



Hintz / Nelessen Associates

Planning / Urban Design / Environmental Analysis / Landscape Architecture

January 31, 1984

Mr. Carl Bisgaier
Bisgaier and Pancotto
510 Park Blvd.
Cherry Hill, N.J. 08034

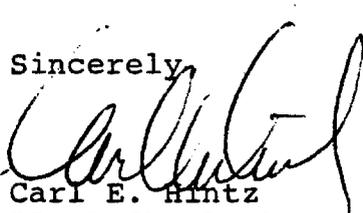
RE: Monroe Development Associates
v. Monroe Township

Dear Carl:

Per your request, I have prepared an analysis of Monroe's zoning ordinance relative to the "Mt. Laurel II" decision. We have also prepared a computer analysis of its fair share obligation for low and moderate income housing.

Please call if there are any questions.

Sincerely,



Carl E. Hintz
PP, AICP, ASLA

/pat
Enclosure

ML000162D

AN ANALYSIS OF
MONROE TOWNSHIP'S
ZONING RE:
THE "MT. LAUREL II" DECISION

Prepared by: Hintz/Nelessen Associates
Box 1241
Princeton, N.J. 08542

January 31, 1984



Carl E. Hintz P.P. #1217

INTRODUCTION

Monroe Township, located in southeastern Middlesex County, has been designated on the State Development Guide Plan with designations of "growth", "limited growth" and "agricultural." Land in the western side of the township is "growth" designated.

The township has, indeed, grown. In 1970, the covered jobs totaled 170, while in 1980 they were 1,117, or a 557.1% increase. Population, too, has increased significantly, from 9,138 in 1970 to 15,858 in 1980, or a percent change of 73.5. The county of Middlesex only increased by 2.1% for that same decade. The number of housing units given residential building permits in the period of 1972 to 1982 totaled 2,761, with 258 multi-family units and 2,503 detached single family, or 91%.

Therein lies the problem. The township has grown significantly in jobs, housing and population, is surrounded by growing communities in the region, yet has provided no low and moderate income housing through its planning and zoning. In fact, it is the most exclusionary municipality in the county when viewed in light of the "Mt. Laurel I" and "Mt. Laurel II" N.J. Supreme Court decisions. Some communities in the county have met or attempted to meet their obligations for housing low and moderate income households, but not Monroe.

The township has major arterial highways (Route 33 and the New Jersey Turnpike) affording excellent accessibility to jobs and housing. Its only zone, which permits higher density, however, is the

PRC District (Planned Retirement Community), where residents must be 48 years or older.

In the PRC zone, there are no provisions for mandatory set aside for low and moderate income housing units. The other provisions of the zone force high construction costs, such as:

- A requirement of 400-acre minimum tract size, when planned development could be built on much smaller sites (as small as 20 acres);
- A 60% open space requirement, when 25% is the normal percentage requirement for such development;
- A maximum of two-story buildings, when it should allow at least three stories for non-elevator structures;
- Stiff recreational facility requirements, which should not be mandatory; and
- An exclusion of rental, when rental units are needed in the township and region.

The other residential zones are all single-family detached zones, ranging from lot sizes of 10,000 square feet to 3-acre minimum lots. None of these zones will accomplish the production of any low and moderate income housing. There are no zones which permit mobile home or manufactured home parks.

An analysis of the fair share allocation for Monroe's region shows a significant demand for new low and moderate income housing,

yet that housing demand cannot be met by the township's current zoning.

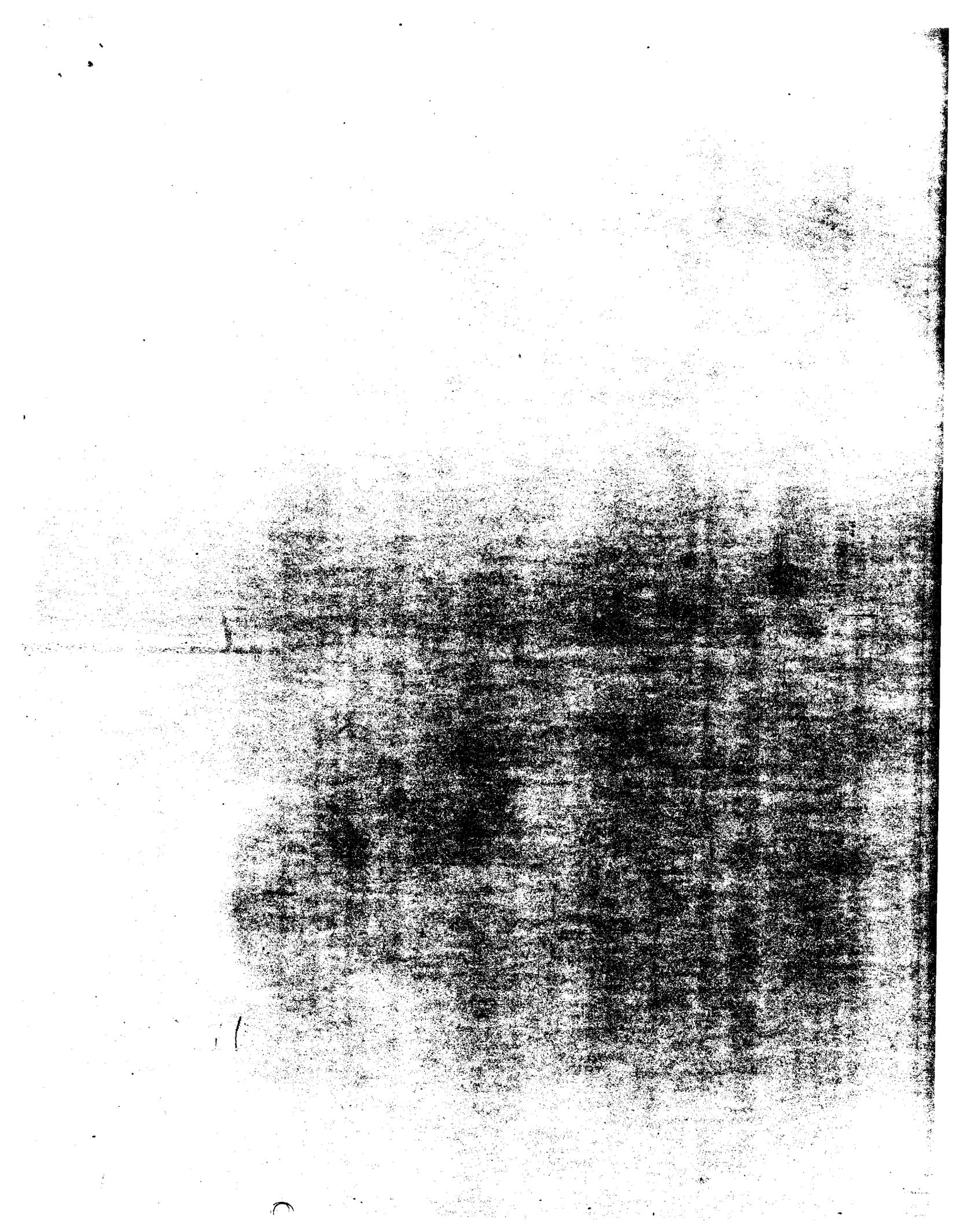
PLAINTIFF'S PROPERTY

The lands owned by the plaintiff are situated on Cranbury Station Road, in a light industrial zone. The site borders Cranbury Township, near that township's so-called high-density zone. It lies within the "growth" designation of the State Development Guide Plan.

Access to the New Jersey Turnpike is within 3½ miles of the site at Interchange 8A. Route 130 is only miles from the property. In this entire area of South Brunswick, Monroe and Cranbury, there are existing major employment centers, with more under construction. This site, if developed with high-density housing, would provide easy access to those jobs.

CONCLUSION

The Township of Monroe has made no provision for meeting its fair share obligation for low and moderate income housing. It's one of the, if not the most, exclusionary municipalities in the region as a result of its zoning. A "Mt. Laurel II" builder's remedy applies to Monroe Township.



The methodology to determine a municipality's "fair share" of the region's present and prospective low and moderate 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. Moscovitz; 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 methodology with planners and attorneys, that the most comprehensive analysis of the present and prospective needs on a statewide basis has been completed by the Center for Urban Policy Research. The analysis and conclusions generated in this book, with regard to the aggregate demand for present and prospective Mount Laurel-eligible households, and the division of the state into six major regions, which correspond to the directives of Mount Laurel II, has been adopted by HNA.

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

The aggregate demand for the state of New Jersey is 334,093, 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):

$$\frac{(j2) + (j6) + (l2) + (l8) + (v4) + (h5)}{6}$$

(j2) - Municipalities' share of the region's total covered jobs 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.
- (l2) - Municipalities' share of the region's vacant developable land. This is based on the amount of vacant developable land tabulated in the report prepared by New Jersey Division of State and Regional Planning, May 1978. Vacant developable excludes wetlands, flood areas, excessive slopes, state-owned lands and agricultural lands. These figures have been revised to exclude any additional land which has been purchased or by other legislative action has become state land.
- (l8) - 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. This 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 holds 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" or those municipalities which, when combining vacant developable land from the Statewide Housing Allocation Report and the amount of agricultural-assessed land, equalled 0 or no developable land, were excluded

