

# Atlantic Highlands

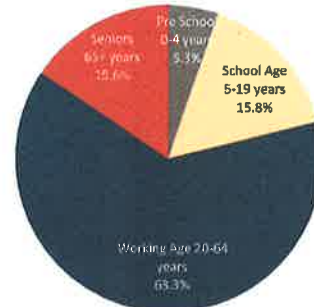
Median Age (2010): 45.0

Originally part of Middletown Township and known as Portland Point, Atlantic Highlands has been attracting investors and visitors since the late 1880's. Construction of a large pier accommodated early steam ship service to New York City, putting Atlantic Highlands on the map. Growth in the town followed the demands of seasonal tourists. As local and regional transportation systems developed, the Borough became a year-round community. Set on the Raritan Bay, the 1.2 square mile Borough offers astonishing views of the New York City skyline and the Raritan Bay. A long waterfront, active harbor, and vibrant downtown with viable local businesses are just a few of the amenities that continue to attract people to Atlantic Highlands.

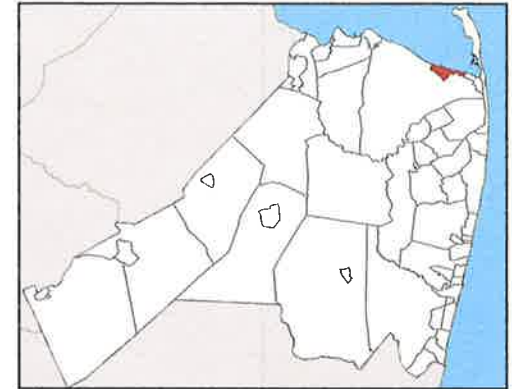
Source: <http://newjerseyshore.com>



1st Ave



Age Composition 2010



## Topical Planning Issues

When Atlantic Highlands created their first Master Plan in 1964, a majority of the borough was single-family residential, with very few multi-family units. Atlantic Highlands' most up-to-date Master Plan Re-Examination was revised in 2007, where the Borough identified its vision as retaining its character as a small town while continuing to thrive as an active, livable waterfront community with diverse housing, ample recreation, a healthy environment, adequate infrastructure, and quality education.

After receiving substantial storm damage during Sandy, Atlantic Highlands continues to rebuild and promote resiliency. The Atlantic Highlands Municipal Marina restored after Sandy with room to accommodate 600 boats was among the ten largest projects to receive federal disaster funding in NJ. In 2014, Jacques Cousteau National Estuarine Research Reserve (JCNER) prepared the Atlantic Highlands "Getting to Resilience" Recommendations Report to evaluate their risks and vulnerabilities to natural disasters and based on those risks specific recommendations were created to encourage community resiliency.

Downtown Atlantic Highlands is also flourishing with several new mixed-use buildings in construction. The downtown was designated as a 'Great Place' by the NJ Chapter of American Planning Association in 2014. During 2016, the Borough received Community Development Block Grant (CDBG) funding from the County for accessibility street improvements.

Sources: Atlantic Highlands Master Plan (2007), [www.ahnj.com](http://www.ahnj.com), "Back afloat in Atlantic Highlands" (Asbury Park Press, 9/9/14)

Median Household Income: \$88,024  
Median Housing Value: \$366,000  
Median Rent: \$1,172/month

Source: 2011-2015 ACS

### Land Use

	Assessed Acreage	Percent
Residential	406.3	41.9%
Apartment	6.0	0.6%
Commercial	42.7	4.4%
Industrial	3.8	0.4%
Farmland	0.0	0.0%
Vacant	105.1	10.8%
Public	280.2	28.9%
Public School	2.1	0.2%
Other School	0.0	0.0%
Church	9.3	1.0%
Cemetery	0.0	0.0%
Rail	0.0	0.0%
Other Exempt	4.5	0.5%
Unknown	108.7	11.2%

Source: Monmouth County Board of Taxation (2015)

### Demographics

Total Population		
Year	Number	Percent
1980	4,950	
1990	4,629	
2000	4,705	
2010	4,385	

2010 Race and Ethnicity		
	Number	Percent
White	4,086	93.2%
Black	63	1.4%
Asian	95	2.2%
Other	141	3.2%
Hispanic Origin	225	5.1%

### Educational Attainment

25 Years and Older (2011-2015)		
	Number	Percent
No high school degree	103	3.3%
High school graduate only	667	21.2%
Some college or associate's	815	25.9%
Bachelor's or grad. degree	1,565	49.7%

### Housing

Housing Characteristics (2011-2015)		
	Number	Percent
Total	1,999	100.0%
Owner-Occupied	1,459	73.0%
Renter-Occupied	394	19.7%
Vacant	146	7.3%

Seasonal		
	Number	Percent
Avg. Household Size	2.34	

Housing Units (2011-2015)		
	Number	Percent
Single Detached	1,497	74.9%
Single Attached	45	2.3%
2-4 Units	131	6.6%
5-9 Units	18	0.9%
10+ Units	308	15.4%
Mobile Homes & Other	0	

Taxes		
	Number	Percent
Average Residential Property Tax (2015)	\$8,634	
Net Valuation (2016)	636 million	

### Employment

Place of Employment (2011-2015)		
	Number	Percent
Employed In Monmouth Co.	1,657	74.2%
Employed outside Monmouth Co.	576	25.8%

Type of Employment (2011-2015)		
	Number	Percent
Mgmt, business, science, arts	1,140	50.0%
Service	202	9%
Sales, office	548	24.0%
Natural resources, construction, maintenance	228	10.0%
Production, transportation, materials, moving	161	7.1%

2015 Resident Unemployment		
	Number	Percent
	120	4.7%