

MONMOUTH COUNTY BOARD OF CHOSEN FREEHOLDERS

**William C. Barham, Director
Lillian G. Burry, Deputy Director
Robert D. Clifton
Anna C. Little
Barbara J. McMorrow**

MONMOUTH COUNTY PLANNING BOARD

Members

**Joseph Rettagliata, Chairman
Sam P. Alfano
Vincent Domidion II
Mollie Giamanco
James Giannell
Paul Kiernan, Jr.
William C. Barham, Freeholder Director
Lillian G. Burry, Freeholder Representative
Joseph M. Ettore, P.E., P.P., County Engineer**

Alternate Members

**Rick J. DeNoia, Jr.
Robert D. Clifton, Freeholder Alternate Representative
Richard P. Kucinski, P.E., Alternate to the County Engineer**

Executive Staff

**Robert W. Clark, PP, Director of Planning
Bonnie Goldschlag, PP, AICP, Assistant Director of Planning
Geri Elias, Secretary to the Board
Mark R. Aikins, Esq., Counsel to the Board**

Contributing Staff

Russel Like, Principal Planner

Editors

**Robert W. Clark, PP, Director of Planning
Bonnie Goldschlag, AICP/PP, Assistant Director of Planning**

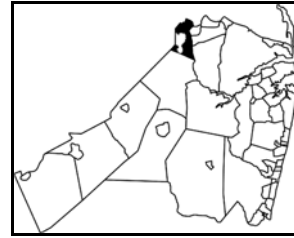
Table of Contents

Aberdeen	1
Allenhurst	2
Allentown.....	3
Asbury Park.....	4
Atlantic Highlands	5
Avon.....	6
Belmar.....	7
Bradley Beach.....	8
Brielle.....	9
Colts Neck	10
Deal	11
Eatontown	12
Englishtown	13
Fair Haven	14
Farmingdale	15
Freehold Borough.....	16
Freehold Township.....	17
Hazlet	18
Highlands	19
Holmdel.....	20
Howell	21
Interlaken.....	22
Keansburg.....	23
Keyport	24
Lake Como	25
Little Silver	26
Loch Arbour	27
Long Branch.....	28
Manalapan	29
Manasquan	30
Marlboro	31
Matawan.....	32
Middletown	33
Millstone	34
Monmouth Beach.....	35
Neptune	36
Neptune City.....	37
Ocean.....	38
Oceanport.....	39
Red Bank	40
Roosevelt.....	41
Rumson	42
Sea Bright.....	43

Sea Girt	44
Shrewsbury Borough	45
Shrewsbury Township	46
Spring Lake	47
Spring Lake Heights	48
Tinton Falls	49
Union Beach	50
Upper Freehold	51
Wall	52
West Long Branch	53
Monmouth County	54
Definitions and Sources	55

Aberdeen

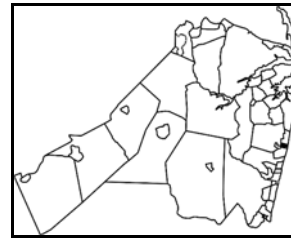
Aberdeen Township has a land area of 5.45 square miles (14.12 km²) and is the northernmost town in the county, bordering Middlesex County. The township experienced a great deal of residential and commercial growth in the post-World War II housing boom, which created new neighborhoods of single-family homes. Some of the newer homes in Aberdeen reflect a Victorian architectural influence. Aberdeen has convenient access to the Garden State Parkway and local highways, as well as commuter rail service to New York City. The township's prime location has attracted townhouse developments, diversifying Aberdeen's housing stock.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	17,235		1980	5,293		Math	503
1990	17,038		1990	5,905		English	476
2000	17,454		2000	6,421			
2007 Estimate	18,848		2007	6,948			
2025 Projection	18,866						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	13,758	78.8		Number	Percent	1990	9,552
Black	2,098	12.0	Total -2000	6,542	100.0	2005	10,332
Asian and Other	1,598	9.2	Owner-Occupied	4,973	76.0	2006	10,473
Persons of Hispanic Origin	1,225	7.0	Renter-Occupied	1,429	21.8	Resident Employment	
			Vacant	140	2.1	1990	9,159
2000 Age Composition			Median Value Owner-Occupied (2000)	\$160,800		2005	9,985
	Number	Percent	Median Rent (2000)	\$817		2006	10,114
Pre-School (0-4 years)	1,211	6.9	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	3,377	19.3	Single Units	Number	Percent		Number
Working Age (20-64 years)	11,055	63.3	Total	5,183	100.0	1990	393
Seniors (65+)	1,811	10.4	Detached:	4,701	90.7	2005	347
			Attached:	482	9.3	2006	358
			Multiple Units				
			Total	1,353	100.0		
			2-4 Units	451	33.3		
			5-9 Units	253	18.7		
			10+ Units	649	48.0		
			Mobile Homes and Other	6	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000		847,374		
Median Family	\$54,246	\$76,648	General Tax Rate		5.00		
Median Household	\$50,448	\$68,125	Equalized Tax Rate Rank		51		
Per Capita	\$19,544	\$28,984					
Prepared by the Monmouth County Planning Board November 12, 2007							

Allenhurst

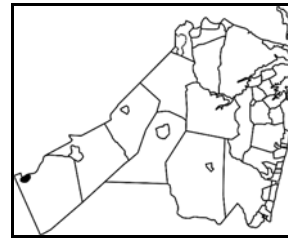
The Borough of Allenhurst has a land area of 0.30 square miles (.777 km²) and is located in the mid-coast area of the county, north of Asbury Park. The residential neighborhoods of Allenhurst host many well-maintained 19th Century homes on large lots. Businesses serving the local neighborhood are located on the town's Main Street. Allenhurst is also served by a New Jersey Transit rail line, for an easy commute to New York City. The amenities of the area have made this shore town popular as a year-round community.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	912		1980	328		Math	NA
1990	759		1990	298		English	NA
2000	718		2000	285			
2007 Estimate	716		2007	284			
2025 Projection	733						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	699	97.4		Number	Percent	1990	368
Black	6	0.8	Total -2000	368	100.0	2005	393
Asian and Other	13	1.8	Owner-Occupied	206	56.0	2006	398
Persons of Hispanic Origin	18	2.5	Renter-Occupied	77	20.9	Resident Employment	
			Vacant	85	23.1	1990	363
2000 Age Composition			Median Value Owner-Occupied (2000)	\$359,000		2005	383
	Number	Percent	Median Rent (2000)	\$815		2006	387
Pre-School (0-4 years)	40	5.6	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	106	14.8	Single Units	Number	Percent		Number
Working Age (20-64 years)	438	61.0	Total	302	100.0	1990	5
Seniors (65+)	134	18.7	Detached:	297	98.3	2005	11
			Attached:	5	1.7	2006	11
			Multiple Units				
			Total	66	100.0		
			2-4 Units	45	68.2		
			5-9 Units	11	16.7		
			10+ Units	10	15.2		
			Mobile Homes and Other	0	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000		210,750		
Median Family	\$70,243	\$109,180	General Tax Rate		1.48		
Median Household	\$54,610	\$85,000	Equalized Tax Rate Rank		3		
Per Capita	\$26,328	\$42,710					
Prepared by the Monmouth County Planning Board November 12, 2007							

Allentown

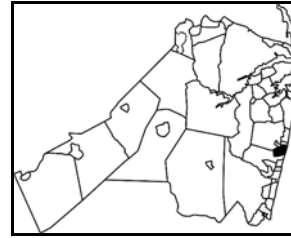
The Borough of Allentown has a land area of 0.60 square miles (1.55 km²) and is one of the westernmost towns in the county, bordering Mercer County. Recognized as one of the largest historic districts in New Jersey, Allentown is listed on the National Register of Historic Places. Main Street is lined with charming stores and a historic mill which has been renovated into specialty shops. Colonial and Victorian homes on small lots grace side streets, giving Allentown the feel of a small village.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	1,962		1980	662		Math	513
1990	1,828		1990	655		English	503
2000	1,882		2000	708			
2007 Estimate	1,892		2007	712			
2025 Projection	1,980						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	1,706	90.6	Number	Percent		1990	1,069
Black	121	6.4	Total -2000	718	100.0	2005	1,148
Asian and Other	55	2.9	Owner-Occupied	547	76.2	2006	1,162
Persons of Hispanic Origin	36	1.9	Renter-Occupied	161	22.4	Resident Employment	
			Vacant	10	1.4	1990	1,034
2000 Age Composition			Median Value Owner-Occupied (2000)	\$167,100		2005	1,106
	Number	Percent	Median Rent (2000)	\$792		2006	1,119
Pre-School (0-4 years)	136	7.2	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	406	21.6	Single Units	Number	Percent	Number	Percent
Working Age (20-64 years)	1,156	61.4	Total	600	100.0	1990	35
Seniors (65+)	184	9.8	Detached:	555	92.5	2005	42
			Attached:	45	7.5	2006	43
			Multiple Units				
			Total	118	100.0		
			2-4 Units	56	47.5		
			5-9 Units	15	12.7		
			10+ Units	47	39.8		
			Mobile Homes and Other	0	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000	101,916			
Median Family	\$50,457	\$79,843	General Tax Rate	4.15			
Median Household	\$47,109	\$71,193	Equalized Tax Rate Rank	52			
Per Capita	\$18,907	\$29,455					
Prepared by the Monmouth County Planning Board November 12, 2007							

Asbury Park

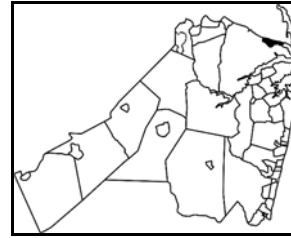
The City of Asbury Park has a land area of 1.5 square miles (3.9 km²) and is located midway on Monmouth's coast. Asbury Park is known for its 1.25 mile (2.5 km) boardwalk, anchored by the recently renovated Paramount Theater and the adjoining Convention Hall to the north, and the Casino to the south. Efforts to recapture the vitality of the city's heyday are focusing on beachfront redevelopment. Asbury Park has been designated as an Urban Enterprise Zone, which provides benefits to city businesses. Like many other shore towns, Asbury Park is served by New Jersey Transit trains and buses.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	17,015		1980	7,207		Math	375
1990	16,799		1990	6,871		English	361
2000	16,930		2000	6,754			
2007 Estimate	16,862		2007	6,726			
2025 Projection	20,500						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	4,194	24.8		Number	Percent	1990	8,145
Black	10,515	62.1	Total -2000	7,744	100.0	2005	7,414
Asian and Other	2,221	13.1	Owner-Occupied	1,316	17.0	2006	7,518
Persons of Hispanic Origin	2,637	15.6	Renter-Occupied	5,438	70.2	Resident Employment	
			Vacant	990	12.8	1990	7,367
2000 Age Composition			Median Value Owner-Occupied (2000)	\$92,800		2005	6,636
	Number	Percent	Median Rent (2000)	\$615		2006	6,714
Pre-School (0-4 years)	1,539	9.1	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	3,986	23.5	Single Units	Number	Percent		Number
Working Age (20-64 years)	9,514	56.2	Total	1,945	100.0	1990	778
Seniors (65+)	1,891	11.2	Detached:	1,794	92.2	2005	778
			Attached:	151	7.8	2006	804
			Multiple Units				
INCOME			Total	5,775	100.0		
	1989 Income (1990 Census)	1999 Income (2000 Census)	2-4 Units	1,883	32.6		
Median Family	\$25,366	\$26,370	5-9 Units	615	10.6	Net Valuation \$000	429,984
Median Household	\$20,754	\$23,081	10+ Units	3,277	56.7	General Tax Rate	4.32
Per Capita	\$11,267	\$13,516	Mobile Homes and Other	24	100.0	Equalized Tax Rate Rank	27
Prepared by the Monmouth County Planning Board November 12, 2007							

Atlantic Highlands

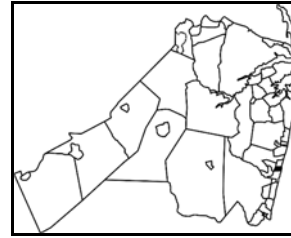
The Borough of Atlantic Highlands has a land area of 1.2 square miles (3.1 km²), and is nestled on the steep slopes of the Navesink Highlands, providing commanding views of Sandy Hook Bay. Mount Mitchell, the highest point on the eastern seaboard, is part of Atlantic Highland's striking topography. The borough is predominantly residential, with a small commercial area on First Avenue that leads to the large, well-maintained municipal marina. Ferry service to New York City and easy access to the Garden State Parkway make Atlantic Highlands attractive for commuters.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	4,950		1980	1,776		Math	497
1990	4,629		1990	1,774		English	499
2000	4,705		2000	1,969			
2007 Estimate	4,717		2007	1,974			
2025 Projection	4,719						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	4,440	94.4		Number	Percent	1990	2,431
Black	108	2.3	Total -2000	2,056	100.0	2005	2,742
Asian and Other	157	3.3	Owner-Occupied	1,351	65.7	2006	2,778
Persons of Hispanic Origin	165	3.5	Renter-Occupied	618	30.1		
			Vacant	87	4.2	Resident Employment	
2000 Age Composition			Median Value Owner-Occupied (2000)	\$187,700		1990	2,360
	Number	Percent	Median Rent (2000)	\$812		2005	2,584
Pre-School (0-4 years)	285	6.1	Types of Units - (2000)			2006	2,615
School Age (5-19 years)	789	16.8	Single Units	Number	Percent		
Working Age (20-64 years)	2,966	63.0	Total	1,484	100.0	Resident Unemployment	
Seniors (65+)	665	14.1	Detached:	1,432	96.5		Number
			Attached:	52	3.5	1990	71
			Multiple Units			2005	158
			Total	564	100.0	2006	163
			2-4 Units	180	31.9		Percent
			5-9 Units	75	13.3		
			10+ Units	309	54.8		
			Mobile Homes and Other	8	100.0		
INCOME			TAXES 2006			Net Valuation \$000	
	1989 Income (1990 Census)	1999 Income (2000 Census)				620,601	
Median Family	\$46,848	\$79,044				General Tax Rate	
Median Household	\$44,705	\$64,955				2.16	
Per Capita	\$19,946	\$34,798				Equalized Tax Rate Rank	
						34	
Prepared by the Monmouth County Planning Board November 12, 2007							

Avon-by-the-Sea

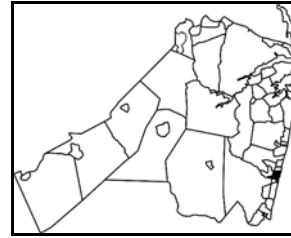
The Borough of Avon-by-the-Sea has a land area of 0.40 square miles (1.03 km²) and is located between the Shark River and Sylvan Lake on the midcoast of the county. The residential areas were planned using a grid pattern, with homes facing wide avenues, creating a lovely, traditional streetscape. The garages for the residences are located on the narrow service alleys that run behind the homes. Avon's oceanfront boardwalk features hardwood planks, Victorian period light fixtures and covered pavilions.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	2,337		1980	1,004		Math	509
1990	2,165		1990	989		English	496
2000	2,244		2000	1,043			
2007 Estimate	2,219		2007	1,031			
2025 Projection	2,244						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	2,180	97.1		Number	Percent	1990	1,083
Black	12	0.5	Total -2000	1,382	100.0	2005	1,265
Asian and Other	52	2.3	Owner-Occupied	667	48.3	2006	1,292
Persons of Hispanic Origin	54	2.4	Renter-Occupied	371	26.8		
			Vacant	344	24.9	Resident Employment	
2000 Age Composition			Median Value Owner-Occupied (2000)	\$370,100		1990	1,049
	Number	Percent	Median Rent (2000)	\$789		2005	1,223
Pre-School (0-4 years)	112	5.0	Types of Units - (2000)			2006	1,237
School Age (5-19 years)	333	14.8	Single Units	Number	Percent		
Working Age (20-64 years)	1,298	57.8	Total	985	100.0	Resident Unemployment	
Seniors (65+)	501	22.3	Detached:	950	96.4		Number
			Attached:	35	3.6	1990	34
						2005	42
						2006	54
							Percent
			Multiple Units				
			Total	392	100.0		
			2-4 Units	206	52.6		
			5-9 Units	10	2.6		
			10+ Units	176	44.9		
			Mobile Homes and Other	5	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000	307,822			
Median Family	\$51,968	\$80,605	General Tax Rate	2.53			
Median Household	\$35,694	\$60,192	Equalized Tax Rate Rank	7			
Per Capita	\$21,037	\$41,238					
Prepared by the Monmouth County Planning Board November 12, 2007							

