

ML - Morris County

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A compilation of statistical data for
Morris County and Δ Municipalities
by Alan Mallach

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A COMPILATION OF STATISTICAL
DATA FOR MORRIS COUNTY AND
DEFENDANT MUNICIPALITIES

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LOCATION

The defendant municipalities are located in Morris County in north central New Jersey. For purposes of fair share housing analysis, Morris County is part of an eight county region (hereinafter the Region) centering on the large cities of northeastern New Jersey and including Bergen, Essex, Hudson, Morris, Middlesex, Passaic, Somerset, and Union Counties.* The location of Morris County in relation to the State and Region are indicated by Map 1. Defendants are 12 of the 34 municipalities in Morris County. Their location is indicated on Map 2.

LAND



Morris County contains 26.3 percent of the Region's total land. In 1980 it contained less than 10 percent of the Region's total population. It has the second lowest population density in the Region, as illustrated by Table 1.

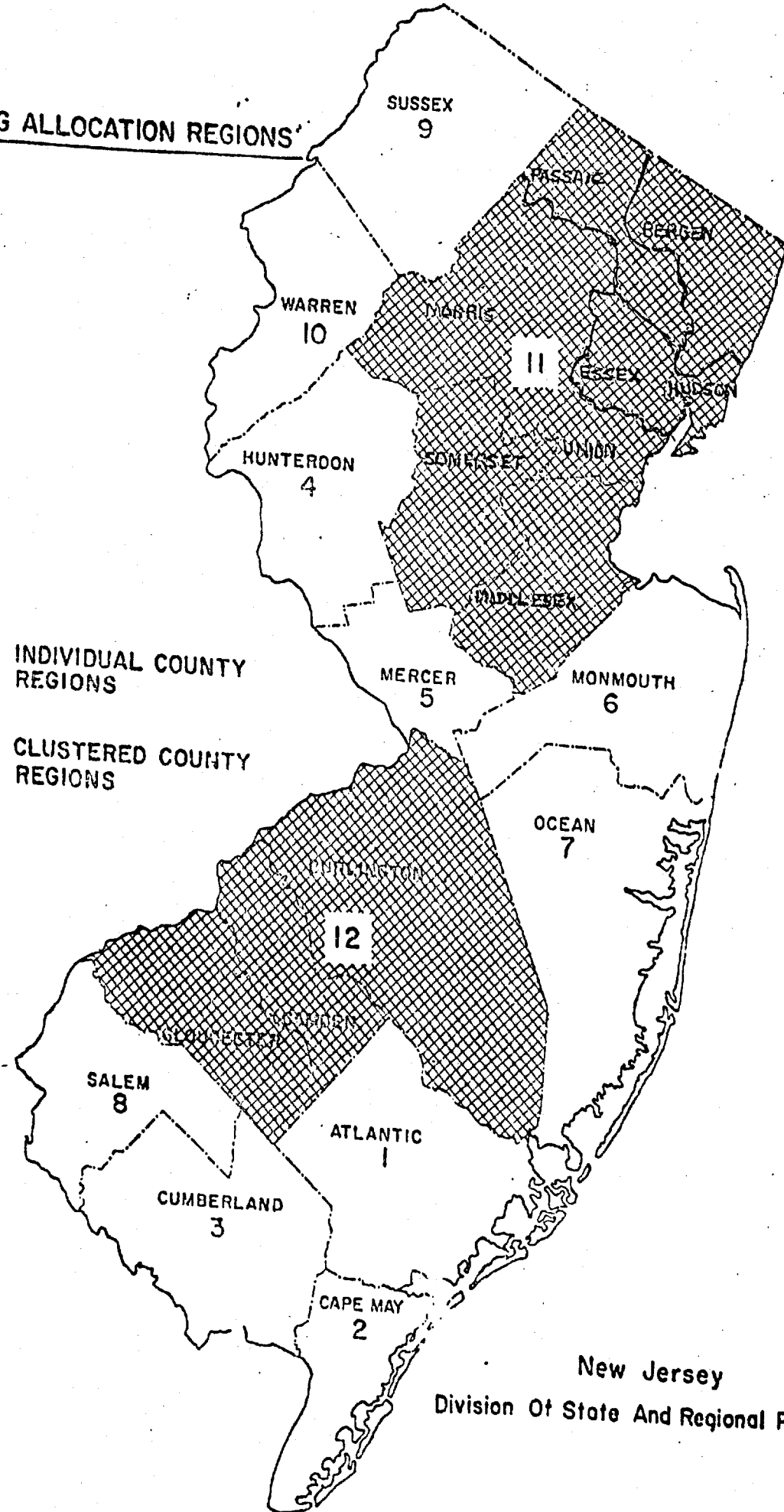
The population densities of the defendant municipalities are listed in Table 2.

Based upon analysis by the Department of Community Affairs, Morris County has 109,447 acres of vacant developable land, representing 40 percent of the vacant developable land in the Region as indicated by Table 3.

* See Abeles Schwartz & Associates.

HOUSING ALLOCATION REGIONS

-  INDIVIDUAL COUNTY REGIONS
-  CLUSTERED COUNTY REGIONS



COUNTY OF MORRIS

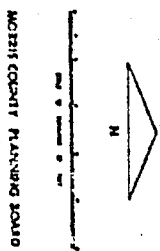
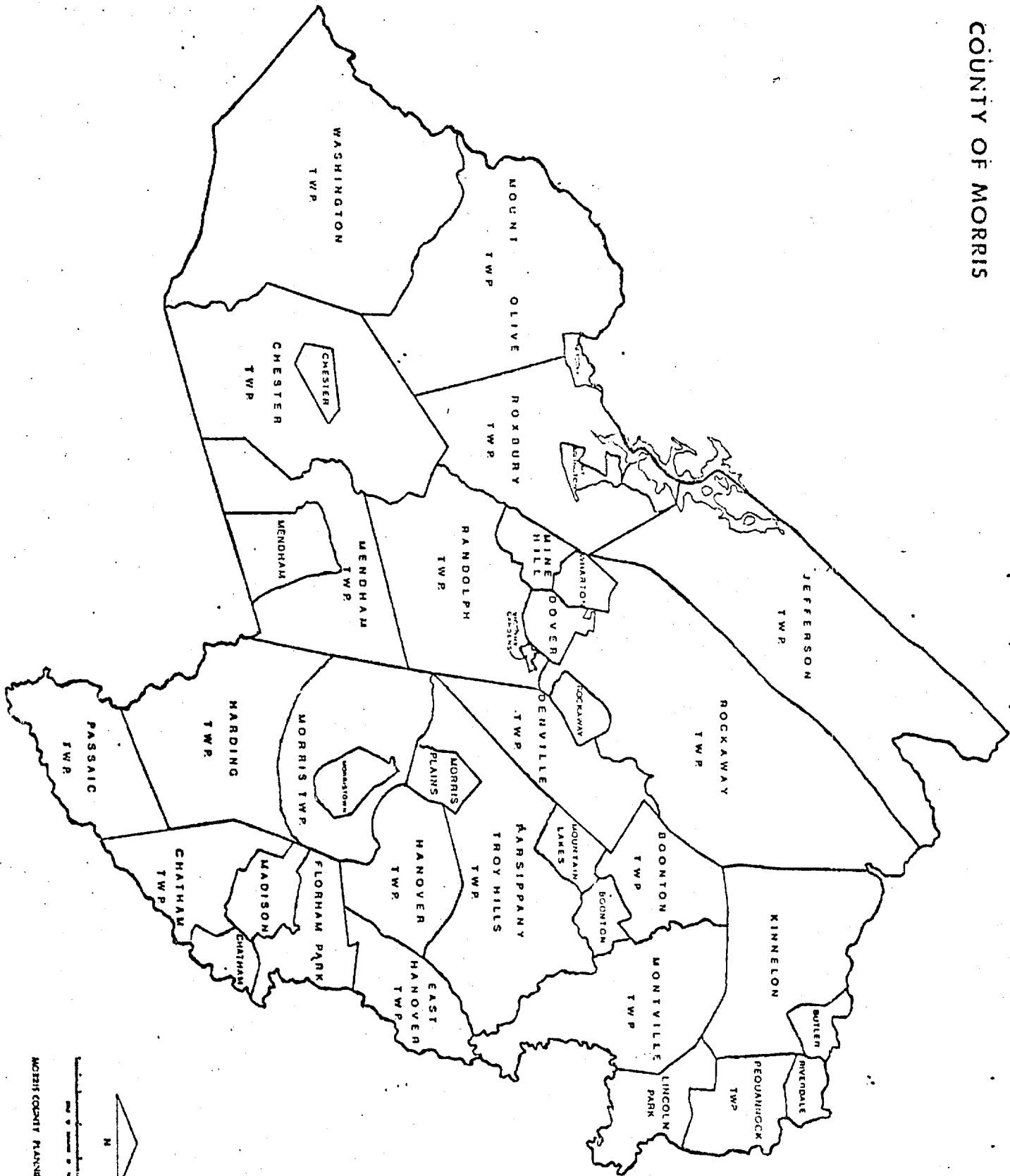


Table 1

1982-83 Estimated Density by County in 8-County Region

<u>County</u>	<u>1982-83 Estimated Population per sq. mile</u>	<u>Rank* Within Region</u>
Bergen	3,610	5
Essex	6,624	7
Hudson	12,032	8
Middlesex	1,931	3
MORRIS	875	2
Passaic	2,337	4
Somerset	670	1
Union	4,906	6

* Ranked from lowest to highest density

Source: 1983 New Jersey Legislative District Data Book,
Rutgers University, Bureau of Government Research,
New Brunswick, N.J., April, 1983, pages xiv, xix,
xxi, xxiv, xxvi, xxviii, xxx, xxxii.

Table 2

Land Area & Estimated Population Densities for
Morris County Defendant Municipalities*

<u>Municipality</u>	<u>Gov't</u>	<u>Area Sq. Mile</u>	<u>Estimated Density</u>
Rockaway	Twp.	42.35	467
Mt. Olive	Twp.	30.06	632
Montville	Twp.	18.97	761
Randolph	Twp.	20.88	882
Roxbury	Twp.	21.46	888
Hanover	Twp.	10.80	1,098
Denville	Twp.	12.70	1,133
Morris	Twp.	15.70	1,217
Florham Park	Borough	7.50	1,291
Lincoln Park	Borough	6.66	1,318
Pequannock	Twp.	6.95	1,985
Parsippany-Troy Hills	Twp.	24.30	2,066

*Ranked from lowest to highest density

Source: 1983 New Jersey Legislative District Data Book,
Rutgers University, Bureau of Government Research,
New Brunswick, N.J., April, 1983.

The defendant municipalities in particular have substantial amounts of vacant land, whether based on the DCA analysis of vacant developable land or the municipalities' own planning documents as set out in Table 4.

POPULATION CHARACTERISTICS

Morris County has grown rapidly since 1950, outpacing the State and the Region. The county experienced a 46.6 percent increase in population between 1960 and 1970, far in excess of the State or Region. It experienced 6.3 percent growth between 1970 and 1980 during a period in which the State's population increased only 2.7 percent and the Region's population actually declined by 4.2 percent. The full dimension of this growth is indicated by Table 5.

Between 1970 and 1980, Morris County was the fastest growing county in the Region, as indicated by Table 6.

During this period, the five inner counties in the Region lost population, while Morris, Somerset and Middlesex grew as indicated by Map 3.

Population projections by the New Jersey Department of Environmental Protection, the New Jersey Department of Labor, and the Morris County Planning Board all indicated that Morris County's rapid growth will continue through the end of the century, as indicated by Table 7.

All of the defendant municipalities have participated in the rapid growth pattern since 1950, as indicated by Table 8.

