

Transit Village Monitoring Research

Building Permit Data: 1999-2004

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October 2005

www.policy.rutgers.edu/tod/transitvillages

Summary

Since 1999 the New Jersey Transit Village Initiative is showing impressive results in construction investment in the 16 designated Transit Village districts:

- \$521.9 million total construction activity
 - \$330.9 million non-residential
 - \$191.0 million residential
- 879 net housing units added

The “First Generation” Transit Villages (Morristown, Pleasantville, Rahway, Riverside, Rutherford, South Amboy, and South Orange) represent \$236.8 million of the total. They have exhibited steady growth from \$1.7 million in 1999 to over \$50 million in 2004. Yearly growth rates over the period far exceed those for the state. Planning and redevelopment efforts in these designated Transit Villages are clearly having a positive economic effect.

The “Second Generation” Transit Villages (those named from 2003 – 2005: Belmar, Bloomfield, Bound Brook, Collingswood, Cranford, Journal Square/Jersey City, Matawan, Metuchen, and New Brunswick) represent \$285.1 million in building investment in just two years. The more urban communities of Bloomfield and New Brunswick were primarily responsible for this performance. However, Bloomfield (\$129.2 million) was essentially non-residential construction, whereas New Brunswick (\$101 million) was largely for housing.

Housing production across all Transit Villages has been somewhat light over the six year period — 628 for the First Generation and 251 for the Second Generation Villages. On the other hand, it appears that the emphasis on non-residential improvements has been necessary to set the stage for a more attractive housing market. Many residential projects are now in production after extensive improvements in downtown areas. Future years should show a substantial increase in new units added.

In looking at location of investment it seems that more residential construction is found within a ¼ mile of the transit station while more non-residential building is taking place between ¼ mile and ½ mile. This trend may be purely by accident but is worth watching — is available land closer to the station more valuable to developers as residential than non-residential?

Finally, some Villages are doing better than others. Some have encountered unexpected delays and some have not been successful in attracting investment. While projects are many years in the making and highly dependent on general economic and demographic factors, the Transit Village Initiative Task Force may wish to revisit the strategies of selected Villages in an effort to bolster their progress.

Introduction

The New Jersey Transit Village Initiative, coordinated by the New Jersey Department of Transportation (NJDOT), is a state program that seeks to revitalize and grow selected communities with transit as an anchor. The anticipated benefits of this endeavor include increased transit ridership, economic revitalization, and growth of the housing stock. The program, which was formulated in 1998, named its first Transit Villages (TVs) in 1999. By the end of August 2005, the program had grown to 16 designated Villages.¹ The first seven Transit Villages (Morristown, Pleasantville, Rahway, Riverside, Rutherford, South Amboy, and South Orange) which were designated prior to 2003, are described as “First Generation” Transit Villages.² The remaining nine Transit Villages (Belmar, Bloomfield, Bound Brook, Collingswood, Cranford, Jersey City/Journal Square, Matawan, Metuchen, New Brunswick, designated from 2003 – 2005, are referred to as the “Second Generation Transit Villages”.

In a previous VTC report, “Assessing the Impacts of the Transit Village Initiative — Implementation of the Assessment Tool: Measuring Economic Activity”,³ VTC utilized building permit data from the New Jersey Department of Community Affairs (NJCA) to compile construction investment in the First Generation TVs from 1999 – 2003. In this current study the analysis is broken up as follows:

- Overall performance (Table A)
- First Generation TVs 1999 – 2004 with growth comparison to state levels (Tables A-1, A-2 and Appendix I)
- Second Generation TVs 2003 – 2004 (Tables C-1, C-2 and Appendix II)

Construction information is shown as non-residential or residential (new or rehab, and number of new housing units created). Using property tax parcel data (lot/block) further delineation is noted as “0 – 1/4 mile” or “1/4 – 1/2 mile” from the transit station. “Fringe” areas are shown where parcel records are not digitized.⁴

Overall Performance

As shown in Table A, over the period 1999 – 2004 the New Jersey Transit Village Initiative has seen nearly \$522 million in construction investment. Of this amount approximately 37% (\$190.9 million) is attributable to new or rehabbed residential activity and represents the addition of 879 units to the housing stock. Some Transit Villages are currently showing loss of units due to the redevelopment efforts underway.

¹ A 17th Village, Netcong, was named in the fall of 2005.

² As described in a companion report in this study, “Transit Village Monitoring Research - Demographic Data”.

³ Wells and Renne, 2004. See the website <http://policy.rutgers.edu/vtc/tod>

⁴ In cases where electronic information is not available, paper tax maps showing block information are relied on. “Fringe” areas are those blocks intersected by the 1/2 mile circle circumference and more than 50% of the area of the block appears to be within the circle.

Table A
All New Jersey Transit Villages
Residential and Non-residential Construction Activity
Summary 1999 - 2004

Municipality	Total Construction Activity	Non-residential	Residential	Housing Unit Change
Total				
Belmar	* \$ 3,116,889	\$ 344,201	\$ 2,772,688	-2
Bloomfield	* \$ 129,226,060	\$ 126,755,064	\$ 2,470,996	-5
Bound Brook	* \$ 2,227,241	\$ 915,750	\$ 1,311,491	4
Collingswood	* \$ 4,708,815	\$ 1,622,547	\$ 3,086,268	1
Cranford	* \$ 22,463,558	\$ 11,974,950	\$ 10,488,608	7
Jersey City	** \$ 8,624,433	\$ 3,618,090	\$ 5,006,343	19
Matawan	* \$ 803,701	\$ 523,179	\$ 280,522	0
Metuchen	* \$ 12,891,028	\$ 3,460,645	\$ 9,430,383	11
Morristown	\$ 41,649,791	\$ 24,810,452	\$ 16,839,339	250
New Brunswick	** \$ 101,063,831	\$ 7,003,132	\$ 94,060,699	216
Pleasantville	\$ 8,155,519	\$ 5,571,011	\$ 2,584,508	9
Rahway	\$ 131,222,871	\$ 116,132,691	\$ 15,090,180	140
Riverside	\$ 21,259,795	\$ 17,866,790	\$ 3,393,005	27
Rutherford	\$ 9,726,720	\$ 6,337,927	\$ 3,388,793	3
South Amboy	\$ 4,038,376	\$ 1,360,176	\$ 2,678,200	-2
South Orange	\$ 20,739,447	\$ 2,647,435	\$ 18,092,012	201
Grand Total	\$ 521,918,075	\$ 330,944,040	\$ 190,974,035	879
1999	\$ 1,712,410	\$ 996,354	\$ 716,056	1
2000	\$ 6,077,247	\$ 4,986,439	\$ 1,090,808	151
2001	\$ 104,993,078	\$ 90,427,610	\$ 14,565,468	210
2002	\$ 32,853,008	\$ 27,126,269	\$ 5,726,739	27
2003	\$ 62,549,123	\$ 33,989,227	\$ 28,559,896	97
2004	\$ 313,733,209	\$ 173,418,141	\$ 140,315,068	393
Grand Total	\$ 521,918,075	\$ 330,944,040	\$ 190,974,035	879

Note: 2004 data was not available for South Amboy
* 2003 and 2004 only
** 2004 only
Source: NJ Department of Community Affairs; Morristown, South Amboy, and South Orange building departments

First Generation TVs

Table A-1 summarizes the performance of the First Generation TVs over 1999 – 2004: a total of \$236.8 million construction investment and 628 additional housing units created. Most of the activity has been directed at non-residential projects (\$174.7 million). In general, the trend has been a steady increase of building over the period — from \$1.7 in 1999 to \$50.7 million in 2004.

