BOROUGH OF PENNINGTON

MERCER COUNTY
NEW JERSEY

HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

November 25, 2008
As Adopted On December 10, 2008

PREPARED BY COPPOLA & COPPOLA ASSOCIATES
Princeton Junction ~ New Jersey

BOROUGH OF PENNINGTON

MERCER COUNTY
NEW JERSEY

HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

THE ORIGINAL OF THIS REPORT WAS SIGNED AND SEALED IN ACCORDANCE WITH N.J.S.A. 45:14A-12

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Princeton Junction ~ New Jersey

BOROUGH OF PENNINGTON
MASTER PLAN

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AND
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INTRODUCTION

In accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.), a municipal Master Plan must include a "Housing Plan Element" as a prerequisite for the adoption of zoning ordinance provisions within the municipality. More specifically, pursuant to Section 10 of P.L. 1985, c. 222 (C.52:27D-310), a "municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing, and shall contain at least:

a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated.....;

b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

c. An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level, and age;

d. An analysis of the existing and probable future employment characteristics of the municipality;

e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and

f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing."

Additional requirements to be included in a "Housing Plan Element" and a "Fair Share Plan" in order to address the 1987-2018 affordable housing obligation of a municipality are set forth in the New Jersey Council On Affordable Housing's "Third Round Substantive Rules" at N.J.A.C. 5:97 and are addressed in this document.

BRIEF LOCATIONAL DESCRIPTION OF THE BOROUGH

The Borough of Pennington is situated in the northwestern portion of Mercer County and contains approximately 0.96 square miles, or 614 acres, of land. The Borough of Pennington is completely surrounded by the Township of Hopewell.

The municipality is traversed from north to south by New Jersey State Highway Route 31 on its western edge and by County Route 640 (Main Street) through the center of the Borough. State Highway Route 31 continues south from the Borough to an interchange for Interstate 95/295 at the southern edge of Hopewell Township.

County Route 624 (Delaware Avenue) runs from east to west through the center of the Borough. Franklin Avenue and King George Road also runs from east to west north of County Route 624. These roads provide access to a number of large office parks located in Hopewell Township as well as enable traffic to pass through the Borough.

A railroad runs through the western area of the Borough and separates a small segment of the Borough from the majority of the municipality. Presently, the rail line is used only for freight transportation.

EXISTING LAND USE PATTERN

The Borough of Pennington predominantly is a residential community with a central commercial town center located around the crossroads of Main Street and Delaware Avenue. Commercial retail and office uses also line both sides of State Highway Route 31 in the western portion of the Borough.

The Pennington School, a private preparatory school, is the single largest existing land use in the Borough and is located west of Main Street along West Delaware Avenue. Other significant non-highway oriented land uses in the Borough include the Toll Gate Grammar School and the Board of Education offices and YMCA on South Main Street, the business/office complex at the Straube Center on West Franklin Avenue, and the Howe Commons office complex at the southern end of the town center.

Additionally, Pennington Borough contains a wide variety of housing, from historic and contemporary single-family homes on relatively small lots to some attached dwellings and apartments. Many of the homes and buildings in the Borough are historically significant and one hundred or more years in age, particularly those surrounding the central core at the crossroads of Main Street and Delaware Avenue.

There is very little vacant or underutilized land area in the Borough. Only two (2) sizeable sites remain and are located west of the railroad. These two (2) sites are known as the Capital Health System (CHS) site and the Borough owned former landfill site. Both have been designated for inclusionary development, if and when they are further developed or redeveloped.

The Stony Brook, the only significant environmental feature in the Borough, runs through the 7.6 acre Kunkel Park located in the northeast portion of the Borough. A tributary of the Stony Brook runs through the northern portion of the Borough, and Seminary Brook runs into lands owned by the Pennington School.

THE BOROUGH'S MASTER PLAN & ZONE PLAN

The most recent comprehensive Master Plan for the Borough of Pennington was adopted by the Planning Board on December 9, 1998. The 1998 Master Plan reexamined and updated a 1990 Master Plan that followed from the 1965 Master Plan prepared in conjunction with the Hopewell Township and Hopewell Borough Planning Boards.

In 1974, the Borough Master Plan had been amended to include a separate "Northwest Quadrant Design Plan" focusing only on the northwestern portion of the Borough. Additionally, a separate "Housing Plan Element", which was revised through March 1995 and adopted on October 17, 1995, also is part of the current Master Plan.

Subsequently, the Pennington Borough Planning Board reexamined the 1998 Master Plan and adopted a "Master Plan And Development Regulations Periodic Reexamination Report" on February 23, 2005.

Regarding residential development within Pennington Borough, the adopted Master Plan states the following "goals and objectives":

"1. The Borough should remain primarily a residential community.

- Existing residential use areas should be maintained.
- New residential development should be consistent in scale and character to existing development.
- Open space and recreational areas, both public and private, should be preserved and enhanced (e.g. green linkages to nearby preserved areas, environmental protection, stream corridor protection, etc.)."

"4. The existing distinction between highway business uses and town center housing and business uses should be maintained.

- The Route 31 business area should continue to meet the needs of regional and highway oriented business uses.
- The Borough center establishments should continue as a mix of residential uses and "village" type businesses.
- Pedestrian linkages between the two business areas should be improved."

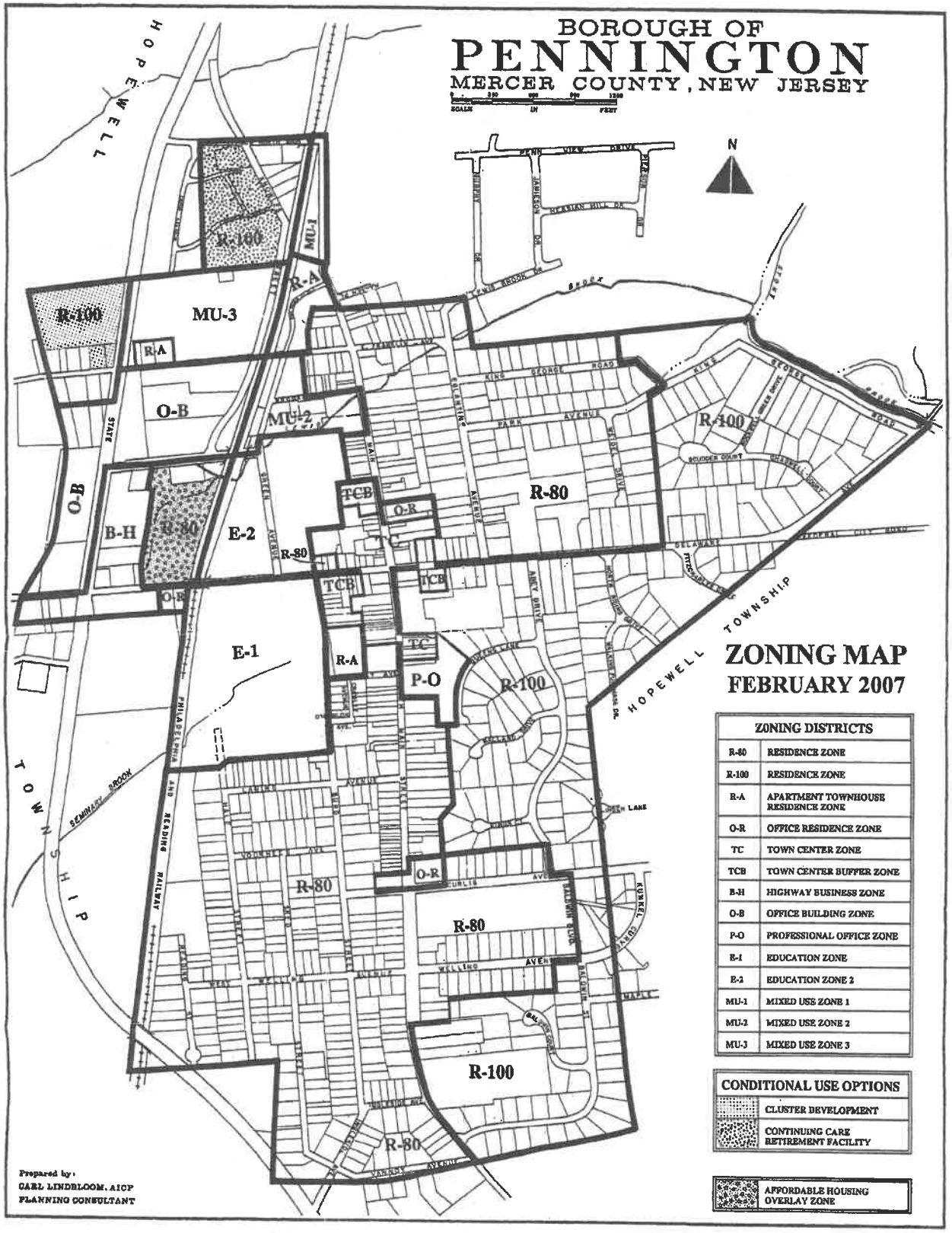
The existing "Zoning Map" of the Borough of Pennington, dated February 2007, appears on the following page of this reexamination report for informational purposes and to aide the reader of this document in order to more easily understand the textual discussions.

ENVIRONMENTAL CONSTRAINTS

The only environmental constraints existing in the Borough are scattered isolated wetlands, the Stony Brook and a tributary of the Stony Brook in the northern portion of the Borough, and Seminary Brook in the southwestern area of the Borough. Areas of seasonal high water table also are found in some parts of the Borough.

The Stony Brook outside of Pennington Borough has been designated as a "Category One" (C1) Water by the New Jersey Department of Environmental Protection (NJDEP) (see Addendum IV). That portion of the brook and its tributaries in the Borough of Pennington are subject to NJDEP's Surface Water Quality Standards and Flood Hazard Area Control Act rules which may require a buffer of fifty to one hundred fifty (50-150) feet in width on each side of the waterway.

However, as previously noted, the Borough of Pennington is almost completely developed. Where development on lands encumbered with environment constraints occurs, the site design and/or construction methods take into account these environmental factors.



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THE STATE PLAN & PENNINGTON BOROUGH

On June 12, 1992, the New Jersey State Planning Commission adopted "Communities Of Place: The New Jersey State Development and Redevelopment Plan" (SDRP) which serves as a guide for municipal and county master planning. The SDRP was reexamined in the late 1990s, with input from the municipalities and counties as part of the "Cross Acceptance II" process. As a result, the New Jersey State Planning Commission adopted an updated and modified plan on March 1, 2001.

The "New Jersey State Development And Redevelopment Plan" (SDRP) has allocated the land within New Jersey into "Planning Areas" and "Centers". The "Centers" are those lands within the "Planning Areas" where growth is first encouraged; the surrounding areas, or "Environs", are those lands located outside the "Centers". There is no "Center" designated within or adjacent to Pennington Borough.

However, the Borough of Pennington, with adjacent areas in Hopewell Township, had been proposed as a "Village Center" and is indicated as such in the 2001 SDRP. The 1998 Borough Master Plan recommended working with Hopewell Township on the pursuit of "center designation" for the Borough and surrounding lands in the Township as a "Village Center".

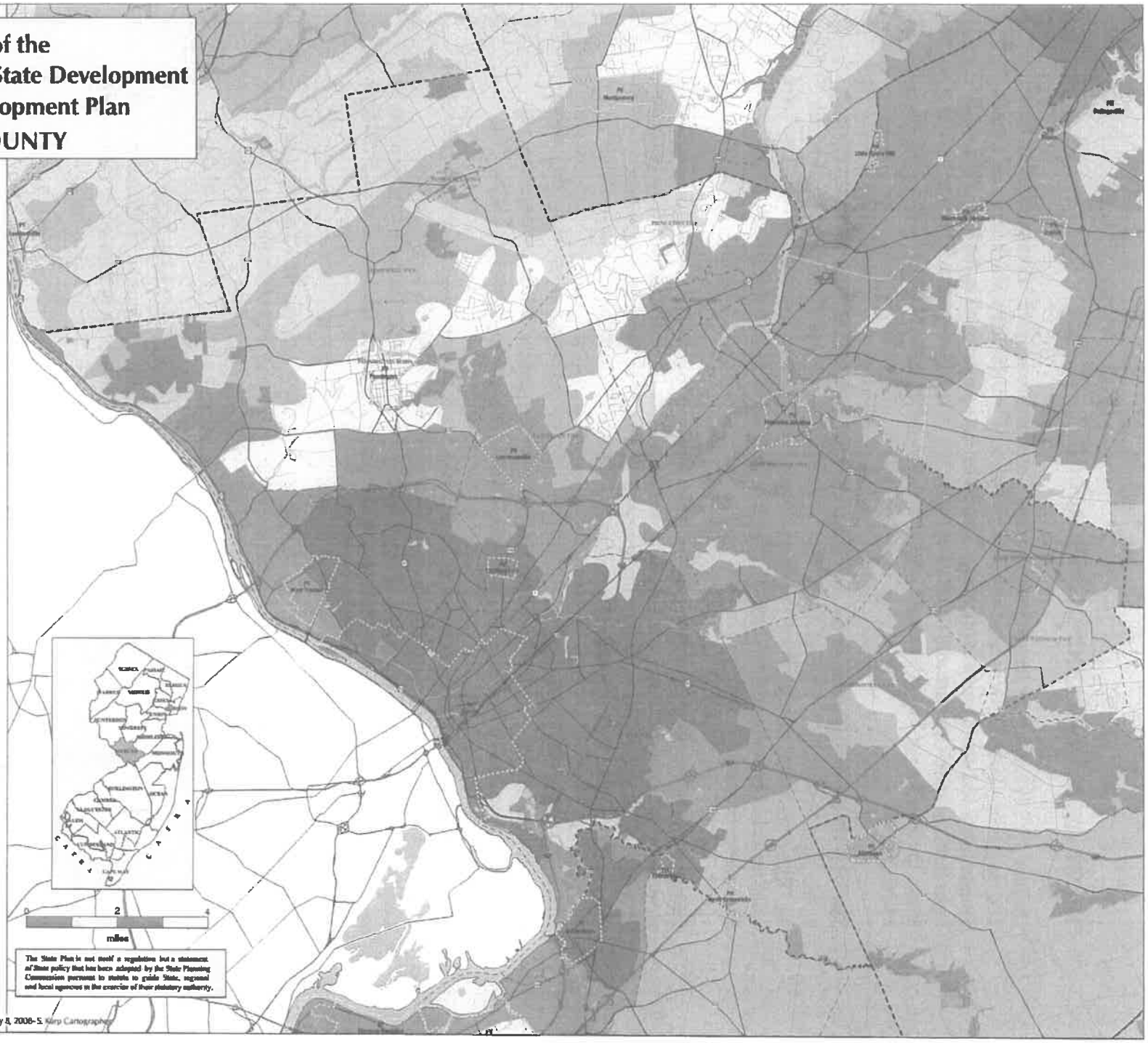
In that regard, the Borough sought an informal review from the Office of State Planning (OSP) on the consistency between the Borough's 1998 Master Plan and the SDRP. A December 19, 2001 report was issued by OSP recommending future changes to the Borough's Master Plan.

When the Master Plan was reexamined in 2005, it noted that all municipalities will be required to seek "preliminary plan endorsement" from the State Planning Commission if "Substantive Certification" from COAH is granted. Therefore, it is the intent of the Borough to address the issue of a center designation after "Substantive Certification" for the third round is received from COAH.

As indicated on the "Policy Map Of The New Jersey State Development And Redevelopment Plan" for Mercer County which follows this page, the New Jersey State Planning Commission has included all of Pennington Borough's land area within "Planning Area 3" (the "Fringe Planning Area").

The following are excerpts from the "Policy Objectives" sections of the March 1, 2001 "New Jersey State Development and Redevelopment Plan" with regards to housing in "Planning Area 3". Again, it should be noted that there are no designated "Centers" in or adjacent to Pennington Borough.

Policy Map of the New Jersey State Development And Redevelopment Plan MERCER COUNTY



Source: N.J. Office of Smart Growth- January 8, 2008- S. Kirp Cartographer

The "Fringe Planning Area" (PA3)

"Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth. Ensure that housing in general – and in particular affordable, senior citizen, special needs and family housing – is developed with maximum access to a full range of commercial, educational, recreational, health and transportation services and facilities in Centers. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the character of the Environs."

Regarding the location of "low" and "moderate" affordable housing within a municipality, there is a relationship between the recommendations of the SDRP and the requirements of the New Jersey Council On Affordable Housing (COAH). Specifically, COAH's "Substantive Rules" for the third round states that sites designated to produce affordable housing shall be consistent with the State Development and Redevelopment Plan and shall be in compliance with the rules and regulations of all agencies with jurisdiction over the site, including, but not limited to the following [N.J.A.C. 5:97-3.13(b)]:

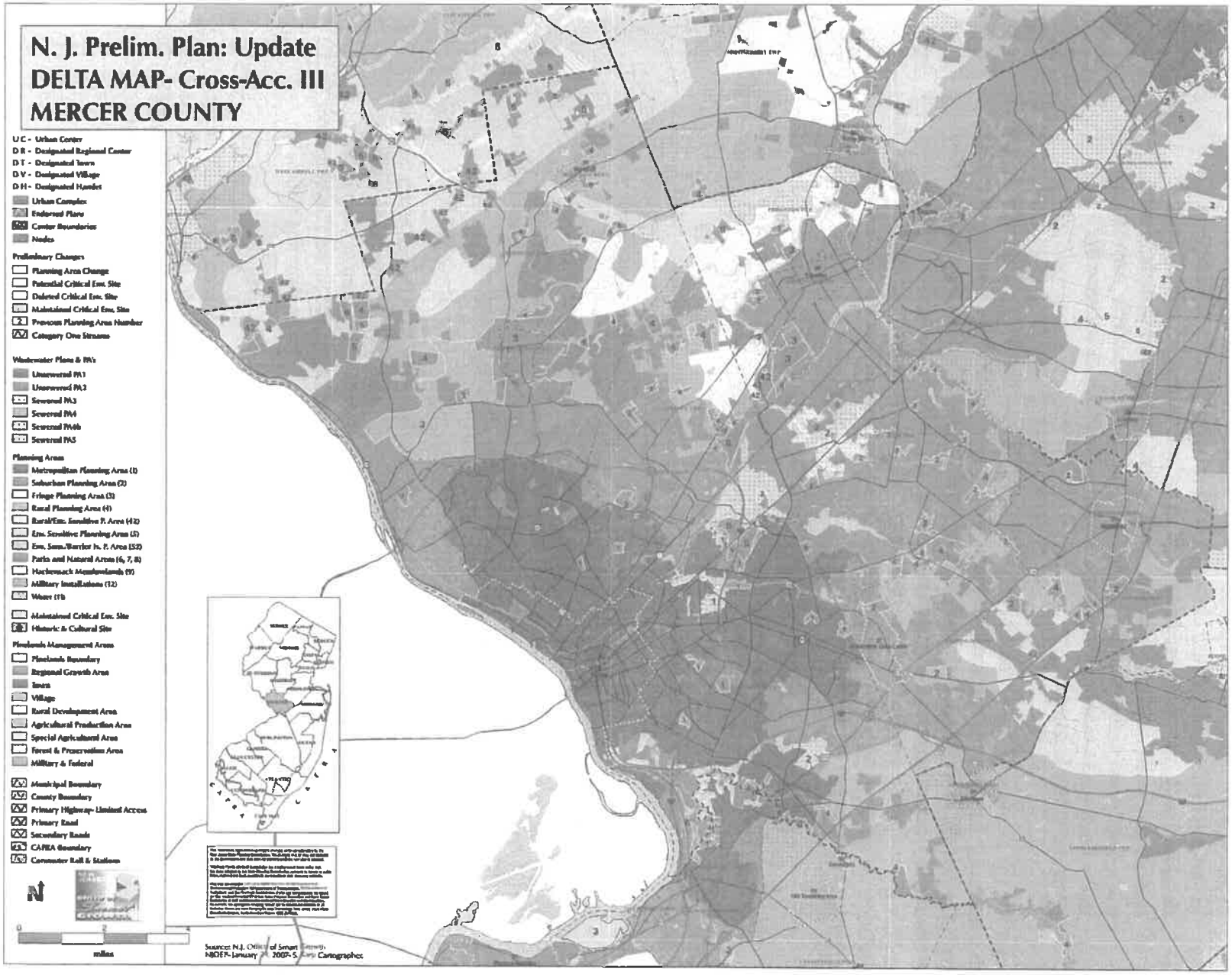
"1. Sites that are located in Planning Areas 1 or 2 or located within a designated center or located in an existing sewer service area are the preferred location for municipalities to address their fair share obligation."

"2. Municipalities or developers proposing sites located in Planning Areas 3, 4, 4B, 5 or 5B that are not within a designated center or an existing sewer service area shall demonstrate to the Council that the site is consistent with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan. The Council may seek a recommendation from the Executive Director of the Office of Smart Growth on the consistency of the site with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan."

The State Planning Commission is in the process of reexamining the SDRP once again, and the third round of the "Cross Acceptance III" process has been completed with the municipalities. The SDRP's "N.J. Prelim. Plan: Update Delta Map – Cross-Acc. III" for Mercer County, last dated January 29, 2007 and shown on the following page, shows a change in the Planning Area designation for Pennington Borough from the current "PA3", the "Fringe Planning Area", to "PA2", the "Suburban Planning Area".

The Borough of Pennington submitted a cross acceptance report to the Mercer County Planning Division, requesting that the planning area designation change not be made, due primarily to the lack of sewer capacity and public water supply to accommodate additional growth. The County generally supported this request in its cross acceptance report submitted to the State Planning Commission.

N. J. Prelim. Plan: Update
DELTA MAP- Cross-Acc. III
MERCER COUNTY



However, it remains to be seen whether the State Planning Commission will accept the recommendations of the County since the Preliminary Plan map has not been updated or revised.

In accordance with N.J.A.C. 5:97-3.16(a), a municipality that petitions COAH for "Substantive Certification" after submission of an adopted "Housing Plan Element & Fair Share Plan" addressing its third round affordable housing obligation is encouraged to seek plan endorsement from the State Planning Commission and is required to include a status of the application with its petition if participating in the plan endorsement process.

As previously noted, the Borough of Pennington intends to address the issue of plan endorsement once "Substantive Certification" is granted by COAH and the reexamination of the SDRP has been issued and adopted.

EXISTING HOUSING, POPULATION AND ECONOMIC CHARACTERISTICS

The following is a summary of the outstanding characteristics of the Borough of Pennington's housing stock, population and employment. The information was compiled from the 2000 U.S. Census data and supplemented by data published by the State of New Jersey Department of Labor. The Summary File 1 (SF-1) and the Tables DP-1 through DP-4 data sheets from the 2000 Census for the Borough of Pennington, as published by the Census Bureau, respectfully are included as Addendums I and II to this report.

Inventory Of Municipal Housing Stock

The "Selected Housing Characteristics, 2000" table on the following page includes selected data regarding Pennington Borough's housing stock as reported in the 2000 Census. In 2000, Pennington had a total of 1,040 housing units (Summary File 1 and Table DP-1 in Addendums I and II to this report).

Of these 1,040 units, single-family units (detached and attached) accounted for 884 units or approximately 85% of the total units. Two-family units accounted for an additional 48 units or approximately 4.6% of the total. Therefore, approximately 89.6% or 932 of the total 1,040 units reported to be in the Borough in 2000 were either detached or attached single-family or two-family dwelling units. Multi-family units with three or more units per building accounted for 108 units or 10.4% of the total.

