

Delran State of Community



February, 2012

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History of Delran:

Delran is a township in Burlington County, New Jersey, United States. As of the 2010 United States Census, the township population was 16,896. Delran Township was incorporated as a township by an Act of the New Jersey Legislature on February 12, 1880, from portions of Cinnaminson Township. Portions of the township were taken to create Riverside on February 20, 1895. The townships name is a portmanteau of the names of the two rivers that have their confluence here: the Delaware River and Rancocas Creek.

Government

• Political Structure of Township:

- Delran Township is governed under a Mayor-Council system of municipal government under the Faulkner Act. The five-member council consists of three elected to represent wards and two elected at large. Terms for the mayor and council are four-year staggered terms. Beginning in 2010, elections for Mayor and Council are held in November.
- As of 2011 the Mayor-Council is filled by:
 - Mayor of Delran Township is Ken Paris (D).
 - Members of the Delran Township Council are Gary Catrambone (D, At-large), Patricia Pomeranz (R, At-Large), Mike Schwartz (D, Ward 1), Tom Morrow (D, Ward 2), and Patti Kolodi (D, Ward 3).

• Freeholders:

- Burlington County is governed by a Board of Chosen Freeholders, whose five members are elected at-large to three-year terms of office on a staggered basis, with one or two seats coming up for election each year. As of 2011, Burlington County's Freeholders are Freeholder Director Bruce D. Garganio (Florence Township, 2012), Joseph Howarth (Evesham Township, 2012), Joseph B. Donnelly (Cinnaminson Township, 2013), Mary Ann O'Brien (Medford Township, 2012) and Leah Arter (Moorestown, 2012)

• New Jersey Legislature:

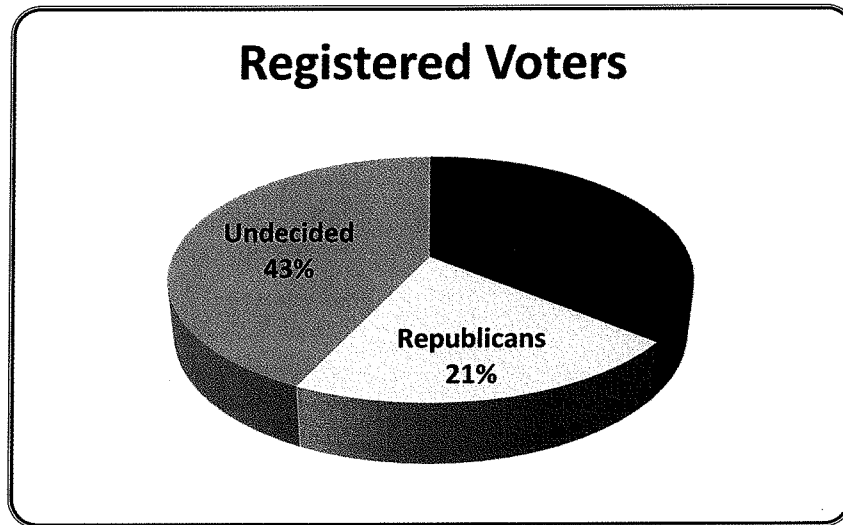
- Delran is in the 7th district of the New Jersey Legislature is represented in the State Senate by Diane Allen (R, Edgewater Park Township) and in the General Assembly by Herb Conaway (D, Delanco Township) and Troy Singleton (D, Palmyra).

• Congressional District:

- Delran Township is in the 3rd Congressional district. New Jersey's Third Congressional District is represented by Jon Runyan (R, Mount Laurel Township). New Jersey is represented in the United States Senate by Frank Lautenberg (D, Cliffside Park) and Bob Menendez (D, Hoboken).

• **Number of registered voters:**

- Democrats: 2,109
- Republicans: 1,201
- Undecided: 2,517



Town Characteristics

• **Geography:**

- Total 7.25 sq mi (18.8 km²)
- Land 6.64 sq mi (17.2 km²)
- Water 0.61 sq mi (1.6 km²) 8.41%

• **Population Density:**

- As of the census of 2010, there were 16,896 people, 6,442 households, and 6,148 families residing in the township. The population density was 2,346.6 people per square mile (903.4/km²).
- Size of township with zoning map: 7.2 miles

○ **Delran Police Department:**

- The Delran Township Police Department is committed to providing the highest quality of police service to our citizens and visitors. We are dedicated to improving the quality of life in our Township. Our Department will work in partnership with our community to provide a high degree of effective and efficient public safety while maintaining respect for cultural diversity and individual rights and dignity. Their core values are: integrity, service, fairness, respect, accountability, and pride.

- **Officers:**
 - Chief – Alfonso A. Parente, Jr.
 - Lt. Howard Davenport
 - Lt. John C. Williams, Jr.
- Total number of officers on the force is 31
- Officer to Citizen Ratio: 31:16,896 or 1:545
- **Fire Department:**
 - Delran Fire District #1 consists of five publically elected Fire Commissioners who oversee the Local Enforcement Agency and the town's two Fire Companies.
 - The Local Enforcement Agency (LEA) is made up of one full time Fire Official, one full time Fire Inspector, and two secretaries. The LEA enforces the fire code and performs fire investigations in Delran Township.
 - Delran Fire Company #1 was founded in 1916 and currently resides at 9 S. Bridgeboro Street. Also known as Station 231, the company operates two engines, one ladder truck, a cascade unit, fire police unit, brush truck, and small boat.
 - Delran Fire Company #2 was founded in 1928 and currently resides at 1020 S. Chester Avenue. Also known as Station 232, the company operates one engine, one aerial Sqrut, a rescue truck, utility pickup truck, and technical rescue unit capable of performing water, ice, and rope rescues. The station also maintains a fire boat that is docked in season.
 - Aside from covering all of Delran Township, both Fire Stations answer mutual aid calls in Riverside, Cinnaminson, Palmyra, Riverton, Delanco, Willingboro, Mount Laurel, Moorestown, and Maple Shade for significant incidents.
 - **Fire Department Community Activities:**
 - The 2nd annual 5K Walk/Run was held September 10, 2011
 - The annual Open House is held in October. It consists of tours of the facilities, information about fire safety, extinguishers, home sprinkler systems, becoming a volunteer, and much more.
 - Volunteers support Millbridge and Delran Intermediate Schools during Fire Prevention Week.
- **Public Transportation:**
 - **New Jersey Transit** provides bus service in New Jersey and to Philadelphia. There is a bus stop at US 130 at Fairview Street. <http://www.njtransit.com>
 - The **BurLink** bus system is a deviated fixed route service providing transportation to the residents, employees and visitors of Burlington County. The BurLink bus routes connect with many NJ TRANSIT bus routes and the River LINE at the Beverly Rail