Rahway overshadows the other TVs at \$131.2 million in authorized construction value over the six-year period. This amount is primarily non-residential (\$116.1 million) and reflects new public buildings built in during the period (city hall, library, recreation

center, etc). Morristown is a distant second at \$41.6 million. However, Morristown leads in the number of housing units created (250) followed by South Orange (201) and Rahway (140).

Table A-1				
New Jersey 1st Generation Transit Villages				
Residential and Non-residential Construction Activity				
Summary 1999 - 2004				
Municipality	Total Construction Activity	Non-residential	Residential	Housing Unit Change
Total				
Morristown	\$ 41,649,791	\$ 24,810,452	\$ 16,839,339	250
Pleasantville	\$ 8,155,519	\$ 5,571,011	\$ 2,584,508	9
Rahway	\$ 131,222,871	\$ 116,132,691	\$ 15,090,180	140
Riverside	\$ 21,259,795	\$ 17,866,790	\$ 3,393,005	27
Rutherford	\$ 9,726,720	\$ 6,337,927	\$ 3,388,793	3
South Amboy	\$ 4,038,376	\$ 1,360,176	\$ 2,678,200	-2
South Orange	\$ 20,739,447	\$ 2,647,435	\$ 18,092,012	201
Grand Total	\$ 236,792,519	\$ 174,726,482	\$ 62,066,037	628
1999	\$ 1,712,410	\$ 996,354	\$ 716,056	1
2000	\$ 6,077,247	\$ 4,986,439	\$ 1,090,808	151
2001	\$ 104,993,078	\$ 90,427,610	\$ 14,565,468	210
2002	\$ 32,853,008	\$ 27,126,269	\$ 5,726,739	27
2003	\$ 40,419,385	\$ 23,548,759	\$ 16,870,626	85
2004	\$ 50,737,391	\$ 27,641,051	\$ 23,096,340	154
Grand Total	\$ 236,792,519	\$ 174,726,482	\$ 62,066,037	628
Note: No 2004 data was available for South Amboy				
Source: NJ Department of Community Affairs; Morristown, South Amboy, and South Orange building departments				

Less exciting have been the results for Pleasantville, Riverside, Rutherford and South Amboy. Pleasantville continues to suffer from a lack of activity in the main commercial area near the bus station. Redevelopment on Lakes Bay (outside the TV district), however, is showing more success. Riverside has been hampered by the opening delay of the RiverLINE light rail system. Rutherford, whose train station is shared with East Rutherford, is almost built out. Only a few units have been produced from conversion of second floor office space in the downtown area to residential use. However, the completion of the Boiling Springs mixed-used project near the train station will add more units. Unfortunately, no data was available from South Amboy for 2004.⁵ There has

⁵South Amboy reports manually to NJDCA. Furthermore, the staff in the building department is part-time. VTC will attempt to get this information when the staff is available to assist with retrieving the documentation.

been a great deal of construction activity in the Light House Bay project but most of this development is just outside the ½-mile circle Transit Village District.

Table A-2				
New Jersey 1st Generation Transit Villages				
Residential and Non-residential Construction Activity				
Summary 1999 - 2004 By Location				
Municipality	Total Construction Activity	Non-residential	Residential	Housing Unit Change
0-1/4 mile				
Morristown	\$ 13,834,676	\$ 4,543,562	\$ 9,291,114	87
Pleasantville	\$ 4,346,889	\$ 3,934,176	\$ 412,713	0
Rahway	\$ 11,255,975	\$ 9,167,246	\$ 2,088,729	-2
Riverside	\$ 1,769,670	\$ 850,526	\$ 919,144	7
Rutherford	\$ 4,640,812	\$ 3,683,471	\$ 957,341	0
South Amboy	\$ 1,600,803	\$ 765,112	\$ 835,691	0
South Orange	\$ 15,769,071	\$ 2,228,751	\$ 13,540,320	199
Total	\$ 53,217,896	\$ 25,172,844	\$ 28,045,052	291
1/4-1/2 mile				
Morristown	\$ 18,591,495	\$ 15,994,748	\$ 2,596,747	149
Pleasantville	\$ 3,297,762	\$ 1,628,935	\$ 1,668,827	5
Rahway	\$ 106,018,808	\$ 104,759,615	\$ 1,259,193	-5
Riverside	\$ 18,030,579	\$ 16,492,569	\$ 1,538,010	13
Rutherford	\$ 4,728,574	\$ 2,571,121	\$ 2,157,453	3
South Amboy	\$ 2,080,567	\$ 564,918	\$ 1,515,649	-2
South Orange	\$ 3,881,973	\$ 394,591	\$ 3,487,382	2
Total	\$ 156,629,758	\$ 142,406,497	\$ 14,223,261	165
fringe				
Morristown	\$ 9,223,620	\$ 4,272,142	\$ 4,951,478	14
Pleasantville	\$ 510,868	\$ 7,900	\$ 502,968	4
Rahway	\$ 13,948,088	\$ 2,205,830	\$ 11,742,258	147
Riverside	\$ 1,459,546	\$ 523,695	\$ 935,851	7
Rutherford	\$ 357,334	\$ 83,335	\$ 273,999	0
South Amboy	\$ 357,006	\$ 30,146	\$ 326,860	0
South Orange	\$ 1,088,403	\$ 24,093	\$ 1,064,310	0
Total	\$ 26,944,865	\$ 7,147,141	\$ 19,797,724	172
Grand Total	\$ 236,792,519	\$ 174,726,482	\$ 62,066,037	628
Note 1: There is no 2004 data available for South Amboy				
Note 2: There are no 2004 calculations for Rutherford and Pleasantville "fringe" areas because digital parcels are now available, eliminating the need for a "fringe" classification.				
Source: NJ Department of Community Affairs; Morristown, South Amboy, and South Orange building departments				

Table A-2 indicates that 46% of the housing units have been built within ¼-mile of the transit station, 26% between ¼ and ½ mile, and 27% at the fringe of the Transit Village

district. Non-residential construction has been concentrated (almost 82%) between the ¼ – ½ mile area.