TABLE 3

VACANT LAND

<u>Area</u>	<u>Vacant Developable Land (Acres)</u>
Bergen County	14,715
Essex	8,813
Hudson	0
Middlesex	62,810
MORRIS	109,447
Passaic	25,882
Somerset	46,562
Union	3,655
TOTAL	271,884

Source: A Revised Statewide Housing Allocation Report for
New Jersey, Appendix D, New Jersey Dept. of Community
Affairs, May 1978.

TABLE 4

Vacant Land - Defendant Municipalities

<u>Municipality</u>	<u>Vacant developable land (acres) - DCA</u>	<u>Vacant developable land (acres) - municipal planners</u>	<u>Comments</u>
Denville	3191	786	1023 vacant acres considered undevelopable due to excessive slope (25% & over); flood hazard; depth to bedrock (0-6 ft.); high water table (0-5 ft.) & unacceptable soil permeability
Florham Park	1769	360	380 vacant acres considered undevelopable: in floodway, in flood fringe. 190 vacant acres already committed for development.
Hanover	2393	208	835 vacant acres considered undevelopable because of high water table (0-2½ ft.), stream overflow, 100 yr. flood plain, swamp, wetlands, steep slopes (over 15%).
Lincoln Park	396	not available	
Montville	4714	4955	5865 total vacant acres. 413 already committed. 1256 are in SDGP growth area. 2269 are qualified farmland. 496.3 are unavailable due to environmental constraints such as floodway, floodhazard, flood fringe, steep slopes, and poor soils.
Morris Township	2996	336 vacant	No. acres vacant developable land not available.
Mt. Olive	9557	3380 vacant	8765 additional acres are wooded and 623 are under water. No. acres vacant developable land not available

TABLE 4 (continued)

Vacant Land - Defendant Municipalities

<u>Municipality</u>	<u>Vacant developable land (acres) -DCA</u>	<u>Vacant developable land (acres) - municipal planners</u>	<u>Comments</u>
Parsippany-Troy Hills	4642	522	220 additional vacant acres classified as farmland. 764 acres already committed for development. 2713 vacant acres classified as having environmental constraints: steep slopes (over 15%), 100 year flood plain, high water table (0-1½ ft.), rock outcrop, U.S. Dept. Fish & Wildlife wetland.
Pequannock	748	not available	
Randolph	6170	1782	980 acres designated as lying in SDGP "growth area." 484 of these acres are considered vacant and available for development.
Rockaway Township	11,246	2399	6658 vacant acres considered undevelopable due to steep slopes (over 15%), severe septic effluent disposal & flood plains.
Roxbury	5056	972 in "growth area"	1382 vacant acres in "growth area" considered undevelopable due to steep slopes, critical soils, flood areas & wetlands. These environmental constraints are not defined.

SOURCES: Department of Community Affairs, Reports by Municipal Planning Experts.
See Appendix B for full citations.

TABLE 5

1960-1980 Population Growth by Comparison Areas

<u>Area</u>	<u>1960 Population</u>	<u>1970 Population</u>	<u>1980 Population</u>	<u>1960-70 % Change</u>	<u>1970-80 % Change</u>
New Jersey State	6,066,782	7,168,164	7,364,823	+ 18.2%	+ 2.7%
8 County Region	4,064,796	4,606,801	4,411,804	+ 13.3%	- 4.2%
Morris County	261,620	383,454	407,630	+ 46.6%	+ 6.3%

Sources: 1960, 1970 and 1980 Census. See Appendix B for full citations.

TABLE 6

1970-1980 Population Change by Comparison Areas

<u>Area</u>	<u>1970 Population</u>	<u>1980 Population</u>	<u>Absolute Change</u>	<u>% Change</u>
New Jersey State	7,171,112	7,364,823	+ 193,711	+ 2.7%
8 County Region	4,606,823	4,411,804	- 195,019	- 4.2%
Bergen	897,148	845,385	- 51,763	- 5.8%
Essex	932,299	851,116	- 81,183	- 8.7%
Hudson	607,839	556,972	- 50,867	- 8.4%
Middlesex	583,813	595,893	+ 12,080	+ 2.0%
MORRIS	383,454	407,630	+ 24,176	+ 6.3%
Passaic	460,782	447,585	- 13,197	- 2.9%
Somerset	198,372	203,129	+ 4,757	+ 2.4%
Union	543,116	504,094	- 39,022	- 7.1%

Sources: 1970 and 1980 Census. See Appendix B for full citations.

TABLE 7.

Population Projections for Morris County

<u>Source*</u>	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
U.S. Census	383,454	--	407,630	--	--	--	--
N.J. Dept. of Labor, 1983	--	--	--	448,700	467,700	488,400	511,300
Policy Projections used by N.J. Dept. of Environmental Protection, 1979	--	--	--	445,000	470,000	495,000	520,000
Morris County Planning Board	--	--	--	--	471,680	--	520,000

* See Appendix B for full citations.

Table 8

Population Growth of Defendant Municipalities in Morris County

<u>Municipality</u>	<u>1950 Pop.</u>	<u>1960 Pop.</u>	<u>1970 Pop.</u>	<u>1980 Pop.</u>	<u>1950 - 1980 Percent Change</u>
Denville Twp.	6,055	10,632	14,045	14,380	137
Florham Park Borough	2,385	7,222	9,373	9,359	292
Hanover Twp.	3,756	9,329	10,700	11,846	215
Lincoln Park Borough	3,376	6,048	9,034	8,806	161
Montville Twp.	4,159	6,722	11,846	14,290	244
Morris Twp.	7,432	12,092	18,135	18,486	149
Mt. Olive Twp.	2,597	3,807	10,394	18,748	622
Parsippany-Troy Hills Twp.	15,290	25,557	55,112	49,868	226
Pequannock Twp.	5,256	10,553	14,350	13,776	162
Randolph Twp	-	7,295	13,296	17,828	144*
Rockaway Twp.	4,418	10,356	18,955	19,850	349
Roxbury Twp.	-	9,983	15,754	18,878	89*

* 1960-1980 change.

Sources: 1950, 1960, 1970 and 1980 Census. See Appendix B for full citations.

Although the growth rate of the State, Region, and County between 1970 and 1980 was not as great as in previous decades, the populations of Hanover, Montville, Mount Olive, and Roxbury Townships grew more than 10 percent between 1970 and 1980.

Morris County's population is highly homogeneous racially and economically. It is overwhelmingly white and affluent. Compared to the State and Region, it has few minority or lower income households. The spectacular growth that the County has experienced has not diminished this pattern of racial and economic segregation. Indeed, in some municipalities the pattern has become even more accentuated over the past twenty years.

As illustrated in Table 9, the proportion of Blacks in Morris County is less than one-fifth that of the State or the Region and the proportion of Puerto Ricans is less than one-third that of the State or Region.

These figures in fact understate the degree of racial and ethnic segregation. Within Morris County, Blacks are heavily concentrated in Morristown, where they make up nearly a fourth of the population, and Victory Gardens, where they make up 30 percent of the population. Similarly, Puerto Ricans are heavily concentrated in Dover, where they make up 15 percent of the population. Other municipalities, including all the defendants except Morris Township, have an even smaller

Table 9

1980 Racial and Ethnic Population Characteristics

<u>Characteristics</u>	<u>Morris County</u>	<u>Region</u>	<u>State</u>
Percent of Population that is Black	2.5%	14%	13%
Percent of Population that is Puerto Rican	1.0%	4.1%	3.3%

Source: 1980 Census. See Appendix B for full citation.

proportion of Blacks and Puerto Ricans than the County as a whole. Table 10 sets forth the proportion of Blacks in the population in 1970 and 1980 in the defendant municipalities as well as the County, Region, and State.

Table 11 sets out similar data for Puerto Ricans.

In all of the defendant municipalities, the Black population grew more slowly than in the Region or the State between 1970 and 1980, accentuating the segregated residential pattern. While the percentage of Blacks in the Region's population grew by 3.1 points, the percentage of Blacks grew by 1.67 points in Florham Park, 1.02 points in Randolph Township and less than one point in each of the other defendant municipalities. In Hanover, Morris Township and Pequannock the proportion of Blacks actually declined.

INCOME

The median income of households in Morris County in 1979 was \$26,626, 34.5 percent greater than the median income of households in the State as a whole. Morris County had the highest median household income of any county in the State, as indicated by Table 12.

The median income for households in Morris County is 163 percent higher than the median income of households in Newark, 122 percent higher than the median income of households in Paterson, and 108 percent higher than the median income of households in Jersey City.

Table 10

Black Population - Morris County Municipalities 1960-1980

Municipality	1960		1970		1980	
	#	% of Total	#	% of Total	#	% of Total
Denville	14	0.13	39	0.27	50	0.34
Florham Park	9	0.12	11	0.13	165	1.8
Hanover	114	1.2	85	0.79	91	0.76
Lincoln Park	2	0.03	6	0.06	49	0.55
Montville	45	0.66	69	0.58	114	0.79
Morris Twp.	631	5.2	1090	5.6	981	5.3
Mt. Olive	12	0.22	26	0.25	229	1.2
Parsippany-Troy Hills	636	2.4	809	1.4	1082	2.1
Pequannock	2	0.01	8	0.05	3	0.02
Randolph	43	0.49	105	0.78	329	1.8
Rockaway Twp.	30	0.28	79	0.41	189	0.95
Roxbury	8	0.07	46	0.29	119	0.63
Morris County	5375	2.0	8483	2.2	10,017	2.5
Region	329,444	8.1	517,784	11.2	616,119	14
State	514,875	8.4	770,292	10.7	925,066	13

Sources: 1960-1980 Census data. See Appendix B for full citations.

Table 11

Puerto Rican Population - Morris County - 1970-1980

<u>Municipality</u>	<u>1970</u> <u>#</u>	<u>% of '70</u> <u>Total</u>	<u>1980</u> <u>#</u>	<u>% of '80</u> <u>Total</u>
Denville	71	0.50	41	0.28
Florham Park	0	0	31	0.33
Hanover	0	0	36	0.30
Lincoln Park	14	0.15	60	0.68
Montville	17	0.14	34	0.23
Morris Twp.	51	0.26	27	0.14
Mt. Olive	119	1.1	122	0.65
Par-Troy Hills	69	0.12	283	0.56
Pequannock	25	0.17	31	0.22
Randolph	18	0.13	75	0.42
Rockaway Twp.	202	1.0	132	0.66
Roxbury	53	0.33	97	0.51
Morris County	2,801	0.7	4,278	1.0
8 County Region	105,262	2.2	181,125	4.1
State	135,676	1.9	243,540	3.3

Sources: 1970 and 1980 Census. See Appendix B for full citations.

Table 12

Median Household Income in 1979 for
the State and New Jersey Counties

<u>Area</u>	<u>Median</u> <u>1979 Household Income</u>	<u>Rank*</u>
New Jersey	\$19,801	--
Atlantic County	15,752	18
Bergen County	24,053	4
Burlington County	21,197	8
Camden County	18,056	13
Cape May County	14,048	21
Cumberland County	15,378	19
Essex County	16,186	17
Gloucester County	19,837	10
Hudson County	14,384	20
Hunterdon County	24,115	3
Mercer County	19,659	11
Middlesex County	22,826	5
Monmouth County	21,061	9
MORRIS COUNTY	26,626	1
Ocean County	16,224	16
Passaic County	17,907	15
Salem County	18,017	14
Somerset County	26,235	2
Sussex County	21,870	6
Union County	21,625	7
Warren County	18,969	12

* Ranked highest to lowest income.

Source: 1980 Census. See Appendix B for full citation.

Median incomes for households in all defendant municipalities are substantially higher than the median income of households in the State as a whole, as indicated by Table 13. All defendants had median household incomes more than twice as high as Newark's.

