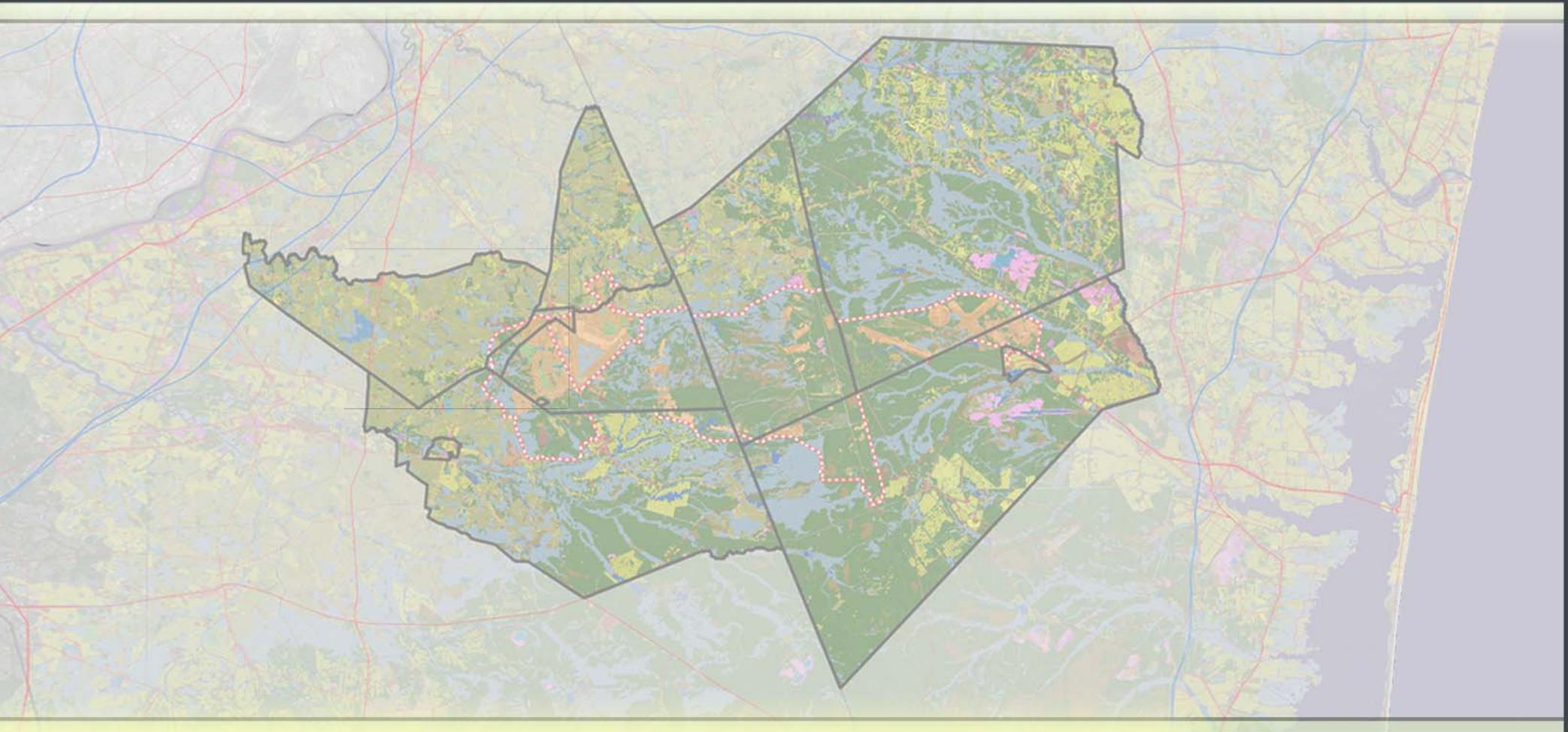


Joint Base McGuire-Dix-Lakehurst

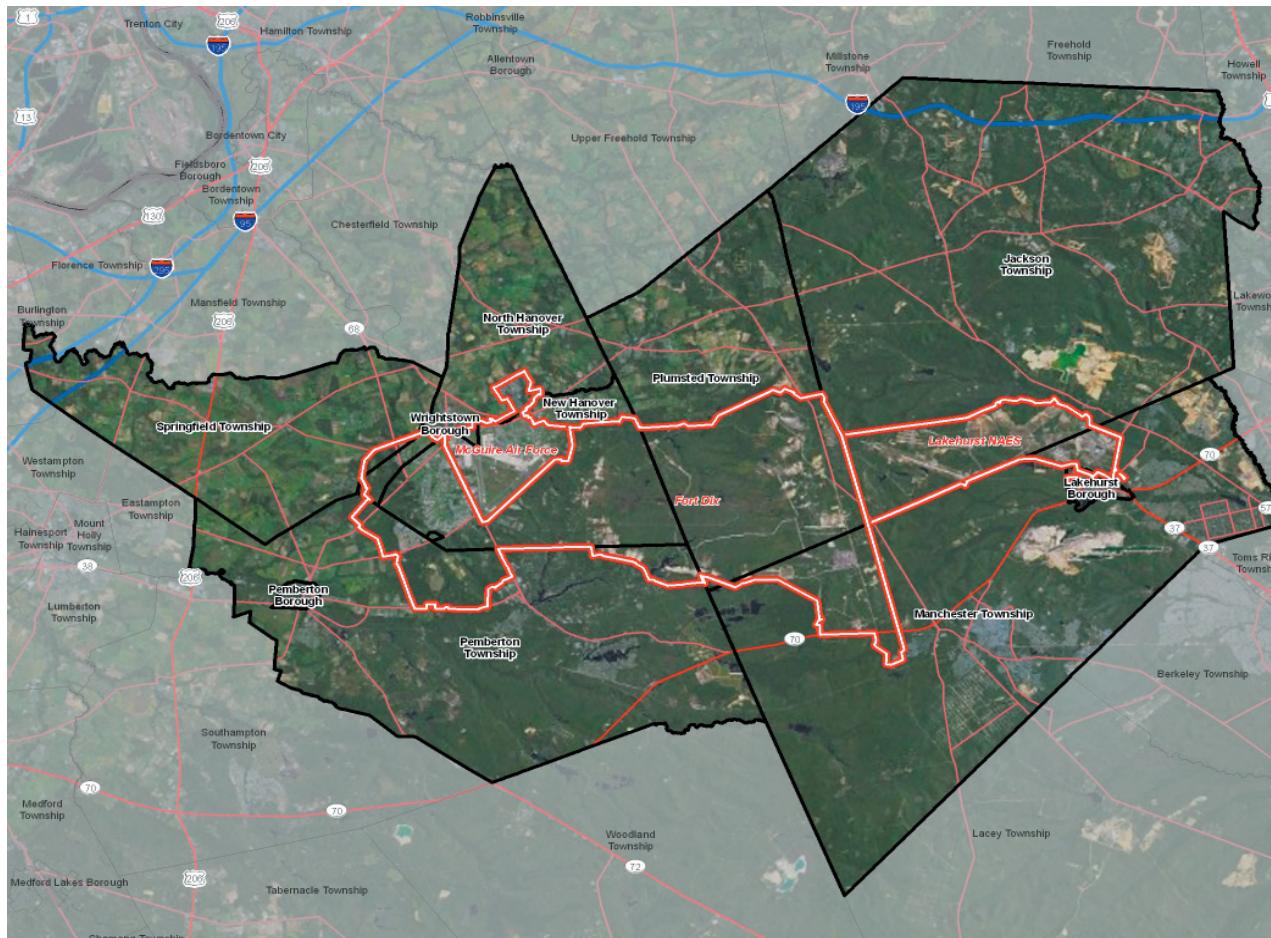
Joint Land Use Study for Counties of Ocean and Burlington



Section 3 - JLUS Study Area

The Joint Base McGuire-Dix-Lakehurst JLUS concentrated on the ten municipalities that are located near the Joint Base. Six municipalities are located in Burlington County and four are located in Ocean County as shown in Figure 3.1 and listed in Table 3.1.