Table A-3 compares the growth performance of the First Generation TVs with the overall New Jersey level. Although Rahway's public buildings distort the 2000 – 2001 change, the trend of the TVs is steady economic growth generally surpassing that of the state.

		1st Generation Transit Villages		State	
1999	Residential	\$	716,065	\$	5,377,163,097
	Non-Residential		996,361		5,207,004,433
	Total 1999	\$	1,712,426	\$	10,584,167,530
2000	Residential	\$	1,090,814	\$	5,575,603,756
	Non-Residential		4,986,447		5,812,079,758
	Total 2000	\$	6,077,261	\$	11,387,683,514
2001	Residential	\$	14,380,970	\$	5,756,546,492
	Non-Residential		90,427,612		6,250,910,138
	Total 2001	\$	104,808,582	\$	12,007,456,630
2002	Residential	\$	6,022,692	\$	6,210,486,721
	Non-Residential		27,126,271		5,869,455,378
	Total 2002	\$	33,148,963	\$	12,079,942,099
2003	Residential	\$	16,870,626	\$	6,674,318,674
	Non-Residential		23,548,759		5,474,429,133
	Total 2003	\$	40,419,385	\$	12,148,747,807
2004	Residential	\$	23,096,340	\$	7,972,659,530
	Non-Residential		27,641,051		6,301,672,320
		\$	50,737,391	\$	14,274,331,850
TOTAL	Residential	\$	62,137,437	\$	37,566,778,270
1999-2004	Non Residential	\$	174,726,501	\$	34,915,551,160
	Total 1999-2004	\$	236,863,938	\$	72,482,329,430
ANNUAL CHANGE IN BUILDING PERMIT ACTIVITY					
1999-2000			255%		8%
2000-2001			1625%		5%
2001-2002			-68%		1%
2002-2003			22%		1%
2003-2004			26%		17%
Source: NJ Department of Community Affairs; Morristown, South Amboy, and South Orange building departments					

Tables B-1 through B-7, showing detail by municipality, are contained in Appendix I.

Second Generation TVs

Table C-1 illustrates that over the period 2003 – 2004 the Second Generation TVs have amassed \$285.1 in construction investment, surpassing the six-year record of their older sibling TVs. This is primarily the result of the activity of the more urban communities New Brunswick (\$101 million) and Bloomfield (\$129.2 million). However, in New Brunswick the emphasis is on housing: \$94 million representing 216 units. In Bloomfield the work is almost exclusively non-residential (\$126.8 million) due in part to the major expansion of the high school that is located within the TV district.

Municipality	Total Construction Activity	Non-residential	Residential	Housing Unit Change
Belmar	\$ 3,116,889	\$ 344,201	\$ 2,772,688	-2
Bloomfield	\$ 129,226,060	\$ 126,755,064	\$ 2,470,996	-5
Bound Brook	\$ 2,227,241	\$ 915,750	\$ 1,311,491	4
Collingswood	\$ 4,708,815	\$ 1,622,547	\$ 3,086,268	1
Cranford	\$ 22,463,558	\$ 11,974,950	\$ 10,488,608	7
Jersey City *	\$ 8,624,433	\$ 3,618,090	\$ 5,006,343	19
Matawan	\$ 803,701	\$ 523,179	\$ 280,522	0
Metuchen	\$ 12,891,028	\$ 3,460,645	\$ 9,430,383	11
New Brunswick *	\$ 101,063,831	\$ 7,003,132	\$ 94,060,699	216
Grand Total	\$ 285,125,556	\$ 156,217,558	\$ 128,907,998	251
2003	\$ 22,129,738	\$ 10,440,468	\$ 11,689,270	12
2004	\$ 262,995,818	\$ 145,777,090	\$ 117,218,728	239
Grand Total	\$ 285,125,556	\$ 156,217,558	\$ 128,907,998	251

* Note: Jersey City and New Brunswick numbers for 2004 only.

Source: New Jersey Department of Community Affairs, Bound Brook Building Department

Table D-2 shows the distribution of construction by distance from the transit station. Just over 54% (\$154.5 million) fell into the ¼ – ½ mile area. However, almost 56% of the added housing units (140 out of 251) were ¼ mile or less from the station.

Table D-2
**New Jersey 2nd Generation Transit Villages
Residential and Non-residential Construction Activity
Summary 2003 - 2004 By Location**

Municipality	Total Construction Activity	Non-residential	Residential	Housing Unit Change
0-1/4 mile				
Belmar	\$ 528,344	\$ 241,504	\$ 286,840	0
Bloomfield	\$ 3,150,262	\$ 3,046,712	\$ 103,550	0
Bound Brook	\$ 1,286,352	\$ 617,075	\$ 669,277	5
Collingswood	\$ 2,045,995	\$ 790,105	\$ 1,255,890	0
Cranford	\$ 12,587,109	\$ 10,092,595	\$ 2,494,514	2
Jersey City *	\$ 3,653,945	\$ 2,302,706	\$ 1,351,239	8
Matawan	\$ 153,982	\$ 75,430	\$ 78,552	0
Metuchen	\$ 2,326,849	\$ 1,246,806	\$ 1,080,043	4
New Brunswick *	\$ 33,704,391	\$ 5,555,453	\$ 28,148,938	121
Total	\$ 59,437,229	\$ 23,968,386	\$ 35,468,843	140
1/4-1/2 mile				
Belmar	\$ 2,588,545	\$ 102,697	\$ 2,485,848	-2
Bloomfield	\$ 61,462,768	\$ 60,330,820	\$ 1,131,948	-5
Bound Brook	\$ 940,889	\$ 298,675	\$ 642,214	-1
Collingswood	\$ 2,388,695	\$ 727,135	\$ 1,661,560	1
Cranford	\$ 5,023,901	\$ 1,460,849	\$ 3,563,052	2
Jersey City *	\$ 3,847,696	\$ 1,166,384	\$ 2,681,312	9
Matawan	\$ 649,719	\$ 447,749	\$ 201,970	0
Metuchen	\$ 10,564,179	\$ 2,213,839	\$ 8,350,340	7
New Brunswick *	\$ 67,043,996	\$ 1,327,259	\$ 65,716,737	29
Total	\$ 154,510,388	\$ 68,075,407	\$ 86,434,981	40
Fringe				
Belmar	\$ -	\$ -	\$ -	0
Bloomfield	\$ 64,613,030	\$ 63,377,532	\$ 1,235,498	0
Bound Brook	\$ -	\$ -	\$ -	0
Collingswood	\$ 274,125	\$ 105,307	\$ 168,818	0
Cranford	\$ 4,852,548	\$ 421,506	\$ 4,431,042	3
Jersey City *	\$ 1,122,792	\$ 149,000	\$ 973,792	2
Matawan	\$ -	\$ -	\$ -	0
Metuchen	\$ -	\$ -	\$ -	0
New Brunswick *	\$ 315,444	\$ 120,420	\$ 195,024	66
Total	\$ 71,177,939	\$ 64,173,765	\$ 7,004,174	71
GRAND TOTAL	\$ 285,125,556	\$ 156,217,558	\$ 128,907,998	251

* Jersey City and New Brunswick numbers for 2004 only.

