

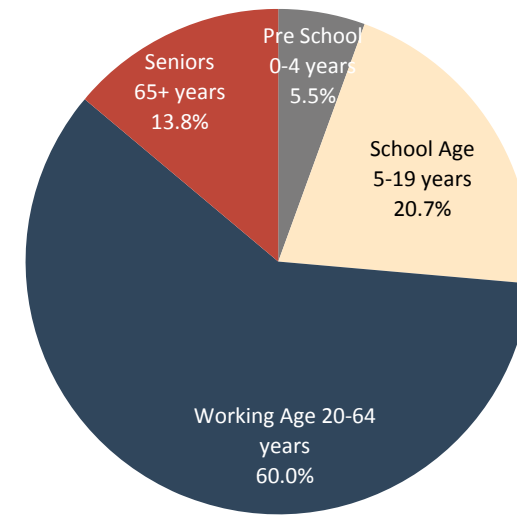
Monmouth County

Median Age (2010): 41.3

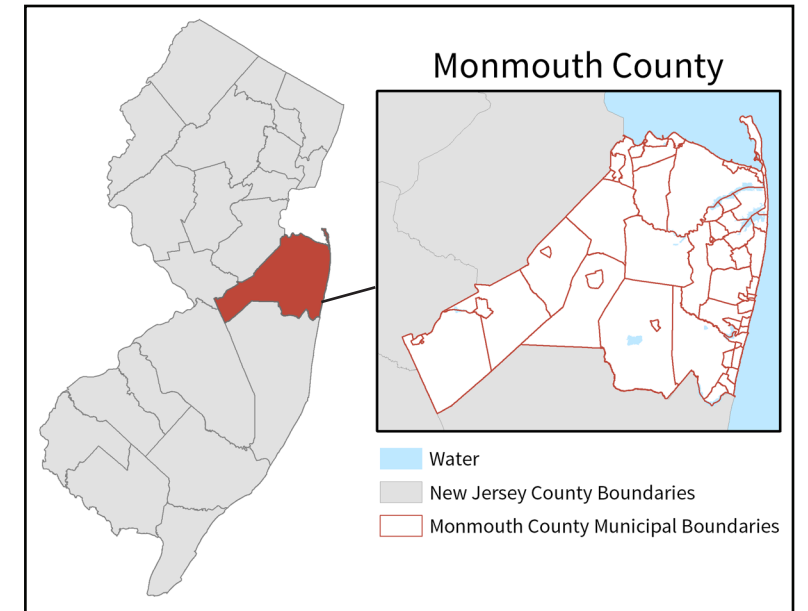
Monmouth County is the most northern county along the Jersey Shore and is part of the New York Metropolitan region. With a population of 630,380 (2010), it's the fifth most populous county in the State of New Jersey and is ranked 38th among highest-income counties in the United States. Monmouth County's 472 square miles of land is home to 53 municipalities, ranging in size from 0.1 square miles to 62.1 square miles, with populations ranging from 380 to 68,000 individuals, the majority of whom live within 5 miles of the 27-mile coastline. The County Seat is Freehold Borough, located in central Monmouth County near State Routes 9 and 33. Monmouth County is accessible by rail, through the North Jersey Coast Line, and bus routes within the County and to New York City.



Hall of Records in Freehold Borough



Age Composition 2010



Topical Planning Issues

Monmouth County Division of Planning is in the process of updating its first comprehensive master plan in over 30 years. Expected to be adopted in 2016, the Monmouth County Master Plan has twelve elements, which can be viewed by clicking the link below. Each chapter describes existing conditions within the County specific to that element, emerging issues and long range challenges, best management practices, stakeholder actions, and resources and funding opportunities. For additional information on the County Master Plan, visit: <https://co.monmouth.nj.us/page.aspx?ID=4197>.