Figure 3.1 JLUS Study Area



State Key Map

Table 3.1 Municipalities Involved in the JLUS

Within Ocean County	Within Burlington County
Jackson Township	New Hanover Township
Lakehurst Borough	North Hanover Township
Manchester Township	Pemberton Borough
Plumsted Township	Pemberton Township
	Springfield Township
	Wrightstown Borough

Ocean County

Ocean County is located in central New Jersey. Since Colonial times, the area of Ocean County has been rural in character, while supporting agricultural and fishing activities. During the late 1880's and through the 1900's Ocean County saw resort industry growth as part of the New Jersey Shore tourism. Many commercial activities in Ocean County were once associated with seasonal beach resorts. Since the 1950's the County has seen suburban growth as the population moved outward from the older urban centers in northern New Jersey into the less populated or rural areas of Ocean County. The 1954 opening of the Garden State Parkway allowed for an easier commute from the Ocean County area to job sectors in New York and northern New Jersey. Ocean County has two main transportation corridors, the Garden State Parkway running north-south of the County, and Interstate 195 running east-west of the County. U.S. Route 9 (a north-south highway) still remains a heavily traveled transportation corridor through the County. Development in Ocean County has occurred along the coastal beaches and in the corridor formed by the Garden State Parkway and US Route 9. Major interchanges along the Garden State Parkway have encouraged development along east-west corridors, such as County Routes 526 and 528, State Highway 37 and State Highway 72. Interstate 195, completed in its present state as of 1990, is playing an increasing role in the development of the northern portion of the County. The Interstate provides direct access to the major employment areas of Trenton to the west and Monmouth County to the northeast.

As of the 2000 U.S. Census, Ocean County was the fastest growing county in New Jersey. Almost all of the County's growth between 1960 and 2000 was due to in-migration rather than the natural increase in population. Ocean County had a population density of 800.68 (population/square mile) in 2000. Ocean County had a total population in 2000 of 510,916. According to the NJ Department of Labor, Ocean County is projected to have a population of 584,800 for 2009 indicating a 14% increase in population in roughly a decade. The New Jersey average increase was 4.8% growth during the same period. Ocean County had the largest percentage of persons aged 65 and over (22.2%) in the state in 2000.

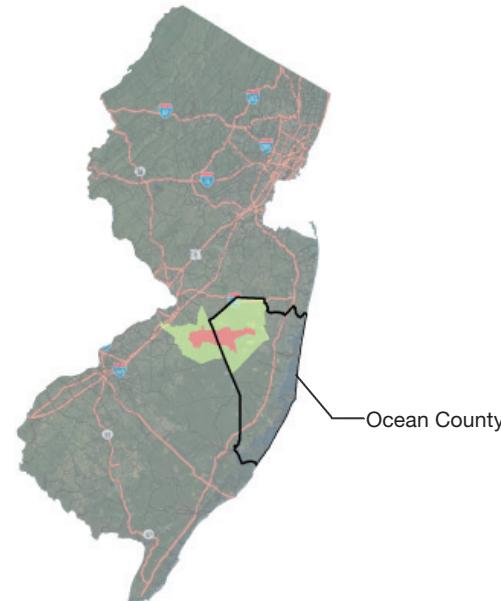
The U.S. Census Bureau released its 2000-2007 state and county housing unit estimates in August of 2008. New Jersey was estimated to have a 5.7% increase of housing units during the 2000-2007 time frame. New Jersey's growth was higher than Pennsylvania (4.3%) and

New York (3.4%) and was ranked 22nd in the nation. Ocean County added more housing units (24,410) than any other county in New Jersey.

The NJ Department of Labor predicts that New Jersey as a whole and Ocean County's labor force is projected to grow faster than its population. With the resulting population growth of recent years Ocean County's business sector has become increasingly diverse. The health care industry has been by far the fastest growing employment sector and is now the top employer in the County. Employment projections released by the NJ Department of Labor show that Ocean County will continue to be at the forefront of New Jersey employment growth well into the next decade.

The statistics may come from different years, but the growth scenario they present remain the same. Ocean County has seen population and housing growth at a faster rate than the rest of New Jersey and is projected to stay that way.