Note: For Belmar, Bound Brook, Matawan, and Metuchen no "Fringe" was calculated as digital parcels were made available, eliminating the need for a 'fringe' category.

Source: New Jersey Department of Community Affairs, Bound Brook Building Department

Tables D-1 through D-9, showing detail by municipality, are contained in Appendix II

Conclusion

The building permit data indicate positive progress for most TVs. Housing production, while encouraging, could be stronger. The next two years should yield a substantial rise in new units.

Some Villages appear to be lagging in economic activity and the Transit Village Task Force should foster communication with municipal officials to discuss any problems or alternative strategies for improving their communities.

Appendix I

Tables B-1 to B-7

Table B-1					
New Jersey 1st Generation Transit Villages					
Construction Activity 1999-2004					
Morristown					
	Residential Activity	Housing Unit Change	Rehab Activity	Non-residential Activity	Total Activity
1999					
0-1/4 mile	\$ -		\$ -	\$ 313,763	\$ 313,763
1/4-1/2 mile	\$ -		\$ -	\$ 84,750	\$ 84,750
fringe	\$ -		\$ -	\$ -	\$ -
Total	\$ -	0	\$ -	\$ 398,513	\$ 398,513
2000					
0-1/4 mile	\$ -		\$ -	\$ 20,700	\$ 20,700
1/4-1/2 mile	\$ 436,975	149	\$ 136,975	\$ 233,875	\$ 670,850
fringe	\$ 6,000		\$ 6,000	\$ -	\$ 6,000
Total	\$ 442,975	149	\$ 142,975	\$ 254,575	\$ 697,550
2001					
0-1/4 mile	\$ 19,919		\$ -	\$ 345,433	\$ 365,352
1/4-1/2 mile	\$ 92,650		\$ -	\$ 5,865,352	\$ 5,958,002
fringe	\$ 765,074	6	\$ 557,574	\$ 294,898	\$ 1,059,972
Total	\$ 877,643	6	\$ 557,574	\$ 6,505,683	\$ 7,383,326
2002					
0-1/4 mile	\$ 925,747	16	\$ 101,275	\$ 2,154,543	\$ 3,080,290
1/4-1/2 mile	\$ 407,773		\$ 407,773	\$ 2,168,611	\$ 2,576,384
fringe	\$ 914,112		\$ 914,112	\$ 1,285,711	\$ 2,199,823
Total	\$ 2,247,632	16	\$ 1,423,160	\$ 5,608,865	\$ 7,856,497
2003					
0-1/4 mile	\$ 8,116,315	71	\$ -	\$ 409,257	\$ 8,525,572
1/4-1/2 mile	\$ 1,058,456		\$ 1,058,456	\$ 4,448,785	\$ 5,507,241
fringe	\$ 1,208,626		\$ 1,208,626	\$ 1,425,873	\$ 2,634,499
Total	\$ 10,383,397	71	\$ 2,267,082	\$ 6,283,915	\$ 16,667,312
2004					
0-1/4 mile	\$ 229,133		\$ -	\$ 1,299,866	\$ 1,528,999
1/4-1/2 mile	\$ 600,893		\$ -	\$ 3,193,375	\$ 3,794,268
fringe	\$ 2,057,666	8	\$ -	\$ 1,265,660	\$ 3,323,326
Total	\$ 2,887,692	8	\$ -	\$ 5,758,901	\$ 8,646,593
1999-2004					
0-1/4 mile	\$ 9,291,114	87	\$ 101,275	\$ 4,543,562	\$ 13,834,676
1/4-1/2 mile	\$ 2,596,747	149	\$ 1,603,204	\$ 15,994,748	\$ 18,591,495
fringe	\$ 4,951,478	14	\$ 2,686,312	\$ 4,272,142	\$ 9,223,620
Grand Total	\$ 16,839,339	250	\$ 4,390,791	\$ 24,810,452	\$ 41,649,791
Note: Permit information for 2003 was submitted by paper summaries to DCA.					
VTC accumulated this information manually in the municipal building department.					

Table B-2					
New Jersey 1st Generation Transit Villages					
Construction Activity 1999-2004					
Pleasantville					
	Residential Activity	Housing Unit Change	Rehab Activity	Non-residential Activity	Total Activity
1999					
0-1/4 mile	\$ -		\$ -	\$ -	\$ -
1/4-1/2 mile	\$ 10,450		\$ 10,450	\$ -	\$ 10,450
fringe	\$ -		\$ -	\$ -	\$ -
Total	\$ 10,450	0	\$ 10,450	\$ -	\$ 10,450
2000					
0-1/4 mile	\$ -		\$ -	\$ -	\$ -
1/4-1/2 mile	\$ -		\$ -	\$ 100,000	\$ 100,000
fringe	\$ 132,000	1	\$ 79,200	\$ -	\$ 132,000
Total	\$ 132,000	1	\$ 79,200	\$ 100,000	\$ 232,000
2001					
0-1/4 mile	\$ 75,610		\$ 75,610	\$ 1,048,000	\$ 1,123,610
1/4-1/2 mile	\$ 106,180		\$ 106,180	\$ 345,000	\$ 451,180
fringe	\$ 113,505	1	\$ 40,305	\$ 1,000	\$ 114,505
Total	\$ 295,295	1	\$ 222,095	\$ 1,394,000	\$ 1,689,295
2002					
0-1/4 mile	\$ 76,750		\$ 76,750	\$ 197,040	\$ 273,790
1/4-1/2 mile	\$ 456,969	2	\$ 330,269	\$ 110,326	\$ 567,295
fringe	\$ 119,395	1	\$ 67,495	\$ 900	\$ 120,295
Total	\$ 653,114	3	\$ 474,514	\$ 308,266	\$ 961,380
2003					
0-1/4 mile	\$ 81,595		\$ 81,595	\$ 2,105,175	\$ 2,186,770
1/4-1/2 mile	\$ 422,983		\$ 422,983	\$ 982,260	\$ 1,405,243
fringe	\$ 138,068	1	\$ 85,768	\$ 6,000	\$ 144,068
Total	\$ 642,646	1	\$ 590,346	\$ 3,093,435	\$ 3,736,081
2004					
0-1/4 mile	\$ 178,758		\$ -	\$ 583,961	\$ 762,719
1/4-1/2 mile	\$ 672,245	3	\$ -	\$ 91,349	\$ 763,594
fringe	\$ -		\$ -	\$ -	\$ -
Total	\$ 851,003	3	\$ -	\$ 675,310	\$ 1,526,313
1999-2004					
0-1/4 mile	\$ 412,713	0	\$ 233,955	\$ 3,934,176	\$ 4,346,889
1/4-1/2 mile	\$ 1,668,827	5	\$ 869,882	\$ 1,628,935	\$ 3,297,762
fringe	\$ 502,968	4	\$ 272,768	\$ 7,900	\$ 510,868
Grand Total	\$ 2,584,508	9	\$ 1,376,605	\$ 5,571,011	\$ 8,155,519