Defendant municipalities are characterized by very high proportions of upper income households and very low proportions of lower income households. This can be seen by examining the proportion of households in each municipality that is the wealthiest fifth or quintile of all households in the State (Quintile 5), the proportion in the second wealthiest fifth (Quintile 4), the proportion in the middle fifth (Quintile 3), the proportion in the next to lowest fifth (Quintile 2), and the proportion in the poorest fifth (Quintile 1).* Quintile 1 corresponds roughly to low income households and Quintile 2 corresponds roughly to moderate income households as defined in the Mt. Laurel II decision. The bar graphs in Table 14 shows the distribution of the households in the State, the Region, Morris County, and each defendant municipality.**

While the distribution of households by wealth is roughly the same for the Region as a whole as it is for the State, the defendant municipalities have a very different distribution.

* A detailed description of the analysis of population into quintiles is set out in the Appendix.

** The distribution of households in defendant municipalities by quintile in 1970 and 1980 is set out in the Appendix in Tables A-1 and A-2.

Table 13

Median Household Income for the State,
Morris County and Defendant Municipalities*

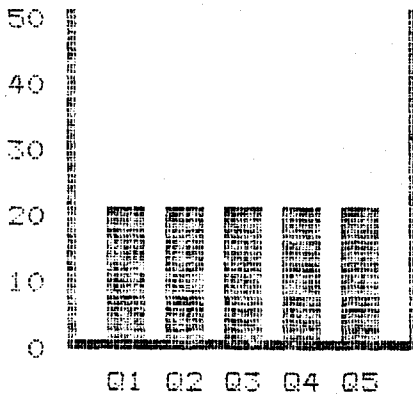
<u>Municipality</u>	<u>Median 1979 Household Income</u>
Denville Twp.	27,974
Florham Park Borough	34,875
Hanover Twp.	30,021
Lincoln Park Borough	24,403
Montville Twp.	32,618
Morris Twp.	32,795
Mt. Olive Twp.	23,354
Parsippany- Troy Hills Twp.	24,873
Pequannock Twp.	27,000
Randolph Twp.	28,262
Rockaway Twp.	27,002
Roxbury Twp.	27,240
MORRIS COUNTY	26,626
State	\$19,801
Newark City	10,118
Jersey City	12,787
Paterson City	11,999

* Newark, Jersey City and Paterson City are included for comparison purposes.

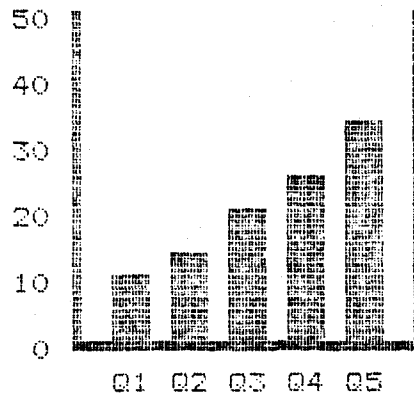
Source: 1980 Census: See Appendix B. for full citation.

TABLE 14

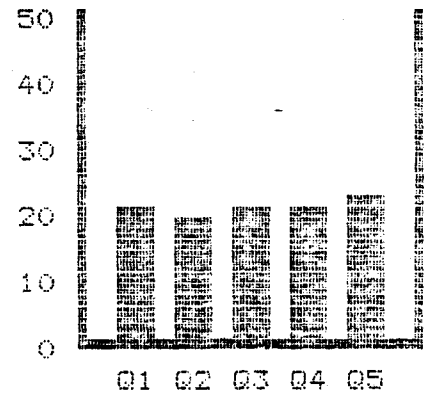
1980 QUINTILE ANALYSIS FOR MORRIS COUNTY,
REGION AND DEFENDANT MUNICIPALITIES



NEW JERSEY

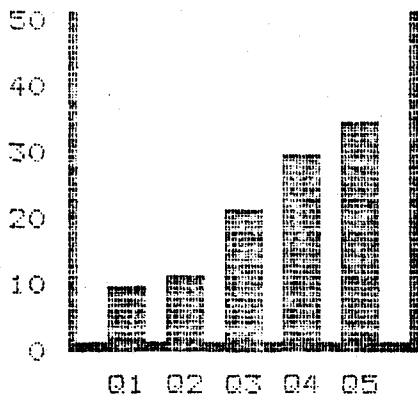


MORRIS COUNTY

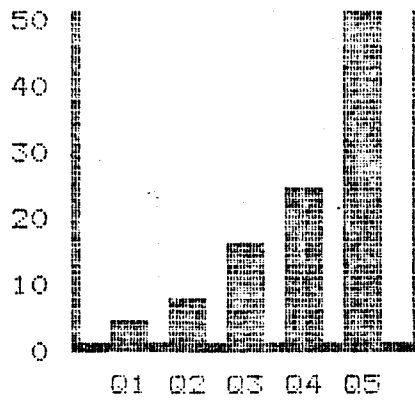


EIGHT COUNTIES

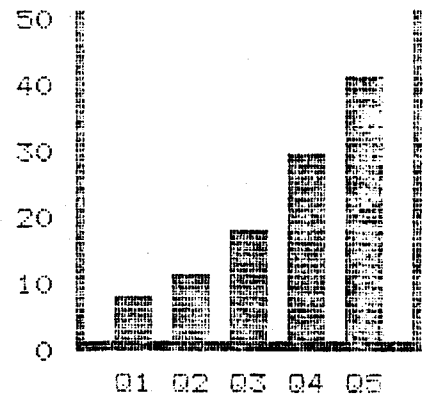
TABLE 14



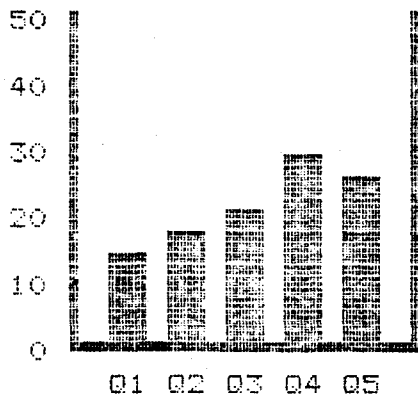
DENVILLE



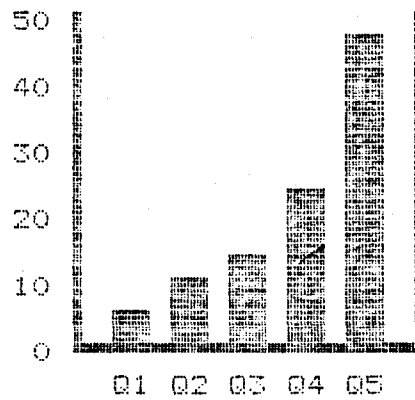
FLORHAM PARK



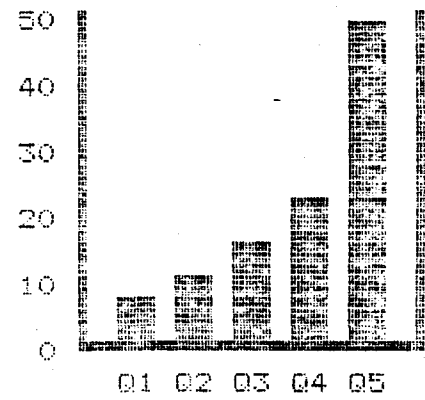
HANOVER



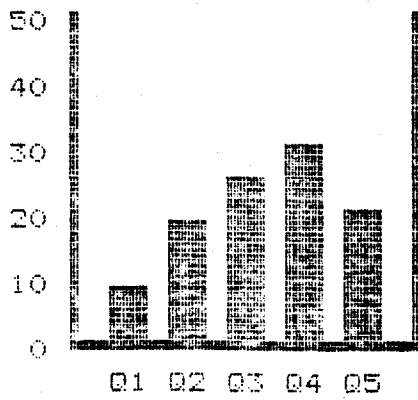
LINCOLN PARK



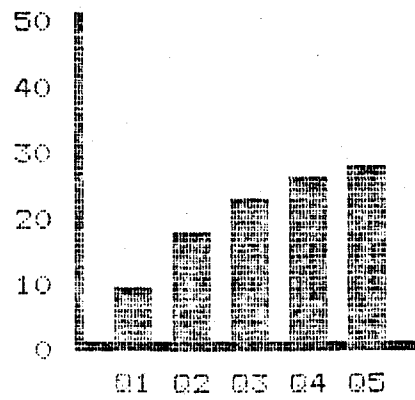
MONTVILLE



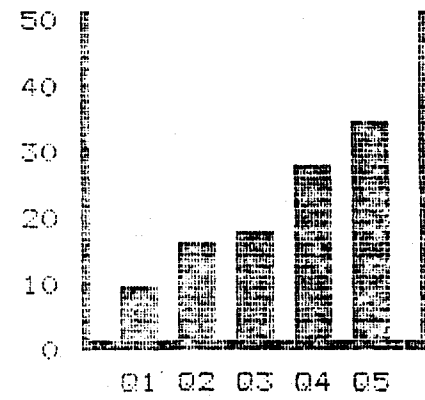
MORRIS TWP



MOUNT OLIVE

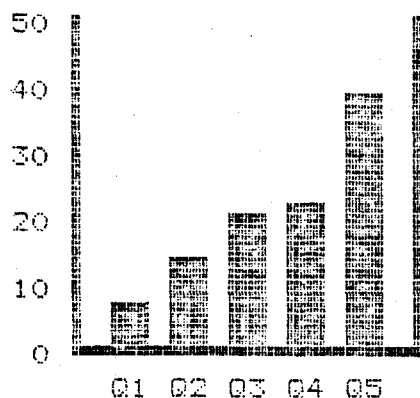


PAR/TROY HILLS

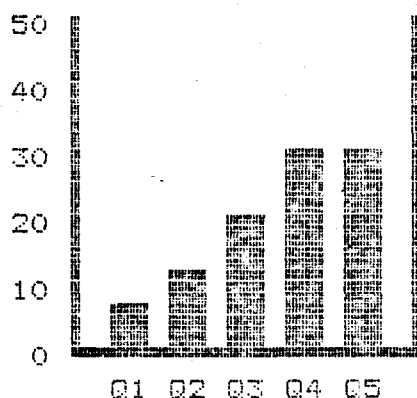


PEGUANNOCK

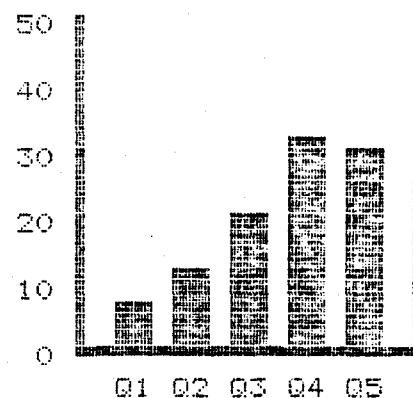
TABLE 14



RANDOLPH



ROCKAWAY



ROXBURY

Source: Table VII. "Household, Family and Per Capita Income in 1979: 1980 Census; Summary Tape File 3, State, County & Municipal Profiles, State Data Center, State of N.J., Dept. of Labor, pages 1,3,8,10,13,15,17,19,21, 376 through 414.

In Mt. Olive, 49.2 percent of the households are in the wealthiest two quintiles. In all of the other defendants at least 50 percent of the households are in the wealthiest two quintiles. In 9 of the 12 defendants more than 60 percent of the households are in the wealthiest two quintiles, and in Florham Park and Montville more than 70 percent of the households are in the wealthiest two quintiles. Seven of the 12 defendants have more than a third of their households in the very wealthiest quintile and Florham Park, Montville and Morris Township have more than 45 percent of their households in the very wealthiest quintile.

On the other hand, none of the defendants have as much as 30 percent of their households in the poorest two quintiles. Ten of the twelve defendant municipalities have fewer than 25 percent of the households in the poorest two quintiles and seven of the 12 defendants have fewer than 20 percent of their households in the poorest two quintiles. Denville, Florham Park and Montville have fewer than 15 percent of their households in the poorest two quintiles.

Eleven of the twelve defendants have fewer than 10 percent of their households in the very poorest quintile. Florham Park and Montville have fewer than five percent of their population in the very poorest quintile.

Between 1970 and 1980, this dramatic pattern of segregation by wealth became even more accentuated. Table 15 shows the difference in distribution of the population in the defendant municipalities by wealth between 1970 and 1980.

