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April 28, 2016

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Mr. David G. Roberts, AICP
Maser Consulting, P.A.
331 Newman Springs Road
Red Bank, New Jersey 07701

**Re: Proposed Mixed-Use Redevelopment
Heritage Minerals Tract
Manchester Township, Ocean County**

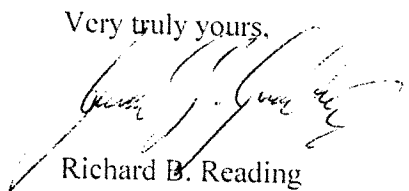
Dear Mr. Roberts:

Following the last meeting of the Working Group on April 21, 2016, I met with John Pagenkopf and Todd Poole week at Mr. Poole's office on April 25, 2016 to discuss the issues continuing to affect the fiscal implications of the revised redevelopment plan as outlined in the April 18, 2016 Fiscal Impact Analysis. As a result of these discussions, Mr. Pagenkopf authorized additional revisions that were intended to address the indicated shortfalls in school funding that were identified in the prior (April 18, 2016) Fiscal Impact Analysis. The results of these efforts were incorporated into the revised (April 26, 2016) Fiscal Impact Analysis produced by Mr. Poole.

Our expedited review of the revised plan, as depicted in the April 26, 2016 Fiscal Impact Analysis, indicate that the changes implemented have moved the redevelopment plan in the right direction. The inclusion of the total number of new residents and school children in the cost calculations, the increases in per pupil school costs and the conversion of 1,849 non age-restricted housing units to age-restricted housing units could now be estimated to yield a combined fiscal surplus for the Township and School District.

A review of the most recent revisions in the context of the overall redevelopment plan are summarized in the enclosed Memorandum.

Very truly yours,



Richard B. Reading

RBR/ta
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ECONOMIC, DEMOGRAPHIC AND FINANCIAL RESEARCH

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MEMORANDUM

TO: Heritage Minerals Working Group
Township of Manchester
1 Colonial Drive
Manchester, New Jersey 08759

FROM: Richard B. Reading

DATE: April 28, 2016

SUBJECT: Review of Fiscal Impact Analysis
Main Street Manchester Redevelopment Plan
Heritage Minerals Tract

The Township of Manchester is currently in the process of reviewing a proposal for a large-scale, mixed-use redevelopment that is contemplated for a portion of a 4,000 acre former sand quarry located in northeastern section of the Township just to the south of the Borough of Lakehurst. The current concept plans anticipate that the proposed development will be situated on approximately 1,900 acres, with 2,100 acres of open space provided. A prior settlement agreement allowed for an age-restricted development containing over 2,220 single-family homes on 1,000 acres of the disturbed portion of the property. The designation of the property as an area in need of redevelopment and the subsequent preparation of a "draft" redevelopment plan (Town Center Redevelopment Plan) now envision a compact, pedestrian-oriented Town Center for inter-generational living with a complement of retail and other commercial uses.

An examination of the current and historic characteristics of Manchester Township and the manner by which the Township derives its revenues and manages its appropriations is a precursor to a fiscal analysis of the proposed mixed-use development. Such an examination may furnish a useful insight into the nature of local fiscal operations and provide a benchmark by which changes attributable to new development may be measured and anticipated.

ECONOMIC, DEMOGRAPHIC AND FINANCIAL RESEARCH

Manchester Township

The site municipality is a sprawling community located in the northwestern portion of Ocean County along the County's boundary with Burlington County. The Township circumscribes the Borough of Lakehurst and is bounded by Plumsted Township, Jackson Township Toms River Township, Berkeley Township and Lacey Township in Ocean County and by Pemberton Township and Woodland Township in Burlington County. Manchester Township, itself, includes a land area of 81.62 square miles, or 12.98 percent of Ocean County's total land area of 628.78 square miles.

Population - Manchester Township experienced significant population growth during the 1970's and 1980's with modest increases thereafter:

	<u>Manchester Township Population Trends</u>					
	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2014</u>
Population	7,550	27,987	35,976	39,928	43,070	43,555
Change	-----	20,437	7,989	3,952	3,142	485
Percent Change	-----	170.7	28.5	11.0	7.9	1.1

A significant portion of the population growth occurring in Manchester Township in the 1970's and 1980's occurred in adult (age-restricted) communities and this development pattern is reflected in the Township's current population base. At the time of the 2010 Census, the median age of the Township's residents was 65.1 years and 34,657 of the Township's 43,070 total residents, or 80.5 percent were 55 years of age and older. According to the 2010 Census, the Township contained a total population of 43,070 persons, of which 42,295 persons occupied 22,840 of the Township's 25,586 total housing units. At this time (2009-2010 school year), there were 3,115 children enrolled in the Township's public schools. These statistics indicate that the average household in Manchester Township contained 1.852 persons, including 0.137 public school children.

Commercial Development - According to reports of the New Jersey Department of Labor, there were 1,631 persons covered by New Jersey Unemployment Compensation (covered jobs) employed within Manchester Township during 1985. Between 1985 and 1995, the Township's

private sector employment base increased by 785 jobs, to a total of 2,416 jobs in 1995. The Township experienced an increase of 702 jobs in its employment base during the ensuing ten year interval, with 3,115 jobs reported in Manchester during 2005. Since 2005, private sector employment in Manchester has increased, with 3,865 jobs reported in 2014, most recent data published by the New Jersey Department of Labor. As a result of these recent employment increases, Manchester's share of Ocean County's total employment has increased from 2.3 percent in 1995 to 2.9 percent in 2014. In 2014, Manchester Township contained 7.4 percent of Ocean County's total population and 2.9 percent of the County's total employment. Non-residential properties in Manchester Township are currently assessed at \$351.5 million and account for 10.9 percent of the Township total ratable base of \$3,232.3 million.