Station. Discounted or free transfers between the two services are available. BurLink can be boarded at Route B8 goes between Riverside Light Rail Station and Hartford Corners. This six-route bus system is provided by the Burlington County Board of Chosen Freeholders and operated by the South Jersey Transportation Authority (SJTA). The Federal Transit Administration, NJ TRANSIT and the County of Burlington provide funding.

- The Burlington County Board of Chosen Freeholders sponsors the **BCTS services**. Revenues applied for annually from Casino Revenue and state and federal grants. They subsidize the **BCTS Paratransit Service**. These funds, together with County funds, enable the Freeholders to provide this service for the residents of Burlington County.
http://www.driveless.com/gettingaround_shuttle_burlington_01_10062008.htm
- The **River LINE** is a passenger rail line that runs through Delran along St. Mihiel Drive. Although there is no station in Delran there are nearby stations in Riverside and Cinnaminson providing passenger service to Trenton and Camden with connecting service via **PATCO Speedline** to center city Philadelphia.
http://www.njtransit.com/sf/sf_servlet.srv?hdmPageAction=LightRailTo

● **Parks and Recreation Fields:**

- The townships Open Space and Recreation plan includes fifty-two parcels of open space including approximately thirty different parcels of passive open space and athletic and recreation fields, and two major county parks including Amico County Park and the proposed Anderson Park.
- **Municipal Parks and Playgrounds:**
 - Don Deutsch Fields: Tenby Chase Drive has a baseball field and soccer fields.
 - Peter Vermes Fields: Tenby Chase Drive has several soccer fields.
 - Leon Street Park: Leon Avenue has a baseball field.
 - Faunce Street Park: 13.3 acres with a baseball field, basketball courts, and a tot lot.
 - Brown Street Park: 2.7 acres consisting of a baseball field, basketball courts, and a tot lot.
 - Notre Dame Park: 9.9 acres consisting of a softball field, small baseball diamond, large baseball diamond, batting cages, and tot lot.
 - Ohio State Drive Park: 3.83 acres with basketball courts.
 - Princeton Park has a tot lot.
 - Tenby Chase Playground: 12.37 acres of open space.
 - Stewart Avenue Park: 1.28 acres with a basketball court and tot lot.
 - Conrow Road Park: 4 acres consisting of a soccer field and home of Kids Kingdom and Friendship Park playground.

- Ash Street/Mulberry Street: .37 acres with a basketball court and a tot lot.
- Ken Johnston Park: 11 acres located at Summerhill/Grande. The park includes a Little League baseball diamond, basketball backboards, roller hockey rink, tennis courts, and the Frank DiLuzio Football Field and practice area.
- Swedes Lake Park: Access on 5th Street and Leon Avenue. Open for fishing and boating (no motor). No swimming. Swedes Lake: The 46.3 acres including a ground water fed lake is currently used by fisherman and hikers. The lake is approximately 700 by 1100 feet wide and 2100 feet long.
- Lake Lonnie: Access off of 5th Street. Boys Scouts use for camping.
- Myers Tract: Approximately 22.84 acres located on Hartford Road and backs up to the high school. It is unimproved woodland, marsh and tidal flat and floodplain with frontage along the Rancocas Creek. Ground is breaking April 2012 for 3 basefields one being for handicapped, 1 soccer field, nature walk, and snack bar. **County Parks:**
 - Anderson Farm: This is a Burlington County future park site located on Creek Road.
 - Amico Island Park: Norman Avenue, A 55-acre peninsula with wide, level trails through meadows, forest, a pond, and wetland habitat. Includes views of the Delaware River and of the flats at the mouth of the Rancocas Creek.
- **Undeveloped Land:**
 - Municipal Pistol Range: Taylors Lane. This lot consists of forty-four acres and is accessible from Taylors Lane.
 - Brown and Goldfarb Tract is 26.74 acres. It is unimproved wooded parcel with an existing pond measuring 100 feet by 280 feet at Bridgeboro Road.
 - Swedes Run Linear Park: Unimproved park areaa located consisting of wooded areas and overgrown fields are located along the Swedes Run Stream throughout the township (approximately 78 acres).
- **Township Sports Programs:**
 - Delran Athletic Association offers sports for ages 4-16 years of age. The Board is made up of 6 individuals: President, Vice President, Secretary, Treasurer, Boys' Athletic Director, Girls' Athletic Director.
 - Delran also offers participation in Club sports.
 - **Sports offered:**
 - **Fall:**
 - Football: boys ages 5-14
 - Soccer: both boys and girls ages 4-14
 - Fall baseball: boys ages 8-14
 - Fall Softball: girls ages8-14

