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Technical Memoranda  
on Past Growth,  
Existing Conditions and  
Growth Projections

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State  
Development  
AND  
Redevelopment  
Plan

NEW JERSEY DEVELOPMENT AND REDEVELOPMENT PLAN  
TECHNICAL MEMORANDA ON PAST GROWTH, EXISTING CONDITIONS  
AND GROWTH PROJECTIONS

I. Past Growth In New Jersey

New Jersey has developed primarily as a suburb to New York City and Philadelphia. As their economies grew and changed, particularly the northeastern and southwestern areas of New Jersey also grew and changed. Less expensive land away from the centers of New York and Philadelphia accommodated residential, warehousing, and manufacturing growth. As household income and the demand for services grew, shopping and office space also grew. At the same time, New Jersey's government, tourist, and agricultural industries have been especially important to organizing its development patterns. In more recent years, the gaming industry has resulted in reinvestment in the Atlantic City area.

Economic Growth

Prior to 1740, Boston was the preeminent seaport in the United States and the Country's largest financial center. Thereafter, as a result of competition from New York and Philadelphia, port activities were decentralized. Philadelphia's rate of growth was spectacular, reflecting the westward expansion of settlements in Western New Jersey and in Pennsylvania. New York City was also growing with agriculture expanding on Long Island and along both sides of the Hudson River. The number of ships owned by New York City residents increased by seven-fold between 1747 and 1772.

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By 1850, New Jersey had 10 cities with more than 4,000 inhabitants, generally clustered in the U.S. Route 1 corridor and along railroads and

canals. This pattern reflected the expansion of trade. Often, these cities were planned in response to Industrial expansion and included a combination of advantages - proximity to markets of the two largest cities, location on the (water) fall line, and easy access to the sea.

In the 1920's, widespread availability of automobiles and trucks increased suburbanization of manufacturing plants. Dispersion of the metropolitan population became closely associated with industrial deconcentration. Large plants were welcomed by local authorities with the understanding that the labor force was not to come en masse and settle around the plant. The ease of finding adequate land and services attracted plants to the suburbs. Residential developers soon spotted markets near the plants and provided housing. The Great Depression and World War II retarded growth and real estate development. The post-World War II boom resulted in expansion of the consumer economy and a surge in New Jersey's urbanization.

The state's accessibility advantages and nearby metropolitan markets for products resulted in the attraction to suburban New York and Philadelphia of the chemical and petroleum industries. By 1954 Bergen, Essex, and Hudson, counties each had more than 100 chemical, petroleum, coal, or rubber manufacturing plants while Passaic, Somerset, and Union counties each had between 51 and 100 of these types of plants. Because of their close linkages to the petrochemical Industry, drug and medicine manufacturing Industries also clustered in Northern New Jersey. By 1950, the Newark-Camden corridor was home to over 16 percent of jobs in the United States in the drug and medicine Industries. Other especially important products manufactured in New Jersey at that time were fabricated metals, Instruments, electrical equipment, printing, and publishing. Essex County had over 700 establishments producing these products. At the same time, Bergen, Hudson Mercer, Middlesex, Monmouth,

Passaic, and Sussex counties each over 100 of these types of establishments. In 1950, the cities of Newark, Jersey City, and Patterson alone had over seven percent of the nation's electrical machinery manufacturing employment while Newark and Somerville had over four percent of its electrical generating apparatus manufacturing employment.

By 1950, a number of shifts in New Jersey's economy were apparent. Agriculture, which had been prominent since the early 18th Century, declined in importance as land prices were driven up with demand for its conversion to urban uses. As manufacturing jobs suburbanized, people moved further out but were still within commuting distance of employment opportunities. Growth in demand for services increased building and land requirements for them. Although still not the Nation's most urbanized state, New Jersey's growth was outstripping the availability of public services.

Since 1950, New Jersey's non-farm employment has doubled. Yet, it has been a very cyclical change, partially reflecting cyclical changes in U.S. employment. A comparison of the employment changes of the U.S. and of New Jersey is shown in Table 1. The range of New Jersey's average annual employment increases was from 12,000 from 1970 to 1975 to 59,200 from 1960 to 1970. During the 34-year period, the average annual growth in non-farm jobs was 49,000.

**Table 1. NONFARM PAYROLL EMPLOYMENT, UNITED STATES AND  
NEW JERSEY, 1950-1984**

<u>Jurisdiction</u>	<u>1950</u>	<u>1960</u>	<u>Change, 1950-1960</u>	
			<u>Number</u>	<u>Percent</u>
United States	45,197	54,189	8,992	19.9%
New Jersey	1,657	2,017	360	21.7%
	<u>1960</u>	<u>1970</u>	<u>Change, 1960-1970</u>	
			<u>Number</u>	<u>Percent</u>
United States	54,189	70,880	16,691	30.8%
New Jersey	2,017	2,609	592	29.4%
	<u>1970</u>	<u>1975</u>	<u>Change, 1970-1975</u>	
			<u>Number</u>	<u>Percent</u>
United States	70,880	76,945	6,065	8.6%
New Jersey	2,609	2,668	59	2.3%
	<u>1975</u>	<u>1979</u>	<u>Change, 1975-1979</u>	
			<u>Number</u>	<u>Percent</u>
United States	76,945	89,823	12,878	16.7%
New Jersey	2,668	3,027	359	13.5%
	<u>1979</u>	<u>1984</u>	<u>Change, 1979-1984</u>	
			<u>Number</u>	<u>Percent</u>
United States	89,823	95,661	5,838	6.5%
New Jersey	3,027	3,324	297	9.8%

Notes: Annual averages except 1984 (December).  
Data in thousands of jobs.

Source: U.S. Department of Labor, Bureau of Labor  
Statistics, Employment and Earnings, Monthly.

During this period, a structural change in employment resulted from changes in both the basic and non-basic segments of the economy. The basic segment produces goods and services exported from the State for consumption elsewhere. Most manufacturing, mining, and agriculture jobs comprise this category. The non-basic segment produces goods and

services consumed within the State. Population growth is an important generator of demand for these types of goods and services. Most transportation, communications, utility, construction, wholesale, retail, and services employment falls into this category. However, as an important hinterland to New York City's national and international roles in many industries, New Jersey's basic industries cover a full range of industries. Therefore, New Jersey's economy is more subject to exogenous factors (outside influence) than the economies of other states.

Changes in the economy are also shown by comparing 1970 to 1979 net increases in employment by type of industry and by county. In 1970, 39 percent of private sector jobs were in manufacturing while another 18 percent were in retail, and 16 percent in services industries. By 1979, the relative importance of these industries had changed. Over the nine-year period, manufacturing had declined to 27 percent of private sector jobs while retail and services had increased to 29 and 18 percent, respectively. This structural shift in employment resulted in vacating and reducing employee densities in many factories as manufacturing firms left the State and were automated.

Table 2. AT-PLACE EMPLOYMENT CHARACTERISTICS, NEW JERSEY, 1970

<u>Agricultural Services, Forestry, Fisheries</u>	<u>Mining</u>	<u>Construction</u>	<u>Manufacturing</u>	<u>Transportation Public Utilities</u>	<u>Wholesale Trade</u>	<u>Retail Services</u>	<u>F.I.R.E.<sup>1/</sup></u>	<u>Services</u>	<u>Unclassified Establishment</u>
213	46	3,169	10,762	3,084	2,069	12,015	3,167	12,007	210
499	N/A	11,627	107,591	19,579	29,843	57,469	11,608	42,869	N/A
127	68	4,173	19,456	3,396	1,799	13,482	2,034	9,440	173
179	81	7,121	40,159	6,559	9,167	24,753	6,269	23,376	458
223	N/A	1,299	1,010	1,177	482	2,832	762	1,755	N/A
143	581	1,494	21,288	2,570	1,792	5,620	2,178	4,370	66
406	241	14,612	118,256	38,724	29,232	53,717	39,271	66,797	836
74	183	1,673	12,915	1,522	1,321	6,242	966	3,382	134
69	N/A	6,268	107,972	25,292	19,043	27,035	9,131	25,955	N/A
155	29	631	6,117	808	736	3,124	569	1,830	52
163	N/A	3,377	39,964	5,686	4,798	17,294	5,462	27,618	N/A
302	101	7,324	86,930	10,088	9,750	28,813	4,971	19,432	368
465	77	5,577	25,889	5,736	3,065	22,655	4,606	18,888	340
337	388	2,956	42,321	4,638	3,128	17,768	3,390	16,141	310
294	117	3,042	4,573	1,896	958	10,305	2,267	6,431	236
159	129	6,955	81,782	7,479	12,168	26,020	6,815	22,195	426
29	N/A	525	11,478	560	268	2,408	415	1,502	9
195	291	2,725	23,483	1,870	2,875	9,533	1,713	6,591	131
47	379	705	2,725	936	308	2,896	1,022	2,380	45
316	N/A	11,226	106,100	14,569	23,286	32,019	9,467	29,091	N/A
83	31	903	12,250	1,136	578	3,301	498	2,154	49
<b>4,478</b>	<b>2,742</b>	<b>97,382</b>	<b>883,021</b>	<b>157,305</b>	<b>156,666</b>	<b>379,301</b>	<b>116,581</b>	<b>344,204</b>	<b>3,843</b>

Notes: N/A means data not applicable.

<sup>1/</sup> Finance, insurance, real estate.

<sup>2/</sup> Excludes local, state and federal government employees.

Source: Bureau of the Census, U.S. Department of Commerce.

Table 3. AT-PLACE EMPLOYMENT CHARACTERISTICS, NEW JERSEY, 1979

<u>Agricultural services, forestry, fisheries</u>	<u>Mining</u>	<u>Construction</u>	<u>Manufacturing</u>	<u>Transportation Public Utilities</u>	<u>Wholesale Trade</u>	<u>Retail Trade</u>	<u>F.I.R.E.<sup>1/</sup></u>	<u>Services</u>	<u>Unclassified Establishments</u>	<u>Local, State, Federal Governments</u>
126	25	5,325	9,583	3,552	2,383	14,989	4,882	15,159	416	15,600
773	202	15,018	113,572	20,606	46,949	67,005	16,733	73,251	2,009	41,650
297	33	4,530	23,476	4,925	5,675	21,265	4,741	19,271	529	24,410
306	89	8,155	34,976	9,141	12,359	32,441	9,267	36,188	1,067	27,910
180	18	1,584	774	1,123	660	4,765	1,258	3,905	110	6,430
175	464	1,594	18,918	4,467	2,497	7,046	2,582	7,243	149	10,010
561	176	12,338	92,187	28,745	24,471	47,361	33,582	82,701	1,675	58,580
72	13	2,276	14,507	2,583	3,658	10,756	1,778	7,348	477	10,940
64	33	4,411	68,899	25,385	20,007	27,746	8,273	31,116	930	41,100
113	17	1,253	6,182	986	1,097	4,897	1,378	3,336	146	6,050
260	23	2,918	35,892	5,054	6,244	20,079	7,783	41,601	473	62,230
421	472	9,682	88,743	21,635	23,346	41,347	10,030	36,173	935	44,120
606	56	6,337	29,368	5,955	5,300	33,680	7,946	33,918	827	35,850
973	160	5,611	54,709	11,122	9,453	28,612	11,716	31,572	821	28,810
406	252	4,099	6,433	3,132	1,881	19,462	4,363	15,056	538	17,320
303	83	6,328	69,820	6,669	13,776	29,570	10,814	29,602	751	24,240
153	34	471	8,675	1,173	368	2,624	465	2,371	65	3,630
260	293	4,046	29,908	10,733	4,430	13,746	3,491	13,623	379	13,300
29	447	845	3,146	1,181	599	4,125	1,383	5,179	220	5,250
266	247	11,539	98,433	15,970	25,867	29,899	13,723	41,575	1,022	27,670
97	18	942	13,590	1,143	1,452	4,409	733	3,664	18	3,840
5,441	3,155	109,302	821,791	185,280	212,472	464,824	156,921	533,852	13,557	509,080

1/ F.I.R.E. -- finance, insurance, real estate.

2/ Totals include estimates of selected counties for which only general data is available.

Sources: Bureau of the Census, U.S. Department of Commerce, State of New Jersey Department of Labor and Industry, and Hamner, Siler, George Associates.



The distribution of jobs continued suburbanizing further from New York City and Philadelphia and along highway corridors. Morris and Bergen Counties captured the greatest share of the Increase in jobs from 1974 to 1979 in the State -- 15.4 and 11.9 percent, respectively. At the same time, Somerset, Middlesex, and Monmouth counties increased their shares of the State's employment which ranged from 5.5 jobs to 11 percent. All five of these counties are located within 40 miles of Manhattan, were served by freeways, and had plenty of vacant land for urban development to expand into. The counties closest to Manhattan, but without vacant developable land, lost the greatest share of jobs. During the five-year period, Essex and Hudson counties saw their share of the State's jobs decrease from 23 to 20 percent. The next two counties further away from Manhattan, Union and Passaic, also saw a decline in their relative competitiveness for jobs. Camden and Burlington counties, located near Philadelphia, captured 10 percent of the State's growth in jobs from 1974 to 1979.

Table 4. AT-PLACE EMPLOYMENT TRENDS, NEW JERSEY, 1974-1979

<u>County</u>	<u>1974</u>	<u>1979</u>	<u>1974-1979 Change</u>	
			<u>Amount</u>	<u>Percent</u>
Atlantic	50,450	56,440	5,990	11.9%
Bergen	322,518	356,118	33,600	10.4%
Burlington	68,596	84,742	16,146	23.5%
Camden	131,434	143,989	12,555	9.6%
Cape May	11,411	14,301	2,890	25.3%
Cumberland	43,266	45,135	1,869	4.3%
Essex	317,916	323,797	5,881	1.8%
Gloucester	34,145	43,806	9,661	28.3%
Hudson	201,742	186,864	-14,878	-7.4%
Hunterdon	15,986	19,405	3,419	21.4%
Mercer	104,494	120,362	15,868	15.2%
Middlesex	201,593	232,784	31,191	15.5%
Monmouth	102,690	123,993	21,303	20.7%
Morris	111,341	154,749	43,408	39.0%
Ocean	42,870	55,622	12,752	29.7%
Passaic	163,133	167,724	4,591	2.8%
Salem	16,902	16,223	679	4.0%
Somerset	65,434	80,909	15,475	23.6%
Sussex	14,264	17,206	2,942	20.6%
Union	229,978	238,531	8,553	3.7%
Warren	25,561	26,169	608	2.4%
<b>Total</b>	<b>2,227,577</b>	<b>2,509,185</b>	<b>281,608</b>	<b>12.6%</b>

Note: Excludes local, state and federal government employees.

Sources: Bureau of the Census, U.S. Department of Commerce and Hammer, Slier, George Associates.

Transportation access has been a particularly important determinant of growth patterns. The ports established footholds for commerce. As roads were constructed, they connected commercial areas, in radial fashion, to each other and to sources of raw materials. In later years, circumferential routes were built to connect outlying communities and to bypass the metropolitan cores. Passenger and freight train service tended to follow the densest radial road corridors.

New Jersey's transportation system has been built incrementally to serve two distinct types of demand. One is the multimodal system which helped open the country to development and was centered on the metropolitan New York and Philadelphia economies. The deepwater ports established in these locations in the 18th Century supported commerce through freight movements and provided capacity for the mass movement of people. Waterway transportation was extended inland through a system of canals.

In the 19th Century, construction of railroads from the ports increased the speed and capacity of both freight and passenger movements. As was the case with the infrequent fixed routes of canals, fixed railroad systems and horse-drawn carts and carriages could serve a limited amount of land.

Not until the construction of highway systems and widespread availability of automobiles and trucks were large quantities of land opened up for development. This early 20th Century technological advance resulted in providing the option for private company location decision makers to choose suburban over central city sites. Many of these decisions made by New York and Philadelphia firms resulted in growth of New Jersey. Other firms moved into New Jersey from elsewhere in order to serve the New York and Philadelphia metropolitan markets.

Once passenger airplanes were designed in the 1920's, they provided a modal option for long distance travelers and for light weight and high value freight. Demand for these services was clustered in metropolitan areas. Therefore, airport sites were located on the periphery of these areas and attracted related growth. One result was conflicts between

airport and nearby land uses. New Jersey's suburban sites have been ideal locations for airports and the spin-off growth attributable to them.

The economic profile of New Jersey is a snapshot of the evolution of its historic origins. From a dispersed agricultural industry it has evolved into a concentrated manufacturing-oriented economy then into dispersed services-oriented economy. The agricultural dominated economy was, by definition rural with small towns servicing the industry's needs. During the latter half of the 19th Century the industrial cities of Newark, Jersey City, Patterson, Camden, and Trenton accommodated manufacturing industries and grew rapidly. During the first half of the 20th Century this growth continued with an important difference: motor vehicles permitted its dispersal. As more land was opened up for development, nearly two-thirds of the State's jobs were attributable to manufacturing by 1940.

The 1929 to 1945 period was characterized by depressed demand because of the Great Depression and then by World War II. The resulting pent-up demand saw its full expression in New Jersey. Birthrates and household formation increased rapidly. Consumer services industries blossomed. New Jersey became a prototype of the baby boom economy through the 1960's.

By the 1970s, the State's leadership in high technology industries became apparent as its manufacturing and agricultural industries declined. During the 12-year period ending in 1982 the State's services-producing industries grew by 626,000 jobs while its goods producing industries declined by 148,000 jobs. Services, trade, and government jobs led the growth industries.