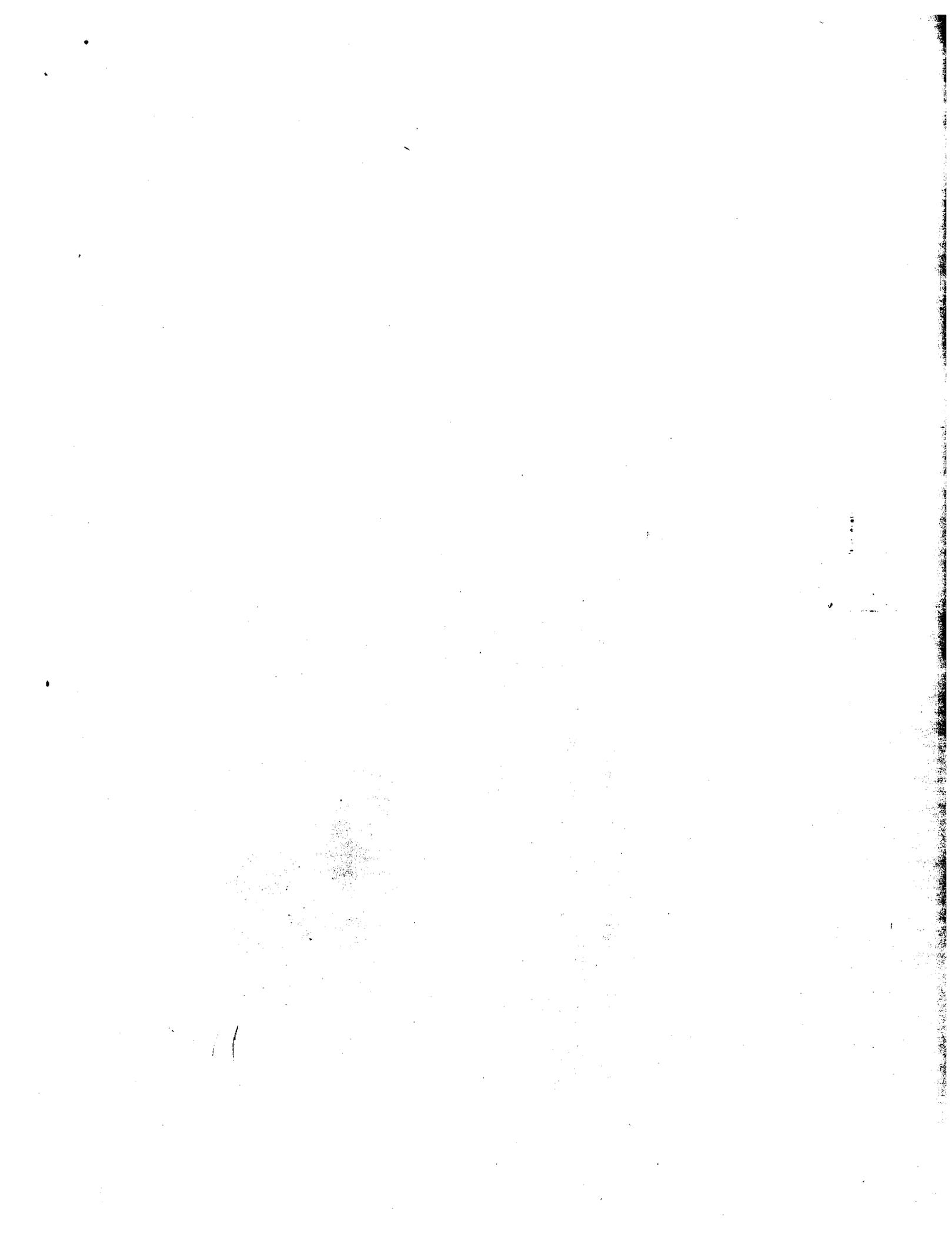
from the HNA municipal allocation formula. These municipalities would only have to provide for their internally-generated or "indigenous" need for low and moderate income housing units. This allocation formula also limited the responsibility to provide low and moderate income housing to existing urban built-up areas if they were assigned zero vacant developable land.

- (v4) - Value per Capita. VPC is a measure of local economic capacity of a municipality to absorb the service demands generated by the development of new housing. To determine value per capita, the equalized value for each municipality was taken from the county divisions of taxation for 1983. The population per municipality was taken from the 1980 U.S. Census, dividing total equalized value per municipality by populations per municipality, and then taking this value as a percentage of the region, HNA was able to determine value per capita. Municipalities with a higher value per capita, or being more affluent, will better be able to absorb supportive expenses due to new development. Correspondingly, those municipalities with lower values per capita are less able to absorb these supportive costs and have been given, therefore, a lower weight in the allocation formula.

(h5) - Adjusted households is a factor expressed in percent of the region. It 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 U.S. Census. From the total number of households, HNA subtracted the number of households which were considered low and moderate income, using U.S. Census of median household income and the 0-50% of median income and the 50% to 80% of median income definitions of low and moderate, respectively, used in Mt. Laurel II. 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 determined. This final allocation ratio was then assigned to the region's total present and prospective "Mt. Laurel" housing need.



FAIR SHARE METHODOLOGY

AND ALLOCATION

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

January 31, 1984

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

FAIR SHARE ANALYSIS
FOR CRANBURY AND MONROE TOWNSHIPS,
MIDDLESEX COUNTY

In order to determine the present and prospective low and moderate income household need for Cranbury and Monroe Townships, a regional analysis was conducted. The region used in the analysis is Hunterdon, Middlesex, Warren & Somerset Counties. The justification for using these four 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 published in December 1983, pages 33 to 81, "The Definition of a Housing Region." It is the opinion of HNA, that the overlying determinants of comparable housing market areas, inter and intra bi-county, journey-to-work commuter patterns, the diversity of socio-economic conditions, the presence of built-up and non-built-up areas, and the availability of data from the U.S. Census regions and county planning boards, justifies this as the logical region from which Monroe and Cranbury's fair share of present and prospective low and moderate income households can be determined.

To determine the townships' regional fair share, an equation was generated, which determined their 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, Hunterdon, Warren, Middlesex and Somerset 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. Farmland - Land under Farm Assessment for 1983, N.J. Department of Treasury.
7. Number of households, 1980 U.S. Census.
8. Number of households per income category, 1980 U.S. Census.
9. Median household income, 1980 U.S. Census.
10. Growth area analysis, State Development Guide Plan (SDGP).

JOBS

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

Monroe Township had 170 covered jobs in 1972, which increased to 1,117 jobs in 1981, or an increase of 557.1% in 9 years. The number of jobs in Cranbury increased by 703 to 3,477 jobs, or a 25.3% increase.

Statistics on the growth in covered employment by municipality and bi-county region indicate that Monroe/Cranbury have 1.24% of the total jobs in the region and 1.78% of the regional increase in jobs between 1971 and 1982.

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. Therefore, the vacant developable land tabulated in the N.J. State Housing Allocation Report was used as a base. A percentage of the regional total of vacant developable land was calculated with the aid of the computer for all municipalities in the region. Cranbury/Monroe have 13,293 acres or 5.65% 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 addition factor that should be added to the allocation formula. This factor is total potential

developable land. This adds additional weight to land availability where assigning the fair share. With all of the data on the computer, HNA can run the allocation formula with and without this factor. Without this factor, more weight is given to the other factor of value per capita and past exclusionary statistics. There are certain municipalities which, because of their total agricultural/conservation/limited growth designations in the N.J. State Development Guide Plan, have been dropped out of the data and, therefore, need only provide their indigenous (or internal-generated) needs. The municipalities are located in Warren and Hunterdon Counties. All other municipalities contain growth areas and must absorb their fair share based on total available developable land. If any portion of a municipality was in a growth area, the entire municipality was considered a growth area.

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 other environmentally sensitive, unproductive 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 data indicates

Hunterdon, Middlesex, Somerset, & Warren - Data Base

hmswshr.wks
01/28/84

h1

h2

h3

Assisted Public Housing

	No. of Units	% of County	% of Region
Municipalities			

Hunterdon, Middlesex, Somerset, & Warren - Data Base

hmswshr.wks h4 h5
 01/28/84 Adjusted %
 Households region

Municipalities

	-----	-----
1 Alexandria	625	0.31%
2 Bethlehem	673	0.34%
3 Bloomsbury	186	0.09%
4 Califon	213	0.11%
5 Clinton	427	0.21%
6 Clinton Twp	1,672	0.83%
7 Delaware	894	0.45%
8 East Amwell	741	0.37%
9 Flemington	807	0.40%
10 Franklin	520	0.26%
11 Frenchtown	284	0.14%
12 Glen Gardner	113	0.06%
13 Hampton	289	0.14%
14 High Bridge	698	0.35%
15 Holland	971	0.48%
16 Kingwood	584	0.29%
17 Lambertville	665	0.33%
18 Lebanon Boro	173	0.09%
19 Lebanon Twp	1,084	0.54%
20 Milford	233	0.12%
21 Raritan	1,862	0.93%
22 Readington	2,394	1.19%
23 Stockton	120	0.06%
24 Tewksbury	1,008	0.50%
25 Union	796	0.40%
26 West Amwell	490	0.24%
HUNTERDON	18,522	9.22%
27 Carteret	3,931	1.96%
28 Cranbury	467	0.23%
29 Dunellen	1,338	0.67%
30 East Brunswick	8,773	4.37%
31 Edison	16,132	8.03%
32 Helmetta	174	0.09%
33 Highland Park	2,833	1.41%
34 Jamesburg	682	0.34%
35 Metuchen	3,251	1.62%
36 Middlesex	2,787	1.39%
37 Milltown	1,503	0.75%
38 Monroe	3,795	1.89%
39 New Brunswick	4,607	2.29%
40 North Brunswick	4,997	2.49%
41 Old Bridge	10,719	5.34%
42 Perth Amboy	5,260	2.62%
43 Piscataway	8,340	4.15%
44 Plainsboro	1,894	0.94%
45 Sayreville	6,338	3.16%
46 South Amboy	1,427	0.71%
47 South Brunswick	3,799	1.89%

•
 Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	4,436	2.21%
49 South River	2,872	1.43%
50 Spotswood	1,592	0.79%
51 Woodbridge	19,172	9.55%
MIDDLESEX	121,119	60.31%
52 Bedminster	618	0.31%
53 Bernards	2,886	1.44%
54 Bernardsville	1,689	0.84%
55 Bound Brook	1,986	0.99%
56 Branchburg	1,926	0.96%
57 Bridgewater	7,021	3.50%
58 Far Hills	157	0.08%
59 Franklin	6,814	3.39%
60 Green Brook	1,056	0.53%
61 Hillsborough	4,937	2.46%
62 Manville	2,304	1.15%
63 Millstone	122	0.06%
64 Montgomery	1,561	0.78%
65 N. Plainfield	4,231	2.11%
66 Peapack Gladsto	452	0.23%
67 Raritan	1,194	0.59%
68 Rocky Hill	169	0.08%
69 Somerville	2,466	1.23%
70 S. Bound Brook	876	0.44%
71 Warren	2,440	1.22%
72 Watchung	1,382	0.69%
SOMERSET	46,287	23.05%
73 Allamuchy	667	0.33%
74 Alpha	526	0.26%
75 Belvidere	424	0.21%
76 Blairstown	870	0.43%
77 Franklin	413	0.21%
78 Frelinghuysen	274	0.14%
79 Greenwich	330	0.16%
80 Hackettstown	1,517	0.76%
81 Hardwick	157	0.08%
82 Harmony	502	0.25%
83 Hope	278	0.14%
84 Independence	507	0.25%
85 Knowlton	295	0.15%
86 Liberty	308	0.15%
87 Lopatcong	1,003	0.50%
88 Mansfield	1,053	0.52%
89 Oxford	255	0.13%
90 Pahaquarry	3	.00%
91 Phillipsburg	2,415	1.20%
92 Pohatcong	667	0.33%
93 Washington Boro	1,060	0.53%
94 Washington Twp	856	0.43%
95 White	503	0.25%
WARREN	14,883	7.41%
REGION	200,811	100.00%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