Belmar

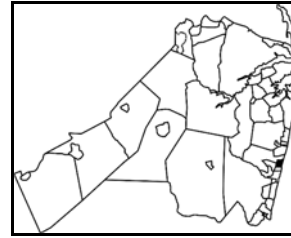
The Borough of Belmar has a land area of 1.0 square miles (2.59 km²) and is situated on the midcoast of the county. Because of its reputation as a popular summer resort, Belmar's population increases dramatically during the summer season, filling seasonal rental properties and packing Belmar's 1-1/4 mile (2.01 km) long beach. Two commercial districts have developed to accommodate both permanent and summer residents - one along Main Street, featuring a mix of stores and services, and another along Ocean Avenue and the boardwalk, featuring food and entertainment.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	6,771		1980	3,019		Math	NA
1990	5,877		1990	2,718		English	NA
2000	6,045		2000	2,946			
2007 Estimate	6,029		2007	2,938			
2025 Projection	6,048						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	5,533	91.5		Number	Percent	1990	3,089
Black	209	3.5	Total -2000	3,996	100.0	2005	3,699
Asian and Other	303	5.0	Owner-Occupied	1,395	34.9	2006	3,746
Persons of Hispanic Origin	414	6.8	Renter-Occupied	1,551	38.8	Resident Employment	
			Vacant	1,050	26.3	1990	2,961
2000 Age Composition			Median Value Owner-Occupied (2000)	\$186,700		2005	3,520
	Number	Percent	Median Rent (2000)	\$779		2006	3,562
Pre-School (0-4 years)	293	4.8	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	857	14.2	Single Units	Number	Percent		Number
Working Age (20-64 years)	3,943	65.2	Total	2,159	100.0	1990	128
Seniors (65+)	952	15.7	Detached:	1,971	91.3	2005	179
			Attached:	188	8.7	2006	185
			Multiple Units				
INCOME			Total	1,830	100.0		
	1989 Income (1990 Census)	1999 Income (2000 Census)	2-4 Units	817	44.6		
Median Family	\$37,365	\$61,250	5-9 Units	137	7.5	Net Valuation \$000	999,586
Median Household	\$31,667	\$44,896	10+ Units	876	47.9	General Tax Rate	1.67
Per Capita	\$17,789	\$29,456	Mobile Homes and Other	7	100.0	Equalized Tax Rate Rank	11
Prepared by the Monmouth County Planning Board November 12, 2007							

Bradley Beach

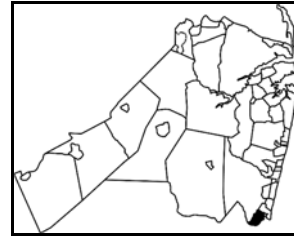
The Borough of Bradley Beach has a land area of 0.6 square mile (1.7 km²) and is located on the midcoast of the county. This family-oriented summer resort has attracted vacationers for decades with its quiet residential areas and mix of housing types. Efforts to refurbish the boardwalk area have produced a lovely seaside promenade, complete with a gazebo for concerts, and a restored fountain. Bradley Beach's Main Street features a variety of stores, shops and fine restaurants as well as a train station which is listed on the national register of historic places.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION		
Total Population			Year			Year 2005-2006		
Year	Number		Year	Total Households		Math	Average SAT	
1980	4,772		1980	2,013			NA	
1990	4,475		1990	2,009				
2000	4,793		2000	2,297				
2007 Estimate	4,940		2007	2,369		English	NA	
2025 Projection	4,793							
2000 Racial Composition			HOUSING 2000			EMPLOYMENT		
	Number	Percent	Housing Units			Resident Labor Force		
White	4,225	88.1		Number	Percent	1990	2,308	
Black	185	3.9	Total -2000	3,132	100.0	2005	2,890	
Asian and Other	383	8.0	Owner-Occupied	968	30.9	2006	2,918	
Persons of Hispanic Origin	615	12.8	Renter-Occupied	1,329	42.4	Resident Employment		
			Vacant	835	26.7	1990	2,172	
2000 Age Composition			Median Value Owner-Occupied (2000)	\$161,200		2005	2,701	
	Number	Percent	Median Rent (2000)	\$729		2006	2,733	
Pre-School (0-4 years)	265	5.5	Types of Units - (2000)			Resident Unemployment		
School Age (5-19 years)	695	14.5	Single Units	Number	Percent		Number	Percent
Working Age (20-64 years)	3,243	67.7	Total	1,683	100.0	1990	136	5.9
Seniors (65+)	590	12.3	Detached:	1,603	95.2	2005	189	6.5
			Attached:	80	4.8	2006	185	6.3
			Multiple Units					
INCOME			Total	1,449	100.0			
	1989 Income (1990 Census)	1999 Income (2000 Census)	2-4 Units	541	37.3			
Median Family	\$33,804	\$49,688	5-9 Units	126	8.7			
Median Household	\$30,339	\$40,878	10+ Units	782	54.0			
Per Capita	\$15,819	\$25,438	Mobile Homes and Other	0	100.0			
						TAXES 2006		
						Net Valuation \$000	1,115,365	
						General Tax Rate	1.09	
						Equalized Tax Rate Rank	15	
Prepared by the Monmouth County Planning Board November 12, 2007								

Brielle

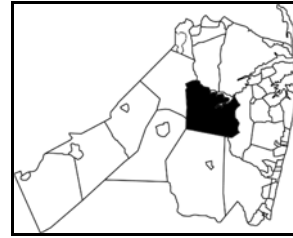
The Borough of Brielle has a land area of 1.65 square miles (4.3 km²). Brielle is the southernmost municipality in the county, bordering on the Manasquan River. In the 1960s, the population of Brielle began to shift from a summer tourist resort to a neighborhood of permanent residents. Now, the borough is a solidly year-round community, attracting people with its yacht clubs, marinas and recreational boating. Brielle also has substantial recreational facilities, including parks and a golf course.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	4,068		1980	1,489		Math	509
1990	4,406		1990	1,735		English	496
2000	4,893		2000	1,938			
2007 Estimate	4,972		2007	1,970			
2025 Projection	5,227						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	4,553	93.1		Number	Percent	1990	2,261
Black	172	3.5	Total -2000	2,123	100.0	2005	2,445
Asian and Other	168	3.4	Owner-Occupied	1,618	76.2	2006	2,476
Persons of Hispanic Origin	162	3.3	Renter-Occupied	320	15.1	Resident Employment	
			Vacant	185	8.7	1990	2,136
2000 Age Composition			Median Value Owner-Occupied (2000)	\$285,000		2005	2,361
	Number	Percent	Median Rent (2000)	\$1,090		2006	2,389
Pre-School (0-4 years)	348	7.1	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	887	18.1	Single Units	Number	Percent		Number
Working Age (20-64 years)	2,790	57.0	Total	1,738	100.0	1990	125
Seniors (65+)	868	17.7	Detached:	1,566	90.1	2005	84
			Attached:	172	9.9	2006	87
			Multiple Units				
			Total	350	100.0		
			2-4 Units	293	83.7		
			5-9 Units	13	3.7		
			10+ Units	44	12.6		
			Mobile Homes and Other	35	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000	612,033			
Median Family	\$60,401	\$82,867	General Tax Rate	2.89			
Median Household	\$53,485	\$68,368	Equalized Tax Rate Rank	14			
Per Capita	\$24,027	\$35,785					
Prepared by the Monmouth County Planning Board November 12, 2007							

Colts Neck

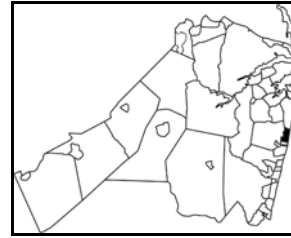
Colts Neck Township has a land area of 31.70 square miles (82.1 km²) and is centrally located in the county. While the township holds on to its historically agrarian character, increasingly farmland is being diverted to exclusive, large lot residential development. A large part of Colts Neck's land area belongs to the federal government as part of Naval Weapons Station Earle. County Route 537, in the southern part of the township, is one of the most scenic drives in the county, passing by large farmsteads, lush pasture land, orchards, and grazing horses.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	7,888		1980	2,151		Math	534
1990	8,559		1990	2,640		English	510
2000	11,179		2000	3,513			
2007 Estimate	11,956		2007	3,763			
2025 Projection	12,447						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	10,544	85.5		Number	Percent	1990	4,046
Black	973	7.9	Total -2000	3,614	100.0	2005	4,922
Asian and Other	814	6.6	Owner-Occupied	2,896	80.1	2006	4,994
Persons of Hispanic Origin	520	4.2	Renter-Occupied	617	17.1	Resident Employment	
			Vacant	101	2.8	1990	3,956
2000 Age Composition			Median Value Owner-Occupied (2000)	\$425,500		2005	4,743
	Number	Percent	Median Rent (2000)	\$974		2006	4,810
Pre-School (0-4 years)	1,019	8.3	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	2,946	23.9	Single Units	Number	Percent		Number
Working Age (20-64 years)	7,363	59.7	Total	3,336	100.0	1990	90
Seniors (65+)	1,003	8.1	Detached:	3,026	90.7	2005	179
			Attached:	310	9.3	2006	185
			Multiple Units				
			Total	271	100.0		
			2-4 Units	215	79.3		
			5-9 Units	56	20.7		
			10+ Units	0	0.0		
			Mobile Homes and Other	7	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000		1,392,875		
Median Family	\$77,849	\$117,980	General Tax Rate		3.07		
Median Household	\$75,119	\$109,190	Equalized Tax Rate Rank		16		
Per Capita	\$31,965	\$46,795					
Prepared by the Monmouth County Planning Board November 12, 2007							

Deal

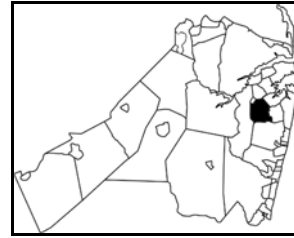
The Borough of Deal has a land area of 1.2 square miles (3.1 km²) and is located just south of Long Branch, along the county's midcoast. The town retains a seaside resort atmosphere with its eclectic mix of new and old architecture, as new large upscale homes share streets with older seaside estates. Most of Deal's beachfront is dominated by a private beach club. Specialty stores are clustered along Norwood Avenue.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	1,952		1980	650		Math	NA
1990	1,179		1990	459		English	NA
2000	1,070		2000	434			
2007 Estimate	1,060		2007	430			
2025 Projection	1,132						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	1,010	94.4	Number	Percent		1990	557
Black	13	1.2	Total -2000	953	100.0	2005	383
Asian and Other	47	4.4	Owner-Occupied	294	30.8	2006	387
Persons of Hispanic Origin	54	5.0	Renter-Occupied	140	14.7	Resident Employment	
			Vacant	519	54.5	1990	542
2000 Age Composition			Median Value Owner-Occupied (2000)	\$553,800		2005	372
	Number	Percent	Median Rent (2000)	\$950		2006	377
Pre-School (0-4 years)	53	5.0	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	190	17.8	Single Units	Number	Percent		
Working Age (20-64 years)	541	50.6	Total	828	100.0	1990	15
Seniors (65+)	286	26.7	Detached:	806	97.3	2005	11
			Attached:	22	2.7	2006	11
			Multiple Units				
			Total	125	100.0		
			2-4 Units	44	35.2		
			5-9 Units	12	9.6		
			10+ Units	69	55.2		
			Mobile Homes and Other	0	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000	1,102,154			
Median Family	\$67,095	\$65,313	General Tax Rate	1.00			
Median Household	\$48,750	\$58,472	Equalized Tax Rate Rank	1			
Per Capita	\$47,044	\$38,510					
Prepared by the Monmouth County Planning Board November 12, 2007							

Eatontown

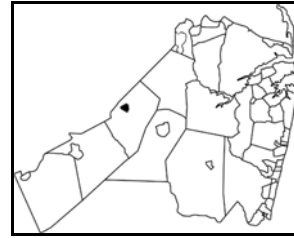
The Borough of Eatontown has a land area of 5.86 square miles (15 km²), a portion of which is part of the U.S. Army's Fort Monmouth. With convenient access to State Highways 35 and 36, the Garden State Parkway and Route 18, Eatontown has become a center for electronics and communications firms. Eatontown is also a retail center for the county, with one of the state's largest regional shopping centers located at the crossroads of Routes 35 and 36. Eatontown's role as a transportation hub of Monmouth County has prompted a wide variety of residential development, including single family homes, condominium and townhouse units, and garden apartments.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	12,703		1980	4,959		Math	515
1990	13,800		1990	5,442		English	502
2000	14,008		2000	5,780			
2007 Estimate	14,381		2007	5,942			
2025 Projection	14,458						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	10,267	73.3		Number	Percent	1990	6,972
Black	1,626	11.6	Total -2000	6,333	100.0	2005	7,951
Asian and Other	2,115	15.1	Owner-Occupied	2,837	44.8	2006	8,062
Persons of Hispanic Origin	928	6.6	Renter-Occupied	2,940	46.4		
			Vacant	556	8.8	Resident Employment	
2000 Age Composition			Median Value Owner-Occupied (2000)	\$178,200		1990	6,705
	Number	Percent	Median Rent (2000)	\$766		2005	7,635
Pre-School (0-4 years)	958	6.8	Types of Units - (2000)			2006	7,736
School Age (5-19 years)	2,495	17.8	Single Units	Number	Percent		
Working Age (20-64 years)	8,688	62.0	Total	3,013	100.0	1990	267
Seniors (65+)	1,867	13.3	Detached:	2,291	76.0	2005	315
			Attached:	722	24.0	2006	326
			Multiple Units				
INCOME			Total	3,026	100.0	TAXES 2006	
	1989 Income (1990 Census)	1999 Income (2000 Census)	2-4 Units	855	28.3	Net Valuation \$000	2,634,312
Median Family	\$42,844	\$69,397	5-9 Units	650	21.5	General Tax Rate	1.44
Median Household	\$36,864	\$53,833	10+ Units	1,521	50.3	Equalized Tax Rate Rank	35
Per Capita	\$17,679	\$26,965	Mobile Homes and Other	294	100.0		
			Prepared by the Monmouth County Planning Board				
			November 12, 2007				

Englishtown

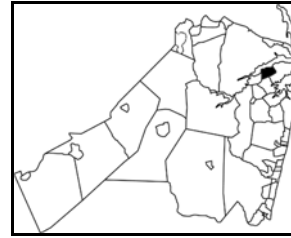
The Borough of Englishtown has a land area of 0.57 square miles (1.65 km²) and is completely surrounded by Manalapan Township. Englishtown originally developed as a commercial center for local farms, and its Main Street has been the focus of neighborhood preservation efforts. Englishtown has retained its small town character despite the large scale residential and commercial development taking place in the surrounding communities.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	976		1980	339		Math	553
1990	1,268		1990	443		English	517
2000	1,764		2000	643			
2007 Estimate	1,933		2007	706			
2025 Projection	2,399						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	1,559	88.4	Number	Percent		1990	665
Black	73	4.1	Total -2000	680	100.0	2005	935
Asian and Other	132	7.5	Owner-Occupied	432	63.5	2006	947
Persons of Hispanic Origin	110	6.2	Renter-Occupied	211	31.0	Resident Employment	
			Vacant	37	5.4	1990	635
2000 Age Composition			Median Value Owner-Occupied (2000)	\$150,600		2005	904
	Number	Percent	Median Rent (2000)	\$772		2006	915
Pre-School (0-4 years)	161	9.1	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	389	22.1	Single Units	Number	Percent		Number
Working Age (20-64 years)	1,020	57.8	Total	484	100.0	1990	30
Seniors (65+)	194	11.0	Detached:	362	74.8	2005	32
			Attached:	122	25.2	2006	33
			Multiple Units				
INCOME			Total	196	100.0		
	1989 Income (1990 Census)	1999 Income (2000 Census)	2-4 Units	74	37.8		
Median Family	\$45,761	\$73,750	5-9 Units	20	10.2	Net Valuation \$000	97,273
Median Household	\$43,472	\$57,557	10+ Units	102	52.0	General Tax Rate	3.86
Per Capita	\$15,518	\$23,438	Mobile Homes and Other	0	100.0	Equalized Tax Rate Rank	41
Prepared by the Monmouth County Planning Board November 12, 2007							