TABLE 15

1970-1980 Change in Quintiles*

<u>Area</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>Q5</u>
8 County Region	+0.9%	-0.4%	-0.5%	-0.4%	-0.5%
MORRIS COUNTY	-1.6	-2.3	-1.7	+0.1	+4.9
DENVILLE	-3.2	-2.8	-2.7	+3	+5.8
FLORHAM PARK	no change	-0.3	-0.4	-7.7	+8.3
HANOVER	+0.6	+1	-3.3	-0.8	+2.5
LINCOLN PARK	+3	+1.1	-4.3	-2.8	+3.2
MONTVILLE	-3.1	-0.5	-2.6	-6.6	+12.8
MORRIS TWP.	-1.4	-0.3	+0.6	-0.7	+1.6
MT. OLIVE	-1.2	-1.3	-2	+4.4	no change
PAR-TROY	+1	-3.5	-2.7	-0.2	+5.4
PEQUANNOCK	+1.2	+2	-3.4	-2.8	+3
RANDOLPH	-1.3	-2.8	-2.7	-5.6	+12.5
ROCKAWAY TWP.	+2.3	-4.1	+0.9	+4.3	+1.6
ROXBURY	-3.3	-3.5	-2.7	+4.6	+4.9

Sources: 1970 and 1980 Census. See Appendix B for full citations.

* Calculations are based on family income data because household income data were not available in 1970.

EMPLOYMENT

Morris County has experienced spectacular employment growth. Between 1972 and 1981, the Region gained 149,668 jobs.*

A pattern of job growth in Morris County coupled with no growth or decline in Essex and Hudson has been emerging for the past 30 years. As indicated by Table 16, "Covered Employment - Morris County, Region, and State, 1950-81," Bergen, Middlesex, Morris and Somerset Counties have experienced dramatic net increases in covered employment between 1950 and 1981. Essex and Hudson Counties experienced nominal increases in covered employment between 1950 and 1970 but have experienced net decreases between 1970 and 1981. Covered employment increased in Passaic and Union Counties between 1950 and 1970 but have remained substantially unchanged since then.

* The New Jersey Department of Labor reports "covered employment" by year for municipalities and counties throughout the state. "Covered employment," as opposed to "total employment," refers only to jobs subject to the New Jersey Unemployment Compensation law which includes employing units with one or more workers whose accumulative payroll for the calendar year 1969, or any calendar year thereafter, reached \$1,000 for such employment.

The definition of "covered employment" was revised in 1969, 1972 and 1978 to include additional types of employment.

"In January 1969, coverage was extended to employers of one or more employees in covered employment whose accumulated payroll for the calendar year reached \$1,000; in January 1972, non-profit organizations meeting similar requirements were extended coverage; and in January 1978, in-home domestics, certain agricultural workers and virtually all state, county and municipal government workers were included in coverage provisions." 1978 Covered Employment Trends in New Jersey, October 1979, p. 68. For years subsequent to 1977, "covered employment" as used here refers to "covered employment in the private sector."

Table 16

Covered Employment - Morris County Regional
Area and State of New Jersey

County	1950	1960	1970	1980	1981
Bergen	107,354	170,765	267,628	340,296	347,425
Essex	304,198	305,903	326,151	308,195	303,754
Hudson	211,864	195,837	213,169	180,369	178,187
Middlesex	88,627	110,966	171,337	236,560	243,547
Morris	27,481	49,527	86,378	149,902	161,189
Passaic	122,273	125,973	155,021	157,976	161,466
Somerset	21,973	31,218	46,498	79,324	82,496
Union	118,615	154,741	217,425	229,614	231,222
Region Totals	1,002,385	1,144,930	1,483,607	1,682,236	1,709,286
N.J. State	1,357,106	1,581,128	2,095,798	2,530,556	2,589,641

Sources: New Jersey Covered Employment Trends. Se Appendix B
for full citations.

As indicated by Table 17, eleven of the twelve defendants were among the top 14 job gaining municipalities in Morris County for the 1972-81 period. Together they gained 39,504 jobs, representing more than 65 percent of the job growth in the county during the period.

The spectacular growth in commercial and economic development is also reflected in commercial and industrial construction. Table 18 aggregates annual compilations prepared by the Morris County Department of Industrial and Economic Development of office, commercial, and industrial building construction.

A project by project listing is set out in Table A-4 in the Appendix.*

The pattern of movement of jobs from urban areas of northeastern New Jersey to Morris County is further illustrated by examining relocations of major commercial and industrial enterprises, for example, during the past five years.**

- In 1983, Levelor/Lorentzem Company relocated 118 jobs from Hoboken (Hudson) to Rockaway, and SLI Avianica Systems relocated 800 jobs from West Caldwell and Fairfield (Essex) to Florham Park.

- In 1982, Carteret Savings and Loan relocated 200 jobs from Cranford (Union), Newark (Essex), Verona (Essex), and South Orange (Essex) to Morristown.

* These compilations are incomplete, since Morris County does not base its compilation on any universal reporting or survey mechanism.

** Drawn from "Companies Moving Into Newark Labor Area," 1979, 1980, 1981, 1982 and 1983.

Table 17

Municipalities with Largest Increases in Covered
Employment From 1972-1981

<u>Municipality</u>	<u>1972</u>	<u>1981</u>	<u>Change</u>
PARSIPPANY-TROY HILLS	8,492	21,774	+13,282
FLORHAM PARK	4,743	12,071	+ 7,328
East Hanover	1,874	8,298	+ 6,424
Morris Plains	4,342	8,837	+ 4,495
Morristown	17,732	21,864	+ 4,132
ROCKAWAY TOWNSHIP	1,686	5,678	+ 3,992
MORRIS TOWNSHIP	1,691	4,708	+ 3,017
DENVILLE	2,893	5,468	+ 2,575
RANDOLPH	1,036	3,580	+ 2,544
ROXBURY	3,158	4,892	+ 1,724
MONTVILLE	3,553	5,111	+ 1,558
MT. OLIVE	681	1,933	+ 1,252
LINCOLN PARK	993	2,166	+ 1,173
HANOVER	12,207	13,266	+ 1,059

Sources: New Jersey Covered Employment Trends. See Appendix B for full citations.

Table 18

Industrial, Commercial & Office Development
Morris County Municipalities - 1979 to 1983

<u>Municipality</u>	<u>Total sq. ft. of non-residential development</u>
East Hanover	100,000
FLORHAM PARK	482,000
HANOVER	783,500
Harding	205,000
Madison	133,000
Morris Plains	398,000
MORRIS TOWNSHIP	2,260,450
Morristown	714,000
MT. OLIVE	80,000
PARSIPPANY-TROY HILLS	3,664,000
PEQUANNOCK	105,000
RANDOLPH	32,000
ROCKAWAY TWP.	220,000

Source: Morris County Department of Industrial and Economic
Development. See Appendix B for full citations.

- In 1981, General Accident Fire and Life Insurance Corporation relocated 115 jobs from East Orange (Essex) to Florham Park and Prudential Insurance Company relocated 1400 jobs, mostly from Willowbrook (Passaic) into Parsippany-Troy Hills.

- In 1980, Milpak Packaging Company relocated 150 jobs from Fairfield (Essex) to Montville, Sperry Univac relocated 150 jobs from Montclair (Essex) to Parsippany-Troy Hills, Children's Place relocated 150 jobs from Fairfield (Essex) to Montville, and Pennsylvania Securities relocated 60 jobs from East Orange (Essex) to Florham Park.

- In 1979, Colonial Life Insurance Company relocated 320 jobs from East Orange (Essex) to Parsippany-Troy Hills, TRW Credit Data relocated 230 jobs from Fairfield (Essex) to Parsippany-Troy Hills, N. J. Office Supply relocated 280 jobs from Newark (Essex) to Hanover, and Dusenberry Corporation relocated 215 jobs from Clifton (Passaic) to Randolph, and Hospital Service Plan of New Jersey relocated 253 jobs in its Newark claims department from Newark (Essex) to Florham Park.

Analyzed by industry, the distribution by jobs in Morris County does not differ greatly from the State or the Region, as indicated by Table 19.

Indeed, if industries are rated by average earnings of employees, as shown in Table 20, Morris County has a higher proportion of jobs in high paying industries than Essex County or the Region as a whole.

TABLE 19

COVERED EMPLOYMENT BY STANDARD INDUSTRIAL CLASSIFICATION - 1981

	Agric., Mining & Other	Contract Construc- tion	Manufac- turing	Transpor- tation	Comuni- cations & Public Utilities	Whole- sale Trade	Retail Trade	Finance Insurance & Real Estate	Services	Total
Statewide	41,713	116,817	779,533	110,648	81,892	212,604	489,678	162,410	594,416	2,589,641
Newark Labor Area*	4,323	32,227	242,744	39,383	34,598	59,784	118,257	66,394	180,951	778,661
Morris County	1,521	5,632	50,412	4,559	7,361	7,678	27,836	17,266	38,924	161,189

Source: New Jersey Covered Employment Trends 1981, State of N.J., Dept. of Labor, Oct., 1982, pages 46-48, 27, 34, 38 & 40

*Includes Essex, Morris, Somerset and Union Counties.

INDIVIDUAL SIC AS A PERCENTAGE OF TOTAL
PRIVATE SECTOR EMPLOYMENT - 1981

	Agric., Mining & Other	Contract Construc- tion	Manufac- turing	Transpor- tation	Communi- cations & Public Utilities	Whole- sale Trade	Retail Trade	Finance Insurance & Real Estate	Services	Total
State	1.6	4.5	30.1	4.3	3.2	8.2	18.9	6.3	22.9	100
Newark Labor Area*	0.6	4.1	31.2	5.1	4.4	7.7	15.2	8.5	23.2	100
Morris County	0.9	3.5	31.3	2.8	4.6	4.8	17.3	10.7	24.1	100
Average Wages	Agric.- \$10,109 Mining- \$21,395 Other - \$15,470	\$20,659	\$19,619	\$20,245	\$25,787	\$20,918	\$9,440	\$15,990	\$14,508	\$16,530

Source: New Jersey Covered Employment Trends 1981, State of N.J., Dept. of Labor, Oct., 1982, pages 46-48, 27, 34, 38 & 40.

"Covered Employment Wages in 1981," New Jersey Economic Indicators, April 18, 1981, page 14.

*Includes Essex, Morris, Somerset and Union Counties.

HOUSING

From 1960 to the present, housing construction has been much more rapid in Morris County than in the State or Region, as indicated by Table 21.

Table 21
Housing Growth

<u>Area</u>	<u>1960</u> Total Yr.- Round Hous- ing Units	<u>1970</u> Total Yr.- Round Hous- ing Units	<u>1960-70</u> % Change	<u>1980</u> Total Yr.- Round Hous- ing Units	<u>1970-80</u> % Change	<u>1960-80</u> % Change
New Jersey	1,998,940	2,388,689	19.5	2,690,377	12.6	34.6
8 County Region	1,279,896	1,483,278	15.9	1,595,277	7.6	24.6
Morris County	82,327	116,032	40.9	136,302	17.5	65.6

Sources: 1960-80 Census Data (see Appendix B for full citations).

Despite the general slump in housing production in the 1970's, Morris County increased its housing stock by 17.5 percent, a rate more than twice as great as the Region as a whole. All of the defendant municipalities have participated in this rapid growth in housing stock, as indicated by Table 22.

The County's housing stock has continued to increase. Between 1980 and 1982 municipalities in the County granted building permits for construction of another 3,950 units.* All of the defendant municipalities have continued to participate in this housing stock growth, as indicated by Table 23. Indeed,

* N.J. Department of Labor, N.J. Residential Building Permits, Summaries for 1980, 1981, 1982.