- Cheerleading: girls ages 5-14
- Club Soccer: (not AA) both boys and girls ages 5-16
- **Winter:**
 - Basketball: both boys and girls in first through eighth grade
 - Bowling: boys ages 5-14, parents may participate
 - Wrestling: (not AA) Club sport boys ages 5-14
- **Spring:**
 - Baseball: boys ages 4-16
 - Softball: girls ages 4-16
 - Flag football: boys and girls ages 4-14
- **Summer:**
 - No summer sports are offered.
- **Community Groups, Organizations, Partnerships and Associations**
- **Organizations:**
 - **Boy Scout Troops:** Delran Troop 25 of Delran, NJ
 - Cub Master: Mr. Stephen Szyszkiewicz
16 Princeton Drive; Delran, NJ 08075
E-Mail: CubMaster@pack25delran.com
Phone: (856) 824-0992
 - **Girl Scouts:**
 - The Girl Scouts of Central & Southern NJ, Inc.
E-Mail: info@gscnj.org
Phone: (800) 582-7692
 - **Delran Historical Society :**
 - This society is dedicated to collecting and preserving archives from our community. They meet the third Tuesday of each month at the community center.
 - **Delran Recreational Activity Committee (RAC):**
 - The RAC is overseen by the township. They approve field permits and the run community activities such as the Easter egg hunt and summer camp at Conrow Park. When money is available, they help with improvements to athletic fields and parks.
 - **Parent Teacher Association (PTA):**
 - The PTA in Delran is divided into the Delran Middle, High School PTA, and the Elementary PTA. Each PTA is a group of parents and teachers that work tirelessly to enhance and enrich Delran students' learning experience.

- **YMCA of Burlington County:**
 - The YMCA of Burlington County provides Primetime care before and after school at Millbridge and the Delran Intermediate Schools. They also provide an extended kindergarten program at Millbridge School.
- **Knights of Columbus:**
 - Knights of Columbus Saint John Neumann Council 1436 is a group of men, 18 years of age and older, committed to making their community a better place, while supporting their church. They are located at 934 Bridgeboro Street and meet the 1st and 3rd Mondays of the month.
- **Veterans of Foreign Wars:**
 - Veterans of Foreign Wars – Post 3020 is located at 1125 South Fairview Street. They provide services for veterans and their communities along the Delaware riverfront. Specifically serving the towns of Cinnaminson, Delanco, Delran, Palmyra, Riverside and Riverton. They meet the third Tuesday of each month at the Community Room at the Municipal Building on Chester Avenue.
- **Delran Business Association:**
 - The Delran Business Association promotes business to business networking and meets once a month. Visit their webpage at <http://www.delranbusiness.com/home.html> for more information.
- **Tenby Chase Swim Club:**
 - Home of the E Division Champion Sharks. The Tenby Chase Swim is located on Forge Road. Membership is required.
- **Delran Seniors Citizens Club:**
 - The Delran RAC sponsors this group that meets the second Tuesday at 1PM at the Knights of Columbus on Bridgeboro Street. Their monthly meetings include lunch and bingo. Bus trips to shows and a holiday party are some of their activities.
- **55 Club:**
 - The first Thursday of each month the 55 Club meets at the Resurrection Parish on Conrow Road at 12PM.
- **Traditions:**
 - **Community:**
 - **Relay for Life:** The Delran Community fights back against cancer June 1, 2012 during this 24 hour event held at Delran High School. Some of the events are the Survivors Lap, Luminaria Ceremony, and Fight Back Ceremony.
 - **Delran Day:** Delran Business Association hold this event at Holy Cross High School in the middle of September. Local businesses and charities promote. Demonstrations by East Coast Dance and Amerikick, and performances by local musical artists. Police Department provides race car driving.

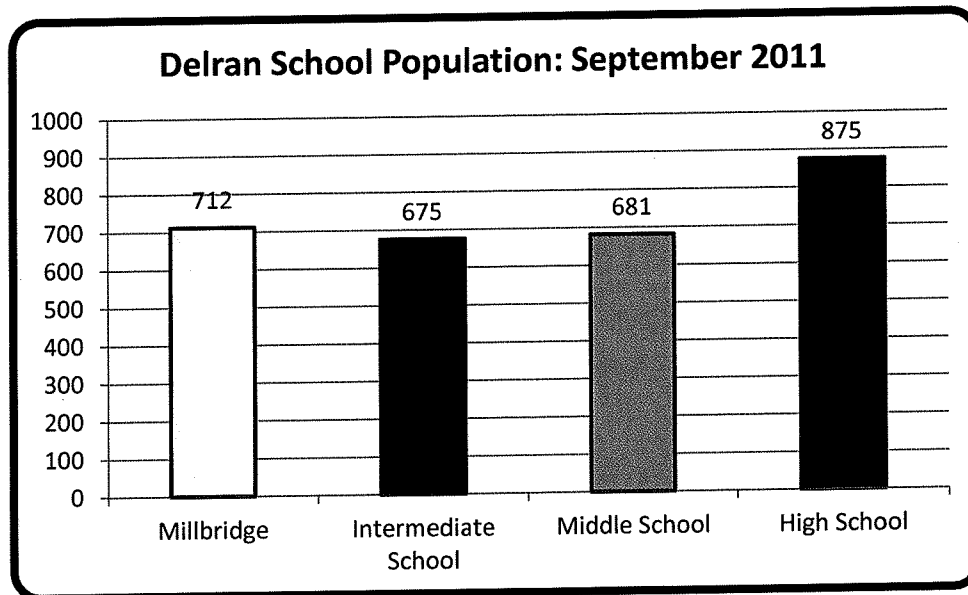
- **Lighting of Christmas Tree:** Santa arrives on a fire truck while the Middle School sings carols. Refreshments provided by the Delran RAC. Municipal Building at 7PM.
 - **Egg Hunt:** This annual event is run by the Delran RAC and will be held Saturday, March 24 at Conrow Park starting at 12 noon promptly. Children are divided into four age groups: two to four, five and six, 7 and eight, and nine through twelve years of age. Children hunt for plastic eggs filled with toy prizes, candy, prize tickets.
 - **Town-wide Yard Sale:** The Delran RAC is the sole sponsor of the town wide yard sale which is held the last Saturday in September. Residents can register at the municipal building at no charge for this activity. Maps are provided of all registered participants.
 - **Summer Camp:** The RAC sponsors a summer camp that is held for two weeks in August at Conrow Park for the community children. The camp is run by Delran high school students who volunteer their time and use the hours towards their community hours needed for graduation.
- **Business:**
 - **Stellwags Hidden Acres Farm:** Hayrides and pumpkin picking are offered from September through Halloween. Sleigh Rides are available from Thanksgiving through Christmas. Each activity is five dollars.
 - **Chick-fil-A:** Many community events are provided by Chick-fil-A. There are monthly summer garage sales, car shows, outdoor movie nights, Daddy Daughter Night Nights, Mother Son Knights, an Easter Egg Hunt, fundraisers, and weekly family night activities.
 - **School:**
 - **Homecoming:** Delran High School celebrates each fall with a five day spirit week of activities and service projects for students, presentations and floats created by each class, and a parade for the community, all culminating in a football game that honors alumni, and a semi-formal dance for DHS students.
 - **Gift Basket Extravaganza:** The Delran Middle and High School PTA hosts a fundraising night in which over 250 gift baskets are awarded to lucky winners. With an attendance of 650 people, this is the biggest fundraiser of the year.
 - **Delran Card:** The Delran High School team fundraises by selling the Delran Card for \$10. This card gives you discounts to area merchants.
 - **Project Graduation:** Project graduation is an all-night event held at a local facility, sponsored by the MS/HS PTA on the night of graduation. The purpose is to offer an alcohol free celebration and chance to have fun with friends.
 - **Halloween Parades at Elementary School:** Millbridge School and Delran Intermediate School welcome parents, friends and family members to view the students in their costumes at this popular and festive annual event.