Table B-3					
New Jersey 1st Generation Transit Villages					
Construction Activity 1999-2004					
Rahway					
	Residential Activity	Housing Unit Change	Rehab Activity	Non-residential Activity	Total Activity
1999					
0-1/4 mile	\$ -		\$ -	\$ 460	\$ 460
1/4-1/2 mile	\$ 15,300		\$ 15,300	\$ 159,695	\$ 174,995
fringe	\$ 96,800	1	\$ -	\$ 2,000	\$ 98,800
Total	\$ 112,100	1	\$ 15,300	\$ 162,155	\$ 274,255
2000					
0-1/4 mile	\$ -		\$ -	\$ -	\$ -
1/4-1/2 mile	\$ 36,070		\$ 36,070	\$ 4,226,950	\$ 4,263,020
fringe	\$ 4,000		\$ 4,000	\$ 4,000	\$ 8,000
Total	\$ 40,070	0	\$ 40,070	\$ 4,230,950	\$ 4,271,020
2001					
0-1/4 mile	\$ 17,780		\$ 17,780	\$ -	\$ 17,780
1/4-1/2 mile	\$ 207,746	1	\$ 94,446	\$ 78,006,690	\$ 78,214,436
fringe	\$ 31,445		\$ 31,445	\$ 200	\$ 31,645
Total	\$ 256,971	1	\$ 143,671	\$ 78,006,890	\$ 78,263,861
2002					
0-1/4 mile	\$ 37,900		\$ 37,900	\$ 81,262	\$ 119,162
1/4-1/2 mile	\$ 57,477		\$ 57,477	\$ 20,220,171	\$ 20,277,648
fringe	\$ 12,000		\$ 12,000	\$ 81,600	\$ 93,600
Total	\$ 107,377	0	\$ 107,377	\$ 20,383,033	\$ 20,490,410
2003					
0-1/4 mile	\$ 31,625		\$ 31,625	\$ 26,786	\$ 58,411
1/4-1/2 mile	\$ 195,695	1	\$ 94,395	\$ 1,799,259	\$ 1,994,954
fringe	\$ 54,798		\$ 54,798	\$ 42,455	\$ 97,253
Total	\$ 282,118	1	\$ 180,818	\$ 1,868,500	\$ 2,150,618
2004					
0-1/4 mile	\$ 2,001,424	-2	\$ -	\$ 9,058,738	\$ 11,060,162
1/4-1/2 mile	\$ 746,905	-7	\$ -	\$ 346,850	\$ 1,093,755
fringe	\$ 11,543,215	146	\$ -	\$ 2,075,575	\$ 13,618,790
Total	\$ 14,291,544	137	\$ -	\$ 11,481,163	\$ 25,772,707
1999-2004					
0-1/4 mile	\$ 2,088,729	-2	\$ 87,305	\$ 9,167,246	\$ 11,255,975
1/4-1/2 mile	\$ 1,259,193	-5	\$ 297,688	\$ 104,759,615	\$ 106,018,808
fringe	\$ 11,742,258	147	\$ 102,243	\$ 2,205,830	\$ 13,948,088
Grand Total	\$ 15,090,180	140	\$ 487,236	\$ 116,132,691	\$ 131,222,871

Table B-4					
New Jersey 1st Generation Transit Villages					
Construction Activity 1999-2004					
Riverside					
	Residential Activity	Housing Unit Change	Rehab Activity	Non-residential Activity	Total Activity
1999					
0-1/4 mile	\$ -		\$ -	\$ 6,946	\$ 6,946
1/4-1/2 mile	\$ 450		\$ 450	\$ 9,700	\$ 10,150
fringe	\$ -		\$ -	\$ -	\$ -
Total	\$ 450	0	\$ 450	\$ 16,646	\$ 17,096
2000					
0-1/4 mile	\$ 32,000	1	\$ -	\$ -	\$ 32,000
1/4-1/2 mile	\$ -		\$ -	\$ -	\$ -
fringe	\$ -		\$ -	\$ -	\$ -
Total	\$ 32,000	1	\$ -	\$ -	\$ 32,000
2001					
0-1/4 mile	\$ 28,164		\$ 28,164	\$ 34,880	\$ 63,044
1/4-1/2 mile	\$ 168,830	1	\$ 80,838	\$ 2,721,835	\$ 2,890,665
fringe	\$ 64,539		\$ 64,539	\$ 1,600	\$ 66,139
Total	\$ 261,533	1	\$ 173,541	\$ 2,758,315	\$ 3,019,848
2002					
0-1/4 mile	\$ 228,547	1	\$ 117,447	\$ 115,838	\$ 344,385
1/4-1/2 mile	\$ 347,387	1	\$ 258,487	\$ 119,791	\$ 467,178
fringe	\$ 403,313	5	\$ 174,063	\$ 2,545	\$ 405,858
Total	\$ 979,247	7	\$ 549,997	\$ 238,174	\$ 1,217,421
2003					
0-1/4 mile	\$ 518,745	5	\$ 132,245	\$ 520,547	\$ 1,039,292
1/4-1/2 mile	\$ 486,636	7	\$ 306,770	\$ 8,274,010	\$ 8,760,646
fringe	\$ 131,290		\$ 131,290	\$ 12,250	\$ 143,540
Total	\$ 1,136,671	12	\$ 570,305	\$ 8,806,807	\$ 9,943,478
2004					
0-1/4 mile	\$ 111,688		\$ -	\$ 172,315	\$ 284,003
1/4-1/2 mile	\$ 534,707	4	\$ -	\$ 5,367,233	\$ 5,901,940
fringe	\$ 336,709	2	\$ -	\$ 507,300	\$ 844,009
Total	\$ 983,104	6	\$ -	\$ 6,046,848	\$ 7,029,952
1999-2004					
0-1/4 mile	\$ 919,144	7	\$ 277,856	\$ 850,526	\$ 1,769,670
1/4-1/2 mile	\$ 1,538,010	13	\$ 646,545	\$ 16,492,569	\$ 18,030,579
fringe	\$ 935,851	7	\$ 369,892	\$ 523,695	\$ 1,459,546
Grand Total	\$ 3,393,005	27	\$ 1,294,293	\$ 17,866,790	\$ 21,259,795