Fair Haven

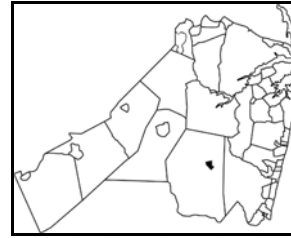
The Borough of Fair Haven has a land area of 1.55 square miles (4.0 km²) and is located along the Navesink River in eastern Monmouth County. The community is predominantly residential with a variety of commercial activities on River Road, including a quaint group of shops at its eastern end. The majority of the homes in the town were developed in the 50s and 60s. However, numerous older estate homes are situated along the Navesink.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	5,679		1980	1,895		Math	566
1990	5,270		1990	1,887		English	554
2000	5,937		2000	1,998			
2007 Estimate	6,021		2007	2,027			
2025 Projection	6,095						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	5,573	93.9		Number	Percent	1990	2,641
Black	243	4.1	Total -2000	2,037	100.0	2005	2,902
Asian and Other	121	2.0	Owner-Occupied	1,863	91.5	2006	2,938
Persons of Hispanic Origin	79	1.3	Renter-Occupied	135	6.6		
			Vacant	39	1.9	Resident Employment	
2000 Age Composition			Median Value Owner-Occupied (2000)	\$305,900		1990	2,524
	Number	Percent	Median Rent (2000)	\$1,219		2005	2,818
Pre-School (0-4 years)	537	9.0	Types of Units - (2000)			2006	2,851
School Age (5-19 years)	1,516	25.5	Single Units	Number	Percent		
Working Age (20-64 years)	3,270	55.1	Total	2,012	100.0	Resident Unemployment	
Seniors (65+)	614	10.3	Detached:	1,995	99.2		Number
			Attached:	17	0.8	1990	117
			Multiple Units			2005	84
			Total	25	100.0	2006	87
			2-4 Units	25	100.0		
			5-9 Units	0	0.0		
			10+ Units	0	0.0		
			Mobile Homes and Other	0	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000	1,114,126			
Median Family	\$61,496	\$109,760	General Tax Rate	2.10			
Median Household	\$57,247	\$97,220	Equalized Tax Rate Rank	30			
Per Capita	\$26,163	\$44,018					
Prepared by the Monmouth County Planning Board November 12, 2007							

Farmingdale

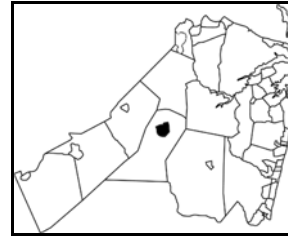
The Borough of Farmingdale has a land area of 0.5 square miles (1.3 km²) and is located in the south-central portion of the county, completely surrounded by Howell Township. Farmingdale has a diverse industrial history for such a small borough, thanks mostly to its role as a hub for freight rail lines. Today, Farmingdale retains its small town character with well-maintained homes on small lots and a commercial district serving the needs of the neighborhood.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	1,348		1980	521		Math	523
1990	1,462		1990	561		English	492
2000	1,587		2000	625			
2007 Estimate	1,604		2007	632			
2025 Projection	1,602						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	1,486	93.6	Number	Percent		1990	806
Black	18	1.1	Total -2000	638	100.0	2005	914
Asian and Other	83	5.2	Owner-Occupied	338	53.0	2006	915
Persons of Hispanic Origin	61	3.8	Renter-Occupied	287	45.0		
			Vacant	13	2.0	Resident Employment	
2000 Age Composition			Median Value Owner-Occupied (2000)	\$154,100		1990	777
	Number	Percent	Median Rent (2000)	\$780		2005	883
Pre-School (0-4 years)	102	6.4	Types of Units - (2000)			2006	893
School Age (5-19 years)	353	22.2	Single Units	Number	Percent		
Working Age (20-64 years)	989	62.3	Total	363	100.0	Resident Unemployment	
Seniors (65+)	143	9.0	Detached:	352	97.0	Number	Percent
			Attached:	11	3.0	1990	29
			Multiple Units			2005	32
			Total	275	100.0	2006	22
			2-4 Units	89	32.4		
			5-9 Units	83	30.2	TAXES 2006	
			10+ Units	103	37.5	Net Valuation \$000	150,721
			Mobile Homes and Other	0	100.0	General Tax Rate	1.76
						Equalized Tax Rate Rank	29
INCOME			Prepared by the Monmouth County Planning Board				
	1989 Income (1990 Census)	1999 Income (2000 Census)	November 12, 2007				
Median Family	\$45,526	\$59,625					
Median Household	\$40,469	\$48,889					
Per Capita	\$17,036	\$21,667					

Freehold Borough

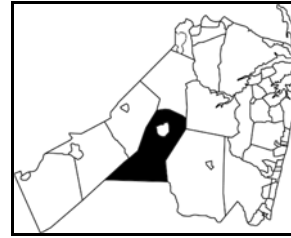
The Borough of Freehold, the county seat of Monmouth County, has a land area of 1.9 square miles (4.9 km²) and is located in western Monmouth County. The borough is completely surrounded by Freehold Township. This historic borough was incorporated in 1919, and the name was changed from Monmouth Courthouse to Freehold. For many years, the borough was a major retail center for western Monmouth County. The borough is also known for the Freehold Raceway, the oldest pari-mutuel harness race track in the country. A nonprofit downtown improvement organization has made great strides towards a revitalization and expansion of the downtown business district.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	10,020		1980	3,573		Math	542
1990	10,742		1990	3,842		English	520
2000	10,976		2000	3,695			
2007 Estimate	11,681		2007	3,938			
2025 Projection	11,335						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	7,795	71.0		Number	Percent	1990	5,685
Black	1,738	15.8	Total -2000	3,821	100.0	2005	6,142
Asian and Other	1,443	13.1	Owner-Occupied	2,241	58.6	2006	6,223
Persons of Hispanic Origin	3,081	28.1	Renter-Occupied	1,454	38.1	Resident Employment	
			Vacant	126	3.3	1990	5,386
2000 Age Composition			Median Value Owner-Occupied (2000)	\$137,500		2005	5,764
	Number	Percent	Median Rent (2000)	\$821		2006	5,832
Pre-School (0-4 years)	858	7.8	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	2,174	19.8	Single Units	Number	Percent		Number
Working Age (20-64 years)	6,773	61.7	Total	2,653	100.0	1990	299
Seniors (65+)	1,171	10.7	Detached:	2,214	83.5	2005	379
			Attached:	439	16.5	2006	391
			Multiple Units				
			Total	1,168	100.0		
			2-4 Units	600	51.4		
			5-9 Units	232	19.9		
			10+ Units	336	28.8		
			Mobile Homes and Other	0	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000	1,085,367			
Median Family	\$45,092	\$53,374	General Tax Rate	1.95			
Median Household	\$40,327	\$48,654	Equalized Tax Rate Rank	42			
Per Capita	\$15,452	\$19,910					
Prepared by the Monmouth County Planning Board November 12, 2007							

Freehold Township

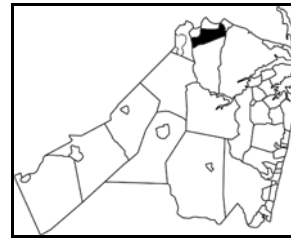
Freehold Township has a land area of 37.0 square miles (95.8 km²), and is one of the largest townships in the county. The township, once a predominantly agricultural area, underwent tremendous residential development in the 80s and into the early 90s. Large lot single family homes and condominium and townhouse complexes make up a large part of the township's housing stock. Commercial activities have developed along County Route 537 and Route 9. The township also hosts the largest mall in the county in terms of square footage, and part of the Freehold Raceway race track.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	19,202		1980	5,565		Math	542
1990	24,710		1990	8,207		English	520
2000	31,537		2000	10,814			
2007 Estimate	35,575		2007	12,307			
2025 Projection	36,377						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	27,466	87.1		Number	Percent	1990	13,426
Black	1,616	5.1	Total -2000	11,032	100.0	2005	17,800
Asian and Other	2,455	7.8	Owner-Occupied	9,431	85.5	2006	18,127
Persons of Hispanic Origin	1,637	5.2	Renter-Occupied	1,383	12.5	Resident Employment	
			Vacant	218	2.0	1990	13,075
2000 Age Composition			Median Value Owner-Occupied (2000)	\$227,500		2005	17,230
	Number	Percent	Median Rent (2000)	\$904		2006	17,487
Pre-School (0-4 years)	2,137	6.8	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	6,417	20.3	Single Units	Number	Percent		Number
Working Age (20-64 years)	19,202	60.9	Total	8,910	100.0	1990	351
Seniors (65+)	3,781	12.0	Detached:	6,929	77.8	2005	570
			Attached:	1,981	22.2	2006	639
			Multiple Units				
			Total	1,720	100.0		
			2-4 Units	319	18.5		
			5-9 Units	804	46.7		
			10+ Units	597	34.7		
			Mobile Homes and Other	402	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000		3,025,000		
Median Family	\$63,602	\$89,845	General Tax Rate		3.34		
Median Household	\$58,756	\$77,185	Equalized Tax Rate Rank		36		
Per Capita	\$21,916	\$31,505					
Prepared by the Monmouth County Planning Board November 12, 2007							

Hazlet

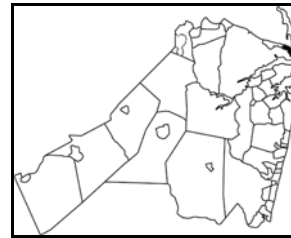
Hazlet Township has a land area of 5.6 square miles (14.5 km²) and is located in the Bayshore area of the county. For many years Hazlet has attracted residents because of the convenient rail and highway access to New York City and its close proximity to the shore area. The 88.5 acre (35.8 hectares) Veteran's Park, which houses the Community Center and Swim and Tennis Club, offers a wide variety of recreational and social activities for residents. Many corporate centers, newly constructed offices and commercial enterprises have located in Hazlet along the Route 35 and Route 36 corridors.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	23,013		1980	6,595		Math	501
1990	21,976		1990	7,148		English	485
2000	21,378		2000	7,244			
2007 Estimate	21,470		2007	7,276			
2025 Projection	21,590						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	19,918	93.2		Number	Percent	1990	12,008
Black	235	1.1	Total -2000	7,406	100.0	2005	11,394
Asian and Other	1,225	5.7	Owner-Occupied	6,510	87.9	2006	11,529
Persons of Hispanic Origin	1,254	5.9	Renter-Occupied	734	9.9		
			Vacant	162	2.2	Resident Employment	
2000 Age Composition			Median Value Owner-Occupied (2000)	\$173,700		1990	11,517
	Number	Percent	Median Rent (2000)	\$510		2005	10,889
Pre-School (0-4 years)	1,400	6.5	Types of Units - (2000)			2006	11,007
School Age (5-19 years)	4,497	21.0	Single Units	Number	Percent		
Working Age (20-64 years)	12,602	58.9	Total	6,263	100.0	1990	491
Seniors (65+)	2,879	13.5	Detached:	5,976	95.4	2005	505
			Attached:	287	4.6	2006	521
			Multiple Units				
			Total	411	100.0	Resident Unemployment	
			2-4 Units	107	26.0		
			5-9 Units	97	23.6		
			10+ Units	207	50.4		
			Mobile Homes and Other	732	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000	1,065,492			
Median Family	\$55,726	\$71,361	General Tax Rate	4.37			
Median Household	\$50,684	\$65,697	Equalized Tax Rate Rank	47			
Per Capita	\$17,330	\$25,262					
Prepared by the Monmouth County Planning Board November 12, 2007							

Highlands

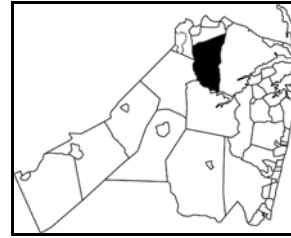
The Borough of Highlands has a land area of 0.64 square miles (1.6 km²) and is located on Sandy Hook Bay. Highlands' most prominent landmark is the Twin Lights, constructed in 1866 to guide commercial and Navy vessels into Sandy Hook Bay. Today, the borough is still known for its fishing industry and marinas. A well-run ferry operation provides commuters with daily ferry service to New York City. It is no surprise that Highlands is home to many of the shore's best seafood restaurants. Many of them are located on Bay Avenue, the town's local commercial district, which has benefited from local redevelopment efforts.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Total Households			Year 2005-2006	Average SAT
Year	Number		Year	Total Households		Math	497
1980	5,187		1980	2,216			
1990	4,849		1990	2,275		English	499
2000	5,097		2000	2,450			
2007 Estimate	5,179		2007	2,490			
2025 Projection	5,168						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	4,847	95.1		Number	Percent	1990	2,747
Black	81	1.6	Total -2000	2,820	100.0	2005	3,082
Asian and Other	169	3.3	Owner-Occupied	1,344	47.7	2006	3,122
Persons of Hispanic Origin	207	4.1	Renter-Occupied	1,106	39.2	Resident Employment	
			Vacant	370	13.1	1990	2,575
2000 Age Composition			Median Value Owner-Occupied (2000)	\$139,300		2005	2,903
	Number	Percent	Median Rent (2000)	\$760		2006	2,937
Pre-School (0-4 years)	259	5.1	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	792	15.5	Single Units	Number	Percent		Number
Working Age (20-64 years)	3,470	68.1	Total	1,470	100.0	1990	172
Seniors (65+)	576	11.3	Detached:	1,205	82.0	2005	179
			Attached:	265	18.0	2006	185
			Multiple Units				
INCOME			Total	1,188	100.0		
	1989 Income (1990 Census)	1999 Income (2000 Census)	2-4 Units	409	34.4		
Median Family	\$34,643	\$50,985	5-9 Units	176	14.8	Net Valuation \$000	534,172
Median Household	\$32,364	\$45,692	10+ Units	603	50.8	General Tax Rate	2.52
Per Capita	\$19,065	\$29,369	Mobile Homes and Other	162	100.0	Equalized Tax Rate Rank	45
Prepared by the Monmouth County Planning Board November 12, 2007							

Holmdel

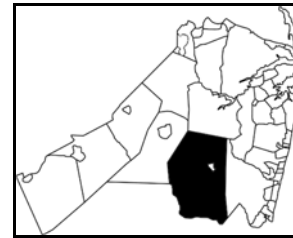
Holmdel Township has a land area of 17.9 square miles (46.3 km²) and is located in north-central Monmouth County. The establishment of Bell Laboratories in the township in the 1970s prompted the development of exclusive residential neighborhoods on the rolling hills of this historically agricultural area. Holmdel is home to Monmouth County's Holmdel Park. Major retailers have been drawn to the area, lining Route 35 with shopping plazas.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	8,447		1980	2,229		Math	609
1990	11,532		1990	3,375		English	575
2000	15,781		2000	4,947			
2007 Estimate	17,271		2007	5,439			
2025 Projection	19,608						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	12,657	80.2		Number	Percent	1990	5,628
Black	102	0.6	Total -2000	5,137	100.0	2005	7,654
Asian and Other	3,022	19.1	Owner-Occupied	4,725	92.0	2006	7,760
Persons of Hispanic Origin	387	2.5	Renter-Occupied	222	4.3	Resident Employment	
			Vacant	190	3.7	1990	5,509
2000 Age Composition			Median Value Owner-Occupied (2000)	\$404,200		2005	7,465
	Number	Percent	Median Rent (2000)	\$1,512		2006	7,564
Pre-School (0-4 years)	917	5.8	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	3,890	24.6	Single Units	Number	Percent		Number
Working Age (20-64 years)	9,048	57.3	Total	4,867	100.0	1990	119
Seniors (65+)	1,926	12.2	Detached:	4,192	86.1	2005	189
			Attached:	675	13.9	2006	196
			Multiple Units				
			Total	162	100.0		
			2-4 Units	41	25.3		
			5-9 Units	80	49.4		
			10+ Units	41	25.3		
			Mobile Homes and Other	108	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000	2,031,231			
Median Family	\$87,843	\$122,785	General Tax Rate	3.30			
Median Household	\$83,975	\$112,879	Equalized Tax Rate Rank	22			
Per Capita	\$32,427	\$47,898					
Prepared by the Monmouth County Planning Board November 12, 2007							

