

Chapter 3: Demographics

Population

Population growth trends in Wall Township during the last 35 years reflect suburban development pressures and the impact of the Garden State Parkway on coastal New Jersey. Since 1960 the population of Wall more than doubled from 11,929 persons to an estimated 26,265 persons in 1999.

Table 2 portrays population growth in the Township from 1960 to the present. A significant decade of growth was 1960-70 when the Township's population increased by 4,569 people, a 38.3 percent change. More modest rates of population growth occurred between the decades of 1970 and 1980 and 1980 and 1990, when the Township's population grew by 14.9 percent and 6.8 percent respectively. However, according to Monmouth County Planning Board estimates, the pace of population growth since 1990 has stepped up. Wall Township has added 6,021 persons from 1990 to 1999, a 30% increase.

TABLE 2
POPULATION TRENDS
WALL TOWNSHIP
1960 – 1999

| | # Persons | % Change |
|---------------|-----------|----------|
| 1960 | 11,929 | - |
| 1970 | 16,498 | 38.3% |
| 1980 | 18,952 | 14.9% |
| 1990 | 20,244 | 6.8% |
| 1999 Estimate | 26,265 | 29.7% |

Source: U.S. Bureau of the Census, 1990 and The Monmouth County Planning Board

Monmouth County, like Wall Township, has experienced significant growth. The Planning Board estimates that between 1980 and 1990, Monmouth County grew by almost 50,000 people, a rate of almost 10 percent. Between 1990 and 1999, the County population increased another 11 percent or almost 62,000 new residents. While the population growth rate of Wall Township (described above) lagged behind the County's during the 1980's, during the 1990's Wall's growth rate is more than double that of the County.

Table 3 shows the age distribution of the Township's population in 1990 as compared to 1980. The pre-school population increased only slightly by 0.2 percent or 134 children. The school-age population decreased by 4.5 percent or 609 children. The "working age" population, made up of persons ages 18-64, increased by 3.6 percent, or 1,451 persons. The senior citizen component of the population (persons 65 years of age and older) increase by 0.7 percent, or 316 persons. The median age of the Township's population increased from 34.0 years in 1980 to 37.3 years in 1990.

TABLE 3
AGE CHARACTERISTICS
WALL TOWNSHIP
1980 AND 1990

| Age Category | 1980 | | 1990 | |
|--------------|------------|------------|------------|------------|
| | # | % of Total | # | % of Total |
| 0 - 4 years | 1149 | 6.1 | 1,283 | 6.3 |
| 5 - 17 | 4202 | 22.2 | 3,593 | 17.7 |
| 18 - 64 | 10,999 | 58.0 | 12,450 | 61.6 |
| 65 + years | 2602 | 13.7 | 2,918 | 14.4 |
| Median Age | 34.0 years | | 37.3 years | |

Source: U.S. Bureau of the Census, 1990

Table 4 indicates that in 1990, Wall Township was a predominantly white community with a smaller percentage of minorities than the County average. Whites made up 98.4 percent of the Township population in 1990, compared to 87 percent of the County population. Minorities made up only 1.6 percent of the Township population in 1990, compared to 13 percent of the County population.

TABLE 4
RACIAL CHARACTERISTICS
WALL TOWNSHIP

| Race | 1980 | | 1990 | |
|---------------|--------|------------|--------|------------|
| | # | % of Total | # | % of Total |
| White | 18,729 | 98.8 | 19,914 | 98.4 |
| Black | 114 | 0.6 | 116 | 0.6 |
| Asian & Other | 109 | 0.6 | 205 | 1.0 |
| Total | 18,952 | 100.0 | 20,244 | 100.0 |

Source: U.S. Bureau of the Census, 1990

More current information on the demographic makeup of the population that has moved into the Township since the 1990 Census is not available. Therefore, the demographic trends revealed in the 1980 to 1990 Census cannot be assumed to exist today. Only the 2000 Census will confirm or refute past trends.

Density

In 1990, the population density of Wall Township was 653 persons per square mile. This is about one-half of the population density of Monmouth County as a whole. The densities of surrounding municipalities are provided in Table 5 below. Data indicate that, except for Howell Township and Colts Neck, Wall is significantly less densely populated than its neighbors.