- **Prom:** The Junior and Senior Prom is held at a venue outside of school and gives students a formal night of memories.
- **PTA Fall Festival:** This elementary PTA event features scarecrow making, pumpkin decorating, storytelling, food and fun!
- **Holiday Craft Fair and Lunch with Santa:** The elementary PTA hosts a craft fair of affordable gifts in the DMS gym while the DHS senior class hosts lunch and photos with Santa in the cafeteria.
- **PTA Elementary Bingo and Sundae Nights:** These fun and free events promote parent involvement in the schools and family bonding.

• **Schools in Delran:**

○ **Public School:**

- **The Delran Township School District** serves public school students in kindergarten through twelfth grade. Schools in the district are Delran Millbridge (grades K-2, 712 students), Delran Intermediate School (grades 3-5, 675 students), Delran Middle School (grades 6-8, 681 students) and Delran High School (grades 9-12, 875 students). Attendance is based on numbers as of 1/31/12.



○ **Private Schools:**

- **Montessori Academy of New Jersey** is a private school located at 28 Conrow Road, Delran. It is one of only three AMI-certified Montessori method schools in New Jersey. MANJ was founded in 1965 and educates students ages 18 months through 14 years old. (856)461-2121
- **Holy Cross High School** is a regional Roman Catholic high school located at 5035 Route 130, Delran. (856)461-5400

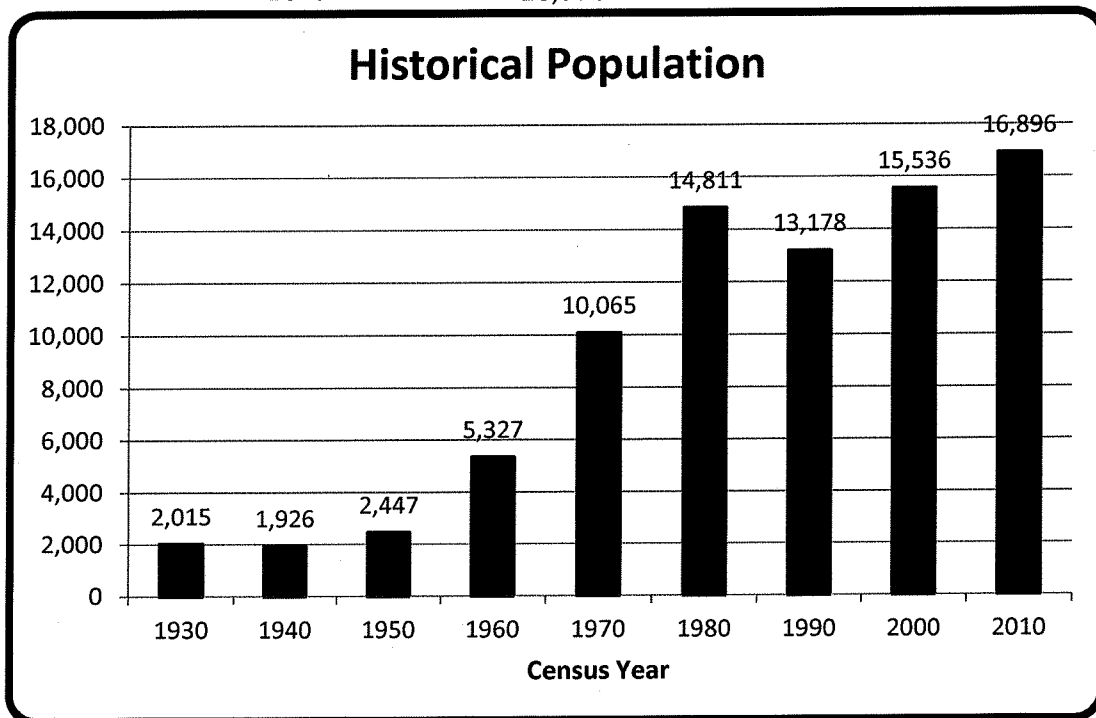
- **Daycares:**
 - **Joy of Learning Child Care Center:** 2902 Route 130, Delran (856) 764-3383
 - **Kindercare:** 1 Tenby Chase Drive, Delran, (856)764-0066
 - **Goddard School:** 90 Hartford Road, Moorestown, 856-461-2250
 - **Tots Cooperative Learning Center:** 317 Conrow Road, Delran (856) 461-8877
 - **ABC & TLC Daycare:** Rancocas Lane, Delran (856) 461-4618
- **House of Worship**
 - **Bait ul Qayem:** This is a Shia Center located at 337 Conrow Road, Delran 609-557-7262
 - **Calvary Temple:** 319 Conrow Road, Delran (856) 461-4842
 - **Delran United Methodist Church:** 32 Conrow Road, Delran 461-8311
 - **House of God:** 58 S Bridgeboro Street, Delran (856) 764-1515
 - **Full Gospel Church of God:** 100 Manor Drive, Delran 609 461-9706
 - **Marvelous Light Church of Christ:** 211 Saint Mihiel Dr # A,Delran (856) 461-0600
 - **Memorial Church:** 102 Greenbriar Road, Delran 609 461-8397
 - **Resurrection Parish Church of the Holy Name:** 260 Conrow Road, Delran, 609 461-6555 Catholic (Roman)
 - **Trinity Episcopal Church:** 6023 Route 130,Delran (856) 461-9124
- **Amenities**
 - **Book Mobile:** Bookmobile program provides mobile library services to the Clubhouse at Ashley Crossing and many other parts of Burlington County. The "library on wheels" carries over 4,000 titles including books in regular print and large print, children's books, audio books, DVDs, videos, and CDs. Eligible residents of the county are invited to use the bookmobile, which is equipped with a lift to accommodate wheelchairs.
 - **Positive Press:** Hometown news delivered free to each household in Delran and the surrounding communities.
 - **Meals on Wheels:** Meals on Wheels of Burlington County provides a nutritious well-balanced meal for homebound county residents 60 years of age or older who are alone and unable to provide for their daily needs.
 - **School Resource Officer:** The School Resource Officer is housed in offices in the middle and high school and serves as the liaison between the school district and Delran Police Department. The position is funded by the Delran Police Department and is a valuable resource for the district.