While tourism has traditionally been Important to New Jersey's economy because of Its extensive shoreline and other natural features, an important Impetus for Its continued growth occurred in the late 1970s. The gaming Industry was authorized In Atlantic City, located on the beach. The tourism Industry, like traditional development of the State, depends primarily on residents and businesses located outside New Jersey for Its customers. By 1983 the gaming industry had accounted for 30,000 jobs and \$1.9 billion annually In winnings.

Another type of recreation-entertainment Industry is sports related. Facilities such as race tracks and the Meadowlands Sports Complex attract thousands of spectators and participants annually. They represent an example of the expansion of the New York-based demand for recreation and entertainment. Like the advent of the gaming industry, sports complexes require additions to services employment and to transportation system capacities.

The communications industry has been especially important to New Jersey. It includes firms which have located "back office" space In the suburbs to reduce overhead. Other firms have sought campus - type physical surroundings that have been competitive for attracting especially qualified employees. Still others have sought research and development space closely linked to university resources Including staffs, libraries, and equipment. These types of inter-industry linkages have been Important to growth of the communications industry In the State as exemplified by the presence of AT&T, Bell Laboratories, and Dow Jones located In Middlesex and Somerset counties.

## II. Existing Conditions

The baby boom generation and high technology economy of the 1980s have had a profound effect on New Jersey. The State's attraction to young couples after World War II contributed to the bulge in the resident's age profile for 22 to 41 year olds when compared to residents a decade ago. This baby boom group was born between 1946 and 1965. Their consumption patterns and life styles had an important bearing on the New Jersey we see today. Single-family houses in the suburbs, two automobiles, two wage earner households, and demands for better public services are hallmarks of these residents.

The pharmaceutical, medical, biological sciences, communications, and information processing industries are examples of high technology industries which proliferate in New Jersey. For a plethora of reasons discussed in Section I, these types of high tech industries had good locational reasons for selecting New Jersey. Their presence generates expansion opportunities and attracts other industries to the State.

### Population

To the extent that population locates near job opportunities, a similar pattern of growth and decline in jobs has occurred in population. However, there have been some important differences. From 1970 to 1985, New Jersey's population increased by 394,300, or 5.5 percent. Suburban counties located within 35 to 55 miles of Manhattan attracted and within 15 miles of Philadelphia attracted 685,000 more residents during the 15-year period. The biggest gainers were Ocean, Monmouth, Burlington, Middlesex, and Sussex Counties. Each is served by

one or more freeways. Interstate highways 78, 80, 287, and 295; U.S. Route 1; and the Garden State Parkway have helped attract most of this development.

Table 5 shows population trends from 1970 to 1980. It shows a 16.5 percent decline in the number of persons under 18 years old -- those typically in school and getting ready to attend. The greatest declines in this age group were in Bergen, Essex, Middlesex, and Union counties which had experienced rapid growth in the baby boom years: 1946-1965. In the college- and working-age groups of between 18 and 64 years old, all but three counties realized gains. The greatest amount of growth was in Ocean, Middlesex, and Monmouth counties which were particularly accessible to increasing suburban job opportunities. The over 64 years old age group increased by 23.4 percent, the most of any of the three age groups. Most of the elderly were located in Ocean, Bergen, Middlesex, and Monmouth counties. Overall the State added 301,200 people during the decade.

Table 5. POPULATION AGE GROUPS, NEW JERSEY, 1970 AND 1980

County	1970				1980				1970-1980 Change							
	Under 18 Years	18-64 Years	65 and Over	Total	Under 18 Years	18-64 Years	65 and Over	Total	Under 18 Years		18-64 Years		65 and Over		Total	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
Atlantic	54,522	92.203	28,318	175,043	51,062	112,270	30,787	194,119	-3,460	-6.3%	20,057	21.8%	2,469	8.7%	19,076	10.9%
Bergen	285,513	527,783	84,716	898,012	199,135	540,974	105,276	845,385	-86,378	-30.3%	13,191	2.5%	20,560	24.3%	-52,627	-5.9%
Burlington	117,295	186,568	19,279	323,132	107,342	226,518	28,682	362,542	-9,953	-8.5%	39,960	21.4%	9,403	48.8%	39,410	12.2%
Camden	159,983	255,147	41,161	456,291	137,437	284,981	49,232	471,650	-22,546	-14.1%	29,834	11.7%	8,071	19.6%	15,359	3.4%
Cape May	16,602	31,120	11,832	59,554	19,331	46,202	16,733	82,266	2,729	16.4%	15,082	48.9%	4,901	41.4%	22,712	38.1%
Cumberland	42,283	66,984	12,107	121,374	40,431	76,919	15,516	132,866	-1,852	-4.4%	9,935	14.8%	3,409	28.2%	11,492	9.5%
Essex	299,651	531,315	99,020	929,986	240,472	511,883	98,761	851,116	-59,179	-19.7%	19,432	-3.7%	259	0.3%	-78,870	-8.5%
Gloucester	63,984	95,402	13,295	172,681	60,200	121,994	17,723	199,917	-3,784	-5.9%	26,592	27.9%	4,428	33.3%	27,236	15.8%
Hudson	178,455	361,616	69,195	609,266	144,823	342,217	69,932	556,972	-33,632	-18.8%	-19,399	-5.4%	737	1.1%	52,294	8.6%
Hunterdon	24,502	38,221	6,995	69,718	25,735	53,522	8,104	87,361	1,233	5.0%	15,301	40.0%	1,109	15.9%	17,643	25.3%
Mercer	95,889	178,476	29,603	303,968	78,416	194,247	35,200	307,863	-17,473	-18.2%	15,771	8.8%	5,597	18.9%	3,895	1.3%
Middlesex	208,296	338,154	37,363	583,813	154,336	388,825	52,732	595,893	-53,960	-25.9%	50,671	15.0%	15,369	41.1%	12,080	2.1%
Monmouth	165,291	249,169	44,919	459,379	143,921	299,716	59,536	503,173	-21,370	-12.9%	50,547	20.3%	14,617	32.5%	43,794	9.5%
Morris	139,991	214,998	28,465	383,454	115,709	256,125	35,796	407,630	-24,282	-17.3%	41,127	19.1%	7,331	25.8%	24,176	6.3%
Ocean	68,297	107,253	32,920	208,470	91,166	183,063	71,809	346,038	22,869	33.5%	75,810	70.7%	38,889	118.1%	137,568	66.0%
Passaic	148,266	264,763	47,753	460,782	122,996	271,448	53,141	447,585	-25,270	-17.0%	6,685	2.9%	5,388	11.3%	-13,197	-2.9%
Salem	21,167	33,572	5,607	60,346	19,151	39,987	7,538	64,676	-2,016	-9.5%	6,415	19.1%	1,931	34.4%	4,330	7.2%
Somerset	71,947	112,196	14,229	198,372	54,312	130,535	18,282	203,129	-17,635	-24.5%	18,339	16.3%	4,053	28.5%	4,757	2.4%
Sussex	28,753	41,581	7,194	77,528	37,253	68,731	10,135	116,119	8,500	29.6%	27,150	65.3%	2,941	40.9%	38,591	49.8%
Union	169,501	318,982	54,633	543,116	123,877	315,550	64,667	504,094	-45,624	-26.9%	-3,432	-1.1%	10,034	18.4%	-39,022	-7.2%
Warren	24,657	40,837	8,385	73,879	23,756	50,484	10,189	84,429	-901	-3.7%	9,647	23.6%	1,804	21.5%	10,550	14.3%
<b>Total</b>	<b>2,384,845</b>	<b>4,086,330</b>	<b>696,989</b>	<b>7,168,164</b>	<b>1,990,861</b>	<b>4,516,191</b>	<b>859,771</b>	<b>7,366,823</b>	<b>393,994</b>	<b>-16.5%</b>	<b>468,725</b>	<b>10.5%</b>	<b>163,300</b>	<b>23.4%</b>	<b>301,247</b>	<b>2.8%</b>

Source: Bureau of the Census, U.S. Department of Commerce.



The Inner ring of counties located closest to Manhattan all lost population from 1970 to 1985. Essex, Bergen, Hudson, and Union counties had a population decrease of 730,800. They were not as competitive for residential investments as they had been before 1970 because of deteriorating neighborhoods and public services and because of competition for land by non-residential uses. These factors were particularly prevalent in the inner city portions of those counties which had developed prior to 1945. What has emerged from the patterns of population decreases and increases is ever widening rings of suburbanization. In general, it has been less expensive and more profitable for the bulk of residential growth to convert vacant and farm land on the periphery than to reinvest in the older cities.

### Employment

By 1984, New Jersey's employment had reached 3.3 million jobs located in the State. Contrary to popular opinion most (nearly two-thirds) were held by people who lived in the county where the job was located. Bergen and Essex counties, located adjacent to New York City, had one-quarter of the jobs located in the State. Middlesex, Union, Morris, and Hudson counties, also located in the New York megalopolis, had another 31 percent of the State's employment.

Although manufacturing remained the State's most important industry, the services sector may soon be. In 1984 they represented 23 percent and 22 percent of the State's jobs, respectively. Retail trade comprised another 16 percent of employment opportunities. Relative to many other states, New Jersey's wholesale trade industry was also significant with 7.4 percent of jobs. The more than one-half million government jobs accounted for more than 15 percent of the total. These data are shown in Table 6.

Table 6. AT-PLACE EMPLOYMENT CHARACTERISTICS, NEW JERSEY, 1984

<u>Agricultural</u>	<u>Mining</u>	<u>Construction</u>	<u>Manufacturing</u>	<u>Transportation</u>	<u>Wholesale Trade</u>	<u>Retail Trade</u>	<u>F.I.R.E.<sup>1/</sup></u>	<u>Services</u>	<u>Unclassified Establishments</u>	<u>Local State Federal Government</u>
138	12	4,553	7,583	4,091	2,820	17,336	5,176	43,299	847	16,433
1,457	25	16,172	109,495	21,023	53,591	76,762	22,439	91,582	3,613	41,713
599	32	5,123	23,359	4,959	6,754	24,464	5,407	26,054	862	25,563
302	46	7,000	33,752	11,596	13,917	34,978	11,113	44,499	1,811	29,433
122	43	1,661	919	1,101	827	6,150	1,268	4,621	268	6,663
240	332	1,812	16,316	4,347	2,626	7,285	2,780	8,371	362	10,703
520	42	10,481	76,393	26,142	26,474	48,152	33,962	99,169	2,496	66,183
121	54	2,793	13,846	2,186	4,538	12,563	1,849	10,132	613	12,003
46	41	6,118	55,507	25,817	22,724	30,436	8,831	35,481	2,028	38,813
169	18	2,258	9,479	1,139	1,235	6,063	1,058	4,727	343	6,523
662	307	3,084	30,612	5,139	6,535	21,502	9,077	50,330	769	45,743
658	1,161	10,427	79,090	21,698	28,065	49,429	12,359	51,759	2,061	45,943
1,009	91	7,647	32,448	6,884	7,110	39,596	10,172	40,904	1,678	36,213
944	218	6,621	56,681	16,081	12,946	33,375	20,172	51,916	1,479	27,923
390	161	5,278	6,995	3,046	1,954	22,920	4,817	19,960	914	19,053
390	111	6,863	62,472	6,249	13,865	30,444	10,992	38,605	1,423	26,303
26	392	457	6,563	2,111	500	2,666	555	3,216	172	3,793
471	173	4,426	28,354	17,491	7,318	16,239	6,869	23,543	777	14,253
65	293	989	3,706	1,216	922	5,051	1,840	6,477	365	6,063
544	213	10,491	83,863	17,249	24,580	30,803	16,859	52,554	1,676	24,403
24	88	793	11,392	1,312	1,734	4,819	743	4,993	286	4,113
<b>8,997</b>	<b>3,853</b>	<b>115,047</b>	<b>748,825</b>	<b>200,877</b>	<b>241,035</b>	<b>521,033</b>	<b>188,338</b>	<b>714,192</b>	<b>24,843</b>	<b>508,053</b>

<sup>1/</sup> F.I.R.E. -- finance, insurance real estate.

<sup>2/</sup> Totals include estimates of selected counties for which only general data is available.

Bureau of the Census, U.S. Department of Commerce, State of New Jersey, Department of Labor and Industry, and Hammer, Siler, Geo

Between 1980 and 1987, the New Jersey economy has continued to outpace the national growth rate. While manufacturing is dislocating, service Industries are rapidly expanding. The State civilian labor force grew from 3.6 million in 1980 to over 3.9 million by 1986. The labor force growth rate grew from 0.68 percent in 1985 to 1.71 percent by 1986. The labor force annual growth rate is estimated by the State to be 2.3 percent in 1987. During the 1980 to 1986 period, unemployment fell from 7.2 percent to slightly over five percent.

The economy of the State has changed dramatically since the early 1970's. The shift from a strong manufacturing and agricultural focus to one which reflects a service producing economy has affect growth in the state. The change, however, varies throughout the State. The 11-county Northern New Jersey region, due to its proximity to New York City, has experienced a good deal of development in service industries. The location of headquarters and administrative offices, research and development firms, and warehousing and distribution centers have provided numerous opportunities for growth in white collar occupations. This region has had rising labor force participation rates as people enter the workforce earlier with part-time jobs, or as they remain in the workforce for longer periods of time.

As the labor force has grown, unemployment rates have been decreasing. Unemployment rates in this area are slightly higher than the state average, but fall well below the national average due to the concentration of higher paying white collar jobs.

The Southern New Jersey region retains much of the agricultural focus often associated with the State, although there are both established and growing urban concentrations. This region contains a smaller portion of the State labor force although the land area is larger

due to the differences in land use. The region can be divided into two sectors: the urbanized areas in the southwest and the coastal region. The labor force in Trenton, Camden and increasingly in the Route 1 corridor near Princeton is typically white collar or skilled manufacturing. As a result of the concentration of higher paying industries, wage and salary benefits in these areas are higher than the State average. Unemployment tends to be lower than the Northern region.

The coastal region of the state is typified by a more seasonal economy. While numerous trade, service, light manufacturing uses and casinos have developed, seasonal fluctuations continue to affect the economy. The unemployment level of the region is higher than that for the state, and the low-skilled industries offer wages that fall below the state average. Even so, this region has been highly influenced by the casino-hotel industry. Additional growth in the industry is expected to multiply through the economy by expanding employment opportunities, and reintroducing youth and many retirees into the labor force. Health and business services are expected to lead the growth.

Throughout the region, growth in the labor force will be predicated by the expansion of job training programs and education. While the labor force is increasing, much of the growth is attributed to traditionally under or unemployed persons, youth, and persons who are altering their status in the work force. Without responsive educational programs, these persons will not be able to fill job openings, and unemployment will increase.

Another way to look at geographical patterns of employment is their relationships to highway corridors. The radial highways serving New York and Philadelphia have played a pivotal historical role in New Jersey's growth and development. Rutgers University's Center for Urban

Policy Research has Identified the nine principal corridors and some of their characteristics.

1. U.S. Route 1 South. This corridor is located from New Brunswick to Trenton. The fastest growing and most congested corridor. It includes over eight million square feet of office space and two major universities -- Rutgers and Princeton.
2. The Meadowlands. It is located in the most urbanized portion of the state but environmental considerations retarded its development until 1970. It has 44 million square feet of manufacturing and warehousing space and 3.2 million square feet of office space.
3. Garden State Parkway North. Located in Bergen County, this corridor was among the first state to attract office and manufacturing development.
4. Interstate 80/280. This area in Morris and Essex counties saw its competitiveness for development increase in the late 1960s with the opening of these highways.
5. 1-287 Circumferential. This highway is located in Middlesex, Morris, and Somerset counties and has become the catalyst of manufacturing, warehousing, and office growth in central and western New Jersey.
6. Garden State Parkway South. This corridor's more than terminus is the Woodbridge Township. It has been competitive for Prestigious office and research parks.
7. Route 78. This interstate corridor connects New York City to eastern Pennsylvania. It has attracted office parks to Hunterdon County.
8. Cherry Hill. This area Includes several highways in Burlington, Camden, and Gloucester counties. With more than one million square feet of office space, it is an important part of the Metropolitan Philadelphia Area Market.
9. U.S. Route 1 North. This Is the old manufacturing area of the State which has experienced some redevelopment during the past 10 years. Unlike many of the corridors described above, most of Routes 1's intersections are not grade separated and the route provides local access to property. Therefore, the route tends to be stripped with retail, office, and manufacturing uses.

New Jersey's decentralization of jobs and residences has been strongly supported by the capacity and location of its major highway system. Rapid economic development has, in turn, put stress on the system.

### Real Estate and Development

New Jersey is experiencing rapid growth in commercial, industrial and residential development which is causing major shifts in existing market conditions. The purpose of this subsection is to describe the market forces which exist in the various state markets.

Existing Market Forces. Real estate growth in the State has occurred since momentum was established in the mid 1970's which shifted the economy from manufacturing to service industries. Office construction and the creation of new jobs spurred the demand for public infrastructure, housing and consumer goods providers. The transition to the service industry and the resultant growth have increased the need for decisions as to where and when growth will occur, and how the State can accommodate the growth.

Many of the new service industries are found in growth corridors that coincide with highways. Route 1 near Princeton, the Garden State Parkway in northern New Jersey, and the I-295 corridor in southern New Jersey are evolving as major employment centers. It has been estimated that nearly one-half of the state's new jobs were created in these corridors. The evolution of these employment corridors is allowing the State to become more independent from New York and Philadelphia and establish its own identity as a competitive office/headquarters location. The dispersed growth patterns which are emerging are constrained only by limits defined by government regulations and the availability of infrastructure.

Presently the State has over 108 million square feet of office space. The Northern region had over 99 million square feet of available office space in January 1987. Vacancy rates in this Inventory averaged 22.5 percent. New construction will add almost 12 million square feet. In the Southern region, the total office Inventory of approximately nine million square feet has a vacancy rate of around 20 percent.

