7,731	4.03%	5,800	1,931
33 Neptune City	1,825	0.95%	1,778	47
34 Ocean	6,581	3.43%	2,617	3,964
35 Oceanport	1,727	0.90%	867	860
36 Red Bank	8,344	4.35%	7,662	682
37 Roosevelt	61	0.03%	11	50
38 Rumson	834	0.44%	644	190
39 Sea Bright	742	0.39%	411	331
40 Sea Girt	636	0.33%	370	266
41 Shrewsbury Boro	2,321	1.21%	1,842	479
Shrewsbury Twp	276	0.14%	394	(118)
42 South Belmar	171	0.09%	161	10
43 Spring Lake	696	0.36%	923	(227)
44 Spring Lake Hts	832	0.43%	598	234
45 Tinton Falls	3,394	1.77%	502	2,892

Monmouth & Ocean - Data Base

46 Union Beach	319	0.43%	225	(6)
47 Upper Freehold	496	0.26%	148	348
48 Wall	3,771	1.97%	2,339	1,412
49 W. Long Branch	3,543	1.85%	2,489	1,054
MONMOUTH COUNTY	129,416	67.51%	94,282	35,134
50 Barnegat Twnshp	313	0.16%	176	137
51 Barnegat Light	243	0.13%	170	73
52 Bay Head	261	0.14%	229	32
53 Beach Haven	1,114	0.58%	925	189
54 Beachwood	483	0.25%	445	38
55 Berkeley	1,441	0.75%	900	541
56 Brick	6,241	3.26%	4,795	1,446
57 Dover	18,185	9.49%	12,137	6,048
58 Eagleswood	156	0.08%	109	47
59 Harvey Cedars	107	0.06%	105	2
60 Island Heights		0.00%	79	(79)
61 Jackson	3,919	2.04%	927	2,992
62 Lacey	1,876	0.98%	919	957
63 Lakehurst	823	0.43%	590	233
Manchester	1,308	0.68%	424	884
64 Lakewood	10,850	5.66%	8,509	2,341
65 Lavallette	695	0.36%	489	206
66 Little Egg Harb	179	0.09%	54	125
67 Long Beach	706	0.37%	460	246
68 Mantoloking	210	0.11%	75	135
69 Ocean	468	0.24%	238	230
70 Ocean Gate	50	0.03%	33	17
71 Pine Beach	226	0.12%	95	131
72 Plumsted	272	0.14%	252	20
73 Point Pleasant	3,457	1.80%	2,940	517
74 Pt. Pleasant Be	2,274	1.19%	1,696	578
75 Seaside Heights	1,759	0.92%	881	878
76 Seaside Park	704	0.37%	359	345
77 Ship Bottom	660	0.34%	560	100
78 S. Toms River	238	0.12%	214	24
79 Stafford	2,208	1.15%	1,036	1,172
80 Surf City	274	0.14%	329	(55)
81 Tukerton	582	0.30%	555	27
OCEAN COUNTY	62,282	32.49%	41,705	20,577
TOTAL	191,698	100.00%	135,987	55,711

## Monmouth &amp; Ocean - Data Base

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j5

j6

Municipalities	% 1981-1972 Municipality	% 1981-1972 Region
1 Aberdeen	54.5%	2.00%
2 Allenhurst	-25.0%	-0.28%
3 Allentown	2.8%	0.02%
4 Astbury Park	-26.3%	-3.41%
5 Atlantic Highla	22.3%	0.39%
6 Avon-By-The-Sea	-21.7%	-0.27%
7 Belmar	17.2%	0.53%
8 Bradley Beach	-18.4%	-0.17%
9 Brielle	91.5%	0.98%
10 Colts Neck	39.7%	0.38%
11 Deal	-4.5%	-0.03%
12 Eatontown	106.9%	6.77%
13 Englishtown	9.2%	0.19%
Manalpan	69.1%	1.21%
14 Fair Haven	15.5%	0.10%
15 Farmingdale	19.6%	0.79%
Howell	3969.3%	6.27%
16 Freehold Boro	11.4%	0.96%
Freehold Twnshp	71.3%	5.11%
17 Hazlet	8.2%	0.41%
18 Highlands	27.9%	0.28%
19 Holmdel	54.1%	7.02%
20 Interlaken	-82.7%	-0.15%
21 Keansburg	-29.2%	-0.45%
22 Keyport	-20.2%	-0.87%
23 Little Silver	31.9%	0.40%
24 Loch Arbour	1650.0%	0.06%
25 Long Branch	7.0%	0.95%
26 Manasquan	51.4%	1.45%
27 Marlboro	143.5%	2.44%
28 Matawan	142.9%	2.29%
29 Middletown	11.5%	1.09%
30 Millstone	145.9%	0.48%
31 Monmouth Beach	70.4%	0.27%
32 Neptune	33.3%	3.47%
33 Neptune City	2.6%	0.08%
34 Ocean	151.5%	7.12%
35 Oceanport	99.2%	1.54%
36 Red Bank	8.9%	1.22%
37 Roosevelt	454.5%	0.09%
38 Rumson	29.5%	0.34%
39 Sea Bright	80.5%	0.59%
40 Sea Girt	71.9%	0.48%
41 Shrewsbury Boro	26.0%	0.86%
Shrewsbury Twp	-29.9%	-0.21%
42 South Belmar	6.2%	0.02%
43 Spring Lake	-24.6%	-0.41%
44 Spring Lake Hts	39.1%	0.42%
45 Tinton Falls	576.1%	5.19%