Howell

Howell Township, located in south-central Monmouth County, has a land area of 62.10 square miles (161 km²), making it the largest municipality in the county. Residential development in this area began in the 60s and has exploded in recent decades, as has commercial development along Route 9. With access to Route 9, Route 195 and the Garden State Parkway, this centrally located municipality is one of the fastest growing townships in Monmouth County today. Open space remains, though, thanks to actively farmed lands, the Howell Park golf course and the Manasquan Reservoir park.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	25,065		1980	7,822		Math	523
1990	38,987		1990	12,777		English	492
2000	48,903		2000	16,063			
2007 Estimate	52,400		2007	17,235			
2025 Projection	64,078						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	44,008	90.0		Number	Percent	1990	19,891
Black	1,739	3.6	Total -2000	16,572	100.0	2005	26,350
Asian and Other	3,156	6.5	Owner-Occupied	14,281	86.2	2006	26,900
Persons of Hispanic Origin	2,610	5.3	Renter-Occupied	1,782	10.8		
			Vacant	509	3.1	Resident Employment	
2000 Age Composition			Median Value Owner-Occupied (2000)	\$172,400		1990	19,040
	Number	Percent	Median Rent (2000)	\$816		2005	25,403
Pre-School (0-4 years)	3,910	8.0	Types of Units - (2000)			2006	25,874
School Age (5-19 years)	12,261	25.1	Single Units	Number	Percent		
Working Age (20-64 years)	28,437	58.1	Total	14,872	100.0	1990	851
Seniors (65+)	4,295	8.8	Detached:	13,060	87.8	2005	947
			Attached:	1,812	12.2	2006	1,027
			Multiple Units				
			Total	987	100.0	TAXES 2006	
			2-4 Units	293	29.7	Net Valuation \$000	2,944,078
			5-9 Units	390	39.5	General Tax Rate	4.06
			10+ Units	304	30.8	Equalized Tax Rate Rank	43
			Mobile Homes and Other	713	100.0		
INCOME			Prepared by the Monmouth County Planning Board				
	1989 Income (1990 Census)	1999 Income (2000 Census)	November 12, 2007				
Median Family	\$51,998	\$74,623					
Median Household	\$47,912	\$68,069					
Per Capita	\$16,896	\$26,143					

Interlaken

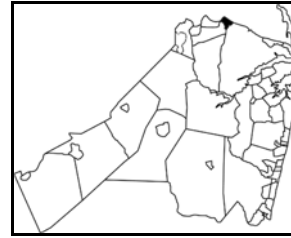
The Borough of Interlaken has a land area of 0.38 square miles (1.00 km²) and is located near the ocean, north of Asbury Park. In 1922, developers selected this area of Ocean Township located between two branches of Deal Lake for a residential community. The area was named Interlaken after a famous Swiss resort with similar water features. Today, this totally residential borough is noted for its period architecture and unusual street names.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	1,037		1980	389		Math	NA
1990	910		1990	377		English	NA
2000	900		2000	386			
2007 Estimate	900		2007	386			
2025 Projection	908						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	888	98.7	Number	Percent		1990	466
Black	0	0.0	Total -2000	397	100.0	2005	489
Asian and Other	12	1.3	Owner-Occupied	368	92.7	2006	506
Persons of Hispanic Origin	10	1.1	Renter-Occupied	18	4.5	Resident Employment	
			Vacant	11	2.8	1990	457
2000 Age Composition			Median Value Owner-Occupied (2000)	\$280,600		2005	479
	Number	Percent	Median Rent (2000)	\$1,333		2006	484
Pre-School (0-4 years)	36	4.0	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	136	15.1	Single Units	Number	Percent		Number
Working Age (20-64 years)	523	58.1	Total	397	100.0	1990	9
Seniors (65+)	205	22.8	Detached:	397	100.0	2005	11
			Attached:	0	0.0	2006	22
			Multiple Units				
			Total	0	100.0		
			2-4 Units	0			
			5-9 Units	0			
			10+ Units	0			
			Mobile Homes and Other	0	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000	197,370			
Median Family	\$61,807	\$104,618	General Tax Rate	1.29			
Median Household	\$57,646	\$82,842	Equalized Tax Rate Rank	6			
Per Capita	\$26,877	\$47,307					
Prepared by the Monmouth County Planning Board November 12, 2007							

Keansburg

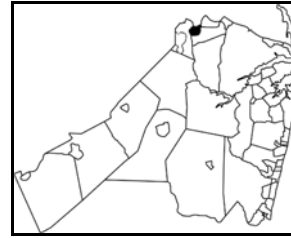
The Borough of Keansburg consists of 0.95 square miles (2.5 km²) and is located on the Raritan Bay. The area was originally developed as a summer resort, complete with steamboat service to and from New York City. The classic bungalow dominates Keansburg's residential architecture as these summer homes have been converted to year-round residences. The Keansburg amusement park and boardwalk come alive in the summer time, and attract families from all over northern Monmouth County.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	10,613		1980	3,431		Math	497
1990	11,069		1990	3,794		English	465
2000	10,732		2000	3,872			
2007 Estimate	10,772		2007	3,887			
2025 Projection	10,848						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	10,014	93.3		Number	Percent	1990	5,234
Black	229	2.1	Total -2000	4,269	100.0	2005	5,472
Asian and Other	489	4.6	Owner-Occupied	2,074	48.6	2006	5,556
Persons of Hispanic Origin	853	7.9	Renter-Occupied	1,798	42.1	Resident Employment	
			Vacant	397	9.3	1990	4,768
2000 Age Composition			Median Value Owner-Occupied (2000)	\$99,000		2005	5,072
	Number	Percent	Median Rent (2000)	\$718		2006	5,133
Pre-School (0-4 years)	755	7.0	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	2,431	22.7	Single Units	Number	Percent		Number
Working Age (20-64 years)	6,339	59.1	Total	2,773	100.0	1990	466
Seniors (65+)	1,207	11.2	Detached:	2,634	95.0	2005	400
			Attached:	139	5.0	2006	424
			Multiple Units				
			Total	1,496	100.0		
			2-4 Units	719	48.1		
			5-9 Units	174	11.6		
			10+ Units	603	40.3		
			Mobile Homes and Other	0	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000	277,260			
Median Family	\$36,958	\$45,438	General Tax Rate	4.75			
Median Household	\$31,769	\$36,383	Equalized Tax Rate Rank	46			
Per Capita	\$12,279	\$17,417					
Prepared by the Monmouth County Planning Board November 12, 2007							

Keyport

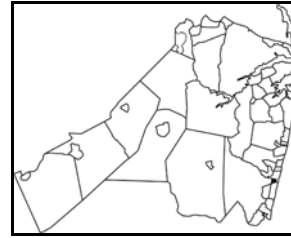
The Borough of Keyport has a land area of 1.4 square miles (3.6 km²) and is located on the Bayshore at the mouth of Matawan Creek, earning it the nickname "Gateway to the Bayshore." Keyport's downtown business district, part of Keyport's historic district, has been central to the Bayshore area for many years, and is being strengthened through revitalization efforts. Keyport's geographic location has fostered many harbor facilities and a strong charter boat industry.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	7,413		1980	2,957		Math	444
1990	7,586		1990	3,161		English	449
2000	7,568		2000	3,264			
2007 Estimate	7,638		2007	3,295			
2025 Projection	7,637						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	6,447	85.2		Number	Percent	1990	3,905
Black	531	7.0	Total -2000	3,400	100.0	2005	4,230
Asian and Other	590	7.8	Owner-Occupied	1,645	48.4	2006	4,295
Persons of Hispanic Origin	839	11.1	Renter-Occupied	1,619	47.6	Resident Employment	
			Vacant	136	4.0	1990	3,752
2000 Age Composition			Median Value Owner-Occupied (2000)	\$141,100		2005	4,030
	Number	Percent	Median Rent (2000)	\$673		2006	4,078
Pre-School (0-4 years)	443	5.9	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	1,370	18.1	Single Units	Number	Percent		Number
Working Age (20-64 years)	4,536	59.9	Total	1,792	100.0	1990	153
Seniors (65+)	1,219	16.1	Detached:	1,581	88.2	2005	200
			Attached:	211	11.8	2006	217
			Multiple Units				5.1
			Total	1,578	100.0		
			2-4 Units	489	31.0	TAXES 2006	
			5-9 Units	122	7.7	Net Valuation \$000	329,934
			10+ Units	967	61.3	General Tax Rate	4.40
			Mobile Homes and Other	30	100.0	Equalized Tax Rate Rank	49
INCOME							
	1989 Income (1990 Census)	1999 Income (2000 Census)					
Median Family	\$41,267	\$58,176					
Median Household	\$31,606	\$43,869					
Per Capita	\$15,050	\$23,288					
Prepared by the Monmouth County Planning Board November 12, 2007							

Lake Como

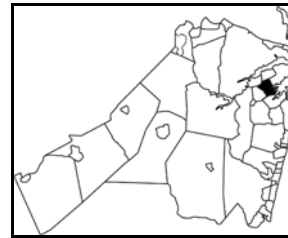
The Borough of Lake Como has a land area of 0.20 square miles (0.5 km²) and is located in the south coast area of the county. This small community of bungalows and seaside homes was originally developed as a resort in the 1880s. The town was previously called South Belmar. Lake Como is still popular for its summer rentals and active nightlife, although it is predominantly a year-round community. A slim portion of Belmar separates Lake Como from the ocean.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	1,566		1980	654		Math	NA
1990	1,482		1990	663		English	NA
2000	1,806		2000	824			
2007 Estimate	1,817		2007	829			
2025 Projection	1,806						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	1,484	82.2		Number	Percent	1990	782
Black	140	7.8	Total -2000	1,107	100.0	2005	1,116
Asian and Other	182	10.1	Owner-Occupied	497	44.9	2006	1,141
Persons of Hispanic Origin	183	10.1	Renter-Occupied	327	29.5	Resident Employment	
			Vacant	283	25.6	1990	743
2000 Age Composition			Median Value Owner-Occupied (2000)	\$124,300		2005	1,074
	Number	Percent	Median Rent (2000)	\$811		2006	1,087
Pre-School (0-4 years)	113	6.3	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	322	17.8	Single Units	Number	Percent		Number
Working Age (20-64 years)	1,137	63.0	Total	874	100.0	1990	39
Seniors (65+)	234	13.0	Detached:	849	97.1	2005	42
			Attached:	25	2.9	2006	54
			Multiple Units				
			Total	233	100.0		
			2-4 Units	140	60.1		
			5-9 Units	14	6.0		
			10+ Units	79	33.9		
			Mobile Homes and Other	0	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000		369,811		
Median Family	\$38,047	\$56,538	General Tax Rate		1.20		
Median Household	\$32,074	\$47,566	Equalized Tax Rate Rank		17		
Per Capita	\$16,524	\$27,111					
Prepared by the Monmouth County Planning Board November 12, 2007							

Little Silver

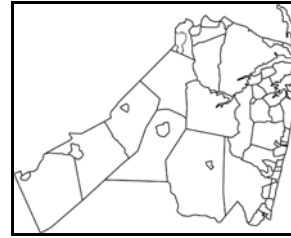
The Borough of Little Silver has a land area of 2.8 square miles (7.25 km²) and is located on the Shrewsbury River. The borough has had a varied history as a resort, agricultural area and fishing town. Today, the municipality is primarily residential with a range of housing types, from ranches and capes to riverfront estate homes. The town's commercial area is within walking distance of many of the neighborhoods and is usually bustling with activity. Little Silver's historic train station was built in 1890 and still serves the needs of local commuters.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	5,548		1980	1,840		Math	515
1990	5,721		1990	2,019		English	502
2000	6,170		2000	2,232			
2007 Estimate	6,224		2007	2,252			
2025 Projection	6,370						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	5,994	97.1		Number	Percent	1990	2,831
Black	19	0.3	Total -2000	2,288	100.0	2005	3,115
Asian and Other	157	2.5	Owner-Occupied	2,153	94.1	2006	3,175
Persons of Hispanic Origin	81	1.3	Renter-Occupied	79	3.5	Resident Employment	
			Vacant	56	2.4	1990	2,759
2000 Age Composition			Median Value Owner-Occupied (2000)	\$300,400		2005	3,031
	Number	Percent	Median Rent (2000)	\$1,125		2006	3,077
Pre-School (0-4 years)	452	7.3	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	1,341	21.7	Single Units	Number	Percent		Number
Working Age (20-64 years)	3,410	55.3	Total	2,244	100.0	1990	72
Seniors (65+)	967	15.7	Detached:	1,939	86.4	2005	84
			Attached:	305	13.6	2006	98
			Multiple Units				3.1
			Total	44	100.0	TAXES 2006	
			2-4 Units	36	81.8	Net Valuation \$000	1,236,135
			5-9 Units	8	18.2	General Tax Rate	2.09
			10+ Units	0	0.0	Equalized Tax Rate Rank	32
			Mobile Homes and Other	0	100.0		
INCOME			Prepared by the Monmouth County Planning Board				
	1989 Income (1990 Census)	1999 Income (2000 Census)	November 12, 2007				
Median Family	\$74,736	\$104,033					
Median Household	\$64,281	\$94,094					
Per Capita	\$30,183	\$46,798					

Loch Arbour

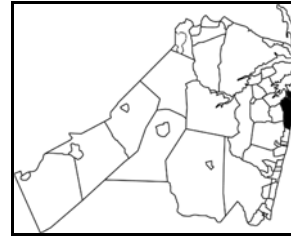
The Village of Loch Arbour has a land area of 0.10 square miles (0.26 km²) and is located midcoast, just north of Asbury Park. This tiny municipality has the smallest population of any town in Monmouth County. Loch Arbour was developed as an adjunct resort to Asbury Park, with convenient access to the North Asbury Park and Allenhurst Train Stations. In 1957, it separated from Ocean Township and incorporated as a village. In this otherwise residential community, a beach club is located on the oceanfront and a small commercial area is located on the western border.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	369		1980	125		Math	544
1990	380		1990	137		English	514
2000	280		2000	120			
2007 Estimate	280		2007	120			
2025 Projection	280						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	266	95.0	Number	Percent		1990	224
Black	6	2.1	Total -2000	158	100.0	2005	170
Asian and Other	8	2.9	Owner-Occupied	93	58.9	2006	172
Persons of Hispanic Origin	2	0.7	Renter-Occupied	29	18.4	Resident Employment	
			Vacant	36	22.8	1990	216
2000 Age Composition			Median Value Owner-Occupied (2000)	\$322,400		2005	160
	Number	Percent	Median Rent (2000)	\$755		2006	161
Pre-School (0-4 years)	18	6.4	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	37	13.2	Single Units	Number	Percent		Number
Working Age (20-64 years)	181	64.6	Total	150	100.0	1990	8
Seniors (65+)	44	15.7	Detached:	150	100.0	2005	11
			Attached:	0	0.0	2006	11
			Multiple Units				
			Total	5	100.0		
			2-4 Units	3	60.0		
			5-9 Units	2	40.0		
			10+ Units	0	0.0		
			Mobile Homes and Other	3	100.0		
INCOME						TAXES 2006	
	1989 Income (1990 Census)	1999 Income (2000 Census)				Net Valuation \$000	72,939
Median Family	\$63,721	\$74,250				General Tax Rate	1.58
Median Household	\$55,587	\$68,542				Equalized Tax Rate Rank	5
Per Capita	\$23,929	\$34,037					
Prepared by the Monmouth County Planning Board November 12, 2007							

Long Branch

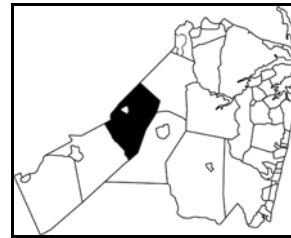
The City of Long Branch has a land area of 5.10 square miles (13.2 km²) and is located in the north coast area of the county. The Elberon section of Long Branch, nicknamed the Newport of the Jersey Shore at the turn of the century, is still known for its grand Victorian and Gothic architecture. Long Branch contains the most varied range of housing types of any town in the county, including single-family homes, oceanfront high-rise condominiums, townhomes and apartments. In recent years there has been large-scale redevelopment in Long Branch's oceanfront area. The city has received designation as an Urban Enterprise Zone from the State of New Jersey, which provides incentives to local businesses and their customers.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Total Households			Year 2005-2006	
Year	Number		Year	Total Households		Math	Average SAT
1980	29,819		1980	11,672			456
1990	28,658		1990	11,544		English	429
2000	31,340		2000	12,594			
2007 Estimate	33,066		2007	13,307			
2025 Projection	34,106						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	21,320	68.0		Number	Percent	1990	14,726
Black	5,847	18.7	Total -2000	13,983	100.0	2005	15,648
Asian and Other	4,173	13.3	Owner-Occupied	5,343	38.2	2006	16,156
Persons of Hispanic Origin	6,477	20.7	Renter-Occupied	7,251	51.9	Resident Employment	
			Vacant	1,389	9.9	1990	13,707
2000 Age Composition			Median Value Owner-Occupied (2000)	\$135,300		2005	14,830
	Number	Percent	Median Rent (2000)	\$727		2006	15,316
Pre-School (0-4 years)	2,183	7.0	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	6,048	19.3	Single Units	Number	Percent		Number
Working Age (20-64 years)	19,073	60.9	Total	5,758	100.0	1990	1,019
Seniors (65+)	4,036	12.9	Detached:	4,886	84.9	2005	818
			Attached:	872	15.1	2006	840
			Multiple Units				
INCOME			Total	8,205	100.0	TAXES 2006	
	1989 Income (1990 Census)	1999 Income (2000 Census)	2-4 Units	2,947	35.9	Net Valuation \$000	2,496,134
Median Family	\$35,141	\$42,825	5-9 Units	895	10.9	General Tax Rate	2.44
Median Household	\$30,693	\$38,651	10+ Units	4,363	53.2	Equalized Tax Rate Rank	21
Per Capita	\$16,104	\$20,532	Mobile Homes and Other	20	100.0		
			Prepared by the Monmouth County Planning Board				
			November 12, 2007				