hmswshr.wks 01/28/84	i1 Income	i2
Municipalities	Households	% of Region
1 Alexandria	877	0.27%
2 Bethelem	918	0.29%
3 Bloomsbury	308	0.10%
4 Califon	352	0.11%
5 Clinton	697	0.22%
6 Clinton Twp	2,110	0.66%
7 Delaware	1,263	0.39%
8 East Amwell	1,134	0.35%
9 Flemington	1,794	0.56%
10 Franklin	752	0.23%
11 Frenchtown	586	0.18%
12 Glen Gardner	278	0.09%
13 Hampton	557	0.17%
14 High Bridge	1,142	0.35%
15 Holland	1,485	0.46%
16 Kingwood	922	0.29%
17 Lambertville	1,613	0.50%
18 Lebanon Boro	279	0.09%
19 Lebanon Twp	1,719	0.53%
20 Milford	484	0.15%
21 Raritan	2,563	0.80%
22 Readington	3,317	1.03%
23 Stockton	252	0.08%
24 Tewksbury	1,285	0.40%
25 Union	1,053	0.33%
26 West Amwell	775	0.24%
HUNTERDON	28,515	8.86%
27 Carteret	6,919	2.15%
28 Cranbury	691	0.21%
29 Dunellen	2,414	0.75%
30 East Brunswick	11,189	3.47%
31 Edison	23,427	7.28%
32 Helmetta	313	0.10%
33 Highland Park	5,605	1.74%
34 Jamesburg	1,398	0.43%
35 Metuchen	4,959	1.54%
36 Middlesex	4,478	1.39%
37 Milltown	2,411	0.75%
38 Monroe	5,765	1.79%
39 New Brunswick	13,244	4.11%
40 North Brunswick	7,484	2.32%
41 Old Bridge	16,593	5.15%
42 Perth Amboy	13,617	4.23%
43 Piscataway	12,299	3.82%
44 Plainsboro	3,080	0.96%
45 Sayreville	9,396	2.92%
46 South Amboy	2,877	0.89%
47 S. Brunswick	5,443	1.69%

Hunterdon, Middlesex, Sommerset, & Warren - Data Base

48 S. Plainfield	6,224	1.93%
49 South River	5,091	1.58%
50 Spotswood	2,494	0.77%
51 Woodbridge	29,297	9.10%
MIDDLESEX	196,708	61.09%
		0.00%
52 Bedminster	884	0.27%
53 Bernards	3,711	1.15%
54 Bernardsville	2,278	0.71%
55 Bound Brook	3,564	1.11%
56 Branchburg	2,396	0.74%
57 Bridgewater	8,804	2.73%
58 Far Hills	241	0.07%
59 Franklin	10,060	3.12%
60 Green Brook	1,368	0.42%
61 Hillsborough	6,439	2.00%
62 Manville	3,878	1.20%
63 Millstone	171	0.05%
64 Montgomery	1,975	0.61%
65 N. Plainfield	7,525	2.34%
66 Peapack Gladsto	698	0.22%
67 Raritan	2,212	0.69%
68 Rocky Hill	267	0.08%
69 Somerville	4,686	1.46%
70 S. Bound Brook	1,582	0.49%
71 Warren	2,999	0.93%
72 Watchung	1,630	0.51%
SOMERSET	67,368	20.92%
		0.00%
73 Allamuchy	969	0.30%
74 Alpha	949	0.29%
75 Belvidere	935	0.29%
76 Blairstown	1,380	0.43%
77 Franklin	741	0.23%
78 Frelinghuysen	456	0.14%
79 Greenwich	573	0.18%
80 Hackettstown	2,863	0.89%
81 Hardwick	287	0.09%
82 Harmony	865	0.27%
83 Hope	494	0.15%
84 Independence	953	0.30%
85 Knowlton	682	0.21%
86 Liberty	574	0.18%
87 Lopatcong	1,807	0.56%
88 Mansfield	2,015	0.63%
89 Oxford	570	0.18%
90 Pahaquarry	13	.00%
91 Phillipsburg	6,242	1.94%
92 Pohatcong	1,315	0.41%
93 Washington Boro	2,414	0.75%
94 Washington Twp	1,388	0.43%
95 White	921	0.29%
WARREN	29,406	9.13%
		0.00%
REGION	321,997	100.00%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

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i5

i6

Municipalities	No. of Moderate Income	% of Municipality	% of Region	No. of Low Income
1 Alexandria	112	12.8%	0.19%	140
2 Bethlehem	126	13.7%	0.22%	119
3 Bloomsbury	70	22.7%	0.12%	52
4 Califon	80	22.7%	0.14%	59
5 Clinton	136	19.5%	0.23%	134
6 Clinton Twp	184	8.7%	0.32%	254
7 Delaware	222	17.6%	0.38%	147
8 East Amwell	220	19.4%	0.38%	173
9 Flemington	539	30.0%	0.93%	448
10 Franklin	124	16.5%	0.21%	108
11 Frenchtown	144	24.6%	0.25%	158
12 Glen Gardner	71	25.5%	0.12%	94
13 Hampton	122	21.9%	0.21%	146
14 High Bridge	242	21.2%	0.42%	202
15 Holland	281	18.9%	0.48%	233
16 Kingwood	114	12.4%	0.20%	224
17 Lambertville	384	23.8%	0.66%	564
18 Lebanon Boro	64	22.9%	0.11%	42
19 Lebanon Twp	336	19.5%	0.58%	299
20 Milford	110	22.7%	0.19%	141
21 Raritan	344	13.4%	0.59%	357
22 Readington	498	15.0%	0.86%	425
23 Stockton	82	32.5%	0.14%	50
24 Tewksbury	138	10.7%	0.24%	139
25 Union	128	12.2%	0.22%	129
26 West Amwell	149	19.2%	0.26%	136
HUNTERDON	5,020	17.6%	8.63%	4,973
27 Carteret	1,174	17.0%	2.02%	1,814
28 Cranbury	106	15.3%	0.18%	118
29 Dunellen	517	21.4%	0.89%	559
30 East Brunswick	1,304	11.7%	2.24%	1,112
31 Edison	4,106	17.5%	7.06%	3,189
32 Helmetta	70	22.4%	0.12%	69
33 Highland Park	1,132	20.2%	1.95%	1,640
34 Jamesburg	337	24.1%	0.58%	379
35 Metuchen	798	16.1%	1.37%	910
36 Middlesex	921	20.6%	1.58%	770
37 Milltown	386	16.0%	0.66%	522
38 Monroe	1,062	18.4%	1.83%	908
39 New Brunswick	3,038	22.9%	5.22%	5,599
40 North Brunswick	1,337	17.9%	2.30%	1,150
41 Old Bridge	3,026	18.2%	5.20%	2,848
42 Perth Amboy	2,958	21.7%	5.09%	5,399
43 Piscataway	2,119	17.2%	3.64%	1,840
44 Plainsboro	788	25.6%	1.36%	398
45 Sayreville	1,458	15.5%	2.51%	1,600
46 South Amboy	672	23.4%	1.16%	778
47 South Brunswick	880	16.2%	1.51%	764

Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	1,048	16.8%	1.80%	740
49 South River	1,012	19.9%	1.74%	1,207
50 Spotswood	494	19.8%	0.85%	408
51 Woodbridge	5,083	17.3%	8.74%	5,042
MIDDLESEX	35,826	18.2%	61.61%	39,763
52 Bedminster	130	14.7%	0.22%	136
53 Bernards	349	9.4%	0.60%	476
54 Bernardsville	329	14.4%	0.57%	260
55 Bound Brook	770	21.6%	1.32%	808
56 Branchburg	242	10.1%	0.42%	228
57 Bridgewater	969	11.0%	1.67%	814
58 Far Hills	42	17.4%	0.07%	42
59 Franklin	1,616	16.1%	2.78%	1,630
60 Green Brook	146	10.7%	0.25%	166
61 Hillsborough	928	14.4%	1.60%	574
62 Manville	708	18.3%	1.22%	866
63 Millstone	31	18.1%	0.05%	18
64 Montgomery	202	10.2%	0.35%	212
65 N. Plainfield	1,729	23.0%	2.97%	1,565
66 Peapack Gladsto	96	13.8%	0.17%	150
67 Raritan	418	18.9%	0.72%	600
68 Rocky Hill	62	23.2%	0.11%	36
69 Somerville	1,024	21.9%	1.76%	1,196
70 S. Bound Brook	405	25.6%	0.70%	301
71 Warren	273	9.1%	0.47%	286
72 Watchung	126	7.7%	0.22%	122
SOMERSET	10,595	15.7%	18.22%	10,486
73 Allamuchy	146	15.1%	0.25%	156
74 Alpha	211	22.2%	0.36%	212
75 Belvidere	203	21.7%	0.35%	308
76 Blairstown	238	17.2%	0.41%	272
77 Franklin	154	20.8%	0.26%	174
78 Frelinghuysen	84	18.4%	0.14%	98
79 Greenwich	117	20.4%	0.20%	126
80 Hackettstown	634	22.1%	1.09%	712
81 Hardwick	50	17.4%	0.09%	80
82 Harmony	184	21.3%	0.32%	179
83 Hope	118	23.9%	0.20%	98
84 Independence	242	25.4%	0.42%	204
85 Knowlton	184	27.0%	0.32%	203
86 Liberty	134	23.3%	0.23%	132
87 Lopatcong	388	21.5%	0.67%	416
88 Mansfield	520	25.8%	0.89%	442
89 Oxford	141	24.7%	0.24%	174
90 Pahaquarry	3	23.1%	0.01%	7
91 Phillipsburg	1,571	25.2%	2.70%	2,256
92 Pohatcong	296	22.5%	0.51%	352
93 Washington Boro	635	26.3%	1.09%	719
94 Washington Twp	244	17.6%	0.42%	288
95 White	214	23.2%	0.37%	204
WARREN	6,711	22.8%	11.54%	7,812
REGION	58,152	18.1%	100.00%	63,034