Regarding housing tenure, 1,013 units, or approximately 97.4% of the total 1,040 units, were occupied at the time the 2000 Census was taken in the Borough. Of the 1,013 occupied housing units, approximately 15%, or 152 units, were renter occupied.

Therefore, in terms of housing vacancy, 2.6% or 27 of the total 1,040 units in the Borough were vacant in 2000. Of the 27 vacant housing units, 22.2% (6 units) were for sale, 3.7% (1 unit) were for rent, and 33.3% (9 units) already were rented or sold, but not yet occupied. The remaining 40.7% (11 units) were for "seasonal, recreational or occasional use" or for "other" use.

SELECTED HOUSING CHARACTERISTICS, 2000
BOROUGH OF PENNINGTON

Total Housing Units, 2000	1,040 units
Housing Type, 2000	
Single-family detached	746 units
Single-family attached	138
Multi-family (two units at address)	48
Multi-family (three or more units at address)	108
Mobile home or trailer	0
Other	0
Housing Tenure, 2000	
Occupied housing units	1,013 units
Owner occupied	861
Renter occupied	152
Renter occupied as percent of occupied units = 15.0%	
Housing Vacancy, 2000	
Vacant housing units	27 units
For rent	1
For sale only	6
Rented or sold, not occupied	9
For seasonal, recreational or occasional use	4
For migrant workers	0
Other	7
Housing Value, 2000	
Median value, specified owner-occupied housing units =	$283,800
Median contract rent, specified renter-occupied units =	$ 881

Age Of Housing Units, 2000

Year Constructed	No. of Units	Percentage of Total
1990 - March 2000	142	13.7%
1980 - 1989	148	14.2%
1970 - 1979	56	5.4%
1960 - 1969	43	4.1%
1940 - 1959	273	26.3%
1939 or earlier	378	36.3%
Totals:	**1,040 units**	**100.0%**

SOURCES: U.S. Census Bureau, Census 2000, "Summary File 1" & "Table DP-4. Profile of Selected Housing Characteristics: 2000".

The median value of owner-occupied homes in the Borough of Pennington in 2000 was $283,800 and the median monthly contract rent was $881. Throughout Mercer County, the 2000 median value for owner-occupied homes was $147,400 and the median monthly contract rent was $727.

Regarding the age of housing units in the Borough of Pennington, slightly more than one-third (36.3%), or 378 units, of the total 1,040 housing units existing in the Borough in March of 2000, were constructed prior to 1940, and an additional 26.3%, or 273 units, were constructed prior to 1960, which indicates there is a significant amount of historic structures existing in the Borough compared to the total number of housing units. Only 13.7%, or 142 units, of the total 1,040 housing units were constructed after 1990.

More specifically, the housing units existing in the Borough of Pennington as of March 2000 were broken down by the decade in which they were constructed as follows:

- 378 units or 36.3% constructed 1939 or earlier;
- 273 units or 26.3% constructed between 1940 and 1959;
- 43 units or 4.1% constructed between 1960 and 1969;
- 56 units or 5.4% constructed between 1970 and 1979;
- 148 units or 14.2% constructed between 1980 and 1989; and
- 142 units or 13.7% constructed between 1990 and March 2000.

Regarding construction activity in the Borough of Pennington, the "Residential Building Permits Issued" table indicates the number of residential units for which building permits were issued for each year between 1999 and 2007. Additionally, the table indicates the number of demolitions for those years.

As indicated on the "Residential Building Permits Issued" chart, during the nine (9) year time period between 1999 and 2007, a total of 11 building permits were issued for residential construction in the Borough of Pennington.

The annual average of building permits issued during the nine (9) year time period was 1.2 permits. The highest number of building permits (4 permits of the total 11 permits, or 92.4%) was issued in 2006. Otherwise, the number of building permits issued each year was either zero (0) or one (1), except in 2004 when three (3) permits were issued.

From January through July of 2008, only one (1) building permit and one (1) demolition permit have been issued for residential units. Therefore, it is evident that there is very little construction of new dwelling units in Pennington Borough.

RESIDENTIAL BUILDING PERMITS ISSUED, 1999-2007
BOROUGH OF PENNINGTON

Year	Total Permits	Demolitions
1999	0	0
2000	1	1
2001	1	0
2002	0	0
2003	0	0
2004	3	0
2005	1	1
2006	4	2
2007	1	1
Totals:	**11**	**5**

Annual Average Building Permits Issued = 1.2 permits/year

SOURCE: 1999-2007 data from "The New Jersey Construction Reporter", N.J. Department of Community Affairs, Division of Codes and Standards.

Adding the 1,040 total housing units existing in the early part of 2000 to the 12 dwelling units for which building permits were issued in 2000 through July of 2008 and subtracting the six (6) dwelling units for which demolition permits were issued in 2000 through July of 2008 would mean that the Borough of Pennington had approximately 1,046 housing units built or under construction by the end of July 2008.

The so-called "Housing Quality Surrogates" used to indicate inferior or deficient housing are:

- Constructed Prior To 1940;
- Overcrowded (more than one person per room);
- Inadequate Plumbing Facilities (incomplete plumbing facilities or the lack of exclusive use of plumbing facilities);
- Inadequate Kitchen Facilities (either the shared use of a kitchen or the lack of a stove, a refrigerator or a sink with piped water);
- Inadequate Heating (where no fuel or coal, coke or wood is used for heating);
- Inadequate Sewer Services (no public sewer, septic tank or cesspool); or
- Inadequate Water Supply (no public water, drilled well or dug well).

Although the U.S. Census does not measure housing quality directly, several items in the Census are indirect indicators of substandard housing conditions. The 2000 Census collected data on the first five (5) surrogates, but not on the sewer service and water supply characteristics of housing units.

According to the 2000 Census, and as summarized hereinbelow, at least 381 housing units in the Borough of Pennington were included in one and/or another of these seven (7) surrogates. It should be emphasized that some units may have been multiply counted, since the Census data did not account for overlapping data.

Moreover, in order for a housing unit to be considered substandard by the New Jersey Council On Affordable Housing (COAH) and be included as an "indigenous need" unit, it must exhibit at least two (2) of the seven (7) surrogates and be occupied by a qualified "low" or "moderate" income household.

Number Of Deficient Units By Housing Quality Surrogate

Constructed Prior To 1940	378 units
Overcrowded	0
Inadequate Plumbing Facilities	0
Inadequate Kitchen Facilities	0
Inadequate Heating	3
Total:	**381 units**

Existing Units In Pennington Borough
Theoretically Affordable To Low And Moderate Income Households

The actual number of housing units in the Borough of Pennington theoretically affordable to "low" and "moderate" income households can only be estimated given the data available.

According to the "2008 Regional Income Limits" adopted by the Council On Affordable Housing (COAH), the eligible "low" and "moderate" incomes for Region 4, which includes Mercer County, for a one and one-half person household were $31,712 and $50,740, respectively, for a three (3) person household were $38,055 and $60,888, respectively, and for a four and one-half (4.5) person household were $43,974 and $70,359, respectively.

To estimate the number of owner-occupied housing units existing in Pennington Borough which theoretically are affordable to "low" and "moderate" income households, the COAH chart for Region 4 on the following page, entitled "Illustrative 2008 Low and Moderate Income Sales Prices for New Construction", reflects the approximate cost of a dwelling in Pennington's housing region, based upon household size and income, as follows:

Household Size	"Low" Income (max. 50%) Household	"Moderate" Income (70%) Household
One and one-half (1.5) persons	$71,353	$99,894
Three (3) persons	$85,623	$119,872
Four and one-half (4.5) persons	$98,943	$138,520

For a "low" income household, none of the 782 owner occupied units in Pennington Borough on Table DP-4 of the 2000 Census are indicated to be valued less than $50,000, and 16 (2.0%) are indicated to be valued less than $100,000.

For a "moderate" income household, 16 (2.0%) of the 782 owner occupied units in Pennington Borough on Table DP-4 of the 2000 Census are indicated to be valued less than $100,000, and 38 (4.9%) are indicated to be valued less than $150,000.

Illustrative*
2008
Low and Moderate Income
Sales Prices for New Construction

Region 4 Mercer - Ocean - Monmouth

Median Income 1.5 person *$63,425*
Median Income 3 person *$76,109*
Median Income 4.5 person *$87,949*

Size	Very Low Income (30%)	Low Income (40%)	Max. Low (50%)	Average (55%)	Max. Moderate (70%)
1 bedroom	$42,812	$57,083	$71,353	$78,488	$99,894
2 bedroom	$51,374	$68,498	$85,623	$94,185	$119,872
3 bedroom	$59,366	$79,154	$98,943	$108,837	$138,520

NOTE: One bedroom housing is affordable to a 1.5 person household
Two bedroom housing is affordable to a 3 person household
Three bedroom housing is affordable to a 4.5 person household

*Illustrative Only: The prices will vary depending upon municipal tax rate, county equalization ratio, permanent interest rate and condominium association fee, if applicable.

To estimate the number of rental housing units existing in Pennington Borough which theoretically are affordable to "low" and "moderate" income households, the COAH chart for Region 4 on the following page, entitled "Illustrative 2008 Low and Moderate Income Rents for New Construction and/or Reconstruction", reflects the approximate cost of renting a dwelling in Pennington's housing region, inclusive of utilities and based upon household size and income, as follows:

Household Size	"Low" Income (max. 46%) Household	"Moderate" Income (60%) Household
One and one-half (1.5) persons	$729	$951
Three (3) persons	$875	$1,142
Four and one-half (4.5) persons	$1,011	$1,319

For a "low" income household, 3 (2%) of the 153 renter occupied units specified for Pennington Borough on Table DP-4 of the 2000 Census are indicated to be rented at less than $500, 27 (17.6%) are indicated to be rented at less than $750, and 54 (35.3%) are indicated to be rented at less than $1,000.

For a "moderate" income household, 54 (35.3%) of the 153 renter occupied units specified for Pennington Borough on Table DP-4 of the 2000 Census are indicated to be rented at less than $1,000, and 86 (56.2%) are indicated to be rented at less than $1,500.

Summarily, some existing housing units within Pennington Borough, particularly rental units, are theoretically affordable to "low" and "moderate" income households, depending upon their size.

Illustrative*
2008
Low and Moderate Income
Rents for New Construction and/or Reconstruction

Region 4 Mercer - Ocean - Monmouth

Median Income 1.5 person	*$63,425*
Median Income 3 person	*$76,109*
Median Income 4.5 person	*$87,949*

Low Income (30% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 bedroom	$476	$100	$376
2 bedroom	$571	$125	$446
3 bedroom	$660	$151	$509

Low Income (35% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 bedroom	$555	$100	$455
2 bedroom	$666	$125	$541
3 bedroom	$770	$151	$619

Low Income (46% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 bedroom	$729	$100	$629
2 bedroom	$875	$125	$750
3 bedroom	$1,011	$151	$860

Moderate Income (60% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 bedroom	$951	$100	$851
2 bedroom	$1,142	$125	$1,017
3 bedroom	$1,319	$151	$1,168

At least one rent shall be set for low-income units by bedroom size and at least one rent shall be set for moderate-income units by bedroom size. However, the rents must average no more than 52 percent of median income. At least 10 percent of all low- and moderate-income units shall be affordable to households earning no more than 35 percent of median income.

NOTE: One bedroom housing is affordable to a 1.5 person household
Two bedroom housing is affordable to a 3 person household
Three bedroom housing is affordable to a 4.5 person household

***Illustrative Only - Use the HUD Utility Allowances for the appropriate unit type**

Existing Population, Households And Income

In 2000, the total population of the Borough of Pennington was 2,696 persons, of whom 2,695 resided in households. The 2,695 people residing in households were distributed among 1,013 households, resulting in an average of 2.66 persons per household.

Pennington Borough's population increased 60.3% from 1950 to 2000, while the population of Mercer County increased by 52.6% during the same period. As shown on the "Population Trends, 1950-2000" table, the rate of population growth in Pennington Borough was 22.6% in the 1950s with a decrease in the 1960s (4.3%) and a decline in the 1970s (-2.0%). The growth in population increased during the 1980s (20.3%), with a decrease in the growth rate in the 1990s (6.3%).

In comparison, the population of Mercer County increased the most during the 1950s (15.9%), then slightly slowed to a 14.2% growth rate during the 1960s, which continued to decline during the 1970s (1.2%). The County then experienced a slight increase in the population growth rate during the 1980s (5.8%) and the 1990s (7.6%).

Between 1950 and 2000, the population of Pennington Borough as a percentage of the population of Mercer County was approximately 0.7%, ranging from a low in 1980 of 0.68% and a high in 1990 of 0.78%.

In 2000, the median age of the Borough's population was 41.3 years; 39.9 years for males and 42.4 for females. As shown on the "Population By Sex And Age Cohort, 2000" table, the population of Pennington Borough in 2000, both male and female, was normally distributed among the age cohorts. The total number of males in 2000 was 1,293 (48%) and the total number of females was slightly more at 1,403 (52%) for a total population of 2,696.

Regarding income, the "Household Income In 1999" table indicates that the median household income in 1999 in the Borough of Pennington was $90,366. The largest income group, 209 households, or 20.9% of the total, earned between $100,000 and $149,999.

Of the 999 households shown on Table DP-3 of the 2000 U.S. Census, 63 households, or 6.3% of the total, earned less than $25,000, of which 32 households, or 3.2% of the total, had incomes of less than $10,000. Less than one-half of the total households in the Borough (441 or 44.1%) earned $100,000 or more annually.

POPULATION TRENDS, 1950 - 2000
BOROUGH OF PENNINGTON AND MERCER COUNTY

	Borough Of Pennington	Mercer County	Pennington's Total Population As A Percentage Of Mercer County
1950	1,682	229,781	0.73%
1950-1960 Increase	381 (22.6%)	36,611 (15.9%)	
1960	2,063	266,392	0.77%
1960-1970 Increase	88 (4.3%)	37,724 (14.2%)	
1970	2,151	304,116	0.71%
1970-1980 Increase	- 42 (- 2.0%)	3,747 (1.2%)	
1980	2,109	307,863	0.68%
1980-1990 Increase	428 (20.3%)	17,961 (5.8%)	
1990	2,537	325,824	0.78%
1990-2000 Increase	159 (6.3%)	24,937 (7.6%)	
2000	2,696	350,761	0.77%
Percentage Growth 1950-2000	**60.3%**	**52.6%**	

SOURCES: NJSDC 1990 Census Publication; "New Jersey Population Trends 1790 To 1990", State Data Center, April 1991, and 2000 U.S. Census data.

POPULATION BY SEX AND AGE COHORT, 2000
BOROUGH OF PENNINGTON

Age	Total	Male	Female	Percentage Of Total
0 - 4	173	101	72	6.4%
5 - 14	459	236	223	17.0%
15 - 24	273	143	130	10.1%
25 - 34	191	88	103	7.1%
35 - 44	444	196	248	16.5%
45 - 54	503	248	255	18.7%
55 - 64	248	124	124	9.2%
65 - 74	202	80	122	7.5%
75 +	203	77	126	7.5%
Total:	**2,696**	**1,293**	**1,403**	**100.0%**

SOURCE: 2000 U.S. Census data, STF-1, Profile 1.

HOUSEHOLD INCOME IN 1999
BOROUGH OF PENNINGTON

	Number	Households Percent
Under $10,000	32	3.2%
$10,000 - 14,999	14	1.4%
$15,000 - 24,999	17	1.7%
$25,000 - 34,999	54	5.4%
$35,000 - 49,999	126	12.6%
$50,000 - 74,999	168	16.8%
$75,000 - 99,999	147	14.7%
$100,000 - 149,999	209	20.9%
$150,000 – 199,999	111	11.1%
$200,000 +	121	12.1%
Total:	**999**	**100.0%**

Median Household Income: $90,366

SOURCE: 2000 U.S. Census data, Table DP-3.

Between 1989 and 1999, the per capita money income of the Borough of Pennington increased from $29,423 in 1989 to $45,843 in 1999, an increase of 55.8%. The per capita money income average of all Mercer County municipalities increased from $18,936 in 1989 to $27,914 in 1999, an increase of 47.4%.

	1989	1999	Percent of Change
Pennington Borough	$ 29,423	$45,843	55.8%
Mercer County*	$ 18,936	$27,914	47.4%

*Average of all municipalities in Mercer County.

The poverty rate for all persons in Pennington Borough was 2.4%, or a total of 64 persons, in 1999. The poverty rate for Mercer County was 8.6%, or a total of 28,570 persons, in 1999.

Existing Employment

The New Jersey Department of Labor indicates that the Borough of Pennington had 4,313 covered jobs in the private sector during 2006 and that Mercer County had 164,354 covered jobs in the private sector. The term "covered jobs" refers to employment covered by the New Jersey Unemployment Compensation Program.

As indicated on the "Covered Employment, 1995 - 2006" table, employment in Pennington Borough increased from 1,619 covered jobs in 1995 to 4,313 covered jobs in 2006, while employment in Mercer County increased from 134,352 covered jobs in 1995 to 164,354 jobs in 2006.

The overall change in the number of private sector covered jobs between 1995 and 2006 was +2,694, or +166.4%, for the Borough of Pennington and +30,002, or +22.3%, for Mercer County, indicating that employment growth in Pennington Borough was much faster than that of Mercer County during the 12-year period. Covered jobs in Pennington Borough as a percentage of covered jobs in Mercer County ranged over the 12-year period from a low of 1.2% in 1995 to a high of 3.2% in 2005, with a relatively steady increase from 1995 to 2005.

Pennington Borough does not believe that the New Jersey Department of Labor data regarding employment accurately reflects the current and historical the number of covered jobs in the Borough and that the data was collected from a much broader area reaching beyond the municipal boundaries, possibly based upon zip codes or mailing addresses.

COVERED EMPLOYMENT, 1995 - 2006
BOROUGH OF PENNINGTON AND MERCER COUNTY

Year	Covered Jobs		Pennington Borough As Percent Of County
	Pennington Borough	Mercer County	
1995	1,619	134,352	1.2%
1996	1,855	132,254	1.4%
1997	1,996	136,832	1.5%
1998	2,261	135,741	1.7%
1999	2,485	142,632	1.7%
2000	2,825	146,203	1.9%
2001	3,268	148,229	2.2%
2002	3,561	149,610	2.4%
2003	3,816	152,935	2.5%
2004	3,989	156,849	2.5%
2005	5,182	159,938	3.2%
2006	4,313	164,354	2.6%
Increase 1995 Through 2006	**+2,694 (+166.4%)**	**+ 30,002 (+22.3%)**	

Note: 2007 data not yet available for both County and Municipalities.

SOURCES: Private Sector Covered Jobs, Third Quarter, 1995-1999, New Jersey Department of Labor and 2000-2006 New Jersey Department of Labor & Workforce Development's Employment & Wage Data For The Third Quarter.

THE SECOND ROUND AFFORDABLE HOUSING OBLIGATION

The Calculated Second Round Obligation For Pennington Borough

In accordance with the prior "Substantive Rules" (N.J.A.C. 5:92) of the New Jersey Council On Affordable Housing (COAH), Pennington Borough's net "fair share" housing obligation for the years 1993 to 1999 was a total of sixty-one (61) "low" and "moderate" income housing units.

As calculated in the following chart, the sixty-one (61) units included a "Net Indigenous Need" obligation of nine (9) units (the "Rehabilitation Component") and a "Net Reallocated Present And Prospective Need" obligation of fifty-two (52) units (the "New Construction Component"):

ADJUSTED "FAIR SHARE" HOUSING OBLIGATION	
INDIGENOUS NEED	+ 11 DU
Less Spontaneous Rehabilitation	- 2 DU
NET INDIGENOUS NEED:	**+ 9 DU**
REALLOCATED PRESENT NEED	+ 5 DU
PROSPECTIVE NEED 1993-1999	+ 55 DU
Less Filtering	- 7 DU
Less Conversions	- 1 DU
Plus Demolitions	+ 0 DU
Plus Prior Cycle Prospective Need	+ 0 DU
NET REALLOCATED PRESENT AND PROSPECTIVE NEED:	**+ 52 DU**

The Approved Plan For The 1987-1999 "New Construction Component"

The Pennington Borough Planning Board adopted a Housing Plan Element and Fair Share Plan (HPE&FSP) addressing its second round obligation on October 17, 1995. The HPE&FSP, entitled "Housing Element", was dated February 1994, with revisions through March 1995. On December 4, 1995, the Borough petitioned COAH for "Substantive Certification". COAH issued a report on July 21, 1998 requesting additional information from the Borough.

In response to COAH's request for additional information, the Borough submitted a portion of the requested information, and COAH issued a "COAH Compliance Report", dated January 18, 2002.

On March 6, 2002, COAH granted Pennington Borough conditional "Substantive Certification", subject to conditions. The Borough satisfied the conditions, and COAH granted the Borough final "Substantive Certification" on June 5, 2002.

As noted above, the Borough of Pennington's 1987-1999 cumulative obligation was calculated to be a total of sixty-one (61) affordable units, including a "Rehabilitation Component" of nine (9) units and a "New Construction Component" of fifty-two (52) units.

However, COAH granted a "vacant land adjustment" of thirty-two (32) units to the "New Construction Component" of fifty-two (52) units, resulting in a "Realistic Development Potential" (RDP) for the Borough of twenty (20) units (52 du – 32 du = 20 du). The vacant land analysis was included as Exhibit A of the "COAH Compliance Report Recommending Conditional Substantive Certification", dated January 18, 2002 and has been included in its entirety in Addendum III to this report.

The "vacant land adjustment" was based upon two (2) inventories of vacant lands prepared by the Borough, one listing forty (40) privately-owned sites and another listing fifteen (15) public and private parcels that aerial photography indicated to possibly be vacant. The COAH staff conducted a detailed review of the vacant land analysis and concluded that only two (2) of the fifty-five (55) sites were suitable for the development of affordable housing.

One site was a 12.8 acre parcel owned by the Capital Health System and located on West Franklin Avenue. COAH determined that this site offered a "realistic development potential" (RDP) for the development of affordable housing. The Borough subsequently zoned this site to provide eight (8) affordable units as part of an "inclusionary" development.

The other site identified by the vacant land analysis was a 7.5 acre site owned by the Borough of Pennington on Broemel Place and used by the Borough's Department of Public Works. Based upon discussions with the Borough, COAH determined that this site did not provide a "realistic development potential" for affordable housing because the site, which was a former landfill, was not suitable for a residential development. However, COAH determined that the redevelopment of the site for a mixed-use development with affordable units above non-residential uses might be feasible with certain economic incentives if and when the Borough vacated the site.

COAH required that the Borough adopt an overlay inclusionary zone for the Borough owned former landfill site which would govern any future development on the site if and when the Borough vacated the site. The Borough has since adopted an "Affordable Housing Overlay Zone" for the site, as required by COAH. Since redevelopment of this site was uncertain, COAH did not include this site in calculating the "Realistic Development Potential" for the Borough.

Therefore, as a result of the "vacant land adjustment" granted by COAH, the Borough of Pennington had an "unmet need" of thirty-two (32) units which was to be addressed by a Development Fee ordinance that was adopted by the Borough and by the overlay inclusionary zone on the Borough owned former landfill site.

In addition to the "unmet need", the Borough of Pennington has a "Rehabilitation Component" of nine (9) units and a "Realistic Development Potential" of twenty (20) units, as noted above. The following table summarizes Pennington Borough's prior plan which was approved by COAH to satisfy the Borough's prior round "Realistic Development Potential".