- **Adopt a Cop:** The district and police department have jointly presented safety lessons to elementary students through the Adopt a Cop program. The program has been conducted at the third grade level but is in the planning stages for launch at the second grade level for next year.

• **Demographics**

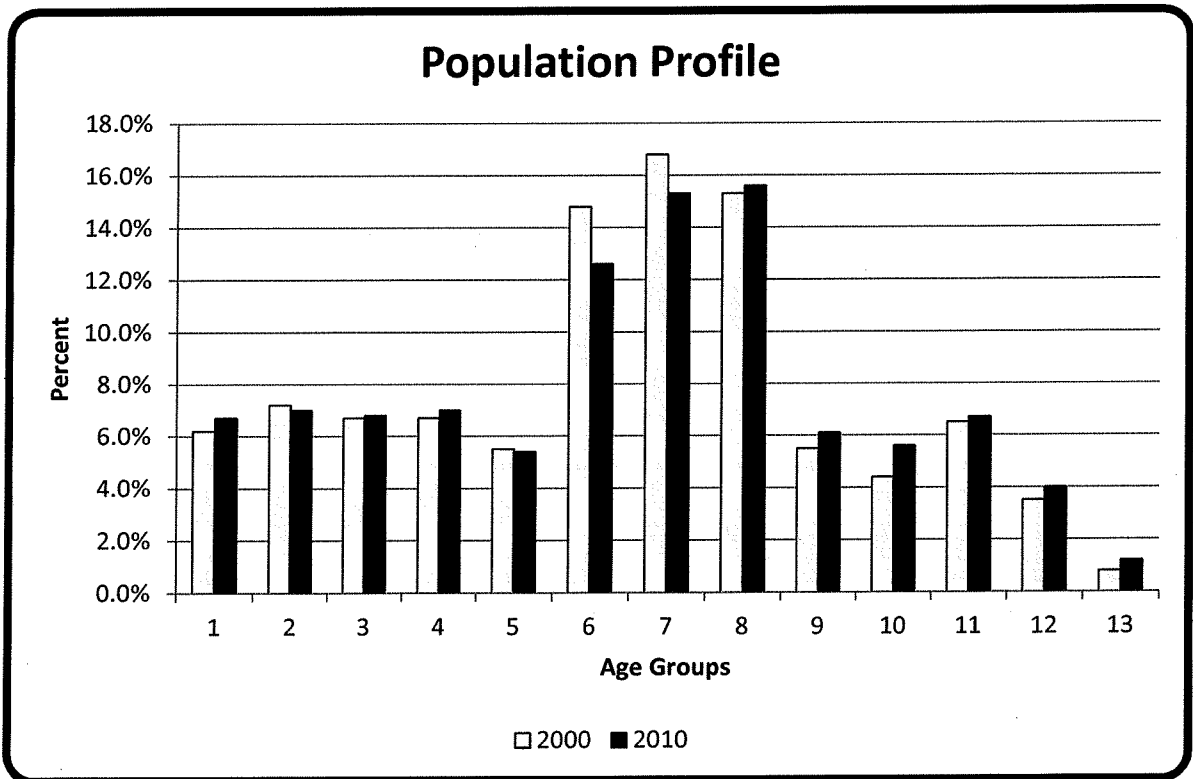
Historical Populations

Census	Pop.	%±
1930	2,015	—
1940	1,926	-4.4%
1950	2,447	27.10%
1960	5,327	117.70%
1970	10,065	88.90%
1980	14,811	47.20%
1990	13,178	-11.0%
2000	15,536	17.90%
2010	16,896	8.80%