In 2015, the Division of Planning initiated an annual insight report series beginning with "Measuring Monmouth County's Creative Economy," a white paper examining the economic contributions and employee size of both for profit and nonprofit creative and cultural industries. The Division of Planning continues to work alongside County OEM to provide assistance to municipalities interested in joining or improving their classification within the Community Rating System (CRS) program. Other current planning projects include assisting Brookdale Community College with enrollment data and analysis, partnering with the Division of Economic Development with their Grown in Monmouth initiative, and providing various County departments and municipalities with Geographic Information System (GIS) mapping and spatial analysis. Additionally, through the diligent efforts of the Monmouth County Board of Chosen Freeholder's leadership and the local legislative delegation, the critical dredging of the Shark River Channel is advancing. The substantial project includes dredging approximately 102,000 cubic yards of sediment out of the state channel to allow safe passage. A kickoff ceremony launching the project was held in October 2015.

Median Household Income: \$85,605
Median Housing Value: \$386,900
Median Rent: \$1,115/month

Source: 2010-2014 ACS

Land Use

	Assessed Acreage	Percent
Residential	96,057.4	34.6%
Apartment	1,762.0	0.6%
Commercial	17,067.4	6.1%
Industrial	2,957.5	1.1%
Farmland	51,950.1	18.7%
Vacant	20,019.7	7.2%
Public	57,916.9	20.9%
Public School	4,130.8	1.5%
Other School	683.7	0.2%
Church	1,797.4	0.6%
Cemetery	1,177.1	0.4%
Rail	302.3	0.1%
Other Exempt	9,624.2	3.5%
Unknown	12,319.2	4.4%

Source: Monmouth County Board of Taxation (2015)

Demographics

Total Population

Year	Number
1980	503,173
1990	553,124
2000	615,301
2010	630,380

2010 Race and Ethnicity

	Number	Percent
White	520,716	82.6%
Black	46,443	7.4%
Asian	31,258	5.0%
Other	31,963	5.1%
Hispanic Origin	60,939	9.7%

Educational Attainment

25 Years and Older (2010-2014)

	Number	Percent
No high school degree	32,302	7.4%
High school graduate only	111,761	25.8%
Some college or associate's	107,458	24.8%
Bachelor's or grad. degree	182,249	42.0%

Housing

Housing Characteristics (2010-2014)

	Number	Percent
Total	259,572	100.0%
Owner-Occupied	174,727	67.3%
Renter-Occupied	59,003	22.7%
Vacant	25,842	10.0%
Seasonal	10,960	

Avg. Household Size 2.66

Housing Units (2010-2014)

	Number	Percent
Single Detached	172,370	66.4%
Single Attached	19,783	7.6%
2-4 Units	17,764	6.8%
5-9 Units	10,669	4.1%
10+ Units	36,091	13.9%
Mobile Homes & Other	2,895	

Taxes

Average Residential Property Tax (2014)	\$8,337
Net Valuation (2015)	107.16 billion

Employment

Place of Employment (2010-2014)

	Number	Percent
Employed in Monmouth Co.	183,223	61.1%
Employed outside Monmouth Co.	116,596	38.9%

Type of Employment (2010-2014)

	Number	Percent
Mgmt, business, science, arts	132,889	43.4%
Service	47,780	16%
Sales, office	78,721	25.7%
Natural resources, construction, maintenance	23,337	7.6%
Production, transportation, materials, moving	23,185	7.6%