PENNINGTON BOROUGH'S APPROVED PLAN TO SATSIFY ITS SECOND ROUND "REALISTIC DEVELOPMENT POTENTIAL" OF TWENTY (20) UNITS		
SOURCE OF UNIT CREDITS	**SOURCE OF UNIT CREDITS**	**COMMENTS**
"Pennington Point" Age-Restricted Single-Family Dwellings	**6 du**	**Built For-Sale Units Administered By The Housing Affordability Service (HAS)**
Accessory Apartment Program	**6 du**	**Units Administered By Community Grants & Planning (CGP)**
"Capital Health" Inclusionary Development	**8 du**	**Zoned But Not Built; Units To Be Managed By The Housing Affordability Service (HAS)**
TOTAL:	**20 Units**	

PENNINGTON BOROUGH'S CURRENT COAH MANDATED FAIR SHARE AFFORDABLE HOUSING OBLIGATION

COAH's current "Third Round Substantive Rules", adopted on June 2, 2008, as amended, require that a municipality address three (3) components of its affordable housing obligation, as follows:

- "Rehabilitation Share";
- "Prior Round Obligation" (1987-1999); and
- "Growth Share".

The following sections of this report discuss each of these components regarding the Borough of Pennington.

The Rehabilitation Share

The "Rehabilitation Share" is the number of "low" and "moderate" income housing units that the municipality is obligated to rehabilitate. As noted above, Pennington Borough had a nine (9) unit "Rehabilitation Share" obligation in the second round. One (1) of the nine (9) units has been rehabilitated. Under the third round, the Borough of Pennington has been assigned a new rehabilitation share obligation; the rehabilitation share is the number of unspecified housing units in the Borough as of April 1, 2000 which have a physical deficiency such as problematic plumbing, heating or septic systems and which are occupied by eligible COAH households.

In accordance with Appendix "B" of COAH's "Third Round Substantive Rules", the new "Rehabilitation Share" for Pennington Borough has been calculated from the 2000 U.S. Census data and is zero (0) units. The zero (0) unit obligation replaces the prior nine (9) unit calculation which was based on the 1990 U.S. Census data.

The Prior Round Obligation For Pennington Borough

The "Prior Round Obligation" is the prior obligation for newly constructed affordable housing units for which the municipality was obligated to provide during the second round period from 1987 to 1999. Pennington Borough's prior round obligation was fifty-two (52) units. All municipal prior round obligation numbers were reviewed and updated by COAH in the new third round rules; for the Borough, the prior round obligation, as found in Appendix "C" of the "Third Round Substantive Rules", remains the same (i.e. 52 units).

Of the fifty-two (52) units, twenty (20) units were considered to be the Borough's "Realistic Development Potential" (RDP). Regarding the "Realistic Development Potential" of twenty (20) units, Pennington Borough's approved plan provided for six (6) moderate income age-restricted units in the Pennington Point development, six (6) low income accessory apartment units, and eight (8) units at the Capital Health System site. The remaining thirty-two (32) units from the second round were the Borough's "unmet need", which was to be addressed by the adoption of a development fee ordinance and an overlay inclusionary zoning ordinance for the Borough-owned former landfill site being used for the Public Works Department.

In an effort to meet the prior round obligation, the Borough has adopted all necessary ordinances to implement all aspects of its 1987-1999 "Fair Share Plan".

The six (6) age-restricted for-sale dwelling units at Pennington Point have been constructed and are occupied by qualified "moderate" income households.

With regards to the affordable accessory apartments, the enabling ordinance has been adopted, and Housing Services, Inc. was hired by the Borough to administer the program. Housing Services, Inc. (now Community Grants & Planning) has advertised and attempted to solicit interest from residents for the creation of affordable accessory apartment units within the Borough and will continue to do so.

To date, there has been no application for development on the Capital Health (CHS) site, due in part to the lack of adequate sewerage capacity and public water to service any development. Similarly, no development has been proposed for the Borough owned lands zoned with the "Affordable Housing Overlay" even though the Borough's Public Works Department recently terminated its use on the land and has moved to a new facility north of the Borough in Hopewell Township. COAH recognized the lack of sewer and water in its grant of a durational adjustment as part of the second round "Substantive Certification".

Although the zoning for the two (2) inclusionary developments has been adopted by the Borough, as required by COAH, the probability of these two (2) sites developing within the next six (6) years is unlikely. The development of these sites continues to be hampered by inadequate sewer treatment capacity at the Stony Brook Regional Sewerage Authority's (SBRSA) Pennington Wastewater Plant and the lack of public water.

An amended Wastewater Management Plan was submitted in July of 2006 to the New Jersey Department of Environmental Protection (NJDEP) by SBRSA to expand the Pennington treatment plant. The review and approval of an amended Wastewater Management Plan by NJDEP is expected in the next few months. The Borough Engineer has estimated that the actual expansion to the plant could take three (3) to five (5) years before the plant is online.

Presently, the Borough's water supply has little or no reserve capacity. The Borough is exploring different options to provide an increase in the amount of public water available to existing residents and businesses and for fire fighting purposes and any future growth.

A letter from the Borough Engineer, dated November 24, 2006, is found in Addendum V of this report which discusses the status of availability of public sewerage and water in the Borough.

Until additional public water and additional sewerage capacity are available, the two (2) inclusionary sites most likely will not be developed to provide the eight (8) affordable units of the "Realistic Development Potential" at the Capital Health site and twelve (12) affordable units addressing a portion of the "unmet need" at the Borough-owned former landfill site.

The Growth Share Obligation

The "Growth Share" obligation links the number of new affordable units obligated to a municipality with the projected residential and non-residential development that is anticipated in a municipality.

Regarding residential development, COAH's current rules require that for every four (4) new market rate units constructed in a municipality from January 1, 2004 through December 31, 2018, the municipality is obligated for one (1) affordable unit.

Regarding non-residential development, COAH's current rules require that for every sixteen (16) new jobs created in the municipality from January 1, 2004 through December 31, 2018 as a result of non-residential development, the municipality is obligated for one (1) affordable unit.

The projected residential and non-residential growth for each municipality has been calculated by COAH, based upon New Jersey Department of Labor and Workforce Development county projections. These projections then were allocated to the municipal level based upon historical trends and other factors and are found in Appendix "F" of COAH's "Third Round Substantive Rules".

For the Borough of Pennington, the projected residential growth from January 1, 2004 through December 31, 2018 is 68 dwelling units, and the projected non-residential growth during the same time period, based upon the number of jobs, is 335 jobs.

To determine the residential component of the "Growth Share" obligation, the projected residential growth is divided by five (5) minus the number of residential Certificates of Occupancy issued which are not direct replacements for owner-occupied demolished units under continuous ownership for at least the preceding year. It is assumed that the residential growth includes the affordable housing units necessary to meet the third round housing obligation.

In any case, for every four (4) non-affordable or market rate units constructed within a municipality, one (1) affordable unit also must be constructed or be otherwise addressed in accordance with COAH's rules.

Regarding non-residential development, COAH's current rules require that for every sixteen (16) new jobs created in the municipality as a result of non-residential development, the municipality is obligated for one (1) affordable unit. More specifically, the non-residential component of the "Growth Share" obligation is calculated by dividing the gross number of jobs added in newly constructed non-residential space from January 1, 2004 through December 31, 2018, minus the number of jobs lost as a result of the demolition of non-residential space, by sixteen (16).

The number of jobs is based upon the gross square footage of new non-residential construction as categorized by the "Use Group" of the facility being constructed. The actual number of jobs created in newly constructed non-residential space is disaggregated by COAH according to the "Use Groups" as defined in the Uniform Construction Code (UCC). More particularly, COAH's current rules include an Appendix "F", which contains a chart with fourteen (14) different "Use Groups" and the number of jobs created per thousand (1,000) square feet of area devoted to each of the groups.

Pennington Borough's presumptive "growth share" affordable housing obligation totals 35 affordable units, including 13.6 units calculated from projected residential unit growth of 68 units and 20.94 units calculated from projected non-residential job growth of 335 jobs.

Adding the 52 unit prior round obligation to the 35 "growth share" obligation results in a total fair share obligation of 87 affordable units for Pennington Borough.

COAH'S PRESCRIBED MINIMUMS & MAXIMUMS FOR PENNINGTON BOROUGH

Based upon the 35 unit "Growth Share" and the 87 total "fair share" affordable housing obligations for the Borough of Pennington, COAH's adopted/proposed rules establish the following minimum and maximum requirements:

- At least 50% of the units within the municipality (i.e., not including any bonus credits) addressing its 35 unit "growth share" housing obligation must be family for-sale or for-rent housing [N.J.A.C. 5:97-3.9].

  > As defined by COAH, a family unit "means a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance, which is available to the general public and not restricted to any specific segment of the population."

- At least 25% of its 87 unit "fair share" affordable housing obligation, or 22 units, must be rental housing units [N.J.A.C. 5:97-3.11(b)], and 50% of the 22 unit rental obligation, or 11 units, must be family housing for rent [N.J.A.C. 5:97-3.4(b)].

- No more than 25% of its 87 unit "fair share" affordable housing obligation, or 21 units, can be age-restricted units [N.J.A.C. 5:97-3.11(c) 3.].

- At least 13% of its 35 unit "growth share" housing obligation, or 5 units, must be provided for "very low income" households, and at least 50% or 3 of the "very low" income units must be family units [no citation at this time].

- No more than 10 units or an amount equal to 10% of the "fair share" obligation, whichever is greater, can be "Accessory Apartments" [N.J.A.C. 5:97-6.8(b) 1.]; in the case of Pennington Borough, the maximum number of "Accessory Apartments" is 10 units.

- In accordance with the proposed rule amendments, bonus credits for rental units will only be given to the second 25% of units provided; no rental bonuses will be given to the base number of required rental units (i.e., the first 25%) and no rental bonuses will be given to either age-restricted housing or accessory apartments.

  a. Rental bonuses for supportive housing and group home bedrooms will be given at a ratio of 1:25 credits per bedroom.

b. Rental bonuses for family units will be given at a ratio of 2 credits per unit.

c. In any case, credits are limited to no more than 25% or 21 of the 87 unit "fair share" affordable housing obligation.

ADJUSTMENT OF HOUSEHOLD AND EMPLOYMENT GROWTH PROJECTIONS

In accordance with N.J.A.C. 5:97-2.2(d), a municipality with insufficient vacant land may request an adjustment to the residential and the non-residential employment growth projections found in Appendix "F" of COAH's "Third Round Substantive Rules".

In order to request an adjustment, the municipality must first measure its residential and non-residential growth from January 1, 2004 to the present.

Residential Growth

The following chart provides the historical account of the number of "Certificates of Occupancy" (COs) issued for new housing units and the number of "Demolition" permits issued for housing units in Pennington Borough from January 1, 2004 through July of 2008:

Residential Growth

	2004	2005	2006	2007	2008
COs	1	3	0	2	0
Demolition	0	1	2	1	1

Source: Yearly Data for 2004-July 2008 from "The New Jersey Construction Reporter", Department of Community Affairs, Division of Codes and Standards.

Although the current COAH rules do not permit the subtraction of residential demolitions from the number of Certificates of Occupancy issued in a given year, an amendment to N.J.A.C. 5:97-2.5 is proposed that will allow a "Certificate of Occupancy" issued for an owner-occupied residential unit replacing a unit for which a demolition permit was issued to be excluded from measuring the actual residential growth share obligation of a municipality, provided that the unit for which the demolition permit was issued was occupied by its current owner for at least one (1) year prior to the demolition and provided further that no change in use has occurred.

In the case of Pennington Borough, the one (1) demolition permit issued in 2007 and the one (1) issued in 2005 meet the test of the proposed amendment, as documented by the Borough Construction Official in concert with the Division of Codes and Standards in the State Department of Community Affairs.

Therefore, the net historical residential growth in Pennington Borough from January 1, 2004 through July of 2008 is as follows:

	2004	2005	2006	2007	2008
Net Residential Growth:	1	2	0	1	0

This historical account suggests that the anticipated net residential development in Pennington Borough between January 1, 2004 and December 31, 2018 will result in no more than one (1) new unit per calendar year on average, or no more than 15 new residential units during this 15-year time period. This is consistent with the development applications that have been submitted and approved to the Borough to date.

A projected net residential growth in Pennington Borough of 15 housing units or less during the 15-year period from 2004 to 2018 is substantially lower than the 68 new housing units presumed by COAH.

This conclusion is further supported by the population estimates for the Borough of Pennington as of July 1 of each year between 2000 and 2007 as prepared by the New Jersey State Department of Labor & Workforce Development. These estimates, as shown below, indicate that the population growth in the Borough of Pennington between 2000 and 2007 was relatively static and actually decreases slightly:

Year	2000	2001	2002	2003	2004	2005	2006	2007
Population	2,698	2,701	2,696	2,690	2,692	2,676	2,666	2,668

Therefore, the Borough finds that the COAH's projection for an additional 68 housing units by 2018 over the 15-year period is not realistic, and a projection of less than 15 new housing units during 2004 to 2018 is more accurate and reflective of historic trends and population projections.

Non-Residential Growth

With regards to non-residential growth in the Borough of Pennington, the following chart provides the historical account of the "Certificates of Occupancy" (COs) issued for new non-residential uses, based upon the square footage issued in each use group category for non-residential uses, and the number of "Demolition" permits issued for non-residential uses in Pennington Borough from January 1, 2004 through July of 2008.

Non-Residential Growth In Square Feet By Use Group

	2004	2005	2006	2007	2008
COs for B-Business	0	2,900	0	0	0
Demolitions	0	0	0	0	0

Source: Yearly Data for 2004-July 2008 from "The New Jersey Construction Reporter", Department of Community Affairs, Division of Codes and Standards.

"The New Jersey Construction Reporter" also shows that "Certificates of Occupancy" were issued in 2005 for the "Use Group" categories "Multi-Family/Dorms" and "Education". The Multi-Family/Dormitories "Certificates of Occupancy" were issued for residential additions and therefore in accordance with COAH's rules are excluded from the calculation of non-residential growth. The Education "Use Group" category also does not contribute to the non-residential growth share for Pennington Borough pursuant to COAH's Appendix "F".

It should be noted that one (1) demolition permit for an "A-4" use was issued in 2004, as listed in "The New Jersey Construction Reporter". However, the demolition was for a tank and should have been reported as a "U" Use Group, which includes fences, tanks, barns, sheds and other miscellaneous uses.

Appendix "F" of the "Third Round Substantive Rules" provides a description of the "Use Group" categories based upon the International Building Code (IBC) and as included in the Uniform Construction Code. Appendix "F" then allocates the amount of square footage by "Use Group" that would generate one (1) affordable unit and the number of jobs that would result from 1,000 square feet of space in each "Use Group" category.

In order to calculate the number of jobs generated from the actual non-residential growth within Pennington Borough during the years from January 1, 2004 through July 31, 2008, the amount of new building square footage for each "Use Group" must be converted to jobs, based upon COAH's Appendix "F". Additionally, any non-residential building space for which a demolition permit was issued during that time period must be subtracted from the new building square footage in order to obtain the net non-residential growth.

As previously noted, the one (1) demolition permit issued by Pennington Borough in 2004 under Use Group "A-4" was incorrectly reported, and no other demolition permits for non-residential square footage were issued during this time period. Therefore, no square footage should be deducted from the new building square footage.

The only "Certificate of Occupancy" issued for any non-residential development in the Borough from January 1, 2004 through July of 2008 was for Use Group "B" - Business. The 2,900 square feet of "B" spaces for which a "Certificate of Occupancy" was issued would generate 8.1 jobs, based upon 2.8 jobs per 1,000 square feet of new space in accordance with Appendix "F".

Therefore, the total number of jobs resulting from the total amount of square footage of new non-residential construction in Pennington Borough for which Certificates of Occupancy and demolition permits were granted from January 1, 2004 through July of 2008 is 8.1.

In the past few years, the number of non-residential development applications in the Borough has been few and generally are for minor expansions, except for a shopping complex on Route 31 known as the "Shoppes At Pennington". The shopping center site previously had been approved for an office complex and was excluded in the prior "vacant land adjustment" granted by COAH.

With regards to additional jobs resulting from these approved non-residential development applications, the following table indicates the anticipated future "Certificates of Occupancy" for each approved non-residential development by Use Group, with the approved square footage of the each development and the number of jobs generated by the new building square footage of non-residential development, based upon COAH's Appendix "F".

Anticipated "Certificates of Occupancy" From Approved Non-residential Developments

	Use Group Category	Total Sq. Ft.	Jobs Per 1,000 Sq. Ft.	Number of Jobs
Howe Commons	"B"	7,491	2.8	20.97
31 North Main St.	"B"	1,908	2.8	5.34
Shoppes at Pennington	"M"	27,979	1.7	47.56
Straube Center	"B"	3,500	2.8	9.80
			TOTAL:	83.67

Since no demolitions are expected to occur, there should be no loss of jobs as a result of demolition permits.

As previously noted, the employment growth projected by COAH for the Borough of Pennington between 2004 and 2018 is 335 new jobs. However, the amount of anticipated employment growth during the same time period is projected by Pennington Borough to be significantly less than that projected by COAH, based upon an analysis of the historic non-residential growth from January 1, 2004 through July 31, 2008 and the recently approved development applications that would result in a total of 92 new jobs (8.1 jobs + 83.67 jobs = 91.77, or 92 jobs). Since there is no available developable land remaining in the Borough for new non-residential development, the number of additional jobs during the 15-year period should be minimal.

Adjustments to Projected Growth

Very little vacant land remains in Pennington Borough that is available for any residential or non-residential development. COAH acknowledged this during the second round "Substantive Certification" process when a "vacant land adjustment" was granted. At that time, the COAH staff reviewed an inventory of vacant lands in the Borough and determined that only two (2) sites were potentially suitable for the development of affordable housing. Both of these sites, the Capital Health site and the Borough owned former landfill site, have been zoned for inclusionary developments, as required by COAH.

A review of the inventory of vacant lands included as Exhibit A of the "Resolution Granting Final Substantive Certification" to the Borough of Pennington and found in Addendum III to this report indicated that most of the remaining sites discounted by COAH are not developable for any new dwelling units since they are either under the same ownership as an adjacent lot and/or are undersized, utilized for other uses, or otherwise have no development potential.

Most recent residential development occurring in the Borough consists of additions to existing dwellings or tear-downs of older housing units for new dwellings. The following section of this report further discusses the lack of available developable land in the Borough.

With regards to the two (2) inclusionary sites, development of both sites are hampered by the lack of adequate sewage treatment capacity at the Stony Brook Regional Sewer Authority's Pennington Wastewater Plant and the lack of available public water as previously discussed. The lack of sewer and water also will hamper any other development in the Borough of Pennington.

Moreover, the Borough-owned former landfill site may not develop as envisioned by the "Affordable Housing Overlay Zone" due to recent NJDEP's Surface Water Quality Standards and Flood Hazard Area Control Act rules which may require a buffer of 50 feet to 150 feet in width on each side of Lewis Brook, the tributary of the Stony Brook that runs through the site, as discussed further in the "Fair Share" section of this report.

Regardless of when and if the two (2) inclusionary sites are developed, the residential units and jobs resulting from the development of these two sites should not contribute substantially, if at all, to the growth share obligation of the Borough in accordance with N.J.A.C. 5:97-2.5.

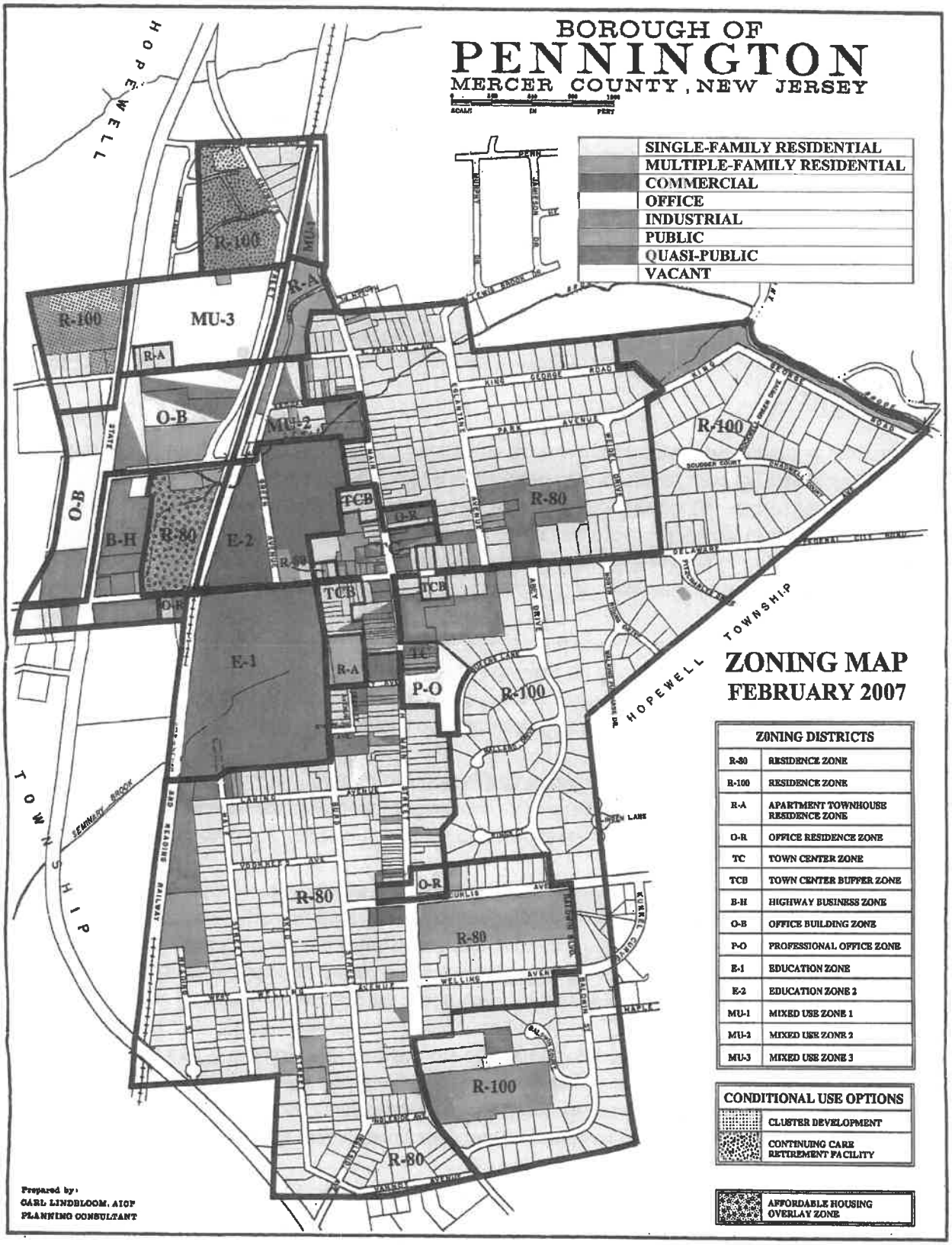
To calculate the affordable housing unit obligation for the Borough's "Growth Share" obligation in the third round relative to new residential and non-residential development, the net residential growth projected over the 15-year time period is divided by five (5) and the non-residential growth (new jobs) projected over the 15-year time period is divided by 16.

If the projected residential growth from 2004 through 2018 is assumed to be 15 new units and the projected non-residential growth during the same time period is assumed to be 87 new jobs, then the resulting "Growth Share" affordable housing obligation for the Borough of Pennington would be three (3) affordable units from the residential growth and 5.4 or six (6) affordable units from the employment growth which would result in no more than a total of nine (9) affordable units versus the 35 units derived from the COAH projected residential and non-residential growth during the 15-year period.