Manalapan

Manalapan Township has a land area of 30.85 square miles (80 km²) and is located in the western part of Monmouth County. The township's name was derived from the Native American phrase meaning "good bread" or "a place producing things to make good bread." The Battle of Monmouth took place in Manalapan in what is now the Monmouth Battlefield State Park. The township is also home to the headquarters of the Monmouth County Library System. Much of the southern part of the township has stayed rural, and the remainder has been developed with large, and fairly new, single family homes. Commercial development is prominent along State Highways 9 and 33.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	18,914		1980	5,578		Math	553
1990	26,716		1990	8,490		English	517
2000	33,423		2000	10,781			
2007 Estimate	39,370		2007	12,745			
2025 Projection	40,923						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	30,687	91.8		Number	Percent	1990	12,545
Black	664	2.0	Total -2000	11,066	100.0	2005	18,118
Asian and Other	2,072	6.2	Owner-Occupied	10,132	91.6	2006	18,389
Persons of Hispanic Origin	1,183	3.5	Renter-Occupied	649	5.9	Resident Employment	
			Vacant	285	2.6	1990	12,110
2000 Age Composition			Median Value Owner-Occupied (2000)	\$257,100		2005	17,568
	Number	Percent	Median Rent (2000)	\$1,124		2006	17,754
Pre-School (0-4 years)	2,220	6.6	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	8,606	25.7	Single Units	Number	Percent		Number
Working Age (20-64 years)	18,714	56.0	Total	9,321	100.0	1990	435
Seniors (65+)	3,883	11.6	Detached:	7,999	85.8	2005	550
			Attached:	1,322	14.2	2006	636
			Multiple Units				
			Total	1,704	100.0		
			2-4 Units	229	13.4		
			5-9 Units	373	21.9		
			10+ Units	1,102	64.7		
			Mobile Homes and Other	41	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000		2,516,899		
Median Family	\$63,078	\$94,112	General Tax Rate		3.61		
Median Household	\$58,028	\$83,575	Equalized Tax Rate Rank		28		
Per Capita	\$20,944	\$32,142					
Prepared by the Monmouth County Planning Board November 12, 2007							

Manasquan

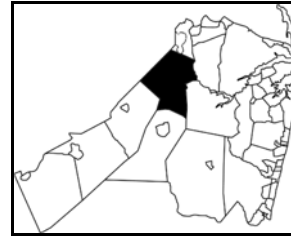
The Borough of Manasquan has a land area of 1.4 square miles (3.6 km²) and is located in the south coast area of Monmouth County. The borough was named after the Manasquan River, which makes up part of the town's southern border. Manasquan's beach is a popular attraction for both residents and visitors. Lovely seaside architecture lines the town's streets. Manasquan's quaint town center has been enhanced with new paver brick sidewalks and historically inspired lamps, attracting shoppers not only during summer months, but year round as well. With its proximity to Route 35, and New Jersey Transit rail service, Manasquan provides its residents with easy access to points north and south.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Year	Total Households		Math	Average SAT
1980	5,354		1980	2,119			509
1990	5,369		1990	2,217		English	496
2000	6,310		2000	2,600			
2007 Estimate	6,372		2007	2,626			
2025 Projection	6,772						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	6,177	97.9		Number	Percent	1990	2,642
Black	26	0.4	Total -2000	3,531	100.0	2005	3,540
Asian and Other	107	1.7	Owner-Occupied	1,849	52.4	2006	3,584
Persons of Hispanic Origin	283	4.5	Renter-Occupied	751	21.3	Resident Employment	
			Vacant	931	26.4	1990	2,585
2000 Age Composition			Median Value Owner-Occupied (2000)	\$265,300		2005	3,456
	Number	Percent	Median Rent (2000)	\$808		2006	3,497
Pre-School (0-4 years)	391	6.2	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	1,226	19.4	Single Units	Number	Percent		Number
Working Age (20-64 years)	3,751	59.4	Total	2,889	100.0	1990	57
Seniors (65+)	942	14.9	Detached:	2,785	96.4	2005	84
			Attached:	104	3.6	2006	87
			Multiple Units				
			Total	642	100.0		
			2-4 Units	554	86.3		
			5-9 Units	45	7.0		
			10+ Units	43	6.7		
			Mobile Homes and Other	0	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000	1,542,953			
Median Family	\$46,756	\$73,670	General Tax Rate	1.43			
Median Household	\$39,311	\$63,079	Equalized Tax Rate Rank	13			
Per Capita	\$19,409	\$32,898					
Prepared by the Monmouth County Planning Board November 12, 2007							

Marlboro

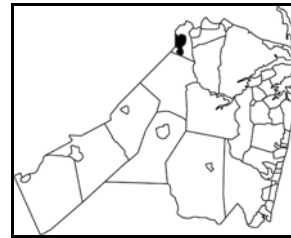
Marlboro Township has a land area of 30.31 square miles (87.5 km²) and is located in western Monmouth County, on the border of Middlesex County. Today, Marlboro is one of the fastest growing municipalities in the county, accommodating a range of land uses including offices, retail and service enterprises, light industrial, and, of course, housing. Marlboro's housing stock includes estate homes scattered on large lots, post-war and recent single family residential subdivisions, and higher density townhomes.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	17,560		1980	4,542		Math	585
1990	27,974		1990	8,149		English	535
2000	36,398		2000	11,478			
2007 Estimate	41,535		2007	13,142			
2025 Projection	41,991						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	30,487	83.8		Number	Percent	1990	13,887
Black	752	2.1	Total -2000	11,895	100.0	2005	20,147
Asian and Other	5,159	14.2	Owner-Occupied	11,043	92.8	2006	20,455
Persons of Hispanic Origin	1,051	2.9	Renter-Occupied	435	3.7	Resident Employment	
			Vacant	417	3.5	1990	13,458
2000 Age Composition			Median Value Owner-Occupied (2000)	\$286,300		2005	19,603
	Number	Percent	Median Rent (2000)	\$1,334		2006	19,833
Pre-School (0-4 years)	2,723	7.5	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	8,942	24.6	Single Units	Number	Percent		Number
Working Age (20-64 years)	21,526	59.1	Total	11,124	100.0	1990	429
Seniors (65+)	3,207	8.8	Detached:	9,821	88.3	2005	544
			Attached:	1,303	11.7	2006	622
			Multiple Units				
			Total	557	100.0		
			2-4 Units	152	27.3		
			5-9 Units	287	51.5		
			10+ Units	118	21.2		
			Mobile Homes and Other	214	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000	3,081,217			
Median Family	\$74,375	\$107,894	General Tax Rate	4.04			
Median Household	\$70,039	\$101,322	Equalized Tax Rate Rank	39			
Per Capita	\$25,349	\$38,635					
Prepared by the Monmouth County Planning Board November 12, 2007							

Matawan

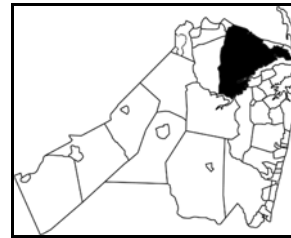
The Borough of Matawan has a land area of 2.26 square miles (5.9 km²) and is located within the Bayshore region of northwest Monmouth County. Situated at the head of the Matawan Creek, the borough has a rich history as a shipping center. Today, Matawan is a fully developed suburban community with a wide range of housing types, and commercial uses concentrated along Main Street. The town is very popular with commuters to New York City, since Matawan's train station is the northernmost stop within the county.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	8,837		1980	3,086		Math	503
1990	9,270		1990	3,523		English	476
2000	8,910		2000	3,531			
2007 Estimate	8,969		2007	3,555			
2025 Projection	9,172						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	7,337	82.3		Number	Percent	1990	5,412
Black	582	6.5	Total -2000	3,656	100.0	2005	5,219
Asian and Other	991	11.1	Owner-Occupied	2,099	57.4	2006	5,285
Persons of Hispanic Origin	575	6.5	Renter-Occupied	1,451	39.7	Resident Employment	
			Vacant	106	2.9	1990	5,199
2000 Age Composition			Median Value Owner-Occupied (2000)	\$178,500		2005	4,987
	Number	Percent	Median Rent (2000)	\$808		2006	5,046
Pre-School (0-4 years)	562	6.3	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	1,631	18.3	Single Units	Number	Percent		Number
Working Age (20-64 years)	5,782	64.9	Total	2,214	100.0	1990	213
Seniors (65+)	935	10.5	Detached:	2,123	95.9	2005	231
			Attached:	91	4.1	2006	239
			Multiple Units				
			Total	1,442	100.0		
			2-4 Units	451	31.3		
			5-9 Units	305	21.2		
			10+ Units	686	47.6		
			Mobile Homes and Other	0	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000	430,170			
Median Family	\$55,187	\$72,183	General Tax Rate	5.01			
Median Household	\$46,148	\$63,594	Equalized Tax Rate Rank	53			
Per Capita	\$20,345	\$30,320					
Prepared by the Monmouth County Planning Board November 12, 2007							

Middletown

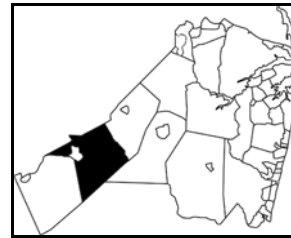
Middletown Township has a land area of 41.08 square miles (106 km²) and has frontage on Sandy Hook Bay and the Navesink River. Middletown has a rich history, and was one of the very first settlements in New Jersey. Because of its large size and central location, Middletown has evolved into an extremely diverse community, with a balance of residential, commercial and industrial uses. Navesink River Road, running high above the Navesink River, is one of the most visually stunning roads in the county. Middletown is also home to Brookdale, Monmouth County's Community College.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	62,574		1980	18,841		Math	533
1990	68,183		1990	22,637		English	509
2000	67,479		2000	23,236			
2007 Estimate	69,166		2007	23,842			
2025 Projection	71,597						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	62,819	94.7		Number	Percent	1990	34,699
Black	803	1.2	Total -2000	23,841	100.0	2005	35,764
Asian and Other	2,705	4.1	Owner-Occupied	20,070	84.2	2006	36,171
Persons of Hispanic Origin	2,265	3.4	Renter-Occupied	3,166	13.3		
			Vacant	605	2.5	Resident Employment	
2000 Age Composition			Median Value Owner-Occupied (2000)	\$210,700		1990	33,370
	Number	Percent	Median Rent (2000)	\$836		2005	34,635
Pre-School (0-4 years)	4,510	6.8	Types of Units - (2000)			2006	34,957
School Age (5-19 years)	14,306	21.6	Single Units	Number	Percent		
Working Age (20-64 years)	39,024	58.8	Total	20,690	100.0	1990	1,329
Seniors (65+)	8,487	12.8	Detached:	19,219	92.9	2005	1,129
			Attached:	1,471	7.1	2006	1,214
			Multiple Units				
INCOME			Total	3,107	100.0	TAXES 2006	
	1989 Income (1990 Census)	1999 Income (2000 Census)	2-4 Units	849	27.3	Net Valuation \$000	4,918,440
Median Family	\$60,714	\$86,124	5-9 Units	428	13.8	General Tax Rate	3.56
Median Household	\$54,053	\$75,566	10+ Units	1,830	58.9	Equalized Tax Rate Rank	23
Per Capita	\$21,882	\$34,196	Mobile Homes and Other	44	100.0		
Prepared by the Monmouth County Planning Board November 12, 2007							

Millstone

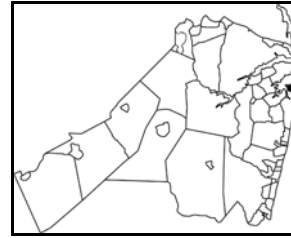
Millstone Township has a land area of 37.38 square miles (97 km²) and is located in western Monmouth County, bordering Middlesex and Mercer Counties. The township contains two smaller, historic villages, Perrineville and Clarksburg. Residential development began in this agricultural area in the 1970s, and it is now one of the fastest growing areas in the county. Large estate homes on large lots dominate recent development in the town. Local land development ordinances have helped Millstone maintain its rural character despite the recent development pressure.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	3,926		1980	1,146		Math	513
1990	5,069		1990	1,574		English	503
2000	8,970		2000	2,708			
2007 Estimate	10,439		2007	3,165			
2025 Projection	13,152						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	8,237	91.8		Number	Percent	1990	2,678
Black	274	3.1	Total -2000	2,797	100.0	2005	4,582
Asian and Other	459	5.1	Owner-Occupied	2,611	93.4	2006	4,638
Persons of Hispanic Origin	315	3.5	Renter-Occupied	97	3.5	Resident Employment	
			Vacant	89	3.2	1990	2,580
2000 Age Composition			Median Value Owner-Occupied (2000)	\$319,500		2005	4,498
	Number	Percent	Median Rent (2000)	\$941		2006	4,551
Pre-School (0-4 years)	758	8.5	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	2,342	26.1	Single Units	Number	Percent		Number
Working Age (20-64 years)	5,332	59.4	Total	2,778	100.0	1990	98
Seniors (65+)	538	6.0	Detached:	2,736	98.5	2005	84
			Attached:	42	1.5	2006	87
			Multiple Units				
INCOME			Total	19	100.0		
	1989 Income (1990 Census)	1999 Income (2000 Census)	2-4 Units	19	100.0		
Median Family	\$60,080	\$96,116	5-9 Units	0	0.0	Net Valuation \$000	1,358,412
Median Household	\$56,655	\$94,561	10+ Units	0	0.0	General Tax Rate	2.33
Per Capita	\$19,812	\$37,285	Mobile Homes and Other	0	100.0	Equalized Tax Rate Rank	25
Prepared by the Monmouth County Planning Board November 12, 2007							

Monmouth Beach

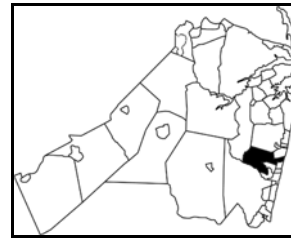
The Borough of Monmouth Beach has a land area of 1.1 square miles (2.8 km²) and is located on a barrier spit of land between the Atlantic Ocean and the Shrewsbury River in the north coast area of the county. Originally developed as a resort community, Monmouth Beach is now filled with year-round residents who are attracted to the town by the waterfront and harbor facilities. Monmouth Beach's location between the Shrewsbury River and the sea gives this town the advantage of being about ten degrees cooler than the rest of the county in the summer.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	3,318		1980	1,336		Math	519
1990	3,303		1990	1,489		English	503
2000	3,595		2000	1,633			
2007 Estimate	3,655		2007	1,661			
2025 Projection	3,744						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	3,511	97.7		Number	Percent	1990	1,930
Black	19	0.5	Total -2000	1,969	100.0	2005	2,073
Asian and Other	65	1.8	Owner-Occupied	1,336	67.9	2006	2,110
Persons of Hispanic Origin	68	1.9	Renter-Occupied	297	15.1	Resident Employment	
			Vacant	336	17.1	1990	1,884
2000 Age Composition			Median Value Owner-Occupied (2000)	\$342,000		2005	1,999
	Number	Percent	Median Rent (2000)	\$1,037		2006	2,023
Pre-School (0-4 years)	206	5.7	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	566	15.7	Single Units	Number	Percent		Number
Working Age (20-64 years)	2,091	58.2	Total	1,178	100.0	1990	46
Seniors (65+)	732	20.4	Detached:	1,041	88.4	2005	74
			Attached:	137	11.6	2006	87
			Multiple Units				
INCOME			Total	791	100.0		
	1989 Income (1990 Census)	1999 Income (2000 Census)	2-4 Units	47	5.9		
Median Family	\$69,462	\$93,401	5-9 Units	108	13.7	Net Valuation \$000	1,231,174
Median Household	\$58,714	\$80,484	10+ Units	636	80.4	General Tax Rate	1.11
Per Capita	\$36,883	\$52,862	Mobile Homes and Other	0	100.0	Equalized Tax Rate Rank	8
Prepared by the Monmouth County Planning Board November 12, 2007							