Monmouth & Ocean - Data Base

46 Union Beach	-0.7%	-0.01%
47 Upper Freehold	235.1%	0.62%
48 Wall	59.9%	2.53%
49 W. Long Branch	42.3%	1.89%
MONMOUTH COUNTY	37.3%	63.06%
50 Barnegat Twnshp	77.8%	0.25%
51 Barnegat Light	42.9%	0.13%
52 Bay Head	14.0%	0.06%
53 Beach Haven	20.4%	0.34%
54 Beachwood	8.5%	0.07%
55 Berkeley	60.1%	0.97%
56 Brick	30.2%	2.60%
57 Dover	49.8%	10.86%
58 Eagleswood	43.1%	0.08%
59 Harvey Cedars	1.9%	.00%
60 Island Heights	-100.0%	-0.14%
61 Jackson	322.8%	5.37%
62 Lacey	104.1%	1.72%
63 Lakehurst	39.5%	0.42%
Manchester	208.5%	1.59%
64 Lakewood	27.5%	4.20%
65 Lavallette	42.1%	0.37%
66 Little Egg Harb	231.5%	0.22%
67 Long Beach	53.5%	0.44%
68 Mantoloking	180.0%	0.24%
69 Ocean	96.6%	0.41%
70 Ocean Gate	51.5%	0.03%
71 Pine Beach	137.9%	0.24%
72 Plumsted	7.9%	0.04%
73 Point Pleasant	17.6%	0.93%
74 Pt. Pleasant Be	34.1%	1.04%
75 Seaside Heights	99.7%	1.58%
76 Seaside Park	96.1%	0.62%
77 Ship Bottom	17.9%	0.18%
78 S. Toms River	11.2%	0.04%
79 Stafford	113.1%	2.10%
80 Surf City	-16.7%	-0.10%
81 Tukerton	4.9%	0.05%
OCEAN COUNTY	49.3%	36.94%
TOTAL	41.0%	100.00%

Monmouth & Ocean - Data Base

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11 12  
Vacant Developable Land

Municipalities		% of Region
1 Aberdeen	1,476	0.74%
2 Allenhurst	6	.00%
3 Allentown	73	0.04%
4 Asbury Park	44	0.02%
5 Atlantic Highla	0	0.00%
6 Avon-By-The-Sea	4	.00%
7 Belmar	7	.00%
8 Bradley Beach	9	.00%
9 Brielle	170	0.09%
10 Colts Neck	5,854	2.95%
11 Deal	48	0.02%
12 Eatontown	813	0.41%
13 Englishtown	127	0.06%
Manalpan	9,423	4.74%
14 Fair Haven	41	0.02%
15 Farmingdale	104	0.05%
Howell	24,525	12.35%
16 Freehold Boro	120	0.06%
Freehold Twnshp	9,864	4.97%
17 Hazlet	1,125	0.57%
18 Highlands	0	0.00%
19 Holmdel	3,519	1.77%
20 Interlaken	10	0.01%
21 Keansburg	0	0.00%
22 Keyport	0	0.00%
23 Little Silver	282	0.14%
24 Loch Arbour	3	.00%
25 Long Branch	0	0.00%
26 Manasquan	0	0.00%
27 Marlboro	9,481	4.77%
28 Matawan	0	0.00%
29 Middletown	10,239	5.15%
30 Millstone	7,031	3.54%
31 Monmouth Beach	44	0.02%
32 Neptune	753	0.38%
33 Neptune City	49	0.02%
34 Ocean	1,967	0.99%
35 Oceanport	294	0.15%
36 Red Bank	66	0.03%
37 Roosevelt	395	0.20%
38 Rumson	635	0.32%
39 Sea Bright	50	0.03%
40 Sea Girt	25	0.01%
41 Shrewsbury Boro	569	0.29%
Shrewsbury Twp	19	0.01%
42 South Belmar	6	.00%
43 Spring Lake	23	0.01%
44 Spring Lake Hts	0	0.00%
45 Tinton Falls	3,065	1.54%