CURRENT VACANT LAND ANALYSIS

An update to the prior vacant land analysis has been conducted in accordance with N.J.A.C. 5:97-5.6(c) and 5:97-5.2(c) & (d). During September of 2008, a field survey was undertaken to document the existing land uses within the Borough of Pennington. The findings of the survey are illustrated on the "Existing Land Use" map on the following page of this report. The analysis included a lot-by-lot survey augmented by the Borough's 2008 Tax Records.

As indicated on the map, eight (8) land use categories were generated from the field survey to include all the lands within the Borough of Pennington. It is apparent from the map that the predominant land use is single-family development.



EXISTING LAND USE

September 2008

Prepared By: Coppola & Coppola Associates ~ Princeton Junction ~ New Jersey

Sources: September 2008 Field Survey & Pennington Borough 2008 Tax Records.

The next largest land use category reflected on the map is the "Quasi-Public" lands with the Pennington School, a private preparatory school, being the largest land owner. The Pennington School property is located along both sides of Green Avenue and south of West Delaware Avenue. The northern portion of the School's property is encumbered by the NJDEP buffer required along Lewis Brook, the tributary leading to the "C1" waterway of Stony Brook.

The remaining lands within the "Quasi-Public" land use category are attributable to the various churches and cemeteries in Pennington Borough with the exception of another private school, the Cambridge School, and a pre-school facility located on the Straube Center property on West Franklin Avenue.

The "Public" land areas include the Borough municipal building and parking lot, the United States Post Office, the elementary school, the Board of Education facilities, the senior citizen center and an adjacent detention basin, well and pump station sites, the Fire Department and First Aid Squad facilities, and two (2) parks, Kunkel Park on King George Road and the Sked Street park. Additionally, the former landfill site is included within the "Public" lands classification.

As evidenced by the map, there is very little vacant land area remaining in the Borough, and almost all the vacant property is unsuitable for development. Addendum VI includes an inventory of all properties classified as "Vacant" (Property Class 1) as well as an inventory of all properties classified as "Public" (Property Class 15C), as listed in the Borough Tax Assessor's records. The inventories list each property by block and lot number and include the acreage, address, owner, and zoning district of each lot. Although not included in the inventory listing, the Planning Area designation for the entirety of the Borough is "PA3", and the entire land area in the Borough is within the sewer service area.

Each inventory was supplemented by a field visit to determine the existing land use and any known development constraints such as location, size or wetlands. The sites previously identified in the prior vacant land use analysis and eliminated by COAH as available developable sites have been asterisked and so noted on the inventory. It should be noted that the block and lot numbers for the lands in the Borough have changed since the prior inventory.

The inventory of vacant properties indicates if the property has been developed or is used for other purposes such as common area associated with a condominium association. Also indicated is whether a lot is considered part of an adjacent lot under the lot merger doctrine by virtue of its size or shape or by its use as part of a developed property.

It is noted that for lots in the "R-80" zoning district, a minimum size of 0.275 acres (12,000 sq. ft.) is required for an interior lot and 0.344 acres (15,000 sq. ft.) for a corner lot. For the "R-100" zoning district, a minimum lot size of 0.459 acres (20,000 sq. ft.) is required for an interior lot and 0.551 acres (24,000 sq. ft.) for a corner lot. As evidenced from the inventory of vacant properties, all undeveloped lots in the "R-80" and "R-100" zoning districts are very undersized, landlocked or combined with adjacent lots, except for Lot 2 in Block 901.

Lot 2 in Block 901 was discounted as a suitable site for residential development in the prior vacant land analysis since it is a triangularly shaped lot with frontage on Route 31 which abuts the active railroad line at the municipal boundary. It also may be owned or used by a property owner of an adjacent parcel in Hopewell Township, but it is certainly not a desirable property for residential development.

Lots 3, 4 and 5 in Block 203 under the same ownership were similarly discounted as suitable for residential development in the prior vacant land analysis due to their proximity to the active railroad line and the narrowness of the parcel.

Not reflected in the inventory of vacant properties is the one (1) designated inclusionary site, the Capital Health System site, which COAH used to determine the Borough's "RDP" during the second round. This site is underdeveloped and is not considered vacant. No other sites contributed to the Borough's "RDP".

The other "inclusionary" site, the Borough owned former landfill site of 7.56 acres shown on the inventory of public property, also is underdeveloped. This site was not used by COAH to determine the Borough's "RDP", but has been designated as an inclusionary site, as required by the second round "Substantive Certification" and as discussed in this report.

Regarding other public properties as noted on the inventory, most lots are developed. The few vacant parcels are either constrained with an NJDEP stream buffer, landlocked or are extremely small.

One vacant lot (Lot 6 in Block 203) consisting of 0.45 acres located on Knowles Street Extension is long and narrow and abuts the active railroad line. This site previously was eliminated as a suitable site by COAH due to its size; however, the topography, width and proximity to the railroad make this site unsuitable for any development.

The only other potentially suitable and available vacant lot identified on the inventory of public property is Lot 4 in Block 206. This Borough owned lot is adjacent to the former landfill site and generally is vacant except for a concrete base. However, the NJDEP stream buffer requirement that affects the adjacent "inclusionary" site also impacts the development potential of this lot, depending upon the required buffer width (see Addendum IV for map).

The inventory of public property identifies two (2) parks in the Borough of Pennington, Kunkel and Sked Street Parks, which total 8.74 acres of land area. Much of Kunkel Park is encumbered with the NJDEP stream buffer. The parkland comprises only 1.4% of all the land area in the Borough (8.74 ac ÷ 614 ac = 1.4%), which is far less than the allowed three percent (3%) to be excluded from consideration under N.J.A.C. 5:97-5.2(d) 6. & 7.

N.J.A.C. 5:97-5.2(c) 4. of the "Third Round Substantive Rules" requires the submission of an inventory of underdeveloped or underutilized sites. There are no sites in Pennington Borough that are underdeveloped except for the two (2) previously identified "inclusionary" sites. No farms, golf courses or other such uses exist in the Borough.

The only other areas that could be considered underutilized are the Pennington School lots north of West Delaware Avenue. However, these properties are used for some of the school's athletic facilities and faculty housing. The northern portions of the lands are encumbered with the NJDEP stream buffer associated with the Lewis Brook and ,therefore, are unusable. The remaining land area is set aside to serve the future needs of the school to accommodate any additional growth.

With regards to an inventory of areas that may develop or redevelop as required in N.J.A.C. 5:97-5.2(c) 6. of the "Third Round Substantive Rules", no specific area within the Borough is known or identified as a redevelopment area and no lands other than the two (2) inclusionary sites are known as potential areas of development.

The only areas within the Borough with aging housing stock lie within the Borough's historic district, as identified in the Borough Master Plan. While there have been some tear-downs of older homes in the Borough, applicants with properties within the historic district must show that the tear-down and reconstruction does not substantially impair the historic district's intent and purpose, as many of these lots are undersized and require variance approval. Therefore, approval for tear-downs in the historic district is difficult to receive.

Summarily, the Borough of Pennington contends that there are no lands within the Borough that are suitable to accommodate new residential or non-residential development, except those that previously were identified by COAH in the prior round vacant land analysis and possibly Lot 4 in Block 206 as discussed below. Therefore, the Borough of Pennington requests an adjustment of COAH's household and employment growth projections of 68 dwelling units and 335 jobs for Pennington Borough for the 15-year period from January 1, 2004 through December 31, 2018.

Moreover, the Borough of Pennington is requesting the continuance of the durational adjustment previously granted by COAH for the lack of available sewer and water service. As discussed earlier in this report, the Borough Engineer expects that the expansion of the Stony Brook Regional Sewerage Authority's treatment plant will be completed in three (3) to five (5) years, with the same prospect for the provisions of additional water supply in the Borough.

THE FAIR SHARE PLAN FOR PENNINGTON BOROUGH

Although there is insufficient land available in Pennington Borough to meet the Borough's "fair share" affordable housing obligation, the Borough intends to provide opportunities for developing affordable housing units and to avail itself of any emerging opportunities by the following programs.

Affordable Accessory Apartment Program

In accordance with N.J.A.C. 5:97-6.8, four (4) additional "Accessory Apartments" shall be added to the current six (6) unit accessory apartment program established in the Borough under the second round. Two (2) of the additional apartments shall be available to qualified "low" income households, and the other two (2) shall be available to qualified "moderate" income households, all in accordance with COAH's rules.

An "Accessory Apartment" is defined in accordance with COAH's definition as follows:

> "Accessory Apartments: A self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance, which is created within an existing home, or through the conversion of an existing accessory structure on the same site, or by an addition to an existing home or accessory building, or by the construction of a new accessory structure on the site."

The accessory apartments will be located on any developed residential lot in the "R-80" or "R-100" zoning districts in the Borough. Many dwelling units existing in the Borough have detached garages with second floor space that offer the opportunity to create an affordable apartment. Moreover, there are existing apartments or living spaces that have been created without the sanction of the Borough that can be legitimized through the accessory apartment program, if so desired by the owner of the unit.

Pennington Borough recognizes that the accessory apartments are not considered family units by COAH because property owners interested in having an accessory apartment on their property can decline households on a list of interested tenants and choose a specific household.

The Borough of Pennington also acknowledges its intention to conform to the following in accordance with N.J.A.C. 5:97-6.8 of COAH's "Substantive Rules";

1. The Borough will provide a minimum of $20,000 per unit to subsidize a moderate income accessory apartment or $25,000 per unit for low income apartments. The subsidy will be used to fund actual construction costs and/or to provide compensation for reduced rental rates.

2. There must be water and sewer infrastructure with sufficient capacity to serve the proposed accessory apartments, which includes adequate septic systems.

3. While accessory apartments need not meet the bedroom size distribution otherwise applicable to family units (i.e., max 20% efficiencies & 1-BR, min 30% 2-BR & min 20% 3-BR), the municipal ordinance will not restrict the number of bedrooms.

4. The accessory apartments will be deed restricted with 10-year controls on affordability.

Pennington Borough will pay for the accessory apartment program from moneys within its "Housing Trust Fund"; any shortfall will be paid from general funds or via bonding.

Partnership With Developer Of The Capital Health System Site

The Capital Health System (CHS) site is likely to develop in the next few years now that Capital Health Systems is building a new facility in another municipality and additional capacity at the Stony Brook Regional Sewerage Authority's treatment plant is anticipated in five (5) years or so. Prospective purchasers of the property have discussed with the Borough of Pennington possible changes to the current zoning provisions for the "inclusionary" site to allow for more flexibility in the permitted land uses beyond that established for the "MU-3" Mixed Use zoning district.

Although it is recognized and agreed that the provision of the required affordable housing component of any mixed use development is absolute, the other permitted principal uses in the "MU-3" zoning district generally are geared to a health-related complex with additional market-rate residential units. Therefore, the current "MU-3" zoning provisions are to be revised to expand the permitted principal uses on the site by adding: 1) quasi-public uses such as libraries, assembly halls, community centers, gymnasiums, and other similar uses that serve the community; 2) limited commercial uses along the Route 31 frontage. Additionally, the provision of market rate residential units will be modified to be an option to the development, rather than a requirement.

The provisions also will be modified to require that the eight (8) affordable units to be constructed on the site shall be family housing units, either for sale or for rent, rather than a group home or four (4) rental units generating rental credit. This change is proposed to address the Borough's need to provide for family housing pursuant to N.J.A.C. 5:97-3.9. The Borough of Pennington acknowledges that any changes to the "MU-3" zoning district provisions first require COAH's approval.

In addition to the eight (8) required affordable units, the Borough intends to partner with the developer of the site by providing monies from its "Housing Trust Fund" to fund up to an additional four (4) family affordable units on the site. The exact number will not be able to be determined until a developer for the site has been established.

The Affordable Housing Overlay Zone

As required by COAH, an overlay zone for an "inclusionary" development was adopted by the Borough on the Borough-owned former landfill site identified as Lot 5 in Block 206 and located between Broemel Place and West Delaware Avenue as one means of addressing its 32 unit "unmet need". The site consists of 7.56 acres and was used until recently for the Borough's Public Works Department. The site now is available for development although remediation of the site is required due to its prior use as a landfill.

However, since the grant of second round "Substantive Certification", NJDEP rules regarding Category One waterways and their tributaries now require buffers for the protection of water quality. The Lewis Brook, a tributary of the "Category One" Stony Brook, traverses the subject site from east to west and then extends southward towards West Delaware Avenue and to the northwest. A buffer of 50 feet to 150 feet will be required on each side of the brook, as determined by NJDEP. This buffer will substantially reduce the area of the lot available for development as well as that of the adjacent Lot 4 if a buffer of 150 feet is required by NJDEP (see Addendum IV for a site plan showing the potential buffers).

Therefore, in order to generate more affordable housing on the site, the adopted "Affordable Housing Overlay Zone" is to be revised to allow more flexibility for the development of the site for residential uses if the remediation of the site will permit such stand alone uses. Moreover, the ordinance will be revised to address the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7); the current ordinance requires the provision of affordable housing units based upon the "growth share" obligation generated by the nonresidential component of a mixed-use development.

The Borough of Pennington intends to seek a developer interested in developing the site when public sewer and water capacity become available for such a relatively large-scale development.

Supportive And Special Needs Housing

The Borough owns Lot 4 in Block 206 located on Broemel Place which is adjacent to the Borough-owned former landfill site, Lot 5 in Block 206. This 0.55 acre lot is vacant and available for development. However, the buffer required along the Lewis Brook on the former landfill site may encroach into Lot 4.

A buffer of 50 feet would leave almost the entirety of the lot available for development. If a 150 foot buffer is required, then the Borough would combine the useable land areas on Lot 4 and Lot 6 north of the buffer along Broemel Place to allow for the development of such housing. The site may require remediation to allow for the development of housing.

The Borough proposes to contract with a not-for-profit entity to develop the site for a supportive and special needs home with up to six (6) bedrooms in accordance with N.J.A.C. 5:97-6.10 once there is additional public water and public sewerage capacity available in the Borough and a Phase One assessment is completed.

Growth Share Ordinance

To address any unforeseen residential development or redevelopment, a "growth share" ordinance also is proposed. This ordinance shall require that all new residential developments in any zoning district within the Borough of Pennington that results in a net increase of four (4) or more residential lots and/or dwelling units will provide a set aside of affordable housing units equivalent to twenty percent (20%) of the total number of market rate units resulting from the proposed development.

An increase in the underlying density otherwise permitted for the subject zoning district shall be allowed to provide for additional market rate units pursuant to N.J.A.C. 5:97-6.4.

The required number of affordable housing units shall be provided onsite. When a residential development results in a decimal number of required affordable units, the applicant shall either construct an additional affordable unit onsite or, in lieu of constructing the additional unit, shall pay to the Borough a proportionate dollar amount based upon an amount to be established in concert with N.J.A.C. 5:97-6.4(c) for the subsidy required to create an affordable housing unit in Pennington Borough.

FUNDING OF THE HOUSING TRUST FUND

As of November 24, 2008, Pennington Borough's "Affordable Housing Trust Fund" had a balance of $338,192.36. Fees are being collected for any new residential and non-residential development in accordance with the adopted "Affordable Housing Development Fee" ordinance provisions and are being deposited in the Borough's "Affordable Housing Trust Fund".

The Borough shall continue to collect development fees on all new residential and non-residential developments which are not subject to the proposed "Growth Share" ordinance, once adopted, or which are not part of an "inclusionary" development. An amended "Affordable Housing Development Fees" ordinance was submitted to COAH to address N.J.A.C. 5:97-8 of the "Third Round Substantive Rules".

To the extent possible, the costs for the "Accessory Apartment Program" and the Borough's contribution for the additional affordable units on the Capital Health System site will be paid from the "Affordable Housing Trust Fund". Any shortfall will be paid from general funds, and the Borough will bond for any moneys as may be needed or will amend its Fair Share Plan as necessary.

ADDITIONAL MATERIAL TO BE PROVIDED UNDER SEPARATE COVER

The following supplemental material will be provided to COAH under separate cover:

1. COAH Application
2. COAH Work Sheets A and C
3. COAH's Applicable Mechanism-Project Checklists
4. Spending Plan
5. Applicable Ordinances

ADDENDUM I

2000 U. S. CENSUS DATA FOR PENNINGTON BOROUGH
SUMMARY FILE - 1

P1/P15/P16/P17/P31/P32/P33. POPULATION SUMMARY

Universe: Persons, Households, Families

Total Population	2,696	Total Families	762
Total Households	1,013	Population in Families	2,395
Population in Households	2,695	Average Family Size	3.14
Average Household Size	2.66		

P7/P8/P11. POPULATION BY RACE AND HISPANIC OR LATINO

Universe: Persons

	Total	Hispanic	Non-Hispanic
Total	2,696	32	2,664
White Alone	2,560	14	2,546
Black or African American Alone	71	0	71
American Ind. and Alaska Native Alone	0	0	0
Asian Alone	27	0	27
Native Hawaiian/Other Pacific Islander Alone	0	0	0
Some Other Race Alone	11	6	5
Two or More Races	27	12	15

P15A-I/P16A-I/P17A-I. HOUSEHOLDS AND HOUSEHOLD POPULATION BY RACE

Universe: Households and Population in Households

Householder:	Households	Pop. In HH	Avg. HH Size
White Alone	971	2,596	2.67
Black or African American Alone	29	63	2.17
American Ind. and Alaskan Native Alone	0	0	0.00
Asian Alone	6	12	2.00
Native Hawaiian/Other Pacific Islander Alone	0	0	0.00
Some Other Race Alone	3	12	4.00
Two or More Races	4	12	3.00
Hispanic or Latino (Any Race)	7	26	3.71
White Alone, Not Hispanic	968	2,586	2.67

P31A-I/P32A-I/P33A-I. FAMILIES AND POPULATION IN FAMILIES BY RACE

Universe: Families and Population in Families

Householder:	Families	Population In Families	Average Family Size
White Alone	733	2,312	3.15
Black or African American Alone	19	53	2.79
American Ind. and Alaska Native Alone	0	0	0.00
Asian Alone	3	8	2.67
Native Hawaiian/Other Pacific Islander Alone	0	0	0.00
Some Other Race Alone	3	12	4.00
Two or More Races	4	10	2.50
Hispanic or Latino (Any Race)	7	24	3.43
White Alone, Not Hispanic	730	2,302	3.15

P12/P13. POPULATION BY AGE AND SEX

Universe: Persons

	Both Sexes		Male		Female	
	Number	Pct.	Number	Pct.	Number	Pct.
Under 5	173	6.4	101	7.8	72	5.1
5 to 9	211	7.8	112	8.7	99	7.1
10-14	248	9.2	124	9.6	124	8.8
15 to 17	142	5.3	73	5.6	69	4.9
18 and 19	43	1.6	21	1.6	22	1.6
20	20	0.7	12	0.9	8	0.6
21	14	0.5	8	0.6	6	0.4
22 to 24	54	2.0	29	2.2	25	1.8
25 to 29	76	2.8	33	2.6	43	3.1
30 to 34	115	4.3	55	4.3	60	4.3
35 to 39	199	7.4	80	6.2	119	8.5
40 to 44	245	9.1	116	9.0	129	9.2
45 to 49	273	10.1	140	10.8	133	9.5
50 to 54	230	8.5	108	8.4	122	8.7
55 to 59	159	5.9	76	5.9	83	5.9
60 and 61	37	1.4	23	1.8	14	1.0
62 to 64	52	1.9	25	1.9	27	1.9
65 and 66	30	1.1	16	1.2	14	1.0
67 to 69	48	1.8	18	1.4	30	2.1
70 to 74	124	4.6	46	3.6	78	5.6
75 to 79	93	3.4	35	2.7	58	4.1
80 to 84	59	2.2	23	1.8	36	2.6
85 and over	51	1.9	19	1.5	32	2.3
65 and over	405	15.0	157	12.1	248	17.7
Median Age	41.3		39.9		42.4	

P19. HOUSEHOLDS BY TYPE AND PRESENCE OF PERSONS UNDER 18

Universe: Households

	Households With People Under 18	Households With No People Under 18
Family Households:	417	345
Married Couple Families	363	308
Other Families:	54	37
Male Householder, no wife present	13	6
Female Householder, no husband present	41	31
Nonfamily Households:	0	251
Male Householder	0	70
Female Householder	0	181

P34/P35. FAMILY TYPE BY PRESENCE AND AGE OF OWN AND RELATED CHILDREN

Universe: Families

	With Own Children	With Related Children
Married Couple Families:	671	671
Own Children Under 18:	363	363
Under 6 Only	69	69
Under 6 and 6 to 17	74	74
No Own Children Under 18	308	308
Other Families:		
Male Householder, No Spouse Present		
Own Children Under 18:	12	13
Under 6 Only	1	1
Under 6 and 6 to 17	0	0
No Own Children Under 18	7	6
Female Householder, No Spouse Present		
Own Children Under 18:	38	41
Under 6 Only	3	5
Under 6 and 6 to 17	2	2
No Own Children Under 18	34	31

P21. HOUSEHOLD TYPE BY AGE OF HOUSEHOLDER

Universe: Households

Householder Age:	Family Households	Nonfamily Households
15 to 24	1	8
25 to 34	56	23
35 to 44	195	31
45 to 54	252	28
55 to 64	111	30
65 to 74	73	57
75 to 84	51	59
85 and over	23	15

P27/P30. RELATIONSHIP BY HOUSEHOLD TYPE

Universe: Persons

	Total	65 and Over
Population in Households:	2,695	405
In Family Households:	2,412	270
Householder:	762	147
Male	572	117
Female	190	30
Spouse	671	109
Parent	8	6
Child:	928	
Natural born or adopted	909	
Step	19	
Grandchild	7	
Brother or Sister	10	
Other relatives	9	8
Nonrelatives	17	0
In Nonfamily Households:	283	135
Male Householder:	70	17
Living alone	53	15
Not living alone	17	2
Female Householder:	181	114
Living alone	170	111
Not living alone	11	3
Nonrelatives	32	4
Pop. in Group Quarters:	1	0
Institutional	0	0
Noninstitutional	1	0

PCT14. HOUSEHOLDS BY SEX OF UNMARRIED PARTNERS

Universe: Households

Unmarried Partner Households:	22
Male householder and male partner	1
Male householder and female partner	15
Female householder and female partner	0
Female householder and male partner	6
All Other Households	991

P28. RELATIONSHIP BY HOUSEHOLD TYPE FOR THE POPULATION UNDER 18

Universe: Persons under 18

Total:	774
In Households:	774
Householder or Spouse	0
Related Child:	774
Own Child:	767
In Married Couple Family	685
In Other Family	
(No Spouse Present):	82
Male Householder	18
Female Householder	64
Other Relatives:	7
Grandchild	2
Other relatives	5
Nonrelatives	0
In Group Quarters	0
Institutional	0
Noninstitutional	0

P18. HOUSEHOLD SIZE, HOUSEHOLD TYPE AND PRESENCE OF OWN CHILDREN

Universe: Households

1-Person Households:	223
Male Householder	53
Female Householder	170
2 or More Person Households:	790
Family Households:	762
Married couple families:	671
With Own Child. Under 18	363
No Own Child. Under 18	308
Other Families	
(No spouse present):	91
Male Householder:	19
With Own Child. Under 18	12
No Own Child. Under 18	7
Female Householder	72
With Own Child. Under 18	38
No Own Child. Under 18	34
Nonfamily Households:	28
Male Householder	17
Female Householder	11