Neptune

Neptune Township has a land area of 8 square miles (20.8 km²) and is located in the central eastern part of Monmouth County. Ocean Grove, one of the county's most unique communities, is located on the ocean within the borders of Neptune Township. Ocean Grove, with the largest concentration of Victorian homes in the state and the impressive Great Auditorium, has earned a place on the National Register of Historic Places. With many regional roads passing through the area, Neptune Township is known as the crossroads of the Jersey Shore, attracting many shops and businesses along these major transportation corridors.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	28,366		1980	9,917		Math	445
1990	28,148		1990	10,395		English	433
2000	27,690		2000	10,907			
2007 Estimate	29,055		2007	11,473			
2025 Projection	33,215						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	15,485	55.9		Number	Percent	1990	14,630
Black	10,567	38.2	Total -2000	12,217	100.0	2005	14,501
Asian and Other	1,638	5.9	Owner-Occupied	7,141	58.5	2006	14,693
Persons of Hispanic Origin	1,537	5.6	Renter-Occupied	3,766	30.8		
			Vacant	1,310	10.7	Resident Employment	
2000 Age Composition			Median Value Owner-Occupied (2000)	\$138,100		1990	13,953
	Number	Percent	Median Rent (2000)	\$658		2005	13,633
Pre-School (0-4 years)	1,657	6.0	Types of Units - (2000)			2006	13,846
School Age (5-19 years)	5,308	19.2	Single Units	Number	Percent		
Working Age (20-64 years)	16,086	58.1	Total	8,704	100.0	1990	677
Seniors (65+)	4,639	16.8	Detached:	7,989	91.8	2005	868
			Attached:	715	8.2	2006	847
			Multiple Units				
			Total	3,397	100.0	TAXES 2006	
			2-4 Units	1,395	41.1	Net Valuation \$000	2,930,590
			5-9 Units	676	19.9	General Tax Rate	2.01
			10+ Units	1,326	39.0	Equalized Tax Rate Rank	24
			Mobile Homes and Other	116	100.0		
INCOME			Prepared by the Monmouth County Planning Board				
	1989 Income (1990 Census)	1999 Income (2000 Census)	November 12, 2007				
Median Family	\$45,496	\$57,735					
Median Household	\$37,911	\$46,250					
Per Capita	\$16,186	\$22,569					

Neptune City

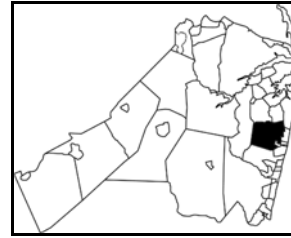
The Borough of Neptune City has a land area of 0.90 square miles (2.3 km²) and is located on the Shark River in central-eastern Monmouth County. The area developed as a working-class community for workers in local factories and in the local tourism industry. The borough hosts a mix of single-family homes, townhouses, apartments, small shopping centers and other businesses. Neptune City is home to many families who take advantage of the town's proximity to the beach and major transportation arterials.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	5,276		1980	2,204		Math	NA
1990	4,997		1990	2,124		English	NA
2000	5,218		2000	2,221			
2007 Estimate	5,258		2007	2,239			
2025 Projection	5,447						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	4,351	83.4		Number	Percent	1990	2,673
Black	497	9.5	Total -2000	2,342	100.0	2005	2,795
Asian and Other	370	7.1	Owner-Occupied	1,317	56.2	2006	2,831
Persons of Hispanic Origin	277	5.3	Renter-Occupied	904	38.6		
			Vacant	121	5.2	Resident Employment	
2000 Age Composition			Median Value Owner-Occupied (2000)	\$124,100		1990	2,593
	Number	Percent	Median Rent (2000)	\$705		2005	2,680
Pre-School (0-4 years)	304	5.8	Types of Units - (2000)			2006	2,712
School Age (5-19 years)	904	17.3	Single Units	Number	Percent		
Working Age (20-64 years)	3,156	60.5	Total	1,443	100.0	Resident Unemployment	
Seniors (65+)	854	16.4	Detached:	1,332	92.3		Number
			Attached:	111	7.7	1990	80
			Multiple Units			2005	116
			Total	822	100.0	2006	119
			2-4 Units	181	22.0		
			5-9 Units	43	5.2	TAXES 2006	
			10+ Units	598	72.7	Net Valuation \$000	430,615
			Mobile Homes and Other	77	100.0	General Tax Rate	2.17
						Equalized Tax Rate Rank	40
INCOME			Prepared by the Monmouth County Planning Board				
	1989 Income (1990 Census)	1999 Income (2000 Census)	November 12, 2007				
Median Family	\$36,020	\$46,393					
Median Household	\$32,843	\$43,451					
Per Capita	\$16,168	\$22,191					

Ocean

Ocean Township has a land area of 11.2 square miles (29 km²) and is located in eastern Monmouth County. Most of Ocean Township's housing stock developed during the post-World War II housing boom, but it also includes apartments, townhouses and condominium complexes. Commercial activity in the township is concentrated along the corridors of Route 35 and Route 71. Several major highways pass through Ocean Township, making it a convenient place to live.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	23,570		1980	8,449		Math	544
1990	25,058		1990	9,261		English	514
2000	26,959		2000	10,254			
2007 Estimate	28,884		2007	11,001			
2025 Projection	29,216						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	22,738	84.3		Number	Percent	1990	13,847
Black	1,529	5.7	Total -2000	10,756	100.0	2005	14,535
Asian and Other	2,692	10.0	Owner-Occupied	6,874	63.9	2006	14,813
Persons of Hispanic Origin	1,215	4.5	Renter-Occupied	3,380	31.4	Resident Employment	
			Vacant	502	4.7	1990	13,338
2000 Age Composition			Median Value Owner-Occupied (2000)	\$198,900		2005	14,027
	Number	Percent	Median Rent (2000)	\$689		2006	14,290
Pre-School (0-4 years)	1,698	6.3	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	5,714	21.2	Single Units	Number	Percent		Number
Working Age (20-64 years)	16,272	60.4	Total	7,609	100.0	1990	509
Seniors (65+)	3,275	12.1	Detached:	6,646	87.3	2005	508
			Attached:	963	12.7	2006	523
			Multiple Units				
INCOME			Total	3,137	100.0		
	1989 Income (1990 Census)	1999 Income (2000 Census)	2-4 Units	562	17.9		
Median Family	\$53,297	\$74,572	5-9 Units	550	17.5	Net Valuation \$000	4,545,819
Median Household	\$46,885	\$62,058	10+ Units	2,025	64.6	General Tax Rate	1.67
Per Capita	\$22,054	\$30,581	Mobile Homes and Other	10	100.0	Equalized Tax Rate Rank	20
Prepared by the Monmouth County Planning Board November 12, 2007							

Oceanport

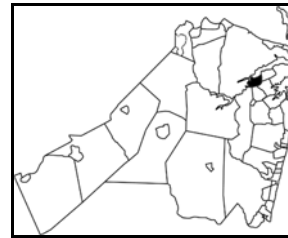
The Borough of Oceanport has a land area of 3.10 square miles (8 km²) and is located in the eastern part of Monmouth County, at the head of the Shrewsbury River. Prior to the extension of rail lines through Monmouth County, Oceanport played an important role in the shipping of local harvests to New York. Now, Oceanport is a predominantly residential community, with many waterfront homes. Residents enjoy the Shrewsbury River for its scenic beauty and recreational opportunities. Oceanport is also home to the U.S. Army's Fort Monmouth and the Monmouth Park Race Track, one of the most beautiful thoroughbred tracks in the country.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	5,888		1980	1,768		Math	519
1990	6,146		1990	2,059		English	503
2000	5,807		2000	2,043			
2007 Estimate	5,868		2007	2,066			
2025 Projection	6,108						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	5,558	95.7		Number	Percent	1990	3,067
Black	114	2.0	Total -2000	2,112	100.0	2005	2,966
Asian and Other	135	2.3	Owner-Occupied	1,802	85.3	2006	3,003
Persons of Hispanic Origin	120	2.1	Renter-Occupied	239	11.3		
			Vacant	71	3.4	Resident Employment	
2000 Age Composition			Median Value Owner-Occupied (2000)	\$231,400		1990	2,953
	Number	Percent	Median Rent (2000)	\$672		2005	2,903
Pre-School (0-4 years)	347	6.0	Types of Units - (2000)			2006	2,937
School Age (5-19 years)	1,301	22.4	Single Units	Number	Percent		
Working Age (20-64 years)	3,332	57.4	Total	1,921	100.0	Resident Unemployment	
Seniors (65+)	827	14.2	Detached:	1,786	93.0		Number
			Attached:	135	7.0	1990	114
			Multiple Units			2005	63
			Total	182	100.0	2006	65
			2-4 Units	17	9.3		Percent
			5-9 Units	25	13.7	1990	3.7
			10+ Units	140	76.9	2005	2.1
			Mobile Homes and Other	9	100.0	2006	2.2
INCOME			TAXES 2006			Net Valuation \$000	
	1989 Income (1990 Census)	1999 Income (2000 Census)				1,331,988	
Median Family	\$60,442	\$85,038				General Tax Rate	
Median Household	\$55,125	\$71,458				1.31	
Per Capita	\$22,092	\$33,356				Equalized Tax Rate Rank	
						19	
Prepared by the Monmouth County Planning Board November 12, 2007							

Red Bank

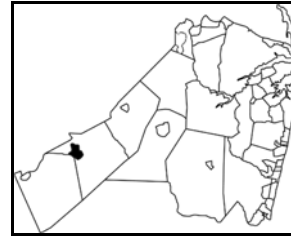
The Borough of Red Bank has a land area of 1.75 square miles (4.5 km²) and is located at the head of the Navesink River. Red Bank is a regional commercial, business and cultural center which has undergone successful redevelopment efforts. Red Bank's vibrant downtown offers unique shops, restaurants, coffee houses, entertainment venues, and a waterfront park. Residents of Red Bank have many housing options to choose from, including apartments above the stores, riverfront midrises, stately Victorians and early 20th century homes, all on compact, walkable streets.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	12,031		1980	4,908		Math	515
1990	10,636		1990	4,683		English	502
2000	11,844		2000	5,201			
2007 Estimate	12,124		2007	5,331			
2025 Projection	12,306						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	8,077	68.2		Number	Percent	1990	5,627
Black	2,375	20.1	Total -2000	5,450	100.0	2005	6,738
Asian and Other	1,392	11.8	Owner-Occupied	2,478	45.5	2006	6,825
Persons of Hispanic Origin	2,027	17.1	Renter-Occupied	2,723	50.0		
			Vacant	249	4.6	Resident Employment	
2000 Age Composition			Median Value Owner-Occupied (2000)	\$178,900		1990	5,353
	Number	Percent	Median Rent (2000)	\$813		2005	6,370
Pre-School (0-4 years)	682	5.8	Types of Units - (2000)			2006	6,445
School Age (5-19 years)	1,653	14.0	Single Units	Number	Percent		
Working Age (20-64 years)	7,336	61.9	Total	2,453	100.0	Resident Unemployment	
Seniors (65+)	2,173	18.3	Detached:	2,101	85.7		Number
			Attached:	352	14.3	1990	274
			Multiple Units			2005	368
			Total	2,997	100.0	2006	380
			2-4 Units	1,228	41.0		
			5-9 Units	312	10.4	TAXES 2006	
			10+ Units	1,457	48.6	Net Valuation \$000	973,174
			Mobile Homes and Other	0	100.0	General Tax Rate	3.43
						Equalized Tax Rate Rank	26
INCOME			Prepared by the Monmouth County Planning Board				
	1989 Income (1990 Census)	1999 Income (2000 Census)	November 12, 2007				
Median Family	\$44,988	\$63,333					
Median Household	\$36,879	\$47,282					
Per Capita	\$19,091	\$26,265					

Roosevelt

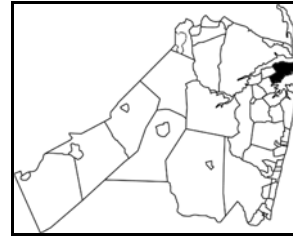
The Borough of Roosevelt has a land area of 1.93 square miles (5.0 km²) and is located in western Monmouth County. It was founded as Jersey Homesteads in 1937 and built under the Roosevelt administration as a New Deal Project. The town was originally an agro-industrial cooperative, settled by garment workers from New York City. This removed, yet self-sufficient town was renamed Roosevelt in 1945, and grew into a popular retreat for artists. Although the borough has experienced some residential growth, the slow pace of development has helped the town retain much of its original physical appearance, earning Roosevelt a spot on the National Register of Historic Places.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	835		1980	282		Math	520
1990	884		1990	323		English	506
2000	933		2000	337			
2007 Estimate	930		2007	336			
2025 Projection	1,072						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	830	89.0		Number	Percent	1990	493
Black	24	2.6	Total -2000	352	100.0	2005	521
Asian and Other	79	8.5	Owner-Occupied	288	81.8	2006	538
Persons of Hispanic Origin	42	4.5	Renter-Occupied	49	13.9	Resident Employment	
			Vacant	15	4.3	1990	480
2000 Age Composition			Median Value Owner-Occupied (2000)	\$134,100		2005	500
	Number	Percent	Median Rent (2000)	\$809		2006	516
Pre-School (0-4 years)	49	5.3	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	230	24.7	Single Units	Number	Percent		Number
Working Age (20-64 years)	541	58.0	Total	334	100.0	1990	13
Seniors (65+)	113	12.1	Detached:	231	69.2	2005	21
			Attached:	103	30.8	2006	22
			Multiple Units				
			Total	18	100.0		
			2-4 Units	18	100.0		
			5-9 Units	0	0.0		
			10+ Units	0	0.0		
			Mobile Homes and Other	0	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000	36,355			
Median Family	\$58,042	\$67,019	General Tax Rate	4.78			
Median Household	\$54,731	\$61,979	Equalized Tax Rate Rank	50			
Per Capita	\$21,546	\$24,892					
Prepared by the Monmouth County Planning Board November 12, 2007							

Rumson

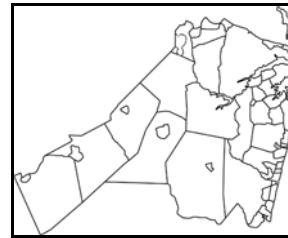
The Borough of Rumson has a land area of 5.2 square miles (13.5 km²) and is located between the Shrewsbury and Navesink Rivers in eastern Monmouth County. In the late 1800s, Rumson became a popular area for estate homes and gentleman farms, which are still evident today along Rumson Road, earning the town its prestigious reputation. Rumson's small business district is surrounded by lovely homes on mid-sized lots on walkable, tree-lined streets.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	7,623		1980	2,502		Math	566
1990	6,701		1990	2,394		English	554
2000	7,137		2000	2,452			
2007 Estimate	7,365		2007	2,532			
2025 Projection	7,275						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	6,978	97.8		Number	Percent	1990	3,265
Black	17	0.2	Total -2000	2,610	100.0	2005	3,242
Asian and Other	142	2.0	Owner-Occupied	2,211	84.7	2006	3,283
Persons of Hispanic Origin	99	1.4	Renter-Occupied	241	9.2	Resident Employment	
			Vacant	158	6.1	1990	3,203
2000 Age Composition			Median Value Owner-Occupied (2000)	\$455,300		2005	3,158
	Number	Percent	Median Rent (2000)	\$1,187		2006	3,196
Pre-School (0-4 years)	528	7.4	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	1,850	25.9	Single Units	Number	Percent		Number
Working Age (20-64 years)	3,845	53.9	Total	2,491	100.0	1990	62
Seniors (65+)	914	12.8	Detached:	2,485	99.8	2005	84
			Attached:	6	0.2	2006	87
			Multiple Units				
INCOME			Total	112	100.0		
	1989 Income (1990 Census)	1999 Income (2000 Census)	2-4 Units	101	90.2		
Median Family	\$76,600	\$140,668	5-9 Units	11	9.8	Net Valuation \$000	2,825,428
Median Household	\$63,973	\$120,865	10+ Units	0	0.0	General Tax Rate	1.36
Per Capita	\$43,763	\$73,692	Mobile Homes and Other	7	100.0	Equalized Tax Rate Rank	12
Prepared by the Monmouth County Planning Board November 12, 2007							