The Proposed Development

The most recent plans for the development of Main Street Manchester (April 26, 2016) contemplate a comprehensive redevelopment plan that would be constructed in four phases over a period of twenty years. As presently proposed, the redevelopment would encompass a mixture of residential and non-residential uses that, in the aggregate, include 6,543 housing units and 1,530,000 square feet of commercial space:

**Main Street Manchester
Project Summary**

<u>Residential</u>	<u>Units</u>
<u>Family</u>	
Multi-Family Rental	1,280
Townhouse	1,212
Single Family Detached	2,202
<u>Age-Restricted</u>	
Townhouse	<u>1,849</u>
Total Residential	6,543
 <u>Non-Residential</u>	 <u>Area (sf)</u>
Retail	300,000
Office	130,000
Hotel	100,000
Industrial	<u>1,000,000</u>
Total Non-Residential	1,530,000

As indicated in the preceding Project Summary, the proposed redevelopment is a sizeable project that, relative to the Township's current population and employment base, would represent increases of 36.0 percent and 42.5 percent, respectively.

Fiscal Implications

In support of the redevelopment proposal, the redeveloper has undertaken additional revisions to the Fiscal Impact Analysis (April 26, 2016) prepared by 4ward Planning. The Fiscal Impact Analysis presents a cumulative summary of the number and type of residential units and non-residential space. Estimates of the number of residents, public school children and employees are provided and based upon the demographic multipliers similar to those published by the Center for Urban Policy Research (CUPR). The revised (April 26, 2016) Fiscal Impact Analysis anticipates a total population of 15,757 persons including 1,791 public school children. These estimates are now somewhat higher than the total population of 14,468 persons including 1,671 public school children that were calculated (Table 4) using the standard (Statewide) demographic multipliers published by the Center of Urban Policy Research (CUPR).

Relative Growth - The revised (April 26, 2016) Fiscal Impact Analysis now more closely follows standard allocation procedures in the assignment of municipal and school district costs. In this regard, municipal service costs are no longer reduced by the proportion of new residents that are estimated to currently reside in Manchester, however, the number of new employees is adjusted (reduced) to account for new employees that are also Manchester residents. These most recent adjustments now assign residential municipal service costs to all (100) percent) of the number of estimated residents and 67 percent of the estimated number of employees.

School Children - The previous adjustment that was made with respect to the number of public school children, which assumed that 90 percent of the generated students would be new to Manchester Township, has been revised and now includes all (100 percent) of the generated students for cost calculations. Additionally, the phased school district costs, which assumed a Phase I cost

of \$1,681 per student, equal to 9.9 percent of the Township's current average per student cost of \$16,908, a Phase II cost of \$5,901, a Phase III cost of \$10,478 and a Phase IV cost of \$11,961 have been replaced with an "average annual per pupil school expenditure of \$16,000 at full buildout". During the 2015-16 school year, the Manchester Township School District has a total operating budget of \$50,216,031, of which \$41,933,692 (83.50 percent), is funded by property taxes. Relative to the number of students on roll in the school district, the current (2015-16) school district budget equates to \$16,908 per student, of which \$14,119 per student, is funded by local sources.

Assumptions - The 4ward Planning Fiscal Impact Analysis utilizes a cumulative and projected format that utilizes with assumptions as to increases in rental rates, sales prices, future tax rates, increases in municipal service costs, school capacity and educational costs. The uncertainties as to future conditions are the reason that fiscal studies are typically prepared as a static model where future speculations are diminished by evaluating a new project as if it had been the constructed, occupied and assessed in the current year. The static model provides an empirical basis where the variable is the new development, and is independent of assumed changes in price, values, revenues and costs. The fiscal model that has been utilized for Main Street Manchester is obviously a methodological preference, and alternative formats may be used, subject to further documentation for the basis of the assumptions and projections.

Recommendations

The future looking perspective of 4ward's Fiscal Impact Analysis and the Phase by Phase construction of the information contained therein yields a conclusion that the proposed redevelopment would have an overall, positive fiscal impact on the municipality and school district. The most recent (April 26, 2016) revisions have addressed many of the concerns that were identified in the three prior versions. These April 26, 2016 revisions and their likely impact upon the report's fiscal conclusions are re-examined in the context of the following concerns:

1. The prior reductions in the projected levels of population and public school children to account for existing residents for the purpose of costs calculations have been eliminated with costs now assigned to all new residents and all new students. The adjustment (reduction) of employment related costs by 33 percent to account for new employees that

are also residents has been retained in the revised analysis and may result in a minor understatement of non-residential costs. The assignment of non-residential costs to all new employees (as opposed to 67 percent of new employees) would be expected to have a nominal effect upon the overall fiscal implications.