Hunterdon, Middlesex, Somerset, & Warren - Data Base

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Municipalities	% of Municipality	% of Region	No. of Low and Moderate Income	% of Municipality
1 Alexandria	16.0%	0.22%	252	28.7%
2 Bethlehem	13.0%	0.19%	245	26.7%
3 Bloomsbury	16.9%	0.08%	122	39.6%
4 Califon	16.8%	0.09%	139	39.5%
5 Clinton	19.2%	0.21%	270	38.7%
6 Clinton Twp	12.0%	0.40%	438	20.8%
7 Delaware	11.6%	0.23%	369	29.2%
8 East Amwell	15.3%	0.27%	393	34.7%
9 Flemington	25.0%	0.71%	987	55.0%
10 Franklin	14.4%	0.17%	232	30.9%
11 Frenchtown	27.0%	0.25%	302	51.5%
12 Glen Gardner	33.8%	0.15%	165	59.4%
13 Hampton	26.2%	0.23%	268	48.1%
14 High Bridge	17.7%	0.32%	444	38.9%
15 Holland	15.7%	0.37%	514	34.6%
16 Kingwood	24.3%	0.36%	338	36.7%
17 Lambertville	35.0%	0.89%	948	58.8%
18 Lebanon Boro	15.1%	0.07%	106	38.0%
19 Lebanon Twp	17.4%	0.47%	635	36.9%
20 Milford	29.1%	0.22%	251	51.9%
21 Raritan	13.9%	0.57%	701	27.4%
22 Readington	12.8%	0.67%	923	27.8%
23 Stockton	19.8%	0.08%	132	52.4%
24 Tewksbury	10.8%	0.22%	277	21.6%
25 Union	12.3%	0.20%	257	24.4%
26 West Amwell	17.5%	0.22%	285	36.8%
HUNTERDON	17.4%	7.89%	9,993	35.0%
27 Carteret	26.2%	2.88%	2,988	43.2%
28 Cranbury	17.1%	0.19%	224	32.4%
29 Dunellen	23.2%	0.89%	1,076	44.6%
30 East Brunswick	9.9%	1.76%	2,416	21.6%
31 Edison	13.6%	5.06%	7,295	31.1%
32 Helmetta	22.0%	0.11%	139	44.4%
33 Highland Park	29.3%	2.60%	2,772	49.5%
34 Jamesburg	27.1%	0.60%	716	51.2%
35 Metuchen	18.4%	1.44%	1,708	34.4%
36 Middlesex	17.2%	1.22%	1,691	37.8%
37 Milltown	21.7%	0.83%	908	37.7%
38 Monroe	15.8%	1.44%	1,970	34.2%
39 New Brunswick	42.3%	8.88%	8,637	65.2%
40 North Brunswick	15.4%	1.82%	2,487	33.2%
41 Old Bridge	17.2%	4.52%	5,874	35.4%
42 Perth Amboy	39.6%	8.57%	8,357	61.4%
43 Piscataway	15.0%	2.92%	3,959	32.2%
44 Plainsboro	12.9%	0.63%	1,186	38.5%
45 Sayreville	17.0%	2.54%	3,058	32.5%
46 South Amboy	27.0%	1.23%	1,450	50.4%
47 South Brunswick	14.0%	1.21%	1,644	30.2%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	11.9%	1.17%	1,788	28.7%
49 South River	23.7%	1.91%	2,219	43.6%
50 Spotswood	16.4%	0.65%	902	36.2%
51 Woodbridge	17.2%	8.00%	10,125	34.6%
MIDDLESEX	20.2%	63.08%	75,589	38.4%
52 Bedminster	15.4%	0.22%	266	30.1%
53 Bernards	12.8%	0.76%	825	22.2%
54 Bernardsville	11.4%	0.41%	589	25.9%
55 Bound Brook	22.7%	1.28%	1,578	44.3%
56 Branchburg	9.5%	0.36%	470	19.6%
57 Bridgewater	9.2%	1.29%	1,783	20.3%
58 Far Hills	17.4%	0.07%	84	34.9%
59 Franklin	16.2%	2.59%	3,246	32.3%
60 Green Brook	12.1%	0.26%	312	22.8%
61 Hillsborough	8.9%	0.91%	1,502	23.3%
62 Manville	22.3%	1.37%	1,574	40.6%
63 Millstone	10.5%	0.03%	49	28.7%
64 Montgomery	10.7%	0.34%	414	21.0%
65 N. Plainfield	20.8%	2.48%	3,294	43.8%
66 Peapack Gladsto	21.5%	0.24%	246	35.2%
67 Raritan	27.1%	0.95%	1,018	46.0%
68 Rocky Hill	13.5%	0.06%	98	36.7%
69 Somerville	25.5%	1.90%	2,220	47.4%
70 S. Bound Brook	19.0%	0.48%	706	44.6%
71 Warren	9.5%	0.45%	559	18.6%
72 Watchung	7.5%	0.19%	248	15.2%
SOMERSET	15.6%	16.64%	21,081	31.3%
73 Allamuchy	16.1%	0.25%	302	31.2%
74 Alpha	22.3%	0.34%	423	44.6%
75 Belvidere	32.9%	0.49%	511	54.7%
76 Blairstown	19.7%	0.43%	510	37.0%
77 Franklin	23.5%	0.28%	328	44.3%
78 Frelinghuysen	21.5%	0.16%	182	39.9%
79 Greenwich	22.0%	0.20%	243	42.4%
80 Hackettstown	24.9%	1.13%	1,346	47.0%
81 Hardwick	27.9%	0.13%	130	45.3%
82 Harmony	20.7%	0.28%	363	42.0%
83 Hope	19.8%	0.16%	216	43.7%
84 Independence	21.4%	0.32%	446	46.8%
85 Knowlton	29.8%	0.32%	387	56.7%
86 Liberty	23.0%	0.21%	266	46.3%
87 Lopatcong	23.0%	0.66%	804	44.5%
88 Mansfield	21.9%	0.70%	962	47.7%
89 Oxford	30.5%	0.28%	315	55.3%
90 Pahaquarry	53.8%	0.01%	10	76.9%
91 Phillipsburg	36.1%	3.58%	3,827	61.3%
92 Pohatcong	26.8%	0.56%	648	49.3%
93 Washington Boro	29.8%	1.14%	1,354	56.1%
94 Washington Twp	20.7%	0.46%	532	38.3%
95 White	22.1%	0.32%	418	45.4%
WARREN	26.6%	12.39%	14,523	49.4%
REGION	19.6%	100.00%	121,186	37.6%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

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Municipalities	% of Region
1 Alexandria	0.21%
2 Bethlehem	0.20%
3 Bloomsbury	0.10%
4 Califon	0.11%
5 Clinton	0.22%
6 Clinton Twp	0.36%
7 Delaware	0.30%
8 East Amwell	0.32%
9 Flemington	0.81%
10 Franklin	0.19%
11 Frenchtown	0.25%
12 Glen Gardner	0.14%
13 Hampton	0.22%
14 High Bridge	0.37%
15 Holland	0.42%
16 Kingwood	0.28%
17 Lambertville	0.78%
18 Lebanon Boro	0.09%
19 Lebanon Twp	0.52%
20 Milford	0.21%
21 Raritan	0.58%
22 Readington	0.76%
23 Stockton	0.11%
24 Tewksbury	0.23%
25 Union	0.21%
26 West Amwell	0.24%
HUNTERDON	8.25%
27 Carteret	2.47%
28 Cranbury	0.18%
29 Dunellen	0.89%
30 East Brunswick	1.99%
31 Edison	6.02%
32 Helmetta	0.11%
33 Highland Park	2.29%
34 Jamesburg	0.59%
35 Metuchen	1.41%
36 Middlesex	1.40%
37 Milltown	0.75%
38 Monroe	1.63%
39 New Brunswick	7.13%
40 North Brunswick	2.05%
41 Old Bridge	4.85%
42 Perth Amboy	6.90%
43 Piscataway	3.27%
44 Plainsboro	0.98%
45 Sayreville	2.52%
46 South Amboy	1.20%
47 South Brunswick	1.36%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	1.48%
49 South River	1.83%
50 Spotswood	0.74%
51 Woodbridge	8.35%
MIDDLESEX	62.37%
52 Bedminster	0.22%
53 Bernards	0.68%
54 Bernardsville	0.49%
55 Bound Brook	1.30%
56 Branchburg	0.39%
57 Bridgewater	1.47%
58 Far Hills	0.07%
59 Franklin	2.68%
60 Green Brook	0.26%
61 Hillsborough	1.24%
62 Manville	1.30%
63 Millstone	0.04%
64 Montgomery	0.34%
65 N. Plainfield	2.72%
66 Peapack Gladsto	0.20%
67 Raritan	0.84%
68 Rocky Hill	0.08%
69 Somerville	1.83%
70 S. Bound Brook	0.58%
71 Warren	0.46%
72 Watchung	0.20%
SOMERSET	17.40%
73 Allamuchy	0.25%
74 Alpha	0.35%
75 Belvidere	0.42%
76 Blairstown	0.42%
77 Franklin	0.27%
78 Frelinghuysen	0.15%
79 Greenwich	0.20%
80 Hackettstown	1.11%
81 Hardwick	0.11%
82 Harmony	0.30%
83 Hope	0.18%
84 Independence	0.37%
85 Knowlton	0.32%
86 Liberty	0.22%
87 Lopatcong	0.66%
88 Mansfield	0.79%
89 Oxford	0.26%
90 Pahaquarry	0.01%
91 Phillipsburg	3.16%
92 Pohatcong	0.53%
93 Washington Boro	1.12%
94 Washington Twp	0.44%
95 White	0.34%
WARREN	11.98%
REGION	100.00%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