Table B-5					
New Jersey 1st Generation Transit Villages					
Construction Activity 1999-2004					
Rutherford					
	Residential Activity	Housing Unit Change	Rehab Activity	Non-residential Activity	Total Activity
1999					
0-1/4 mile	\$ -		\$ -	\$ -	\$ -
1/4-1/2 mile	\$ 17,500		\$ 17,500	\$ -	\$ 17,500
fringe	\$ -		\$ -	\$ -	\$ -
Total	\$ 17,500	0	\$ 17,500	\$ -	\$ 17,500
2000					
0-1/4 mile	\$ -		\$ -	\$ -	\$ -
1/4-1/2 mile	\$ 10,600		\$ 10,600	\$ 7,750	\$ 18,350
fringe	\$ -		\$ -	\$ 9,000	\$ 9,000
Total	\$ 10,600	0	\$ 10,600	\$ 16,750	\$ 27,350
2001					
0-1/4 mile	\$ 28,922		\$ 28,922	\$ 115,130	\$ 144,052
1/4-1/2 mile	\$ 296,332	2	\$ 111,832	\$ 1,146,540	\$ 1,442,872
fringe	\$ 49,500		\$ 49,500	\$ 9,000	\$ 58,500
Total	\$ 374,754	2	\$ 190,254	\$ 1,270,670	\$ 1,645,424
2002					
0-1/4 mile	\$ 362,748		\$ 362,748	\$ 395,337	\$ 758,085
1/4-1/2 mile	\$ 663,206	1	\$ 531,206	\$ 52,244	\$ 715,450
fringe	\$ 72,403		\$ 72,403	\$ 45,160	\$ 117,563
Total	\$ 1,098,357	1	\$ 966,357	\$ 492,741	\$ 1,591,098
2003					
0-1/4 mile	\$ 342,870		\$ 342,870	\$ 1,902,560	\$ 2,245,430
1/4-1/2 mile	\$ 671,010		\$ 671,010	\$ 734,236	\$ 1,405,246
fringe	\$ 152,096		\$ 152,096	\$ 20,175	\$ 172,271
Total	\$ 1,165,976	0	\$ 1,165,976	\$ 2,656,971	\$ 3,822,947
2004					
0-1/4 mile	\$ 222,801		\$ -	\$ 1,270,444	\$ 1,493,245
1/4-1/2 mile	\$ 498,805		\$ -	\$ 630,351	\$ 1,129,156
fringe	\$ -		\$ -	\$ -	\$ -
Total	\$ 721,606	0	\$ -	\$ 1,900,795	\$ 2,622,401
1999-2004					
0-1/4 mile	\$ 957,341	0	\$ 734,540	\$ 3,683,471	\$ 4,640,812
1/4-1/2 mile	\$ 2,157,453	3	\$ 1,342,148	\$ 2,571,121	\$ 4,728,574
fringe	\$ 273,999	0	\$ 273,999	\$ 83,335	\$ 357,334
Grand Total	\$ 3,388,793	3	\$ 2,350,687	\$ 6,337,927	\$ 9,726,720

Table B-6					
New Jersey 1st Generation Transit Villages					
Construction Activity 1999-2003					
South Amboy					
	Residential Activity	Housing Unit Change	Rehab Activity	Non-residential Activity	Total Activity
1999					
0-1/4 mile	\$ 112,069		\$ 217,209	\$ 105,140	\$ 217,209
1/4-1/2 mile	\$ 362,247		\$ 633,572	\$ 271,325	\$ 633,572
fringe	\$ 58,240		\$ 75,540	\$ 17,300	\$ 75,540
Total	\$ 532,556	0	\$ 926,321	\$ 393,765	\$ 926,321
2000					
0-1/4 mile	\$ 103,158		\$ 222,975	\$ 119,817	\$ 222,975
1/4-1/2 mile	\$ 134,175		\$ 312,878	\$ 178,703	\$ 312,878
fringe	\$ 102,374		\$ 102,945	\$ 571	\$ 102,945
Total	\$ 339,707	0	\$ 535,853	\$ 299,091	\$ 638,798
2001					
0-1/4 mile	\$ 145,132		\$ 560,284	\$ 415,152	\$ 560,284
1/4-1/2 mile	307027		\$ 381,227	\$ 74,200	\$ 381,227
fringe	\$ 47,113		\$ 49,813	\$ 2,700	\$ 49,813
Total	\$ 499,272	0	\$ 991,324	\$ 492,052	\$ 991,324
2002					
0-1/4 mile	\$ 310,321	0	* \$ 232,545	\$ 65,750	\$ 376,071
1/4-1/2 mile	\$ 261,161		\$ 280,351	\$ 19,190	\$ 280,351
fringe	\$ 63,530		\$ 71,430	\$ 7,900	\$ 71,430
Total	\$ 635,012	0	\$ 584,326	\$ 92,840	\$ 727,852
2003					
0-1/4 mile	\$ 165,011	-3	\$ 224,264	\$ 59,253	\$ 224,264
1/4-1/2 mile	\$ 451,039	1	\$ 387,539	\$ 21,500	\$ 472,539
fringe	\$ 55,603		\$ 57,278	\$ 1,675	\$ 57,278
Total	\$ 671,653	-2	\$ 669,081	\$ 82,428	\$ 754,081
NO 2004 DATA AVAILABLE					
1999-2003					
0-1/4 mile	\$ 835,691	-3	\$ 1,457,277	\$ 765,112	\$ 1,600,803
1/4-1/2 mile	\$ 1,515,649	1	\$ 1,995,567	\$ 564,918	\$ 2,080,567
fringe	\$ 326,860		\$ 357,006	\$ 30,146	\$ 357,006
Grand Total	\$ 2,678,200	-2	\$ 3,809,850	\$ 1,360,176	\$ 4,038,376
*One new unit added was offset by the loss of one unit.					
Note: All permit information was submitted by paper summaries to DCA.					
VTC collected this data manually in the municipal building department.					

