

Wednesday February 27, 2008



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Best Places To Live - The Complete Top Towns List 1-100

Posted February 21, 2008

Rank	Municipality	County	2006 Population	00-06 Pop Growth	2007 Median Home Sales Price	Change In Home Price 00-07	2007 Median Property Taxes	Open Space Land %	05-06 ASK4 Average	05-06 GEPA Average	05-06 HSPA Average	06 Crime Rate Index	06 Unemployment %	Hospitals within 10 mi.	Theater Within 10 mi.
1	Chatham Township	Morris	10,279	1.9%	\$797,500	125%	\$9,948	36%	96	95	94	4.5	1.4	9	Yes
2	Upper Township	Cape May	11,363	-6.2%	\$295,000	95%	\$3,632	49%	88	85	87	16.9	2.0	3	Yes
3	Verona Township	Essex	12,937	-4.4%	\$420,000	100%	\$8,136	19%	96	86	94	16.4	2.4	18	Yes
4	Oceanport Borough	Monmouth	5,751	-1.0%	\$510,000	125%	\$6,622	10%	91	91	92	7.1	2.2	4	Yes
5	Lincoln Park Borough	Morris	10,856	-0.7%	\$350,000	115%	\$6,271	28%	93	81	83	8.0	3.5	10	Yes
6	Shamong Township	Burlington	6,873	6.4%	\$372,500	108%	\$6,664	59%	95	90	92	5.5	3.0	4	No
7	Millstone Borough	Somerset	431	5.1%	\$392,500	98%	\$5,879	18%	91	88	92	0.0	0.0	3	Yes
8	Lavallette Borough	Ocean	2,752	3.3%	\$700,000	180%	\$4,830	22%	79	95	94	11.6	3.0	3	Yes
9	Mahwah Township	Bergen	24,560	2.1%	\$425,000	93%	\$5,787	48%	94	90	95	6.3	3.9	7	Yes
10	Essex Fells Township	Essex	2,071	-4.2%	\$1,065,000	113%	\$12,705	16%	98	89	93	7.6	2.5	18	Yes
11	Secaucus Town	Hudson	15,562	-2.3%	\$429,000	133%	\$4,709	6%	92	77	85	46.9	2.3	22	Yes
12	Roosevelt Borough	Monmouth	913	-2.1%	\$240,000	162%	\$5,197	23%	92	85	81	4.4	4.0	2	Yes
	Rockleigh														