Figure 3.2 Ocean County Overview Map



Burlington County

Burlington County is the largest county in New Jersey covering 827 square miles and is comprised of 40 municipalities. The County is located in the Philadelphia-Camden metro area. Burlington County's development began back in the mid to late 1600's. Farming has historically been very prevalent in Burlington County. Proximity to waterways was also a principal factor in the early and successful growth for Burlington County. Burlington County is located to the east of the Delaware River, which is the boundary between New Jersey and Pennsylvania. The proximity to the River was an important factor for development in the area for agriculture, trade, and travel.

Burlington County has a diverse history with its growth in population closely aligning with the changing types of transportation and their associated patterns. Original patterns of development were closely influenced with the dependence on the Delaware River and tributaries changed with the development of the railroad and most recently influenced by highways and roads constructed in response to mass production of motor vehicles. Interstate Route 295 and State Route 206 are the two main north-south thruways in Burlington County. County Routes 70 and 38 are the major east-west thruways across the County. Burlington County is serviced by public transportation by the Riverline, a light rail transit system from Trenton to Camden with connections to NJ Transit (bus and rail transit), Amtrak, PATCO, and SEPTA trains.

Major populated areas in Burlington County still mostly remain along the Delaware River in Burlington City, Bordentown City, and Palmyra to name a few, and located near the Joint Base in Pemberton Township.

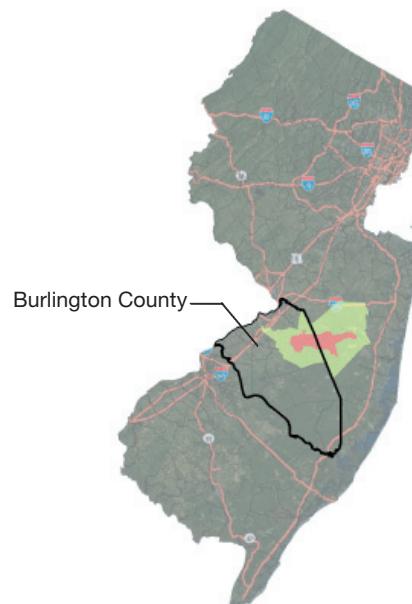
Farming is a major industry for Burlington County. The County has nearly 600 farms. More Burlington County acres are devoted to farming than any other county in the state, mostly producing sweet corn and fruit. The County is one the largest cranberry producing counties in the United States.

The County is also home to Burlington County College with campuses in Pemberton and Mt. Laurel and academic centers in Mt. Holly and Willingboro.

According to the U.S. 2000 Census, Burlington County had a population of 423,394. The County had a population density of 516.5 (population/square mile) at the time of the Census. According to population projections by the NJ Department of Labor, Burlington County is projected to have a population of 464,000 in 2009 indicating a 9.6% increase in population in roughly a decade. The New Jersey average increase was 4.8% growth during the same period.

As discussed within the Ocean County narrative, U.S. Census Bureau released its 2000-2007 state and county housing unit estimates in August of 2008. Burlington County was estimated to have over 13,000 new housing units in this time frame. This housing unit growth is above average when compared to other New Jersey counties.

Figure 3.3 Burlington County Overview Map



Section 3 - JLUS Study Area

JLUS Municipalities

The 10 municipalities within the JLUS consists of approximately 358 square miles. Of this, 224 square miles are within Ocean County and 134 square miles are within Burlington County. Combined, the ten municipalities had a population of 142,508 in 2000 and an estimated 2004 population of 153,970. For the JLUS municipalities in Ocean County, there were 91,541 residents in 2000 and an estimated 101,561 residents for 2004; in Burlington County there were 50,967 in 2000 and an estimated 52,409 residents for 2004. Figure 3.2 displays the breakdown of population for the JLUS municipalities projected for 2004 by Census block group. Estimates from 2004 were based from the 2000 U.S. Census demographics. The entire JLUS area was anticipated to have an 8% increase in population from 2000-2004. Much of this growth was projected for the Ocean County JLUS municipalities, 10.9%, compared to a 2.8% growth projected for the Burlington County JLUS municipalities.