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 01/28/84 Covered Jobs

Municipalities	1981	% of Region	1972	Change 1981-1972
1 Alexandria	103	0.03%	13	90
2 Bethelem	188	0.05%	93	95
3 Bloomsbury	626	0.17%	254	372
4 Califon	605	0.16%	233	372
5 Clinton	1,031	0.28%	876	155
6 Clinton Twp	805	0.22%	445	360
7 Delaware	165	0.04%	26	139
8 East Amwell	248	0.07%	154	94
9 Flemington	3,677	0.99%	5,454	(1,777)
10 Franklin	241	0.07%	110	131
11 Frenchtown	508	0.14%	620	(112)
12 Glen Gardner	217	0.06%	142	75
13 Hampton	254	0.07%	108	146
14 High Bridge	350	0.09%	363	(13)
15 Holland	402	0.11%	252	150
16 Kingwood	217	0.06%	96	121
17 Lambertville	958	0.26%	1,267	(309)
18 Lebanon Boro	275	0.07%	592	(317)
19 Lebanon Twp	472	0.13%	239	233
20 Milford	1,090	0.29%	1,300	(210)
21 Raritan	4,540	1.23%	522	4,018
22 Readington	1,983	0.54%	814	1,169
23 Stockton	180	0.05%	159	21
24 Tewksbury	159	0.04%	106	53
25 Union	48	0.01%	28	20
26 West Amwell	78	0.02%	40	38
HUNTERDON	19,420	5.24%	14,306	5,114
27 Carteret	7,351	1.98%	7,249	102
28 Cranbury	3,477	0.94%	2,774	703
29 Dunellen	1,010	0.27%	1,481	(471)
30 East Brunswick	14,618	3.94%	10,236	4,382
31 Edison	47,953	12.94%	23,073	24,880
32 Helmetta	219	0.06%	172	47
33 Highland Park	2,440	0.66%	2,123	317
34 Jamesburg	863	0.23%	1,116	(253)
35 Metuchen	4,911	1.33%	9,480	(4,569)
36 Middlesex	5,275	1.42%	3,091	2,184
37 Milltown	2,848	0.77%	2,826	22
38 Monroe	1,117	0.30%	170	947
39 New Brunswick	21,340	5.76%	26,475	(5,135)
40 North Brunswick	12,076	3.26%	11,006	1,070
41 Old Bridge	4,154	1.12%	1,592	2,562
42 Perth Amboy	13,015	3.51%	16,116	(3,101)
43 Piscataway	24,949	6.73%	9,314	15,635
44 Plainsboro	2,092	0.56%	666	1,426
45 Sayreville	7,893	2.13%	9,169	(1,276)
46 South Amboy	2,454	0.66%	1,827	627
47 S. Brunswick	8,465	2.28%	4,000	4,465

Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	14,728	3.97%	8,062	6,666
49 South River	1,942	0.52%	2,451	(509)
50 Spotswood	1,434	0.39%	1,374	60
51 Woodbridge	36,923	9.96%	27,999	8,924
MIDDLESEX	243,547	65.73%	183,842	59,705
52 Bedminster	4,396	1.19%	552	3,844
53 Bernards	5,815	1.57%	1,193	4,622
54 Bernardsville	1,916	0.52%	1,609	307
55 Bound Brook	4,703	1.27%	9,096	(4,393)
56 Branchburg	2,141	0.58%	544	1,597
57 Bridgewater	11,354	3.06%	7,489	3,865
58 Far Hills	477	0.13%	457	20
59 Franklin	11,342	3.06%	3,601	7,741
60 Green Brook	2,083	0.56%	1,465	618
61 Hillsborough	1,623	0.44%	943	680
62 Manville	2,204	0.59%	4,207	(2,003)
63 Millstone	45	0.01%	1,143	(1,098)
64 Montgomery	4,723	1.27%	1,897	2,826
65 N. Plainfield	2,535	0.68%	4,169	(1,634)
66 Peapack Gladsto	863	0.23%	418	445
67 Raritan	5,922	1.60%	3,778	2,144
68 Rocky Hill	158	0.04%	204	(46)
69 Somerville	12,464	3.36%	9,453	3,011
70 S. Bound Brook	574	0.15%	641	(67)
71 Warren	2,914	0.79%	1,693	1,221
72 Watchung	4,244	1.15%	2,604	1,640
SOMERSET	82,496	22.26%	57,156	25,340
73 Allamuchy	342	0.09%	191	151
74 Alpha	561	0.15%	526	35
75 Belvidere	1,904	0.51%	1,734	170
76 Blairstown	552	0.15%	419	133
77 Franklin	264	0.07%	254	10
78 Frelinghuysen	284	0.08%	89	195
79 Greenwich	209	0.06%	151	58
80 Hackettstown	5,755	1.55%	4,145	1,610
81 Hardwick	97	0.03%	5	92
82 Harmony	180	0.05%	84	96
83 Hope	160	0.04%	92	68
84 Independence	233	0.06%	106	127
85 Knowlton	419	0.11%	179	240
86 Liberty	207	0.06%	182	25
87 Lopatcong	739	0.20%	693	46
88 Mansfield	467	0.13%	211	256
89 Oxford	354	0.10%	375	(21)
90 Pahaquarry		0.00%		0
91 Phillipsburg	9,357	2.53%	8,981	376
92 Pohatcong	326	0.09%	492	(166)
93 Washington Boro	1,361	0.37%	2,412	(1,051)
94 Washington Twp	1,167	0.31%	1,112	55
95 White	146	0.04%	74	72
WARREN	25,084	6.77%	22,507	2,577
REGION	370,547	100.00%	277,811	92,736

Hunterdon, Middlesex, Somerset, & Warren - Data Base

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j6

Municipalities	%	%
	1981-1972 Municipality	1981-1972 Region
1 Alexandria	692.3%	0.10%
2 Bethelem	102.2%	0.10%
3 Bloomsbury	146.5%	0.40%
4 Califon	159.7%	0.40%
5 Clinton	17.7%	0.17%
6 Clinton Twp	80.9%	0.39%
7 Delaware	534.6%	0.15%
8 East Amwell	61.0%	0.10%
9 Flemington	-32.6%	-1.92%
10 Franklin	119.1%	0.14%
11 Frenchtown	-18.1%	-0.12%
12 Glen Gardner	52.8%	0.08%
13 Hampton	135.2%	0.16%
14 High Bridge	-3.6%	-0.01%
15 Holland	59.5%	0.16%
16 Kingwood	126.0%	0.13%
17 Lambertville	-24.4%	-0.33%
18 Lebanon Boro	-53.5%	-0.34%
19 Lebanon Twp	97.5%	0.25%
20 Milford	-16.2%	-0.23%
21 Raritan	769.7%	4.33%
22 Readington	143.6%	1.26%
23 Stockton	13.2%	0.02%
24 Tewksbury	50.0%	0.06%
25 Union	71.4%	0.02%
26 West Amwell	95.0%	0.04%
HUNTERDON	35.7%	5.51%
27 Carteret	1.4%	0.11%
28 Cranbury	25.3%	0.76%
29 Dunellen	-31.8%	-0.51%
30 East Brunswick	42.8%	4.73%
31 Edison	107.8%	26.83%
32 Helmetta	27.3%	0.05%
33 Highland Park	14.9%	0.34%
34 Jamesburg	-22.7%	-0.27%
35 Metuchen	-48.2%	-4.93%
36 Middlesex	70.7%	2.36%
37 Milltown	0.8%	0.02%
38 Monroe	557.1%	1.02%
39 New Brunswick	-19.4%	-5.54%
40 North Brunswick	9.7%	1.15%
41 Old Bridge	160.9%	2.76%
42 Perth Amboy	-19.2%	-3.34%
43 Piscataway	167.9%	16.86%
44 Plainsboro	214.1%	1.54%
45 Sayreville	-13.9%	-1.38%
46 South Amboy	34.3%	0.68%
47 S. Brunswick	111.6%	4.81%

Hunterdon, Middlesex, Sommerset, & Warren - Data Base

48 S. Plainfield	82.7%	7.19%
49 South River	-20.8%	-0.55%
50 Spotswood	4.4%	0.06%
51 Woodbridge	31.9%	9.62%
MIDDLESEX	32.5%	64.38%
	ERR	0.00%
52 Bedminster	696.4%	4.15%
53 Bernards	387.4%	4.98%
54 Bernardsville	19.1%	0.33%
55 Bound Brook	-48.3%	-4.74%
56 Branchburg	293.6%	1.72%
57 Bridgewater	51.6%	4.17%
58 Far Hills	4.4%	0.02%
59 Franklin	215.0%	8.35%
60 Green Brook	42.2%	0.67%
61 Hillsborough	72.1%	0.73%
62 Manville	-47.6%	-2.16%
63 Millstone	-96.1%	-1.18%
64 Montgomery	149.0%	3.05%
65 N. Plainfield	-39.2%	-1.76%
66 Peapack Gladsto	106.5%	0.48%
67 Raritan	56.7%	2.31%
68 Rocky Hill	-22.5%	-0.05%
69 Somerville	31.9%	3.25%
70 S. Bound Brook	-10.5%	-0.07%
71 Warren	72.1%	1.32%
72 Watchung	63.0%	1.77%
SOMERSET	44.3%	27.32%
73 Allamuchy	79.1%	0.16%
74 Alpha	6.7%	0.04%
75 Belvidere	9.8%	0.18%
76 Blairstown	31.7%	0.14%
77 Franklin	3.9%	0.01%
78 Frelinghuysen	219.1%	0.21%
79 Greenwich	38.4%	0.06%
80 Hackettstown	38.8%	1.74%
81 Hardwick	1840.0%	0.10%
82 Harmony	114.3%	0.10%
83 Hope	73.9%	0.07%
84 Independence	119.8%	0.14%
85 Knowlton	134.1%	0.26%
86 Liberty	13.7%	0.03%
87 Lopatcong	6.6%	0.05%
88 Mansfield	121.3%	0.28%
89 Oxford	-5.6%	-0.02%
90 Pahaquarry	ERR	0.00%
91 Phillipsburg	4.2%	0.41%
92 Pohatcong	-33.7%	-0.18%
93 Washington Boro	-43.6%	-1.13%
94 Washington Twp	4.9%	0.06%
95 White	97.3%	0.08%
WARREN	11.4%	2.78%
REGION	33.4%	100.00%

Hunterdon, Middlesex, Sommerset, & Warren - Data Base

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11 12
Vacant Developable Land

Municipalities		% of Region
1 Alexandria	4,303	1.83%
2 Bethelam	3,041	1.29%
3 Bloomsbury	84	0.04%
4 Califon	0	0.00%
5 Clinton	392	0.17%
6 Clinton Twp	5,080	2.16%
7 Delaware	6,096	2.59%
8 East Amwell	3,270	1.39%
9 Flemington	102	0.04%
10 Franklin	3,626	1.54%
11 Frenchtown	167	0.07%
12 Glen Gardner	162	0.07%
13 Hampton	141	0.06%
14 High Bridge	370	0.16%
15 Holland	2,338	0.99%
16 Kingwood	5,499	2.34%
17 Lambertville	102	0.04%
18 Lebanon Boro	134	0.06%
19 Lebanon Twp	4,158	1.77%
20 Milford	0	0.00%
21 Raritan	7,916	3.36%
22 Readington	10,413	4.42%
23 Stockton	122	0.05%
24 Tewksbury	4,164	1.77%
25 Union	2,905	1.23%
26 West Amwell	2,396	1.02%
HUNTERDON	66,981	28.46%
27 Carteret	0	0.00%
28 Cranbury	2,626	1.12%
29 Dunellen	0	0.00%
30 East Brunswick	2,904	1.23%
31 Edison	5,625	2.39%
32 Helmetta	0	0.00%
33 Highland Park	0	0.00%
34 Jamesburg	100	0.04%
35 Metuchen	0	0.00%
36 Middlesex	0	0.00%
37 Milltown	0	0.00%
38 Monroe	10,667	4.53%
39 New Brunswick	0	0.00%
40 North Brunswick	2,537	1.08%
41 Old Bridge	12,927	5.49%
42 Perth Amboy	0	0.00%
43 Piscataway	2,412	1.02%
44 Plainsboro	2,150	0.91%
45 Sayreville	4,078	1.73%
46 South Amboy	100	0.04%
47 S. Brunswick	14,055	5.97%