13	Borough	Bergen	393	0.5%	\$2,400,000	242%	\$10,840	39%	87	89	95	27.8	0.0	6	Yes
14	Roseland Borough	Essex	5,400	1.9%	\$582,500	99%	\$7,087	20%	93	89	93	8.1	3.4	18	Yes
15	Alpine Borough	Bergen	2,429	11.3%	\$3,100,000	243%	\$12,295	48%	86	96	95	3.8	2.9	7	Yes
16	Mountainside Borough	Union	6,644	0.6%	\$635,000	96%	\$7,420	5%	96	95	96	11.0	2.5	14	Yes
17	Cedar Grove Township	Essex	12,848	4.5%	\$494,000	115%	\$6,593	17%	93	80	90	17.2	1.2	16	Yes
18	Walpack Township	Sussex	40	-2.4%	n/a	n/a	\$800	>75%	96	84	94	n/a	0.0	1	No
19	Folsom Borough	Atlantic	1,948	-1.2%	\$202,500	182%	\$2,627	8%	88	93	83	19.3	2.6	1	Yes
20	Dennis Township	Cape May	5,907	-9.0%	\$216,200	88%	\$2,597	56%	83	85	79	23.2	4.0	1	No
21	Union Township	Hunterdon	6,352	3.1%	\$319,950	174%	\$7,433	31%	91	89	94	6.5	3.4	2	Yes
22	Manasquan Borough	Monmouth	6,199	-1.8%	\$607,500	179%	\$6,586	12%	92	88	91	26.9	2.4	3	Yes
23	Tabernacle Township	Burlington	7,337	2.4%	\$358,800	110%	\$6,666	43%	92	86	92	9.9	2.2	3	No
24	Chatham Borough	Morris	8,390	-0.8%	\$693,000	86%	\$8,780	12%	96	95	94	11.6	2.5	13	Yes
25	North Caldwell Borough	Essex	7,207	-2.3%	\$760,000	113%	\$11,323	7%	90	89	93	7.0	3.0	16	Yes
26	Sandyston Township	Sussex	1,924	5.4%	\$250,000	113%	\$3,794	73%	96	84	94	8.9	4.1	2	No
27	Ogdensburg Borough	Sussex	2,623	-0.6%	\$273,500	104%	\$5,972	29%	86	78	87	2.7	3.7	2	No
28	Spring Lake Heights Borough	Monmouth	5,106	-2.3%	\$490,000	128%	\$5,321	3%	79	92	91	6.6	3.2	4	Yes
29	Summit City	Union	21,103	-0.1%	\$787,500	88%	\$10,665	54%	93	86	94	11.9	2.5	16	Yes
30	West Caldwell Township	Essex	10,797	-3.9%	\$455,000	78%	\$7,619	16%	89	84	93	10.6	3.3	17	Yes
31	Leonia Borough	Bergen	8,799	-1.3%	\$509,850	105%	\$9,162	28%	88	79	83	9.7	2.8	15	Yes
32	Caldwell Township	Essex	7,373	-2.8%	\$423,650	84%	\$8,977	5%	89	84	93	6.8	2.3	17	Yes
33	Clark Township	Union	14,650	0.4%	\$415,000	108%	\$7,627	14%	92	87	81	14.7	2.1	16	Yes
34	Lower Township	Cape May	20,785	-9.4%	\$225,000	178%	\$2,622	27%	85	72	81	24.5	8.4	1	Yes
35	Little Ferry Borough	Bergen	10,715	-0.8%	\$370,000	155%	\$7,095	11%	86	82	82	11.1	4.6	20	Yes
36	Brigantine City	Atlantic	12,886	2.3%	\$400,000	196%	\$4,370	>75%	91	75	58	18.2	4.3	2	Yes
37	Cranford Township	Union	22,369	-0.9%	\$446,250	95%	\$8,119	13%	93	86	95	12.9	2.6	15	Yes
38	Nutley	Essex	27,011	-1.3%	\$409,225	141%	\$8,438	8%	90	81	88	17.4	3.9	23	Yes

39	Wood-Ridge Borough	Bergen	7,594	-0.7%	\$413,250	124%	\$6,421	1%	84	84	87	8.1	3.2	23	Yes
40	Stillwater Township	Sussex	4,385	2.8%	\$247,500	80%	\$5,084	34%	98	84	94	6.8	1.7	1	No
41	Ho-Ho-Kus Borough	Bergen	4,095	0.9%	\$719,000	66%	\$10,094	3%	96	90	95	3.4	0.5	10	Yes
42	Cape May Point Borough	Cape May	230	-4.6%	\$837,500	173%	\$3,187	18%	87	72	81	122.9	0.0	1	Yes
43	Linwood City	Atlantic	7,354	2.5%	\$330,000	146%	\$6,420	20%	96	91	91	12.7	3.7	3	Yes
44	Montville Township	Morris	21,442	2.9%	\$585,000	93%	\$9,051	18%	94	91	94	11.2	1.9	13	Yes
45	Shrewsbury Township	Monmouth	1,073	-2.3%	\$231,000	173%	\$4,312	4%	92	85	85	5.6	7.2	4	Yes
46	Teterboro Borough	Bergen	18	0.0%	n/a	n/a	\$1,599	<1%	80	69	95	n/a	0.0	21	Yes
47	New Hanover Township	Burlington	9,479	-2.7%	\$325,000	178%	\$3,756	<1%	71	65	85	2.2	3.6	1	No
48	Haworth Borough	Bergen	3,433	1.3%	\$734,500	107%	\$12,304	7%	96	91	95	2.3	3.8	10	Yes
49	Helmetta Borough	Middlesex	2,023	10.9%	\$240,000	155%	\$4,502	34%	82	77	90	3.9	4.8	3	Yes
50	Medford Lakes Borough	Burlington	4,161	-0.3%	\$299,950	97%	\$7,113	3%	94	95	92	8.4	1.9	4	No
51	Sea Bright Borough	Monmouth	1,799	-1.0%	\$465,000	258%	\$5,650	2%	91	91	92	9.5	5.0	3	Yes
52	South Amboy City	Middlesex	7,865	-0.6%	\$309,450	148%	\$4,458	21%	89	70	79	18.4	4.6	8	Yes
53	Millburn Township	Essex	19,153	-3.1%	\$985,000	95%	\$14,141	16%	97	93	98	40.3	2.1	16	Yes
54	Long Hill Township	Morris	8,785	0.1%	\$485,000	63%	\$8,923	43%	94	92	93	6.0	3.1	8	Yes
55	Stockton Borough	Hunterdon	555	-0.9%	\$337,500	108%	\$5,617	39%	n/a	66	85	7.1	0.0	0	Yes
56	Cape May City	Cape May	3,809	-5.6%	\$575,000	211%	\$3,301	>75%	87	72	81	77.4	7.3	1	Yes
57	Andover Township	Sussex	6,552	8.6%	\$320,000	167%	\$6,110	17%	91	90	89	8.7	2.8	2	Yes
58	Hardwick Township	Warren	1,631	11.4%	\$379,500	130%	\$6,628	62%	92	80	84	5.0	2.9	2	No
59	Berkeley Heights Township	Union	13,575	1.3%	\$550,000	76%	\$8,525	7%	95	91	96	6.7	2.2	11	Yes
60	Sea Girt Borough	Monmouth	2,044	-4.8%	\$1,425,000	157%	\$9,597	n/a	98	99	91	19.3	2.1	3	Yes
61	Ridgewood Village	Bergen	24,639	-1.2%	\$679,500	84%	\$11,276	6%	97	94	96	10.0	2.8	11	Yes
62	Spring Lake Borough	Monmouth	3,475	-2.6%	\$1,417,500	124%	\$8,539	22%	98	95	91	22.8	4.7	3	Yes