2. Service costs for new residents, school children and employees may be equal to, greater than or less than the current per capita, per pupil and per employee expense ratios. Marginal cost assumptions (less than average) are appropriate in communities with excess capacities and/or where the incoming population represents a less service intensive demographic than the existing population base. A marginal cost adjustment is difficult to demonstrate in Manchester where there are 1.688 residents and 0.115 school children per housing unit, compared to 2.41 persons and 0.274 school children per housing unit within the proposed redevelopment.
3. The specific demographic multipliers utilized in the Fiscal Impact Analysis can be derived from the information presented on Page 14 of the revised (April 26, 2016) Fiscal Impact Analysis by dividing the number of residents and school children by the number of housing units. The demographic multipliers appear to vary somewhat from the standard CUPR demographic multipliers and, in these most recent revisions, yield higher estimates of total population and school children than would be estimated with the published demographic multipliers.
4. The basis for the projected per student costs in Phase I through IV that were a fraction (9.9 to 70.7 percent) of the current (2015-16) per student costs have been revised to an average per student cost of \$16,000, which is higher than the current tax-supported, per pupil expense of \$14,119. Any economies that could result from the expansion of the existing enrollment from 2,970 students to 4,761 students that would contribute to a constant per student cost of \$16,000 during the 20 year term of the proposed redevelopment should be further discussed.
5. The assumed decline in the enrollment of other Township students, amounting to a five percent decrease in every five year phase, is a continuing assumption in the revised (April 26, 2016) analysis and may be the basis for the unchanged per student costs over the 20 year term of the projection. If this additional capacity was not created by a decline in the enrollment from the Township's other households, the per student costs for the new students may need to be adjusted.
6. The proposed housing products contain a bedroom mix that has been adjusted in the April 26, 2016 revisions to reflect occupancies by smaller families that are typically targeted in Town Center developments. Additionally, the most recent (April 26, 2016) revisions have added an active adult (age-restricted) component of the redevelopment plan that replaces the 1,849 large townhouse units in the prior plans with 1,849 age-restricted townhouse units. This change reduces population and eliminates all school children from 28.3 percent (1,849 housing units) of the 6,543 total housing units.

7. The use of a net rent of \$15 per square foot for all commercial use has been revised in the most recent updates, which is appropriate in consideration of the fact that 65 percent of the total non-residential space is “distribution warehousing” space with a much lower net annual rent.
8. The current (April 26, 2016) Fiscal Impact Analysis replaces the 763 previously “age-targeted” housing units with 1,849 “age-restricted” housing units, thereby eliminating the potential for school children that existed with the prior “age-targeted” designation. The conversion of 1,849 of the total housing units to provide an active-adult component to the redevelopment plan is probably the most significant change incorporated into the April 26, 2016 revisions.
9. The net rental and capitalization rates for each of the non-residential components incorporated into the redevelopment plan has been useful in calculating the project values, assessments and annual tax revenues generated by the non-residential space.

The April 26, 2016 revisions to the redevelopment plan for the Heritage Minerals property have clarified most of the questions that arose in the prior reviews. Whereas, the amended plan and fiscal assumptions have resolved many concerns, the long term (20 year) nature of the projections is influenced by a variety of factors related to future rental rate, sales prices, municipal and school capacities, future tax rates and service costs. To avoid many of these uncertainties, fiscal analyses are typically prepared as a static evaluation that calculates the impact of the entire development as if it were complete, occupied and assessed in the current fiscal year. The static evaluation is empirically structured to limit the variable to the addition of the proposed development while all of other factors remain constant. In this regard a fiscal comparison of the project to the existing development in the municipality is often undertaken to determine whether the incoming ratable would be expected to be fiscally positive, or result in fiscal deficits.

The estimated fiscal effects of a new development, which result in tax revenues that may exceed, or be exceeded by, the allocated costs for the municipality and school district result from differences in the estimated levels of costs and revenues allocated to the proposed development. An examination of the relationships that exist between population, enrollment, valuation, and fiscal operations relative to the Township on the one hand, and the nature of the proposed development on the other, can disclose the underlying reason for the generation of a surplus, or a deficit, of revenues vis-a-vis tax-supported costs.

When a given budget is in balance, the measures of per capita and per pupil valuation express the amount of property tax base supportive of each service user (resident, student) in the local municipality. These measures can be used as a general indicator of whether a proposed development will normally be expected to generate surplus revenues (or deficits). Generally speaking, if the per capita and pupil valuations of a new development are greater than that which exists throughout the municipality, then a surplus situation would be anticipated by such development. This indicator holds true in fiscal situations where property tax revenues contribute the major portion of total revenues.

In Manchester Township, per capita and pupil valuations provide comparisons could be utilized to anticipate the forecasted results. During 2015, the Township's total valuation of \$3,232,274,585 amounted to \$73.923 per capita and \$1,088,308 per public school student. The revised (April 26, 2016) mixed-use redevelopment plan, with an estimated assessed valuation of \$1,645,709,100, yields a per capita valuation of \$104,443 and a pupil valuation of \$918,877. The tax base derived from the Main Street development is being added at a level that is 1.41 times the Township's existing per capita valuation and 84.4 percent of the Township's existing per student valuation.