H1/H3/H4/H5/H10/H11/H12. HOUSING UNITS AND HOUSEHOLD POPULATION BY TENURE; VACANCY STATUS BY TYPE
Universe: Housing Units and Population

Universe:	Units	Percent	Population	Average HH Size
Total:	1,040	100.0		
Occupied	1,013	97.4	2,695	2.66
Owner occupied	861	82.8	2,359	2.74
Renter occupied	152	14.6	336	2.21
Vacant	27	2.6		
For rent	1	0.1		
For sale only	6	0.6		
Rented or sold, not occupied	9	0.9		
Seasonal, recreational, or occasional use	4	0.4		
For migrant worker	0	0.0		
Other	7	0.7		

P26/H13. HOUSEHOLD SIZE BY HOUSEHOLD TYPE
Universe: Households

Household Size	Total Households	Percent	Family Households	Percent	Nonfamily Households	Percent
1-Person	223	22.0	N/A		223	88.8
2-Person	328	32.4	303	39.8	25	10.0
3-Person	144	14.2	142	18.6	2	0.8
4-Person	226	22.3	225	29.5	1	0.4
5-Person	75	7.4	75	9.8	0	0.0
6-Person	14	1.4	14	1.8	0	0.0
7 or more Person	3	0.3	3	0.4	0	0.0

H6/H7. HOUSING UNITS BY HOUSEHOLDER'S RACE BY HISPANIC OR LATINO
Universe: Occupied Housing Units

Race of Householder	Total		Hispanic		Non-Hispanic	
Total	1,013	100.0	7	100.0	1,006	100.0
White Alone	971	95.9	3	42.9	968	96.2
Black/African American Alone	29	2.9	0	0.0	29	2.9
American Ind./Alaska Native Alone	0	0.0	0	0.0	0	0.0
Asian Alone	6	0.6	0	0.0	6	0.6
Native Hawaiian/Other Pacific Islander Alone	0	0.0	0	0.0	0	0.0
Some Other Race Alone	3	0.3	2	28.6	1	0.1
Two or More Races	4	0.4	2	28.6	2	0.2

PCT15. NONRELATIVES BY HOUSEHOLD TYPE
Universe: Nonrelatives

Nonrelatives	Family Households	Nonfamily Households
Roomer or boarder	3	3
Housemate or roommate	3	8
Unmarried partner	6	16
Foster child	0	0
Other nonrelatives	5	5

H14. HOUSING UNITS BY HOUSEHOLDER'S RACE BY TENURE
Universe: Occupied Housing Units

Race of Householder	Owner Occupied Number	Pct.	Renter Occupied Number	Pct.
Total	861	100.0	152	100.0
White Alone	834	96.9	137	90.1
Black/African American Alone	19	2.2	10	6.6
American Ind./Alaska Native Alone	0	0.0	0	0.0
Asian Alone	5	0.6	1	0.7
Native Hawaiian/Other Pacific Islander Alone	0	0.0	0	0.0
Some Other Race Alone	3	0.3	0	0.0
Two or More Races	0	0.0	4	2.6

H16. HOUSING UNITS BY HOUSEHOLDER'S AGE BY TENURE
Universe: Occupied Housing Units

Age of Householder	Owner Occupied Number	Pct.	Renter Occupied Number	Pct.
15 to 24	0	0.0	9	5.9
25 to 34	38	4.4	41	27.0
35 to 44	186	21.6	40	26.3
45 to 54	249	28.9	31	20.4
55 to 64	126	14.6	15	9.9
65 to 74	126	14.6	4	2.6
75 to 84	103	12.0	7	4.6
85 and over	33	3.8	5	3.3

P14. SEX BY AGE FOR THE POPULATION UNDER 20 YEARS

Universe: Population Under 20 Years

	Total	Pct.	Male	Pct.	Female	Pct.
Total	817	100	431	100	386	100
Under 1	37	4.5	21	4.9	16	4.1
1 year	32	3.9	18	4.2	14	3.6
2 years	29	3.5	17	3.9	12	3.1
3 years	35	4.3	16	3.7	19	4.9
4 years	40	4.9	29	6.7	11	2.8
5 years	36	4.4	17	3.9	19	4.9
6 years	39	4.8	18	4.2	21	5.4
7 years	40	4.9	23	5.3	17	4.4
8 years	53	6.5	27	6.3	26	6.7
9 years	43	5.3	27	6.3	16	4.1
10 years	45	5.5	26	6.0	19	4.9
11 years	60	7.3	29	6.7	31	8.0
12 years	52	6.4	25	5.8	27	7.0
13 years	34	4.2	19	4.4	15	3.9
14 years	57	7.0	25	5.8	32	8.3
15 years	51	6.2	25	5.8	26	6.7
16 years	47	5.8	24	5.6	23	6.0
17 years	44	5.4	24	5.6	20	5.2
18 years	28	3.4	14	3.2	14	3.6
19 years	15	1.8	7	1.6	8	2.1

P36. OWN CHILDREN UNDER 18 YEARS BY FAMILY TYPE AND AGE

Universe: Own Children Under 18 Years

	Total	In Married Couple Families	In Male Householder, No Wife Families	In Female Householder, No Husband Families
Total < 18 Years:	767	685	18	64
Under 3 Years	95	94	1	0
3 and 4 Years	75	72	0	3
5 Years	36	33	0	3
6 to 11 Years	278	248	7	23
12 to 17 Years	283	238	10	35

P38. GROUP QUARTERS POPULATION BY SEX BY AGE BY G.Q. TYPE

Universe: Population in Group Quarters

	Total	Male	Pct of Total	Female	Pct of Total
Total	1	1	100.0	0	0.0
Under 18 years:	0	0	.	0	.
Institutionalized population:	0	0	.	0	.
Correctional institutions	0	0	.	0	.
Nursing homes	0	0	.	0	.
Other institutions	0	0	.	0	.
Non-Institutional population:	0	0	.	0	.
College dormitories	0	0	.	0	.
Military quarters	0	0	.	0	.
Other noninstitutional G.Q.	0	0	.	0	.
18 to 64 years:	1	1	100.0	0	0.0
Institutionalized population:	0	0	.	0	.
Correctional institutions	0	0	.	0	.
Nursing homes	0	0	.	0	.
Other institutions	0	0	.	0	.
Non-Institutional population:	1	1	100.0	0	0.0
College dormitories	0	0	.	0	.
Military quarters	0	0	.	0	.
Other noninstitutional G.Q.	1	1	100.0	0	0.0
65 Years and over:	0	0	.	0	.
Institutionalized population:	0	0	.	0	.
Correctional institutions	0	0	.	0	.
Nursing homes	0	0	.	0	.
Other institutions	0	0	.	0	.
Non-Institutional population:	0	0	.	0	.
College dormitories	0	0	.	0	.
Military quarters	0	0	.	0	.
Other noninstitutional G.Q.	0	0	.	0	.

P22/23/24. HOUSEHOLDS BY PRESENCE OF PEOPLE 60(65/75) YEARS AND OVER, HOUSEHOLD SIZE AND HOUSEHOLD TYPE

Universe: Households

	60+ Years	Pct.	65+ Years	Pct.	75+ Years	Pct.
Total	1,013	100.0	1,013	100.0	1,013	100.0
Households w/ one or more over 60/65/75:	351	34.6	293	28.9	163	16.1
1-person households	137		126		71	
2-or-more person households:	214		167		92	
Family households	209		162		89	
Non-family households	5		5		3	
Households with no people over 60/65/75:	662	65.4	720	71.1	850	83.9
1-person households	86		97		152	
2-or-more person households:	576		623		698	
Family households	553		600		673	
Non-family households	23		23		25	

P25. HOUSEHOLDS BY PRESENCE OF NONRELATIVES

Universe: Households

Total	1,013
Households with one or more non-relatives	45
Households with no non-relatives	968

P20. HOUSEHOLDS BY AGE OF HOUSEHOLDER BY HOUSEHOLD TYPE (INCLUDING LIVING ALONE) BY PRESENCE OF OWN CHILDREN

Universe: Households

	Total Households	Householder 15 to 64	Householder 65 and Over
Total	1,013	735	278
Family households:	762	615	147
Married couple families:	671	549	122
With own children under 18	363	363	0
No own children under 18	308	186	122
Other families:	91	66	25
Male householder, no wife present:	19	13	6
With own children under 18	12	10	2
No own children under 18	7	3	4
Female householder, no husband present:	72	53	19
With own children under 18	38	38	0
No own children under 18	34	15	19
Non-family households:	251	120	131
Householder living alone	223	97	126
Householder not living alone	28	23	5

H15. TENURE BY HOUSEHOLD SIZE

Universe: Occupied Housing Units

	Total	Owner Occupied	Pct. Owner Occ.	Renter Occupied	Pct. Renter Occ.
Total Occupied Units:	1,013	861	85.0	152	15.0
1-person households	223	170	76.2	53	23.8
2-person households	328	271	82.6	57	17.4
3-person households	144	134	93.1	10	6.9
4-person households	226	204	90.3	22	9.7
5-person households	75	66	88.0	9	12.0
6-person households	14	13	92.9	1	7.1
7+person households	3	3	100	0	0.0

P29. RELATIONSHIP BY AGE FOR THE POPULATION UNDER 18 YEARS
Universe: Population Under 18 Years

	In Households						Group Quarters		
				Related Child					
	Excluding Head/Spouse Total	Excluding Head/Spouse In Households	Householder or Spouse	Own Child	Other Relatives	Nonrelatives	Total	Institutionalized Pop.	Noninstitutionalized Pop.
Under 18	774	774	0	767	7	0	0	0	0
Under 3	98	98		95	3	0	0	0	0
3 and 4 years	75	75		75	0	0	0	0	0
5 years	36	36		36	0	0	0	0	0
6 to 11 years	280	280		278	2	0	0	0	0
12 and 13 years	86	86		85	1	0	0	0	0
14 years	57	57		57	0	0	0	0	0
15 to 17 years	142	142		141	1	0	0	0	0
% Under 3	12.7%	12.7%		12.4%	42.9%	. %	. %	. %	. %
% 3 and 4 years	9.7%	9.7%		9.8%	0.0%	. %	. %	. %	. %
% 5 years	4.7%	4.7%		4.7%	0.0%	. %	. %	. %	. %
% 6 to 11 years	36.2%	36.2%		36.2%	28.6%	. %	. %	. %	. %
% 12 and 13 years	11.1%	11.1%		11.1%	14.3%	. %	. %	. %	. %
% 14 years	7.4%	7.4%		7.4%	0.0%	. %	. %	. %	. %
% 15 to 17 years	18.3%	18.3%		18.4%	14.3%	. %	. %	. %	. %

H17. TENURE BY HOUSEHOLD TYPE (INCLUDING LIVING ALONE) BY AGE OF HOUSEHOLDER
Universe: Occupied Housing Units

	Owner Occupied					Renter Occupied				
	Householder Any Age	Householder 15 to 34	Householder 35 to 64	Householder 65+	Pct. 65+	Householder Any Age	Householder 15 to 34	Householder 35 to 64	Householder 65+	Pct. 65+
Family households:	676	34	502	140	20.7	86	23	56	7	8.1
Married-couple family:	604	30	456	118	19.5	67	22	41	4	6.0
Other family:	72	4	46	22	30.6	19	1	15	3	15.8
Male householder, no wife	14	2	6	6	42.9	5	0	5	0	0.0
Female householder, no husband	58	2	40	16	27.6	14	1	10	3	21.4
Nonfamily households:	185	4	59	122	65.9	66	27	30	9	13.6
Male householder:	44	3	24	17	38.6	26	10	16	0	0.0
Living alone	35	2	18	15	42.9	18	6	12	0	0.0
Not living alone	9	1	6	2	22.2	8	4	4	0	0.0
Female householder:	141	1	35	105	74.5	40	17	14	9	22.5
Living alone	135	1	32	102	75.6	35	13	13	9	25.7
Not living alone	6	0	3	3	50.0	5	4	1	0	0.0

P12,P12A-D/P13,P13A-D/P14,PCT12A-D. AGE BY SEX BY RACE AND HISP/LATINO ETHNICITY (INCLUDING MEDIAN AGE BY SEX), PT. 1 OF 2
Universe: Persons (Total Population: 2,696)

	All Races Combined			White alone			Black alone			AmerInd/NatAlaskan alone			Asian alone		
	Total	Pct.	Female	Total	Pct.	Female	Total	Pct.	Female	Total	Pct.	Female	Total	Pct.	Female
All Ages:	2,696	100.0	1,403	2,560	100.0	1,339	71	100.0	37	0	.	0	27	100.0	17
0 to 4	173	6.4	72	165	6.4	69	3	4.2	1	0	.	0	2	7.4	2
0	37	1.4	16	33	1.3	16	2	2.8	0	0	.	0	0	0.0	0
1	32	1.2	14	31	1.2	13	1	1.4	1	0	.	0	0	0.0	0
2	29	1.1	12	29	1.1	12	0	0.0	0	0	.	0	0	0.0	0
3	35	1.3	19	33	1.3	17	0	0.0	0	0	.	0	2	7.4	2
4	40	1.5	11	39	1.5	11	0	0.0	0	0	.	0	0	0.0	0
5 to 9	211	7.8	99	203	7.9	95	2	2.8	1	0	.	0	2	7.4	2
5	36	1.3	19	35	1.4	18	0	0.0	0	0	.	0	0	0.0	0
6	39	1.4	21	34	1.3	18	1	1.4	1	0	.	0	2	7.4	2
7	40	1.5	17	38	1.5	17	1	1.4	0	0	.	0	0	0.0	0
8	53	2.0	26	53	2.1	26	0	0.0	0	0	.	0	0	0.0	0
9	43	1.6	16	43	1.7	16	0	0.0	0	0	.	0	0	0.0	0
10 to 14	248	9.2	124	231	9.0	115	6	8.5	3	0	.	0	4	14.8	4
10	45	1.7	19	45	1.8	19	0	0.0	0	0	.	0	0	0.0	0
11	60	2.2	31	57	2.2	30	2	2.8	1	0	.	0	0	0.0	0
12	52	1.9	27	47	1.8	25	2	2.8	0	0	.	0	0	0.0	0
13	34	1.3	15	34	1.3	15	0	0.0	0	0	.	0	0	0.0	0
14	57	2.1	32	48	1.9	26	2	2.8	2	0	.	0	4	14.8	4
15 to 19	185	6.9	91	174	6.8	89	4	5.6	1	0	.	0	3	11.1	1
15	51	1.9	26	48	1.9	25	3	4.2	1	0	.	0	0	0.0	0
16	47	1.7	23	46	1.8	23	0	0.0	0	0	.	0	0	0.0	0
17	44	1.6	20	42	1.6	20	1	1.4	0	0	.	0	1	3.7	0
18	28	1.0	14	25	1.0	14	0	0.0	0	0	.	0	0	0.0	0
19	15	0.6	8	13	0.5	7	0	0.0	0	0	.	0	2	7.4	1
20 to 24	88	3.3	39	79	3.1	36	4	5.6	0	0	.	0	2	7.4	1
20	20	0.7	8	17	0.7	7	2	2.8	0	0	.	0	0	0.0	0
21	14	0.5	6	12	0.5	6	1	1.4	0	0	.	0	0	0.0	0
22 to 24	54	2.0	25	50	2.0	23	1	1.4	0	0	.	0	2	7.4	1
25 to 29	76	2.8	43	72	2.8	43	0	0.0	0	0	.	0	0	0.0	0
30 to 34	115	4.3	60	102	4.0	52	5	7.0	5	0	.	0	2	7.4	0
35 to 39	199	7.4	119	189	7.4	112	5	7.0	4	0	.	0	4	14.8	3
40 to 44	245	9.1	129	234	9.1	124	8	11.3	5	0	.	0	3	11.1	0
45 to 49	273	10.1	133	263	10.3	130	8	11.3	2	0	.	0	0	0.0	0
50 to 54	230	8.5	122	217	8.5	113	9	12.7	7	0	.	0	2	7.4	2
55 to 59	159	5.9	83	156	6.1	82	1	1.4	0	0	.	0	1	3.7	0
60 to 64	89	3.3	41	87	3.4	40	0	0.0	0	0	.	0	1	3.7	1
65 to 69	78	2.9	44	76	3.0	44	2	2.8	0	0	.	0	0	0.0	0
70 to 74	124	4.6	78	117	4.6	73	6	8.5	4	0	.	0	1	3.7	1
75 to 79	93	3.4	58	90	3.5	57	3	4.2	1	0	.	0	0	0.0	0
80 to 84	59	2.2	36	57	2.2	35	2	2.8	1	0	.	0	0	0.0	0
85 plus	51	1.9	32	48	1.9	30	3	4.2	2	0	.	0	0	0.0	0
0 to 14	632	23.4	295	599	23.4	279	11	15.5	5	0	.	0	8	29.6	8
18 to 21	77	2.9	36	67	2.6	34	3	4.2	0	0	.	0	2	7.4	1
18 to 24	131	4.9	61	117	4.6	57	4	5.6	0	0	.	0	4	14.8	2
18 to 64	1,517	56.3	791	1,437	56.1	753	40	56.3	23	0	.	0	17	63.0	8
25 to 64	1,386	51.4	730	1,320	51.6	696	36	50.7	23	0	.	0	13	48.1	6
Median Age By Sex	Both 41.3	Male 39.9	Female 42.4	Both 41.7	Male 40.4	Female 42.6	Both 43.9	Male 44.5	Female 43.5	Both 0.0	Male 0.0	Female 0.0	Both 31.5	Male 36.5	Female 19.5

P12E-I/P13E-I/PCT12E-I. AGE BY SEX BY RACE AND HISP/LATINO ETHNICITY (INCLUDING MEDIAN AGE BY SEX), PT. 2 OF 2
Universe: Persons (Total Population: 2,696)

	Hawaiian/OthPacifIsl alone			-Some Other Race alone--			--Two or More Races--			-Hisp/Latino (any race)-			--White alone, Not Latino-		
	Total	Pct.	Female	Total	Pct.	Female	Total	Pct.	Female	Total	Pct.	Female	Total	Pct.	Female
Total:	0	.	0	11	100.0	3	27	100.0	7	32	100.0	12	2,546	100.0	1,333
0 to 4	0	.	0	0	0.0	0	3	11.1	0	2	6.3	2	163	6.4	67
0	0	.	0	0	0.0	0	2	7.4	0	1	3.1	1	32	1.3	15
1	0	.	0	0	0.0	0	0	0.0	0	0	0.0	0	31	1.2	13
2	0	.	0	0	0.0	0	0	0.0	0	1	3.1	1	28	1.1	11
3	0	.	0	0	0.0	0	0	0.0	0	0	0.0	0	33	1.3	17
4	0	.	0	0	0.0	0	1	3.7	0	0	0.0	0	39	1.5	11
5 to 9	0	.	0	0	0.0	0	4	14.8	1	3	9.4	1	202	7.9	95
5	0	.	0	0	0.0	0	1	3.7	1	1	3.1	1	35	1.4	18
6	0	.	0	0	0.0	0	2	7.4	0	1	3.1	0	33	1.3	18
7	0	.	0	0	0.0	0	1	3.7	0	1	3.1	0	38	1.5	17
8	0	.	0	0	0.0	0	0	0.0	0	0	0.0	0	53	2.1	26
9	0	.	0	0	0.0	0	0	0.0	0	0	0.0	0	43	1.7	16
10 to 14	0	.	0	1	9.1	0	6	22.2	2	6	18.8	2	229	9.0	115
10	0	.	0	0	0.0	0	0	0.0	0	1	3.1	0	44	1.7	19
11	0	.	0	0	0.0	0	1	3.7	0	1	3.1	0	57	2.2	30
12	0	.	0	0	0.0	0	3	11.1	2	2	6.3	2	47	1.8	25
13	0	.	0	0	0.0	0	0	0.0	0	1	3.1	0	33	1.3	15
14	0	.	0	1	9.1	0	2	7.4	0	1	3.1	0	48	1.9	26
15 to 19	0	.	0	1	9.1	0	3	11.1	0	3	9.4	1	173	6.8	88
15	0	.	0	0	0.0	0	0	0.0	0	0	0.0	0	48	1.9	25
16	0	.	0	0	0.0	0	1	3.7	0	1	3.1	1	45	1.8	22
17	0	.	0	0	0.0	0	0	0.0	0	0	0.0	0	42	1.6	20
18	0	.	0	1	9.1	0	2	7.4	0	2	6.3	0	25	1.0	14
19	0	.	0	0	0.0	0	0	0.0	0	0	0.0	0	13	0.5	7
20 to 24	0	.	0	0	0.0	0	3	11.1	2	2	6.3	0	78	3.1	36
20	0	.	0	0	0.0	0	1	3.7	1	0	0.0	0	17	0.7	7
21	0	.	0	0	0.0	0	1	3.7	0	1	3.1	0	12	0.5	6
22 to 24	0	.	0	0	0.0	0	1	3.7	1	1	3.1	0	49	1.9	23
25 to 29	0	.	0	2	18.2	0	2	7.4	0	3	9.4	1	70	2.7	42
30 to 34	0	.	0	3	27.3	2	3	11.1	1	4	12.5	2	101	4.0	52
35 to 39	0	.	0	1	9.1	0	0	0.0	0	1	3.1	0	189	7.4	112
40 to 44	0	.	0	0	0.0	0	0	0.0	0	0	0.0	0	234	9.2	124
45 to 49	0	.	0	2	18.2	1	0	0.0	0	2	6.3	2	261	10.3	128
50 to 54	0	.	0	0	0.0	0	2	7.4	0	3	9.4	0	216	8.5	113
55 to 59	0	.	0	0	0.0	0	1	3.7	1	2	6.3	1	155	6.1	82
60 to 64	0	.	0	1	9.1	0	0	0.0	0	1	3.1	0	87	3.4	40
65 to 69	0	.	0	0	0.0	0	0	0.0	0	0	0.0	0	76	3.0	44
70 to 74	0	.	0	0	0.0	0	0	0.0	0	0	0.0	0	117	4.6	73
75 to 79	0	.	0	0	0.0	0	0	0.0	0	0	0.0	0	90	3.5	57
80 to 84	0	.	0	0	0.0	0	0	0.0	0	0	0.0	0	57	2.2	35
85 plus	0	.	0	0	0.0	0	0	0.0	0	0	0.0	0	48	1.9	30
0 to 14	0	.	0	1	9.1	0	13	48.1	3	11	34.4	5	594	23.3	277
18 to 21	0	.	0	1	9.1	0	4	14.8	1	3	9.4	0	67	2.6	34
18 to 24	0	.	0	1	9.1	0	5	18.5	2	4	12.5	0	116	4.6	57
18 to 64	0	.	0	10	90.9	3	13	48.1	4	20	62.5	6	1,429	56.1	750
25 to 64	0	.	0	9	81.8	3	8	29.6	2	16	50.0	6	1,313	51.6	693
Median Age By Sex	Both 0.0	Male 0.0	Female 0.0	Both 32.5	Male 30.5	Female 32.8	Both 16.5	Male 15.5	Female 20.5	Both 25.0	Male 25.0	Female 21.5	Both 41.8	Male 40.5	Female 42.6

P3/P4. RACE BY HISPANIC/LATINO ETHNICITY
Universe: Total Population

	Total		Hispanic or Latino		Not Hispanic/Latino	
	No.	Pct.	No.	Pct.	No.	Pct.
Total:	2,696	100.0	32	100.0	2,664	100.0
Population of one race:	2,669	99.0	20	62.5	2,649	99.4
White alone	2,560	95.0	14	43.8	2,546	95.6
Black or African American alone	71	2.6	0	0.0	71	2.7
American Indian and Alaska Native alone	0	0.0	0	0.0	0	0.0
Asian alone	27	1.0	0	0.0	27	1.0
Native Hawaiian and Other Pacific Islander alone	0	0.0	0	0.0	0	0.0
Some other race alone	11	0.4	6	18.8	5	0.2
Population of two or more races:	27	1.0	12	37.5	15	0.6
Population of two races:	26	1.0	11	34.4	15	0.6
White; Black or African American	6	0.2	0	0.0	6	0.2
White; American Indian and Alaska Native	5	0.2	2	6.3	3	0.1
White; Asian	5	0.2	0	0.0	5	0.2
White; Native Hawaiian and Other Pacific Islander	1	0.0	0	0.0	1	0.0
White; Some other race	9	0.3	9	28.1	0	0.0
Black or African American; American Indian and Alaska Native	0	0.0	0	0.0	0	0.0
Black or African American; Asian	0	0.0	0	0.0	0	0.0
Black or African American; Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0	0	0.0
Black or African American; Some other race	0	0.0	0	0.0	0	0.0
American Indian and Alaska Native; Asian	0	0.0	0	0.0	0	0.0
American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0	0	0.0
American Indian and Alaska Native; Some other race	0	0.0	0	0.0	0	0.0
Asian; Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0	0	0.0
Asian; Some other race	0	0.0	0	0.0	0	0.0
Native Hawaiian and Other Pacific Islander; Some other race	0	0.0	0	0.0	0	0.0
Population of three or more races:	1	0.0	1	3.1	0	0.0
Population of three races*	1	0.0	1	3.1	0	0.0
Population of four races*	0	0.0	0	0.0	0	0.0
Population of five races*	0	0.0	0	0.0	0	0.0
Population of all six races	0	0.0	0	0.0	0	0.0

*Note: Tables P3 and P4 also include counts for all 41 specific combinations of three, four, and five races. They are not shown here to save space. For more information, contact the Census Bureau or the State Data Center which produced this report. See also Race Profile 3 below.