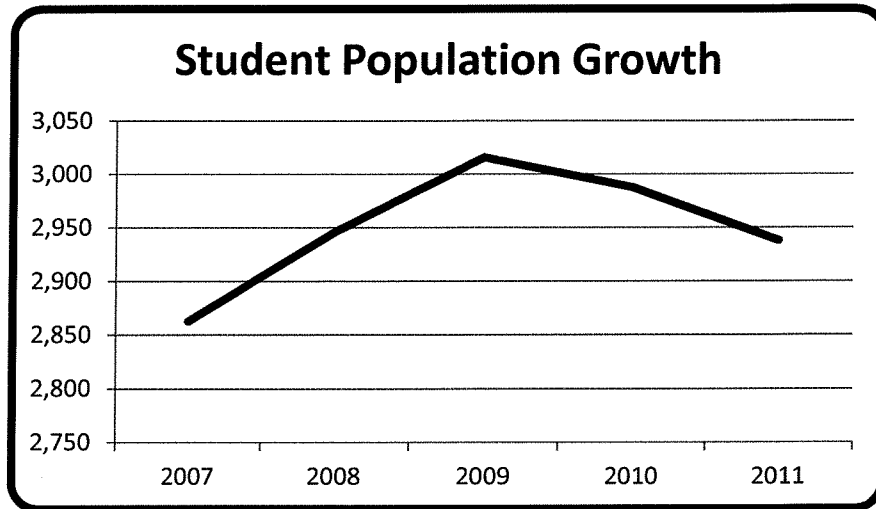
○ **Population Profile 2000 vs. 2010**

	2000		2010	
	Number	Percent	Number	Percent
	15,536	100%	16,896	100%
Under 5 years	970	6.2	1,130	6.7
5 to 9 years	1,124	7.2	1,186	7.0
10 to 14 years	1,043	6.7	1,147	6.8
15 to 19 years	1,044	6.7	1,189	7.0
20 to 24 years	861	5.5	911	5.4
25 to 34 years	2,307	14.8	2,125	12.6
35 to 44 years	2,611	16.8	2,581	15.3
45 to 54 years	2,374	15.3	2,650	15.6
55 to 59 years	852	5.5	1,026	6.1
60 to 64 years	678	4.4	942	5.6
65 to 74 years	1,003	6.5	1,138	6.7
75 to 84 years	537	3.5	669	4.0
85 years and over	132	0.8	201	1.2



○ **Student Population Growth**

- September 2007 2,863
- September 2008 2,946
- September 2009 3,016
- September 2010 2,988
- September 2011 2,938



○ **Anticipated Land Use:**

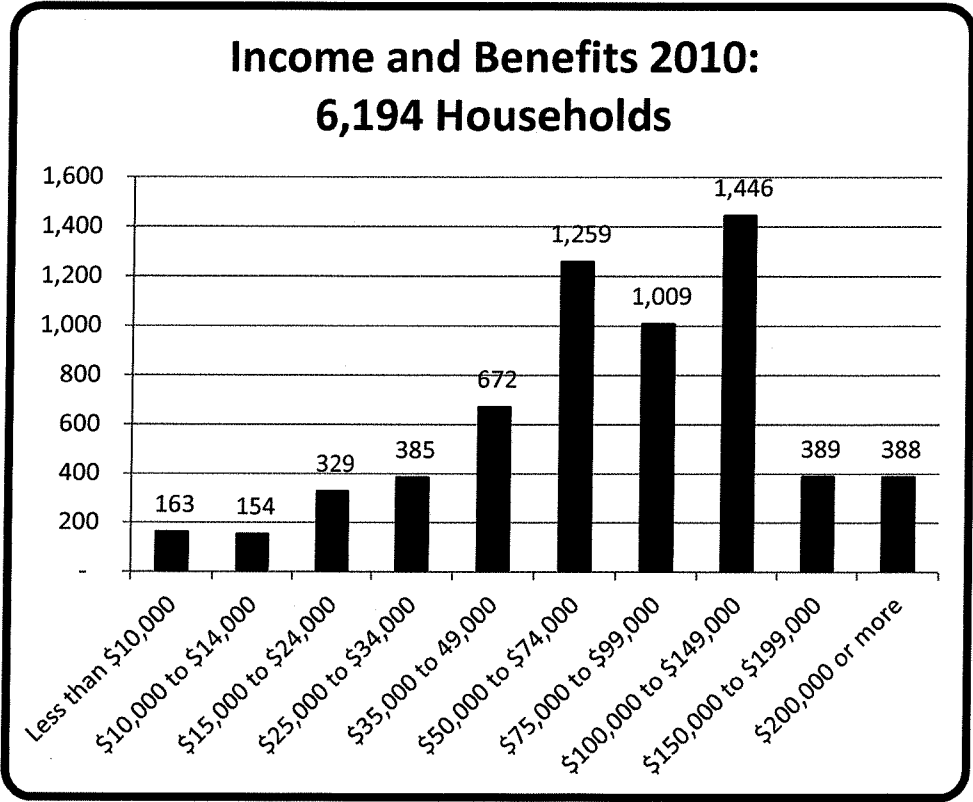
- 35 single family homes approved for Moriuchi Tract on Hartford Road.
- 120 age restricted townhouses have been approved.