Hunterdon, Middlesex, Sommerset, & Warren - Data Base

48 S. Plainfield	1,534	0.65%
49 South River	99	0.04%
50 Spotswood	196	0.08%
51 Woodbridge	800	0.34%
MIDDLESEX	62,810	26.68%
52 Bedminster	5,675	2.41%
53 Bernards	3,691	1.57%
54 Bernardsville	472	0.20%
55 Bound Brook	79	0.03%
56 Branchburg	3,899	1.66%
57 Bridgewater	3,140	1.33%
58 Far Hills	217	0.09%
59 Franklin	8,681	3.69%
60 Green Brook	319	0.14%
61 Hillsborough	10,029	4.26%
62 Manville	257	0.11%
63 Millstone	130	0.06%
64 Montgomery	6,215	2.64%
65 N. Plainfield	32	0.01%
66 Peapack Gladsto	276	0.12%
67 Raritan	182	0.08%
68 Rocky Hill	79	0.03%
69 Somerville	68	0.03%
70 S. Bound Brook	10	.00%
71 Warren	2,882	1.22%
72 Watchung	229	0.10%
SOMERSET	46,562	19.78%
73 Allamuchy	2,753	1.17%
74 Alpha	479	0.20%
75 Belvidere	400	0.17%
76 Blairstown	6,953	2.95%
77 Franklin	2,546	1.08%
78 Frelinghuysen	3,699	1.57%
79 Greenwich	1,277	0.54%
80 Hackettstown	1,252	0.53%
81 Hardwick	3,600	1.53%
82 Harmony	4,362	1.85%
83 Hope	2,630	1.12%
84 Independence	2,775	1.18%
85 Knowlton	4,661	1.98%
86 Liberty	1,960	0.83%
87 Lopatcong	1,642	0.70%
88 Mansfield	4,956	2.11%
89 Oxford	1,323	0.56%
90 Pahaquarry	0	0.00%
91 Phillipsburg	664	0.28%
92 Pohatcong	2,552	1.08%
93 Washington Boro	565	0.24%
94 Washington Twp	3,701	1.57%
95 White	4,282	1.82%
WARREN	59,032	25.08%
REGION	235,385	100.00%

Hunterdon, Middlesex, Sommerset, & Warren - Data Base

hmswshr.wks 01/28/84	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 Alexandria	12,092.80	18,048.00	0.20	0.05
2 Bethelem	8,399.25	13,683.20	0.30	0.08
3 Bloomsbury	325.23	640	3.67	0.75
4 Califon	148.20	576.00	ERR	2.38
5 Clinton	157.20	857.60	1.78	1.27
6 Clinton Twp	9,525.51	21,836.80	0.42	0.14
7 Delaware	18,649.75	23,616.00	0.21	0.05
8 East Amwell	13,957.44	17,792.00	0.35	0.07
9 Flemington	18.45	832.00	17.59	14.89
10 Franklin	11,365.19	14,912.00	0.21	0.05
11 Frenchtown	169.52	704.00	3.51	1.74
12 Glen Gardner	471.53	934.40	1.72	0.44
13 Hampton	403.95	870.40	3.95	1.02
14 High Bridge	479.72	1,536.00	3.09	1.34
15 Holland	9,144.64	14,528.00	0.64	0.13
16 Kingwood	17,288.06	22,784.00	0.17	0.04
17 Lambertville	16.86	704	15.81	13.57
18 Lebanon Boro	224.23	563.20	2.08	0.78
19 Lebanon Twp	9,737.68	20,480.00	0.41	0.12
20 Milford	71.80	832.00	ERR	6.74
21 Raritan	14,220.30	24,576.00	0.32	0.12
22 Readington	17,764.71	30,592.00	0.32	0.12
23 Stockton	66.18	384.00	2.07	1.34
24 Tewksbury	14,187.48	20,352.00	0.31	0.07
25 Union	6,170.49	13,030.40	0.36	0.12
26 West Amwell	9,492.82	14,016.00	0.32	0.07
HUNTERDON	174,548.99	279,680.00	0.43	0.12
27 Carteret		2,880.00	ERR	ERR
28 Cranbury	6,278.83	8,384.00	0.26	0.08
29 Dunellen		640.00	ERR	ERR
30 East Brunswick	2,389.38	13,760.00	3.85	2.11
31 Edison	357.28	19,323.00	4.16	3.92
32 Helmetta		512.00	ERR	ERR
33 Highland Park		1,152.00	ERR	ERR
34 Jamesburg		576.00	13.98	13.98
35 Metuchen		1,792.00	ERR	ERR
36 Middlesex	27.63	2,304.00	ERR	162.07
37 Milltown	6.75	1,024.00	ERR	357.19
38 Monroe	13,879.05	26,752.00	0.54	0.23
39 New Brunswick		3,520.00	ERR	ERR
40 North Brunswick	696.88	7,232.00	2.95	2.31
41 Old Bridge	4,062.18	24,121.60	1.28	0.98
42 Perth Amboy		2,944.00	ERR	ERR
43 Piscataway	862.76	12,096.00	5.10	3.76
44 Plainsboro	5,342.42	7,488.00	1.43	0.41
45 Sayreville	31.81	10,432.00	2.30	2.29
46 South Amboy		832.00	28.77	28.77
47 S. Brunswick	10,630.08	26,496.00	0.39	0.22

Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	27.50	5,248.00	4.06	3.99
49 South River	8.16	1,792.00	51.42	47.51
50 Spotswood	11.00	1,472.00	12.72	12.05
51 Woodbridge		14,848.00	36.62	36.62
MIDDLESEX	44,611.71	197,620.60	3.13	1.83
52 Bedminster	11,830.68	17,088.00	0.16	0.05
53 Bernards	4,786.07	15,616.00	1.01	0.44
54 Bernardsville	1,041.55	8,384.00	4.83	1.51
55 Bound Brook		1,024.00	45.11	45.11
56 Branchburg	6,850.18	12,928.00	0.61	0.22
57 Bridgewater	1,917.37	21,017.60	2.80	1.74
58 Far Hills	605.94	3,200.00	1.11	0.29
59 Franklin	12,650.65	29,696.00	1.16	0.47
60 Green Brook	224.20	3,008.00	4.29	2.52
61 Hillsborough	19,026.59	35,008.00	0.64	0.22
62 Manville	50.99	1,600.00	15.09	12.59
63 Millstone	89.45	384.00	1.32	0.78
64 Montgomery	11,359.40	20,646.40	0.32	0.11
65 N. Plainfield		1,856.00	235.16	235.16
66 Peapack Gladsto	1,741.19	3,776.00	2.53	0.35
67 Raritan	37.80	1,318.40	12.15	10.06
68 Rocky Hill	119.00	409.60	3.38	1.35
69 Somerville		1,408.00	68.91	68.91
70 S. Bound Brook		576.00	158.20	158.20
71 Warren	2,444.14	12,352.00	1.04	0.56
72 Watchung	44.61	3,968.00	7.12	5.96
SOMERSET	74,819.81	195,264	1.45	0.56
73 Allamuchy	5,525.71	12,864.00	0.35	0.12
74 Alpha	547.12	1,088.00	1.98	0.92
75 Belvidere	180.80	832.00	2.34	1.61
76 Blairstown	7,295.45	19,648.00	0.20	0.10
77 Franklin	12,266.54	15,424.00	0.29	0.05
78 Frelinghuysen	10,466.22	15,104.00	0.12	0.03
79 Greenwich	5,646.03	6,668.80	0.45	0.08
80 Hackettstown	70.95	2,112.00	2.29	2.16
81 Hardwick	4,995.59	11,392	0.08	0.03
82 Harmony	8,188.30	15,552	0.20	0.07
83 Hope	7,659.66	12,032	0.19	0.05
84 Independence	7,132.40	12,224	0.34	0.10
85 Knowlton	9,001.24	16,576	0.15	0.05
86 Liberty	3,578.22	7,936	0.29	0.10
87 Lopatcong	2,350.91	4,416	1.10	0.45
88 Mansfield	9,626.60	19,264	0.41	0.14
89 Oxford	1,696.46	3,648	0.43	0.19
90 Pahaquarry		12,992	ERR	ERR
91 Phillipsburg	89.74	2,368	9.40	8.28
92 Pohatcong	6,224.57	9,011	0.52	0.15
93 Washington Boro	101.34	1,280	4.27	3.62
94 Washington Twp	6,535.99	11,200	0.38	0.14
95 White	9,888.82	18,048	0.22	0.06
WARREN	119,068.66	231,680.00	0.50	0.17
REGION	413,049.17	904,244.60	1.37	0.50