P9/P10. TOTAL RACES TALLIED BY HISPANIC/LATINO ETHNICITY
Universe: Total Races Tallied (2,724 or 101.0% of the total population)
(Greater than the total population because of multiple race reporting)

	Total	Hispanic or Latino	Not Hispanic or Latino
Total Races Tallied:			
White alone or in combination with one or more other races	2,724	45	2,679
Black or African American alone or in combination with one or more other races	2,587	26	2,561
American Indian and Alaska Native alone or in combination with one or more other races	78	1	77
Asian alone or in combination with one or more other races	5	2	3
Native Hawaiian and Other Pacific Islander alone or in combination with one or more other races	33	1	32
Some other race alone or in combination with one or more other races	1	0	1
	20	15	5
As a Percent of Total Race Tallies:			
White alone or in combination with one or more other races	100.0	100.0	100.0
Black or African American alone or in combination with one or more other races	95.0	57.8	95.6
American Indian and Alaska Native alone or in combination with one or more other races	2.9	2.2	2.9
Asian alone or in combination with one or more other races	0.2	4.4	0.1
Native Hawaiian and Other Pacific Islander alone or in combination with one or more other races	1.2	2.2	1.2
Some other race alone or in combination with one or more other races	0.0	0.0	0.0
	0.7	33.3	0.2

P5/P6. RACE BY HISPANIC/LATINO ETHNICITY FOR THE POPULATION 18 AND OVER
Universe: Population 18 and over

	Total 18 & over		Hispanic or Latino		Not Hispanic/Latino	
	No.	Pct	No.	Pct	No.	Pct
Total 18 and over:	1,922	100.0	20	100.0	1,902	100.0
Population of one race:	1,909	99.3	14	70.0	1,895	99.6
White alone	1,825	95.0	8	40.0	1,817	95.5
Black or African American alone	56	2.9	0	0.0	56	2.9
American Indian and Alaska Native alone	0	0.0	0	0.0	0	0.0
Asian alone	18	0.9	0	0.0	18	0.9
Native Hawaiian and Other Pacific Islander alone	0	0.0	0	0.0	0	0.0
Some other race alone	10	0.5	6	30.0	4	0.2
Population of two or more races:	13	0.7	6	30.0	7	0.4
Population of two races:	12	0.6	5	25.0	7	0.4
White; Black or African American	1	0.1	0	0.0	1	0.1
White; American Indian and Alaska Native	3	0.2	0	0.0	3	0.2
White; Asian	2	0.1	0	0.0	2	0.1
White; Native Hawaiian and Other Pacific Islander	1	0.1	0	0.0	1	0.1
White; Some other race	5	0.3	5	25.0	0	0.0
Black or African American; American Indian and Alaska Native	0	0.0	0	0.0	0	0.0
Black or African American; Asian	0	0.0	0	0.0	0	0.0
Black or African American; Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0	0	0.0
Black or African American; Some other race	0	0.0	0	0.0	0	0.0
American Indian and Alaska Native; Asian	0	0.0	0	0.0	0	0.0
American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0	0	0.0
American Indian and Alaska Native; Some other race	0	0.0	0	0.0	0	0.0
Asian; Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0	0	0.0
Asian; Some other race	0	0.0	0	0.0	0	0.0
Native Hawaiian and Other Pacific Islander; Some other race	0	0.0	0	0.0	0	0.0
Population of three or more races:	1	0.1	1	5.0	0	0.0
Population of three races*	1	0.1	1	5.0	0	0.0
Population of four races*	0	0.0	0	0.0	0	0.0
Population of five races*	0	0.0	0	0.0	0	0.0
Population of all six races	0	0.0	0	0.0	0	0.0

*Note: Tables P5 and P6 also include counts for all 41 specific combinations of three, four, and five races. They are not shown here to save space. For more information, contact the Census Bureau or the State Data Center which produced this report.

H8/H9. TOTAL RACES TALLIED FOR HOUSEHOLDERS BY HISPANIC/LATINO ETHNICITY
Universe: Total Races Tallied For Householders In Occupied Housing Units (1,017 or 100.4% of total households)
(Note: Sums to more than the total number of households because of multiple race reporting)

	Total	Hispanic or Latino	Not Hispanic or Latino
Total Races Tallied for Householders:	1,017	9	1,008
White alone or in combination with one or more other races	975	5	970
Black or African American alone or in combination with one or more other races	29	0	29
American Indian and Alaska Native alone or in combination with one or more other races	0	0	0
Asian alone or in combination with one or more other races	8	0	8
Native Hawaiian and Other Pacific Islander alone or in combination with one or more other races	0	0	0
Some other race alone or in combination with one or more other races	5	4	1
As a Percent of Total Race Tallies for Householders:	100.0	100.0	100.0
White alone or in combination with one or more other races	95.9	55.6	96.2
Black or African American alone or in combination with one or more other races	2.9	0.0	2.9
American Indian and Alaska Native alone or in combination with one or more other races	0.0	0.0	0.0
Asian alone or in combination with one or more other races	0.8	0.0	0.8
Native Hawaiian and Other Pacific Islander alone or in combination with one or more other races	0.0	0.0	0.0
Some other race alone or in combination with one or more other races	0.5	44.4	0.1

P3/P9. RACE COMBINATIONS AND SHARE OF TOTAL TALLIES Two Universes: Total Population (2,696) and Total Races Tallied* (2,724 or 101.0% of the Total Population)	White (WHITE)		Black or African American (BLACK)		American Indian & Alaska Native (NATAM)		Asian (ASIAN)		Native Hawaiian & Other Pacific Islander (HAWPI)		Some other race (OTHER)	
	Persons or Tallies	Pct of WHITE tallies	Persons or Tallies	Pct of BLACK tallies	Persons or Tallies	Pct of NATAM tallies	Persons or Tallies	Pct of ASIAN tallies	Persons or Tallies	Pct of HAWPI tallies	Persons or Tallies	Pct of OTHER tallies
One Race Alone	2,560	99.0	71	91.0	0	0.0	27	81.8	0	0.0	11	55.0
Two-Race combinations (15 in all, each presented twice)--Total Tallies*	26	1.0	6	7.7	5	100.0	5	15.2	1	100.0	9	45.0
WHITE and...	----------		6	7.7	5	100.0	5	15.2	1	100.0	9	45.0
BLACK and...	6	0.2	----------		0	0.0	0	0.0	0	0.0	0	0.0
NATAM and...	5	0.2	0	0.0	----------		0	0.0	0	0.0	0	0.0
ASIAN and...	5	0.2	0	0.0	0	0.0	----------		0	0.0	0	0.0
HAWPI and...	1	0.0	0	0.0	0	0.0	0	0.0	----------		0	0.0
OTHER and...	9	0.3	0	0.0	0	0.0	0	0.0	0	0.0	----------	
Three-Race combinations (20, each presented three times)--Total Tallies*	1	0.0	1	1.3	0	0.0	1	3.0	0	0.0	0	0.0
WHITE; BLACK; and...	----------		----------		0	0.0	1	3.0	0	0.0	0	0.0
WHITE; NATAM; and...	----------		0	0.0	----------		0	0.0	0	0.0	0	0.0
WHITE; ASIAN; and...	----------		1	1.3	0	0.0	----------		0	0.0	0	0.0
WHITE; HAWPI; and...	----------		0	0.0	0	0.0	0	0.0	----------		0	0.0
WHITE; OTHER; and...	----------		0	0.0	0	0.0	0	0.0	0	0.0	----------	
BLACK; NATAM; and...	0	0.0	----------		----------		0	0.0	0	0.0	0	0.0
BLACK; ASIAN; and...	1	0.0	----------		0	0.0	----------		0	0.0	0	0.0
BLACK; HAWPI; and...	0	0.0	----------		0	0.0	0	0.0	----------		0	0.0
BLACK; OTHER; and...	0	0.0	----------		0	0.0	0	0.0	0	0.0	----------	
NATAM; ASIAN; and...	0	0.0	0	0.0	----------		----------		0	0.0	0	0.0
NATAM; HAWPI; and...	0	0.0	0	0.0	----------		0	0.0	----------		0	0.0
NATAM; OTHER; and...	0	0.0	0	0.0	----------		0	0.0	0	0.0	----------	
ASIAN; HAWPI; and...	0	0.0	0	0.0	0	0.0	----------		----------		0	0.0
ASIAN; OTHER; and...	0	0.0	0	0.0	0	0.0	----------		0	0.0	----------	
HAWPI; OTHER; and...	0	0.0	0	0.0	0	0.0	0	0.0	----------		----------	
Four Races (15)--Total Tallies*:	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Five Races (6)--Total Tallies*:	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Six Races (1)--Total Tallies*:	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Total Tallies* for each race alone or in any combination:	2,587	100.0	78	100.0	5	100.0	33	100.0	1	100.0	20	100.0

*Notes: Summing across Total Tallies rows would give results greater than the corresponding population counts because of multiple counting (e.g., each person of three races would be counted three times). Detail is not shown for the four-race and five-race combinations. Each Percent shown represents that combination's share of total tallies for the race indicated in the column header. See Race Profile 1 for Grand Total Tallies.

Table PCT1. NATIVE AMERICANS BY TRIBE
Universe: Persons who are American Indian/Alaska Native Alone

Total:	0
With one subgroup specified:	0
American Indian tribe:	0
Apache	0
Blackfeet	0
Cherokee	0
Cheyenne	0
Chickasaw	0
Chippewa	0
Choctaw	0
Colville	0
Comanche	0
Cree	0
Creek	0
Crow	0
Delaware	0
Houma	0
Iroquois	0
Kiowa	0
Latin Amer. Indians	0
Lumbee	0
Menominee	0
Navajo	0
Osage	0
Ottawa	0
Paiute	0
Pima	0
Potawatomi	0
Pueblo	0
Puget Sound Salish	0
Seminole	0
Shoshone	0
Sioux	0
Tohono O'Odham	0
Ute	0
Yakama	0
Yaqui	0
Yuman	0
Other specified tribe	0
Amer. Indian not specified	0
Alaska Native tribe:	0
Alaska Athabaskan	0
Aleut	0
Eskimo	0
Tlingit-Haida	0
Other specified tribe	0
Alaska Native not specified	0
No subgroup specified	0
More than one specified	0

(An additional 5 persons are Native Amer. in combination with other races.)

Table PCT5/PCT7. ASIAN POPULATION--SELECTED SUBGROUPS
Two Universes: (1) Persons who are Asian Alone, and (2) Total Asian Tallies reported by all persons*

	Persons	Pct.	Tallies*
Totals (Each Universe):	27	100.0	33
Only one group specified:	27	100.0	----
Asian Indian	9	33.3	9
Bangladeshi	0	0.0	0
Cambodian	0	0.0	0
Chinese, except Taiwanese	5	18.5	7
Filipino	2	7.4	6
Hmong	0	0.0	0
Indonesian	0	0.0	0
Japanese	1	3.7	1
Korean	8	29.6	8
Laotian	0	0.0	0
Malaysian	0	0.0	0
Pakistani	0	0.0	0
Sri Lankan	0	0.0	0
Taiwanese	0	0.0	0
Thai	2	7.4	2
Vietnamese	0	0.0	0
Other specified subgroup	0	0.0	0
No subgroup specified	0	0.0	0
More than one specified	0	0.0	----

*Included are the 0 tallies of Asian alone persons who specified more than one Asian category, as well as the 6 Asian tallies of the 6 persons who are Asian in combination with one or more other races.

Table PCT8/PCT10. NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER POPULATION--SELECTED SUBGROUPS
Two Universes:
(1) Persons who are Pacific Islander Alone,
(2) Total Pacific Islander Tallies reported**

	Persons	Pct.	Tallies**
Totals (Each Universe):	0	100.0	1
Only one group specified:	0	.	----
Polynesian:	0	.	0
Native Hawaiian	0	.	0
Samoan	0	.	0
Tongan	0	.	0
Other Polynesian	0	.	0
Micronesian:	0	.	0
Guamanian or Chamorro	0	.	0
Other Micronesian	0	.	0
Melanesian:	0	.	1
Fijian	0	.	1
Other Melanesian	0	.	0
Other specified subgroup	0	.	0
No subgroup specified	0	.	0
More than one specified	0	.	----

Table PCT11. HISP/LATINO BY SPECIFIC ORIGIN
Universe: Hispanic/Latino population*

	Number	Pct.
Total Hispanic/Latino	32	100.0
Mexican	4	12.5
Puerto Rican	4	12.5
Cuban	2	6.3
Dominican Republic	1	3.1
Central American:	1	3.1
Costa Rican	0	0.0
Guatemalan	0	0.0
Honduran	0	0.0
Nicaraguan	0	0.0
Panamanian	1	3.1
Salvadoran	0	0.0
Other Cent. American	0	0.0
South American:	13	40.6
Argentinean	0	0.0
Bolivian	0	0.0
Chilean	1	3.1
Colombian	10	31.3
Ecuadorian	0	0.0
Paraguayan	0	0.0
Peruvian	2	6.3
Uruguayan	0	0.0
Venezuelan	0	0.0
Other South American	0	0.0
Other Hispanic/Latino:	7	21.9
Spaniard	0	0.0
Spanish	7	21.9
Spanish American	0	0.0
All other Hisp/Latino	0	0.0

*Hispanic/Latino persons can be of any race; See Profile "Race-1" for racial breakdown.

Numbers for specific origin groups not fully comparable with 1990 counts because of changes in the Census questionnaire.

General note: Native American alone, Asian alone, Pacific Islander alone, and Hispanic persons represent 0.0%, 1.0%, 0.0%, & 1.2% respectively of this area's total population of 2,696.

**Included are the 0 tallies of Pacific Islander alone persons who specified more than one Pacific Islander category, as well as the 1 Pacific Islander tallies of the 1 persons who are Pacific Islander in combination with one or more other races.

Table PCT16. GROUP QUARTERS POPULATION BY GROUP QUARTERS TYPE
Universe: Population in group quarters (Total*: 1)

Institutionalized population:	0
Correctional institutions:	0
Federal prisons and detention centers	0
Halfway houses	0
Local jails, police lockups, etc.	0
Military disciplinary barracks	0
State prisons	0
Other types of correctional institutions	0
Nursing homes	0
Hospitals/wards, hospices, and schools for the handicapped:	0
Hospitals/wards and hospices for chronically ill:	0
Hospices or homes for chronically ill	0
Military hospitals or wards for chronically ill	0
Other hospitals or wards for chronically ill	0
Hospitals or wards for drug/alcohol abuse	0
Mental (Psychiatric) hospitals or wards	0
Schools, hospitals, or wards for the mentally retarded	0
Schools, hospitals, or wards for the physically handicapped:	0
Institutions for the deaf	0
Institutions for the blind	0
Orthopedic wards/institutions for the physically handicapped	0
Wards in general hospitals for patients with no usual home elsewhere	0
Wards in military hospitls for patients with no usual home elsewhere	0
Juvenile institutions:	0
Long-term care:	0
Homes for abused, dependent, and neglected children	0
Residential treatment centers for emotionally disturbed children	0
Training schools for juvenile delinquents	0
Short-term care, detention or diagnostic centers for delinquent chdrn	0
Type of juvenile institution unknown	0
Noninstitutionalized population:	1
College dormitories (college GQ on and off campus)	0
Military quarters:	0
On base:	0
Barracks and other GQ for military personnel	0
Transient quarters for temporary residents	0
Military ships	0
Group homes:	0
Homes or halfway houses for drug/alcohol abuse	0
Homes for the mentally ill	0
Homes for the mentally retarded	0
Homes for the physically handicapped	0
Other group homes	0
Religious group quarters	1
Workers' dormitories:	0
Agriculture workers' dormitories on farms	0
Job Corps and vocational training facilities	0
Other workers' dormitories	0
Crews of maritime vessels	0
Other nonhousehold living situations	0
Other noninstitutional group quarters	0

*The group quarters population forms 0.0% of this area's total population.

Table PCT17. GROUP QUARTERS POPULATION BY SEX BY AGE BY GROUP QUARTERS TYPE
Universe: Population in group quarters (Total: 1)

	All Ages				Under 18		18 to 64		65 and over	
	Male		Female		Male	Female	Male	Female	Male	Female
All types of group quarters:	1		0		0	0	1	0	0	0
as a percent of total GQ population	100.0		0.0		0.0	0.0	100.0	0.0	0.0	0.0
	No.	Pct	No.	Pct						
Institutionalized population:	0	0.0	0	0.0	0	0	0	0	0	0
Correctional institutions	0	0.0	0	0.0	0	0	0	0	0	0
Nursing homes	0	0.0	0	0.0	0	0	0	0	0	0
Hosp./wards & hospices for chronically ill	0	0.0	0	0.0	0	0	0	0	0	0
Mental (Psychiatric) hospitals/wards	0	0.0	0	0.0	0	0	0	0	0	0
Juvenile institutions	0	0.0	0	0.0	0	0	0	0	0	0
All Other institutions (see Table PCT16)	0	0.0	0	0.0	0	0	0	0	0	0
Noninstitutionalized population:	1	100.0	0	0.0	0	0	1	0	0	0
College dormitories (GQ on & off campus)	0	0.0	0	0.0	0	0	0	0	0	0
Military quarters	0	0.0	0	0.0	0	0	0	0	0	0
Other noninstitutional group quarters	1	100.0	0	0.0	0	0	1	0	0	0

ADDENDUM II

2000 U. S. CENSUS DATA FOR PENNINGTON BOROUGH
TABLES DP–1 THROUGH DP-4

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Pennington borough, New Jersey

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent
Total population	**2,696**	**100.0**
SEX AND AGE		
Male	1,293	48.0
Female	1,403	52.0
Under 5 years	173	6.4
5 to 9 years	211	7.8
10 to 14 years	248	9.2
15 to 19 years	185	6.9
20 to 24 years	88	3.3
25 to 34 years	191	7.1
35 to 44 years	444	16.5
45 to 54 years	503	18.7
55 to 59 years	159	5.9
60 to 64 years	89	3.3
65 to 74 years	202	7.5
75 to 84 years	152	5.6
85 years and over	51	1.9
Median age (years)	41.3	(X)
18 years and over	1,922	71.3
Male	883	32.8
Female	1,039	38.5
21 years and over	1,859	69.0
62 years and over	457	17.0
65 years and over	405	15.0
Male	157	5.8
Female	248	9.2
RACE		
One race	2,669	99.0
White	2,560	95.0
Black or African American	71	2.6
American Indian and Alaska Native	-	-
Asian	27	1.0
Asian Indian	9	0.3
Chinese	5	0.2
Filipino	2	0.1
Japanese	1	-
Korean	8	0.3
Vietnamese	-	-
Other Asian [1]	2	0.1
Native Hawaiian and Other Pacific Islander	-	-
Native Hawaiian	-	-
Guamanian or Chamorro	-	-
Samoan	-	-
Other Pacific Islander [2]	-	-
Some other race	11	0.4
Two or more races	27	1.0
Race alone or in combination with one or more other races: [3]		
White	2,587	96.0
Black or African American	78	2.9
American Indian and Alaska Native	5	0.2
Asian	33	1.2
Native Hawaiian and Other Pacific Islander	1	-
Some other race	20	0.7

Subject	Number	Percent
HISPANIC OR LATINO AND RACE		
Total population	**2,696**	**100.0**
Hispanic or Latino (of any race)	32	1.2
Mexican	4	0.1
Puerto Rican	4	0.1
Cuban	2	0.1
Other Hispanic or Latino	22	0.8
Not Hispanic or Latino	2,664	98.8
White alone	2,546	94.4
RELATIONSHIP		
Total population	**2,696**	**100.0**
In households	2,695	100.0
Householder	1,013	37.6
Spouse	671	24.9
Child	928	34.4
Own child under 18 years	767	28.4
Other relatives	34	1.3
Under 18 years	7	0.3
Nonrelatives	49	1.8
Unmarried partner	22	0.8
In group quarters	1	-
Institutionalized population	-	-
Noninstitutionalized population	1	-
HOUSEHOLD BY TYPE		
Total households	**1,013**	**100.0**
Family households (families)	762	75.2
With own children under 18 years	413	40.8
Married-couple family	671	66.2
With own children under 18 years	363	35.8
Female householder, no husband present	72	7.1
With own children under 18 years	38	3.8
Nonfamily households	251	24.8
Householder living alone	223	22.0
Householder 65 years and over	126	12.4
Households with individuals under 18 years	417	41.2
Households with individuals 65 years and over	293	28.9
Average household size	2.66	(X)
Average family size	3.14	(X)
HOUSING OCCUPANCY		
Total housing units	**1,040**	**100.0**
Occupied housing units	1,013	97.4
Vacant housing units	27	2.6
For seasonal, recreational, or occasional use	4	0.4
Homeowner vacancy rate (percent)	0.7	(X)
Rental vacancy rate (percent)	0.7	(X)
HOUSING TENURE		
Occupied housing units	**1,013**	**100.0**
Owner-occupied housing units	861	85.0
Renter-occupied housing units	152	15.0
Average household size of owner-occupied units	2.74	(X)
Average household size of renter-occupied units	2.21	(X)

- Represents zero or rounds to zero. (X) Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Pennington borough, New Jersey