TABLE 22

Change in Housing Stock 1960-1980 in Municipalities in Morris County

<u>Municipality</u>	<u>1960-1970 change in housing units</u>	<u>% increase over 1960</u>	<u>1960-1970 % of change that are 3+ unit structures</u>	<u>1970-1980 change in housing units</u>	<u>% increase 1970-1980</u>	<u>1970-1980 % of change that are 3+ Unit structure</u>
DENVILLE	671	19.1%	36.1%	598	14.3%	0.83%
FLORHAM PARK	360	21.4%	3.3%	345	16.8%	56.8%
HANOVER	415	16.3%	5.8%	651	22.0%	1.3%
LINCOLN PARK	839	48.9%	54.0%	113	4.4%	7.0%
MONTVILLE	1,029	49.2%	3.2%	1,007	32.3%	2.2%
MORRIS TOWNSHIP	1,781	54.5%	28.4%	1,096	21.7%	25.3%
MT. OLIVE	1,369	70.3%	1.8%	3,625	109.3%	69.9%
PARSIPPANY-TROY HILLS	10,295	166.8%	66.4%	1,174	7.1%	*
PEQUANNOCK	898	30.6%	7.5%	398	10.4%	38.4%
RANDOLPH	1,751	56.7%	50.9%	1,699	37.4%	39.2%
ROCKAWAY TOWNSHIP	1,642	39.5%	14.4%	994	17.1%	36.6%
ROXBURY	1,974	48.1%	10.0%	1,250	26.7%	6.2%

Sources: 1960-1980 Census Data. See Appendix B for full citations.

*Data indicate loss in 3+ units 1970-1980.

TABLE 23

Dwelling Units Authorized By Building Permits, Morris County Municipalities 1980-1982

Municipality	1980				1981				1982				1980-82 Totals			
	Total	Single Family	2-4 Fam.	5 or more Fam.	Total	Single Fam.	2-4 Fam.	5 or more Fam.	Total	single Fam.	2-4 Fam.	5 or more Fam.	Total	single Fam.	2-4 Fam.	5 or more Fam.
DENVILLE	32	32	-	-	12	12	-	-	27	27	-	-	71	71	-	-
FLORHAM PARK	160	145	3	12	99	99	-	-	119	119	-	-	378	363	3	12
HANOVER	18	18	-	-	34	34	-	-	23	23	-	-	75	75	-	-
LINCOLN PARK	5	5	-	-	3	1	2	-	9	5	4	-	17	11	6	-
MONTVILLE	50	50	-	-	41	41	-	-	49	49	-	-	140	140	-	-
MORRIS TWP.	265	165	-	100	171	171	-	-	129	129	-	-	565	465	-	100
MT. OLIVE	15	15	-	-	14	14	-	-	17	17	-	-	46	46	-	-
PARSIPPANY TROY HILLS	265	73	-	192	78	78	-	-	119	119	-	-	462	270	-	192
PEQUANNOCK	13	13	-	-	55	17	-	38	17	17	-	-	85	47	-	38
RANDOLPH	78	79	-	-	70	70	-	-	54	54	-	-	203	203	-	-
ROCKAWAY TWP.	21	21	-	-	30	30	-	-	18	18	-	-	69	69	-	-
ROXBURY	58	58	-	-	66	66	-	-	98	98	-	-	222	222	-	-
COUNTY TOTALS	1,773	1,364	25	384	1,026	972	10	44	1,151	1,094	57	-	3,950	3,430	92	428

Sources: New Jersey Department of Labor Building Permit Data. See Appendix B for full citations.

six defendant municipalities, Florham Park, Montville, Morris Township, Parsippany-Troy Hills, Randolph, and Roxbury, by themselves, account for 1,970 units, nearly two-thirds of the county total.

Another way to evaluate the change in housing stock is its relationship to the change in employment within the area.

For purposes of this analysis, the 1972-1981 change in covered jobs is compared to the 1970-1980 increase in total housing units, using data from the State Department of Labor and the 1970 and 1980 Census. Morris County and all but one defendant municipalities experienced greater employment growth during this period than housing growth.

Table 24 shows the disparity between employment and housing growth. There is an acute shortage of housing affordable to low and moderate households in Morris County and in the defendant municipalities. As indicated by Table 25, housing costs are higher in Morris County than in any other county in the State. In 1980, it had the highest median contract rents in the State. The median rent in Morris County, \$294, was nearly a third higher than the State median of \$228.

Similarly, it had the highest value* of owner-occupied housing in the State. Median non-condominium housing value in Morris County in 1980 was \$81,500, almost a third higher than the statewide median of \$61,400.

Housing costs in Morris County increased over the past ten years at an even more precipitous rate than housing costs statewide. Median rents rose 104 percent statewide between 1970 and 1980. In Morris they went up 118 percent, as indicated in Table 26.

* Occupant reported values.

TABLE 24

Comparison of Change In Covered Jobs
And Change In Housing Stock
Morris County and Defendants

<u>Municipality</u>	<u>1972-1981 Change In Covered Jobs</u>	<u>1970-1980 Change In Housing Stock</u>	<u>Number of Jobs In Excess Of Housing Units</u>
DENVILLE	+2575	+ 598	1977
FLORHAM PARK	+7328	+ 345	6983
HANOVER	+1059	+ 651	408
LINCOLN PARK	+1173	+ 113	1060
MONTVILLE	+1558	+1007	551
MORRIS TWP.	+3017	+1096	1921
MT. OLIVE	+1252	+3625	--
PAR-TROY	+13,282	+1174	12,108
PEQUANNOCK	+ 793	+ 398	395
RANDOLPH	+2544	+1699	845
ROCKAWAY TWP.	+3992	+ 994	2998
ROXBURY	+1724	+1250	474
MORRIS COUNTY	+61,553	+21,960	39,593

SOURCES: N.J. Dept. of Labor and 1980 Census. See Appendix B for full citations.

TABLE 25

1980 Housing Costs by County in New Jersey

<u>County</u>	<u>Median Contract Rent</u>	<u>Rank</u>	<u>Median Non-Condominium Housing Value</u>	<u>Rank</u>
Atlantic	\$214	15	\$52,700	12
Bergen	281	2*	76,500	4
Burlington	238	10	48,200	15
Camden	211	16	42,300	19
Cape May	216	14	47,200	16
Cumberland	185	20	33,600	21
Essex	210	17	67,200	5
Gloucester	218	13	44,200	17
Hudson	187	19	43,700	18
Hunterdon	274	4	78,600	2
Mercer	228	12	49,700	13
Middlesex	269	5	62,600	9
Monmouth	244	8	65,500	8
MORRIS	299	1	81,500	1
Ocean	246	7	48,300	14
Passaic	209	18	66,900	6*
Salem	169	21	35,200	20
Somerset	281	2*	77,800	3
Sussex	257	6	61,900	10
Union	240	9	66,900	6*
Warren	229	11	52,800	11
STATE	228	--	61,400	--

*Municipalities with same costs are equally ranked.

Source: 1980 Census. See Appendix B for full citations.

Table 26
Rental Costs

<u>Area</u>	<u>1970 Median Contract Rent</u>	<u>1980 Median Contract Rent</u>	<u>Percent Increase 1970-1980</u>
Morris County	\$ 137	\$ 299	118
New Jersey	\$ 112	\$ 228	104

Source: 1970 and 1980 Census. See Appendix B for full citations.

Values of owner-occupied housing rose 161 percent statewide. In Morris County they went up 179 percent. (During this period median family income in New Jersey went up only 101 percent). Indeed, during that period Morris advanced from having the third highest median values for owner-occupied housing in New Jersey, to having the highest, as shown in Table 27.*

Table 27
Housing Values

<u>Area</u>	<u>1970 Housing Value</u>	<u>1980 Housing Value</u>	<u>Percent Increase 1970-1980</u>
Morris County	\$29,200	\$81,500	179
New Jersey	\$23,500	\$61,400	161

Sources: 1970 and 1980 Census. See Appendix B for full citations.

In all of the defendant municipalities, rents and housing values are far above the state averages, as indicated by Table 28.

The housing stock of Morris County is very homogeneous. To a far greater degree than in the Region or the State, it consists of the most expensive type of housing - single family, owner-occupied houses, as indicated by Table 29.

* Housing costs for New Jersey counties in 1970 are set out in Table A5 in the appendix.

TABLE 28

1980 Housing Costs in Morris County

<u>Municipality</u>	<u>Median Contract Rent</u>	<u>Median Non- Condominium Housing Value</u>
DENVILLE	\$ 318	\$ 72,000
FLORHAM PARK	501	98,000
HANOVER	287	90,300
LINCOLN PARK	326	64,900
MONTVILLE	258	101,500
MORRIS TOWNSHIP	356	109,600
MT. OLIVE	327	73,500
PARSIPPANY-TROY HILLS	291	78,500
PEQUANNOCK	262	75,200
RANDOLPH	323	95,800
ROCKAWAY TWP.	348	72,000
ROXBURY	268	73,600
MORRIS COUNTY	299	81,500
NEW JERSEY	228	61,400

Source: 1980 Census. See Appendix B for full citation.

Table 29
1980 Housing Stock Characteristics

<u>Area</u>	<u>Total Units</u>	<u>% Owner-Occupied</u>	<u>% in 1-Unit Structures</u>
New Jersey	2,772,149	57	56.5
8 County Region	1,598,698	53.3	47.5
Morris County	137,992	70.2	74.8

Source: 1980 Census. See Appendix B for full citations.

This is true of all of the defendant municipalities, as indicated by Table 30.

Morris County has comparatively little multi-family housing. Only 17.6 percent of the units in the County are in buildings with 3 or more units, compared with 28 percent statewide. All of the defendant municipalities are far below the State average. In Denville, Florham Park, Hanover, Montville, Pequannock, Rockaway Township and Roxbury, less than 10 percent of the units are in multi-family structures as indicated by Table 31.

Development since 1980 has not changed this picture. As indicated by Table 23, 87 percent of all units for which building permits were granted from 1980 to 82 were single family units. Only 12 percent of the building permits were for units in structures with 5 or more units. Only 2 percent of the building permits were for units in buildings with 2 to 4 units.

Morris County's housing stock is virtually devoid of mobile homes, perhaps the least expensive form of single-family housing. As indicated by Table 32, nationally, 5 percent of all dwellings are mobile homes. In New Jersey the percentage is only .84 percent. In the Region it is only .28 percent. In Morris County it is only .26 percent. The number of mobile homes in Morris County actually dropped by 30 percent from 509 in 1970 to 356 in 1980.

TABLE 30

1980 Housing Stock Characteristics for Municipalities in Morris County

<u>Municipality</u>	<u>Total Units</u>	<u>Percent Owner-Occupied</u>	<u>Percent in One Unit Structures</u>
DENVILLE	4,776	88	91
FLORHAM PARK	2,399	89	90
HANOVER	3,606	92	94
LINCOLN PARK	2,668	73	77
MONTVILLE	4,129	93	96
MORRIS TOWNSHIP	6,142	79	82
MT. OLIVE	6,942	59	58
PARSIPPANY-TROY HILLS	17,715	56	58
PEQUANNOCK	4,226	89	91
RANDOLPH	6,246	67	68
ROCKAWAY TOWNSHIP	6,794	83	83
ROXBURY	5,938	89	90

Source: 1980 Census. See Appendix B for full citations.

TABLE 31

1980 Housing Stock in Structures With 3 Or More Units
By Municipality in Morris County

<u>Municipality</u>	<u>Total # Units</u>	<u># Units in 3+ Structures</u>	<u>Percent of Total Units</u>
DENVILLE	4,776	248	5.1%
FLORHAM PAR&	2,399	213	8.9%
HANOVER	3,606	63	1.7%
LINCOLN PARK	2,668	493	18.4%
MONTVILLE	4,129	82	2. %
MORRIS TOWNSHIP	6,142	807	13.1%
MT. OLIVE	6,942	2,585	37.2%
PARSIPPANY-TROY HILLS	17,715	6,821	38.5%
PEQUANNOCK	4,226	224	5.3%
RANDOLPH	6,246	1,724	27.6%
ROCKAWAY TOWNSHIP	6,794	639	9.4%
ROXBURY	5,938	169	2.8%

Source: 1980 Census. See Appendix B for full citations.