Hunterdon, Middlesex, Somerset, & Warren - Data Base

hmswshr.wks	17	18	
01/28/84	Adjusted Vacant		%
	Developable		region
	Land		
Municipalities			
1 Alexandria	16,396		2.53%
2 Bethelam	11,440		1.76%
3 Bloomsbury	409		0.06%
4 Califon	148		0.02%
5 Clinton	549		0.08%
6 Clinton Twp	14,606		2.25%
7 Delaware	24,746		3.82%
8 East Amwell	17,227		2.66%
9 Flemington	120		0.02%
10 Franklin	14,991		2.31%
11 Frenchtown	337		0.05%
12 Glen Gardner	634		0.10%
13 Hampton	545		0.08%
14 High Bridge	850		0.13%
15 Holland	11,483		1.77%
16 Kingwood	22,787		3.51%
17 Lambertville	119		0.02%
18 Lebanon Boro	358		0.06%
19 Lebanon Twp	13,896		2.14%
20 Milford	72		0.01%
21 Raritan	22,136		3.41%
22 Readington	28,178		4.35%
23 Stockton	188		0.03%
24 Tewksbury	18,351		2.83%
25 Union	9,075		1.40%
26 West Amwell	11,889		1.83%
HUNTERDON	241,530		37.25%
27 Carteret	0		0.00%
28 Cranbury	8,905		1.37%
29 Dunellen	0		0.00%
30 East Brunswick	5,293		0.82%
31 Edison	5,982		0.92%
32 Helmetta	0		0.00%
33 Highland Park	0		0.00%
34 Jamesburg	100		0.02%
35 Metuchen	0		0.00%
36 Middlesex	28		.00%
37 Milltown	7		.00%
38 Monroe	24,546		3.79%
39 New Brunswick	0		0.00%
40 North Brunswick	3,234		0.50%
41 Old Bridge	16,989		2.62%
42 Perth Amboy	0		0.00%
43 Piscataway	3,275		0.51%
44 Plainsboro	7,492		1.16%
45 Sayreville	4,110		0.63%
46 South Amboy	100		0.02%
47 S. Brunswick	24,685		3.81%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	1,562	0.24%
49 South River	107	0.02%
50 Spotswood	207	0.03%
51 Woodbridge	800	0.12%
MIDDLESEX	107,422	16.57%
52 Bedminster	17,506	2.70%
53 Bernards	8,477	1.31%
54 Bernardsville	1,514	0.23%
55 Bound Brook	79	0.01%
56 Branchburg	10,749	1.66%
57 Bridgewater	5,057	0.78%
58 Far Hills	823	0.13%
59 Franklin	21,332	3.29%
60 Green Brook	543	0.08%
61 Hillsborough	29,056	4.48%
62 Manville	308	0.05%
63 Millstone	219	0.03%
64 Montgomery	17,574	2.71%
65 N. Plainfield	32	.00%
66 Peapack Gladsto	2,017	0.31%
67 Raritan	220	0.03%
68 Rocky Hill	198	0.03%
69 Somerville	68	0.01%
70 S. Bound Brook	10	.00%
71 Warren	5,326	0.82%
72 Watchung	274	0.04%
SOMERSET	121,382	18.72%
73 Allamuchy	8,279	1.28%
74 Alpha	1,026	0.16%
75 Belvidere	581	0.09%
76 Blairstown	14,248	2.20%
77 Franklin	14,813	2.28%
78 Frelinghuysen	14,165	2.18%
79 Greenwich	6,923	1.07%
80 Hackettstown	1,323	0.20%
81 Hardwick	8,596	1.33%
82 Harmony	12,550	1.94%
83 Hope	10,290	1.59%
84 Independence	9,907	1.53%
85 Knowlton	13,662	2.11%
86 Liberty	5,538	0.85%
87 Lopatcong	3,993	0.62%
88 Mansfield	14,583	2.25%
89 Oxford	3,019	0.47%
90 Pahaquarry	0	0.00%
91 Phillipsburg	754	0.12%
92 Pohatcong	8,777	1.35%
93 Washington Boro	666	0.10%
94 Washington Twp	10,237	1.58%
95 White	14,171	2.19%
WARREN	178,101	27.47%
REGION	648,434	100.00%

Hunterdon, Middlesex, Sommerset, & Warren - Data Base

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01/28/84

p1
Population

p2

p3

Municipalities	1980	% of Region	1970
1 Alexandria	2,798	0.29%	2,127
2 Bethelam	3,045	0.31%	1,385
3 Bloomsbury	864	0.09%	879
4 Califon	1,023	0.11%	970
5 Clinton	1,910	0.20%	1,742
6 Clinton Twp	7,345	0.76%	5,119
7 Delaware	3,816	0.39%	3,249
8 East Amwell	3,468	0.36%	2,568
9 Flemington	4,132	0.43%	3,917
10 Franklin	2,294	0.24%	2,154
11 Frenchtown	1,573	0.16%	1,459
12 Glen Gardner	834	0.09%	874
13 Hampton	1,614	0.17%	1,386
14 High Bridge	3,435	0.35%	2,606
15 Holland	4,593	0.47%	3,587
16 Kingwood	2,772	0.29%	2,294
17 Lambertville	4,044	0.42%	4,359
18 Lebanon Boro	820	0.08%	885
19 Lebanon Twp	5,459	0.56%	4,235
20 Milford	1,368	0.14%	1,230
21 Raritan	8,292	0.85%	6,934
22 Readington	10,855	1.12%	7,688
23 Stockton	643	0.07%	619
24 Tewksbury	4,094	0.42%	2,959
25 Union	3,971	0.41%	2,351
26 West Amwell	2,299	0.24%	2,142
HUNTERDON	87,361	9.00%	69,718
27 Carteret	20,598	2.12%	23,137
28 Cranbury	1,927	0.20%	2,253
29 Dunellen	6,593	0.68%	7,072
30 East Brunswick	37,711	3.88%	34,166
31 Edison	70,193	7.23%	67,120
32 Helmetta	955	0.10%	955
33 Highland Park	13,396	1.38%	14,385
34 Jamesburg	4,114	0.42%	4,584
35 Metuchen	13,762	1.42%	16,031
36 Middlesex	13,480	1.39%	15,038
37 Milltown	7,136	0.74%	6,470
38 Monroe	15,858	1.63%	9,138
39 New Brunswick	41,442	4.27%	41,885
40 North Brunswick	22,220	2.29%	16,691
41 Old Bridge	51,515	5.31%	48,715
42 Perth Amboy	38,951	4.01%	38,798
43 Piscataway	42,223	4.35%	36,418
44 Plainsboro	5,605	0.58%	1,648
45 Sayreville	29,969	3.09%	32,508
46 South Amboy	8,322	0.86%	9,338
47 S. Brunswick	17,127	1.76%	14,058

Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	20,521	2.11%	21,142
49 South River	14,361	1.48%	15,428
50 Spotswood	7,840	0.81%	7,891
51 Woodbridge	90,074	9.28%	98,944
MIDDLESEX	595,893	61.38%	583,813
52 Bedminster	2,469	0.25%	2,597
53 Bernards	12,920	1.33%	13,305
54 Bernardsville	6,715	0.69%	6,652
55 Bound Brook	9,710	1.00%	10,450
56 Branchburg	7,846	0.81%	5,742
57 Bridgewater	29,175	3.01%	30,235
58 Far Hills	677	0.07%	780
59 Franklin	31,358	3.23%	30,389
60 Green Brook	4,640	0.48%	4,302
61 Hillsborough	19,061	1.96%	11,061
62 Manville	11,278	1.16%	13,029
63 Millstone	530	0.05%	630
64 Montgomery	7,360	0.76%	6,353
65 N. Plainfield	19,108	1.97%	21,796
66 Peapack Gladsto	2,038	0.21%	1,924
67 Raritan	6,128	0.63%	6,691
68 Rocky Hill	717	0.07%	917
69 Somerville	11,973	1.23%	13,652
70 S. Bound Brook	4,331	0.45%	4,525
71 Warren	9,805	1.01%	8,592
72 Watchung	5,290	0.54%	4,750
SOMERSET	203,129	20.92%	198,372
73 Allamuchy	2,560	0.26%	1,138
74 Alpha	2,644	0.27%	2,829
75 Belvidere	2,475	0.25%	2,722
76 Blairstown	4,360	0.45%	2,189
77 Franklin	2,341	0.24%	1,973
78 Frelinghuysen	1,435	0.15%	1,118
79 Greenwich	1,738	0.18%	1,482
80 Hackettstown	8,850	0.91%	9,472
81 Hardwick	947	0.10%	548
82 Harmony	2,592	0.27%	2,195
83 Hope	1,468	0.15%	1,140
84 Independence	2,829	0.29%	2,057
85 Knowlton	2,074	0.21%	1,738
86 Liberty	1,730	0.18%	1,229
87 Lopatcong	4,998	0.51%	3,144
88 Mansfield	5,780	0.60%	3,546
89 Oxford	1,659	0.17%	1,742
90 Pahaquarry	26	.00%	71
91 Phillipsburg	16,647	1.71%	17,849
92 Pohatcong	3,856	0.40%	3,924
93 Washington Boro	6,429	0.66%	5,943
94 Washington Twp	4,243	0.44%	3,585
95 White	2,748	0.28%	2,326
WARREN	84,429	8.70%	73,960
REGION	970,812	100.00%	925,863

Hunterdon, Middlesex, Sommerset, & Warren - Data Base

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Municipalities	Change	%	%
	1980-1970	1980-1970 Municipality	1980-1970 Region
1 Alexandria	671	31.5%	1.49%
2 Bethelam	1,660	119.9%	3.69%
3 Bloomsbury	(15)	-1.7%	-0.03%
4 Califon	53	5.5%	0.12%
5 Clinton	168	9.6%	0.37%
6 Clinton Twp	2,226	43.5%	4.95%
7 Delaware	567	17.5%	1.26%
8 East Amwell	900	35.0%	2.00%
9 Flemington	215	5.5%	0.48%
10 Franklin	140	6.5%	0.31%
11 Frenchtown	114	7.8%	0.25%
12 Glen Gardner	(40)	-4.6%	-0.09%
13 Hampton	228	16.5%	0.51%
14 High Bridge	829	31.8%	1.84%
15 Holland	1,006	28.0%	2.24%
16 Kingwood	478	20.8%	1.06%
17 Lambertville	(315)	-7.2%	-0.70%
18 Lebanon Boro	(65)	-7.3%	-0.14%
19 Lebanon Twp	1,224	28.9%	2.72%
20 Milford	138	11.2%	0.31%
21 Raritan	1,358	19.6%	3.02%
22 Readington	3,167	41.2%	7.05%
23 Stockton	24	3.9%	0.05%
24 Tewksbury	1,135	38.4%	2.53%
25 Union	1,620	68.9%	3.60%
26 West Amwell	157	7.3%	0.35%
HUNTERDON	17,643	25.3%	39.25%
27 Carteret	(2,539)	-11.0%	-5.65%
28 Cranbury	(326)	-14.5%	-0.73%
29 Dunellen	(479)	-6.8%	-1.07%
30 East Brunswick	3,545	10.4%	7.89%
31 Edison	3,073	4.6%	6.84%
32 Helmetta	0	0.0%	0.00%
33 Highland Park	(989)	-6.9%	-2.20%
34 Jamesburg	(470)	-10.3%	-1.05%
35 Metuchen	(2,269)	-14.2%	-5.05%
36 Middlesex	(1,558)	-10.4%	-3.47%
37 Milltown	666	10.3%	1.48%
38 Monroe	6,720	73.5%	14.95%
39 New Brunswick	(443)	-1.1%	-0.99%
40 North Brunswick	5,529	33.1%	12.30%
41 Old Bridge	2,800	5.7%	6.23%
42 Perth Amboy	153	0.4%	0.34%
43 Piscataway	5,805	15.9%	12.91%
44 Plainsboro	3,957	240.1%	8.80%
45 Sayreville	(2,539)	-7.8%	-5.65%
46 South Amboy	(1,016)	-10.9%	-2.26%
47 S. Brunswick	3,069	21.8%	6.83%