Office growth is accompanied by an increased demand for housing. Most persons are looking for affordable housing that is close to their jobs, but New Jersey office corridors are experiencing extensive job growth which outpaces available housing opportunities. As a result, the housing market is beginning to spread to previously undeveloped areas. However, construction is facing numerous constraints due to the lack of water supply and sewage treatment capacity, governmental regulations designed to protect the environment, or policies to selectively control growth.

Currently, there are 97 municipalities in New Jersey which are under state-imposed sewer connection building bans. Additionally, much of the housing under construction is not affordable. In the counties near New York and Philadelphia, where land is scarce and demand is high, housing is often outside the realm of the average employee. Decisions such as that in Mount Laurel, which mandate the construction of affordable housing, may encourage construction of affordable units in the State, and may shift demand into neighboring states. Presently, growth is starting to move into the central and southern counties where land is abundant and less expensive, but easily accessible to transportation and the new growth corridors.

Rental Rates. Rental rates throughout the State varied directly in relation to the distance from a municipality to major urbanized areas. Rents in Northern New Jersey were higher than the 1987 State average of

\$16.60. Rent ranged from \$15.17 per square foot in Monmouth County to \$19.58 per square foot in Union County. The average rent in the region was \$18.15.

In the Southern region, average rents were almost \$3.00 lower than rent in the Northern portion of the state. Average rental rates for mid-rise building ranged from \$14.94 per square foot in Camden County to \$16.78 in Burlington County. Rents for office/flex space often found in the region averaged \$11.00, full service.

Housing gross rent varies widely by the type of unit, and by its location. Median gross rents are typically highest for single-family units in the Northern region of the State where housing demand is the greatest. Rent levels become more homogeneous in the southernmost region of the State. In 1980, rent for a single-family unit in the northeast corner of the State averaged \$423 per month. Rents elsewhere in the Northern region averaged \$403. Rents levels fall in the Central portion of the State, where they range from \$347 per month near the central coastal region to \$384 per month near the Route 1 corridor. Rent is lowest in the Southern portion of the State; monthly rent near the Camden area averaged \$325, while rents in the Atlantic City/Cape May area averaged \$285 per month.

Development Bordering New Jersey. Contributing to the rearrangement of metropolitan area private sector jobs was recent decline in the economies of the counties adjacent to New Jersey. The most significant decline was in Philadelphia County (and City) which lost 106,900 private sector jobs from 1974 to 1984. During the same period, the Bronx lost 24,400 jobs, and Manhattan (New York County) lost 18,900 jobs and Northampton County, Pennsylvania, lost 6,200 jobs. Overall, the six Pennsylvania counties adjacent to New Jersey



lost 28,500 jobs during the 10-year period. New Castle County, Delaware gained 18,100 jobs, and the six New York counties adjacent to New Jersey 74,500 jobs. These data are shown in Table 7.

FOR-SALE HOUSING  
PAGE 23 ADDENDUM

the region averaged \$11.00, full service.

For-sale housing is the predominant tenure of units sought in the New Jersey market. In 1980, 62 percent of units were for sale. Since 1980, estimates suggest more than one-half of the units built have been single-family units. The state's accessibility, density, and natural features diversity has resulted in a wide range of for-sale housing costs. Depending on the type, size, unit and grounds amenities, quality of construction, and other factors, the average price could vary by a factor of 1.,7, or more.

New Jersey's for-sale housing values reflect a relatively continuous north-south gradient, with values diminishing as you travel south away from New York City. A 1983 study by the Rutgers University Center for Urban Policy Research (Mount Laurel II: Challenge & Delivery of Low-Cost Housing, pages 231-4) identified these geographic differences in value. They are shown below by six housing regions:

<u>Region Name/Counties</u>	<u>Single-Family</u>	
	<u>Median Value</u>	
	<u>Attached</u>	<u>Detached</u>
Northeast (Bergen, Hudson, Passaic) Northwest	<b>1.8</b>	<b>1.7</b>
(Essex, Morris, Sussex, Union) West Central	<b>1.7</b>	<b>1.7</b>
(Hunterdon, Middlesex, Somerset, Warren)	<b>2.3</b>	<b>1.5</b>
East Central (Monmouth, Ocean) Southwest	<b>1.7</b>	<b>1.3</b>
(Burlington, Camden, Gloucester, Mercer) South-Southwest (Atlantic, Cape May, Cumberland, Salem)	<b>1.0</b>	<b>1.1</b>
	<b>1.1</b>	<b>1.0</b>

This data show that detailed single-family units were, on the average, 70 percent higher in the northern than in the South-Southwestern part of the state. In the rapidly growing West Central portion of the State, attached single-family units such as townhouses and condominiums, cost more than twice those in the lowest cost area: the Southwest Region.

Housing gross rent varies widely by the type of unit, and by its

**Table 7. AT-PLACE EMPLOYMENT TRENDS, COUNTIES ADJOINING NEW JERSEY, 1974-1984**

<u>State/County</u>	<u>1974</u>	<u>1979</u>	<u>1974-1979 Change</u>		<u>1984</u>	<u>1979-1984 Change</u>	
			<u>Amount</u>	<u>Percent</u>		<u>Amount</u>	<u>Percent</u>
<b><u>New York</u></b>							
Bronx	189,433	169,106	-20,327	-10.7%	165,066	-4,040	-2.4%
New York	1,971,637	1,930,346	-41,291	-2.1%	1,952,730	22,384	1.2%
Orange	52,757	59,607	6,850	13.0%	64,516	4,909	8.2%
Richmond	37,668	43,276	5,608	14.9%	55,787	12,511	28.9%
Rockland	50,543	59,783	9,240	18.3%	71,626	11,843	19.8%
Westchester	274,089	303,928	29,839	10.9%	330,868	26,940	8.9%
Subtotal	2,576,127	2,566,046	-10,081	0.4%	2,640,593	74,547	2.9%
<b><u>Pennsylvania</u></b>							
Bucks	119,610	149,131	29,521	24.7%	163,955	14,824	9.9%
Delaware	140,159	160,154	19,995	14.3%	169,633	9,479	5.9%
Monroe	16,876	21,314	4,438	26.3%	24,771	3,457	16.2%
Northampton	75,075	75,293	218	0.3%	68,892	-6,401	-8.5%
Philadelphia	703,747	646,307	-57,440	-8.2%	596,884	-49,423	-7.6%
Pike	2,624	3,306	682	26.0%	2,846	-460	-13.9%
Subtotal	1,058,091	1,055,505	-2,586	0.2%	1,026,981	-28,524	2.7%
<b><u>Delaware</u></b>							
New Castle	143,984	157,986	14,002	9.7%	176,050	18,064	11.4%
<b>Total</b>	<b>3,778,202</b>	<b>3,779,537</b>	<b>1,335</b>	<b>0.04%</b>	<b>3,843,624</b>	<b>64,087</b>	<b>1.7%</b>

Note: Data excludes government employment.

Sources: Bureau of the Census, U.S. Department of Commerce, and Hammer, Siler, George Associates.

This rearrangement of employment opportunities resulted in new employment profiles of the types of industries located in New Jersey and in a new geographic distribution of jobs in the State. Perhaps no other state in the Nation is as subject to "locations! decisions made outside its borders as New Jersey. Its juxtaposition between two large urban centers and astride the transportation system which links them, resulted in market pressures and growth accommodation strategies which increase jobs.

During the 1970s, the 13 counties bordering New Jersey lost over one-half million people. The inner cities -- the Bronx, Philadelphia, and Manhattan -- lost about 674,000 persons. Most of these losses are attributable to families with children moving away from center city problems. Whereas the number of children and working-age people declined, the number of elderly in the 13 border counties increased by nearly 18 percent. Most of the suburban growth in these counties occurred in Bucks County, Pennsylvania and on Staten Island, New York.

Table 8. POPULATION AGE GROUPS, COUNTIES ADJOINING NEW JERSEY, 1970 AND 1980

State/County	1970				1980				1970-1980 Change								
	Under 18 Years	18-64 Years	65 and Over	Total	Under 18 Years	18-64 Years	65 and Over	Total	Under 18 Years		18-64 Years		65 and Over		Total		
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent	
<b>New York</b>																	
Bronx	465,369		835,412	170,980	1,471,701	341,710	675,964	151,298	1,168,972	-12,659	-26.6%	-159,448	-19.1%	19,622	-11.9%	-302,729	-20.6%
New York	330,797		993,463	214,973	1,539,233	253,244	970,604	204,437	1,428,285	-77,553	-23.4%	-22,859	-2.3%	-10,536	-4.9%	-110,948	-7.2%
Orange	76,311		121,439	23,907	221,657	79,238	152,181	28,184	259,603	2,927	3.8%	30,742	25.3%	4,907	20.9%	37,946	17.1%
Richmond	102,228		167,593	25,622	295,443	102,524	214,472	35,125	352,121	296	0.3%	46,879	28.0%	9,503	37.1%	56,678	19.2%
Rockland	90,419		123,397	16,087	229,903	80,249	157,199	22,082	259,530	-10,170	-11.2%	33,802	27.4%	5,995	37.3%	29,627	12.9%
Westchester	280,896		605,380	7,828	896,104	217,456	534,984	114,159	866,599	-63,440	-22.6%	-70,396	-11.6%	106,331	1,358.3%	-27,505	-3.1%
Subtotal	1,346,020		2,846,684	459,337	4,654,041	1,074,421	2,705,404	555,285	4,335,110	-160,599	-11.9%	-141,280	-5.0%	135,822	29.6%	-316,901	-6.8%
<b>Pennsylvania</b>																	
Bucks	160,328		229,188	25,540	415,056	142,725	298,187	38,299	479,211	-17,603	-11.0%	68,999	30.1%	12,759	50.0%	64,155	15.9%
Delaware	201,588		339,408	59,039	600,035	141,042	342,643	71,322	555,007	-60,546	-30.0%	3,235	1.0%	12,283	20.6%	-45,028	-7.9%
Monroe	13,804		26,182	5,436	45,422	17,828	42,514	9,057	69,409	4,024	29.2%	16,332	62.4%	3,631	66.8%	23,987	52.8%
Northampton	66,453		125,141	22,774	214,368	57,144	139,973	28,301	225,418	-9,309	-14.0%	14,832	11.9%	5,527	24.3%	11,050	5.2%
Philadelphia	607,266		1,113,195	228,148	1,948,609	437,158	1,013,682	237,370	1,688,210	-170,108	-28.0%	-99,513	-8.9%	9,582	4.2%	-260,339	-13.4%
Pike	3,565		6,272	1,981	11,818	4,402	10,577	3,292	18,271	837	23.9%	4,305	68.6%	1,311	6.6%	6,453	54.6%
Subtotal	1,053,004		1,839,386	342,918	3,235,308	803,299	1,847,576	387,651	3,035,526	-252,705	-24.0%	8,190	0.4%	45,093	13.1%	-199,782	-6.2%
<b>Delaware</b>																	
New Castle	138,747		218,139	28,970	385,656	109,350	251,325	37,440	398,115	-29,397	-21.0%	33,186	15.2%	8,470	29.2%	12,259	3.2%
<b>Total</b>	<b>2,537,771</b>		<b>4,904,136</b>	<b>831,225</b>	<b>8,273,135</b>	<b>1,984,076</b>	<b>4,804,305</b>	<b>980,376</b>	<b>7,768,751</b>	<b>-553,701</b>	<b>-21.6%</b>	<b>-99,834</b>	<b>-2.0%</b>	<b>149,151</b>	<b>17.9%</b>	<b>-504,384</b>	<b>-6.1%</b>

Source: Bureau of the Census, U.S. Department of Commerce.

Shifts in the population and its characteristics are reflected in the issuance of building permits in the counties bordering New Jersey. Housing units have increased faster than the population because the average number of persons per household has declined. From 1980 to 1985, the 13 counties bordering New Jersey added 131,900 new housing units, an annual average of nearly 22,000 units. Whereas most of the inner city portion of this demand is not transferable to the typically suburban market that is New Jersey, some of the parts of demand that has located outside New Jersey are occupied by people who work in New Jersey. As New Jersey housing prices have escalated, part of its traditional housing market has transferred to neighboring states. For example, improved access via I-95 across the Delaware River has opened up less expensive land in Pennsylvania which has attracted people who work in New Jersey. The share of units built in adjacent states that could be captured in New Jersey if affordable sites and buildings were available is unknown. However, if it was only five percent, another 1,100 units annually would be added to New Jersey's housing supply.

**Table 9. HOUSING UNITS AUTHORIZED BY BUILDING PERMITS, COUNTIES  
ADJOINING NEW JERSEY, 1980-1985**

<u>State/County</u>	<u>Single- Family</u>	<u>Duplex</u>	<u>Single- Family</u>	<u>Total</u>
<b><u>New York</u></b>				
Bronx	442	268	3,540	4,250
New York	15	4	30,266	30,285
Orange	4,966	96	658	5,720
Richmond	5,044	6,588	2,647	14,279
Rockland	3,659	128	1,162	4,949
Westchester	8,614	580	3,044	12,238
Subtotal	<u>22,740</u>	<u>7,644</u>	<u>41,317</u>	<u>71,721</u>
<b><u>Pennsylvania</u></b>				
Bucks	9,967	662	1,744	12,373
Delaware	3,366	640	1,068	5,074
Monroe	4,950	46	629	5,625
Northampton	3,400	74	468	3,942
Philadelphia	2,876	2,060	4,582	9,518
Pike	3,142	10	289	3,441
Subtotal	<u>27,701</u>	<u>3,492</u>	<u>8,780</u>	<u>39,973</u>
<b><u>Delaware</u></b>				
New Castle	<u>17,306</u>	<u>198</u>	<u>2,718</u>	<u>20,222</u>
<b>Total</b>	<b>67,747</b>	<b>11,353</b>	<b>52,815</b>	<b>131,916</b>

**Note:** At least one jurisdiction in each county did not submit figures in one or more categories of unit type.

**Sources:** Bureau of the Census, U.S. Department of Commerce and Hammer, Siler, George Associates.



### III. Future Growth Forecasts

Early in the planning process alternative employment and population forecasts used by State agencies and others were sought. These forecasts are important to the process because they are the basic units for measuring demand for land and for infrastructure. Unlike some states which mandate or strive to use single forecasts, New Jersey's departments, authorities, and agencies appear to be free to select all or parts of existing forecasts or to prepare their own. The forecasts described below do not purport to represent all the forecasts used by state agencies. Municipal and county agencies often prepare their own forecasts which may or may not be consistent with the forecasts discussed here.

The New Jersey Department of Transportation required employment and population forecasts particularly sensitive to the U.S. 1 Route South corridor's real estate market. In the early 1980s the Department began an extensive analysis of growth and development with special emphasis on that corridor. The results of this forecasting process are shown in Tables 10 and 11 on the following pages. This forecasting process was more sensitive to approved and proposed development projects than other forecasts.

**Table 10. AT-PLACE EMPLOYMENT FORECASTS, ROUTE 1 SCENARIO, NEW JERSEY, 1988-2010**

<u>County</u>	<u>1986</u>	<u>1988</u>	<u>1993</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>	<u>1988-2010 Change</u>	
							<u>Amount</u>	<u>Percent</u>
Atlantic	111,250	117,966	134,046	152,568	165,798	179,028	61,062	51.8%
Bergen	432,900	446,100	476,830	507,145	528,795	550,445	104,345	23.4%
Burlington	120,700	125,033	135,176	145,514	152,899	160,284	35,251	28.2%
Camden	189,950	196,166	210,661	225,088	235,393	245,698	49,532	25.3%
Cape May	29,200	29,733	30,433	31,560	32,365	33,170	3,437	11.6%
Cumberland	57,200	58,233	60,615	62,820	64,395	65,970	7,737	13.3%
Essex	395,600	395,900	396,577	397,115	397,500	397,885	1,985	0.5%
Gloucester	66,600	69,633	76,784	84,372	89,792	95,212	25,579	36.7%
Hudson	231,250	232,100	234,030	235,640	236,790	237,940	5,840	2.5%
Hunterdon	30,800	32,666	37,130	42,240	45,890	49,540	16,874	51.7%
Mercer	176,200	180,700	191,138	201,204	208,394	215,584	34,884	19.3%
Middlesex	329,450	343,066	375,069	408,452	432,297	456,142	113,076	33.0%
Monmouth	180,350	186,266	200,061	213,788	223,593	233,398	47,132	25.3%
Morris	218,100	228,166	251,923	277,284	295,399	313,514	85,348	37.4%
Ocean	88,050	91,900	100,969	110,552	117,397	124,242	32,342	35.2%
Passaic	194,550	196,633	201,407	205,656	208,691	211,726	15,093	7.7%
Salem	21,750	21,766	21,815	21,920	21,995	22,070	304	1.4%
Somerset	112,050	118,066	132,377	148,316	159,701	171,086	53,020	44.9%
Sussex	25,750	26,666	28,807	30,956	32,491	34,026	7,360	27.6%
Union	273,650	277,166	285,230	292,440	297,590	302,740	25,574	9.2%
Warren	29,350	29,400	29,523	29,684	29,799	29,914	514	1.7%
<b>Total</b>	<b>3,314,700</b>	<b>3,403,333</b>	<b>3,611,138</b>	<b>3,824,904</b>	<b>3,977,594</b>	<b>4,130,284</b>	<b>726,951</b>	<b>21.4%</b>

Sources: New Jersey Department of Transportation, Bureau of Statewide Planning, and Hammer, Siler, George Associates.