# Monmouth & Ocean - Data Base

46 Union Beach	0	0.00%
47 Upper Freehold	6,292	3.17%
48 Wall	7,977	4.02%
49 W. Long Branch	504	0.25%
MONMOUTH COUNTY	107,131	53.93%
50 Barnegat Twnshp	1,500	0.76%
51 Barnegat Light	0	0.00%
52 Bay Head	0	0.00%
53 Beach Haven	0	0.00%
54 Beachwood	717	0.36%
55 Berkeley	5,439	2.74%
56 Brick	7,129	3.59%
57 Dover	14,058	7.08%
58 Eagleswood	0	0.00%
59 Harvey Cedars	0	0.00%
60 Island Heights	56	0.03%
61 Jackson	17,898	9.01%
62 Lacey	0	0.00%
63 Lakehurst	6,242	3.14%
Manchester		0.00%
64 Lakewood	7,905	3.98%
65 Lavallette	0	0.00%
66 Little Egg Harb	15,694	7.90%
67 Long Beach	0	0.00%
68 Mantoloking	0	0.00%
69 Ocean	3,692	1.86%
70 Ocean Gate	153	0.08%
71 Pine Beach	32	0.02%
72 Plumsted	6,841	3.44%
73 Point Pleasant	268	0.13%
74 Pt. Pleasant Be	0	0.00%
75 Seaside Heights	0	0.00%
76 Seaside Park	0	0.00%
77 Ship Bottom	0	0.00%
78 S. Toms River	60	0.03%
79 Stafford	1,500	0.76%
80 Surf City	0	0.00%
81 Tukerton	2,316	1.17%
OCEAN COUNTY	91,500	46.07%
TOTAL	198,631	100.00%

## Monmouth &amp; Ocean - Data Base

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01/25/84

13  
Land cont.

14

15

16

Municipalities	Farm Land	Total Taxable Land	Households per acre of vacant Dev. Land	Households per acre of total Ag. Open & V.D.L.
1 Abardeen	108.51	3,488.00	3.59	3.34
2 Allenhurst		192.00	54.67	54.67
3 Allentown	35.00	576.00	9.07	6.13
4 Asbury Park		960.00	163.80	163.80
5 Atlantic Highla	11.69	2,496.00	ERR	151.92
6 Avon-By-The-Sea		256.00	251.00	251.00
7 Belmar		576.00	431.29	431.29
8 Bradley Beach		448.00	223.67	223.67
9 Brielle		1,152.00	8.76	8.76
10 Colts Neck	9,086.68	20,224.00	0.37	0.14
11 Deal		768.00	13.54	13.54
12 Eatontown	19.30	3,776.00	6.10	5.96
13 Englishtown	61.90	384.00	2.67	1.79
Manalpan	8,414.30	20,544.00	0.59	0.31
14 Fair Haven		1,024.00	46.22	46.22
15 Farmingdale	31.83	320.00	5.01	3.84
Howell	8,879.64	40,448.00	0.32	0.23
16 Freehold Boro	36.00	1,088.00	29.78	22.90
Freehold Twnshp	10,334.88	24,512.00	0.56	0.28
17 Hazlet	104.73	3,571.20	5.86	5.36
18 Highlands		704.00	ERR	ERR
19 Holmdel	4,471.46	11,456.00	0.63	0.28
20 Interlaken		192.00	38.90	38.90
21 Keansburg		652.80	ERR	ERR
22 Keyport		896.00	ERR	ERR
23 Little Silver	75.00	1,792.00	6.52	5.15
24 Loch Arbour		44.80	41.67	41.67
25 Long Branch	44.12	3,264.00	ERR	264.55
26 Manasquan		1,088.00	ERR	ERR
27 Marlboro	6,602.26	19,328.00	0.48	0.28
28 Matawan		1,446.40	ERR	ERR
29 Middletown	2,860.50	24,448.00	1.84	1.44
30 Millstone	14,366.49	23,910.40	0.16	0.05
31 Monmouth Beach		704.00	30.36	30.36
32 Neptune	52.80	5,120.00	13.17	12.31
33 Neptune City		576.00	44.98	44.98
34 Ocean	332.33	1,984.00	4.30	3.67
35 Oceanport		7,059.20	6.01	6.01
36 Red Bank		1,152.00	74.36	74.36
37 Roosevelt	602.53	1,241.60	0.71	0.28
38 Rumson		3,392.00	3.94	3.94
39 Sea Bright		384.00	18.82	18.82
40 Sea Girt		825.60	39.08	39.08
41 Shrewsbury Boro	183.00	1,472.00	1.75	1.32
Shrewsbury Twp		57.60	21.05	21.05
42 South Belmar		192.00	109.00	109.00
43 Spring Lake		832.00	64.17	64.17
44 Spring Lake Hts		896.00	ERR	ERR
45 Tinton Falls	783.53	10,374.40	0.76	0.60