TABLE 32
Mobile Homes

Area	1970		1980	
	Total No. Mobile Homes	Percent of Total Housing Stock	Total No. Mobile Homes	Percent of Total Housing Stock
United States	2,073,000	3.3	3,889,000	5
New Jersey	13,609	0.57	22,726	0.84
8 County Region	4,068	0.27	4,605	0.28
Morris County	509	0.44	356	0.26

Sources: 1970 and 1980 Census Data. See Appendix B for full citations.

As indicated by Table 33, there is no significant number of mobile homes in any of the defendant municipalities.

Little housing in Morris County is affordable to low and moderate income families. Using the real estate broker's rule of thumb that a family can afford to pay the equivalent of twice its gross income for a house, 17.5 percent of all the single family houses in the State are affordable to families in the lowest 40 percent of households by income (quintiles 1 and 2) (Table 34). In Morris County, however, only 3.6 percent of the single family houses are affordable to such households. Only about 0.2 percent are affordable to households among the poorest 20 percent (quintile 1).

As indicated by Table 34, in none of defendants is as much as ten percent of the single family housing stock affordable to households in the lowest 40 percent of households by income. In Florham Park Borough, Hanover, Montville, Morris, Mt. Olive, Parsippany-Troy Hills, Pequannock, Randolph, and Rockaway Townships, no more than five percent of the single family housing is affordable to such households. In Florham Park, Hanover, Montville, Morris Township, Pequannock, Randolph and Rockaway Township, less than three percent of the single family housing is affordable.

At current interest rates this rule of thumb probably substantially overstates the amount of single family housing affordable to lower income

households. The actual ratio of affordability probably is substantially below 2.

As noted above, Morris County has very little rental housing. This housing, however, is not substantially more affordable than single-family owner-occupied housing. Statewide, in 1980, 55.1 percent of all renting households with incomes of \$10,000 to \$14,999 (corresponding roughly to moderate income households) were obliged to pay 25 percent or more of their income for gross rent. (Table 35). In Morris County, 79.9 percent of all renting households in this income range were obliged to pay 25 percent or more of their income for gross rent. Statewide, 61.4 percent of households with incomes between \$5,000 and \$9,999 (corresponding roughly to the upper half of low income households) were obliged to pay more than 35 percent of their income for gross rent. In Morris County, 79.4 of the renting households in this income range were obliged to pay this extraordinary proportion of their income for rent.

Examination of the proportions of the low and moderate income renters in the defendant municipalities paying excessive proportions of their income for rent, as set out in Table 35, reveals a consistent pattern of unaffordability. Even among the five defendants in which rental units make up ten percent or more of the housing stock, little of this housing is affordable. In Parsippany-Troy Hills, all the renters with annual household incomes under \$5,000 and 95.6 percent of renters with annual house-

TABLE 33

Mobile Homes In Morris County 1970 & 1980

<u>Municipality</u>	<u>1970</u>		<u>1980</u>	
	<u>Number of</u> <u>Mobile Homes</u>	<u>% of Total</u> <u>Housing Stock</u>	<u>Number of</u> <u>Mobile Homes</u>	<u>% of Total</u> <u>Housing Stock</u>
DENVILLE	-	-	1	0.02%
FLORHAM PARK	1	0.05%	-	-
HANOVER	-	-	-	-
LINCOLN PARK	3	0.12	2	0.07
MONTVILLE	-	-	2	0.04
MORRIS TOWNSHIP	-	-	-	-
MT. OLIVE	-	-	5	0.07
PARSIPPANY-TROY HILLS	-	-	11	0.06
PEQUANNOCK	-	-	-	-
RANDOLPH	-	-	1	0.01
ROCKAWAY TOWNSHIP	89	1.5	68	1.0
ROXBURY	-	-	1	0.1

Sources: 1970 and 1980 Census Data. See Appendix B for full citations.

TABLE 34

Percent of Affordable Ownership Housing Units*
by Quintile for the State, Region, Morris County
and Defendant Municipalities

<u>Area</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>Q5</u>	<u>Total #</u>
State	3.6	13.9	26.8	27.8	27.9	82,293
Region	1.6	7.4	20.3	33.1	37.7	41,309
MORRIS COUNTY	0.2	3.4	14.1	31.3	51.0	6,043
Denville Twp.	1.2	4.5	16.1	44.0	34.2	246
Florham Park Boro	0	0.5	2.8	25.6	71.0	112
Hanover Twp.	0	1.4	4.5	24.5	69.6	144
Lincoln Park Boro	0.3	9.4	22	44.6	23.7	124
Montville Twp.	0.7	1.7	5.9	16.8	74.9	202
Morris Twp.	0	0.7	1.8	12.9	84.6	295
Mt. Olive Twp.	0.4	4.6	15.4	46.7	32.8	331
Parsippany-Troy Hills Twp.	0.3	3.8	21	30	44.9	630
Pequannock Twp.	0	2.1	13.6	47.4	36.8	170
Randolph Twp.	0	0.7	7.2	23.3	68.8	260
Rockaway Twp.	0	2.7	16.1	47.9	33.3	369
Roxbury Twp.	0.4	4.8	20.8	37.4	36.6	327

* At two times household income

Sources: 1980 Census Data and 1979 Data from New Jersey Department of Treasury. See Appendix B for full citations.

TABLE 35

Households Paying 25 Percent or More of Income for Gross Rent

<u>Area</u>	<u>Proportion of Low Income Households Paying 25% or More of Income for Rent</u>	<u>Proportion of Moderate Income Households Pay- ing 25% or More of Income for Rent</u>
New Jersey	86.7%	55.1%
Eight County Region	86.4	53.8
Morris County	93.4	79.9
Denville	100	92.4
Florham Park	100	--
Hanover	82.5	87.2
Lincoln Park	100	93.7
Montville	77.1	100
Morris Township	100	65.8
Mt. Olive	100	92.4
Parsippany-Troy Hills	97	81
Pequannock	91.8	86
Randolph	100	74.4
Rockaway Township	95.9	76.5
Roxbury Township	100	79.6

Source: 1980 Census data. See Appendix B for full citations.

hold incomes between \$5,000 and \$9,999, paid more than 25 percent or more of their income for gross rent in 1980. In Lincoln Park Borough, Morris, Mt. Olive, and Randolph Townships, essentially none of the households paid less than 25 percent of their annual household incomes for gross rent in 1980. In all of these municipalities at least 70 percent of the households with annual incomes between \$10,000 and \$14,999 were obliged to pay 25 percent or more of their income for gross rent in 1980. In Lincoln Park and Mt. Olive more than 90 percent of the households with annual incomes in this range were obliged to pay 25 percent or more of their income for gross rent in 1980.*

Despite the fact that the private market provides virtually no affordable housing in the twelve defendants as currently zoned, these municipalities have provided little publicly subsidized housing affordable to low and moderate income households, as indicated by Table 36.

FISCAL CAPACITY

Morris County municipalities have the highest rates of growth of ratables and the lowest effective (equalized) tax rates in the State. The tax base of Morris County has been growing rapidly. As indicated by Table 37, while New Jersey's ratables as a whole grew 45% between 1977 and 1982, Morris County's ratables grew 69% during that period. By contrast, ratables in Essex and Hudson Counties grew no more than 5% during that period. Equalized valuations per capita in Morris County in 1982 were more than 40% higher than the statewide average, more than twice that of Essex County, and more than three times that of Hudson County (Table 38). Except for Lincoln Park, all of the

* A full comparison of household incomes and rents for the State, Region, County and defendants is set forth in the appendix at Tables A-6 to A-20.

defendant municipalities have per capita equalized valuations substantially greater than the statewide average, as shown in Table 39. Florham Park, Hanover, Montville and Morris Township exceed even the Morris County average.

This exceptionally large tax base has been accompanied by very low tax rates. The average equalized property tax rate in Morris County is \$2.05 per hundred, the second lowest in the region, and significantly lower than the statewide average equalized property tax rate of \$2.34. By comparison, the average rate in Essex County is 67% higher than the average rate in Morris County and the average rate in Hudson County is more than twice as high, as indicated by Table 40. Many of the defendant municipalities have equalized tax rates even lower than the county average equalized rate (Table 41). Florham Park, Hanover, Montville, Morris Township, and Parsippany-Troy Hills all have rates below \$2.00; Florham Park and Hanover have rates below \$1.50.

TABLE 36

SUBSIDIZED HOUSING DEVELOPMENT SINCE 1980
IN TEN MORRIS COUNTY MUNICIPALITIES

<u>Municipality</u>	<u>Total # of Units</u>	<u># of Units Elderly</u>	<u># of Units Family</u>	<u>Program Built Under</u>	<u>Year Opened</u>	<u>Projects in Development Stage</u>
Denville Twp.	0	0	0	-	-	-
Florham Park	0*	0	0	-	-	-
Hanover Twp.	0	0	0	-	-	-
Montville Twp.	0	0	0	-	-	-
Morris Twp.	100	100	0	Sec. 8 New Const. 1981 w/Farmer's Home Admin. Sec. 515 Loan	1981	-
Mt. Olive Twp.	0	0	0	-	-	-
Parsippany-Troy Hills Twp.	441	250 191	0	Sec. 8 Sec. 8	1981 1982	-
Randolph Twp.	0	0	0	-	-	Public Housing { 100 Units Sr. Citizen 32 Units Family HUD Program Reservation Secured Projected completion 1986
Rockaway Twp.	0	0	0	-	-	Public Housing { 75 Units Sr. Citizen 40 Units Family HUD Final Site Approval Secured Projected Completion 1986
Roxbury Twp.	0	0	0	-	-	-

Source: Abeles Schwartz & Associates, Inc., Supplemental Report on Fair Share Issues, Feb., 1984, page 7.

TABLE 37

Increase in Ratables

<u>Area</u>	<u>1977 Ratables</u>	<u>1982 Ratables</u>	<u>Percent Growth</u>
New Jersey	\$81,947,717,136	\$118,680,793,160	45%
Bergen County	12,205,039,002	20,630,889,701	69
Essex County	7,167,707,900	7,876,112,700	10
Hudson County	3,519,934,485	3,590,418,164	2
Middlesex County	7,659,598,134	9,531,528,250	24
MORRIS COUNTY	5,082,757,947	8,576,378,873	69
Passaic County	4,503,535,264	4,736,860,496	5
Somerset County	2,565,665,866	5,022,860,438	96
Union County	7,367,771,066	8,472,621,386	15

Sources: New Jersey Department of Treasury, Division of Taxation Annual Reports. See Appendix B for full citations.

TABLE 38

Equalized Valuation Per Capita
State and Eight County Region

<u>Area</u>	<u>1977</u>	<u>1982</u>	<u>Percent Change</u> <u>1977-1982</u>
New Jersey	\$14,702	\$24,676	68%
Bergen County	19,810	34,980	77
Essex County	10,119	16,652	65
Hudson County	7,997	11,445	43
Middlesex County	15,413	25,348	64
MORRIS COUNTY	19,766	34,798	76
Passaic County	13,277	20,685	56
Somerset County	19,679	34,863	77
Union County	16,615	26,046	57

Sources: Rutgers University Bureau of Government Research.
See Appendix B for full citations.

TABLE 39

Equalized Valuation Per Capita
Defendant Municipalities

<u>Municipality</u>	<u>1977</u>	<u>1982</u>	<u>Percent Change</u> <u>1977-1982</u>
Denville	\$19,059	\$32,047	68
Florham Park	29,184	58,458	100
Hanover	31,725	67,050	111
Lincoln Park	15,833	21,682	37
Montville	24,935	40,126	61
Mt. Olive	14,612	26,254	80
Morris Twp.	26,083	49,001	88
Parsippany-Troy Hills	16,722	31,131	86
Pequannock	16,236	27,937	72
Randolph	19,014	32,015	68
Rockaway Twp.	18,008	32,178	79
Roxbury	19,828	30,528	54

Source: Rutgers University Bureau of Government Research. See Appendix B for full citations.