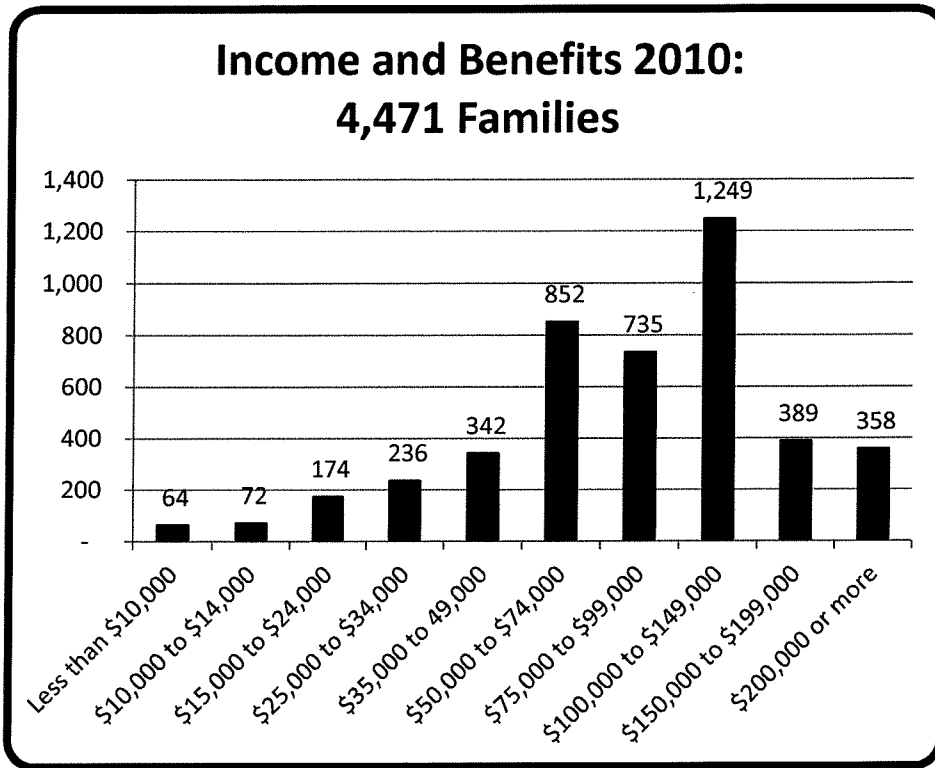
○ **Income**

- The median income for a household in the township was \$77,220, and the median income for a family was \$90,487. Males had a median income of \$65,365 versus \$46,941 for females. The per capita income for the township was \$34,191. About 3.3% of families and 4.4% of the population were below the poverty line, including 5.3% of those under age 18 and 4.1% of those age 65 or over.

INCOME AND BENEFITS (In 2010 Inflation Adjusted Dollars)

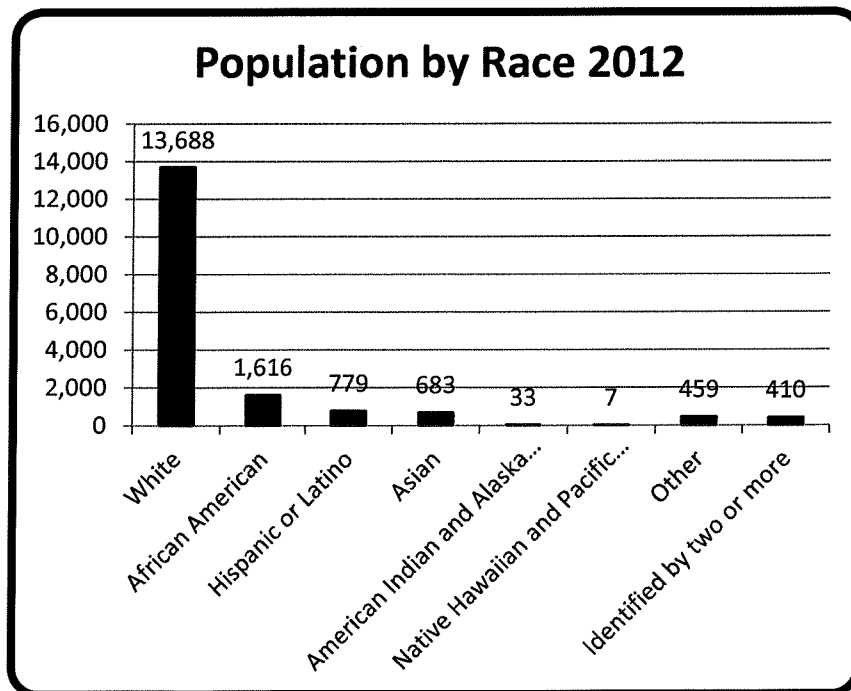
	Households	Families
Total Households	6,194	4,471
Less than \$10,000	163	64
\$10,000 to \$14,000	154	72
\$15,000 to \$24,000	329	174
\$25,000 to \$34,000	385	236
\$35,000 to 49,000	672	342
\$50,000 to \$74,000	1,259	852
\$75,000 to \$99,000	1,009	735
\$100,000 to \$149,000	1,446	1,249
\$150,000 to \$199,000	389	389
\$200,000 or more	388	358





○ **Diversity:**

- The racial and ethnic composition of the population was 81.0% Caucasian, 9.6% African American, 0.2% Native American, 4.0% Asian, 2.7% some other race and 2.4% reporting two or more races. 4.6% were Hispanic or Latino of any race.



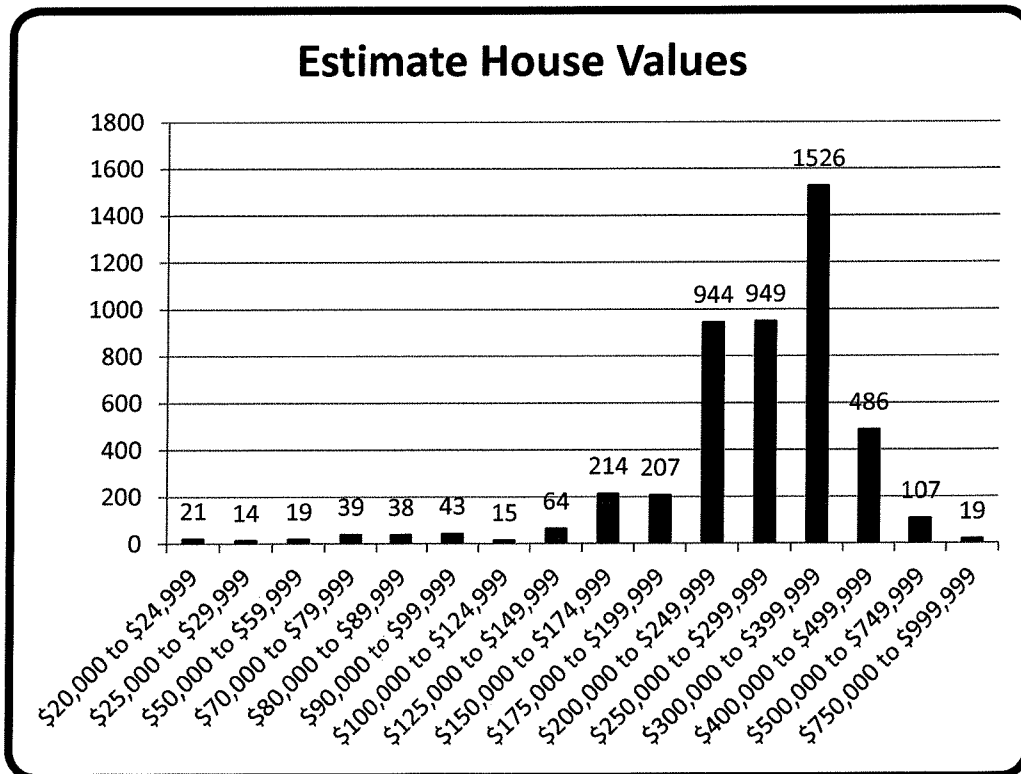
○ **Marital Status:**

- 59.4% were married couples living together, 11.1% had a female householder with no husband present, and 25.6% were non-families. 21.0% of all households were made up of individuals and 6.6% had someone living alone who was 65 years of age or older.