2014 Resident Unemployment

	Number	Percent
	19,569	6.0%

Eatontown

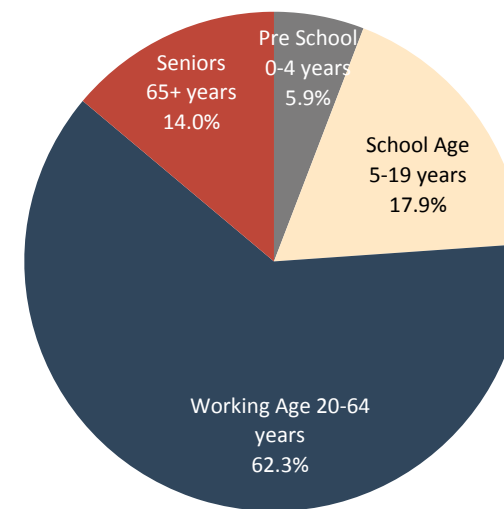
Eatontown is located in the central portion of eastern Monmouth County and encompasses 5.86 square miles. The Borough has several highways connecting it to other portions of the County, such as Route 18, Route 35, Route 36, and Route 547, which helped form its large commercial and retail corridor. Eatontown is home to Monmouth Mall, located in the center of the borough at the intersection of Route 35 and 36. Opening in 1960 and expanding to its current size in 1975, Monmouth Mall is the fourth largest mall in New Jersey and continues to be a regional attraction. The Borough is also home to a portion of the Fort Monmouth Army Base, which was closed by the federal government in September 2011 and is currently undergoing redevelopment.

Source: Coastal Monmouth Plan (2010)

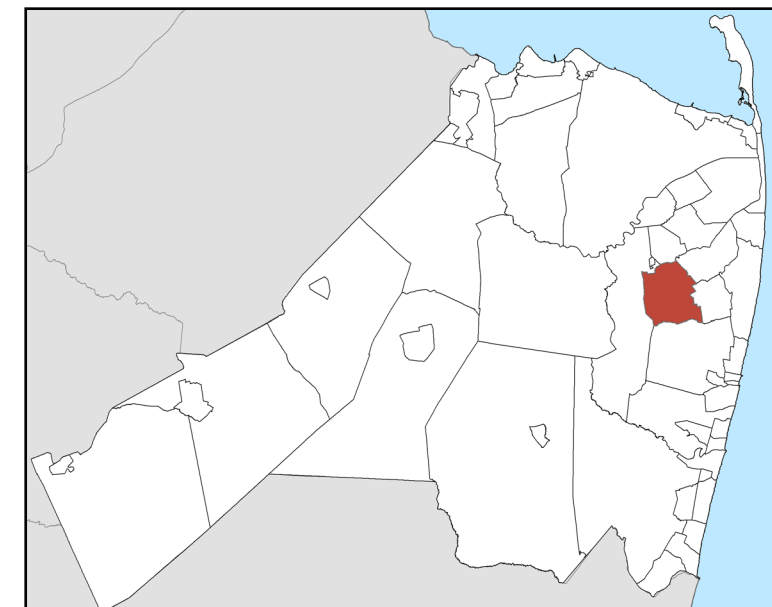


Monmouth Mall

Median Age (2010): 39.6



Age Composition 2010



Topical Planning Issues

According to the County's Coastal Monmouth Plan (2010), the "Top Planning Issues" for Eatontown were redeveloping Fort Monmouth and the Eatontown Historic District, expanding open space opportunities, and remediating major traffic problems. The Fort Monmouth Economic Revitalization Planning Authority (FMERPA) produced a Reuse and Redevelopment Plan for economic development, growth, and planning, with a focus on attracting future technology-based industries. The Fort Monmouth Economic Revitalization Authority (FMERA) now replaces the FMERPA and provides investment, continuity, and economic growth to Eatontown, Oceanport, and Tinton Falls while advancing FMERPA's Plan. The Fort Monmouth Economic Revitalization Authority is currently working on redevelopment options for Eatontown's portion of the site.

In 2013, Eatontown became Bronze Certified in Sustainable Jersey's certification program and created a borough Green Team to implement a series of short-and long-term strategies for greener energy sources, energy conservation, efficient purchasing, and inter-connectivity of its neighborhoods.