Hanterdon, Middlesex, Sommerset, & Warren - Data Base

48 S. Plainfield	(621)	-2.9%	-1.38%
49 South River	(1,067)	-6.9%	-2.37%
50 Spotswood	(51)	-0.6%	-0.11%
51 Woodbridge	(8,870)	-9.0%	-19.73%
MIDDLESEX	12,080	2.1%	26.87%
52 Bedminster	(128)	-4.9%	-0.28%
53 Bernards	(385)	-2.9%	-0.86%
54 Bernardsville	63	0.9%	0.14%
55 Bound Brook	(740)	-7.1%	-1.65%
56 Branchburg	2,104	36.6%	4.68%
57 Bridgewater	(1,060)	-3.5%	-2.36%
58 Far Hills	(103)	-13.2%	-0.23%
59 Franklin	969	3.2%	2.16%
60 Green Brook	338	7.9%	0.75%
61 Hillsborough	8,000	72.3%	17.80%
62 Manville	(1,751)	-13.4%	-3.90%
63 Millstone	(100)	-15.9%	-0.22%
64 Montgomery	1,007	15.9%	2.24%
65 N. Plainfield	(2,688)	-12.3%	-5.98%
66 Peapack Gladsto	114	5.9%	0.25%
67 Raritan	(563)	-8.4%	-1.25%
68 Rocky Hill	(200)	-21.8%	-0.44%
69 Somerville	(1,679)	-12.3%	-3.74%
70 S. Bound Brook	(194)	-4.3%	-0.43%
71 Warren	1,213	14.1%	2.70%
72 Watchung	540	11.4%	1.20%
SOMERSET	4,757	2.4%	10.58%
73 Allamuchy	1,422	125.0%	3.16%
74 Alpha	(185)	-6.5%	-0.41%
75 Belvidere	(247)	-9.1%	-0.55%
76 Blairstown	2,171	99.2%	4.83%
77 Franklin	368	18.7%	0.82%
78 Frelinghuysen	317	28.4%	0.71%
79 Greenwich	256	17.3%	0.57%
80 Hackettstown	(622)	-6.6%	-1.38%
81 Hardwick	399	72.8%	0.89%
82 Harmony	397	18.1%	0.88%
83 Hope	328	28.8%	0.73%
84 Independence	772	37.5%	1.72%
85 Knowlton	336	19.3%	0.75%
86 Liberty	501	40.8%	1.11%
87 Lopatcong	1,854	59.0%	4.12%
88 Mansfield	2,234	63.0%	4.97%
89 Oxford	(83)	-4.8%	-0.18%
90 Pahaquarry	(45)	-63.4%	-0.10%
91 Phillipsburg	(1,202)	-6.7%	-2.67%
92 Pohatcong	(68)	-1.7%	-0.15%
93 Washington Boro	486	8.2%	1.08%
94 Washington Twp	658	18.4%	1.46%
95 White	422	18.1%	0.94%
WARREN	10,469	14.2%	23.29%
REGION	44,949	4.9%	100.00%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

hmswshr.wks 01/28/84	v1 Valuation	v2	v3	v4
Municipalities	Tax (1982) Apportioned Net Valuation	% of Region	Value Per capita	% V.p.c. region
1 Alexandria	94,702,266	0.33%	33,846	1.13%
2 Bethelam	88,104,848	0.31%	28,934	0.96%
3 Bloomsbury	19,808,970	0.07%	22,927	0.76%
4 Califon	27,314,399	0.10%	26,700	0.89%
5 Clinton	57,991,646	0.20%	30,362	1.01%
6 Clinton Twp	274,678,250	0.96%	37,397	1.25%
7 Delaware	127,196,911	0.44%	33,333	1.11%
8 East Amwell	114,234,020	0.40%	32,939	1.10%
9 Flemington	119,266,201	0.42%	28,864	0.96%
10 Franklin	109,823,321	0.38%	47,874	1.59%
11 Frenchtown	32,944,046	0.11%	20,943	0.70%
12 Glen Gardner	15,003,410	0.05%	17,990	0.60%
13 Hampton	24,005,944	0.08%	14,874	0.50%
14 High Bridge	74,034,705	0.26%	21,553	0.72%
15 Holland	146,092,343	0.51%	31,808	1.06%
16 Kingwood	83,050,135	0.29%	29,960	1.00%
17 Lambertville	82,174,623	0.29%	20,320	0.68%
18 Lebanon Boro	22,763,609	0.08%	27,760	0.92%
19 Lebanon Twp	152,804,403	0.53%	27,991	0.93%
20 Milford	56,389,452	0.20%	41,220	1.37%
21 Raritan	341,726,031	1.19%	41,212	1.37%
22 Readington	368,824,658	1.28%	33,977	1.13%
23 Stockton	16,119,203	0.06%	25,069	0.83%
24 Tewksbury	205,186,495	0.71%	50,119	1.67%
25 Union	110,060,916	0.38%	27,716	0.92%
26 West Amwell	76,538,674	0.27%	33,292	1.11%
HUNTERDON	2,840,839,479	9.89%	788,982	26.28%
27 Carteret	502,282,856	1.75%	24,385	0.81%
28 Cranbury	169,971,961	0.59%	88,205	2.94%
29 Dunellen	152,575,696	0.53%	23,142	0.77%
30 East Brunswick	1,203,219,303	4.19%	31,906	1.06%
31 Edison	2,620,928,257	9.13%	37,339	1.24%
32 Helmetta	23,660,048	0.08%	24,775	0.83%
33 Highland Park	272,952,138	0.95%	20,376	0.68%
34 Jamesburg	67,876,716	0.24%	16,499	0.55%
35 Metuchen	405,957,873	1.41%	29,498	0.98%
36 Middlesex	362,849,764	1.26%	26,918	0.90%
37 Milltown	194,610,362	0.68%	27,272	0.91%
38 Monroe	502,118,072	1.75%	31,663	1.05%
39 New Brunswick	602,771,135	2.10%	14,545	0.48%
40 North Brunswick	884,271,726	3.08%	39,796	1.33%
41 Old Bridge	976,558,725	3.40%	18,957	0.63%
42 Perth Amboy	751,071,110	2.62%	19,282	0.64%
43 Piscataway	1,305,823,228	4.55%	30,927	1.03%
44 Plainsboro	283,487,565	0.99%	50,578	1.68%
45 Sayreville	936,284,635	3.26%	31,242	1.04%
46 South Amboy	144,207,340	0.50%	17,328	0.58%
47 S. Brunswick	702,142,267	2.44%	40,996	1.37%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	824,781,349	2.87%	40,192	1.34%
49 South River	258,026,047	0.90%	17,967	0.60%
50 Spotswood	158,880,307	0.55%	20,265	0.67%
51 Woodbridge	2,721,684,980	9.48%	30,216	1.01%
MIDDLESEX	17,028,993,460	59.29%	754,270	25.12%
52 Bedminster	247,874,732	0.86%	100,395	3.34%
53 Bernards	678,636,419	2.36%	52,526	1.75%
54 Bernardsville	362,642,157	1.26%	54,005	1.80%
55 Bound Brook	194,552,237	0.68%	20,036	0.67%
56 Branchburg	283,745,098	0.99%	36,164	1.20%
57 Bridgewater	1,134,311,206	3.95%	38,880	1.29%
58 Far Hills	56,794,800	0.20%	83,892	2.79%
59 Franklin	829,860,589	2.89%	26,464	0.88%
60 Green Brook	153,266,479	0.53%	33,032	1.10%
61 Hillsborough	589,952,190	2.05%	30,951	1.03%
62 Manville	272,560,329	0.95%	24,167	0.80%
63 Millstone	13,599,791	0.05%	25,660	0.85%
64 Montgomery	307,740,017	1.07%	41,813	1.39%
65 N. Plainfield	335,871,425	1.17%	17,578	0.59%
66 Peapack Gladsto	136,455,362	0.48%	66,956	2.23%
67 Raritan	203,907,346	0.71%	33,275	1.11%
68 Rocky Hill	28,572,659	0.10%	39,850	1.33%
69 Somerville	278,935,366	0.97%	23,297	0.78%
70 S. Bound Brook	75,367,330	0.26%	17,402	0.58%
71 Warren	413,249,424	1.44%	42,147	1.40%
72 Watchung	337,630,551	1.18%	63,824	2.13%
SOMERSET	6,935,525,507	24.15%	872,312	29.05%
73 Allamuchy	96,318,734	0.34%	37,625	1.25%
74 Alpha	47,175,934	0.16%	17,843	0.59%
75 Belvidere	62,549,614	0.22%	25,273	0.84%
76 Blairstown	143,097,841	0.50%	32,821	1.09%
77 Franklin	53,697,782	0.19%	22,938	0.76%
78 Frelinghuysen	46,208,320	0.16%	32,201	1.07%
79 Greenwich	41,428,999	0.14%	23,837	0.79%
80 Hackettstown	180,902,831	0.63%	20,441	0.68%
81 Hardwick	32,452,416	0.11%	34,269	1.14%
82 Harmony	68,008,924	0.24%	26,238	0.87%
83 Hope	43,486,596	0.15%	29,623	0.99%
84 Independence	78,810,544	0.27%	27,858	0.93%
85 Knowlton	49,762,948	0.17%	23,994	0.80%
86 Liberty	43,318,424	0.15%	25,040	0.83%
87 Lopatcong	115,192,303	0.40%	23,048	0.77%
88 Mansfield	118,080,339	0.41%	20,429	0.68%
89 Oxford	29,780,410	0.10%	17,951	0.60%
90 Pahaquarry	606,616	.00%	23,331	0.78%
91 Phillipsburg	240,586,538	0.84%	14,452	0.48%
92 Pohatcong	80,895,866	0.28%	20,979	0.70%
93 Washington Boro	122,175,142	0.43%	19,004	0.63%
94 Washington Twp	98,266,842	0.34%	23,160	0.77%
95 White	123,132,232	0.43%	44,808	1.49%
WARREN	1,915,936,195	6.67%	587,160	19.55%
REGION	28,721,294,641	100.00%	3,002,724	100.00%