TABLE 5
POPULATION DENSITY
WALL TOWNSHIP, MONMOUTH COUNTY
AND OTHER MUNICIPALITIES

| <u>Municipality</u> | <u>Persons/Sq. Mile</u> |
|-----------------------------|--------------------------------|
| Wall Township | 653 |
| Tinton Falls Borough | 792 |
| Neptune Township | 3,519 |
| Spring Lake Borough | 2,692 |
| Spring Lake Heights Borough | 4,108 |
| Belmar Borough | 5,877 |
| Manasquan Borough | 3,835 |
| Howell Township | 628 |
| Brielle Borough | 2,670 |
| Sea Girt Borough | 1,999 |
| Colts Neck Township | 272 |
| Monmouth County | 1,173 |

Source: U.S. Bureau of the Census, 1990

Household Characteristics

Similar to other communities in the region, the number of households in Wall Township increased from 1980 to 1990 at a faster rate than the population growth. As shown in Table 6, there were 6,533 households in Wall Township in 1980. By 1990 this number had grown to 7,364 households, an increase of 12.7 percent. During the same period, Wall Township's total population grew by only 6.8 percent.

The average household size in Wall Township is decreasing, following State and national trends. The Census defines a household as families, related individuals living under one roof, and non-families or unrelated individuals sharing living quarters. As indicated in Table 5, household size decreased by 5.2 percent between 1980 and 1990. The average number of persons per household in 1980 was 2.86, but by 1990 this number decreased to 2.71 persons per household.

It is important to note that the increase in the number of households in Wall Township (831) was greater than increase in the number of families (384). This can be explained by recent sociological trends including increases in divorce rates, increases in the number of elderly persons living alone, increases in the average marrying age, and increases in the number of single working people who choose to live alone.

The group quarters population, defined as residents of boarding or nursing homes, declined substantially from 1980 (291 persons) to 1990 (241 persons), representing a decrease of 17.2 percent. This means that the increase in the total number of households in the Township must be accounted for by the types of sociological trends outlined above.

Table 6
HOUSEHOLD, FAMILIES AND GROUP QUARTERS
1980 AND 1990
WALL TOWNSHIP

| Characteristics | 1980 | 1990 | % Change |
|------------------------------|-------|-------|----------|
| Total Households | 6,533 | 7,364 | 12.7% |
| Household Size | 2.86 | 2.71 | -5.2% |
| Total Families | 5,105 | 5,489 | 7.5% |
| Group Quarters Population | 291 | 241 | -17.2% |

Source: U.S. Bureau of the Census, 1980 and 1990

Educational Attainment

The U.S. Bureau of the Census for 1990 provides data concerning the educational attainment of the Wall Township residents. The educational attainment of Wall Township residents is similar to that of Monmouth County. Of the 13,691 persons 25 years and older, 84 percent were high school graduates, compared to 83 percent of County residents 25 years or older. The County percent of high school graduates is a substantial increase from 74 percent in 1980 and reflects the increasing education level of Monmouth County residents. In Wall, approximately 34 percent of residents, over 25 years of age, earned a college or graduate degree (associates, bachelors, graduate or professional), compared to 35 percent of County residents.

Income

Income indicators from the U.S. Census for 1980 and 1990 are presented in Table 7. Per capita income and median household income were calculated for the calendar year prior to the year of the Census. The figures show that income of Wall Township residents was similar to that of Monmouth County in both 1979 and 1989. Of Monmouth County's 53 municipalities, Wall Township ranked 25th for per capita income and 30th for median household income for 1989.

In 1989, median household income in the Township was \$46,301. This is slightly higher than the \$45,912 median household income for Monmouth County. Using constant 1989 dollar calculations, median household income in Wall Township increased by 24 percent, from \$37,337 in 1979 to \$46,301 in 1989. (The Monmouth County Planning Office calculated constant dollars by multiplying 1979 income by an inflation factor.)

In 1989, per capita income in Wall Township was \$21,005 compared to \$20,565 for Monmouth County. Using constant dollars, per capita income increased 46 percent in Wall Township from \$14,359 in 1979 to \$21,005 in 1989.