# Monmouth & Ocean - Data Base

46	Union Beach		1,152.00	ERR	ERR
47	Upper Freshhold	23,546.13	30,144.00	0.14	0.03
48	Wall	3,843.12	19,246.40	0.82	0.55
49	W. Long Branch	102.27	1,856.00	4.45	3.70
	MONMOUTH COUNTY	94,990.06	305,286.40	1.59	0.24
50	Pannegat Twnshp	929.99	23,232.00	1.88	1.16
51	Pannegat Light		396.80	ERR	ERR
52	Bay Head		416.00	ERR	ERR
53	Beach Haven		640.00	ERR	ERR
54	Beachwood		1,792.00	3.45	3.45
55	Berkaleley	253.60	25,702.40	1.77	1.69
56	Brick	44.85	16,896.00	2.66	2.64
57	Dover	671.14	28,179.20	1.58	1.51
58	Eagleswood		10,944.00	ERR	ERR
	Harvey Cedars		505.60	ERR	ERR
	Island Heights		403.20	10.29	10.29
59	Jackson	2,653.31	64,512.00	0.43	0.38
62	Lacey	949.25	55,340.80	ERR	5.38
63	Lakehurst		742.40	0.14	0.14
	Manchester	504.04	52,672.00	ERR	27.50
64	Lakewood	374.32	16,512.00	1.83	1.75
65	Lavallette		364.80	ERR	ERR
66	Little Egg Harb	63.00	30,848.00	0.20	0.20
67	Long Beach		2,688.00	ERR	ERR
68	Mantoloking		281.60	ERR	ERR
69	Ocean		320.00	0.40	0.40
70	Ocean Gate		12,780.80	3.66	3.66
71	Pine Beach		480.00	20.56	20.56
72	Plumsted	7,876.33	26,048.00	0.23	0.11
73	Point Pleasant		2,304.00	24.48	24.48
74	Pt. Pleasant Beach		960.00	ERR	ERR
	Seaside Heights		160.00	ERR	ERR
	Seaside Park		384.00	ERR	ERR
77	Ship Bottom		454.40	ERR	ERR
78	S. Toms River		896.00	17.37	17.37
79	Stafford	768.13	29,376.00	2.53	1.67
80	Surf City		576.00	ERR	ERR
81	Tukerton		2,432.00	0.42	0.42
	OCEAN COUNTY	15,087.96	410,240.00	1.40	1.20
	TOTAL	110,078.02	715,526.40	1.50	0.97

# Monmouth & Ocean - Data Base

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17  
Adjusted Vacant  
Developable  
Land

18  
%  
region

## Municipalities

1	Aberdeen	1,585	0.51%
2	Allenhurst	6	.00%
3	Allentown	108	0.03%
4	Asbury Park	44	0.01%
5	Atlantic Highla	12	.00%
6	Avon-By-The-Sea	4	.00%
7	Belmar	7	.00%
8	Bradley Beach	9	.00%
9	Brielle	170	0.06%
10	Colts Neck	14,941	4.84%
11	Deal	48	0.02%
12	Eatontown	832	0.27%
13	Englishtown	189	0.06%
	Manalapan	17,837	5.78%
14	Fair Haven	41	0.01%
15	Farmingdale	136	0.04%
	Howell	33,405	10.82%
16	Freehold Boro	156	0.05%
	Freehold Twnshp	20,199	6.54%
17	Hazlet	1,230	0.40%
18	Highlands	0	0.00%
19	Holmdel	7,990	2.59%
20	Interlaken	10	.00%
21	Keansburg	0	0.00%
22	Keyport	0	0.00%
23	Little Silver	357	0.12%
24	Loch Arbour	3	.00%
25	Long Branch	44	0.01%
26	Manasquan	0	0.00%
27	Marlboro	16,083	5.21%
28	Matawan	0	0.00%
29	Middletown	13,100	4.24%
30	Millstone	21,397	6.93%
31	Monmouth Beach	44	0.01%
32	Neptune	806	0.26%
33	Neptune City	49	0.02%
34	Ocean	2,299	0.74%
35	Oceanport	294	0.10%
36	Red Bank	66	0.02%
37	Roosevelt	998	0.32%
38	Rumson	635	0.21%
39	Sea Bright	50	0.02%
40	Sea Girt	25	0.01%
41	Shrewsbury Boro	752	0.24%
	Shrewsbury Twp	19	0.01%
42	South Belmar	6	.00%
43	Spring Lake	23	0.01%
44	Spring Lake Hts	0	0.00%
45	Tinton Falls	3,949	1.25%