Median Household Income: \$64,378
 Median Housing Value: \$314,200
 Median Rent: \$1,052/month

Source: 2010-2014 ACS

Land Use

	Assessed Acreage	Percent
Residential	921.8	28.2%
Apartment	164.5	5.0%
Commercial	696.8	21.3%
Industrial	179.7	5.5%
Farmland	16.4	0.5%
Vacant	272.7	8.3%
Public	306.9	9.4%
Public School	51.9	1.6%
Other School	9.7	0.3%
Church	33.1	1.0%
Cemetery	11.8	0.4%
Rail	13.2	0.4%
Other Exempt	512.9	15.7%
Unknown	76.6	2.3%

Source: Monmouth County Board of Taxation (2015)

Demographics

Total Population

Year	Number
1980	12,703
1990	13,800
2000	14,008
2010	12,709

2010 Race and Ethnicity

	Number	Percent
White	9,060	71.3%
Black	1,577	12.4%
Asian	1,102	8.7%
Other	970	7.6%
Hispanic Origin	1,571	12.4%

Educational Attainment

25 Years and Older (2010-2014)

	Number	Percent
No high school degree	835	9.2%
High school graduate only	2,625	28.9%
Some college or associate's	2,557	28.2%
Bachelor's or grad. degree	3,063	33.7%

Housing

Housing Characteristics (2010-2014)

	Number	Percent
Total	5,593	100.0%
Owner-Occupied	2,806	50.2%
Renter-Occupied	2,468	44.1%
Vacant	319	5.7%
Seasonal	0	

Avg. Household Size 2.3

Housing Units (2010-2014)

	Number	Percent
Single Detached	2,121	37.9%
Single Attached	446	8.0%
2-4 Units	781	14.0%
5-9 Units	727	13.0%
10+ Units	1,237	22.1%
Mobile Homes & Other	281	

Taxes

Average Residential Property Tax (2014)	\$6,747
Net Valuation (2015)	2.1 billion

Employment

Place of Employment (2010-2014)

	Number	Percent
Employed in Monmouth Co.	5,249	79.7%
Employed outside Monmouth Co.	1,334	20.3%

Type of Employment (2010-2014)

	Number	Percent
Mgmt, business, science, arts	2,404	35.8%
Service	1,475	22%
Sales, office	1,506	22.4%
Natural resources, construction, maintenance	569	8.5%
Production, transportation, materials, moving	768	11.4%

2014 Resident Unemployment

	Number	Percent
	430	6.1%

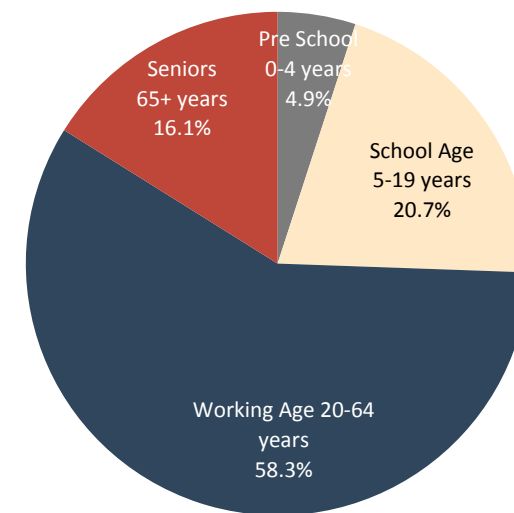
Oceanport

Sitting at the headwaters of the Shrewsbury River, Oceanport encompasses approximately 3.10 square miles. Prior to the extension of rail lines through Monmouth County, Oceanport played an important role in the shipping of local agricultural harvests to New York. The Borough of Oceanport was officially incorporated in 1920 from portions of Eatontown Township. A shore tradition since 1870, the third reiteration of Monmouth Park opened in June 1946 after the New Jersey Legislature passed a bill permitting wagers on horse racing. Drawing thousands of spectators every summer, Monmouth Park is in the process of constructing a new year-round restaurant.