Ratable Base and Per Capita Comparisons

	<u>Manchester Township</u>	<u>Heritage Minerals "Main Street"</u>
Assessed Valuation	\$3,232,274,585	\$1,645,709,100
Total Population	43,725	15,757
Public School Children	2,970	1,791
Per Capita Valuation	\$ 73.923	\$ 104,443
Per Pupil Valuation	\$ 1,088,308	\$ 918,877

The proposed mixed-use development with a total assessed valuation (residential and non-residential) of \$1,645,709,100 would generate a per capita valuation significantly greater than the Township's existing per capita valuation and could be expected to generate a substantial surplus for municipal operations. The per pupil valuation generated by the proposed mixed-use development,

now amounts to 84.4 percent of the Township's existing per pupil valuation and would, at current tax rates, result in a deficit for school district operations with "average" cost allocations. The deficit for the school district is not a deficiency of the proposed development but would accompany any residential development that generates public school children at a rate higher than the Township's existing per pupil ratable base and upon which the current property tax rates are predicated.

The revised (April 26, 2016) Fiscal Impact Analysis anticipates total annual property tax revenues of \$45,108,994 for the Township and School District upon the completion and occupancy of the entire redevelopment (Phase IV). These revenues (\$45,108,994) are reported to offset the allocated costs of \$40,765,906, resulting in an annual net fiscal impact of \$4,343,088 for the Township and School District:

**Main Street Manchester/Heritage Minerals
Net Fiscal Impacts (Revised April 26, 2016)
(At Completion - Phase IV)**

	<u>Municipal</u>	<u>School District</u>	<u>Combined</u>
Annual Tax Revenues	\$14,555,195	\$30,553,799	\$45,108,994
Project Service Costs	\$14,166,037	\$26,599,869	\$40,765,906
Net Fiscal Impact	\$ 389,158	\$ 3,953,930	\$ 4,343,088

To verify this conclusion and the magnitude of the indicated net fiscal impact, a cost/revenue comparison using a static analysis (as if the project had been completed, occupied and assessed in 2015) was undertaken using current tax rates, assessment ratios, municipal, school district budgets. This cost/revenue comparison reveals a combined municipal and school district surplus of \$1,107,910 plus a surplus of \$354,210 for County operations:

Main Street Cost/Revenue Comparisons (Completion 2015)

	<u>Municipal</u> <u>(\$0.662)</u>	<u>School</u> <u>(\$1.358)</u>	<u>County</u> <u>(\$0.467)</u>	<u>Total</u> <u>(\$2.487)</u>
<u>Tax Revenues</u>	\$10,894,590	\$22,348,730	\$7,685,460	\$40,928,780
<u>Costs</u>				
Residential	\$ 6,318,560	\$25,287,130	\$6,980,350	\$38,586,040
Non-Residential	\$ 529,720	\$ 0	\$ 350,900	\$ 880,620
Combined	\$ 6,848,280	\$25,287,130	\$7,331,250	\$39,466,660
Surplus (Deficit)	\$ 4,046,310	(\$ 2,938,400)	\$ 354,210	\$ 1,462,120

TABLE 1
MANCHESTER TOWNSHIP
HERITAGE MINERALS CONCEPT PLAN
PROJECT SUMMARY AND FISCAL COMPARISONS
(April 18, 2016 Revisions)

	<u>Project</u>	<u>Township</u>	<u>Project / Township-%</u>
<u>Residential</u>			
Housing Units	6,543	25,902	25.26
Average Value	\$247,396	\$119,036	207.83
Estimated Value	\$1,618,712,028	\$3,083,280,310	52.50
Assessment (.8936)	\$1,446,481,100	\$2,755,219,285	52.50
<u>Non-Residential</u>			
Value	\$222,950,000	\$533,857,766	41.76
Assessment (0.8936)	\$199,228,100	\$477,055,300	41.76
Employees	1,687	3,970	42.49
Assessment/Employee	\$118,096	\$120,165	98.28
Total Assessment	\$1,645,709,100	\$3,232,274,585	50.91
<u>Residential Ratios</u>			
Residential Valuation	\$1,446,481,100	\$2,755,219,285	52.50
Population	15,757	43,725	36.04
Pop/Housing Unit	2.408	1.688	142.65
Per Capita Resid Valuation	\$91,799	\$63,012	145.68
Public School Children (PSC)	1,791	2,970	60.30
PSC/Housing Unit	0.274	0.115	238.26
Per Pupil Resided Valuation	\$807,639	\$927,683	87.06
<u>Total Valuation Ratios</u>			
Total Valuation	\$1,645,709,100	\$3,232,274,585	50.91
Population	15,757	43,725	36.04
Pop/Housing Unit	2.408	1.688	142.65
Per Capita Total Valuation	\$104,443	\$73,923	141.29
Public School Children (PSC)	1,791	2,970	60.30
PSC/Housing Unit	0.274	0.115	238.26
Per Pupil Total Valuation	\$918,877	\$1,088,308	84.43
<u>Non-Residential</u>			
Value	\$222,950,000	\$533,857,766	41.76
Assessment (0.8936)	\$199,228,100	\$477,055,300	41.76
Employees	1,687	3,970	42.49
Assessment/Emp	\$118,096	\$120,165	98.28
<u>Assessment</u>			
	<u>Project</u>	<u>Township</u>	
Residential	\$1,446,481,100	\$2,755,219,285	52.50
Commercial	\$ 109,868,100	\$ 327,057,000	33.59
Industrial	\$ 89,360,000	\$ 24,436,600	365.68
Vacant, Farm Q	\$ 0	\$ 125,561,700	-----
Total	\$1,645,709,100	\$3,232,274,585	50.91