○ **Household Make-up:**

- Average Household size as of the 2010 Census, Delran Township had a population of 16,896. The median age was 38.1.
- There were 5,816 households out of which 34.6% had children under the age of 18 living with them. The average household size was 2.67 and the average family size was 3.11.
- In the township the population was spread out with 24.5% under the age of 18, 7.9% from 18 to 24, 31.7% from 25 to 44, 25.1% from 45 to 64, and 10.8% who were 65 years of age or older. The median age was 38.1 years. For every 100 females there were 96.9 males. For every 100 females age 18 and over, there were 95.1 males.
- Per the 2010 Census children under the age of five is 1,130 which is 6.7% of total population. 529 girls, 601 boys.

○ **Estimated Household Value:**



- **Housing in the Township:**
 - 4,233 single family houses
 - 337 townhouses
 - 588 condominium
 - Apartment Complexes:
 - Hunters Glen with 1124 units
 - Tenby Towne Apartments with 327 units.
- **Foreclosures in Delran:**
 - 2011 – Stoneham Drive and main Street
 - 2012 – Fairview Street

○ **Homes for Sale in Delran as of 2/3/2112:**

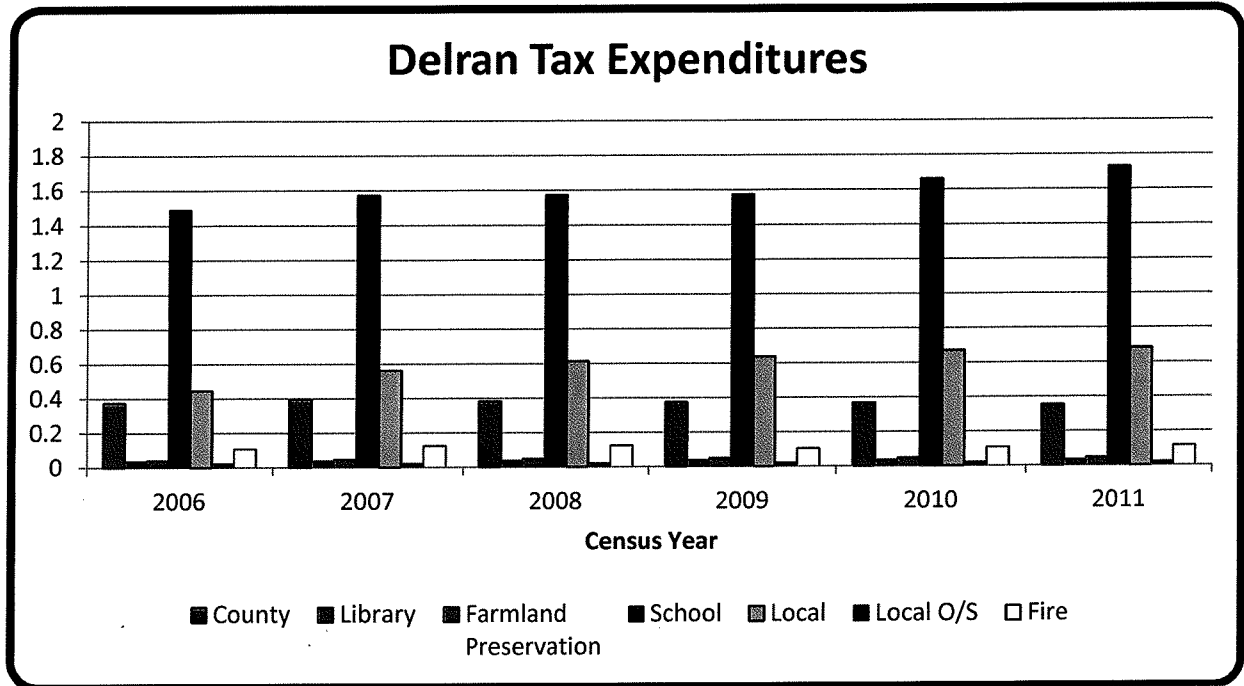
	Active Listing	Lowest Price	Average Price	Highest Price
Single Family	64	\$140,000	\$286,848	\$599,900
Condo/Townhouse	26	\$71,158	\$186,454	\$254,900

• **Economic Factors**

- **Property Tax**
 - Property Tax rate is 2.98 for 2011.

Delran Controlling Tax Rate:

	2006	2007	2008	2009	2010	2011
County	0.374	0.394	0.381	0.373	0.366	0.353
Library	0.035	0.037	0.036	0.036	0.035	0.034
Farmland Preservation	0.041	0.046	0.048	0.049	0.048	0.046
School	1.49	1.572	1.573	1.573	1.659	1.73
Local	0.443	0.561	0.612	0.637	0.669	0.683
Local O/S	0.022	0.02	0.02	0.02	0.02	0.02
Fire	0.108	0.123	0.123	0.103	0.108	0.114
Total	2.513	2.753	2.793	2.791	2.905	2.98



• Concerns of the Community

- Mentoring for young people
- Kindergarten – full day
- Amico Island deterioration
- Shop Rite parking lot
- Low “ratables,” empty retail space
- Rt 130 is most hazardous road in NJ for pedestrian fatalities
- SAT Scores
- Free and Reduced Lunch percentage has doubled from 9% of students to 18%.
- High Tax Rate
- Controversy over dissolution of the Delran Sewer Authority
- No places of interest
- Truant officer - verification of residency
- Given the Second Chance Program

• Concerns of the State:

- Rising college costs
- Unemployment
- Insurance and Medical Rates

- **Appendix**

- Zoning Map
- Census Information