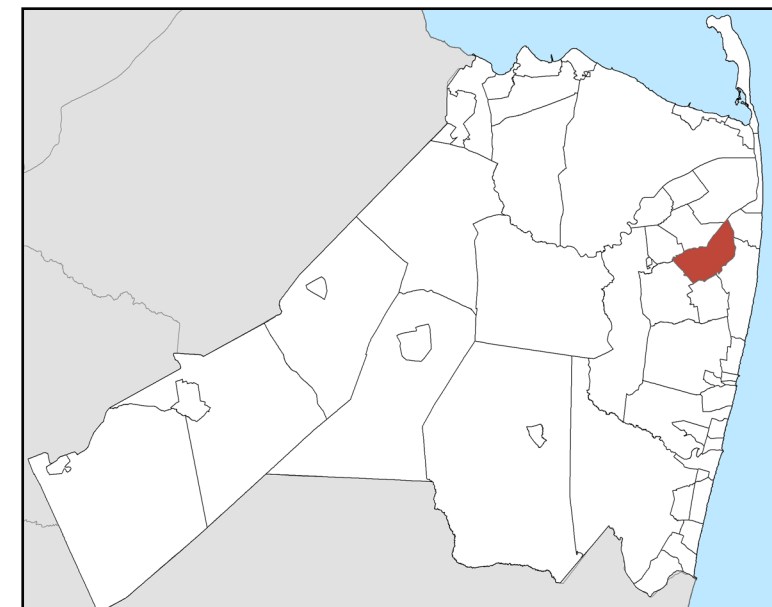


Old Wharf Park

Median Age (2010): 44.4



Age Composition 2010



Source: www.oceanportboro.com

Demographics

Total Population	
Year	Number
1980	5,888
1990	6,146
2000	5,807
2010	5,832

2010 Race and Ethnicity		
	Number	Percent
White	5,445	93.4%
Black	175	3.0%
Asian	93	1.6%
Other	119	2.0%
Hispanic Origin	236	4.0%

Educational Attainment

25 Years and Older (2010-2014)		
	Number	Percent
No high school degree	195	4.9%
High school graduate only	995	24.8%
Some college or associate's	1,113	27.8%
Bachelor's or grad. degree	1,705	42.5%

Housing

Housing Characteristics (2010-2014)		
	Number	Percent
Total	2,414	100.0%
Owner-Occupied	1,793	74.3%
Renter-Occupied	300	12.4%
Vacant	321	13.3%
Seasonal	22	
Avg. Household Size		2.75

Housing Units (2010-2014)		
	Number	Percent
Single Detached	1,836	76.1%
Single Attached	144	6.0%
2-4 Units	123	5.1%
5-9 Units	15	0.6%
10+ Units	296	12.3%
Mobile Homes & Other	0	

Taxes

Average Residential Property Tax (2014)	\$9,038
Net Valuation (2015)	1.03 billion

Employment

Place of Employment (16 Years and Older (2010-2014))		
	Number	Percent
Employed in Monmouth Co.	2,128	79.4%
Employed outside Monmouth Co.	553	20.6%

Type of Employment (16 Years and Older (2010-2014))		
	Number	Percent
Mgmt, business, science, arts	1,198	44.1%
Service	275	10%
Sales, office	875	32.2%
Natural resources, construction, maintenance	249	9.2%
Production, transportation, materials, moving	119	4.4%

2014 Resident Unemployment

Number	175
Percent	6.0%

Topical Planning Issues

Following the Federal closure of Fort Monmouth in 2011, Oceanport created a vision plan outlining proposals for the redevelopment of the 419 acres within the Borough's boundaries. Adopted as an amendment to the Master Plan in 2008, From Fort to Village, a Vision for Oceanport's Fort Monmouth, strategized a balance between preserving the character of the borough and the new development that will occur as the property is sold to private owners.

Recent progress on the Fort Monmouth property has included the purchase of the former Patterson Army Health Clinic. Rather than demolish the existing structure, the developer plans to undertake substantial renovations, repurposing the building into a state-of-the-art health care facility. The Fort Monmouth Marina opened to boat traffic in June 2014. The current owner is negotiating with the redevelopment agency to become the permanent owner. The Fort Monmouth Officer's Housing Redevelopment's North Post and South Post Projects are set to begin construction this year consisting of 68 for-sale units and 48 apartment units.

Officials report more than half of the Borough's homes sustained flooding or trees damage during Superstorm Sandy. The Borough Hall was deemed uninhabitable. The federal government granted Oceanport funding for a new municipal building and local officials plan to set up subcommittees comprised of residents and municipal employees to gather input and narrow down choices of a rebuilding location.