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	**740**	**100.0**
Nursery school, preschool	65	8.8
Kindergarten	23	3.1
Elementary school (grades 1-8)	390	52.7
High school (grades 9-12)	178	24.1
College or graduate school	84	11.4
EDUCATIONAL ATTAINMENT		
Population 25 years and over	**1,781**	**100.0**
Less than 9th grade	8	0.4
9th to 12th grade, no diploma	44	2.5
High school graduate (includes equivalency)	181	10.2
Some college, no degree	225	12.6
Associate degree	85	4.8
Bachelor's degree	651	36.6
Graduate or professional degree	587	33.0
Percent high school graduate or higher	97.1	(X)
Percent bachelor's degree or higher	69.5	(X)
MARITAL STATUS		
Population 15 years and over	**2,053**	**100.0**
Never married	411	20.0
Now married, except separated	1,334	65.0
Separated	22	1.1
Widowed	145	7.1
Female	116	5.7
Divorced	141	6.9
Female	83	4.0
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	**8**	**100.0**
Grandparent responsible for grandchildren	5	62.5
VETERAN STATUS		
Civilian population 18 years and over	**1,916**	**100.0**
Civilian veterans	226	11.8
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION		
Population 5 to 20 years	**657**	**100.0**
With a disability	9	1.4
Population 21 to 64 years	**1,468**	**100.0**
With a disability	120	8.2
Percent employed	68.3	(X)
No disability	1,348	91.8
Percent employed	83.0	(X)
Population 65 years and over	**394**	**100.0**
With a disability	144	36.5
RESIDENCE IN 1995		
Population 5 years and over	**2,519**	**100.0**
Same house in 1995	1,636	64.9
Different house in the U.S. in 1995	855	33.9
Same county	535	21.2
Different county	320	12.7
Same state	106	4.2
Different state	214	8.5
Elsewhere in 1995	28	1.1

Subject	Number	Percent
NATIVITY AND PLACE OF BIRTH		
Total population	**2,696**	**100.0**
Native	2,539	94.2
Born in United States	2,505	92.9
State of residence	1,505	55.8
Different state	1,000	37.1
Born outside United States	34	1.3
Foreign born	157	5.8
Entered 1990 to March 2000	26	1.0
Naturalized citizen	103	3.8
Not a citizen	54	2.0
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	**157**	**100.0**
Europe	103	65.6
Asia	30	19.1
Africa	4	2.5
Oceania	-	-
Latin America	15	9.6
Northern America	5	3.2
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	**2,519**	**100.0**
English only	2,383	94.6
Language other than English	136	5.4
Speak English less than "very well"	23	0.9
Spanish	21	0.8
Speak English less than "very well"	-	-
Other Indo-European languages	103	4.1
Speak English less than "very well"	19	0.8
Asian and Pacific Island languages	-	-
Speak English less than "very well"	-	-
ANCESTRY (single or multiple)		
Total population	**2,696**	**100.0**
Total ancestries reported	*3,568*	*132.3*
Arab	-	-
Czech[1]	12	0.4
Danish	7	0.3
Dutch	96	3.6
English	542	20.1
French (except Basque)[1]	134	5.0
French Canadian[1]	9	0.3
German	646	24.0
Greek	-	-
Hungarian	42	1.6
Irish[1]	492	18.2
Italian	362	13.4
Lithuanian	17	0.6
Norwegian	31	1.1
Polish	169	6.3
Portuguese	3	0.1
Russian	95	3.5
Scotch-Irish	51	1.9
Scottish	104	3.9
Slovak	24	0.9
Subsaharan African	-	-
Swedish	111	4.1
Swiss	6	0.2
Ukrainian	3	0.1
United States or American	113	4.2
Welsh	74	2.7
West Indian (excluding Hispanic groups)	5	0.2
Other ancestries	420	15.6

-Represents zero or rounds to zero. (X) Not applicable.

[1]The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Pennington borough, New Jersey

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	**1,985**	**100.0**
In labor force	1,338	67.4
Civilian labor force	1,338	67.4
Employed	1,303	65.6
Unemployed	35	1.8
Percent of civilian labor force	2.6	(X)
Armed Forces	-	-
Not in labor force	647	32.6
Females 16 years and over	**1,032**	**100.0**
In labor force	625	60.6
Civilian labor force	625	60.6
Employed	616	59.7
Own children under 6 years	**207**	**100.0**
All parents in family in labor force	134	64.7
COMMUTING TO WORK		
Workers 16 years and over	**1,294**	**100.0**
Car, truck, or van - - drove alone	1,023	79.1
Car, truck, or van - - carpooled	71	5.5
Public transportation (including taxicab)	41	3.2
Walked	82	6.3
Other means	2	0.2
Worked at home	75	5.8
Mean travel time to work (minutes)[1]	24.9	(X)
Employed civilian population 16 years and over	**1,303**	**100.0**
OCCUPATION		
Management, professional, and related occupations	837	64.2
Service occupations	60	4.6
Sales and office occupations	315	24.2
Farming, fishing, and forestry occupations	-	-
Construction, extraction, and maintenance occupations	43	3.3
Production, transportation, and material moving occupations	48	3.7
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	-	-
Construction	39	3.0
Manufacturing	133	10.2
Wholesale trade	48	3.7
Retail trade	86	6.6
Transportation and warehousing, and utilities	38	2.9
Information	95	7.3
Finance, insurance, real estate, and rental and leasing	143	11.0
Professional, scientific, management, administrative, and waste management services	175	13.4
Educational, health and social services	319	24.5
Arts, entertainment, recreation, accommodation and food services	47	3.6
Other services (except public administration)	40	3.1
Public administration	140	10.7
CLASS OF WORKER		
Private wage and salary workers	934	71.7
Government workers	245	18.8
Self-employed workers in own not incorporated business	120	9.2
Unpaid family workers	4	0.3

Subject	Number	Percent
INCOME IN 1999		
Households	**999**	**100.0**
Less than $10,000	32	3.2
$10,000 to $14,999	14	1.4
$15,000 to $24,999	17	1.7
$25,000 to $34,999	54	5.4
$35,000 to $49,999	126	12.6
$50,000 to $74,999	168	16.8
$75,000 to $99,999	147	14.7
$100,000 to $149,999	209	20.9
$150,000 to $199,999	111	11.1
$200,000 or more	121	12.1
Median household income (dollars)	90,366	(X)
With earnings	803	80.4
Mean earnings (dollars)[1]	125,239	(X)
With Social Security income	269	26.9
Mean Social Security income (dollars)[1]	15,232	(X)
With Supplemental Security Income	12	1.2
Mean Supplemental Security Income (dollars)[1]	3,000	(X)
With public assistance income	-	-
Mean public assistance income (dollars)[1]	-	(X)
With retirement income	239	23.9
Mean retirement income (dollars)[1]	25,195	(X)
Families	**749**	**100.0**
Less than $10,000	5	0.7
$10,000 to $14,999	-	-
$15,000 to $24,999	6	0.8
$25,000 to $34,999	17	2.3
$35,000 to $49,999	51	6.8
$50,000 to $74,999	124	16.6
$75,000 to $99,999	131	17.5
$100,000 to $149,999	204	27.2
$150,000 to $199,999	98	13.1
$200,000 or more	113	15.1
Median family income (dollars)	107,089	(X)
Per capita income (dollars)[1]	45,843	(X)
Median earnings (dollars):		
Male full-time, year-round workers	84,912	(X)
Female full-time, year-round workers	43,068	(X)

Subject	Number below poverty level	Percent below poverty level
POVERTY STATUS IN 1999		
Families	**5**	**0.7**
With related children under 18 years	5	1.3
With related children under 5 years	-	-
Families with female householder, no husband present	-	-
With related children under 18 years	-	-
With related children under 5 years	-	-
Individuals	**64**	**2.4**
18 years and over	53	2.8
65 years and over	16	4.1
Related children under 18 years	11	1.4
Related children 5 to 17 years	11	1.8
Unrelated individuals 15 years and over	44	14.1

-Represents zero or rounds to zero. (X) Not applicable.

[1]If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Pennington borough, New Jersey

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent
Total housing units	**1,040**	**100.0**
UNITS IN STRUCTURE		
1-unit, detached	746	71.7
1-unit, attached	138	13.3
2 units	48	4.6
3 or 4 units	56	5.4
5 to 9 units	12	1.2
10 to 19 units	21	2.0
20 or more units	19	1.8
Mobile home	-	-
Boat, RV, van, etc	-	-
YEAR STRUCTURE BUILT		
1999 to March 2000	-	-
1995 to 1998	95	9.1
1990 to 1994	47	4.5
1980 to 1989	148	14.2
1970 to 1979	56	5.4
1960 to 1969	43	4.1
1940 to 1959	273	26.3
1939 or earlier	378	36.3
ROOMS		
1 room	-	-
2 rooms	16	1.5
3 rooms	33	3.2
4 rooms	79	7.6
5 rooms	124	11.9
6 rooms	181	17.4
7 rooms	222	21.3
8 rooms	166	16.0
9 or more rooms	219	21.1
Median (rooms)	6.9	(X)
Occupied housing units	**1,013**	**100.0**
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	76	7.5
1995 to 1998	334	33.0
1990 to 1994	201	19.8
1980 to 1989	182	18.0
1970 to 1979	88	8.7
1969 or earlier	132	13.0
VEHICLES AVAILABLE		
None	26	2.6
1	258	25.5
2	525	51.8
3 or more	204	20.1
HOUSE HEATING FUEL		
Utility gas	595	58.7
Bottled, tank, or LP gas	-	-
Electricity	70	6.9
Fuel oil, kerosene, etc	334	33.0
Coal or coke	-	-
Wood	3	0.3
Solar energy	-	-
Other fuel	11	1.1
No fuel used	-	-
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	-	-
Lacking complete kitchen facilities	-	-
No telephone service	4	0.4

Subject	Number	Percent
OCCUPANTS PER ROOM		
Occupied housing units	**1,013**	**100.0**
1.00 or less	1,013	100.0
1.01 to 1.50	-	-
1.51 or more	-	-
Specified owner-occupied units	**782**	**100.0**
VALUE		
Less than $50,000	-	-
$50,000 to $99,999	16	2.0
$100,000 to $149,999	22	2.8
$150,000 to $199,999	150	19.2
$200,000 to $299,999	247	31.6
$300,000 to $499,999	289	37.0
$500,000 to $999,999	58	7.4
$1,000,000 or more	-	-
Median (dollars)	283,800	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	554	70.8
Less than $300	-	-
$300 to $499	-	-
$500 to $699	9	1.2
$700 to $999	34	4.3
$1,000 to $1,499	103	13.2
$1,500 to $1,999	130	16.6
$2,000 or more	278	35.5
Median (dollars)	1,752	(X)
Not mortgaged	228	29.2
Median (dollars)	583	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15.0 percent	284	36.3
15.0 to 19.9 percent	141	18.0
20.0 to 24.9 percent	136	17.4
25.0 to 29.9 percent	65	8.3
30.0 to 34.9 percent	42	5.4
35.0 percent or more	110	14.1
Not computed	4	0.5
Specified renter-occupied units	**153**	**100.0**
GROSS RENT		
Less than $200	-	-
$200 to $299	-	-
$300 to $499	3	2.0
$500 to $749	24	15.7
$750 to $999	27	17.6
$1,000 to $1,499	32	20.9
$1,500 or more	9	5.9
No cash rent	58	37.9
Median (dollars)	881	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15.0 percent	25	16.3
15.0 to 19.9 percent	13	8.5
20.0 to 24.9 percent	8	5.2
25.0 to 29.9 percent	12	7.8
30.0 to 34.9 percent	18	11.8
35.0 percent or more	19	12.4
Not computed	58	37.9

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

ADDENDUM III

EXHIBIT A OF THE "COAH COMPLIANCE REPORT RECOMMENDING CONDITIONAL SUBSTANTIVE CERTIFICATION", DATED JANUARY 18, 2002

VACANT LAND ANALYSIS — 1994
PENNINGTON BOROUGH, NEW JERSEY
(Updated to July, 1998)

(Private Parcels classified as vacant by assessment records and existing land use map)

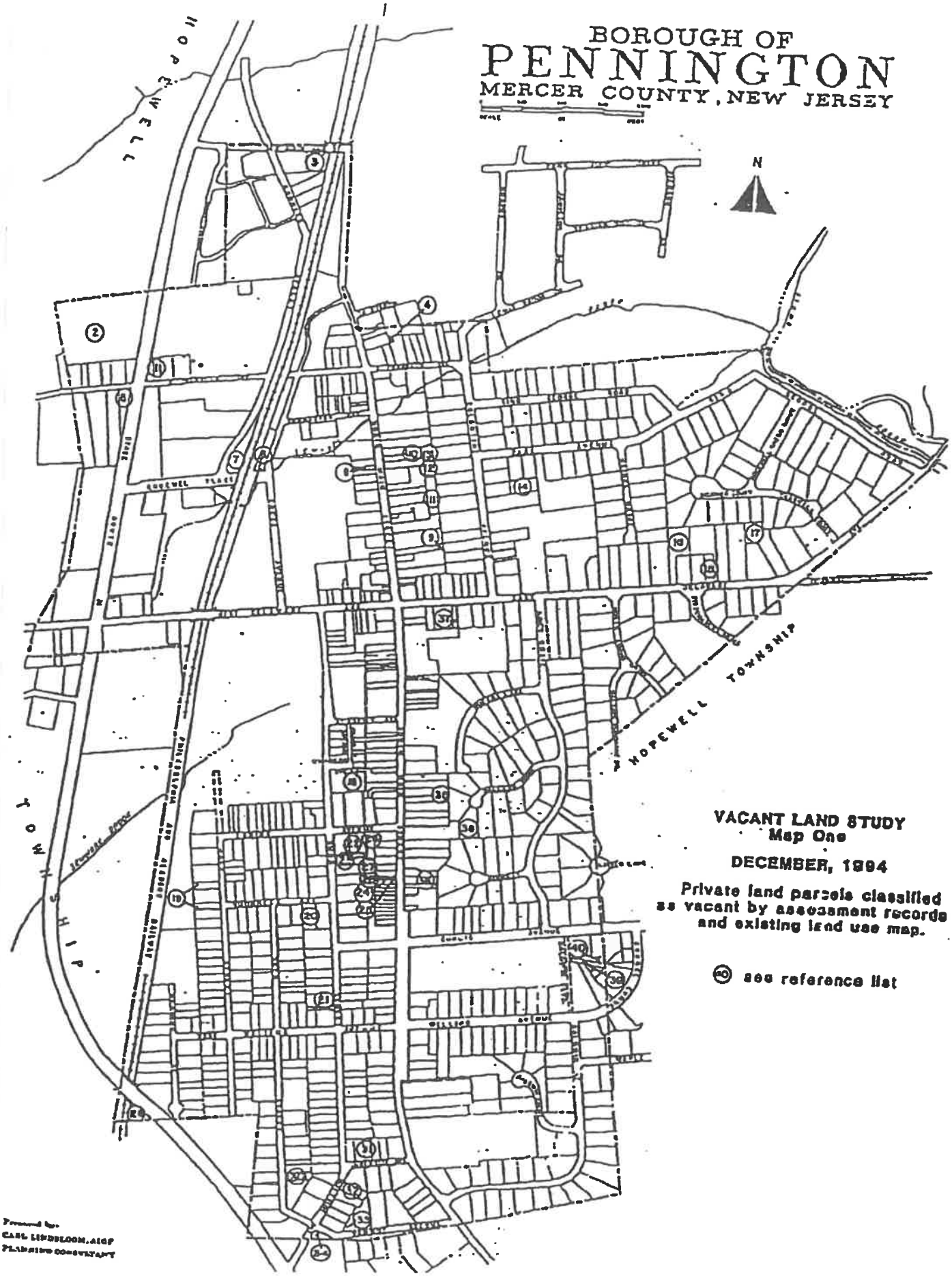
Map Ref. Number	Block	Lot	Area (Sq. Ft.)	Location	Zone	Comments
1	1	2.08	8,750±	West Franklin	R-A	Impacted by Route 31, undersized lot.
2	1.01	2	290,545± (6.67± Acres)	Route 31	R-100	Approved for Development Assisted Living Project (Development Fee agreed).
~~3~~ not app	2	1.01	22,000±	North Main Street	R-100	Recent Subdivision, lot for sale, abuts railroad.
4	3	4.01	1,360±	East Franklin	R-80	Same owner as abutting lots 4.01 and 13.01. No development potential.
5	4.02	1.03	20,000±	West Franklin	R-100/ OB	Corner lot at Route 31 (owned by 1.04). Triangular lot shape, impacted by highway.
~~6~~	4	6, 6.01 and 7.01	32,000±	Green & Broemel	MU-2	Three lots, same owner, sewer easement on part. Inadequate lot depth, impacted by railroad.
7	4	.16	19,602± (.45± Acres)	Knowles St. and Broemel Place	O-B	Re-configured Knowles Street extension; impacted by railroad and sewer easement.

Map Ref. Number	Block	Lot	Area (Sq. Ft.)	Location	Zone	Comments
8	6	5.02	5,400±	North Main Street	R-80	Undersized lot, owned by abutting lot 5. No development potential.
9	7	52	2,000±	Eglantine Avenue (no frontage)	R-80	Rear parcel, same owner as abutting lot 44. No development potential.
10	7	55	9,222±	North Main Street (no frontage)	R-80	Rear parcel, same owner as abutting lot 5. No development potential.
11	7	58	20,625±	Eglantine Avenue (no frontage)	R-80	Rear parcel, same owner, abutting lot 40. Limited development potential.
12	7	59	7,500±	Eglantine Avenue (no frontage)	R-80	Rear parcel, same owner as abutting lot 38. No development potential.
13	7	60	8,625±	North Main (no frontage)	R-80	Land-locked parcel, isolated lot. No development potential.
14	8	17.02	18,675±	Eglantine Avenue (no frontage)	R-80	Rear parcel, same owner as abutting lot 17. Limited development potential.
15	8	60.04	15,000±	East Delaware	R-100	Same owner as abutting lot 60.05. Isolated lot.
16	8	63	22,000±	East Delaware	R-100	Same owner as abutting lot 27, flag lot. Isolated lot.

Map Ref. Number	Block	Lot	Area (Sq. Ft.)	Location	Zone	Comments
~~17~~	8	108	40,075±	East Delaware	R-100	Same owner as abutting lot 61. Isolated lot.
18	13	8.01	3,150±	O'Hanlon Avenue	R-80	Same owner as abutting lot 7. No development potential.
19	16	22 and 23.01	19,000±	Hale Street	R-80	Same owner as abutting lot 23 (two undersized lots).
20	18	4.01	18,830±	Voorhees Avenue	R-80	Recently improved with home.
21	18	28.01	6,000±	Burd Street	R-80	Same owner as abutting lot 24. No development potential.
22	19	2	9,000±	Laning Avenue	R-80	Isolated lot.
23	19	5	1,250±	Burd Street	R-80	Undersizedrear Parcel, Same owner as lot 2. No development potential.
24	19	22 and 23	4,600±	South Main Street	R-80	Unbuildable unless combined, owned by lot 25.
25	19	24	5,100±	South Main Street	R-80	Isolated lot, could be combined with above lots 22 and 23.
26	19	35.01	10,000±	Laning Avenue	R-80	Undersized isolated lot, lacks required width.
27	19	35.02	7,000±	Burd Street	R-80	Rear parcel, owned by abutting lot 6.

Map Ref. Number	Block	Lot	Area (Sq. Ft.)	Location	Zone	Comments
28	19	62	4,988±	Burd Street	R-80	Rear parcel, owned by abutting lot 7.
29	20.01	4	13,500±	Route 31	R-80	Parcel between RR and Route 31 and Township, owned by Block 20, lot 4.
30	23	34	10,500±	Sked Street	R-80	Same owner as abutting lot 32.05.
31	24	22	8,000±	Ingleside Avenue	R-80	Same owner as abutting lot 23.
32	25	6	12,000±	Ingleside Avenue	R-80	Isolated lot — to be developed.
33	25	22	7,000±	Vannoy Avenue	R-80	Same owner as abutting lot 1. No development potential.
34	26	1.05	10,000±	Ingleside Avenue	R-80	Owned by abuting gas station parcel in Township.
35	27	25.02	11,655±	South Main Street	R-80	Rear parcel owned by lot 25.01. Limited development potential.
36	27	35	14,000±	South Main Street	R-80	Isolated lot; application for development.
37	27	51	5,120±	East Delaware	R-100	Same owner as abutting lot 11. Limited development potential.
38	27	103	22,000±	Mallard Drive	R-100	Isolated lot in single family area.
39	28.03	11, 42 and 51	18,760±	Kunkel Curve	R-100	Same owner as lot in Township. No development potential.