Table 3.2 US Census 2000 Summary Demographics

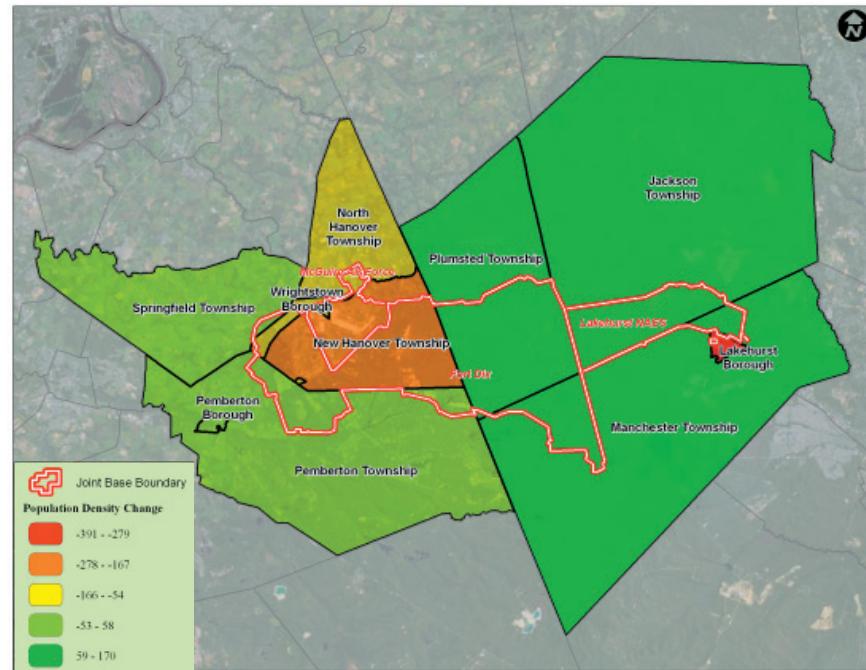
	Persons per household	Existing Households	Vacancy Rate (%)	Renter Occupied (%)
Ocean County JLUS Municipalities	2.5	38,244	6.5%	10%
Burlington County JLUS Municipalities	2.3	15,590	7.3%	32%

Source: U.S. Census 2000

According to the 2000 Census block group data, the JLUS municipalities in Ocean County had 2.5 persons per household, compared to 2.3 in Burlington County. In Ocean County the JLUS municipalities had 38,244 existing households. In Burlington County the JLUS municipalities had 15,590 existing households. Ocean County JLUS municipalities had a 6.5% vacancy rate and Burlington County JLUS municipalities were 7.3% while the state as a whole was 7.4%. Burlington County JLUS municipalities were 32% renter occupied and Ocean County JLUS municipalities were 10% renter occupied.

From 1980 to 2000, Jackson and Manchester Townships gained 170 and 132 persons per square mile (ppsm) respectively. During that same time period Plumsted Township (64 ppsm), Springfield Township (18 ppsm), and Pemberton Borough (18 ppsm) also saw an increase in

Figure 3.4 Summary of Population Density Change by JLUS Municipality (1980-2000)



their population density. The other five municipalities in the JLUS had decreasing population densities from 17 ppsm (Pemberton Township) to 385 ppsm (Lakehurst Borough). Overall from 1980 to 2000, the state of New Jersey gained an average 165 ppsm.

Figure 3.5 Median Income by JLUS Municipality (2000)