Monmouth & Ocean - Data Base

46 Union Beach	0	0.00%
47 Upper Freehold	29,838	9.67%
48 Wall	11,820	3.83%
49 W. Long Branch	606	0.20%
MONMOUTH COUNTY	202,121	65.47%
50 Barnegat Twnshp	2,430	0.79%
51 Barnegat Light	0	0.00%
52 Bay Head	0	0.00%
53 Beach Haven	0	0.00%
54 Beachwood	717	0.23%
55 Berkeley	5,693	1.84%
56 Brick	7,174	2.32%
57 Dover	14,729	4.77%
58 Eagleswood	0	0.00%
59 Harvey Cedars	0	0.00%
60 Island Heights	56	0.02%
61 Jackson	20,551	6.66%
62 Lacey	949	0.31%
63 Lakehurst	6,242	2.02%
Manchester	504	0.16%
64 Lakewood	8,279	2.68%
65 Lavallette	0	0.00%
66 Little Egg Harb	15,757	5.10%
67 Long Beach	0	0.00%
68 Mantoloking	0	0.00%
69 Ocean	3,692	1.20%
70 Ocean Gate	153	0.05%
71 Pine Beach	32	0.01%
72 Plumsted	14,717	4.77%
73 Point Pleasant	268	0.09%
74 Pt. Pleasant Be	0	0.00%
75 Seaside Heights	0	0.00%
76 Seaside Park	0	0.00%
77 Ship Bottom	0	0.00%
78 S. Toms River	60	0.02%
79 Stafford	2,268	0.73%
80 Surf City	0	0.00%
81 Tuckerton	2,316	0.75%
OCEAN COUNTY	106,588	34.53%
TOTAL	308,709	100.00%

## Monmouth &amp; Ocean - Data Base

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01/25/84

p1  
Population

p2

p3

Municipalities	1980	% of Region	1970
1 Aberdeen	17,235	2.03%	17,680
2 Allenhurst	912	0.11%	1,012
3 Allentown	1,962	0.23%	1,603
4 Asbury Park	17,015	2.00%	16,533
5 Atlantic Highla	4,950	0.58%	5,102
6 Avon-By-The-Sea	2,337	0.28%	2,163
7 Belmar	6,771	0.80%	5,782
8 Bradley Beach	4,772	0.56%	4,163
9 Brielle	4,068	0.48%	3,594
10 Colts Neck	7,888	0.93%	5,819
11 Deal	1,952	0.23%	2,401
12 Eatontown	12,703	1.50%	14,619
13 Englishtown	976	0.11%	1,048
Manalpan	18,914	2.23%	14,049
14 Fair Haven	5,679	0.67%	6,142
15 Farmingdale	1,348	0.16%	1,148
Howell	25,065	2.95%	21,756
16 Freehold Boro	10,020	1.18%	10,545
Freehold Twnshp	19,202	2.26%	13,185
17 Hazlet	23,013	2.71%	22,239
18 Highlands	5,187	0.61%	3,916
19 Holmdel	8,447	0.99%	6,117
20 Interlaken	1,037	0.12%	1,182
21 Keansburg	10,613	1.25%	9,720
22 Keyport	7,413	0.87%	7,205
23 Little Silver	5,548	0.65%	6,010
24 Loch Arbour	369	0.04%	395
25 Long Branch	29,819	3.51%	31,774
26 Manasquan	5,354	0.63%	4,971
27 Marlboro	17,560	2.07%	12,273
28 Matawan	8,837	1.04%	9,136
29 Middletown	62,574	7.37%	54,623
30 Millstone	3,926	0.46%	2,535
31 Monmouth Beach	3,318	0.39%	2,042
32 Neptune	28,366	3.34%	27,863
33 Neptune City	5,276	0.62%	5,502
34 Ocean	23,570	2.78%	18,643
35 Oceanport	5,888	0.69%	7,503
36 Red Bank	12,031	1.42%	12,847
37 Roosevelt	835	0.10%	814
38 Rumson	7,623	0.90%	7,421
39 Sea Bright	1,812	0.21%	1,339
40 Sea Girt	2,650	0.31%	2,207
41 Shrewsbury Boro	2,962	0.35%	3,315
Shrewsbury Twp	995	0.12%	1,164
42 South Belmar	1,566	0.19%	1,490
43 Spring Lake	4,215	0.50%	3,896
44 Spring Lake Hts	5,424	0.64%	4,602
45 Tinton Falls	7,740	0.91%	8,395