TABLE 2
RESIDENTIAL DEVELOPMENT SUMMARY
HERITAGE MINERALS CONCEPT PLAN - MANCHESTER TOWNSHIP
(Revised April 26, 2016)

PROJECT SUMMARY

Family	Units	Mo Rent	Value	Pop/HH	PSC/HH	Pop	PSC
Apt-1	120	\$1,500	\$144,000	1.560	0.060	187	7
Apt--2	<u>80</u>	<u>\$1,500</u>	<u>\$144,000</u>	<u>2.380</u>	<u>0.320</u>	<u>190</u>	<u>26</u>
Subtotal	200	\$1,500	\$144,000	1.885	0.165	377	33
TC Apt-1	648	\$1,500	\$144,000	1.552	0.060	1,006	39
TC Apt-2	<u>432</u>	<u>\$1,500</u>	<u>\$144,000</u>	<u>2.380</u>	<u>0.320</u>	<u>1,028</u>	<u>138</u>
Subtotal	1,080	\$1,500	\$144,000	1.883	0.164	2,034	177
Village Town-2	236	-----	\$200,000	1.995	0.140	471	33
Village Single-3	<u>237</u>	-----	<u>\$240,000</u>	<u>2.641</u>	<u>0.388</u>	<u>626</u>	<u>92</u>
Subtotal	473	-----	\$220,000	2.319	0.264	1,097	125
Small TH-2	488	-----	\$230,000	2.705	0.397	1,320	194
Small TH-3	<u>488</u>	-----	<u>\$230,000</u>	<u>3.686</u>	<u>0.603</u>	<u>1,799</u>	<u>294</u>
Subtotal	976		\$230,000	3.686	0.603	3,119	488
SFD-3 (5k)	120	-----	\$300,000	2.770	0.400	332	48
SFD-4 (5k)	0	-----	\$300,000	3.284	0.672	0	0
SFD-3 (8k)	983	-----	\$330,000	2.770	0.400	2,723	393
SFD-4 (8K)	0	-----	\$330,000	3.284	0.672	0	0
SFD-3 (10k)	517	-----	\$350,000	2.770	0.400	1,432	207
SFD-4 (10k)	<u>345</u>	-----	<u>\$350,000</u>	<u>3.284</u>	<u>0.672</u>	<u>1,133</u>	<u>232</u>
Subtotal	1,965	-----	\$336,941	2.860	0.448	5,620	880
<u>Age-Restricted</u>							
Large TH-3	1,849	-----	\$240,000	1.870	0.000	3,458	0
<u>Total</u>	6,543		\$247,396	2,517	0.328	15,757	1,791

**TABLE 3
NON-RESIDENTIAL DEVELOPMENT SUMMARY
HERITAGE MINERALS CONCEPT PLAN
(Revised April 26, 2016)**

<u>Non-Residential</u>	<u>Size (sf)</u>	<u>Emp/1,000sf.</u>	<u>Est Emp</u>	<u>Net Rent</u>	<u>Cap</u>	<u>Value (sf)</u>	<u>Est Value</u>
<u>Retail</u>							
In-Line Retail	57,000	3.50	200	\$20.00	8.5	\$235	\$ 13,395,000
Restaurant	22,000	4.50	99	\$20.00	8.5	\$235	\$ 5,170,000
Pharmacy	15,000	3.50	53	\$20.00	8.5	\$235	\$ 3,525,000
Route 37 Retail	200,000	3.50	700	\$20.00	8.5	\$235	\$ 47,000,000
Fitness Center	<u>6,000</u>	<u>1.00</u>	<u>6</u>	<u>\$20.00</u>	<u>8.5</u>	<u>\$235</u>	<u>\$ 1,410,000</u>
Subtotal	300,000	3.50	1,058	\$20.00	8.5	\$235	\$ 70,500,000
<u>Office</u>							
Medical Campus	80,000	2.70	216	\$22.00	8.0	\$275	\$ 22,000,000
Wellness Center	<u>50,000</u>	<u>0.25</u>	<u>13</u>	<u>\$22.00</u>	<u>8.0</u>	<u>\$275</u>	<u>\$ 13,750,000</u>
Subtotal	130,000	2.70	229	\$22.00	8.0	\$275	\$ 35,750,000
<u>Lodging</u>							
Hotel 200 Rooms	<u>100,000</u>	0.75/rm	<u>150</u>	<u>\$15.00</u>	9.0	<u>\$167</u>	<u>\$ 16,700,000</u>
Subtotal	100,000	0.75/rm	150	\$15.00	9.0	\$167	\$ 16,700,000
<u>Subtotal w/o industrial</u>	530,000		1,437	\$19.55	8.4	\$232	\$122,950,000
<u>Industrial</u>							
Warehouse/Flex	1,000,000	0.25	<u>250</u>	<u>\$ 8.00</u>	<u>8.0</u>	<u>\$100</u>	<u>\$100,000,000</u>
Subtotal	1,000,000	0.25	250	\$ 8.00	8.0	\$100	\$100,000,000
Total w/industrial	1,530,000	1.10	1,687	\$12.00	8.2	\$146	\$222,950,000

TABLE 4

HERITAGE MINERALS
(Revised April 26, 2016)