TABLE 40

1982 Equalized Property Tax Rates
New Jersey and Eight-County Region

<u>Area</u>	<u>Equalized Property Tax Rate*</u>
New Jersey	\$ 2.34
Bergen County	1.40
Essex County	3.43
Hudson County	4.25
Middlesex County	2.32
MORRIS COUNTY	2.05
Passaic County	2.43
Somerset County	2.07
Union County	2.30

Source: Rutgers University Bureau of Government Research.
See Appendix B for full citations.

* Per \$100 of equalized value.

TABLE 41

1982 Equalized Property Tax Rates
for Defendant Municipalities

<u>Municipality</u>	<u>Equalized Property Tax Rate*</u>
Denville	\$ 2.07
Florham Park	1.49
Hanover	1.41
Lincoln Park	2.89
Montville	1.81
Morris Twp.	1.85
Mt. Olive	2.03
Parsippany-Troy Hills	1.98
Pequannock	2.32
Randolph	2.63
Rockaway Twp.	2.63
Roxbury	2.20

Source: Rutgers University Bureau of Government Research.
See Appendix B for full citations.

* Per \$100 of equalized value.

APPENDIX A

QUINTILE ANALYSIS

Incomes are difficult to analyze because of fluctuations over time in dollar values and many other factors that make relatively meaningless any direct comparisons. One way to understand income characteristics of the population is to analyze the concentration of different income groups and the shifting patterns of income groups over time as a proportion of the total population. This method of analysis is called "Income Quintile Analysis." A quintile is a fifth of an aggregate. Quintile analysis of income divides the range of households receiving annual income into five classes, each class representing one-fifth of all the households.

The first step in the process is to divide the population of households receiving income in the state in 1980 into five equal groups. The first quintile (Q1) represents 20 percent of all families and those earning the lowest income. The second quintile (Q2) represents the 20 percent group earning next to the lowest income, and on up to the fifth quintile (Q5), which includes the highest 20 percent of income earners. The income limits of each income quintile for 1980 are:

1980 Quintile Base for New Jersey

Quintile 1	\$ 8,537
Quintile 2	16,020
Quintile 3	23,649
Quintile 4	34,120
Quintile 5	Over 34,120

Source: Table VII. "Household, Family, & Per Capita Income in 1979: 1980 Census;" New Jersey Profile; Summary Tape File 3, State Data Center, State of New Jersey, Dept. of Labor, page 1.

Each area has a unique income distribution when compared to the state quintile limits. For the state as a whole, 20 percent of its population for each census year is contained in each of the five quintiles. How this distribution differs for any area illustrates the relative wealth or poverty of that area compared to the state as a whole.

For the purposes of this study, a Quintile Analysis based on household income was performed for defendant municipalities in Morris County for 1980 using the quintile base for the State of New Jersey. A similar quintile analysis, based on family income,* was performed for 1970 and 1980.

* Family income was used because household income data were not available in 1970.

TABLE A-1

1980 Quintile Analysis* for Morris County,
the Region and Defendant Municipalities

<u>Area</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>Q5</u>
State	20%	20%	20%	20%	20%
8 County Region	19.8	18.8	19.4	20.0	22.0
Morris County					
Denville	8.4	10.1	19.7	28.1	33.7
Florham Park	4.0	7.1	14.2	23.1	51.6
Hanover	6.3	10.0	17	27.5	39.2
Lincoln Park	12.5	15.9	19.5	27.6	24.5
Montville	4.9	9.9	14.1	23.7	47.4
Morris Twp.	6.1	9.5	15.5	21.1	47.8
Mt. Olive	8.7	17.7	24.4	29.4	19.8
Parsippany- Troy Hills	8	16.9	21.9	25.8	27.4
Pequannock	7.8	14.4	16.9	27.2	33.7
Randolph	6.5	14.0	19.5	21.8	38.1
Rockaway Twp.	6.6	11.7	20.7	30.4	30.6
Roxbury	7.2	11.1	19.8	32.4	29.5

Source: Table VII. "Household, Family, and Per Capita Income in 1979:" 1980 Census; Summary Tape File 3, State, County and Municipal Profiles, State Data Center, State of N.J., Dept. of Labor, pages 1, 3, 8, 10, 13, 15, 17, 19, 21, 376 through 414.

* Based on household income.

TABLE A-2

1970 Quintile Analysis* for Morris County,
the Region and Defendant Municipalities

<u>Area</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>Q5</u>
New Jersey	20%	20%	20%	20%	20%
8 County Region	18.4	18.9	19.8	20.9	21.9
Morris County	10.6	16.3	21.0	24.6	27.4
Denville	10.6	16.2	23.0	25.6	24.5
Florham Park	5.2	7.6	15.5	31.5	40.2
Hanover	5.7	12.5	19.6	29.4	32.9
Lincoln Park	10.1	16.2	25.5	28.2	19.9
Montville	9.3	10.6	18.5	29.6	32.0
Morris Twp.	7.7	10.2	14.0	21.6	46.6
Mt. Olive	12.0	19.9	27.1	23.7	17.4
Parsippany- Troy Hills	9.2	19.0	24.0	26.0	21.8
Pequannock	7.1	12.6	23.9	28.6	27.8
Randolph	8.9	15.8	19.8	29.0	26.5
Rockaway Twp.	4.2	18.2	22.9	25.5	24.2
Roxbury	10.8	18.7	23.8	25.3	21.4

Sources:

U. S. Census, "1970
General Social and Economic Characteristics," New
Jersey, PC(1)-C32.

* Based on Family Income

TABLE A-3

1980 Quintile Analysis* for Morris County,
the Region, and Defendant Municipalities

<u>Area</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>Q5</u>
State of New Jersey	20%	20%	20%	20%	20%
8 County Region	19.3	18.5	19.3	20.5	22.4
MORRIS COUNTY	9.0	14.6	19.3	24.7	32.3
DENVILLE	7.4	13.4	20.3	28.6	30.3
FLORHAM PARK	5.2	7.3	15.1	23.8	48.5
HANOVER	6.3	13.5	16.3	28.6	35.4
LINCOLN PARK	13.1	17.3	21.2	25.4	23.1
MONTVILLE	6.2	10.1	15.9	23	44.8
MORRIS TWP.	6.3	9.9	14.6	20.9	48.2
MT. OLIVE	10.8	18.6	25.1	28.1	17.4
PAR-TROY	10.2	15.5	21.3	28.5	27.2
PEQUANNOCK	8.3	14.6	20.5	25.8	30.8
RANDOLPH	7.6	13	17.1	23.4	39.0
ROCKAWAY TWP.	6.5	14.1	23.8	29.8	25.8
ROXBURY	7.5	15.2	21.1	29.9	26.3

Source: Table VII. "Household, Family, and Per Capita Income in 1979:" 1980 Census; Summary Tape File 3, State, County and Municipal Profiles, State Data Center, State of N.J., Dept. of Labor, pages 1, 3, 8, 19, 13, 15, 17, 19, 21, 376 through 414.

* Based on family income.

Table A-4

Industrial, Commercial, and Office Development in
Morris County - 1979 to 1983

<u>Municipality</u>	<u>Type of Project*</u> <u>1979-1980</u>	<u>Size (sq.ft.)</u>	<u>Status</u>
Harding	Office (leased by AT&T)	100,000	completed
HANOVER	Office	63,000	completed
Morris Plains	Office, Research & Development	183,000	completed
Morris Plains	Office (leased by AT&T)	125,000	completed
MORRIS TWP.	Office (leased by Exxon)	75,450	completed
MORRIS TWP.	Office (leased by Western Electric)	225,000	completed
MORRIS TWP.	Office (leased by Exxon)	75,000	completed
MORRIS TWP.	Office (leased by AT&T)	354,000	completed
Morristown	Office	157,000	completed
Morristown	Office	29,000	completed
MT. OLIVE	Office/light mfg. (Perkin-Elmer)	80,000	completed
PARSIPPANY-TROY HILLS	Office (leased by Exxon)	306,000	completed
PARSIPPANY-TROY HILLS	Office (Prudential)	394,000	completed
PARSIPPANY-TROY HILLS	Office (leased by Colonial Life)	100,000	completed

* Included are office projects built for speculation as well as building complexes leased to specific tenants.

Industrial Commercial & Office Development in
Morris County -- 1979 to 1983

<u>Municipality</u>	<u>Type of Project*</u>	<u>Size (sq. ft.)</u>	<u>Status</u>
PARSIPPANY-TROY HILLS	Light Mfg.	72,000	completed
PARSIPPANY-TROY HILLS	Office (leased by Hartz)	65,000	completed
PARSIPPANY-TROY HILLS	Office (leased by Sperry-Univac)	75,000	completed
RANDOLPH	Computer Center (Mars, Inc.)	32,000	completed
ROCKAWAY TWP.	Manufacturing (Hewlett Packard)	130,000	completed

1979-1980 SUBTOTALS 2,640,450 sq. ft.

	<u>1981</u>		<u>Status in 1981</u>
East Hanover	Office	60,000	under constr.
East Hanover	Manufacturing	40,000	under constr.
FLORHAM PARK	Office	53,000	under constr.
HANOVER	Office	120,000	under constr.
HANOVER	Office	26,500	under constr.
HANOVER	Office	160,000	under constr.
HANOVER	Office	44,000	under constr.
HANOVER	Office	205,000	under constr.
MORRIS TWP.	Office	172,000	under constr.
MORRIS TWP.	Office	270,000	under constr.
MORRIS TWP.	Office	390,000	under constr.
MORRIS TWP.	Office	223,000	under constr.
MORRIS TWP.	Office	261,000	under constr.
Morristown	Office	80,000	under constr.

Industrial Commercial & Office Development
in Morris County -- 1979 to 1983

<u>Municipality</u>	<u>Type of Project*</u>	<u>Size (sq. ft.)</u>	<u>Status</u>
Morristown			
PARSIPPANY-TROY HILLS	Office	30,000	under constr.
PARSIPPANY-TROY HILLS	Office	127,000	under constr.
PARSIPPANY-TROY HILLS	Office (Prudential)	90,000	under constr.
PARSIPPANY-TROY HILLS	Office	100,000	under constr.
PARSIPPANY-TROY HILLS	Office	100,000	under constr.
PARSIPPANY-TROY HILLS	Office	218,000	under constr.
PARSIPPANY-TROY HILLS	Office	194,000	under constr.
PARSIPPANY-TROY HILLS	Office	30,000	under constr.
PARSIPPANY-TROY HILLS	Office	90,000	under constr.
PARSIPPANY-TROY HILLS	Office	100,000	under constr.
PARSIPPANY-TROY HILLS	Office	225,000	under constr.
PARSIPPANY- TROY HILLS	Office	90,000	under constr.

1981 SUBTOTALS 1,698,000 sq. ft.

1982

FLORHAM PARK	Office (Blue Cross Blue Shield)	143,000	under constr.
HANOVER	Office	51,000	under constr.
HANOVER	Office	114,000	under constr.
Harding	Office	105,000	under constr.
MORRIS TWP.	Office	160,000	under constr.
MORRIS TWP.	Office	55,000	under constr.
Morristown	Office	54,000	under constr.
Morristown	Office	364,000	under constr.
PARSIPPANY-TROY HILLS	Office	105,000	under constr.