63	Interlaken Borough	Monmouth	881	-2.1%	\$620,000	131%	\$6,403	24%	n/a	n/a	n/a	3.4	4.3	3	Yes
64	Plainsboro Township	Middlesex	21,213	5.0%	\$326,250	124%	\$7,725	10%	94	93	96	10.5	2.5	4	Yes
65	Tenafly Borough	Bergen	14,390	4.2%	\$755,000	105%	\$12,402	31%	97	94	95	7.5	3.7	11	Yes
66	Kenilworth Borough	Union	7,741	0.9%	\$375,000	129%	\$5,606	22%	86	76	83	18.7	4.8	17	Yes
67	Monmouth Beach Borough	Monmouth	3,574	-0.6%	\$549,900	142%	\$5,810	3%	97	92	92	9.7	4.1	3	Yes
68	Maurice River Township	Cumberland	8,083	9.6%	\$154,500	149%	\$3,140	52%	74	81	57	6.7	4.2	2	Yes
69	Fort Lee Borough	Bergen	37,008	4.5%	\$510,000	105%	\$7,189	26%	87	81	88	10.1	3.0	13	Yes
70	Manchester Township	Ocean	41,813	7.8%	\$192,750	132%	\$2,952	47%	85	75	89	8.0	6.5	3	No
71	Lyndhurst Township	Bergen	19,732	1.8%	\$405,000	125%	\$6,115	14%	83	80	81	17.3	5.2	25	Yes
72	Park Ridge Borough	Bergen	8,945	2.7%	\$536,500	88%	\$8,267	4%	96	85	96	5.7	1.6	8	Yes
73	Howell Township	Monmouth	50,548	3.4%	\$340,000	120%	\$6,571	15%	94	86	92	10.6	3.8	7	Yes
74	Kearny Town	Hudson	38,008	-6.2%	\$380,000	138%	\$7,448	10%	82	72	81	28.1	5.5	23	Yes
75	Downe Township	Cumberland	1,675	2.8%	\$110,000	158%	\$2,448	70%	77	76	53	20.9	5.3	2	Yes
76	Ridgefield Park Village	Bergen	12,665	-1.6%	\$384,000	126%	\$7,879	11%	97	73	82	16.1	4.2	17	Yes
77	Ringwood Borough	Passaic	12,814	3.4%	\$382,500	97%	\$7,843	69%	85	87	87	5.5	3.8	3	Yes
78	Closter Borough	Bergen	8,730	4.1%	\$756,500	140%	\$11,010	4%	91	92	95	8.4	2.1	8	Yes
79	Medford Township	Burlington	23,399	5.1%	\$375,000	93%	\$7,590	19%	93	94	92	10.6	2.4	7	Yes
80	Belleville Township	Essex	34,444	-4.1%	\$345,000	161%	\$6,773	9%	74	59	68	29.1	5.5	25	Yes
81	Hopewell Borough	Mercer	2,022	-0.6%	\$379,250	102%	\$8,391	5%	92	92	94	5.9	1.0	1	Yes
82	Westwood Borough	Bergen	10,934	-0.6%	\$465,000	96%	\$7,796	6%	95	84	92	13.2	2.2	10	Yes
83	Allentown Borough	Monmouth	1,847	-1.9%	\$315,000	102%	\$6,196	25%	87	89	85	12.9	3.7	3	No
84	Hampton Township	Sussex	5,213	5.8%	\$276,000	139%	\$4,935	25%	91	84	94	13.8	3.5	2	No
85	Maplewood Township	Essex	22,759	-4.6%	\$475,000	129%	\$10,689	21%	85	75	84	25.9	4.2	19	Yes
86	Harrington Park Borough	Bergen	4,916	3.7%	\$561,000	65%	\$10,787	9%	96	94	95	2.2	2.7	7	Yes
87	Waldwick Borough	Bergen	9,621	0.0%	\$450,000	96%	\$8,414	5%	96	83	89	9.4	2.0	10	Yes