CUPR POPULATION ESTIMATES
New Jersey All Values

PROJECT SUMMARY

<u>Family</u>	Units	Pop/HH	PSC/HH	Pop	PSC
Apt-1	768	1.507	0.117	1,157	90
Apt--2	<u>512</u>	<u>2.303</u>	<u>0.098</u>	<u>1,179</u>	<u>50</u>
Subtotal	1,280	1.825	0.109	2,336	140
TH-2	724	1.997	0.126	1,446	91
TH-3	<u>488</u>	<u>2.655</u>	<u>0.381</u>	<u>1,296</u>	<u>186</u>
Subtotal	1,212	2.262	0.229	2,742	277
SFD-3	1,857	2.977	0.484	5,528	899
SFD-4	<u>345</u>	<u>3.744</u>	<u>0.872</u>	<u>1,292</u>	<u>301</u>
Subtotal	2,202	3.096	0.545	6,820	1,200
<u>Age-Restricted</u>					
TH2/3	1,849	1.390	0.000	2,570	0
<u>Total</u>	6,543	2.633	0.372	14,463	1,617

APPENDICES

- APPENDIX 1 Manchester Township Population Base 1990, 2000 and 2010
- APPENDIX 2 Manchester Township Age Characteristics 1970 to 2010
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APPENDIX 1

**MANCHESTER TOWNSHIP POPULATION BASE
1990, 2000 and 2010 CENSUS**

	<u>1990</u>	<u>2000</u>	<u>2010</u>
TOTAL POPULATION	35,976	38,928	43,070
Male	15,133	16,459	18,394
Female	20,823	22,469	24,676
AGE			
Under 5 years	1,116	1,019	1,148
5 to 17 years	3,233	3,165	3,295
18 to 20 years	663	630	681
21 to 24 years	683	739	1,230
25 to 44 years	5,005	5,234	5,410
45 to 54 years	1,468	2,934	3,625
55 to 59 years	921	1,688	2,557
60 to 64 years	2,081	2,309	3,854
65 to 74 years	10,019	8,250	9,027
75 to 84 years	8,965	9,315	8,340
85 years and over	1,822	3,645	3,903
Median age	68.2	67.7	65.1
Under 18 years	4,806	4,184	4,443
Percent of total population	12.1	10.7	10.32
65 years and over	20,806	21,210	21,601
Percent of total population	57.8	54.5	50.15
HOUSEHOLDS BY TYPE			
Total households	18,512	20,688	22,840
Family households (families)	10,732	10,814	11,688
Married-couple families	9,625	9,467	9,705
Percent of total households	52.0	45.8	42.5
Other family, male householder	235	312	461
Other family, female householder	872	1,026	1,522
Non family households	7,780	9,874	11,152
Percent of total households	42.0	47.7	48.8
Householder living alone	7,513	9,318	10,358
Householder 65 years and over	6,811	8,075	8,237
Persons living in households	35,206	38,200	42,295
Persons per household	1.90	1.85	1.85
Persons living in group quarters	770	728	775
Institutionalized persons	354	505	674
Other persons in group quarters	416	223	101

APPENDIX 2

MANCHESTER TOWNSHIP, SOMERSET COUNTY
1970, 1980, 1990, 2000

<u>Age Cohorts</u>	<u>1970 Census</u>		<u>1980 Census</u>		<u>1990 Census</u>		<u>2000 Census</u>		<u>2010 Census</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
0 - 4	447	5.9	1,141	4.1	1,116	3.1	1,019	2.6	1,148	2.67
5 - 9	438	5.8	994	3.6	1,264	3.5	1,185	3.0	1,223	2.84
10 - 14	349	4.6	816	2.9	1,317	3.7	1,255	3.2	1,241	2.88
15 - 19	366	4.8	919	3.2	1,105	3.1	1,168	3.0	1,285	2.98
20 - 24	607	8.0	719	2.52	893	2.5	926	2.4	1,126	2.61
25 - 29	319	4.3	1,078	3.8	1,005	2.8	1,110	2.9	1,206	2.80
30 - 34	246	3.3	1,190	4.3	1,329	3.7	1,110	2.9	1,184	2.75
35 - 54	750	9.9	2,011	7.2	4,139	11.5	5,948	15.3	6,645	15.43
55 - 59	349	4.6	1,159	4.1	921	2.6	1,688	4.3	2,557	5.94
60 - 64	802	10.6	2,933	10.5	2,081	5.8	2,309	5.9	3,854	8.95
65 - 74	2,295	30.4	10,205	36.5	10,019	27.8	8,250	21.2	9,027	20.96
75+	582	7.8	4,822	17.2	10,787	29.9	12,960	33.3	12,574	29.19
TOTALS	7,550	100.0	27,987	100.0	35,976	100.0	38,928	100.0	43,070	100.0
Median Age		54.1		66.0		68.2		67.7		65.1