Table 7
INCOME TRENDS 1979 TO 1989
WALL TOWNSHIP

| | Per Capita Income | | Median Household Income | |
|----------|-------------------|-----------------|-------------------------|-----------------|
| | Wall Twp | Monmouth County | Wall Twp | Monmouth County |
| 1979* | \$14,359 | \$15,132 | \$37,337 | \$37,321 |
| 1989 | \$21,005 | \$20,565 | \$46,301 | \$45,912 |
| % Change | 46.3% | 35.9% | 24.0% | 23.0% |

Source: 1980 and 1990 Census, US Bureau of the census per Monmouth County Planning Board. 12/89 and 1996

*1989 Dollars

The 1990 income distribution of Wall Township households is provided in Table 8. Of the 7,365 total households, 3,948 households earned less than \$50,000 (53.7 percent), 2,649 households (36 percent) earned between \$50,000 and \$99,999, and 768 households (10.5 percent) earned over \$100,000.

Table 8
HOUSEHOLDS BY INCOME GROUP, 1990
WALL TOWNSHIP

| Income Groupings | Households | % Total |
|-----------------------|--------------|----------------|
| Less than \$5,000 | 122 | 1.7 |
| \$5,000 - \$9,999 | 336 | 4.6 |
| \$10,000 - \$14,999 | 318 | 4.3 |
| \$15,000 - \$24,999 | 832 | 11.3 |
| \$25,000 - \$34,999 | 876 | 11.9 |
| \$35,000 - \$49,999 | 1,464 | 19.9 |
| \$50,000 - \$74,999 | 1,824 | 24.8 |
| \$75,000 - \$99,999 | 825 | 11.2 |
| \$100,000 - \$149,999 | 535 | 7.3 |
| \$150,000 or more | 233 | 3.2 |
| Total | 7,365 | 100.00% |

Source: U.S. Bureau of the Census, 1990

Housing

On September 16, 1996, the Wall Township Planning Board adopted a Housing Element to the Township Master Plan. On September 18, 1996, the Wall Township Committee also adopted the Housing Element and a Fair Share Plan. An Amendment to the Plan was prepared on March 19, 1998 to conform to a February 17, 1998 Judgement of Repose approved by Judge Eugene Serpentelli. These documents update the 1990 Housing Element and address the Township's COAH mandated obligation for low and moderate income housing through 2004.

The Housing Element adopted by the Planning Board in 1996 and amended in March 1998 is hereby incorporated by reference into this Master Plan. It provides an extensive discussion of housing stock characteristics (including, but not limited to, occupancy, age, condition value, and rent levels); housing construction trends; affordability levels; and projections of housing stock.

The Housing Element outlines in detail the manner in which Wall Township has met and will continue to meet the goal of providing a variety of housing types to address affordable housing needs. The Element indicates that the Township addresses this need through new construction, rehabilitation, credits for prior zoning actions, Regional Contribution Agreements and bonus credits.

Future Population

A population projection for the year 2010 was prepared by the Monmouth County Planning Board in conjunction with the State Development and Redevelopment Plan and the Cross Acceptance Process. The 2010 projection is 27,830 persons, an increase of 7,586 persons or a 37 percent increase from 1990. Assuming the projection is accurate, 4.24 percent of Monmouth County's population in the year 2010 will reside in Wall Township. In 1990, only 3.8 percent of Monmouth County's population resided in the Township.

The County's projection forecasts a growth rate of 379 persons per year over the next 20 years. This equates to about 140 new housing units per year assuming that the population increase is entirely due to in-migration. This is comparable to the level of construction during the time period from 1984 to 1995. However, it does not take into account the higher growth rate of the 1990s. Wall Township actually grew by 3,415 persons from April 1990 through July 1997, or 488 persons per year, according to a County Planning Board estimate.

The Housing Element includes a projection of additions to the housing stock to the year 2000, based on residential building and demolition permit data. Three different trend lines are projected for a range of housing unit types, which may be used to forecast future population. Assuming that these increases from population are all due to in-migration (i.e. new housing construction), the population of Wall Township will reach 25,800 to 26,200 persons in the year 2000.

A "residential zoning build-out" study of Wall Township performed by Bay Pointe Engineering Associates, Inc. in late 1996 calculated a full build-out population of 30,920 persons. At the rate of growth experienced in the 1990s, the Township would theoretically reach "build-out" in slightly less than fifteen years, assuming no zoning changes are made. A more likely scenario to this straight-line projection, however, is that as the current inventory of development approvals is exhausted and vacant developable land becomes less available, the rate of population growth will slow significantly. Thus, even under favorable economic conditions, the build-out figure at 30,920 persons will probably not be reached until well beyond the fifteen year "straight-line projection" period.