Table B-7					
New Jersey 1st Generation Transit Villages					
Construction Activity 1999-2004					
South Orange					
	Residential Activity	Housing Unit Change	Rehab Activity	Non-residential Activity	Total Activity
1999					
0-1/4 mile	\$ 2,400		\$ 2,400	\$ 25,275	\$ 27,675
1/4-1/2 mile	\$ 40,600		\$ 40,600	\$ -	\$ 40,600
fringe	\$ -		\$ -	\$ -	\$ -
Total	\$ 43,000	0	\$ 43,000	\$ 25,275	\$ 68,275
2000					
0-1/4 mile	\$ 48,940		\$ 48,940	\$ 85,073	\$ 134,013
1/4-1/2 mile	\$ 26,067		\$ 26,067	\$ -	\$ 26,067
fringe	\$ 18,449		\$ 18,449	\$ -	\$ 18,449
Total	\$ 93,456	0	\$ 93,456	\$ 85,073	\$ 178,529
2001					
0-1/4 mile	\$ 12,000,000 *	199 *			* \$ 12,000,000
1/4-1/2 mile					
fringe					
Total	\$ 12,000,000	199			\$ 12,000,000
2002					
0-1/4 mile	\$ -		\$ -	\$ 2,350	\$ 2,350
1/4-1/2 mile	\$ 6,000		\$ 6,000	\$ -	\$ 6,000
fringe	\$ -		\$ -	\$ -	\$ -
Total	\$ 6,000	0	\$ 6,000	\$ 2,350	\$ 8,350
2003					
0-1/4 mile	\$ 771,573		\$ 771,573	\$ 568,903	\$ 1,340,476
1/4-1/2 mile	\$ 1,364,733	2	\$ 1,050,533	\$ 170,042	\$ 1,534,775
fringe	\$ 451,859		\$ 451,859	\$ 17,758	\$ 469,617
Total	\$ 2,588,165	2	\$ 2,273,965	\$ 756,703	\$ 3,344,868
2004					
0-1/4 mile	\$ 717,407		\$ -	\$ 1,547,150	\$ 2,264,557
1/4-1/2 mile	\$ 2,049,982		\$ -	\$ 224,549	\$ 2,274,531
fringe	\$ 594,002		\$ -	\$ 6,335	\$ 600,337
Total	\$ 3,361,391	0	\$ -	\$ 1,778,034	\$ 5,139,425
1999-2004					
0-1/4 mile	\$ 13,540,320	199	\$ 822,913	\$ 2,228,751	\$ 15,769,071
1/4-1/2 mile	\$ 3,487,382	2	\$ 1,123,200	\$ 394,591	\$ 3,881,973
fringe	\$ 1,064,310	0	\$ 470,308	\$ 24,093	\$ 1,088,403
Grand Total	\$ 18,092,012	201	\$ 2,416,421	\$ 2,647,435	\$ 20,739,447
*Note: Permit information for 2001 was submitted by paper summaries to DCA. There are a known 199 units with an estimated construction value of \$12,000,000, per the South Orange Building Dept. Other construction activity was not available for that year.					

Appendix II

Tables D-1 to D-9

Table D-1					
New Jersey 2nd Generation Transit Villages					
Construction Activity 2003-2004					
Belmar					
	Residential Activity	Housing Unit Change	Rehab Activity	Non-residential Activity	Total Activity
2003					
0-1/4 mile	\$ 1,150		\$ -	\$ 8,002	\$ 9,152
1/4-1/2 mile	\$ 284,844	1	\$ -	\$ 59,447	\$ 344,291
fringe	\$ -		\$ -	\$ -	\$ -
Total	\$ 285,994	1	\$ -	\$ 67,449	\$ 353,443
2004					
0-1/4 mile	\$ 285,690		\$ -	\$ 233,502	\$ 519,192
1/4-1/2 mile	\$ 2,201,004	-3	\$ -	\$ 43,250	\$ 2,244,254
fringe	\$ -		\$ -	\$ -	\$ -
Total	\$ 2,486,694	-3	\$ -	\$ 276,752	\$ 2,763,446
2003-2004					
0-1/4 mile	\$ 286,840		\$ -	\$ 241,504	\$ 528,344
1/4-1/2 mile	\$ 2,485,848	-2	\$ -	\$ 102,697	\$ 2,588,545
fringe	\$ -		\$ -	\$ -	\$ -
Grand Total	\$ 2,772,688	-2	\$ -	\$ 344,201	\$ 3,116,889

Table D-2					
New Jersey 2nd Generation Transit Villages					
Construction Activity 2003-2004					
Bloomfield					
	Residential Activity	Housing Unit Change	Rehab Activity	Non-residential Activity	Total Activity
2003					
0-1/4 mile	\$ 61,002		\$ -	\$ 1,433,198	\$ 1,494,200
1/4-1/2 mile	\$ 497,190	-5	\$ -	\$ 438,801	\$ 935,991
fringe	\$ 558,192		\$ -	\$ 1,871,999	\$ 2,430,191
Total	\$ 1,116,384	-5	\$ -	\$ 3,743,998	\$ 4,860,382
2004					
0-1/4 mile	\$ 42,548		\$ -	\$ 1,613,514	\$ 1,656,062
1/4-1/2 mile	\$ 634,758		\$ -	\$ 59,892,019	\$ 60,526,777
fringe	\$ 677,306		\$ -	\$ 61,505,533	\$ 62,182,839
Total	\$ 1,354,612	0	\$ -	\$ 123,011,066	\$ 124,365,678
2003-2004					
0-1/4 mile	\$ 103,550		\$ -	\$ 3,046,712	\$ 3,150,262
1/4-1/2 mile	\$ 1,131,948	-5	\$ -	\$ 60,330,820	\$ 61,462,768
fringe	\$ 1,235,498		\$ -	\$ 63,377,532	\$ 64,613,030
Grand Total	\$ 2,470,996	-5	\$ -	\$ 126,755,064	\$ 129,226,060

Table D-3					
New Jersey 2nd Generation Transit Villages					
Construction Activity 2003-2004					
Bound Brook					
	Residential Activity	Housing Unit Change	Rehab Activity	Non-residential Activity	Total Activity
2003					
0-1/4 mile	\$ 449,639	3	\$ -	\$ 111,245	\$ 560,884
1/4-1/2 mile	\$ 300,717		\$ -	\$ 73,590	\$ 374,307
fringe	\$ -		\$ -	\$ -	\$ -
Total	\$ 750,356	3	\$ -	\$ 184,835	\$ 935,191
2004					
0-1/4 mile	\$ 219,638	2	\$ -	\$ 505,830	\$ 725,468
1/4-1/2 mile	\$ 341,497	-1	\$ -	\$ 225,085	\$ 566,582
fringe	\$ -		\$ -	\$ -	\$ -
Total	\$ 561,135	1	\$ -	\$ 730,915	\$ 1,292,050
2003-2004					
0-1/4 mile	\$ 669,277	5	\$ -	\$ 617,075	\$ 1,286,352
1/4-1/2 mile	\$ 642,214	-1	\$ -	\$ 298,675	\$ 940,889
fringe	\$ -		\$ -	\$ -	\$ -
Grand Total	\$ 1,311,491	4	\$ -	\$ 915,750	\$ 2,227,241