88	Bloomfield Township	Essex	45,372	-4.8%	\$370,000	139%	\$7,772	6%	84	64	65	32.0	4.6	26	Yes
89	Mountain Lakes Borough	Morris	4,343	2.0%	\$811,250	83%	\$15,258	35%	99	96	98	19.8	0.6	3	Yes
90	Kinnelon Borough	Morris	9,681	3.4%	\$655,000	77%	\$10,369	38%	93	94	93	7.3	2.2	5	Yes
91	East Newark Borough	Hudson	2,217	-6.7%	\$417,500	133%	\$5,239	1%	70	57	81	13.3	4.4	19	Yes
92	Fredon Township	Sussex	3,361	17.5%	\$373,000	119%	\$6,654	16%	93	84	94	6.6	1.6	2	No
93	River Vale Township	Bergen	9,751	3.2%	\$622,000	95%	\$10,484	3%	96	92	94	4.4	2.3	8	Yes
94	Riverton Borough	Burlington	2,715	-1.6%	\$290,000	96%	\$6,358	3%	95	97	79	13.5	2.4	6	Yes
95	Glen Rock Borough	Bergen	11,396	-1.3%	\$591,000	79%	\$11,356	8%	95	87	95	6.5	2.8	12	Yes
96	Farmingdale Borough	Monmouth	1,563	-1.5%	\$335,000	123%	\$5,147	<1%	100	n/a	92	17.2	2.4	4	Yes
97	Bloomingdale Borough	Passaic	7,604	-0.1%	\$354,000	103%	\$7,873	49%	84	75	77	9.8	3.1	5	Yes
98	Haddon Heights Borough	Camden	7,365	-2.4%	\$253,000	102%	\$7,016	7%	95	91	82	19.3	3.6	9	Yes
99	Byram Township	Sussex	8,656	4.0%	\$345,500	111%	\$6,560	39%	93	92	85	6.2	4.5	2	Yes
100	Haddonfield Borough	Camden	11,515	-1.2%	\$415,500	98%	\$9,481	12%	96	92	95	24.2	2.9	9	Yes

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METHODOLOGY: In compiling New Jersey Monthly's 2007 Top Towns list, researchers at Monmouth University's Polling Institute considered eight categories best representing the quality of life in New Jersey's 566 municipalities: property taxes, home values, population growth, land development, employment, crime rate, school performance, and proximity to services.

The research team selected a prototypical indicator corresponding, respectively, to each of these eight categories: median property tax (2007), median increase in home values (2000–2006), population growth rate (2000–2006), percentage of land preserved as open space (2007), unemployment rate (2006), total crime rate (2006), student proficiency on state-mandated standardized tests for students in grades 4, 8, and 11 (2006), and number of acute-care hospitals within ten miles.

To level the playing field, household income was not considered, and home values were measured by their rate of increase over five years rather than by current prices. To compare land development, towns with relatively slower growth and more open space were rated more favorably. Towns with lower unemployment and crime rates also scored higher, as did those closer to

hospitals.

A statistical standardization technique was used to rank all 566 municipalities according to the eight indicators; an average of the eight numerical values for each municipality determined its final rank.

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