Table 11. POPULATION FORECASTS, ROUTE 1 SCENARIO, NEW JERSEY, 1988-2010

County	1988	1993	1988-1993	2000	1993-2000	2005	2000-2005	2010	2005-2010	1988-2010 Change	
			Change		Change		Change		Change	Amount	Percent
Atlantic	229,500	251,115	21,615	278,520	27,405	298,089	19,575	317,670	19,575	88,170	38.4%
Bergen	896,066	924,869	28,803	949,152	24,283	966,497	17,345	983,842	17,345	87,776	9.8%
Burlington	400,500	426,300	25,800	473,900	47,600	507,900	34,000	541,900	34,000	141,400	35.3%
Camden	502,533	522,846	20,313	556,768	33,922	580,998	24,230	605,228	24,230	102,695	20.4%
Cape May	86,433	88,892	2,459	91,636	2,744	93,596	1,960	95,556	1,960	9,123	10.6%
Cumberland	137,633	140,330	2,697	142,640	2,310	144,290	1,650	145,940	1,650	8,307	6.0%
Essex	802,433	774,869	-27,564	752,959	-21,910	737,309	-15,650	721,659	-15,650	-80,774	-10.1%
Gloucester	226,633	243,777	17,144	270,209	26,432	289,089	18,880	307,969	18,880	81,336	35.9%
Hudson	537,446	526,307	-11,158	516,563	-9,744	509,603	-6,960	502,643	-6,960	-34,823	-6.5%
Hunterdon	103,066	113,046	9,980	128,068	15,022	138,798	10,730	149,528	10,730	46,462	45.1%
Mercer	331,833	345,777	13,944	359,616	13,839	369,501	9,885	379,386	9,885	47,553	14.3%
Middlesex	667,500	710,184	42,684	758,372	48,188	792,792	34,420	827,212	34,420	159,712	23.9%
Morristown	530,933	550,361	19,428	589,288	38,927	617,093	27,805	644,898	27,805	113,965	21.5%
Morris	453,266	480,600	27,334	512,100	31,500	534,600	22,500	557,100	22,500	103,834	22.9%
Ocean	384,500	409,330	24,830	448,740	39,410	476,890	28,150	505,040	28,150	120,540	31.3%
Passaic	449,066	449,215	149	445,127	-4,088	442,207	-2,920	439,287	-2,920	-9,779	-2.2%
Salem	66,300	67,353	1,053	69,124	1,771	70,389	1,265	71,654	1,265	5,354	8.1%
Somerset	236,900	257,715	20,815	285,120	27,405	304,695	19,575	324,270	19,575	87,370	36.9%
Sussex	136,700	150,369	13,669	173,952	23,583	190,797	16,845	207,642	16,845	70,942	51.9%
Union	516,066	521,192	5,126	514,843	-6,349	510,308	-4,535	505,773	-4,535	10,293	-2.0%
Warren	88,133	90,476	2,343	93,808	3,332	96,188	2,380	98,568	2,380	10,435	11.8%
<b>Total</b>	<b>7,783,466</b>	<b>8,044,930</b>	<b>261,464</b>	<b>8,410,540</b>	<b>365,610</b>	<b>8,671,690</b>	<b>261,150</b>	<b>8,932,840</b>	<b>261,150</b>	<b>1,149,374</b>	<b>14.8%</b>

Sources: New Jersey Department of Transportation and Hammer, Siler, George Associates.

The New Jersey Department of Labor has a long history of forecasting population. Its methodology is sensitive to birth, death, building permit, school attendance and other jurisdiction-specific data. The Department does not forecast at-place employment. One of Its population forecasts are shown in Table 12.

Table 12. POPULATION FORECASTS, NEW JERSEY, 1988-2000

County	1988	1990	1988-1993	2000	1993-2000	2005	2000-2005	2010	2005-2010	1988-2010 Change	
			Change		Change		Change		Change	Amount	Percent
Atlantic	216,800	235,400	18,600	260,100	24,700	272,300	12,200	283,200	10,900	66,400	30.6%
Bergen	848,400	858,800	10,400	828,700	19,900	891,900	13,200	904,000	12,100	55,600	6.6%
Burlington	399,100	427,000	27,900	467,200	40,200	494,900	27,700	521,300	26,400	122,200	30.6%
Camden	509,200	538,100	28,900	577,200	39,100	597,300	20,100	616,700	19,400	107,500	21.1%
Cape May	95,500	103,100	7,600	113,100	10,000	119,500	6,400	126,300	6,800	30,800	32.3%
Cumberland	138,200	143,700	5,500	151,500	7,800	152,000	500	149,900	-2,100	11,700	8.5%
Essex	824,600	810,000	-14,600	795,500	-14,500	779,900	-15,600	762,300	-17,600	-62,300	-7.6%
Gloucester	215,300	228,800	13,500	249,100	20,300	263,500	14,400	277,400	13,900	62,100	28.8%
Hudson	560,700	557,700	-3,000	548,100	-9,600	528,500	-19,600	507,300	-21,200	-53,400	-9.5%
Hunterdon	95,900	102,500	6,600	113,000	10,500	121,900	8,900	131,000	9,100	35,100	36.6%
Mercer	330,200	352,700	22,500	387,000	34,300	409,700	22,700	429,600	19,900	99,400	30.1%
Middlesex	641,700	675,500	33,800	726,600	51,100	760,800	34,200	791,800	31,000	150,100	23.4%
Monmouth	538,900	560,500	21,600	591,600	31,100	611,300	19,700	630,600	19,300	91,700	17.0%
Morris	437,100	466,100	29,000	510,500	44,400	540,800	30,300	570,500	29,700	133,400	30.5%
Ocean	399,300	434,600	35,300	484,400	49,800	515,800	31,400	545,900	30,100	146,600	36.7%
Passaic	462,600	466,200	3,600	469,100	2,900	466,500	-2,600	462,000	-4,500	-600	-0.1%
Salem	66,900	68,600	1,700	71,000	2,400	72,100	1,100	73,100	1,000	6,200	9.3%
Somerset	221,400	237,800	16,400	261,200	23,400	273,500	12,300	285,400	11,900	64,000	28.9%
Sussex	127,200	139,800	12,600	159,600	19,800	172,900	13,300	185,700	12,800	58,500	46.0%
Union	515,800	526,300	10,500	539,700	13,400	540,900	1,200	540,000	-900	24,200	4.7%
Warren	87,600	91,000	3,400	96,200	5,200	99,300	3,100	101,900	2,600	14,300	16.3%
<b>Total</b>	<b>7,733,200</b>	<b>8,024,700</b>	<b>291,500</b>	<b>8,450,300</b>	<b>425,600</b>	<b>8,685,200</b>	<b>234,900</b>	<b>8,895,700</b>	<b>210,500</b>	<b>1,162,500</b>	<b>15.0%</b>

Sources: State of New Jersey, Department of Labor and  
 Hammer, Siler, George Associates.

Some State agencies subscribe to the forecasting service provided by Chase Econometrics. This firm has forecasted jobs and population to 1995. Results of this process are compared to other forecasts in tables 13 and 14. Chase Econometrics' methodologies are proprietary information.

**Table 13. ALTERNATIVE AT-PLACE EMPLOYMENT FORECASTS, NEW JERSEY, 1984-2010**

<u>Scenario</u>	<u>1984</u>	<u>1988</u>	<u>1993</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>	<u>1988-2010 Change</u>	
							<u>Amount</u>	<u>Percent</u>
Trends Scenario <u>1/</u>	3,275,098	3,472,610	3,725,575	4,079,726	4,332,693	4,585,660	1,113,050	32.1%
Route 1 Scenario	3,226,067	3,403,333	3,611,138	3,824,904	3,977,594	4,130,284	726,951	21.4%
Chase Econometrics	3,338,000	3,665,000	3,868,000	NA <u>2/</u>	NA	NA	NA	NA

1/ Includes local, state and federal government employees.

2/ NA means data not available.

Sources: Bureau of the Census, U.S. Department of Commerce, New Jersey Office of State Planning, New Jersey Department of Transportation, Bureau of Statewide Planning; Chase Econometrics; and Hammer, Siler, George Associates.

**Table 14. ALTERNATIVE POPULATION FORECASTS, NEW JERSEY, 1980-2010**

<u>Scenario</u>	<u>1980</u>	<u>1988</u>	<u>1993</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>	<u>1988-2010 Change</u>	
							<u>Amount</u>	<u>Percent</u>
Trends Scenario	7,365,011	7,896,599	8,098,939	8,382,215	8,584,555	8,786,895	890,296	11.3%
Route 1 Scenario	7,365,011	7,783,466	8,044,930	8,410,540	8,671,690	8,932,840	1,149,374	14.8%
New Jersey Department of Labor	7,365,011	7,733,200	8,024,700	8,450,300	8,685,200	8,895,700	1,162,500	15.0%
Chase Econometrics	7,337,000	7,739,000	7,928,000	NA <u>1/</u>	NA	NA	NA	

1/ NA means data not available.

Sources: NJ Office of Demographic and Economic Analysis Economic/Demographic Model; Bureau of the Census, U.S. Department of Commerce; New Jersey Department of Transportation Bureau of Statewide Planning; Chase Econometrics and Hammer, Siler, George Associates.



The trends forecasts shown in tables 13 and 14 assume the annual average growth that occurred from 1970 to 1985, a 15-year period, would occur during the subsequent 25-year period to 2010. These data are shown in tables 14 and 15 for at-place employment and population respectively. Subsequently, these data were adjusted to reflect 1960 to 1985 trends.

**Table 15. AT-PLACE EMPLOYMENT FORECASTS, 1/ TRENDS SCENARIO, NEW JERSEY 1988-2010**

County	1979-1984 Change		1988	1993	2000	2005	2010	1988-2000 Change	
	Amount	Percent						Amount	Percent
Atlantic	30,230	29.6%	126,387	156,617	198,939	229,169	259,399	133,012	105.2%
Bergen	36,271	8.4%	462,772	499,042	549,820	589,091	622,362	159,590	34.5%
Burlington	14,049	11.4%	134,272	148,317	167,980	182,029	196,078	61,806	46.0%
Camden	16,643	8.8%	201,669	218,309	241,605	258,248	274,891	73,222	36.3%
Cape May	2,951	12.5%	26,000	28,950	33,080	36,031	38,982	12,982	49.9%
Cumberland	66	0.1%	55,199	55,264	55,355	55,421	55,487	288	0.5%
Essex	7,844	2.0%	396,094	403,934	414,910	422,754	430,598	34,504	8.7%
Gloucester	5,967	9.8%	65,418	71,383	79,734	85,701	91,668	26,250	40.1%
Hudson	-1,855	-0.8%	224,326	224,471	219,874	218,019	216,164	-8,162	-3.6%
Hunterdon	7,586	23.0%	30,068	46,653	57,272	64,858	72,444	33,376	85.4%
Mercer	-8,527	-4.9%	166,828	158,303	146,368	137,841	129,314	-37,514	-22.5%
Middlesex	25,908	8.6%	323,238	349,143	385,410	411,318	437,226	113,988	35.3%
Monmouth	25,040	13.6%	203,681	228,721	263,777	288,817	313,857	110,176	54.1%
Morris	44,902	19.7%	264,193	309,093	371,953	416,855	461,757	193,564	74.8%
Ocean	12,643	14.8%	95,185	107,825	125,521	138,164	150,807	55,622	58.4%
Passaic	3,834	2.0%	198,706	202,536	207,898	211,732	215,566	16,860	8.5%
Salem	263	1.3%	20,303	20,563	20,927	21,190	21,453	1,150	5.7%
Somerset	25,789	21.5%	140,545	166,330	202,429	282,218	254,007	113,462	80.7%
Sussex	4,607	17.0%	30,718	35,323	41,770	46,377	50,984	20,266	66.0%
Union	-2,853	-1.1%	265,443	262,590	258,600	255,747	252,894	-12,549	-4.7%
Warren	321	1.1%	30,561	30,881	31,329	31,650	31,971	1,410	4.6%
<b>Total 2/</b>	<b>252,967</b>	<b>7.7%</b>	<b>3,472,610</b>	<b>3,725,575</b>	<b>4,079,726</b>	<b>4,332,693</b>	<b>4,585,660</b>	<b>1,113,050</b>	<b>32.1%</b>

1/ Includes local, state and federal government employees.

2/ Includes undistributed jobs.

Sources: Bureau of the Census, U.S. Department of Commerce, State of New Jersey, Department of Labor and Industry, and Hammer, Siler, George Associates.

Table 16. POPULATION FORECASTS, TRENDS SCENARIO, NEW JERSEY, 1988-2010

<u>1970-1986</u> <u>Average</u> <u>Annual Change</u>	<u>1988</u>	<u>1993</u>	<u>1988-1993</u> <u>Change</u>	<u>2000</u>	<u>1993-2000</u> <u>Change</u>	<u>2005</u>	<u>2000-2005</u> <u>Change</u>	<u>2010</u>	<u>2005-2010</u> <u>Change</u>
2,495	219,965	232,440	12,475	249,905	17,465	262,380	12,475	274,855	12,475
-1,743	866,637	857,922	-8,715	845,721	-12,201	837,006	-8,715	828,291	-8,715
4,063	396,276	416,591	20,315	445,032	28,441	465,347	20,315	485,662	20,315
2,465	500,670	512,995	12,325	530,250	17,255	542,575	12,325	554,900	12,325
2,555	105,556	118,331	12,775	136,216	17,885	148,991	12,775	161,766	12,775
854	136,752	141,022	4,270	147,000	5,978	151,270	4,270	155,540	4,270
-5,103	838,132	812,617	-25,515	776,896	-35,721	751,381	-25,515	725,866	-25,515
2,637	220,149	233,334	13,185	251,793	18,459	264,978	13,185	278,163	13,185
-2,479	564,638	552,243	-12,395	534,890	-17,353	522,495	-12,395	510,100	-12,395
1,928	104,429	114,069	9,640	127,565	13,496	137,205	9,640	146,845	9,640
1,320	327,735	334,335	6,600	343,575	9,240	350,175	6,600	356,775	6,600
5,744	687,271	715,991	28,720	756,199	40,208	784,919	28,720	813,639	28,720
6,028	567,897	598,037	30,140	640,233	42,196	670,373	30,140	700,513	30,140
3,445	445,468	462,693	17,225	486,808	24,115	504,033	17,225	521,258	17,225
12,427	432,170	494,305	62,135	581,294	86,989	643,429	62,135	705,564	62,135
-607	449,851	446,816	-3,035	402,567	-4,249	439,532	-3,035	436,497	-3,035
379	67,168	69,063	1,895	71,716	2,653	73,611	1,895	75,506	1,895
2,121	236,555	247,160	10,605	262,007	14,847	272,612	10,605	283,217	10,605
3,069	132,769	148,114	15,345	169,597	21,483	184,942	15,345	200,287	15,345
1,937	516,398	526,083	9,685	539,642	13,559	549,327	9,685	559,012	9,685
998	91,843	96,833	4,990	103,819	6,986	108,809	4,990	113,799	4,990
<b>40,468</b>	<b>7,896,599</b>	<b>8,098,939</b>	<b>202,340</b>	<b>8,382,215</b>	<b>283,276</b>	<b>8,584,555</b>	<b>202,340</b>	<b>8,786,895</b>	<b>202,340</b>

Sources: Bureau of the Census, U.S. Department of Commerce and Hamner, Siler, George Associates.

Selection of the most appropriate forecasts to use was based on discussions between the consultant study team and Office of State Planning staff. Hammer, Slier, George Associates recommended use of the Department of Transportation at-place employment forecasts because they were:

1. Among the most recent prepared.
2. Took Into account local development data.
3. Prepared and promulgated by a State agency.
4. Calculated to 2005, near the horizon year selected for the state planning process. Hammer, Slier, George Associates extended DOT's 1995-2005 average annual change to 2010.
5. Reasonable relative to other known forecasts.

Hammer, Siler, George Associates recommended use of the Department of Labor's population forecasts because they were:

1. Among the most recent prepared.
2. Based on an acceptable methodology.
3. Prepared and promulgated by a State agency.
4. Calculated to the horizon year, 2010.
5. Reasonable relative to other known forecasts.

WRT applied the forecasts to eight prescribed development tiers. The policies implicit in these allocations resulted in adjustments to the forecasts. These adjusted data have been supplied to the Office of State Planning and are described below. The forecasts by municipality are provided In the appendix tables.

Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<u>Atlantic County</u>								
1 Absecon	1,994	2,827	833	41.8%	7,282	9,799	2,517	34.6%
2 Atlantic	67,852	101,065	33,213	48.9%	37,140	43,341	6,201	16.7%
3 Brigantine	1,170	1,994	824	70.4%	9,727	14,162	4,435	45.6%
4 Buena	1,506	2,266	760	50.5%	3,777	4,975	1,198	31.7%
5 Buena Vista	1,133	991	(142)	-12.5%	7,342	9,824	2,482	33.8%
6 Corbin	162	212	50	30.9%	279	387	108	38.7%
7 Egg Harbor Twp.	1,899	1,829	(70)	-3.7%	21,385	29,744	8,359	39.1%
8 Egg Harbor City	7,871	13,226	5,355	68.0%	4,659	5,977	1,318	28.3%
9 Estelle Manor	110	131	21	19.1%	1,006	1,480	474	47.1%
10 Folsom	617	1,037	420	68.1%	1,943	2,536	593	30.5%
11 Galloway	3,312	5,213	1,901	57.4%	17,679	29,481	11,802	66.8%
12 Hamilton	3,099	2,488	(611)	-19.7%	11,849	18,057	6,208	52.4%
13 Hammonton	7,966	11,438	3,472	43.6%	12,340	15,746	3,406	27.6%
14 Linwood	2,884	4,445	1,561	54.1%	6,288	8,180	1,892	30.1%
15 Longport	296	429	133	44.9%	1,256	1,606	350	27.9%
16 Margate	1,743	2,560	817	46.9%	9,104	11,482	2,378	26.1%
17 Mullica	389	660	271	69.7%	5,346	6,930	1,584	29.6%
18 Northfield	2,988	5,130	2,142	71.7%	7,671	9,598	1,927	25.1%
19 Pleasantville	6,379	9,950	3,571	56.0%	14,404	19,550	5,146	35.7%
20 Port Republic	155	268	113	72.9%	890	1,199	309	34.7%
21 Somers Point	3,746	6,372	2,626	70.1%	10,476	13,508	3,032	28.9%
22 Ventnor	2,007	3,326	1,319	65.7%	11,951	15,512	3,561	29.8%
23 Weymouth	92	139	47	51.1%	1,330	1,780	450	33.8%
1 Total	119,370	179,028	59,658	50.0%	205,124	274,855	69,731	34.0%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<b><u>Bergen County</u></b>								
24 Allendale	2,444	3,775	1,331	54.5%	6,076	5,890	(186)	-3.1%
25 Alpine	508	811	303	59.6%	1,616	1,586	(30)	-1.9%
26 Bergenfield	5,777	6,814	1,037	18.0%	25,413	23,801	(1,612)	-6.3%
27 Bogota	1,415	1,506	91	6.4%	8,143	7,484	(659)	-8.1%
28 Carlstadt	17,874	26,862	8,988	50.3%	6,146	5,773	(373)	-6.1%
29 Cliffside	2,741	2,930	189	6.9%	20,863	19,093	(1,770)	-8.5%
30 Closter	2,931	4,030	1,099	37.5%	8,160	7,686	(474)	-5.8%
31 Cresskill	2,041	3,000	959	47.0%	7,611	7,174	(437)	-5.7%
32 Demarest	427	530	103	24.1%	4,951	4,654	(297)	-6.0%
33 Dumont	1,837	2,361	524	28.5%	17,979	16,608	(1,371)	-7.6%
34 E. Rutherford	13,120	16,160	3,040	23.2%	7,865	7,426	(439)	-5.6%
35 Edgewater	3,085	639	(2,446)	-79.3%	4,738	4,568	(170)	-3.6%
36 Elmwood Park	7,863	7,844	(19)	-0.2%	18,212	17,006	(1,206)	-6.6%
37 Emerson	3,519	5,522	2,003	56.9%	7,557	6,899	(658)	-8.7%
38 Englewood	13,922	15,981	2,059	14.8%	23,485	21,927	(1,558)	-6.6%
39 Englewood Cliffs	11,243	16,819	5,576	49.6%	5,741	5,450	(291)	-5.1%
40 Fairlawn	12,900	14,906	2,006	15.6%	31,288	28,597	(2,691)	-8.6%
41 Fairview	3,670	3,501	(169)	-4.6%	10,427	9,739	(688)	-6.6%
42 Fort Lee	13,499	20,152	6,653	49.3%	32,786	31,213	(1,573)	-4.8%
43 Franklin Lakes	5,038	8,305	3,267	64.8%	9,633	9,892	259	2.7%
44 Garfield	8,342	7,228	(1,114)	-13.4%	26,593	24,861	(1,732)	-6.5%
45 Glen Rock	3,447	5,209	1,762	51.1%	11,239	10,348	(891)	-7.9%
46 Hackensack	38,920	49,799	10,879	28.0%	35,294	32,556	(2,738)	-7.8%
47 Harrington	628	1,031	403	64.2%	4,612	4,421	(191)	-4.1%
48 Hasbrouck Heights	3,993	6,109	2,116	53.0%	11,816	10,805	(1,011)	-8.6%

Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
49 Haworth	598	923	325	54.3%	3,432	3,161	(271)	-7.9%
50 Hillsdale	2,369	3,469	1,100	46.4%	10,297	9,517	(780)	-7.6%
51 Hohokus	786	1,123	337	42.9%	4,068	3,776	(292)	-7.2%
52 Leonia	1,397	2,081	684	49.0%	8,093	7,688	(405)	-5.0%
53 Little Ferry	3,416	4,546	1,130	33.1%	10,225	10,414	189	1.8%
54 Lodi	6,695	6,885	190	2.8%	23,477	21,672	(1,805)	-7.7%
55 Lyndhurst	8,958	11,639	2,681	29.9%	20,094	18,716	(1,378)	-6.9%
56 Mahwah	8,073	7,267	(806)	-10.0%	13,851	14,677	826	6.0%
57 Maywood	4,184	6,096	1,912	45.7%	9,784	9,115	(669)	-6.8%
58 Midland	3,316	4,378	1,062	32.0%	7,274	6,754	(520)	-7.1%
59 Montvale	8,484	13,964	5,480	64.6%	7,590	7,409	(181)	-2.4%
60 Moonachie	8,519	13,749	5,230	61.4%	2,662	2,467	(195)	-7.3%
61 New Milford	2,958	4,395	1,437	48.6%	16,511	15,215	(1,296)	-7.8%
62 North Arlington	1,792	1,076	(716)	-40.0%	16,239	14,974	(1,265)	-7.8%
63 Northvale	4,896	7,976	3,080	62.9%	5,022	4,710	(312)	-6.2%
64 Norwood	2,098	3,319	1,221	58.2%	4,545	4,407	(138)	-3.0%
65 Oakland	5,015	8,159	3,144	62.7%	13,070	11,965	(1,105)	-8.5%
66 Old Tappan	1,390	2,253	863	62.1%	4,382	4,331	(51)	-1.2%
67 Oradell	4,043	6,072	2,029	50.2%	8,447	7,761	(686)	-8.1%
68 Palisades Park	4,136	4,666	530	12.8%	13,595	12,682	(913)	-6.7%
69 Paramus	43,420	61,948	18,528	42.7%	26,198	24,427	(1,771)	-6.8%
70 Park Ridge	2,971	4,212	1,241	41.8%	8,418	7,841	(577)	-6.9%
71 Ramsey	6,707	10,503	3,796	56.6%	13,161	12,649	(512)	-3.9%
72 Ridgefield	6,854	8,116	1,262	18.4%	10,128	9,387	(741)	-7.3%
73 Ridgefield Park	2,665	2,387	(278)	-10.4%	12,392	11,351	(1,041)	-8.4%
74 Ridgewood	9,723	13,350	3,627	37.3%	24,923	23,217	(1,706)	-6.8%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
75 River Edge	2,432	3,293	861	35.4%	10,753	9,795	(958)	-8.9%
76 River Vale	879	1,280	401	45.6%	9,812	9,550	(262)	-2.7%
77 Rochelle Park	4,192	5,705	1,513	36.1%	5,428	4,950	(478)	-8.8%
78 Rockleigh	3,073	5,171	2,098	68.3%	188	173	(15)	-8.0%
79 Rutherford	6,620	9,042	2,422	36.6%	18,663	17,205	(1,458)	-7.8%
80 Saddle Brook	5,546	8,336	2,790	50.3%	13,865	12,859	(1,006)	-7.3%
81 Saddle River	11,780	19,463	7,683	65.2%	2,888	2,839	(49)	-1.7%
82 S. Hackensack	952	(1,107)	(2,059)	-216.3%	2,204	2,053	(151)	-6.9%
83 Teaneck	11,170	15,665	4,495	40.2%	38,514	35,828	(2,686)	-7.0%
84 Tenafly	3,606	4,794	1,188	32.9%	13,408	12,499	(909)	-6.8%
85 Teterboro	10,073	5,761	(4,312)	-42.8%	22	24	2	9.1%
86 Upper Saddle River	2,889	4,732	1,843	63.8%	7,969	7,520	(449)	-5.6%
87 Waldwick	2,349	3,498	1,149	48.9%	10,582	9,764	(818)	-7.7%
88 Wallington	2,882	3,637	755	26.2%	10,478	9,626	(852)	-8.1%
89 Washington	573	919	346	60.4%	10,148	10,126	(22)	-0.2%
90 Westwood	6,022	8,486	2,464	40.9%	10,967	10,573	(394)	-3.6%
91 Woodcliff	2,119	3,547	1,428	67.4%	5,584	5,205	(379)	-6.8%
92 Wood Ridge	2,520	(3,596)	(6,116)	-242.7%	7,943	7,498	(445)	-5.6%
93 Wyckoff	3,977	5,865	1,888	47.5%	15,739	15,056	(683)	-4.3%
2 Total	419,801	550,445	130,644	31.1%	841,277	788,885	(52,392)	-6.2%



**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<b><u>Burlington County</u></b>								
94 Bass River	559	819	260	46.5%	1,394	1,764	370	26.5%
95 Beverly	1,025	235	(790)	-77.1%	2,882	3,475	593	20.6%
96 Bordentown City	1,087	357	(730)	-67.2%	4,345	5,190	845	19.4%
97 Bordentown Twp.	4,111	5,905	1,794	43.6%	7,144	8,694	1,550	21.7%
98 Burlington City	4,283	2,308	(1,975)	-46.1%	10,468	13,057	2,589	24.7%
99 Burlington Twp.	9,531	13,666	4,135	43.4%	11,588	14,228	2,640	22.8%
100 Chesterfield	438	564	126	28.8%	4,210	5,561	1,351	32.1%
101 Cinnaminson	6,021	8,605	2,584	42.9%	15,719	18,768	3,049	19.4%
102 Delanco	1,251	1,412	161	12.9%	3,639	4,334	695	19.1%
103 Delran	3,689	5,095	1,406	38.1%	14,452	17,213	2,761	19.1%
104 Eastampton	133	177	44	33.1%	3,824	4,683	859	22.5%
105 Edgewater Park	1,033	1,455	422	40.9%	9,220	11,197	1,977	21.4%
106 Evesham	8,807	12,926	4,119	46.8%	27,290	40,394	13,104	48.0%
107 Fieldsboro	103	44	(59)	-57.3%	602	741	139	23.1%
108 Florence	1,958	548	(1,410)	-72.0%	9,269	11,547	2,278	24.6%
109 Hainesport	1,174	1,682	508	43.3%	3,368	4,275	907	26.9%
110 Lumberton	767	1,057	290	37.8%	5,202	6,312	1,110	21.3%
111 Mansfield	923	1,174	251	27.2%	2,704	3,524	820	30.3%
112 Maple Shade	5,536	7,210	1,674	30.2%	20,008	23,807	3,799	19.0%
113 Medford	1,291	(3,712)	(5,003)	-387.5%	19,855	26,979	7,124	35.9%
114 Medford Lakes	4,851	6,090	1,239	25.5%	5,175	6,586	1,411	27.3%
115 Moorestown	18,676	23,558	4,882	26.1%	15,841	19,648	3,807	24.0%
116 Mt. Holly	10,279	13,056	2,777	27.0%	10,873	13,348	2,475	22.8%
117 Mt. Laurel	9,757	14,438	4,681	48.0%	22,777	34,126	11,349	49.8%
118 New Hanover	7,265	8,055	790	10.9%	15,252	19,843	4,591	30.1%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
119 N. Hanover	387	555	168	43.4%	9,295	11,652	2,357	25.4%
120 Palmyra	1,831	1,889	58	3.2%	7,189	8,908	1,719	23.9%
121 Pemberton Boro	366	313	(53)	-14.5%	1,186	1,434	248	20.9%
122 Pemberton Twp.	4,751	6,476	1,725	36.3%	31,016	39,466	8,450	27.2%
123 Riverside	2,583	2,065	(518)	-20.1%	7,986	9,809	1,823	22.8%
124 Riverton	1,247	123	(1,124)	-90.1%	2,981	3,535	554	18.6%
125 Shamong	462	630	168	36.4%	4,960	6,575	1,615	32.6%
126 Southampton	1,809	2,517	708	39.1%	9,004	11,237	2,233	24.8%
127 Springfield	395	515	120	30.4%	2,819	3,599	780	27.7%
128 Tabernacle	337	427	90	26.7%	6,802	8,999	2,197	32.3%
129 Washington	321	318	(3)	-0.9%	802	972	170	21.2%
130 Westhampton	803	1,140	337	42.0%	4,849	7,713	2,864	59.1%
131 Willingboro	5,954	8,014	2,060	34.6%	38,868	46,199	7,331	18.9%
132 Woodland	187	275	88	47.1%	1,987	2,063	76	3.8%
133 Wrightstown	2,409	2,804	395	16.4%	3,238	4,208	970	30.0%
3 Total	128,390	160,284	31,894	24.8%	380,083	485,662	105,579	27.8%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

Location	Employment		1985-2010 Change		Population		1985-2010 Change	
	1985	2010	Amount	Percent	1985	2010	Amount	Percent
<b>Camden County</b>								
134 Audubon	2,198	3,169	971	44.2%	9,438	10,276	838	8.9%
135 Audubon Park	35	(2,656)	(2,691)	-7688.6%	1,288	1,432	144	11.2%
136 Barrinton	2,107	3,276	1,169	55.5%	7,240	7,767	527	7.3%
137 Bellmawr	3,666	5,756	2,090	57.0%	13,526	14,662	1,136	8.4%
138 Berlin Boro	3,884	6,346	2,462	63.4%	5,880	6,571	691	11.8%
139 Berlin Twp.	1,484	2,372	888	59.8%	5,488	6,190	702	12.8%
140 Brooklawn	802	(55,214)	(56,016)	-6984.5%	2,086	2,243	157	7.5%
141 Camden	39,262	63,291	24,029	61.2%	81,984	86,954	4,970	6.1%
142 Cherry Hill	50,123	88,367	38,244	76.3%	71,292	81,170	9,878	13.9%
143 Chesilhurst	104	(1,127)	(1,231)	-1183.7%	1,641	1,861	220	13.4%
144 Clemonten	2,035	2,227	192	9.4%	5,805	6,430	625	10.8%
145 Collingswood	2,948	4,756	1,808	61.3%	15,724	17,169	1,445	9.2%
146 Gibbsboro	1,822	869	(953)	-52.3%	2,620	3,003	383	14.6%
147 Gloucester City	2,370	4,028	1,658	70.0%	49,284	93,981	44,697	90.7%
148 Gloucester Twp.	6,989	11,101	4,112	58.8%	13,158	(20,722)	(33,880)	-257.5%
149 Haddon	1,764	11	(1,753)	-99.4%	15,977	17,685	1,708	10.7%
150 Haddonfield	3,615	5,901	2,286	63.2%	12,063	12,966	903	7.5%
151 Haddon Heights	5,396	9,506	4,110	76.2%	8,214	8,873	659	8.0%
152 Hi Nella	68	4	(64)	-94.1%	1,244	1,362	118	9.5%
153 Laurel Springs	1,093	1,840	747	68.3%	2,222	2,414	192	8.6%
154 Lawnside	1,295	2,242	947	73.1%	3,027	3,313	286	9.4%
155 Lindenwold	2,274	3,689	1,415	62.2%	18,418	20,502	2,084	11.3%
156 Magnolia	687	(1,101)	(1,788)	-260.3%	4,833	5,263	430	8.9%
157 Merchantville	1,004	1,422	418	41.6%	3,950	4,320	370	9.4%
158 Mt. Ephraim	1,082	1,579	497	45.9%	4,786	5,179	393	8.2%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
159 Oaklyn	864	(5,284)	(6,148)	-711.6%	4,207	4,610	403	9.6%
160 Pennsauken	26,787	47,207	20,420	76.2%	34,255	38,204	3,949	11.5%
161 Pine Hill	575	958	383	66.6%	9,108	10,484	1,376	15.1%
162 Pine Valley	80	(460)	(540)	-675.0%	25	30	5	20.0%
163 Runnemede	1,995	3,353	1,358	68.1%	9,341	10,142	801	8.6%
164 Somerdale	2,873	4,765	1,892	65.9%	5,887	6,461	574	9.8%
165 Stratford	2,948	5,160	2,212	75.0%	7,730	8,200	470	6.1%
166 Tavistok	182	186	4	2.2%	7	5	(2)	-28.6%
167 Voorhees	8,420	14,713	6,293	74.7%	20,636	31,185	10,549	51.1%
168 Waterford	1,849	2,974	1,125	60.8%	9,396	11,731	2,335	24.9%
169 Winslow	7,396	12,106	4,710	63.7%	23,711	30,123	6,412	27.0%
170 Woodlynne	163	193	30	18.4%	2,589	2,860	271	10.5%
4 Total	192,239	245,698	53,459	27.8%	488,080	554,900	66,820	13.7%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<u>Cape May</u>								
171 Avalon	1,426	1,353	(73)	-5.1%	2,336	4,101	1,765	75.6%
172 Cape May City	3,743	3,123	(620)	-16.6%	5,174	8,978	3,804	73.5%
173 Cape May Point	33	30	(3)	-9.1%	281	502	221	78.6%
174 Dennis	797	706	(91)	-11.4%	4,547	8,341	3,794	83.4%
175 Lower	2,383	1,968	(415)	-17.4%	19,130	34,564	15,434	80.7%
176 Middle	6,293	5,680	(613)	-9.7%	12,654	22,767	10,113	79.9%
177 North Wildwood	4,918	4,638	(280)	-5.7%	5,027	8,725	3,698	73.6%
178 Ocean City	5,471	4,430	(1,041)	-19.0%	15,230	26,976	11,746	77.1%
179 Sea Isle City	1,153	994	(159)	-13.8%	2,934	5,267	2,333	79.5%
180 Stone Harbor	993	839	(154)	-15.5%	1,308	2,335	1,027	78.5%
181 Upper	1,785	1,649	(136)	-7.6%	8,359	16,347	7,988	95.6%
182 West Cape May	92	69	(23)	-25.0%	1,230	2,237	1,007	81.9%
183 West Wildwood	71	69	(2)	-2.8%	395	703	308	78.0%
184 Wildwood City	5,928	4,257	(1,671)	-28.2%	5,044	8,455	3,411	67.6%
185 Wildwood Crest	2,370	2,259	(111)	-4.7%	4,261	7,145	2,884	67.7%
186 Woodbine	1,540	420	(1,120)	-72.7%	2,728	4,325	1,597	58.5%
5 Total	38,996	33,170	(5,826)	-14.9%	90,638	161,766	71,128	78.5%

Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<u>Cumberland County</u>								
187 Bridgeton	9,263	4,461	(4,802)	-51.8%	18,848	20,695	1,847	9.8%
188 Commercial	607	868	261	43.0%	4,884	5,578	694	14.2%
189 Deerfield	840	1,466	626	74.5%	2,627	2,990	363	13.8%
190 Downe	246	185	(61)	-24.8%	1,876	2,134	258	13.8%
191 Fairfield	266	418	152	57.1%	5,816	6,503	687	11.8%
192 Greenwich	97	64	(33)	-34.0%	956	1,028	72	7.5%
193 Hopewell	102	128	26	25.5%	4,406	4,869	463	10.5%
194 Lawrence	976	1,811	835	85.6%	2,306	2,733	427	18.5%
195 Maurice River	1,897	2,146	249	13.1%	5,231	6,444	1,213	23.2%
196 Millville	10,917	12,193	1,276	11.7%	25,505	28,682	3,177	12.5%
197 Shiloh	119	221	102	85.7%	597	646	49	8.2%
198 Stow Creek	123	213	90	73.2%	1,442	1,663	221	15.3%
199 Upper Deerfield	1,085	1,958	873	80.5%	6,994	7,859	865	12.4%
200 Vineland	26,751	39,117	12,366	46.2%	53,433	58,155	4,722	8.8%
6 Total	53,289	65,970	12,681	23.8%	134,921	149,980	15,059	11.2%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010  
(Continued)**

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<b>Essex County</b>								
201 Belleville	10,410	15,775	5,365	51.5%	36,077	33,584	(2,493)	-6.9%
202 Bloomfield	17,776	19,464	1,688	9.5%	47,765	43,582	(4,183)	-8.8%
203 Caldwell	2,590	3,630	1,040	40.2%	7,600	6,916	(684)	-9.0%
204 Cedar Grove	5,616	8,845	3,229	57.5%	12,613	11,527	(1,086)	-8.6%
205 East Orange	20,591	19,162	(1,429)	-6.9%	77,536	70,474	(7,062)	-9.1%
206 Essex Fells	358	637	279	77.9%	2,355	2,143	(212)	-9.0%
207 Fairfield	20,743	39,021	18,278	88.1%	8,333	7,923	(410)	-4.9%
208 Glen Ridge	1,200	1,609	409	34.1%	7,904	7,261	(643)	-8.1%
209 Irvington	11,605	7,402	(4,203)	-36.2%	62,751	58,436	(4,315)	-6.9%
210 Livingston	21,118	38,769	17,651	83.6%	28,400	26,256	(2,144)	-7.5%
211 Maplewood	7,088	10,476	3,388	47.8%	22,909	20,877	(2,032)	-8.9%
212 Millburn	13,410	23,695	10,285	76.7%	19,521	17,801	(1,720)	-8.8%
213 Montclair	15,194	23,996	8,802	57.9%	38,669	35,620	(3,049)	-7.9%
214 Newark	165,550	58,432	(107,118)	-64.7%	318,468	280,901	(37,567)	-11.8%
215 N. Caldwell	835	1,349	514	61.6%	6,265	6,115	(150)	-2.4%
216 Nutley	11,126	13,798	2,672	24.0%	29,216	26,872	(2,344)	-8.0%
217 Orange	9,649	10,532	883	9.2%	31,563	29,205	(2,358)	-7.5%
218 Roseland	9,315	17,397	8,082	86.8%	5,498	5,173	(325)	-5.9%
219 S. Orange	6,065	10,468	4,403	72.6%	15,874	14,501	(1,373)	-8.6%
220 Verona	3,505	5,369	1,864	53.2%	14,217	13,026	(1,191)	-8.4%
221 W. Caldwell	7,714	15,137	7,423	96.2%	11,453	10,498	(955)	-8.3%
222 W. Orange	17,308	29,269	11,961	69.1%	40,753	38,340	(2,413)	-5.9%
7 Total	378,766	397,885	19,119	5.0%	845,740	767,031	(78,709)	-9.3%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<u>Gloucester</u>								
223 Clayton	985	1,408	423	42.9%	6,033	7,857	1,824	30.2%
224 Deptford	7,487	13,841	6,354	84.9%	24,056	31,982	7,926	32.9%
225 E. Greenwich	907	1,662	755	83.2%	4,346	5,906	1,560	35.9%
226 Elk	471	615	144	30.6%	3,373	4,620	1,247	37.0%
227 Franklin	1,997	3,542	1,545	77.4%	13,636	19,310	5,674	41.6%
228 Glassboro	5,616	8,031	2,415	43.0%	14,314	18,243	3,929	27.4%
229 Greenwich	1,917	1,306	(611)	-31.9%	5,286	6,706	1,420	26.9%
230 Harrison	1,073	1,898	825	76.9%	3,666	4,864	1,198	32.7%
231 Logan	1,708	3,171	1,463	85.7%	3,529	5,166	1,637	46.4%
232 Mantua	2,907	4,733	1,826	62.8%	9,605	13,002	3,397	35.4%
233 Monroe	3,818	6,485	2,667	69.9%	22,758	30,993	8,235	36.2%
234 National Park	218	387	169	77.5%	3,448	4,341	893	25.9%
235 Newfield	943	1,590	647	68.6%	1,568	2,042	474	30.2%
236 Paulsboro	2,766	955	(1,811)	-65.5%	6,678	8,323	1,645	24.6%
237 Pitman	3,415	5,833	2,418	70.8%	9,491	11,991	2,500	26.3%
238 S. Harrison	99	184	85	85.9%	1,672	2,412	740	44.3%
239 Swedesboro	1,651	1,644	(7)	-0.4%	2,085	2,777	692	33.2%
240 Washington	5,139	9,637	4,498	87.5%	31,763	46,272	14,509	45.7%
241 Wenonah	385	641	256	66.5%	2,240	2,826	586	26.2%
242 W. Deptford	3,956	7,180	3,224	81.5%	18,143	23,733	5,590	30.8%
243 Westville	3,024	3,851	827	27.3%	4,691	5,966	1,275	27.2%
244 Woodbury	9,292	14,475	5,183	55.8%	10,180	12,989	2,809	27.6%
245 Woodbury Heights	1,417	2,092	675	47.6%	3,344	4,190	846	25.3%
246 Woolwich	347	531	184	53.0%	1,201	1,652	451	37.6%
8 Total	61,538	95,212	33,674	54.7%	207,106	278,163	71,057	34.3%



**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<u>Hudson County</u>								
247 Bayonne City	22,478	28,931	6,453	28.7%	63,487	56,745	(6,742)	-10.6%
248 E. Newark	1,455	(562)	(2,017)	-138.6%	1,901	1,722	(179)	-9.4%
249 Guttenberg	2,087	2,978	891	42.7%	7,571	7,149	(422)	-5.6%
250 Harrison	6,399	(5,414)	(11,813)	-184.6%	12,589	11,854	(735)	-5.8%
251 Hoboken	18,193	7,133	(11,060)	-60.8%	41,941	37,956	(3,985)	-9.5%
252 Jersey City	80,895	77,814	(3,081)	-3.8%	220,316	198,933	(21,383)	-9.7%
253 Kearny	18,969	10,676	(8,293)	-43.7%	35,252	31,859	(3,393)	-9.6%
254 N. Bergen	22,844	31,323	8,479	37.1%	47,152	43,328	(3,824)	-8.1%
255 Secaucus	30,268	62,108	31,840	105.2%	15,150	15,193	43	0.3%
256 Union City	12,722	11,238	(1,484)	-11.7%	56,184	52,024	(4,160)	-7.4%
257 Weehawken	1,887	521	(1,366)	-72.4%	13,472	12,623	(849)	-6.3%
258 W. New York	8,764	7,514	(1,250)	-14.3%	40,881	39,006	(1,875)	-4.6%
9 Total	226,961	237,940	10,979	4.8%	555,896	508,392	(47,504)	-8.5%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<u>Hunterdon County</u>								
259 Alexandria	330	521	191	57.9%	3,047	4,929	1,882	61.8%
260 Bethlehem	304	451	147	48.4%	3,174	4,940	1,766	55.6%
261 Bloomsbury	647	937	290	44.8%	844	1,232	388	46.0%
262 Califon	775	1,206	431	55.6%	1,020	1,521	501	49.1%
263 Clinton Town	1,700	2,352	652	38.4%	1,909	2,854	945	49.5%
264 Clinton Twp.	5,157	8,622	3,465	67.2%	9,099	16,232	7,133	78.4%
265 Delaware	311	503	192	61.7%	3,854	5,821	1,967	51.0%
266 E. Amwell	421	666	245	58.2%	3,631	5,674	2,043	56.3%
267 Flemington	6,442	8,454	2,012	31.2%	4,259	6,560	2,301	54.0%
268 Franklin	435	702	267	61.4%	2,448	3,892	1,444	59.0%
269 Frenchtown	587	555	(32)	-5.5%	1,529	2,221	692	45.3%
270 Glen Gardner	674	1,072	398	59.1%	1,005	1,759	754	75.0%
271 Hampton	424	641	217	51.2%	1,695	2,656	961	56.7%
272 High Bridge	524	125	(399)	-76.1%	3,762	6,115	2,353	62.5%
273 Holland	367	267	(100)	-27.2%	4,585	6,845	2,260	49.3%
274 Kingswood	366	535	169	46.2%	2,909	4,556	1,647	56.6%
275 Lambertville	1,437	1,552	115	8.0%	3,926	5,695	1,769	45.1%
276 Lebanon Boro	520	728	208	40.0%	906	1,484	578	63.8%
277 Lebanon Twp.	309	465	156	50.5%	5,483	8,236	2,753	50.2%
278 Milford	1,185	796	(389)	-32.8%	1,365	2,037	672	49.2%
279 Raritan	6,434	10,807	4,373	68.0%	10,053	17,669	7,616	75.8%
280 Readington	2,627	4,127	1,500	57.1%	11,267	17,467	6,200	55.0%
281 Stockton	1,656	2,071	415	25.1%	623	902	279	44.8%
282 Tewksbury	536	872	336	62.7%	4,257	6,611	2,354	55.3%
283 Union	322	491	169	52.5%	3,855	5,592	1,737	45.1%
284 W. Amwell	136	208	72	52.9%	2,268	3,346	1,078	47.5%
10 Total	34,626	49,540	14,914	43.1%	92,773	146,845	54,072	58.3%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<b><u>Mercer County</u></b>								
285 E Windsor	7,941	13,010	5,069	63.8%	22,682	26,497	3,815	16.8%
286 Ewing	26,914	34,115	7,201	26.8%	35,259	38,864	3,605	10.2%
287 Hamilton	24,921	37,237	12,316	49.4%	85,766	96,661	10,895	12.7%
288 Hightstown	3,178	4,354	1,176	37.0%	4,494	4,801	307	6.8%
289 Hopewell Boro	427	384	(43)	-10.1%	2,013	2,206	193	9.6%
290 Hopewell Twp.	3,021	4,749	1,728	57.2%	11,040	12,187	1,147	10.4%
291 Lawrence	18,209	28,944	10,735	59.0%	22,804	28,197	5,393	23.6%
292 Pennington	1,513	2,066	553	36.5%	2,232	2,565	333	14.9%
293 Princeton Boro	17,701	26,284	8,583	48.5%	12,031	13,102	1,071	8.9%
294 Princeton Twp.	4,079	6,342	2,263	55.5%	14,202	16,037	1,835	12.9%
295 Trenton	64,188	(11,299)	(75,487)	-117.6%	91,743	99,527	7,784	8.5%
296 Washington	1,729	2,650	921	53.3%	3,719	4,304	585	15.7%
297 W. Windsor	11,054	16,177	5,123	46.3%	9,700	11,828	2,128	21.9%
11 Total	184,875	215,584	30,709	16.6%	317,685	356,775	39,090	12.3%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

Location	Employment		1985-2010 Change		Population		1985-2010 Change	
	1985	2010	Amount	Percent	1985	2010	Amount	Percent
<b>Middlesex County</b>								
298 Carteret	6,558	6,344	(214)	-3.3%	19,764	23,425	3,661	18.5%
299 Cranbury	5,400	9,451	4,051	75.0%	2,145	2,924	779	36.3%
300 Dunellen	1,228	(828)	(2,056)	-167.4%	6,379	7,629	1,250	19.6%
301 E. Brunswick	21,601	38,288	16,687	77.3%	40,770	54,236	13,466	33.0%
302 Edison	55,388	91,192	35,804	64.6%	79,331	109,476	30,145	38.0%
303 Helmetta	226	102	(124)	-54.9%	973	1,226	253	26.0%
304 Highland Park	3,443	3,890	447	13.0%	13,199	16,089	2,890	21.9%
305 Jamesburg	1,623	2,291	668	41.2%	4,402	5,804	1,402	31.8%
306 Metuchen	6,513	7,539	1,026	15.8%	13,125	15,453	2,328	17.7%
307 Middlesex	6,345	10,437	4,092	64.5%	13,216	16,027	2,811	21.3%
308 Milltown	2,373	1,827	(546)	-23.0%	7,065	8,655	1,590	22.5%
309 Monroe	1,707	3,161	1,454	85.2%	19,255	28,031	8,776	45.6%
310 New Bruswick	27,209	19,926	(7,283)	-26.8%	41,536	51,515	9,979	24.0%
311 N. Brunswick	23,145	35,806	12,661	54.7%	25,427	35,433	10,006	39.4%
312 Old Bridge	7,444	12,910	5,466	73.4%	54,669	71,553	16,884	30.9%
313 Perth Amboy	13,634	5,624	(8,010)	-58.8%	37,881	45,552	7,671	20.3%
314 Piscataway	28,560	49,804	21,244	74.4%	43,252	54,795	11,543	26.7%
315 Plainsboro	3,262	5,879	2,617	80.2%	9,040	15,437	6,397	70.8%
316 Sayreville	10,442	11,868	1,426	13.7%	32,367	43,020	10,653	32.9%
317 S. Amboy	18,504	33,404	14,900	80.5%	7,922	9,308	1,386	17.5%
318 S. Brunswick	7,686	12,975	5,289	68.8%	19,972	28,235	8,263	41.4%
319 South Plainfield	3,216	2,573	(643)	-20.0%	20,271	24,775	4,504	22.2%
320 South River	2,289	1,026	(1,263)	-55.2%	13,577	15,831	2,254	16.6%
321 Spotswood	1,964	2,728	764	38.9%	8,521	11,387	2,866	33.6%
322 Woodbridge	47,589	76,526	28,937	60.8%	92,644	117,822	25,178	27.2%
12 Total	307,349	456,142	148,793	48.4%	626,703	813,639	186,936	29.8%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<u>Monmouth County</u>								
323 Aberdeen	4,472	5,909	1,437	32.1%	18,754	25,421	6,667	35.5%
324 Allenhurst	618	802	184	29.8%	901	1,116	215	23.9%
325 Allentown	598	724	126	21.1%	1,946	2,420	474	24.4%
326 Asbury Park	6,055	1,424	(4,631)	-76.5%	16,442	19,899	3,457	21.0%
327 Atlantic Highlands	2,003	2,410	407	20.3%	5,058	6,478	1,420	28.1%
328 Avon by the Sea	679	778	99	14.6%	2,310	2,863	553	23.9%
329 Belmar	2,700	2,931	231	8.6%	6,483	7,768	1,285	19.8%
330 Bradley Beach	754	394	(360)	-47.7%	4,882	6,260	1,378	28.2%
331 Brielle	1,363	1,799	436	32.0%	4,437	6,026	1,589	35.8%
332 Colts Neck	1,359	1,841	482	35.5%	8,102	10,428	2,326	28.7%
333 Deal	546	676	130	23.8%	1,868	2,237	369	19.8%
334 Eatontown	9,880	12,286	2,406	24.4%	13,059	16,822	3,763	28.8%
335 Englishtown	1,906	2,365	459	24.1%	1,087	1,502	415	38.2%
336 Fair Haven	682	824	142	20.8%	5,543	6,780	1,237	22.3%
337 Farmingdale	2,428	2,985	557	22.9%	1,341	1,673	332	24.8%
338 Freehold Boro	9,721	11,176	1,455	15.0%	9,986	12,479	2,493	25.0%
339 Freehold Twp.	9,522	13,217	3,695	38.8%	20,652	27,714	7,062	34.2%
340 Hazlet	4,178	5,830	1,652	39.5%	22,822	28,378	5,556	24.3%
341 Highlands	1,250	1,548	298	23.8%	5,221	6,589	1,368	26.2%
342 Holmdel	11,151	15,532	4,381	39.3%	9,755	13,872	4,117	42.2%
343 Howell	4,592	6,412	1,820	39.6%	29,799	43,302	13,503	45.3%
344 Interlaken	41	30	(11)	-26.8%	991	1,185	194	19.6%
345 Keansburg	1,028	917	(111)	-10.8%	10,518	13,070	2,552	24.3%
346 Keyport	2,029	1,355	(674)	-33.2%	7,393	9,245	1,852	25.1%
347 Little Silver	1,599	2,056	457	28.6%	5,442	6,691	1,249	23.0%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
348 Loch Arbour	108	133	25	23.1%	358	435	77	21.5%
349 Long Branch	10,374	11,090	716	6.9%	29,240	35,939	6,699	22.9%
350 Manalpan	3,464	4,976	1,512	43.6%	23,448	35,088	11,640	49.6%
351 Manasquan	3,205	4,061	856	26.7%	5,304	6,588	1,284	24.2%
352 Marlboro	6,842	9,161	2,319	33.9%	24,305	38,935	14,630	60.2%
353 Matawan	3,180	3,913	733	23.1%	8,590	10,462	1,872	21.8%
354 Middletown	11,924	16,259	4,335	36.4%	67,880	91,770	23,890	35.2%
355 Millstone	710	966	256	36.1%	4,234	5,695	1,461	34.5%
356 Monmouth Beach	647	827	180	27.8%	3,565	4,780	1,215	34.1%
357 Neptune City	2,164	2,310	146	6.7%	28,885	36,871	7,986	27.6%
358 Neptune	9,098	11,740	2,642	29.0%	5,084	6,134	1,050	20.7%
359 Ocean	8,426	11,565	3,139	37.3%	23,753	30,014	6,261	26.4%
360 Oceanport	11,240	15,635	4,395	39.1%	6,253	8,299	2,046	32.7%
361 Red Bank	12,025	13,674	1,649	13.7%	11,821	14,559	2,738	23.2%
362 Roosevelt	99	(266)	(365)	-368.7%	866	1,125	259	29.9%
363 Rumson	1,307	1,646	339	25.9%	7,386	8,964	1,578	21.4%
364 Sea Bright	766	935	169	22.1%	1,862	2,398	536	28.8%
365 Sea Girt	995	1,309	314	31.6%	2,639	3,295	656	24.9%
366 Shrewsbury Boro	2,790	3,564	774	27.7%	2,954	3,694	740	25.1%
367 Shrewsbury Twp.	366	326	(40)	-10.9%	1,153	1,644	491	42.6%
368 S. Belmar	353	447	94	26.6%	1,514	1,833	319	21.1%
369 Spring Lake	1,033	831	(202)	-19.6%	4,173	5,180	1,007	24.1%
370 Spring Lake Heights	993	1,288	295	29.7%	5,467	6,909	1,442	26.4%
371 Tinton Falls	4,820	5,934	1,114	23.1%	8,891	12,592	3,701	41.6%
372 Union Beach	1,044	1,038	(6)	-0.6%	6,393	8,065	1,672	26.2%
373 Upper Freehold	707	1,009	302	42.7%	2,850	3,699	849	29.8%
374 Wall	5,012	6,629	1,617	32.3%	19,692	25,620	5,928	30.1%
375 W. Long Branch	5,498	7,803	2,305	41.9%	7,561	9,708	2,147	28.4%
13 Total	189,568	233,398	43,830	23.1%	530,913	700,513	169,600	31.9%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