Map Ref. Number	Block	Lot	Area (Sq. Ft.)	Location	Zone	Comments
40	28.03	53	2,816±	Curlis Avenue	R-100	Rear parcel, same owner as abutting lot 31. No development potential.
		Total Area	767,648± (17.62± acres)			


BOROUGH OF
PENNINGTON
MERCER COUNTY, NEW JERSEY
N
HOPEWELL TOWNSHIP
VACANT LAND STUDY
Map One
DECEMBER, 1994
Private land parcels classified as vacant by assessment records and existing land use map.
see reference list
Prepared by:
CARL LINDBLOOM, AICP
PLANNING CONSULTANT

VACANT LAND ANALYSIS — 1994
PENNINGTON BOROUGH, NEW JERSEY

(Public and Private Parcels that aerial photography might classify as vacant)

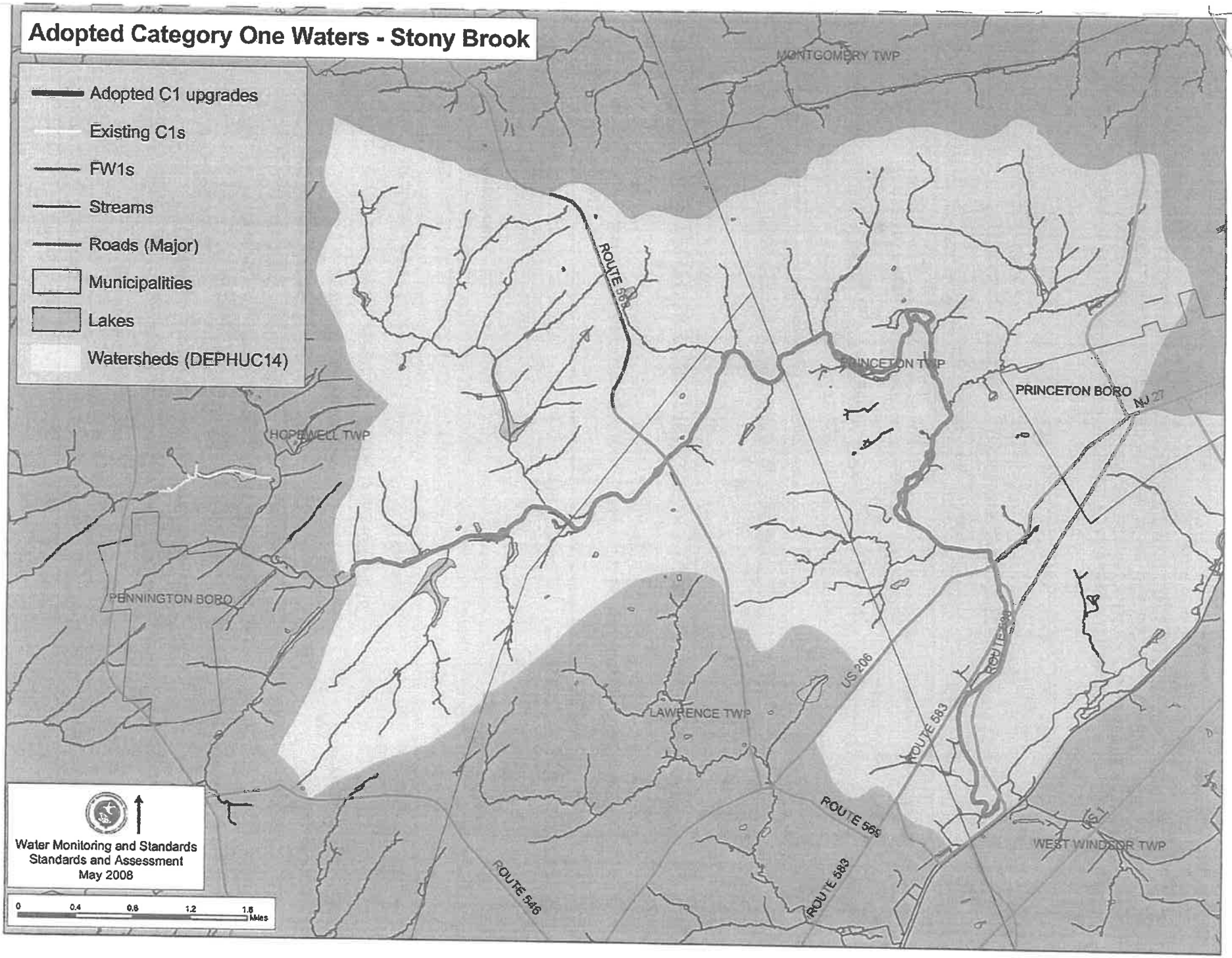
Map Ref. Number	Block	Lot	Area (Acres)	Location	Zone	Comments
Private Parcels:						
1	4	1.01	2.76±	Route 31	O-B	Plaza 31 Office Site (approved)
2	1	1	9.2±	Knowles Street	R-80	Pennington Point Site (under construction) (will provide six affordable units)
3	1	4	12.8±	West Franklin & Knowles	R-A	Helene Fuld Site (R-A Apt. — Townhouse Zone; Conditional Use option for Health Care Facility)
Pennington (Private) School Parcels:						
4	4.01	9	5.95±	Green Avenue (west side) and West Delaware	E-2	Existing recreation area
5	6	9 (part)	8±	Green Avenue (east side)	E-2 and B-R	Proposed recreation area
6	10	2 (part)	15±	Burd Street	E-1 and R-80	Existing play fields

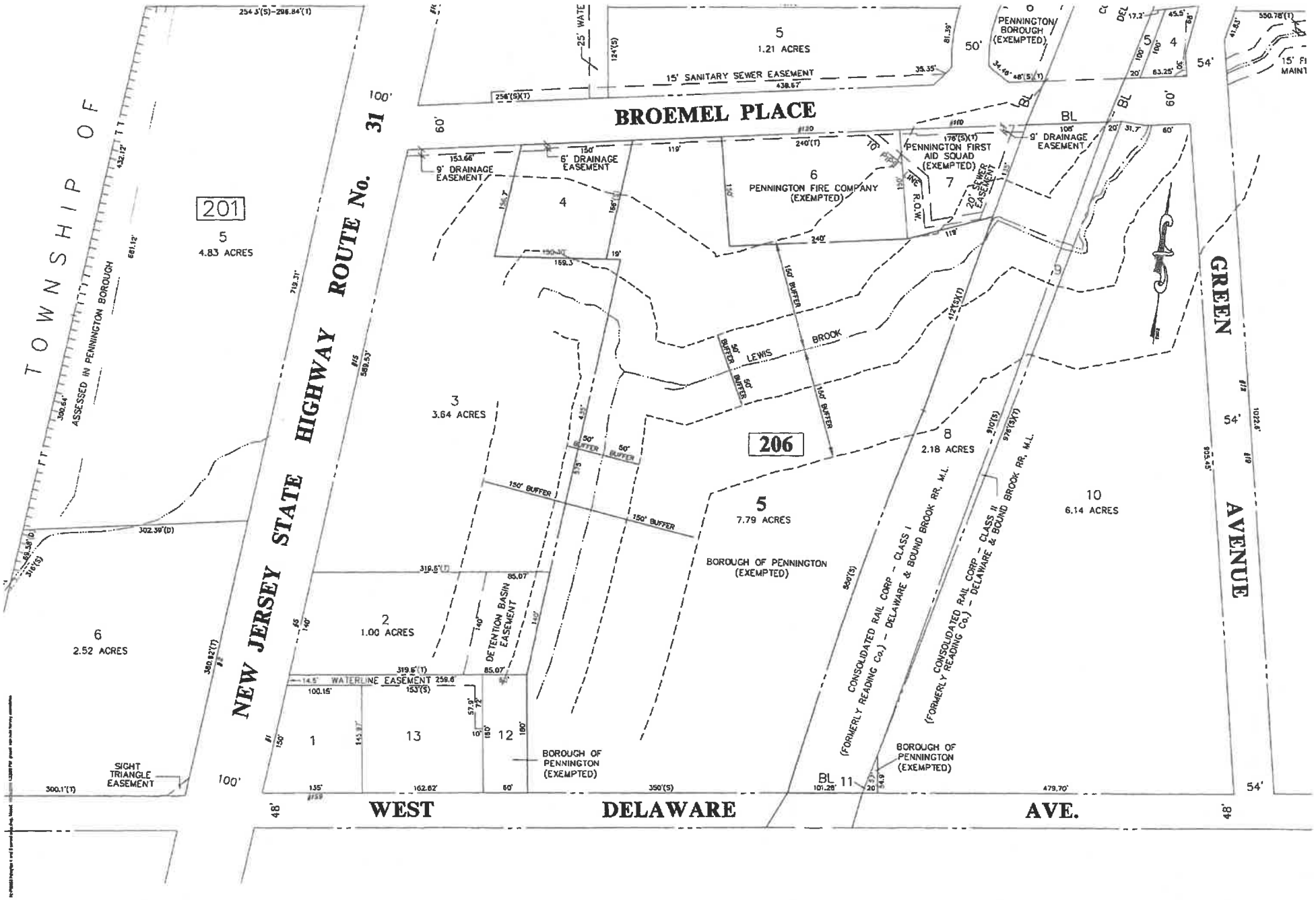
Map Ref. Number	Block	Lot	Area (Acres)	Location	Zone	Comments
Cemeteries:						
7	27	13, 14, 15, 16.01	4.8±	East Delaware	R-100	Pennington Cemetery Association
8	28.05	26	0.9±	South Main	R-100	African Cemetery
Public:						
9	3.01	29, 30	7.59±	King Georges Road	R-100	Kunkel Park
10	23	12	1.0±	Sked Street	R-80	Park
11	4.01	15	7.56±	West Delaware	R-80	Borough Landfill
12	4	2.01, 16.01, 16	3.58±	Bromel Place	O-B	Post Office Site (approved for development)
13	1	5	0.24±	Knowles Street	R-A	Well Site
14	16	8 and 9	0.4±	Reading Street	R-80	Borough land south of Senior Center
15	28.05	59	0.5±	South Main	R-100	Abuts Board of Education

Total area 80.28± acres

ADDENDUM IV

CATEGORY ONE WATERS – STONY BROOK AND BUFFERS TO THE LEWIS BROOK


Adopted Category One Waters - Stony Brook
Adopted C1 upgrades
Existing C1s
FW1s
Streams
Roads (Major)
Municipalities
Lakes
Watersheds (DEPHUC14)
MONTGOMERY TWP
PRINCETON TWP
PRINCETON BORO
NJ 27
HOPEWELL TWP
PENNINGTON BORO
LAWRENCE TWP
US 206
ROUTE 583
ROUTE 565
ROUTE 546
WEST WINDSOR TWP
Water Monitoring and Standards
Standards and Assessment
May 2008
0
0.4
0.8
1.2
1.6
Miles


TOWNSHIP OF
ASSESSED IN PENNINGTON BOROUGH
201
5
4.83 ACRES
6
2.52 ACRES
NEW JERSEY STATE HIGHWAY ROUTE No. 31
BROEMEL PLACE
5
1.21 ACRES
15' SANITARY SEWER EASEMENT
PENNINGTON BOROUGH (EXEMPTED)
9' DRAINAGE EASEMENT
6' DRAINAGE EASEMENT
4
6
PENNINGTON FIRE COMPANY (EXEMPTED)
PENNINGTON FIRST AID SQUAD (EXEMPTED)
7
20' SEWER EASEMENT
3
3.64 ACRES
LEWIS BROOK
150' BUFFER
50' BUFFER
206
8
2.18 ACRES
5
7.79 ACRES
BOROUGH OF PENNINGTON (EXEMPTED)
10
6.14 ACRES
2
1.00 ACRES
DETENTION BASIN EASEMENT
14.5' WATERLINE EASEMENT
1
13
12
11
BOROUGH OF PENNINGTON (EXEMPTED)
CONSOLIDATED RAIL CORP. - CLASS I (FORMERLY READING Co.) - DELAWARE & BOUND BROOK RR. M.L.
CONSOLIDATED RAIL CORP. - CLASS II (FORMERLY READING Co.) - DELAWARE & BOUND BROOK RR. M.L.
SIGHT TRIANGLE EASEMENT
GREEN AVENUE
WEST DELAWARE AVE.

ADDENDUM V

PUBLIC WATER AND WASTEWATER AVAILABILITY

van note - harvey
Associates, pc

777 Alexander Road
Princeton, New Jersey 08540
609-987-2323 Fax: 609-987-0005
www.vannoteharvey.com
E-mail: dfetzer@vannoteharvey.com

Donald E. Fetzer, P.E.
President

Since 1894

November 24, 2008

Mr. Winn Thompson
Borough of Pennington Planning Board
30 North Main Street
Pennington, New Jersey 08534

RE: Status Report
Projected Water and Wastewater Availability
for Borough COAH Utilization
VNHA #38561-400-71

Dear Mr. Thompson:

In accordance with your request and as further discussed with Ms. Cindy Coppola, the Borough Planner, I am pleased to provide a summary of available water and wastewater utility capacities to serve potential COAH development with the Borough.

Wastewater

The Borough has been fortunate to have experienced a relatively dry 2008, with a corresponding reduction in extraneous wastewater flows. This has resulted in average monthly wastewater flows consistently below treatment plant capacity. Recently, monthly averages have indicated that capacity between 25,000 to 50,000 gallons per day has been available through much of 2008.

While this is solely a meteorological deviation, it does portray the current situation. Aside from an occasional new house, any available capacity is generally viewed as "belonging" to the CHS site with its COAH component. While current available wastewater capacity is well in excess of the currently projected flows from this site, this may change if 2009, in general, and the spring of 2009, in particular, is wetter than average.

Long range, the Stonybrook Regional Sewerage Authority (SBRSA) is expecting NJDEP approval by year end for its amended Wastewater Management Plan (WMP) that will permit the authority to undertake a plant expansion to include future growth areas within its service area. When adopted, this plan, which has been under development review and revision with the various agencies involved in the process for approximately 3 years, will provide more reliable capacity for future projects, including COAH areas. The authority estimates that the expanded plant would be online in the next 3-5 years.

Water

On the water side, the Borough has been actively pursuing additional storage and supply to serve its present and projected future needs consistent with the projected flows included in the WMP.

Currently, both storage and supply capabilities are below desired levels and insufficient to meet future needs.

Design of an additional water storage tank is expected to commence in 2009 with construction in 2010 and 2011; it is expected to be online prior to completion of the SBRSA expansion project.

On the supply side, numerous options are still being considered. It is expected that next year the Borough will actively pursue drilling of several test wells to investigate the potential of securing additional water capacity via a new well. Other avenues for additional capacity discussed, but not actively explored, pending results of the test well program, include an emergency interconnection with New Jersey American Water, a permanent contract for water purchase from New Jersey American Water, and other options early in the planning stage. It is expected that additional supply would be available in the same 3-5 year planning horizon for the projected design and construction of the SBRSA wastewater treatment plant expansion by the SBRSA.

Conclusion

In conclusion, the Borough is actively involved in securing both additional water and wastewater capacity to meet its future needs. Water storage is perhaps its weakest link, which the Borough is pursuing as a first priority. SBRSA wastewater capacity is perhaps the second problem area which is actively being pursued by both the Borough and the SBRSA. Lastly, additional water supply is also on the near-term planning horizon of the Borough. All three of these general utility areas are expected to be resolved within the next 3-5 years, closely aligned with the projected development of the CHS COAH site.

I trust this provides the information you requested. Should there be any questions, I would be pleased to answer them at your convenience.

Sincerely,

Donald E. Fetzer, P.E.
Borough Engineer

DEF/aep
C:\DOCUMENTS AND SETTINGS\APALAZZO.VNHA\DESKTOP\LETTER TEMPLATE2.DOC

c: Cindy Coppola, PP, AICP (via fax)

ADDENDUM VI

INVENTORIES OF VACANT PROPERTIES AND OF PUBLIC PROPERTIES

BOROUGH OF PENNINGTON
Property Class 1 - Vacant

Block	Lot	Acres	Property Location	Owner Name	Zone	Land Use/Constraints
102	3	9.20	N MAIN ST	CONDOMINIUM ASSOC	R-100	Condo common area & streets
102	4	0.25±	WOOLSEY COURT	BOROUGH OF PENNINGTON	MU-3	Well site
102	8*	0.20	100 W FRANKLIN AVE	STRAUBE, WIN	R-A	DU
103	9	1.48	N MAIN ST	STN AT PENNINGTON CONDO ASSN	R-A	Condo common area
103	10	0.00	RAILROAD PLACE	STN AT PENNINGTON CONDO ASSN	R-A	Condo private road
103	11	2.04	RAILROAD PLACE	STN AT PENNINGTON CONDO ASSN	R-A	Condo common area
104	5	0.00	215 N MAIN ST	SCUDDER, CHARLES	R-80	Corner of Hopewell lot
104	6	0.17	E FRANKLIN AVE	HEPBURN, RUTH V	R-80	Landlocked/with Hopewell lot
104	7	0.51	E FRANKLIN AVE REAR	POPKIN, DANIEL A	R-80	Landlocked
201	4*	0.38±	142 W FRANKLIN AVE	STYLIANOU LLC	R-100	Triangle along Rt. 31/with Lot 3 (DU)
203	3*	0.30	GREEN AVE	R P HUGHES LD DEVP C/O A RIVIELLO	MU-2	Narrow & RR
203	4*	0.39	GREEN AVE	R P HUGHES LD DEVP C/O A RIVIELLO	MU-2	Narrow & RR
203	5*	0.05	GREEN AVE	R P HUGHES LD DEVP C/O A RIVIELLO	MU-2	Narrow & RR
205	8*	0.12	66 N MAIN ST	GWAZDA, EDWARD J & DEBORAH E	R-80	Narrow/with Lot 9 (DU)
205	15	0.26	32 N MAIN ST	PEACOCK INN ASSOC INC C/O WALKER	TCB	Condo common area
205	30	0.05	WEST DELAWARE AVE	THE BRICK WALK CONDOMINIUM	TC	Condo common area
301	2	0.05	N MAIN ST	FIRST STATES PARTN C/O B WOLFF LP	TC	Narrow/with Lot 1 (Bank)
301	4	0.01	13 N MAIN ST REAR	OWNER UNKNOWN	TC	Narrow
301	45	0.35	E DELAWARE AVE	ORCHARD VIEW CONDOMINIUMS	R-80	Condo common area
301	56*	0.20	N MAIN ST	PARRY, ELIZABETH P	R-80	Landlocked
302	12	0.11	127 KING GEORGE RD	RICKER, SCOTT D & CYNTHIA	R-80	Narrow/with Lot 11 (DU)
304	31*	0.43	21 EGLANTINE AVE	SINNIGER, JOSEPH O & ROSEMARY K	R-100	Landlocked
401	8	0.08±	E DELAWARE AVE	PENNINGTON HILLS PARTN C/O WILSON	R-100	Part of Hopewell lot
403	13.02	0.65	210 ½ KING GEORGE RD	SAWMA, AFRAM M	R-100	DU
403	33*	1.37	E DELAWARE AVE	UNSCHEID, LUDWIG & CAROLE	R-100	Odd shape/with Lot 34 (DU)
503	1	2.09	ACADEMY AVE	ACADEMY COURT CONDOMINIUMS	R-A	Condo common area
503	13	1.03	S MAIN ST	PENNINGTON COURT CONDOMINIUMS	TC	Condo parking/common area
503	15	0.01	10 S MAIN ST	10 S MAIN LLC	TC	Sliver/with Lot 3 (Bldg)
505	3*	0.07	117 CRAWLEY AVE	BOYER, DOROTHY R & PHYLLIS C	R-80	Very small/with Lot 4 (DU)
601	14	0.13	S MAIN ST	SOUTH MAIN STREET CONDOMINIUMS	TC	Condo common area
602	2	0.32	ABEY DRIVE	GILLUM, WILLIAM & AMANDA	R-100	Insufficient frontage/with Lot 3 (DU)
701	22	0.02	HALE ST	HOWE NURSERIES	R-80	Too small

Block	Lot	Acres	Property Location	Owner Name	Zone	Land Use/Constraints
703	19*	0.05	222 S MAIN ST	STEWART, JOHN E SR	R-80	Very Small
703	20*	0.06	S MAIN ST	FERNWOOD REALTY CO C/O N STEWART	R-80	Very small; title issues
703	21*	0.12	228 S MAIN ST	ROBERTI, JAMES C/O D SALTMAN	R-80	Approved for DU
703	32*	0.16	209 BURD ST	BUTTERFOSS, RICHARD W & GAIL T	R-80	Landlocked
704	12	0.28	322 S MAIN ST	WITTY, JOHN T & ELYN E SPRAGINS	R-80	Combined with Lot 11 (DU)
801	13	0.37	33 E CURLIS AVE	CASSAVELL, LAURA W	R-80	New DU (from demo)
901	2*	0.31	STATE HWY 31	BEYROUTY, LOUIS & SANDRA	R-80	Triangle on Rt. 31 & RR
906	24*	0.19	INGLESIDE AVE	SPYCH, RONALD ET UX	R-80	With Lot 23 (DU)
907	17*	0.38**	INGLESIDE AVE	MAYES, ROBERT & JOSETTE	R-80	Combined with Lot 1 (DU)
908	1	0.10	VANNOY AVE	STERNBERG, GERALD P & LOIS W	R-80	Front yard of Hopewell lot (DU)
908	2	0.07	2 VANNOY AVE	TENBARGE, BRYCE & TANIA	R-80	"
908	3	0.03	10 VANNOY AVE	BURNETT, DAVID B & SHELLY	R-80	"
908	4	0.07	10 VANNOY AVE	BURNETT, DAVID B & SHELLY	R-80	"
908	5	0.08	12 VANNOY AVE	CLARK, E DWIGHT & GLORIA J	R-80	"
908	6	0.07	14 VANNOY AVE	MCGUIRE, JAMES E & ELIZABETH E	R-80	"
908	7	0.03	VANNOY AVE	LEVANDOWSKI, JOHN & SANDRA C	R-80	"
908	8*	0.15	VANNOY AVE	DEBLASIO, ALFRED & DOLORES E	R-80	With vacant lot in Hopewell
909	1	0.03	INGLESIDE AVE	PENNINGTON HILLS LLC	R-80	Too small
1004	1*	0.38±	E WELLING AVE	INGENBRANDT, GEORGE & MILDRED G	R-100	Landlocked; part of lot (DU) in Hopewell
1004	4*	0.15±	E WELLING AVE	INGENBRANDT, GEORGE & MILDRED G	R-100	Narrow/with Lots 1 & 8
1004	7*	0.06±	48 E CURLIS AVE	GIBSON, JOSEPH & HARTINI, E	R-100	Very small/with Lot 6 (DU)
1004	8*	0.16±	E WELLING AVE	INGENBRANDT, GEORGE & MILDRED G	R-100	Landlocked/with Lots 1 & 4
1005	1	0.12	3 MAPLE LANE	CRANE, SAMUEL & JANICE	R-100	Narrow & Small

SOURCE: Pennington Borough Tax Records as of September 2008 and Pennington Borough Tax Maps revised to December 31, 2006.

NOTES:

* Included in the prior vacant land analysis submitted for second round substantive certification.
** Acreage reflects that of combined lots.

BOROUGH OF PENNINGTON
Property Class 15C - Public

Block	Lot	Acres	Property Location	Owner Name	Zone	Land Use/Constraints
102	2*	0.24	KNOWLES ST	PENNINGTON BOROUGH	MU-3	Pump Station
201	7	0.25±	DELAWARE AVE	COUNTY OF MERCER	O-B	Vacant/Stream
201	8	0.01±	PENN TITUSVILLE RD	TOWNSHIP OF HOPEWELL	O-B	Vacant/Stream
202	5*	1.21	BROEMEL PLACE	U.S. POSTAL SERVICE	O-B	Post Office
203	6*	0.45	V L HWY 31	PENNINGTON BOROUGH	O-B	Vacant/Narrow & RR
205	36	0.16	V L W DELAWARE AVE	PENNINGTON BOROUGH	TC	Municipal Complex
205	37	0.28±	N MAIN ST	PENNINGTON BOROUGH	TC	Municipal Complex
205	38	0.15	STAND PIPE N MAIN ST	PENNINGTON BOROUGH	TC	Municipal Complex
206	4	0.55±	BROEMEL PLACE	PENNINGTON BOROUGH	B-H	Vacant
206	5*	7.56	W DELAWARE AVE	PENNINGTON BOROUGH	R-80	Vacant
206	11	0.01	V L W DELAWARE AVE	PENNINGTON BOROUGH	E-2	Vacant/Too Small & RR
206	12	0.22	W DELAWARE AVE	PENNINGTON BOROUGH	B-H	Pump Station
302	16	0.60	P L KING GEORGE	PENNINGTON BOROUGH	R-100	Kunkel Park & Parking
404	1*	7.00	KING GEORGE RD	PENNINGTON BOROUGH	R-100	Kunkel Park/Stream
404	2*	0.08	KING GEORGE RD REAR	DELAWARE & RARITAN GREENWAY	R-100	Kunkel Park/Wetlands
505	8	0.08	CRAWLEY AVE	FIRST BAPTIST CHURCH PENN	R-80	Church & Parking
701	5	2.69	V L READING ST	PENNINGTON BOROUGH	R-80	Detention Basin
701	6	0.20	READING ST	PENNINGTON BOROUGH	R-80	Senior Center
701	7*	0.20	V L READING ST	PENNINGTON BOROUGH	R-80	Senior Center
701	8*	0.20	V L READING ST	PENNINGTON BOROUGH	R-80	Senior Center
801	12	0.05	E CURLIS AVE	PENNINGTON BOROUGH	R-80	Vacant
904	14	0.36	SKED ST	PENNINGTON BOROUGH	R-80	Pump Station
905	8*	1.06	V L SKED ST	PENNINGTON BOROUGH	R-80	Sked Street Park
1002	42	0.01	BALDWIN COURT	PENNINGTON BOROUGH	R-100	Vacant/Very Small
1002	45*	0.50	S MAIN ST	PENNINGTON BOROUGH	R-100	Vacant/Landlocked
1003	16	0.06	E CURLIS AVE	PENNINGTON BOROUGH	R-80	Pump Station

SOURCE: Pennington Borough Tax Records as of September 2008 and Pennington Borough Tax Maps revised to December 31, 2006.

NOTE: * Included in the prior vacant land analysis submitted for second round substantive certification.