# Monmouth & Ocean - Data Base

46 Union Beach	6,354	0.75%	6,472
47 Upper Freehold	2,750	0.32%	2,551
48 Wall	18,952	2.23%	16,490
49 W. Long Branch	7,380	0.87%	6,845
MONMOUTH COUNTY	503,173	59.25%	461,841
50 Barnegat Twnshp	8,702	1.02%	1,539
51 Barnegat Light	619	0.07%	554
52 Bay Head	1,340	0.16%	1,083
53 Beach Haven	1,714	0.20%	1,488
54 Beachwood	7,687	0.91%	4,390
55 Berkeley	23,151	2.73%	7,918
56 Brick	53,629	6.32%	35,057
57 Dover	64,455	7.59%	43,751
58 Eagleswood	1,009	0.12%	823
59 Harvey Cedars	363	0.04%	314
60 Island Heights	1,575	0.19%	1,397
61 Jackson	25,644	3.02%	18,276
62 Lacey	14,161	1.67%	4,616
63 Lakehurst	2,908	0.34%	2,641
Manchester	27,987	3.30%	7,550
64 Lakewood	38,464	4.53%	25,223
65 Lavallette	2,072	0.24%	1,509
66 Little Egg Harb	8,483	1.00%	2,972
67 Long Beach	3,488	0.41%	2,910
68 Mantoloking	433	0.05%	319
69 Ocean	3,731	0.44%	2,222
70 Ocean Gate	1,385	0.16%	1,081
71 Pine Beach	1,796	0.21%	1,395
72 Plumsted	4,674	0.55%	4,113
73 Point Pleasant	17,747	2.09%	15,968
74 Pt. Pleasant Be	5,415	0.64%	4,882
75 Seaside Heights	1,802	0.21%	1,248
76 Seaside Park	1,795	0.21%	1,432
77 Ship Bottom	1,427	0.17%	1,079
78 S. Toms River	3,954	0.47%	3,981
79 Stafford	10,385	1.22%	3,684
80 Surf City	1,571	0.18%	1,129
81 Tukerton	2,472	0.29%	1,926
OCEAN COUNTY	346,038	40.75%	208,470
TOTAL	849,211	100.00%	670,311

Source: N.J. Dept. of Labor,  
Population Estimates for  
New Jersey, Sept., 1983.

## Monmouth &amp; Ocean - Data Base

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01/25/84

p4

p5

p6

Municipalities	Change	%	%
	1980-1970	1980-1970 Municipality	1980-1970 Region
1 Aberdeen	(445)	-2.5%	-0.25%
2 Allenhurst	(100)	-9.9%	-0.06%
3 Allentown	359	22.4%	0.20%
4 Asbury Park	482	2.9%	0.27%
5 Atlantic Highla	(152)	-3.0%	-0.08%
6 Avon-By-The-Sea	174	8.0%	0.10%
7 Belmar	989	17.1%	0.55%
8 Bradley Beach	609	14.6%	0.34%
9 Brielle	474	13.2%	0.26%
10 Colts Neck	2,069	35.6%	1.16%
11 Deal	(449)	-18.7%	-0.25%
12 Eatontown	(1,916)	-13.1%	-1.07%
13 Englishtown	(72)	-6.9%	-0.04%
Manalpan	4,865	34.6%	2.72%
14 Fair Haven	(463)	-7.5%	-0.26%
15 Farmingdale	200	17.4%	0.11%
Howell	3,309	15.2%	1.85%
16 Freehold Boro	(525)	-5.0%	-0.29%
Freehold Twnshp	6,017	45.6%	3.36%
17 Hazlet	774	3.5%	0.43%
18 Highlands	1,271	32.5%	0.71%
19 Holmdel	2,330	38.1%	1.30%
20 Interlaken	(145)	-12.3%	-0.08%
21 Keansburg	893	9.2%	0.50%
22 Keyport	208	2.9%	0.12%
23 Little Silver	(462)	-7.7%	-0.26%
24 Loch Arbour	(26)	-6.6%	-0.01%
25 Long Branch	(1,955)	-6.2%	-1.09%
26 Manasquan	383	7.7%	0.21%
27 Marlboro	5,287	43.1%	2.96%
28 Matawan	(299)	-3.3%	-0.17%
29 Middletown	7,951	14.6%	4.44%
30 Millstone	1,391	54.9%	0.78%
31 Monmouth Beach	1,276	62.5%	0.71%
32 Neptune	503	1.8%	0.28%
33 Neptune City	(226)	-4.1%	-0.13%
34 Ocean	4,927	26.4%	2.75%
35 Oceanport	(1,615)	-21.5%	-0.90%
36 Red Bank	(816)	-6.4%	-0.46%
37 Roosevelt	21	2.6%	0.01%
38 Rumson	202	2.7%	0.11%
39 Sea Bright	473	35.3%	0.26%
40 Sea Girt	443	20.1%	0.25%
41 Shrewsbury Boro	(353)	-10.6%	-0.20%
Shrewsbury Twp	(169)	-14.5%	-0.09%
42 South Belmar	76	5.1%	0.04%
43 Spring Lake	319	8.2%	0.18%
44 Spring Lake Hts	822	17.9%	0.46%
45 Tinton Falls	(655)	-7.8%	-0.37%