Location	Employment		1985-2010 Change		Population		1985-2010 Change	
	1985	2010	Amount	Percent	1985	2010	Amount	Percent
<b>Morris County</b>								
376 Boonton Town	3,466	2,193	(1,273)	-36.7%	8,464	10,151	1,687	19.9%
377 Boonton Twp.	1,354	1,609	255	18.8%	3,388	4,280	892	26.3%
378 Butler	1,917	1,833	(84)	-4.4%	7,415	8,814	1,399	18.9%
379 Chatham Boro	3,020	3,936	916	30.3%	8,282	9,808	1,526	18.4%
380 Chatham Twp.	1,451	2,243	792	54.6%	9,099	11,381	2,282	25.1%
381 Chester Boro	1,984	3,039	1,055	53.2%	1,497	1,907	410	27.4%
382 Chester Twp.	1,408	1,995	587	41.7%	5,431	6,920	1,489	27.4%
383 Denville	6,148	7,834	1,686	27.4%	14,157	17,025	2,868	20.3%
384 Dover	13,145	9,797	(3,348)	-25.5%	14,391	17,229	2,838	19.7%
385 E. Hanover	12,323	19,644	7,321	59.4%	9,544	11,936	2,392	25.1%
386 Florham Park	12,951	19,254	6,303	48.7%	10,361	13,884	3,523	34.0%
387 Hanover	14,893	17,844	2,951	19.8%	11,943	14,711	2,768	23.2%
388 Harding	1,281	1,999	718	56.0%	3,405	4,367	962	28.3%
389 Jefferson	1,589	2,346	757	47.6%	16,706	20,770	4,064	24.3%
390 Kinnelson	1,131	1,751	620	54.8%	8,047	10,171	2,124	26.4%
391 Linclon Park	2,287	3,504	1,217	53.2%	9,857	13,328	3,471	35.2%
392 Madison	5,591	7,787	2,196	39.3%	15,295	18,612	3,317	21.7%
393 Mendham Boro	928	1,451	523	56.4%	5,178	6,668	1,490	28.8%
394 Mendham Twp.	410	591	181	44.1%	4,564	5,669	1,105	24.2%
395 Mine Hill	276	429	153	55.4%	3,366	4,163	797	23.7%
396 Montville	7,142	10,634	3,492	48.9%	15,017	19,237	4,220	28.1%
397 Morris Twp.	9,412	14,434	5,022	53.4%	19,739	25,649	5,910	29.9%
398 Morris Plains	7,065	9,376	2,311	32.7%	5,809	7,713	1,904	32.8%
399 Morristown	36,818	52,600	15,782	42.9%	16,941	21,099	4,158	24.5%
400 Mountain Lakes	500	530	30	6.0%	4,120	4,994	874	21.2%
401 Mount Arlington	2,738	4,323	1,585	57.9%	4,081	4,779	698	17.1%
402 Mount Olive	1,646	2,515	869	52.8%	19,298	24,251	4,953	25.7%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
403 Netcong	752	342	(410)	-54.5%	3,494	4,192	698	20.0%
404 Parsippany Tr. Hls.	32,604	51,215	18,611	57.1%	49,456	59,924	10,468	21.2%
405 Passaic	2,009	2,758	749	37.3%	7,519	9,485	1,966	26.1%
406 Pequannock	4,478	6,460	1,982	44.3%	13,532	16,236	2,704	20.0%
407 Randolph	6,299	9,909	3,610	57.3%	18,619	23,716	5,097	27.4%
408 Riverdale	1,395	1,761	366	26.2%	2,462	2,925	463	18.8%
409 Rockaway Boro	3,130	3,883	753	24.1%	6,647	7,871	1,224	18.4%
410 Rockaway Twp.	8,863	13,303	4,440	50.1%	19,722	23,941	4,219	21.4%
411 Roxbury	6,573	8,965	2,392	36.4%	19,672	25,006	5,334	27.1%
412 Victory Gardens	33	46	13	39.4%	1,177	1,602	425	36.1%
413 Washington	1,711	2,564	853	49.9%	13,834	19,874	6,040	43.7%
414 Wharton	2,186	2,749	563	25.8%	5,595	6,971	1,376	24.6%
14 Total	222,907	313,514	90,607	40.6%	417,124	521,258	104,134	25.0%



**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<b>Ocean County</b>								
415 Barnegat	846	1,077	231	27.3%	9,476	17,151	7,675	81.0%
416 Barnegat Light	292	177	(115)	-39.4%	665	1,190	525	78.9%
417 Bay Head	285	234	(51)	-17.9%	1,318	2,169	851	64.6%
418 Beach Haven	1,161	1,384	223	19.2%	1,776	3,075	1,299	73.1%
419 Beachwood	698	857	159	22.8%	8,032	14,017	5,985	74.5%
420 Berkeley	2,512	3,153	641	25.5%	30,340	62,795	32,455	107.0%
421 Brick	10,318	13,813	3,495	33.9%	59,280	108,645	49,365	83.3%
422 Dover	29,998	38,714	8,716	29.1%	69,116	123,447	54,331	78.6%
423 Eagleswood	224	304	80	35.7%	1,056	1,846	790	74.8%
424 Harvey Cedars	144	170	26	18.1%	388	691	303	78.1%
425 Island Heights	174	201	27	15.5%	1,638	2,846	1,208	73.7%
426 Hackson	5,788	8,004	2,216	38.3%	27,030	47,547	20,517	75.9%
427 Lacey	3,331	4,506	1,175	35.3%	16,715	32,242	15,527	92.9%
428 Lakehurst	3,644	4,649	1,005	27.6%	3,055	5,358	2,303	75.4%
429 Lakewood	14,997	18,434	3,437	22.9%	39,693	68,472	28,779	72.5%
430 Lavallette	971	1,319	348	35.8%	2,185	3,845	1,660	76.0%
431 Little Egg Harbor	529	674	145	27.4%	10,087	19,562	9,475	93.9%
432 Long Beach	1,074	1,331	257	23.9%	3,741	6,683	2,942	78.6%
433 Manchester	2,205	3,050	845	38.3%	32,531	62,035	29,504	90.7%
434 Mantoloking	126	143	17	13.5%	445	765	320	71.9%
435 Ocean	166	116	(50)	-30.1%	3,863	6,685	2,822	73.1%
436 Ocean Gate	568	772	204	35.9%	1,417	2,425	1,008	71.1%
437 Pine Beach	381	512	131	34.4%	1,773	2,928	1,155	65.1%
438 Plumsted	425	423	(2)	-0.5%	4,914	8,624	3,710	75.5%
439 Point Pleasant	5,150	6,113	963	18.7%	18,375	31,797	13,422	73.0%
440 Pt. Pleasant Beach	2,631	2,976	345	13.1%	5,404	9,024	3,620	67.0%
441 Seaside Heights	437	209	(228)	-52.2%	2,062	3,885	1,823	88.4%
442 Seaside Park	1,518	2,059	541	35.6%	1,816	3,074	1,258	69.3%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
**(Continued)**

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
443 Ship Bottom	813	994	181	22.3%	1,465	2,515	1,050	71.7%
444 S. Toms River	914	1,187	273	29.9%	3,895	6,419	2,524	64.8%
445 Stafford	3,711	4,924	1,213	32.7%	12,172	23,357	11,185	91.9%
446 Surf City	493	615	122	24.7%	1,599	2,722	1,123	70.2%
447 Tuckerton	1,033	1,125	92	8.9%	2,651	4,735	2,084	78.6%
15 Total	97,557	124,242	26,685	27.4%	379,973	692,567	312,594	82.3%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<b>Passaic County</b>								
448 Bloomingdale	827	1,012	185	22.4%	8,073	7,605	(468)	-5.8%
449 Clifton	43,197	49,869	6,672	15.4%	76,675	72,534	(4,141)	-5.4%
450 Haledon	1,958	2,200	242	12.4%	6,789	6,404	(385)	-5.7%
451 Hawthorne	6,704	7,805	1,101	16.4%	18,697	17,632	(1,065)	-5.7%
452 Little Falls	8,150	8,892	742	9.1%	12,236	11,920	(316)	-2.6%
453 N. Haledon	1,403	2,108	705	50.2%	8,501	8,107	(394)	-4.6%
454 Passaic	20,458	12,248	(8,210)	-40.1%	54,198	51,380	(2,818)	-5.2%
455 Paterson	44,508	22,776	(21,732)	-48.8%	139,818	130,134	(9,684)	-6.9%
456 Pompton Lakes	2,797	2,947	150	5.4%	11,034	10,479	(555)	-5.0%
457 Prospect Park	475	548	73	15.4%	5,225	4,876	(349)	-6.7%
458 Ringwood	1,657	2,910	1,253	75.6%	13,306	12,848	(458)	-3.4%
459 Totowa	12,389	20,673	8,284	66.9%	11,362	10,358	(1,004)	-8.8%
460 Wanaque	3,121	4,645	1,524	48.8%	10,521	10,120	(401)	-3.8%
461 Wayne	6,623	6,495	(128)	-1.9%	48,958	47,254	(1,704)	-3.5%
462 West Milford	2,251	3,625	1,374	61.0%	24,526	24,161	(365)	-1.5%
463 West Paterson	33,077	58,047	24,970	75.5%	11,463	10,686	(777)	-6.8%
16 Total	189,595	211,726	22,131	11.7%	461,382	436,497	(24,885)	-5.4%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<u>Salem County</u>								
464 Alloway	276	313	37	13.4%	2,715	3,158	443	16.3%
465 Carneys Point	540	(4,611)	(5,151)	-953.9%	8,671	10,273	1,602	18.5%
466 Elmer	1,418	1,468	50	3.5%	1,562	1,786	224	14.3%
467 Elsinboro	102	105	3	2.9%	1,281	1,461	180	14.1%
468 Lower Alloway	7,498	8,940	1,442	19.2%	1,594	1,884	290	18.2%
469 Mannington	1,378	1,595	217	15.7%	1,694	1,892	198	11.7%
470 Oldsmans	888	1,005	117	13.2%	1,859	2,148	289	15.5%
471 Penns Grove	1,889	1,276	(613)	-32.5%	5,344	5,659	315	5.9%
472 Pennsville	6,492	7,544	1,052	16.2%	13,665	15,482	1,817	13.3%
473 Pilesgrove	297	333	36	12.1%	2,847	3,312	465	16.3%
474 Pittsgrove	485	429	(56)	-11.5%	7,718	9,740	2,022	26.2%
475 Quintoh	253	248	(5)	-2.0%	2,871	3,278	407	14.2%
476 Salem	3,703	1,070	(2,633)	-71.1%	6,946	7,961	1,015	14.6%
477 Upper Pittsgrove	354	394	40	11.3%	3,197	3,738	541	16.9%
478 Woodstown	1,369	1,188	(181)	-13.2%	3,251	3,734	483	14.9%
17 Total	26,942	22,070	(4,872)	-18.1%	65,215	75,506	10,291	15.8%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<b>Somerset</b>								
479 Bedminster	5,105	9,001	3,896	76.3%	3,914	6,978	3,064	78.3%
480 Bernards	10,161	17,855	7,694	75.7%	13,971	19,560	5,589	40.0%
481 Bernardsville	2,502	3,439	937	37.5%	6,675	8,639	1,964	29.4%
482 Bound Brook	4,652	1,807	(2,845)	-61.2%	9,331	11,656	2,325	24.9%
483 Branchburg	3,017	5,049	2,032	67.4%	8,410	11,685	3,275	38.9%
484 Bridgewater	13,971	20,958	6,987	50.0%	28,693	36,734	8,041	28.0%
485 Far Hills	635	1,041	406	63.9%	675	876	201	29.8%
486 Franklin	21,016	36,729	15,713	74.8%	33,952	47,587	13,635	40.2%
487 Green Brook	2,925	4,899	1,974	67.5%	4,583	5,893	1,310	28.6%
488 Hillsborough	2,882	4,739	1,857	64.4%	22,652	34,171	11,519	50.9%
489 Manville	1,885	(1,881)	(3,766)	-199.8%	10,952	13,836	2,884	26.3%
490 Millstone	41	(229)	(270)	-658.5%	520	664	144	27.7%
491 Montgomery	7,167	11,976	4,809	67.1%	7,970	11,172	3,202	40.2%
492 North Plainfield	3,955	5,525	1,570	39.7%	18,212	22,547	4,335	23.8%
493 Peapack Gladstone	1,057	1,641	584	55.3%	2,118	2,862	744	35.1%
494 Raritan	5,842	9,244	3,402	58.2%	6,019	7,695	1,676	27.8%
495 Rocky Hill	260	251	(9)	-3.5%	702	895	193	27.5%
496 Somerville	3,264	(49,527)	(52,791)	-1617.4%	11,603	14,627	3,024	26.1%
497 S. Bound Brook	14,087	24,936	10,849	77.0%	4,220	5,350	1,130	26.8%
498 Warren	4,904	8,303	3,399	69.3%	9,846	12,874	3,028	30.8%
499 Watchung	4,855	7,109	2,254	46.4%	5,300	6,914	1,614	30.5%
18 Total	114,183	171,086	56,903	49.8%	210,318	283,217	72,899	34.7%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
Sussex								
500 Andover Boro	995	1,469	474	47.6%	841	1,184	343	40.8%
501 Andover Twp.	867	1,241	374	43.1%	4,731	7,429	2,698	57.0%
502 Branchville	1,256	1,532	276	22.0%	837	1,205	368	44.0%
503 Byram	419	634	215	51.3%	7,650	11,690	4,040	52.8%
504 Frankford	462	649	187	40.5%	5,010	8,044	3,034	60.6%
505 Franklin	1,629	1,893	264	16.2%	4,382	6,413	2,031	46.3%
506 Fredon	204	247	43	21.1%	2,363	3,665	1,302	55.1%
507 Green	214	275	61	28.5%	2,499	3,820	1,321	52.9%
508 Hamburg	1,104	1,113	9	0.8%	1,797	2,641	844	47.0%
509 Hampton	180	269	89	49.4%	4,170	6,632	2,462	59.0%
510 Hardyston	451	600	149	33.0%	4,627	7,047	2,420	52.3%
511 Hopatcong	1,052	1,565	513	48.8%	15,074	21,912	6,838	45.4%
512 Lafayette	757	1,091	334	44.1%	1,769	2,884	1,115	63.0%
513 Mantague	574	809	235	40.9%	2,231	3,592	1,361	61.0%
514 Newton	5,987	6,669	682	11.4%	7,513	10,910	3,397	45.2%
515 Ogdensburg	338	403	65	19.2%	2,640	3,812	1,172	44.4%
516 Sandyston	121	154	33	27.3%	1,545	2,406	861	55.7%
517 Sparta	3,073	4,104	1,031	33.6%	13,838	21,501	7,663	55.4%
518 Stanhope	1,041	1,293	252	24.2%	3,702	5,645	1,943	52.5%
519 Stillwater	176	84	(92)	-52.3%	4,037	6,277	2,240	55.5%
520 Sussex	1,952	2,624	672	34.4%	2,360	3,451	1,091	46.2%
521 Vernon	2,758	4,167	1,409	51.1%	18,186	30,086	11,900	65.4%
522 Walpack	30	45	15	50.0%	100	75	(25)	-25.0%
523 Wantage	743	1,092	349	47.0%	7,713	12,229	4,516	58.6%
19 Total	26,383	34,026	7,643	29.0%	119,615	184,549	64,934	54.3%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
Union								
524 Berkely Heights	6,364	9,921	3,557	55.9%	12,583	13,848	1,265	10.1%
525 Clark	8,091	10,060	1,969	24.3%	16,421	17,718	1,297	7.9%
526 Cranford	13,719	21,588	7,869	57.4%	24,252	26,265	2,013	8.3%
527 Elizabeth	50,741	48,627	(2,114)	-4.2%	107,310	118,995	11,685	10.9%
528 Fanwood	1,563	2,317	754	48.2%	7,687	8,349	662	8.6%
529 Garwood	3,279	3,258	(21)	-0.6%	4,678	5,053	375	8.0%
530 Hillside	10,099	7,283	(2,816)	-27.9%	21,533	23,736	2,203	10.2%
531 Kenilworth	9,108	11,449	2,341	25.7%	8,168	8,907	739	9.0%
532 Linden	28,963	27,689	(1,274)	-4.4%	37,850	41,558	3,708	9.8%
533 Mountainside	6,417	9,246	2,829	44.1%	7,078	7,725	647	9.1%
534 New Providence	11,799	13,944	2,145	18.2%	12,357	13,487	1,130	9.1%
535 Plainfield	11,226	5,846	(5,380)	-47.9%	46,076	51,142	5,066	11.0%
536 Rahway	15,098	17,871	2,773	18.4%	26,656	29,183	2,527	9.5%
537 Roselle	6,312	8,447	2,135	33.8%	20,692	22,766	2,074	10.0%
538 Roselle Park	2,986	3,649	663	22.2%	13,263	14,432	1,169	8.8%
539 Scotch Plains	4,667	6,974	2,307	49.4%	21,881	25,230	3,349	15.3%
540 Springfield	13,216	20,152	6,936	52.5%	13,944	15,292	1,348	9.7%
541 Summit	14,484	18,439	3,955	27.3%	21,273	23,570	2,297	10.8%
542 Union	34,414	42,706	8,292	24.1%	50,763	56,350	5,587	11.0%
543 Westfield	9,629	13,538	3,909	40.6%	30,529	33,597	3,068	10.0%
544 Winfield	101	118	17	16.8%	1,720	1,816	96	5.6%
20 Total	262,276	302,740	40,464	15.4%	506,714	559,019	52,305	10.3%

Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<u>Warren County</u>								
545 Attamuchy	405	408	3	0.7%	2,849	4,154	1,305	45.8%
546 Alpha	586	613	27	4.6%	2,561	3,280	719	28.1%
547 Belvidere	2,658	2,891	233	8.8%	2,432	3,162	730	30.0%
548 Blairstown	1,158	1,446	288	24.9%	4,745	6,790	2,045	43.1%
549 Franklin	546	671	125	22.9%	2,329	3,067	738	31.7%
550 Frelinghuysen	95	113	18	18.9%	1,571	2,259	688	43.8%
551 Greenwich	229	235	6	2.6%	1,674	2,131	457	27.3%
552 Hackettstown	7,197	9,026	1,829	25.4%	9,046	12,233	3,187	35.2%
553 Hardwick	1	(1)	(2)	-200.0%	1,049	1,523	474	45.2%
554 Harmony	328	408	80	24.4%	2,614	3,489	875	33.5%
555 Hope	280	378	98	35.0%	1,582	2,245	663	41.9%
556 Independence	322	423	101	31.4%	2,941	4,041	1,100	37.4%
557 Knowlton	619	815	196	31.7%	2,230	3,158	928	41.6%
558 Liberty	539	731	192	35.6%	1,814	2,512	698	38.5%
559 Lopatcong	355	432	77	21.7%	4,818	6,139	1,321	27.4%
560 Mansfield	660	901	241	36.5%	5,807	7,722	1,915	33.0%
561 Oxford	377	70	(307)	-81.4%	1,628	2,114	486	29.9%
562 Pahaquarry	30	(301)	(331)	-1103.3%	25	32	7	28.0%
563 Phillipsburg	8,765	6,644	(2,121)	-24.2%	16,073	20,515	4,442	27.6%
564 Pohatacong	539	381	(158)	-29.3%	3,716	4,733	1,017	27.4%
565 Washington Boro	1,983	1,400	(583)	-29.4%	6,382	8,385	2,003	31.4%
566 Washington Twp.	1,802	1,778	(24)	-1.3%	4,333	5,854	1,521	35.1%
567 White	246	325	79	32.1%	2,983	4,259	1,276	42.8%
21 Total	29,693	29,914	221	0.7%	85,202	113,799	28,597	33.6%
<b>New Jersey</b>	<b>3,304,877</b>	<b>4,130,284</b>	<b>825,407</b>	<b>25.0%</b>	<b>7,562,482</b>	<b>8,853,818</b>	<b>1,291,336</b>	<b>17.1%</b>

Source: New Jersey Department of Labor and Industry and  
Hammer, Siler, George Associates.



ADDENDUM

To the Technical Memorandum  
 Hammer, Siler, George Associates  
 Office of State Planning  
 January 25, 1988

The New Jersey Department of Labor released to OSP updated employment figures on June 4, 1987. These figures are incorporated in the revised technical reference documents. The final draft of the technical documents dealing with socio-demographic data will incorporate these figures as well as additional demographic information including the changing characteristics of New Jersey's population regarding aging, womens' labor force participation and educational attainment.

Projections of Wage and Salary Employment  
 New Jersey and Counties, 1988 and 2010

	1988	2010	1988-2010 Change	
			Number	Percent
<b>NEW JERSEY</b>	<b>3,537,500</b>	<b>4,566,200</b>	<b>1,028,700</b>	<b>29.1</b>
Atlantic	129,900	171,600	41,700	32.1
Bergen	454,800	582,700	127,900	28.1
Burlington	137,000	197,200	60,200	43.9
Camden	211,200	297,800	86,600	41.0
Cape May	32,800	39,700	6,900	21.0
Cumberland	55,300	67,000	11,700	21.2
Essex	397,400	415,500	18,100	4.6
Gloucester	65,900	91,000	25,100	38.1
Hudson	233,200	238,900	5,700	2.4
Hunterdon	34,100	49,800	15,700	46.0
Mercer	186,800	258,200	71,400	38.2
Middlesex	335,900	461,500	125,600	37.4
Monmouth	201,800	283,400	81,600	40.4
Morris	241,800	373,500	131,700	54.5
Ocean	102,600	156,500	53,900	52.5
Passaic	204,800	228,200	23,400	11.4
Salem	27,600	33,200	5,600	20.3
Somerset	124,500	187,200	62,700	50.4
Sussex	29,800	44,500	14,700	49.3
Union	297,800	346,900	49,100	16.5
Warren	32,500	41,800	9,300	28.6

Notes: 1. Employment includes those on payrolls of agricultural services and of all non-farm establishments.

2. 1988 employment is derived by linear interpolation between 1984 estimates and projections to 1990.

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<u>Salem County</u>								
464 Alloway	276	313	37	13.4%	2,715	3,158	443	16.3%
465 Carneys Point	540	(4,611)	(5,151)	-953.9%	8,671	10,273	1,602	18.5%
466 Elmer	1,418	1,468	50	3.5%	1,562	1,786	224	14.3%
467 Elsinboro	102	105	3	2.9%	1,281	1,461	180	14.1%
468 Lower Alloway	7,498	8,940	1,442	19.2%	1,594	1,884	290	18.2%
469 Mannington	1,378	1,595	217	15.7%	1,694	1,892	198	11.7%
470 Oldsmans	888	1,005	117	13.2%	1,859	2,148	289	15.5%
471 Penns Grove	1,889	1,276	(613)	-32.5%	5,344	5,659	315	5.9%
472 Pennsville	6,492	7,544	1,052	16.2%	13,665	15,482	1,817	13.3%
473 Pilesgrove	297	333	36	12.1%	2,847	3,312	465	16.3%
474 Pittsgrove	485	429	(56)	-11.5%	7,718	9,740	2,022	26.2%
475 Quintoh	253	248	(5)	-2.0%	2,871	3,278	407	14.2%
476 Salem	3,703	1,070	(2,633)	-71.1%	6,946	7,961	1,015	14.6%
477 Upper Pittsgrove	354	394	40	11.3%	3,197	3,738	541	16.9%
478 Woodstown	1,369	1,188	(181)	-13.2%	3,251	3,734	483	14.9%
17 Total	26,942	22,070	(4,872)	-18.1%	65,215	75,506	10,291	15.8%





Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<u>Union</u>								
524 Berkely Heights	6,364	9,921	3,557	55.9%	12,583	13,848	1,265	10.1%
525 Clark	8,091	10,060	1,969	24.3%	16,421	17,718	1,297	7.9%
526 Cranford	13,719	21,588	7,869	57.4%	24,252	26,265	2,013	8.3%
527 Elizabeth	50,741	48,627	(2,114)	-4.2%	107,310	118,995	11,685	10.9%
528 Fanwood	1,563	2,317	754	48.2%	7,687	8,349	662	8.6%
529 Garwood	3,279	3,258	(21)	-0.6%	4,678	5,053	375	8.0%
530 Hillside	10,099	7,283	(2,816)	-27.9%	21,533	23,736	2,203	10.2%
531 Kenilworth	9,108	11,449	2,341	25.7%	8,168	8,907	739	9.0%
532 Linden	28,963	27,689	(1,274)	-4.4%	37,850	41,558	3,708	9.8%
533 Mountainside	6,417	9,246	2,829	44.1%	7,078	7,725	647	9.1%
534 New Providence	11,799	13,944	2,145	18.2%	12,357	13,487	1,130	9.1%
535 Plainfield	11,226	5,846	(5,380)	-47.9%	46,076	51,142	5,066	11.0%
536 Rahway	15,098	17,871	2,773	18.4%	26,656	29,183	2,527	9.5%
537 Roselle	6,312	8,447	2,135	33.8%	20,692	22,766	2,074	10.0%
538 Roselle Park	2,986	3,649	663	22.2%	13,263	14,432	1,169	8.8%
539 Scotch Plains	4,667	6,974	2,307	49.4%	21,881	25,230	3,349	15.3%
540 Springfield	13,216	20,152	6,936	52.5%	13,944	15,292	1,348	9.7%
541 Summit	14,484	18,439	3,955	27.3%	21,273	23,570	2,297	10.8%
542 Union	34,414	42,706	8,292	24.1%	50,763	56,350	5,587	11.0%
543 Westfield	9,629	13,538	3,909	40.6%	30,529	33,597	3,068	10.0%
544 Winfield	101	118	17	16.8%	1,720	1,816	96	5.6%
20 Total	262,276	302,740	40,464	15.4%	506,714	559,019	52,305	10.3%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
(Continued)

<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
<u>Sussex</u>								
500 Andover Boro	995	1,469	474	47.6%	841	1,184	343	40.8%
501 Andover Twp.	867	1,241	374	43.1%	4,731	7,429	2,698	57.0%
502 Branchville	1,256	1,532	276	22.0%	837	1,205	368	44.0%
503 Byram	419	634	215	51.3%	7,650	11,690	4,040	52.8%
504 Frankford	462	649	187	40.5%	5,010	8,044	3,034	60.6%
505 Franklin	1,629	1,893	264	16.2%	4,382	6,413	2,031	46.3%
506 Fredon	204	247	43	21.1%	2,363	3,665	1,302	55.1%
507 Green	214	275	61	28.5%	2,499	3,820	1,321	52.9%
508 Hamburg	1,104	1,113	9	0.8%	1,797	2,641	844	47.0%
509 Hampton	180	269	89	49.4%	4,170	6,632	2,462	59.0%
510 Hardyston	451	600	149	33.0%	4,627	7,047	2,420	52.3%
511 Hopatcong	1,052	1,565	513	48.8%	15,074	21,912	6,838	45.4%
512 Lafayette	757	1,091	334	44.1%	1,769	2,884	1,115	63.0%
513 Mantague	574	809	235	40.9%	2,231	3,592	1,361	61.0%
514 Newton	5,987	6,669	682	11.4%	7,513	10,910	3,397	45.2%
515 Ogdensburg	338	403	65	19.2%	2,640	3,812	1,172	44.4%
516 Sandyston	121	154	33	27.3%	1,545	2,406	861	55.7%
517 Sparta	3,073	4,104	1,031	33.6%	13,838	21,501	7,663	55.4%
518 Stanhope	1,041	1,293	252	24.2%	3,702	5,645	1,943	52.5%
519 Stillwater	176	84	(92)	-52.3%	4,037	6,277	2,240	55.5%
520 Sussex	1,952	2,624	672	34.4%	2,360	3,451	1,091	46.2%
521 Vernon	2,758	4,167	1,409	51.1%	18,186	30,086	11,900	65.4%
522 Walpack	30	45	15	50.0%	100	75	(25)	-25.0%
523 Wantage	743	1,092	349	47.0%	7,713	12,229	4,516	58.6%
19 Total	26,383	34,026	7,643	29.0%	119,615	184,549	64,934	54.3%

**Appendix Table A-1. EMPLOYMENT AND POPULATION PROJECTIONS, NEW JERSEY, 1985-2010**  
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<u>Location</u>	<u>Employment</u>		<u>1985-2010 Change</u>		<u>Population</u>		<u>1985-2010 Change</u>	
	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>	<u>1985</u>	<u>2010</u>	<u>Amount</u>	<u>Percent</u>
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545 Allamuchy	405	408	3	0.7%	2,849	4,154	1,305	45.8%
546 Alpha	586	613	27	4.6%	2,561	3,280	719	28.1%
547 Belvidere	2,658	2,891	233	8.8%	2,432	3,162	730	30.0%
548 Blairstown	1,158	1,446	288	24.9%	4,745	6,790	2,045	43.1%
549 Franklin	546	671	125	22.9%	2,329	3,067	738	31.7%
550 Frelinghuysen	95	113	18	18.9%	1,571	2,259	688	43.8%
551 Greenwich	229	235	6	2.6%	1,674	2,131	457	27.3%
552 Hackettstown	7,197	9,026	1,829	25.4%	9,046	12,233	3,187	35.2%
553 Hardwick	1	(1)	(2)	-200.0%	1,049	1,523	474	45.2%
554 Harmony	328	408	80	24.4%	2,614	3,489	875	33.5%
555 Hope	280	378	98	35.0%	1,582	2,245	663	41.9%
556 Independence	322	423	101	31.4%	2,941	4,041	1,100	37.4%
557 Knowlton	619	815	196	31.7%	2,230	3,158	928	41.6%
558 Liberty	539	731	192	35.6%	1,814	2,512	698	38.5%
559 Lopatcong	355	432	77	21.7%	4,818	6,139	1,321	27.4%
560 Mansfield	660	901	241	36.5%	5,807	7,722	1,915	33.0%
561 Oxford	377	70	(307)	-81.4%	1,628	2,114	486	29.9%
562 Pahaquarry	30	(301)	(331)	-1103.3%	25	32	7	28.0%
563 Phillipsburg	8,765	6,644	(2,121)	-24.2%	16,073	20,515	4,442	27.6%
564 Pohatacong	539	381	(158)	-29.3%	3,716	4,733	1,017	27.4%
565 Washington Boro	1,983	1,400	(583)	-29.4%	6,382	8,385	2,003	31.4%
566 Washington Twp.	1,802	1,778	(24)	-1.3%	4,333	5,854	1,521	35.1%
567 White	246	325	79	32.1%	2,983	4,259	1,276	42.8%
21 Total	<u>29,693</u>	<u>29,914</u>	<u>221</u>	<u>0.7%</u>	<u>85,202</u>	<u>113,799</u>	<u>28,597</u>	<u>33.6%</u>
<b>New Jersey</b>	<b>3,304,877</b>	<b>4,130,284</b>	<b>825,407</b>	<b>25.0%</b>	<b>7,562,482</b>	<b>8,853,818</b>	<b>1,291,336</b>	<b>17.1%</b>

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Projections of Wage and Salary Employment New Jersey and Counties, 1988 and 2010



	1988	2010	1988-2010 Change	
			Number	Percent
Y	3,537,500	4,566,200	1,028,700	29.1
	129,900	171,600	41,700	32.1
	454,800	582,700	127,900	28.1
n	137,000	197,200	60,200	43.9
	211,200	297,800	86,600	41.0
	32,800	39,700	6,900	21.0
d	55,300	67,000	11,700	21.2
	397,400	415,500	18,100	4.6
r	65,900	91,000	25,100	38.1
	233,200	238,900	5,700	2.4
	34,100	49,800	15,700	46.0
	186,800	258,200	71,400	38.2
	335,900	461,500	125,600	37.4
	201,800	283,400	81,600	40.4
	241,800	373,500	131,700	54.5
	102,600	156,500	53,900	52.5
	204,800	228,200	23,400	11.4
	27,600	33,200	5,600	20.3
	124,500	187,200	62,700	50.4
	29,800	44,500	14,700	49.3
	297,800	346,900	49,100	16.5
	32,500	41,800	9,300	28.6

Employment includes those on payrolls of agricultural services and of all non-farm establishments.

1988 employment is derived by linear interpolation<sup>1</sup> between 1984 estimates and projected 1990.