Sea Bright

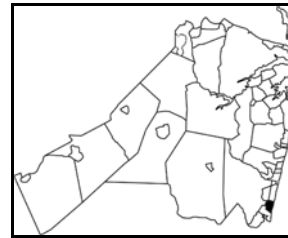
The Borough of Sea Bright has a land area of 0.6 square miles (1.6 km²) and is located on a sliver of land between the Shrewsbury River and the Atlantic Ocean, just south of Sandy Hook. The major industry of Sea Bright shifted from fishing to tourism with the completion of the now-defunct Long Branch Railroad. Today, Sea Bright has a variety of housing types, nearly all of which have waterfront views, and a small commercial district. Private beach clubs dominate Sea Bright's oceanfront, and marinas dot the riverfront.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	1,812		1980	941		Math	519
1990	1,693		1990	901		English	503
2000	1,818		2000	1,003			
2007 Estimate	1,850		2007	1,021			
2025 Projection	2,085						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	1,716	94.4	Number	Percent		1990	1,108
Black	32	1.8	Total -2000	1,207	100.0	2005	1,286
Asian and Other	70	3.9	Owner-Occupied	509	42.2	2006	1,303
Persons of Hispanic Origin	82	4.5	Renter-Occupied	499	41.3	Resident Employment	
			Vacant	199	16.5	1990	1,069
2000 Age Composition			Median Value Owner-Occupied (2000)	\$227,600		2005	1,223
	Number	Percent	Median Rent (2000)	\$906		2006	1,237
Pre-School (0-4 years)	59	3.2	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	157	8.6	Single Units	Number	Percent		Number
Working Age (20-64 years)	1,406	77.3	Total	555	100.0	1990	39
Seniors (65+)	196	10.8	Detached:	324	58.4	2005	63
			Attached:	231	41.6	2006	65
			Multiple Units				5.0
			Total	652	100.0		
			2-4 Units	212	32.5	TAXES 2006	
			5-9 Units	107	16.4	Net Valuation \$000	513,399
			10+ Units	333	51.1	General Tax Rate	1.42
			Mobile Homes and Other	0	100.0	Equalized Tax Rate Rank	9
INCOME							
	1989 Income (1990 Census)	1999 Income (2000 Census)					
Median Family	\$47,679	\$72,031					
Median Household	\$42,723	\$65,562					
Per Capita	\$34,334	\$45,066					
			Prepared by the Monmouth County Planning Board November 12, 2007				

Sea Girt

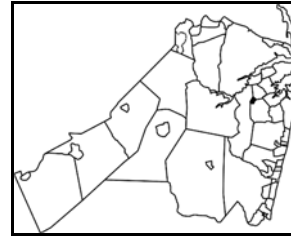
The Borough of Sea Girt has a land area of 1.05 square miles (2.7 km²) and is located along the south coast area of the county. The borough was developed as an exclusive resort in the late 1800s with many impressive oceanfront estates. Today, Sea Girt is a quiet, year-round residential community, with a small, local commercial area and a 1.5 mile (2.4 km) boardwalk and replenished beach. One way in which Sea Girt retains its peaceful character is through an ordinance requiring that eating and drinking establishments close at midnight.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	2,650		1980	977		Math	509
1990	2,099		1990	871		English	496
2000	2,148		2000	942			
2007 Estimate	2,068		2007	906			
2025 Projection	2,148						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	2,129	99.1		Number	Percent	1990	978
Black	2	0.1	Total -2000	1,285	100.0	2005	999
Asian and Other	17	0.8	Owner-Occupied	842	65.5	2006	1,012
Persons of Hispanic Origin	30	1.4	Renter-Occupied	100	7.8	Resident Employment	
			Vacant	343	26.7	1990	951
2000 Age Composition			Median Value Owner-Occupied (2000)	\$549,300		2005	968
	Number	Percent	Median Rent (2000)	\$1,095		2006	990
Pre-School (0-4 years)	96	4.5	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	363	16.9	Single Units	Number	Percent		Number
Working Age (20-64 years)	1,098	51.1	Total	1,216	100.0	1990	27
Seniors (65+)	591	27.5	Detached:	1,208	99.3	2005	32
			Attached:	8	0.7	2006	22
			Multiple Units				
INCOME			Total	58	100.0		
	1989 Income (1990 Census)	1999 Income (2000 Census)	2-4 Units	35	60.3		
Median Family	\$75,966	\$102,680	5-9 Units	0	0.0	Net Valuation \$000	1,916,315
Median Household	\$58,659	\$86,104	10+ Units	23	39.7	General Tax Rate	0.67
Per Capita	\$32,274	\$63,871	Mobile Homes and Other	11	100.0	Equalized Tax Rate Rank	4
Prepared by the Monmouth County Planning Board November 12, 2007							

Shrewsbury Borough

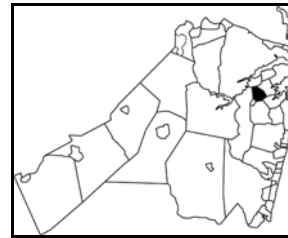
The Borough of Shrewsbury has a land area of 2.3 square miles (5.9 km²) and is located in eastern Monmouth County. The village was one of the earliest settlements in the county, located at the intersection of two major Native American pathways, now recognized as a State and National Historic District. Shrewsbury has developed into a mostly residential community, with a mix of housing types from historic homes to new construction. Many residents in the eastern portion of the borough are within walking distance of the Little Silver train station and take advantage of rail service to New York. Route 35 is the borough's commercial corridor, hosting many businesses and services.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	2,962		1980	995		Math	515
1990	3,096		1990	1,093		English	502
2000	3,590		2000	1,207			
2007 Estimate	3,825		2007	1,288			
2025 Projection	3,781						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	3,468	96.6		Number	Percent	1990	1,596
Black	19	0.5	Total -2000	1,223	100.0	2005	1,776
Asian and Other	103	2.9	Owner-Occupied	1,150	94.0	2006	1,786
Persons of Hispanic Origin	69	1.9	Renter-Occupied	57	4.7	Resident Employment	
			Vacant	16	1.3	1990	1,566
2000 Age Composition			Median Value Owner-Occupied (2000)	\$258,300		2005	1,744
	Number	Percent	Median Rent (2000)	\$898		2006	1,765
Pre-School (0-4 years)	310	8.6	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	857	23.9	Single Units	Number	Percent		Number
Working Age (20-64 years)	1,992	55.5	Total	1,223	100.0	1990	30
Seniors (65+)	431	12.0	Detached:	1,212	99.1	2005	32
			Attached:	11	0.9	2006	22
			Multiple Units				
INCOME			Total	0	100.0		
	1989 Income (1990 Census)	1999 Income (2000 Census)	2-4 Units	0		TAXES 2006	
Median Family	\$69,480	\$92,719	5-9 Units	0		Net Valuation \$000	796,254
Median Household	\$62,922	\$86,911	10+ Units	0		General Tax Rate	2.27
Per Capita	\$25,623	\$38,218	Mobile Homes and Other	0	100.0	Equalized Tax Rate Rank	37
Prepared by the Monmouth County Planning Board November 12, 2007							

Shrewsbury Township

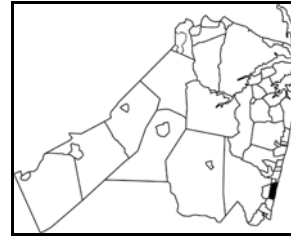
Shrewsbury Township, the county's smallest municipality, has a land area of 0.09 square miles (0.2 km²) and is located in eastern Monmouth County. The township is unique in that all of the dwelling units in the township are part of the same residential development, made up of multi-family cooperative and condominium units. These dwellings were created from housing at Camp Vail (Fort Monmouth) just after World War II.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Year	Total Households		Math	Average SAT
1980	995		1980	400			
1990	1,098		1990	500			
2000	1,098		2000	521		English	502
2007 Estimate	1,098		2007	521			
2025 Projection	1,144						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	733	66.8		Number	Percent	1990	648
Black	183	16.7	Total -2000	546	100.0	2005	733
Asian and Other	182	16.6	Owner-Occupied	261	47.8	2006	754
Persons of Hispanic Origin	73	6.6	Renter-Occupied	260	47.6	Resident Employment	
			Vacant	25	4.6	1990	624
2000 Age Composition			Median Value Owner-Occupied (2000)	\$61,100		2005	681
	Number	Percent	Median Rent (2000)	\$825		2006	699
Pre-School (0-4 years)	82	7.5	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	169	15.4	Single Units	Number	Percent		Number
Working Age (20-64 years)	728	66.3	Total	284	100.0	1990	24
Seniors (65+)	119	10.8	Detached:	4	1.4	2005	53
			Attached:	280	98.6	2006	54
			Multiple Units				
INCOME			Total	260	100.0		
	1989 Income (1990 Census)	1999 Income (2000 Census)	2-4 Units	76	29.2		
Median Family	\$40,268	\$42,500	5-9 Units	114	43.8	Net Valuation \$000	27,285
Median Household	\$31,734	\$36,875	10+ Units	70	26.9	General Tax Rate	5.10
Per Capita	\$17,117	\$23,574	Mobile Homes and Other	2	100.0	Equalized Tax Rate Rank	48
Prepared by the Monmouth County Planning Board November 12, 2007							

Spring Lake

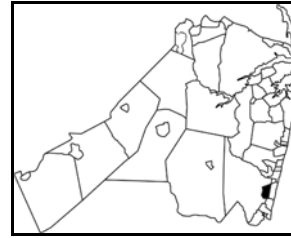
The Borough of Spring Lake has a land area of 1.30 square miles (3.4 km²) and is located in the south coast area of the county. Spring Lake became known as a Victorian resort community with its many grand waterfront hotels and homes, some of which serve as "bed & breakfasts" today. This borough, host to some of the finest seaside architecture in New Jersey, is still a popular summer destination, with its 2 miles (5 km) of boardwalk and an ornate bathhouse.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION		
Total Population			Year			Year 2005-2006		
Year	Number		Total Households			Average SAT		
1980	4,215		1980	1,476		Math	509	
1990	3,499		1990	1,371		English	496	
2000	3,567		2000	1,463				
2007 Estimate	3,574		2007	1,466				
2025 Projection	3,678							
2000 Racial Composition			HOUSING 2000			EMPLOYMENT		
	Number	Percent	Housing Units			Resident Labor Force		
White	3,523	98.8		Number	Percent	1990	1,629	
Black	12	0.3	Total -2000	1,930	100.0	2005	1,573	
Asian and Other	32	0.9	Owner-Occupied	1,161	60.2	2006	1,604	
Persons of Hispanic Origin	26	0.7	Renter-Occupied	302	15.6			
			Vacant	467	24.2	Resident Employment		
2000 Age Composition			Median Value Owner-Occupied (2000)	\$638,200		1990	1,607	
	Number	Percent	Median Rent (2000)	\$1,420		2005	1,499	
Pre-School (0-4 years)	205	5.7	Types of Units - (2000)			2006	1,528	
School Age (5-19 years)	619	17.4	Single Units	Number	Percent			
Working Age (20-64 years)	1,846	51.8	Total	1,727	100.0	Resident Unemployment		
Seniors (65+)	897	25.1	Detached:	1,722	99.7		Number	Percent
			Attached:	5	0.3	1990	22	1.4
			Multiple Units			2005	74	4.7
			Total	190	100.0	2006	76	4.7
			2-4 Units	76	40.0			
			5-9 Units	6	3.2	TAXES 2006		
			10+ Units	108	56.8	Net Valuation \$000	3,317,919	
			Mobile Homes and Other	13	100.0	General Tax Rate	0.62	
						Equalized Tax Rate Rank	2	
INCOME			Prepared by the Monmouth County Planning Board					
	1989 Income (1990 Census)	1999 Income (2000 Census)	November 12, 2007					
Median Family	\$71,226	\$103,405						
Median Household	\$55,189	\$89,885						
Per Capita	\$33,663	\$59,445						

Spring Lake Heights

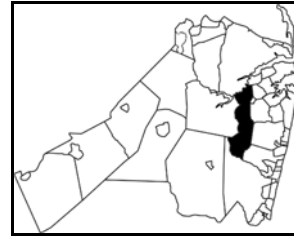
The Borough of Spring Lake Heights has a land area of 1.3 square miles (3.4 km²) and is located in the south coast region of the county. Spring Lake Heights was established as a working-class community with a variety of housing types including single family homes, two-family homes and some seasonal units. A service-oriented commercial area has developed along Route 71 to serve the needs of the local residents. This municipality is popular as a year-round community for many families and seniors.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	5,424		1980	2,341		Math	509
1990	5,341		1990	2,525		English	496
2000	5,227		2000	2,511			
2007 Estimate	5,227		2007	2,511			
2025 Projection	5,367						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	5,085	97.3		Number	Percent	1990	2,696
Black	58	1.1	Total -2000	2,950	100.0	2005	2,381
Asian and Other	84	1.6	Owner-Occupied	1,582	53.6	2006	2,411
Persons of Hispanic Origin	111	2.1	Renter-Occupied	929	31.5	Resident Employment	
			Vacant	439	14.9	1990	2,567
2000 Age Composition			Median Value Owner-Occupied (2000)	\$218,600		2005	2,308
	Number	Percent	Median Rent (2000)	\$877		2006	2,335
Pre-School (0-4 years)	215	4.1	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	735	14.1	Single Units	Number	Percent		Number
Working Age (20-64 years)	2,732	52.3	Total	2,158	100.0	1990	129
Seniors (65+)	1,545	29.6	Detached:	1,496	69.3	2005	74
			Attached:	662	30.7	2006	76
			Multiple Units				
INCOME			Total	792	100.0		
	1989 Income (1990 Census)	1999 Income (2000 Census)	2-4 Units	131	16.5		
Median Family	\$47,405	\$64,345	5-9 Units	234	29.5	Net Valuation \$000	720,582
Median Household	\$37,060	\$51,330	10+ Units	427	53.9	General Tax Rate	1.74
Per Capita	\$19,906	\$35,093	Mobile Homes and Other	0	100.0	Equalized Tax Rate Rank	10
Prepared by the Monmouth County Planning Board November 12, 2007							

Tinton Falls

The Borough of Tinton Falls has a land area of 15.15 square (39 km²) and is located in eastern central Monmouth County. It was first settled in 1675 by Colonel Lewis Morris from Monmouthshire, Wales; he was also responsible for naming the county. The highest waterfall on the Atlantic Coastal plain is located at the headwaters of the Shrewsbury River. Much of Tinton Falls' residential development took place in the post-World War II suburban housing boom. Tinton Falls has experienced continued residential growth in recent decades because of its proximity to major highways and access to retail and service centers.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION		
Total Population			Year			Year 2005-2006		
Year	Number		Total Households			Average SAT		
1980	7,740		1980	2,315		Math	515	
1990	12,361		1990	4,409		English	502	
2000	15,053		2000	5,883				
2007 Estimate	17,641		2007	6,935				
2025 Projection	20,659							
2000 Racial Composition			HOUSING 2000			EMPLOYMENT		
	Number	Percent	Housing Units			Resident Labor Force		
White	11,862	78.8		Number	Percent	1990	6,665	
Black	1,963	13.0	Total -2000	6,221	100.0	2005	8,599	
Asian and Other	1,228	8.2	Owner-Occupied	4,878	78.4	2006	8,697	
Persons of Hispanic Origin	707	4.7	Renter-Occupied	1,010	16.2			
			Vacant	333	5.4	Resident Employment		
2000 Age Composition			Median Value Owner-Occupied (2000)	\$187,900		1990	6,466	
	Number	Percent	Median Rent (2000)	\$1,198		2005	8,252	
Pre-School (0-4 years)	1,184	7.9	Types of Units - (2000)			2006	8,339	
School Age (5-19 years)	2,853	19.0	Single Units	Number	Percent			
Working Age (20-64 years)	9,383	62.3	Total	4,818	100.0	Resident Unemployment		
Seniors (65+)	1,633	10.8	Detached:	3,417	70.9		Number	Percent
			Attached:	1,401	29.1	1990	199	3.0
			Multiple Units			2005	347	4.0
			Total	1,403	100.0	2006	358	4.1
			2-4 Units	308	22.0			
			5-9 Units	636	45.3	TAXES 2006		
			10+ Units	459	32.7	Net Valuation \$000	1,260,895	
			Mobile Homes and Other	0	100.0	General Tax Rate	3.59	
						Equalized Tax Rate Rank	33	
INCOME			Prepared by the Monmouth County Planning Board					
	1989 Income (1990 Census)	1999 Income (2000 Census)	November 12, 2007					
Median Family	\$55,131	\$79,773						
Median Household	\$51,988	\$68,697						
Per Capita	\$20,597	\$31,520						