Industrial Commercial & Office Development
in Morris County -- 1979 to 1983

<u>Municipality</u>	<u>Type of Project*</u>	<u>Size (sq. ft.)</u>	<u>Status</u>
PARSIPPANY-TROY HILLS	Office	150,000	completed
PARSIPPANY-TROY HILLS	Office	204,000	completed
PEQUANNOCK	Warehouse	105,000	completed
ROCKAWAY TWP.	Office	90,000	completed
	1982 SUBTOTALS	1,700,000	sq. ft.
	<u>1983</u>		
FLORHAM PARK	Office	40,000	under constr.
FLORHAM PARK	Office	20,000	under constr.
FLORHAM PARK	Office	226,000	under constr.
Madison	Admin. Hdqtrs. (Schering Plough)	133,000	under constr.
Morris Plains	Research & Develop- ment (Warner Lambert)	90,000	under constr.
PARSIPPANY-TROY HILLS	Office	91,000	under constr.
PARSIPPANY-TROY HILLS	Office (Gen.Motors)	68,000	under constr.
PARSIPPANY-TROY HILLS	Office	220,000	under constr.
PARSIPPANY-TROY HILLS	Office	450,000	under constr.
	1983 SUBTOTALS	1,338,000	sq. ft.
	GRAND TOTALS 1979 - 1983	7,376,450	sq. ft.

TABLE A-5

1970 Housing Costs by County in New Jersey

<u>County</u>	<u>Median Rent</u>	<u>Rank</u>	<u>Median Value</u>	<u>Rank</u>
Atlantic	\$ 86	17	\$14,900	18
Bergen	137	2	31,900	1
Burlington	116	8	18,600	12
Camden	103	13	15,300	17
Cape May	81	19	14,100	19
Cumberland	79	20	13,700	20
Essex	114	9	27,500	5
Gloucester	91	16	15,600	16
Hudson	96	15	20,000	11
Hunterdon	105	11	22,500	9
Mercer	108	10	17,300	14
Middlesex	128	4	24,000	7
Monmouth	123	6	23,300	8
MORRIS	137	1	29,200	3
Ocean	118	7	18,400	13
Passaic	103	14	26,700	6
Salem	70	21	13,300	21
Somerset	130	3	29,800	2
Sussex	104	12	21,800	10
Union	123	5	28,100	4
Warren	81	18	16,700	15
State Median	\$112		\$23,500	

Source: U. S. Census, "1970 General Housing Characteristics,"
New Jersey, HC(1)-A32.

TABLE A-6

NEW JERSEY

	% of all renters	% paying less than 20% of income as rent	% paying 20-24% of income as rent	% paying 25-34% of income as rent	% paying over 35% of income as rent
Earning Under \$5000	18.3	4.6	6.4	7.1	81.9
Earning \$5-9999	19.1	7.5	7.8	23.3	61.4
Earning \$10-14,999	18.9	20.5	24.4	38.4	16.7
Earning \$15-19,999	15.8	49.8	28.5	18.2	3.5
Earning \$20,000 and over	27.9	86	9.7	4	0.3

Source for above and following tables:

Summary Tape File 3, Table XI. Gross Rent and Monthly Owner Housing Costs: 1980 Census, pages 1-22; 376-414.

TABLE A-7

EIGHT COUNTY REGION

	% of all renters	% paying less than 20% of income as rent	% paying 20-24% of income as rent	% paying 25-34% of income as rent	% paying over 35% of income as rent
Earning Under \$5000	17.8	4.8	6.3	6.9	82.0
Earning \$5-9999	19.0	7.9	8.1	23.7	60.3
Earning \$10-14,999	17.9	21.8	24.3	37.3	16.5
Earning \$15-19,999	15.6	50.8	27.8	17.9	3.5
Earning \$20,000 and over	29.7	86.4	9.4	3.8	0.3

TABLE A- 8

MORRIS COUNTY

	% of all renters	% paying less than 20% of income as rent	% paying 20-24% of income as rent	% paying 25-34% of income as rent	% paying over 35% of income as rent
Earning Under \$5000	7.3	1.7	3.5	5.8	89.0
Earning \$5-9999	13.1	2.7	4.8	13.1	79.4
Earning \$10-14,999	17.8	5.1	15.0	47	32.9
Earning \$15-19,999	18.4	24.2	34.1	34.6	7.1
Earning \$20,000 and over	43.4	78.4	14	6.7	0.8

TABLE A-9

DENVILLE TOWNSHIP

	% of all Renters	% paying less than 20% of income as rent	% paying 20-24% of income as rent	% paying 25-35% of income as rent	% paying over 35% of income as rent
Earning Under \$5000	5.5	-	-	-	100
Earning \$5-9999	16.3	-	-	22.5	77.5
Earning \$10-14,999	18.8	-	7.6	33.7	58.7
Earning \$15-19,999	16.7	26.8	8.5	57.3	7.3
Earning \$20,000 and Over	42.7	77.5	14.4	6.2	1.9

TABLE A-10

FLORHAM PARK BOROUGH

	% of all Renters	% paying less than 20% of income as rent	% paying 20-24% of income as rent	% paying 25-34% of income as rent	% paying over 35% of income as rent
Earning under \$5000	2.3	0	0	0	100
Earning \$5-9999	0	0	0	0	0
Earning \$10-14,999	0	0	0	0	0
Earning \$15-19,999	9.4	29.1	0	0	70.8
Earning \$20,000 and Over	88.1	38.1	13.9	26.4	21.5

TABLE A-11

HANOVER TOWNSHIP

	% of all Renters	% paying less than 20% of income as rent	% paying 20-24% of income as rent	% paying 25-35% of income as rent	% paying over 35% of income as rent
Earning Under \$5000	13.7	20.5	-	-	79.4
Earning \$5-9999	2.4	-	-	-	100
Earning \$10-14,999	25.5	-	12.6	57.1	30.1
Earning \$15-19,999	16.6	-	12.1	73.1	14.6
Earning \$20,000 and Over	41.7	66.0	6.7	22.3	4.8

TABLE A-12

LINCOLN PARK

	% of all Renters	% paying less than 20% of income as rent	% paying 20-24% of income as rent	% paying 25-35% of income as rent	% paying over 35% of income as rent
Earning Under \$5000	5.6	-	-	-	100
Earning \$5-9999	18.8	-	-	6.5	- 93.5
Earning \$10-14,999	12.1	-	6.3	73.4	20.3
Earning \$15-19,999	22.4	8.2	46.2	41.5	4.1
Earning \$20,000 and Over	41.1	92.6	5.2	2.2	-

TABLE A-13

MONTVILLE TOWNSHIP

	Percent of all Renters	Percent Paying Less than 20% of Income as Rent	Percent Paying 20-24% of Income as Rent	Percent Paying 25-34% of Income as Rent	Percent Payin Over 35% of Income as Ren
Earning Under \$5,000	4.3	0	0	0	100%
Earning \$5-9,999	10.8	0	32%	68%	0
Earning \$10-14,999	29.5	0	0	26.4%	73.5%
Earning \$15-19,999	6.0	100%	0	0	0
Earning \$20,000 & Over	49.1	86%	0	14%	0

TABLE A-14

MORRIS TOWNSHIP

	% of all renters	% paying less than 20% of income as rent	% paying 20-24% of income as rent	% paying 25-34% of income as rent	% paying over 35% of income as rent
Earning Under \$5000	4.1	--	--	--	100
Earning \$5-9999	6.2	--	--	18.3	81.6
Earning \$10-14,999	13.8	8.2	19.7	29.2	42.6
Earning \$15-19,999	14.4	12.1	21.9	50	15.8
Earning \$20,000 and Over	60.8	55.4	24.6	17.6	2.3

TABLE A-15

MT. OLIVE TOWNSHIP

	% of all renters	% paying less than 20% of income as rent	% paying 20-24% of income as rent	% paying 25-34% of income as rent	% paying over 35% of income as rent
Earning Under \$5000	4.2	0	0	0	100
Earning \$5-9999	9.7	0	0	7.6	92.3
Earning \$10-14,999	19.8	1.8	5.7	52.2	40.2
Earning \$15-19,999	18.0	11.2	44.9	42.5	1.3
Earning \$20,000 and over	47.3	89.7	9	1.2	0

TABLE A-16

PARSIPPANY-TROY HILLS

	% of all renters	% paying less than 20% of income as rent	% paying 20-24% of income as rent	% paying 25-34% of income as rent	% paying over 35% of income as rent
Earning Under \$5000	4.1	0	0	0	100
Earning \$5-9999	8.7	1.1	3.3	10.5	85.1
Earning \$10-14,999	18.5	1.4	17.6	57.1	23.9
Earning \$15-19,999	20.6	31.1	41.8	25.7	1.4
Earning \$20,000 and over	48.1	88.8	8.5	2.2	0.5

TABLE A-17

PEQUANNOCK TOWNSHIP

	% of all renters	% paying less than 20% of income as rent	% paying 20-24% of income as rent	% paying 25-34% of income as rent	% paying over 35% of income as rent
Earning under \$5,000	12.6	23.4	0	34%	42.5%
Earning \$5-9999	23.3	0	0	35.6%	64%
Earning \$10-14,999	26.8	4%	10%	38%	48%
Earning \$15-19,999	14.2	13%	30%	56.6%	0%
Earning 20,000 and over	22.8	55%	17.6	27%	0%

TABLE A-18

RANDOLPH TOWNSHIP

	% of all renters	% paying less than 20% of income as rent	% paying 20-24% of income as rent	% paying 25-34% of income as rent	% paying over 35% of income as rent
Earning under \$5000	5.9	--	--	--	100
Earning \$5-9999	9.0	0	0	6.3	93.6
Earning \$10-14,999	17.8	8.5	17.0	58.6	15.8
Earning \$15-19,999	21.4	21.6	34.0	42.3	1.9
Earning \$20,000 and over	45.2	80.2	18.3	1.3	0

TABLE A-19

ROCKAWAY TOWNSHIP

	% of all renters	% paying less than 20% of income as rent	% paying 20-24% of income as rent	% paying 25-34% of income as rent	% paying over 35% of income as rent
Earning under \$5000	3.2	--	--	--	100
Earning \$5-9999	12.2	--	5.2	5.2	89.5
Earning \$10-14,999	14.5	7.2	16.0	37.9	38.6
Earning \$15-19,999	13.8	16.1	20.0	43.8	20.0
Earning \$20,000 and over	56.1	62.5	27.7	9.6	--

TABLE A-20

ROXBURY TOWNSHIP

	% of all renters	% paying less than 20% of income as rent	% paying 20-24% of income as rent	% paying 25-34% of income as rent	% paying over 35% of income as rent
Earning under \$5,000	9.0	--	--	--	100
Earning \$5-9999	10.7	--	--	20.6	79.3 -
Earning \$10-14,999	19.0	6.7	13.5	16.5	63.1
Earning \$15-19,999	22.5	18.8	31.9	34.4	14.7
Earning \$20,000 and over	38.7	75.7	13.8	10.4	--

APPENDIX B

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TABLE 4

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- (2) Master Plan 1981, Florham Park Planning Board, Table III.
- (3) Township of Mount Olive, Existing Land Use, Dec. 1980, prepared by Queale & Lynch, Inc., Plate 1, Page 2.
- (4) Township of Hanover, Vacant Land Potential, December 1983, Table prepared by Robert Catlin.
- (5) An Analysis of the Relationship of Environmental Characteristics and Land Development, Township of Parsippany-Troy Hills, New Jersey, Tables 3 & 4, prepared by Dresdner Associates, October 1983.
- (6) Plaintiffs' Third Set of Interrogatories to Randolph Township, page 8.
- (7) Memorandum to Joseph Vecchio, Esq., from Russell L. Montney, Subject: Morris County Fair Housing Council et al. v. Boonton Township, et al. - Roxbury Township, October 5, 1983, page 6.
- (8) Memorandum to Fredric J. Sirota, Esq. from Robert Catlin and Assoc., Subject: Fair Housing Council v. Township of Rockaway, December 10, 1979, page 5.
- (9) Township of Morris, 1983 Master Plan Revision, Background Reports #3-6, Sept. 6, 1983.
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TABLE 5

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APPENDIX B - SOURCES FOR TABLES (cont'd.)

TABLE 6

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TABLE 12

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TABLE 13

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TABLE 16

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TABLE 17

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