Table D-4					
New Jersey 2nd Generation Transit Villages					
Construction Activity 2003-2004					
Collingswood					
	Residential Activity	Housing Unit Change	Rehab Activity	Non-residential Activity	Total Activity
2003					
0-1/4 mile	\$ 429,589		\$ -	\$ 551,285	\$ 980,874
1/4-1/2 mile	\$ 818,237	1	\$ -	\$ 298,760	\$ 1,116,997
fringe	\$ 72,626		\$ -	\$ 18,077	\$ 90,703
Total	\$ 1,320,452	1	\$ -	\$ 868,122	\$ 2,188,574
2004					
0-1/4 mile	\$ 826,301		\$ -	\$ 238,820	\$ 1,065,121
1/4-1/2 mile	\$ 843,323		\$ -	\$ 428,375	\$ 1,271,698
fringe	\$ 96,192		\$ -	\$ 87,230	\$ 183,422
Total	\$ 1,765,816	0	\$ -	\$ 754,425	\$ 2,520,241
2003-2004					
0-1/4 mile	\$ 1,255,890		\$ -	\$ 790,105	\$ 2,045,995
1/4-1/2 mile	\$ 1,661,560	1	\$ -	\$ 727,135	\$ 2,388,695
fringe	\$ 168,818		\$ -	\$ 105,307	\$ 274,125
Grand Total	\$ 3,086,268	1	\$ -	\$ 1,622,547	\$ 4,708,815

Table D-5					
New Jersey 2nd Generation Transit Villages					
Construction Activity 2003-2004					
Cranford					
	Residential Activity	Housing Unit Change	Rehab Activity	Non-residential Activity	Total Activity
2003					
0-1/4 mile	\$ 294,561		\$ -	\$ 1,385,189	\$ 1,679,750
1/4-1/2 mile	\$ 1,671,024	2	\$ -	\$ 1,385,189	\$ 3,056,213
fringe	\$ 2,013,656		\$ -	\$ 37,385	\$ 2,051,041
Total	\$ 3,979,241	2	\$ -	\$ 2,807,763	\$ 6,787,004
2004					
0-1/4 mile	\$ 2,199,953	2	\$ -	\$ 8,707,406	\$ 10,907,359
1/4-1/2 mile	\$ 1,892,028		\$ -	\$ 75,660	\$ 1,967,688
fringe	\$ 2,417,386	3	\$ -	\$ 384,121	\$ 2,801,507
Total	\$ 6,509,367	5	\$ -	\$ 9,167,187	\$ 15,676,554
2003-2004					
0-1/4 mile	\$ 2,494,514	2	\$ -	\$ 10,092,595	\$ 12,587,109
1/4-1/2 mile	\$ 3,563,052	2	\$ -	\$ 1,460,849	\$ 5,023,901
fringe	\$ 4,431,042	3	\$ -	\$ 421,506	\$ 4,852,548
Grand Total	\$ 10,488,608	7	\$ -	\$ 11,974,950	\$ 22,463,558

Table D-6					
New Jersey 2nd Generation Transit Villages					
Construction Activity 2003-2004					
Journal Square, Jersey City					
	Residential Activity	Housing Unit Change	Rehab Activity	Non-residential Activity	Total Activity
2003	NOT YET A TRANSIT VILLAGE				
2004					
0-1/4 mile	\$ 1,351,239	8	\$ -	\$ 2,302,706	\$ 3,653,945
1/4-1/2 mile	\$ 2,681,312	9	\$ -	\$ 1,166,384	\$ 3,847,696
fringe	\$ 973,792	2	\$ -	\$ 149,000	\$ 1,122,792
Total	\$ 5,006,343	19	\$ -	\$ 3,618,090	\$ 8,624,433

Table D-7					
New Jersey 2nd Generation Transit Villages					
Construction Activity 2003-2004					
Matawan					
	Residential Activity	Housing Unit Change	Rehab Activity	Non-residential Activity	Total Activity
2003					
0-1/4 mile	\$ 55,914		\$ -	\$ 61,175	\$ 117,089
1/4-1/2 mile	\$ 104,952		\$ -	\$ 353,367	\$ 458,319
fringe	\$ -		\$ -	\$ -	\$ -
Total	\$ 160,866	0	\$ -	\$ 414,542	\$ 575,408
2004					
0-1/4 mile	\$ 22,638		\$ -	\$ 14,255	\$ 36,893
1/4-1/2 mile	\$ 97,018		\$ -	\$ 94,382	\$ 191,400
fringe	\$ -		\$ -	\$ -	\$ -
Total	\$ 119,656	0	\$ -	\$ 108,637	\$ 228,293
2003-2004					
0-1/4 mile	\$ 78,552		\$ -	\$ 75,430	\$ 153,982
1/4-1/2 mile	\$ 201,970		\$ -	\$ 447,749	\$ 649,719
fringe	\$ -		\$ -	\$ -	\$ -
Grand Total	\$ 280,522	0	\$ -	\$ 523,179	\$ 803,701

Table D-8					
New Jersey 2nd Generation Transit Villages					
Construction Activity 2003-2004					
Metuchen					
	Residential Activity	Housing Unit Change	Rehab Activity	Non-residential Activity	Total Activity
2003					
0-1/4 mile	\$ 414,152	4	\$ -	\$ 463,455	\$ 877,607
1/4-1/2 mile	\$ 3,661,825	6	\$ -	\$ 1,890,304	\$ 5,552,129
fringe	\$ -		\$ -	\$ -	\$ -
Total	\$ 4,075,977	10	\$ -	\$ 2,353,759	\$ 6,429,736
2004					
0-1/4 mile	\$ 665,891		\$ -	\$ 783,351	\$ 1,449,242
1/4-1/2 mile	\$ 4,688,515	1	\$ -	\$ 323,535	\$ 5,012,050
fringe	\$ -		\$ -	\$ -	\$ -
Total	\$ 5,354,406	1	\$ -	\$ 1,106,886	\$ 6,461,292
2003-2004					
0-1/4 mile	\$ 1,080,043	4	\$ -	\$ 1,246,806	\$ 2,326,849
1/4-1/2 mile	\$ 8,350,340	7	\$ -	\$ 2,213,839	\$ 10,564,179
fringe	\$ -		\$ -	\$ -	\$ -
Grand Total	\$ 9,430,383	11	\$ -	\$ 3,460,645	\$ 12,891,028

Table D-9					
New Jersey 2nd Generation Transit Villages					
Construction Activity 2003-2004					
New Brunswick					
	Residential Activity	Housing Unit Change	Rehab Activity	Non-residential Activity	Total Activity
2003	NOT YET A TRANSIT VILLAGE				
2004					
0-1/4 mile	\$ 28,148,938	121	\$ -	\$ 5,555,453	\$ 33,704,391
1/4-1/2 mile	\$ 65,716,737	29	\$ -	\$ 1,327,259	\$ 67,043,996
fringe	\$ 195,024	66	\$ -	\$ 120,420	\$ 315,444
Total	\$ 94,060,699	216	\$ -	\$ 7,003,132	\$ 101,063,831