Union Beach

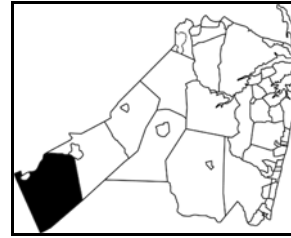
The Borough of Union Beach has a land area of 1.8 square miles (4.7 km²) and is located on the Raritan Bay in the northern Bayshore area of Monmouth County. Originally known as Union City, the area was developed as a trade center for agricultural goods. Many people visit Union Beach's waterfront restaurants to enjoy the lovely view of the bay. Today, Union Beach is a predominantly residential area with modest homes and good transportation access to points north.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	6,354		1980	1,967		Math	NA
1990	6,156		1990	1,978		English	NA
2000	6,649		2000	2,143			
2007 Estimate	6,788		2007	2,189			
2025 Projection	7,046						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	6,280	94.5		Number	Percent	1990	3,154
Black	58	0.9	Total -2000	2,229	100.0	2005	3,624
Asian and Other	311	4.7	Owner-Occupied	1,800	80.8	2006	3,682
Persons of Hispanic Origin	538	8.1	Renter-Occupied	343	15.4	Resident Employment	
			Vacant	86	3.9	1990	2,973
2000 Age Composition			Median Value Owner-Occupied (2000)	\$132,800		2005	3,424
	Number	Percent	Median Rent (2000)	\$1,002		2006	3,475
Pre-School (0-4 years)	483	7.3	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	1,626	24.5	Single Units	Number	Percent		Number
Working Age (20-64 years)	4,042	60.8	Total	2,111	100.0	1990	181
Seniors (65+)	498	7.5	Detached:	2,066	97.9	2005	200
			Attached:	45	2.1	2006	206
			Multiple Units				
			Total	118	100.0		
			2-4 Units	108	91.5		
			5-9 Units	10	8.5		
			10+ Units	0	0.0		
			Mobile Homes and Other	0	100.0		
INCOME						TAXES 2006	
	1989 Income (1990 Census)	1999 Income (2000 Census)				Net Valuation \$000	
Median Family	\$40,977	\$65,179				445,059	
Median Household	\$38,926	\$59,946				General Tax Rate	
Per Capita	\$12,633	\$20,973				2.63	
						Equalized Tax Rate Rank	
						44	
Prepared by the Monmouth County Planning Board November 12, 2007							

Upper Freehold

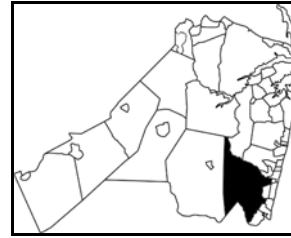
Upper Freehold Township has a land area of 47.45 square miles (138 km²) and is located in the extreme western area of Monmouth County, bordering Mercer, Burlington and Ocean Counties. By the 18th Century, the area had attracted many farmers, establishing an agricultural character which persists today. Thanks to the efforts of state and county farmland preservation programs, Upper Freehold Township's viable farming industry will continue to flourish.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	2,750		1980	892		Math	513
1990	3,277		1990	1,086		English	503
2000	4,282		2000	1,437			
2007 Estimate	7,026		2007	2,383			
2025 Projection	6,837						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	4,055	94.7		Number	Percent	1990	1,803
Black	45	1.1	Total -2000	1,501	100.0	2005	2,413
Asian and Other	182	4.3	Owner-Occupied	1,247	83.1	2006	2,443
Persons of Hispanic Origin	151	3.5	Renter-Occupied	190	12.7	Resident Employment	
			Vacant	64	4.3	1990	1,750
2000 Age Composition			Median Value Owner-Occupied (2000)	\$255,500		2005	2,361
	Number	Percent	Median Rent (2000)	\$743		2006	2,399
Pre-School (0-4 years)	342	8.0	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	925	21.6	Single Units	Number	Percent		Number
Working Age (20-64 years)	2,611	61.0	Total	1,410	100.0	1990	53
Seniors (65+)	404	9.4	Detached:	1,396	99.0	2005	53
			Attached:	14	1.0	2006	43
			Multiple Units				
INCOME			Total	91	100.0		
	1989 Income (1990 Census)	1999 Income (2000 Census)	2-4 Units	54	59.3		
Median Family	\$57,507	\$78,334	5-9 Units	6	6.6	Net Valuation \$000	1,280,841
Median Household	\$55,309	\$71,250	10+ Units	31	34.1	General Tax Rate	1.60
Per Capita	\$22,852	\$29,387	Mobile Homes and Other	0	100.0	Equalized Tax Rate Rank	38
Prepared by the Monmouth County Planning Board November 12, 2007							

Wall

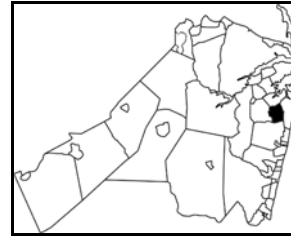
Wall Township has a land area of 31.01 square miles (80.3 km²) and is located in southern Monmouth County. A major influence on the township's development in the 19th Century was the James Allaire ironworks, located along the Manasquan River. Allaire's legacy persists, as the local airport and a nearby state park carry his name. Wall Township has a variety of housing types, most of which are fairly new, and many commercial enterprises along Route 35. Development in Wall Township is balanced by the municipality's efforts to maintain open space, funded by the town's own open space trust fund.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	18,952		1980	6,533		Math	517
1990	20,244		1990	7,364		English	494
2000	25,261		2000	9,437			
2007 Estimate	26,891		2007	10,067			
2025 Projection	27,575						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	24,526	97.1		Number	Percent	1990	10,752
Black	155	0.6	Total -2000	9,957	100.0	2005	13,592
Asian and Other	580	2.3	Owner-Occupied	8,109	81.4	2006	13,703
Persons of Hispanic Origin	391	1.5	Renter-Occupied	1,328	13.3	Resident Employment	
			Vacant	520	5.2	1990	10,372
2000 Age Composition			Median Value Owner-Occupied (2000)	\$234,700		2005	13,223
	Number	Percent	Median Rent (2000)	\$818		2006	13,287
Pre-School (0-4 years)	1,671	6.6	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	5,147	20.4	Single Units	Number	Percent		Number
Working Age (20-64 years)	14,802	58.6	Total	8,772	100.0	1990	380
Seniors (65+)	3,641	14.4	Detached:	8,076	92.1	2005	369
			Attached:	696	7.9	2006	415
			Multiple Units				
			Total	990	100.0		
			2-4 Units	200	20.2	TAXES 2006	
			5-9 Units	174	17.6	Net Valuation \$000	3,781,443
			10+ Units	616	62.2	General Tax Rate	2.19
			Mobile Homes and Other	195	100.0	Equalized Tax Rate Rank	18
INCOME							
	1989 Income (1990 Census)	1999 Income (2000 Census)					
Median Family	\$54,210	\$83,795					
Median Household	\$46,301	\$73,989					
Per Capita	\$21,005	\$32,954					
Prepared by the Monmouth County Planning Board November 12, 2007							

West Long Branch

The Borough of West Long Branch has a land area of 2.83 square miles (7 km²) and is located in the eastern-central portion of Monmouth County. The borough was known as a popular location for summer estates of the well-to-do. Two of these estates, the Shadow Lawn and the Guggenheim, now make up the impressive campus of Monmouth University. The borough is fully developed as a residential community, relying on surrounding regional and commercial centers for services and employment.



DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Year			Year 2005-2006	
Year	Number		Total Households			Average SAT	
1980	7,380		1980	2,241		Math	519
1990	7,690		1990	2,449		English	503
2000	8,258		2000	2,448			
2007 Estimate	8,272		2007	2,453			
2025 Projection	8,525						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	7,781	94.2		Number	Percent	1990	3,947
Black	184	2.2	Total -2000	2,535	100.0	2005	3,391
Asian and Other	293	3.5	Owner-Occupied	2,077	81.9	2006	3,434
Persons of Hispanic Origin	241	2.9	Renter-Occupied	371	14.6	Resident Employment	
			Vacant	87	3.4	1990	3,851
2000 Age Composition			Median Value Owner-Occupied (2000)	\$203,300		2005	3,243
	Number	Percent	Median Rent (2000)	\$639		2006	3,282
Pre-School (0-4 years)	409	5.0	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	2,316	28.0	Single Units	Number	Percent		Number
Working Age (20-64 years)	4,327	52.4	Total	2,253	100.0	1990	96
Seniors (65+)	1,206	14.6	Detached:	2,120	94.1	2005	147
			Attached:	133	5.9	2006	152
			Multiple Units				
			Total	282	100.0		
			2-4 Units	151	53.5		
			5-9 Units	0	0.0		
			10+ Units	131	46.5		
			Mobile Homes and Other	0	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000	1,358,173			
Median Family	\$58,478	\$80,127	General Tax Rate	1.59			
Median Household	\$47,434	\$71,852	Equalized Tax Rate Rank	31			
Per Capita	\$22,345	\$27,651					
Prepared by the Monmouth County Planning Board November 12, 2007							

Monmouth County

Monmouth County has a land area of 472 square miles (1222.48) km² and is located in eastern-central New Jersey. The county comprises 53 municipalities, each with its own unique character and identity. There is a great deal of variety in Monmouth County's municipalities, ranging from small cities to wide-open agricultural areas, and virtually everything in between. Likewise, there is a variety in the landscape of the county, including the high lands and cliffs of the Bayshore area, the shoreline and riverways of the eastern part of the county, and the rolling hills of western Monmouth. Opportunities for recreation are outstanding. The county is home to 27 miles (43.4) km of beaches, and many parks, marinas and golf courses. Residents can also enjoy the performing arts at a number of local theaters and colleges. All these opportunities combine to give Monmouth County a high quality of life.

DEMOGRAPHICS			HOUSEHOLDS			EDUCATION	
Total Population			Total Households			Year 2005-2006	Average SAT
Year	Number		Year	Total Households		Math	NA
1980	503,173		1980	170,130		English	NA
1990	553,124		1990	197,570			
2000	615,301		2000	224,236			
2007 Estimate	655,674		2007	238,667			
2025 Projection	694,189						
2000 Racial Composition			HOUSING 2000			EMPLOYMENT	
	Number	Percent	Housing Units			Resident Labor Force	
White	519,261	84.4		Number	Percent	1990	285,920
Black	49,609	8.1	Total -2000	240,884	100.0	2005	328,107
Asian and Other	46,431	7.5	Owner-Occupied	167,273	69.4	2006	332,931
Persons of Hispanic Origin	38,175	6.2	Renter-Occupied	56,963	23.6	Resident Employment	
			Vacant	16,648	6.9	1990	274,100
2000 Age Composition			Median Value Owner-Occupied (2000)	\$203,100		2005	315,126
	Number	Percent	Median Rent (2000)	\$759		2006	319,313
Pre-School (0-4 years)	42,231	6.9	Types of Units - (2000)			Resident Unemployment	
School Age (5-19 years)	131,387	21.4	Single Units	Number	Percent		Number
Working Age (20-64 years)	364,760	59.3	Total	180,814	100.0	1990	11,820
Seniors (65+)	76,923	12.5	Detached:	161,048	89.1	2005	12,981
			Attached:	19,766	10.9	2006	13,618
			Multiple Units				
			Total	56,775	100.0		
			2-4 Units	19,031	33.5		
			5-9 Units	9,520	16.8		
			10+ Units	28,224	49.7		
			Mobile Homes and Other	3,295	100.0		
INCOME			TAXES 2006				
	1989 Income (1990 Census)	1999 Income (2000 Census)	Net Valuation \$000	70,973,216			
Median Family	\$53,590	\$76,823	General Tax Rate	NA			
Median Household	\$45,912	\$64,271	Equalized Tax Rate Rank	NA			
Per Capita	\$20,565	\$31,149					
Prepared by the Monmouth County Planning Board November 12, 2007							

Definitions and Sources

Demographics

Total population is the population count provided by the 1980, 1990 and 2000 Census (U.S. Bureau of the Census).

2007 Population Estimate is an estimate prepared by the Monmouth County Planning Board and is based on certificates of occupancy for new housing units, demolitions, and each individual municipality's average household size.

2025 Population Projection was developed jointly by the Monmouth County Planning Board and each individual municipality.

Racial Composition

All racial composition data are from the 2000 Census (U.S. Bureau of the Census)

Asian and other includes Asian, Pacific Islanders, Eskimo and Aleut.

Persons of Hispanic origin can be of any race.

Population by Age Group

Age group counts are from the 2000 Census (U.S. Bureau of the Census)

Income

The 1989 data is from the 1990 Census (U.S. Bureau of the Census)

The 1999 data is from the 2000 Census (U.S. Bureau of the Census)

Median Family Income reflects an income level at which half of all families fall above that income and half fall below. Families include a householder and one or more persons living in the same household who are related to the householder by birth, marriage or adoption. A household can contain only one person, or a number of unrelated persons, for purposes of census tabulations.

Median Household Income reflects an income level at which half of all households fall above that income and half fall below. Households include both families (related individuals living together) and non-families (unrelated individuals sharing living accommodations, such as unmarried couples and roommates, or a single person, living alone).

Per Capita Income is the mean (average) income for every person in the municipality. It is derived by dividing total income of the municipality by the total population.

Housing 2000

All housing data are from the 2000 Census. (U.S. Bureau of the Census)

Owner-occupied housing units include single-family homes, townhouses, condominiums, mobile homes, or any other housing type in which the owner of the unit lives in the unit.

Renter-occupied housing units include apartments, single-family homes, townhouses, condominiums, mobile homes, or any other housing type in which a renter lives in the unit.

Median Value of owner-occupied units reflects a value at which half of housing units are worth more and half of the housing units are worth less. Value is based on people's responses to the question "What is your house/townhouse/condominium worth?"

Median Rent reflects a rent at which half of the rental units cost more and half cost less.

TYPES OF UNITS -

A single unit detached is the traditional single family home which stands alone from any other structure.

A single unit attached is a single unit which is attached to another housing unit or other structure by at least one wall which runs "basement to attic". This includes row houses, twins/duplexes (side-by side two family homes), and other similar housing units.

Multiple units include buildings in which units are stacked one on top of the other, or otherwise intertwined. Examples include townhomes, garden apartments/condos, mid-rise apartments/condos, apartments above stores, and single family homes converted into apartments/condos.

Employment

This data is prepared by the New Jersey State Data Center.

Residential Labor force is considered all persons classified in the civilian labor force, plus members of the U.S. Armed Forces on active duty.

All civilians 16 years old and over who were either (1) "at work" those who did any work at all during the reference week as paid employees, worked in their own business or profession, worked on their own farm, or worked 15 hours or more as unpaid workers on a family farm or family business; or (2) were "with a job, but not at work", those who did not work during the reference week but had jobs or businesses from which they were temporarily absent are classified as employed. The reference week is the calendar week preceding the date on which the respondents completed the questionnaire or were interviewed.

Civilians 16 years old and over are classified as unemployed if they (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were looking for work during the last four weeks, and (3) were available to accept a job. Also included as unemployed were civilians who did not work at all during the reference week and were waiting to be called back to a job from which they had been laid off.

Taxes 2006

This information was obtained from the Monmouth County Tax Board.

Net Valuation refers to the total taxable value of property in each municipality excluding those properties which have tax exempt status, such as public buildings and churches.

The General Tax Rate refers to the rate used to calculate the dollar amount of the tax bill for each individual property.

The Equalized Tax Rate Rank Each municipality is assessed separately and, therefore, each municipality has a unique and independent assessed to true value ratio (defined above). Consequently, a comparison of tax rates among different municipalities is unreliable. Multiplying each *general rate* by the town's *ratio* converts or "equalizes" each rate to an approximation of 100%, allowing for more accurate comparisons. The ranking of equalized rates is simply a method of listing rates from highest to lowest. (1 the highest equalized tax rate, 53= the lowest equalized tax rate.)

Education 2005 – 2006

This information was obtained from the New Jersey Department of Education.