Sources: From Fort to Village, a Vision for Oceanport's Fort Monmouth (2008), oceanportboro.com

Median Household Income: \$92,413
Median Housing Value: \$448,100
Median Rent: \$670/month

Source: 2010-2014 ACS

Land Use

	Assessed Acreage	Percent
Residential	653.5	36.9%
Apartment	0.0	0.0%
Commercial	273.0	15.4%
Industrial	0.0	0.0%
Farmland	10.2	0.6%
Vacant	150.7	8.5%
Public	279.9	15.8%
Public School	17.6	1.0%
Other School	0.0	0.0%
Church	1.8	0.1%
Cemetery	23.8	1.3%
Rail	0.0	0.0%
Other Exempt	355.1	20.0%
Unknown	7.1	0.4%

Source: Monmouth County Board of Taxation (2015)

Tinton Falls

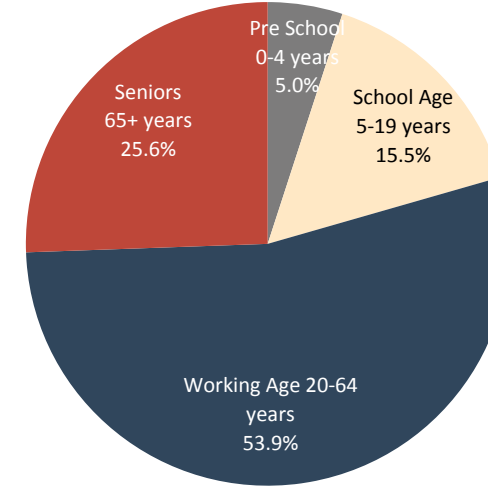
With a land area encompassing 15.20 square miles, the Borough of Tinton Falls played an important history in the settlement of Monmouth County. Colonel Lewis Morris, one of the area's early settlers, is often credited with influencing the naming of the County after his ancestral homeland Monmouthshire, Wales. Water power, forests and ample iron ore deposits served as incentives for early industrial development; the Tinton Manor ironworks being one of the first constructed within the entire U.S. The Borough is home to the highest waterfall along the Atlantic Coastal Plain. The Falls were key to early settlement and successful economic development. Formed as the Borough of New Shrewsbury in 1950, it was renamed Tinton Falls in 1975.

Source: www.tintonfalls.com

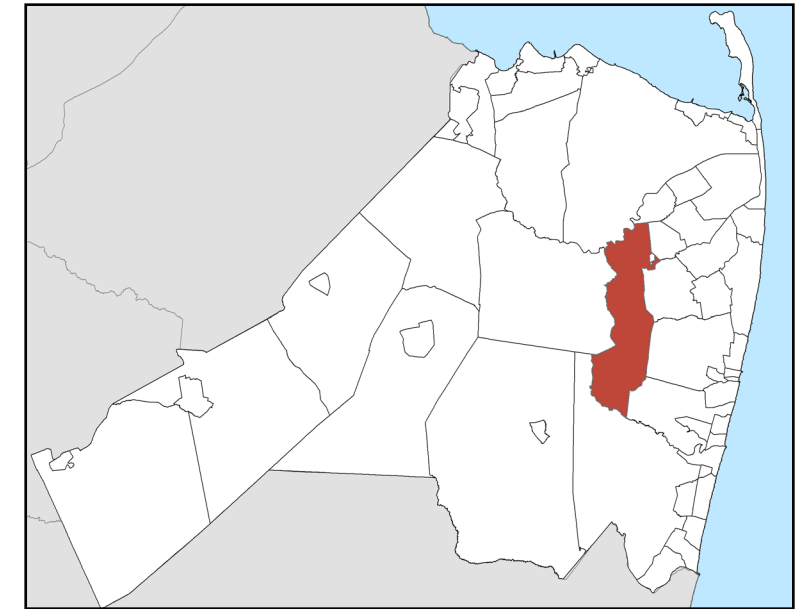


Tinton Falls & MJ's Pizza

Median Age (2010): 46.9



Age Composition 2010



Topical Planning Issues

The Borough of Tinton Falls is a large suburban community with residential neighborhoods, commercial developments, a portion of Naval Weapons Stations Earle, and the former Fort Monmouth property. Tinton Falls has been actively involved in utilizing redevelopment as a strategy towards achieving goals and objectives outlined within their Master Plan. The Fort Monmouth redevelopment area comprises a total of 54.77 acres, is centrally located within the borough, and is in close proximity to major highways allowing an easy commute to regional commercial and employment centers.