APPENDIX 3

MANCHESTER TOWNSHIP, OCEAN COUNTY
RESIDENTIAL CONSTRUCTION
AUTHORIZED BY BUILDING PERMITS

<u>Year</u>	<u>Residential Units</u>	<u>Year</u>	<u>Residential Units</u>	<u>Year</u>	<u>Residential Units</u>	<u>Year</u>	<u>Residential Units</u>	<u>Year</u>	<u>Residential Units</u>	<u>Year</u>	<u>Residential Units</u>
1960	52	1970	630	1980	516	1990	48	2000	488	2010	3
1961	146	1971	662	1981	380	1991	47	2001	328	2011	1
1962	44	1972	1,550	1982	316	1992	78	2002	380	2012	1
1963	140	1973	1,621	1983	659	1993	81	2003	109	2013	2
1964	350	1974	539	1984	444	1994	135	2004	17	2014	5
1965	222	1975	674	1985	621	1995	47	2005	24	2015	5
1966	235	1976	1,488	1986	853	1996	83	2006	1		
1967	361	1977	1,279	1987	690	1997	347	2007	2		
1968	461	1978	1,287	1988	780	1998	520	2008	4		
1969	<u>447</u>	1979	<u>1,060</u>	1989	<u>125</u>	1999	<u>408</u>	2009	<u>1</u>		
Sub- Total 1960-69	2,458	Sub- Total 1970-79	10,790	Sub- Total 1980-89	5,384	Sub- Total 1990-99	1,794	Sub- Total 2000-09	1,354	Sub- Total 2010-15	17

Source: New Jersey Department of Labor, Division of Planning and Research, Office of Demographic and Economic Analysis, Residential Building Permits, Annual Summaries 1960-2015.

APPENDIX 4

MANCHESTER TOWNSHIP HOUSING PROFILE
1990, 2000 and 2010 CENSUS

	<u>1990</u>	<u>2000</u>	<u>2010</u>
TOTAL HOUSING UNITS	20,790	22,681	3,816
Occupied housing units	18,512	19,020	3,586
Owner occupied	17,630	19,020	1,790
Percent owner occupied	95.2	91.9	49.9
Renter occupied	882	1,688	1,796
Vacant housing units	2,278	1,993	230
For seasonal, recreational, or occasional use	306	508	7
Homeowner vacancy rate (percent)	5.9	3.3	2.8
Rental vacancy rate (percent)	16.4	8.0	5.0
Persons per owner-occupied unit	1.89	1.84	2.87
Persons per renter-occupied unit	2.21	1.88	2.91
UNITS IN STRUCTURE			
1-unit, detached	8,308	9,940	*
1-unit, attached	7,290	7,028	*
2 to 4 units	2,837	2,973	*
5 to 9 units	192	282	*
10 or more units	433	922	*
Mobile home, trailer, other	1,730	1,536	*
VALUE			
Specified owner-occupied units	12,861	14,739	*
Less than \$50,000	1,271	3,035	*
\$50,000 to \$99,999	6,074	6,058	*
\$100,000 to \$149,999	4,203	4,100	*
\$150,000 to \$199,999	1,181	1,054	*
\$200,000 to \$299,999	113	436	*
\$300,000 or more	19	56	*
Median (dollars)	92,500	85,000	*
CONTRACT RENT			
Specified renter-occupied units paying cash rent	724	1,659	*
Less than \$250	174	66	*
\$250 to \$499	109	231	*
\$500 to \$749	187	189	*
\$750 to \$999	94	419	*
\$1,000 or more	160	275	*
Median (dollars)	587	940	*

* Detailed housing characteristics from the 2010 Census are not available.

**APPENDIX 5
MANCHESTER TOWNSHIP, OCEAN COUNTY
PUBLIC SCHOOL ENROLLMENT**

<u>School Year</u>	<u>Students Enrolled</u>	<u>Net Cost/ Student</u>
1975-76	1,158	1,676
1980-81	2,090	2,590
1981-82	2,109	2,977
1982-83	2,214	3,327
1983-84	2,275	4,186
1984-85	2,395	4,201
1985-86	2,515	4,216
1986-87	2,520	4,793
1987-88	2,588	5,185
1988-89	2,645	5,820
1989-90	2,647	6,852
1990-91	2,715	6,946
1991-92	2,662	7,589
1992-93	2,774	7,742
1993-94	2,724	8,259
1994-95	2,770	7,472
1995-96	2,762	7,838
1996-97	2,755	8,093
1997-98	2,772	8,590
1998-99	2,864	8,649
1999-00	2,886	9,189
2000-01	2,979	9,149
2001-02	3,054	10,839
2002-03	3,090	9,706
2003-04	3,084	10,631
2004-05	3,088	11,174
2005-06	3,080	11,833
2006-07	3,129	12,090
2007-08	3,129	12,692
2008-09	3,045	13,740
2009-10	3,115	13,261
2010-11	3,078	13,749
2011-12	2,954	14,833
2012-13	2,895	15,441
2013-14	2,864	15,915
2014-15	2,957	16,768
2015-16	2,970	16,907

Source: Rutgers University, Bureau of Government Research and Department of Government Service, New Jersey Legislative District Data Book (1976-2011); NJ Dept of Education, 2012- 2014. The net cost per pupil is the general fund budget per pupil, as implemented under the Comprehensive Educational Improvement and Financing Act, and is equal to the sum of general fund tax levy, budgeted general fund balance, miscellaneous revenue and most forms of state formula aid. The per pupil cost calculated for the 2012-13, 2013-14 and 2014-15 school years reflect total operating expenditures

APPENDIX 6

PRIVATE SECTOR EMPLOYMENT
COVERED BY NEW JERSEY UNEMPLOYMENT COMPENSATION
MANCHESTER TOWNSHIP, OCEAN COUNTY
(Covered Jobs)