## Monmouth &amp; Ocean - Data Base

46 Union Beach	(118)	-1.8%	-0.07%
47 Upper Freehold	199	7.8%	0.11%
48 Wall	2,462	14.9%	1.38%
49 W. Long Branch	535	7.8%	0.30%
MONMOUTH COUNTY	41,332	8.9%	23.10%
50 Barnegat Twnshp	7,163	465.4%	4.00%
51 Barnegat Light	65	11.7%	0.04%
52 Bay Head	257	23.7%	0.14%
53 Beach Haven	226	15.2%	0.13%
54 Beachwood	3,297	75.1%	1.84%
55 Berkeley	15,233	192.4%	8.51%
56 Brick	18,572	53.0%	10.38%
57 Dover	20,704	47.3%	11.57%
58 Eagleswood	186	22.6%	0.10%
59 Harvey Cedars	49	15.6%	0.03%
60 Island Heights	178	12.7%	0.10%
61 Jackson	7,368	40.3%	4.12%
62 Lacey	9,545	206.8%	5.34%
63 Lakehurst	267	10.1%	0.15%
Manchester	20,437	270.7%	11.42%
64 Lakewood	13,241	52.5%	7.40%
65 Lavallette	563	37.3%	0.31%
66 Little Egg Harb	5,511	185.4%	3.08%
67 Long Beach	578	19.9%	0.32%
68 Mantoloking	114	35.7%	0.06%
69 Ocean	1,509	67.9%	0.84%
70 Ocean Gate	304	28.1%	0.17%
71 Pine Beach	401	28.7%	0.22%
72 Plumsted	561	13.6%	0.31%
73 Point Pleasant	1,779	11.1%	0.99%
74 Pt. Pleasant Be	533	10.9%	0.30%
75 Seaside Heights	554	44.4%	0.31%
76 Seaside Park	363	25.3%	0.20%
77 Ship Bottom	348	32.3%	0.19%
78 S. Toms River	(27)	-0.7%	-0.02%
79 Stafford	6,701	181.9%	3.75%
80 Surf City	442	39.1%	0.25%
81 Tuckerton	546	28.3%	0.31%
OCEAN COUNTY	137,568	66.0%	76.90%
TOTAL	178,900	26.7%	100.00%

## Monmouth &amp; Ocean - Data Base

fairshr4.wks

v1

v2

v3

01/25/84

Valuation

Municipalities	Net	% of Region	Value Per capita
1 Aberdeen	350,391,091	1.53%	20,330
2 Allenhurst	40,119,585	0.18%	43,991
3 Allentown	35,632,394	0.16%	18,161
4 Asbury Park	156,613,891	0.68%	9,204
5 Atlantic Highla	118,182,440	0.52%	23,875
6 Avon-By-The-Sea	78,557,300	0.34%	33,615
7 Belmar	155,698,213	0.68%	22,995
8 Bradley Beach	83,381,916	0.36%	17,473
9 Brielle	172,384,013	0.75%	42,376
10 Colts Neck	313,065,040	1.37%	39,689
11 Deal	176,063,450	0.77%	90,196
12 Eatontown	285,465,264	1.25%	22,472
13 Englishtown	21,080,640	0.09%	21,599
Manalpan	540,723,256	2.36%	28,589
14 Fair Haven	178,758,463	0.78%	31,477
15 Farmingdale	28,279,578	0.12%	20,979
Howell	548,129,033	2.40%	21,868
16 Freehold Boro	206,448,755	0.90%	20,604
Freehold Twnshp	568,473,389	2.49%	29,605
17 Hazlet	419,527,212	1.83%	18,230
18 Highlands	110,776,192	0.48%	21,357
19 Holmdel	556,714,760	2.43%	65,907
20 Interlaken	38,771,361	0.17%	37,382
21 Keansburg	116,668,316	0.51%	10,993
22 Keyport	126,246,835	0.55%	17,030
23 Little Silver	210,448,979	0.92%	37,932
24 Loch Arbour	12,770,532	0.06%	34,608
25 Long Branch	507,847,676	2.22%	17,031
26 Manasquan	213,771,990	0.93%	39,928
27 Marlboro	515,696,058	2.25%	29,368
28 Matawan	172,685,732	0.75%	19,541
29 Middletown	1,700,350,055	7.43%	27,173
30 Millstone	135,512,189	0.59%	34,517
31 Monmouth Beach	148,799,978	0.65%	44,846
32 Neptune	499,224,256	2.18%	17,599
33 Neptune City	104,950,623	0.46%	19,892
34 Ocean	672,469,280	2.94%	28,531
35 Oceanport	201,317,328	0.88%	34,191
36 Red Bank	264,366,196	1.16%	21,974
37 Roosevelt	17,401,998	0.08%	20,841
38 Rumson	350,804,747	1.53%	46,019
39 Sea Bright	76,782,301	0.34%	42,374
40 Sea Girt	172,321,702	0.75%	65,027
41 Shrewsbury Boro	130,366,101	0.57%	44,013
Shrewsbury Twp	5,169,871	0.02%	5,196
42 South Belmar	33,932,434	0.15%	21,668
43 Spring Lake	235,348,572	1.03%	55,836
44 Spring Lake Hts	143,935,896	0.63%	26,537
45 Tinton Falls	213,454,775	0.93%	27,578