Progress on development of the Borough's portion of the Fort Monmouth property occurred in January 2013, when the Fort Monmouth Economic Revitalization Authority (FMERA) and CommVault (a data-protection software company) closed on the sale of a 55-acre site. The first 275,000 square-foot structure was completed in late 2014. When fully completed the 650,000 square-foot, high tech office research complex will serve as CommVault's headquarters, and is expected to employ around 1,500 when completed. CommVault has already generated 900 jobs.

Complimenting overall redevelopment efforts at the Fort, the first phase of the Exit 105 project was completed in 2015. The New Jersey Turnpike Authority approved a contract to construct the 'Wayside connector' a new exit ramp from the Garden State Parkway south local lanes to Wayside Road. The project includes a new bridge, intersection, and traffic signals.

Sources: U.S. Army Communications Electronics Command Redevelopment Plan (2013), www.tintonfalls.com, "Fort Monmouth's First New Building To Open Soon" (Wordontheshore.com 11/13/2014)

Median Household Income: \$73,278
 Median Housing Value: \$308,600
 Median Rent: \$1,723/month

Source: 2010-2014 ACS

Land Use

	Assessed Acreage	Percent
Residential	2,021.1	24.1%
Apartment	164.1	2.0%
Commercial	774.2	9.2%
Industrial	98.7	1.2%
Farmland	395.2	4.7%
Vacant	1,077.8	12.9%
Public	3,048.4	36.4%
Public School	117.2	1.4%
Other School	109.1	1.3%
Church	49.0	0.6%
Cemetery	63.5	0.8%
Rail	2.2	0.0%
Other Exempt	45.0	0.5%
Unknown	410.9	4.9%

Source: Monmouth County Board of Taxation (2015)

Demographics

Total Population

Year	Number
1980	7,740
1990	12,361
2000	15,053
2010	17,892

2010 Race and Ethnicity

	Number	Percent
White	14,741	82.4%
Black	1,672	9.3%
Asian	835	4.7%
Other	644	3.6%
Hispanic Origin	1,118	6.2%

Educational Attainment

25 Years and Older (2010-2014)

	Number	Percent
No high school degree	685	5.1%
High school graduate only	3,426	25.3%
Some college or associate's	3,831	28.3%
Bachelor's or grad. degree	5,610	41.4%

Housing

Housing Characteristics (2010-2014)

	Number	Percent
Total	8,558	100.0%
Owner-Occupied	5,927	69.3%
Renter-Occupied	2,057	24.0%
Vacant	574	6.7%
Seasonal	81	

Avg. Household Size 2.22

Housing Units (2010-2014)

	Number	Percent
Single Detached	3,116	36.4%
Single Attached	1,593	18.6%
2-4 Units	103	1.2%
5-9 Units	545	6.4%
10+ Units	3,187	37.2%
Mobile Homes & Other	14	

Taxes

Average Residential Property Tax (2014)	\$6,337
Net Valuation (2015)	2.93 billion

Employment

Place of Employment (2010-2014)

	Number	Percent
Employed in Monmouth Co.	5,363	68.1%
Employed outside Monmouth Co.	2,515	31.9%

Type of Employment (2010-2014)

	Number	Percent
Mgmt, business, science, arts	3,718	46.6%
Service	1,432	18%
Sales, office	1,818	22.8%
Natural resources, construction, maintenance	604	7.6%
Production, transportation, materials, moving	404	5.1%

2014 Resident Unemployment

	Number	Percent
	531	5.9%