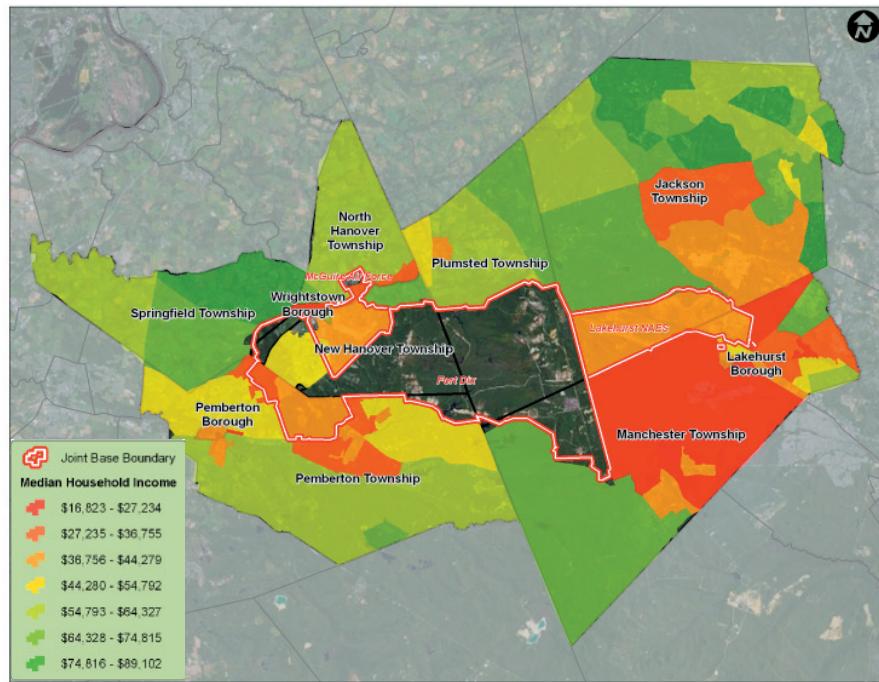
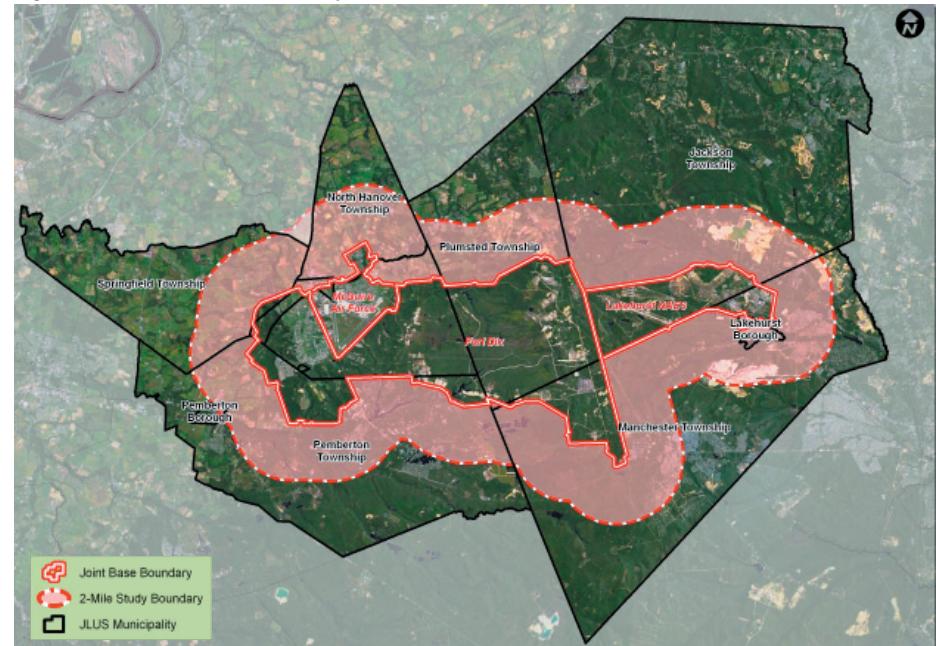


Figure 3.5 shows the 2000 median household income for the JLUS municipalities. Median household income for the state of New Jersey was \$55,000 in 2000. Median income for the entire Ocean County was \$64,000 and the Ocean County JLUS municipalities had a \$48,476 median income. Median income for the entire Burlington County was \$68,000 and the Burlington County JLUS municipalities had a \$40,952 median income for the same time period.

Joint Base 2 Mile Study Area

A study area has been defined and used within this JLUS document to discuss and evaluate land use topics. The JLUS study area is defined as a 2 mile zone around the Joint Base boundary. All ten JLUS municipalities have land area within this study area. The 2 mile study area was defined at the commencement of this JLUS because it was anticipated that such a zone would provide an appropriate area for the characterization of the Join Base installation influences (Figure 3.6). This distance was also established to define areas within which it would be important to promote awareness of the major military facilities in Burlington and Ocean County. Future growth potential for the JLUS municipalities, as detailed in Section 7, was determined within the 2 mile study area.

Figure 3.6 Joint Base 2-Mile Study Area



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