Monmouth & Ocean - Data Base

46 Union Beach	96,972,101	0.42%	15,262
47 Upper Freehold	106,908,758	0.47%	38,876
48 Wall	580,998,903	2.54%	30,656
49 W. Long Branch	220,656,062	0.96%	29,899
MONMOUTH COUNTY	13,171,417,480	57.58%	26,177
50 Barnegat Twnshp	163,005,057	0.71%	18,732
51 Barnegat Light	128,124,356	0.56%	206,986
52 Bay Head	139,463,637	0.61%	104,077
53 Beach Haven	219,904,532	0.96%	129,299
54 Beachwood	136,014,060	0.59%	17,694
55 Berkeley	710,947,083	3.11%	30,709
56 Brick	1,508,232,611	6.59%	28,123
57 Dover	244,238,204	1.07%	3,789
58 Eagleswood	35,465,609	0.16%	35,149
59 Harvey Cedars	137,925,731	0.60%	379,961
60 Island Heights	41,269,874	0.18%	26,203
61 Jackson	497,890,877	2.18%	19,415
62 Lacey	488,109,584	2.13%	34,469
63 Lakeland	28,672,743	0.13%	9,862
Manchester	712,754,208	3.12%	25,467
64 Lakewood	713,978,154	3.12%	18,562
65 Lavallette	234,892,750	1.03%	113,365
66 Little Egg Harb	307,344,432	1.34%	36,231
67 Long Beach	852,888,279	3.73%	244,521
68 Mantoloking	131,106,615	0.57%	302,787
69 Ocean	137,968,797	0.60%	36,979
70 Ocean Gate	36,331,801	0.16%	26,232
71 Pine Beach	49,686,657	0.22%	27,665
72 Plumsted	77,595,029	0.34%	16,601
73 Point Pleasant	466,928,916	2.04%	26,310
74 Pt. Pleasant Be	242,550,966	1.06%	44,792
75 Seaside Heights	138,692,286	0.61%	76,966
76 Seaside Park	162,515,813	0.71%	90,538
77 Ship Bottom	151,545,980	0.66%	106,199
78 S. Toms River	46,599,460	0.20%	11,785
79 Stafford	481,253,843	2.10%	46,341
80 Surf City	207,170,906	0.91%	131,872
81 Tukerton	70,571,727	0.31%	28,548
OCEAN COUNTY	9,701,646,577	42.42%	28,036
TOTAL	22,873,064,057	100.00%	26,934

Source: 1980 US Census  
Abstract of Ratables, 1983  
Ocean & Monmouth Counties'  
Boards of Taxation

# Monmouth & Ocean - Data Base

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01/25/84

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%  
V.F.C.  
region

## Municipalities

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1 Aberdeen	0.500%
2 Allenhurst	1.083%
3 Allentown	0.447%
4 Asbury Park	0.227%
5 Atlantic Highla	0.588%
6 Avon-By-The-Sea	0.828%
7 Belmar	0.566%
8 Bradley Beach	0.430%
9 Brielle	1.043%
10 Colts Neck	0.977%
11 Deal	2.220%
12 Eatontown	0.553%
13 Englishtown	0.532%
Manalpan	0.704%
14 Fair Haven	0.775%
15 Farmingdale	0.516%
Howell	0.538%
16 Freehold Boro	0.507%
Freehold Twnshp	0.729%
17 Hazlet	0.449%
18 Highlands	0.526%
19 Holmdel	1.622%
20 Interlaken	0.920%
21 Keansburg	0.271%
22 Keyport	0.419%
23 Little Silver	0.934%
24 Loch Arbour	0.852%
25 Long Branch	0.419%
26 Manasquan	0.983%
27 Marlboro	0.723%
28 Matawan	0.481%
29 Middletown	0.669%
30 Millstone	0.850%
31 Monmouth Beach	1.104%
32 Neptune	0.433%
33 Neptune City	0.490%
34 Ocean	0.702%
35 Oceanport	0.842%
36 Red Bank	0.541%
37 Roosevelt	0.513%
38 Rumson	1.135%
39 Sea Bright	1.043%
40 Sea Girt	1.601%
41 Shrewsbury Boro	1.083%
Shrewsbury Twp	0.129%
42 South Belmar	0.533%
43 Spring Lake	1.375%
44 Spring Lake Hts	0.653%
45 Tinton Falls	0.679%