<u>Year</u>	<u>Manchester Township</u>	<u>Ocean County</u>	<u>County(%)</u>
1975	1,098	45,570	2.4
1980	1,175	59,569	2.0
1981	1,308	62,352	2.1
1982	1,181	64,369	1.8
1983	1,223	69,407	1.8
1984	1,445	74,538	1.9
1985	1,631	78,133	2.1
1986	1,800	83,454	2.2
1987	2,011	88,501	2.3
1988	1,474	89,683	1.6
1989	1,708	92,090	1.9
1990	1,804	89,738	2.0
1991	1,646	87,054	1.9
1992	1,770	89,913	2.0
1993	1,956	94,148	2.1
1994	1,898	99,196	1.9
1995	2,416	103,633	2.3
1996	2,489	103,508	2.4
1997	2,552	105,220	2.4
1998	2,516	105,520	2.4
1999	2,616	106,243	2.5
2003	2,813	119,539	2.4
2004	2,905	121,690	2.4
2005	3,118	123,350	2.5
2006	3,324	125,580	2.6
2007	3,492	126,187	2.8
2008	3,725	125,671	3.0
2009	3,821	122,640	3.1
2010	3,692	122,782	3.0
2011	3,680	124,027	3.0
2012	3,658	125,892	2.9
2013	3,732	130,829	2.9
2014	3,865	132,882	2.9

Source: New Jersey Department of Labor, Division of Planning and Research, Office of Demographic and Economic Analysis, New Jersey Covered Employment Trends.

Note: Employment is as of September 30th.

APPENDIX 7

MANCHESTER TOWNSHIP, OCEAN COUNTY
 RATABLE BASE COMPOSITION
 LOCAL USE REVENUES AND TAXES

<u>Year</u>	<u>Assessed</u>	Valuation <u>Equalized</u>	Percent <u>Comm/Ind</u>	State <u>Eq. Ratio</u>	Local Use <u>Budget</u>	Average Residential <u>Tax</u>
2000	\$1,619,883,758	\$1,619,883,758	8.46	95.99	\$20,647,143	\$2,250
2015	\$3,232,274,585	\$3,617,138,076	10.87	89.36	\$32,153,971	\$3,904

Source: New Jersey Department of Community Affairs, Division of Local Government Services, Annual Reports, 2000; Ocean County Board of Taxation, 2015.

APPENDIX 8

MANCHESTER TOWNSHIP, OCEAN COUNTY
AVERAGE RESIDENTIAL ASSESSMENTS AND TAXES¹

<u>Year</u>	<u>Average Residential Assessment</u>	<u>Average Equalized Residential Assessment</u>	<u>Total Tax</u>	<u>Local Use</u>	PROPERTY TAXES	
					<u>School District</u>	<u>County</u>
2000	\$88,876	\$92,589	\$2,250	\$502	\$1,237	\$511
2015	\$156,988	\$175,680	\$3,904	\$1,039	\$1,132	\$733

Source: New Jersey Department of Community Affairs, Division of Local Government Services, Annual Reports, 2000; Ocean County Board of Taxation, 2010.

¹Class 2 Residential Properties.

APPENDIX 9

MUNICIPAL DATA - 2015
MANCHESTER TOWNSHIP, OCEAN COUNTY

A. Current Assessments:

<u>Property Class</u>	<u>Assessment</u>	<u>Percent</u>	<u>Parcels</u>
1 Vacant Land	\$ 124,982,600	3.87	3,563
2 Residential	\$2,490,770,585	77.06	15,866
3a Farm-Regular	\$ 5,087,200	0.16	17
3b Farm-Qualified	\$ 579,100	0.02	35
4a Commercial	\$ 327,057,000	10.12	136
4b Industrial	\$ 24,436,600	0.76	10
4c Apartments	\$ 259,361,500	8.02	31
 <u>Summary</u>			
Residential*	\$2,755,219,285	85.24	15,914
Commercial/Industrial	\$ 351,493,600	10.87	146
Vacant Land, Farm-Q	<u>\$ 125,561,700</u>	<u>3.88</u>	<u>3,598</u>
Total	\$3,232,274,585	100.00	19,658

B. Current Tax Structure:

<u>Rate Per \$100</u>	<u>Percent</u>	<u>Tax Rate</u>
Municipal Purpose	26.62	\$0.662
Local School	54.60	\$1.358
County	<u>18.78</u>	<u>\$0.467</u>
Total	100.00	\$2.487

C. Local Use Appropriations:

	<u>Percent</u>	<u>Amount</u>
Municipal Purposes within CAPS	87.14	\$28,017,788
Total Operation - Excluded from CAPS	4.05	\$ 1,301,130
Capital Improvements	0.23	\$ 75,000
Municipal Debt Serve	4.93	\$ 1,585,678
Deferred Charges	0.51	\$ 165,000
Reserve for Uncollected Taxes	<u>3.14</u>	<u>\$ 1,009,375</u>
Total General Appropriations	100.00	\$32,153,971

D. General Revenues - Local Use:

	<u>Percent</u>	<u>Amount</u>
Revenue from Property Taxes	65.67	\$21,116,544
Miscellaneous Revenues	26.57	\$ 8,544,746
Surplus Revenues	5.33	\$ 1,712,681
Delinquent Taxes	<u>2.43</u>	<u>\$ 780,000</u>
Total General Revenues	100.00	\$32,153,971

* Includes Class 2, 3a, and 4c properties

Note: Assessment Ratio is 89.36 percent