

Regional Focus: North Jersey

Data and analysis for the Bergen-Hudson-Passaic and Newark labor areas

Employment in Northern Region Rises for Fifth Consecutive Year

Over the year from December 2014 to December 2015, total nonfarm employment in the Northern Region (Bergen-Hudson-Passaic and Newark labor areas) increased by 26,600 jobs to reach a non-seasonally adjusted level of 2,138,400 jobs. In comparison, the state's payrolls, which increased at a slightly faster rate than the region (+1.7% vs. +1.3%, respectively), were up by 70,300 jobs from the same month a year ago. This year marked the fifth consecutive year of December-to-December regional payroll advances, totaling 93,100 new jobs since December 2010. This year's increase (+26,600) is the largest increase since December of 2000.

Over the year, professional and business services, which accounts for nearly 20.1 percent of the region's private sector employment base, was the regional job growth leader (+6,500 jobs or +1.8%). Trade, transportation and utilities (+6,000 or +1.3%) ranked second for job gains over the past year followed by educational and health services (+5,000 or 1.5%). The region's growing and aging population drives demand which allowed the sector to gain jobs in 25 of the last 26 years since 1990, and is the only sector that did not lose jobs during the Great Recession. Health care and social assistance jobs accounted for 34 percent of job growth within the educational and health services sector. Other sectors that experienced payroll growth over the year were construction (+3,000 or +4.1%), financial activities (+2,900 or +2.0%), government (+1,600 or +0.5%) and other services (+1,000 or +1.1%). Leisure and hospitality, and manufacturing posted slight gains (+500 and +400, respectively). Information was the only sector to post an employment loss over the year (-300).

New Jersey's employee counts rose in every supersector except government (-2,500, -0.4%) and information (-600 or -0.8%). Final not seasonally adjusted estimates released for December show that due to employment service agencies boosting their

Change in Nonfarm Employment December 2014 - December 2015 (not seasonally adjusted)

	Region		State	
	Net	%	Net	%
Total Nonfarm Employment	26,600	1.3	70,300	1.7
Private Sector	25,000	1.4	72,800	2.1
Construction	3,000	4.1	6,600	4.5
Manufacturing	400	0.3	500	0.2
Trade, Trans. & Utilities	6,000	1.3	17,400	2.0
Information	-300	-0.7	-600	-0.8
Financial Activities	2,900	2.0	8,000	3.2
Prof. & Business Svcs.	6,500	1.8	18,400	2.8
Ed. & Health Svcs.	5,000	1.5	15,000	2.3
Leisure & Hospitality	500	0.3	6,400	1.9
Other Services	1,000	1.1	1,200	0.7
Government	1,600	0.5	-2,500	-0.4

Source: NJLWD, Current Employment Statistics

payrolls by 5,800, the administrative and support services component was the major contributor (+8,600 jobs or 3.2%) to the gain in professional and business services (+18,400 or 2.8%), the state's job growth leader during the period. Within T/T/U (+17,440 or +2.0%), transportation and warehousing added the most jobs (+10,300, +6.2%). Educational and health service establishments added 15,000 jobs (+2.3%) due to expansion within educational services (+8,400), hospitals (+3,500) and ambulatory health care businesses (+2,700). Other sizeable hiring increases oc-



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curred in financial activities (+8,000, +3.2%), construction and mining (+6,500 or +4.4%) and leisure and hospitality (+6,400, +1.9%). Other services (+1,200, 0.7%) and manufacturing (+500, 0.2%) also added jobs.

Newark Labor Area the Region's Job Growth Leader

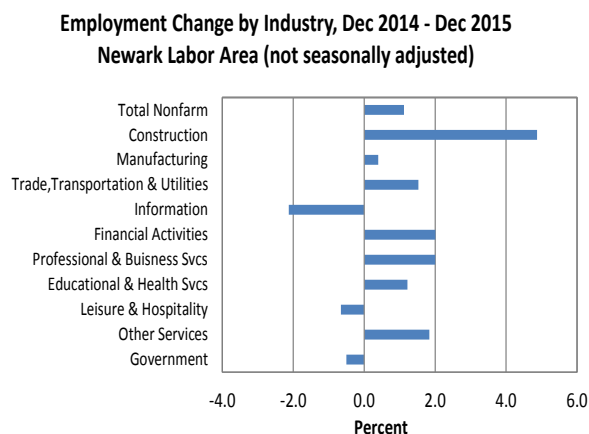
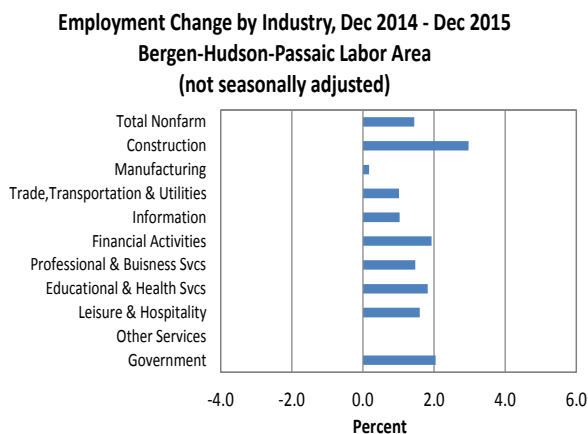
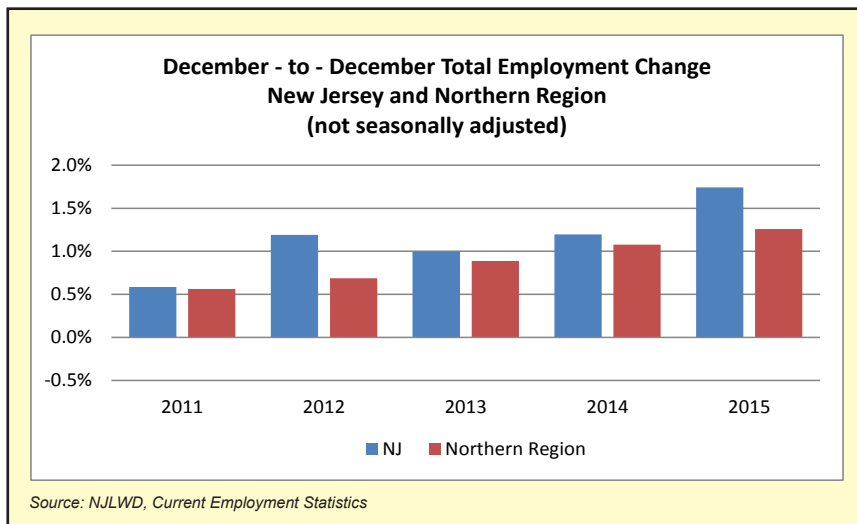
Over the year, total nonfarm payrolls advanced in both of the region's labor areas. The Newark Labor Area posted a gain of 13,400 jobs or 1.1 percent to total 1,209,600 jobs in December 2015. This year marked the labor area's fifth consecutive December-to-December increase. Employment in the Bergen-Hudson-Passaic Labor Area (BHP) was up by 13,200 jobs or 1.4 percent to total 928,800 jobs in December 2015. Although the Newark-Union Labor Area led the region in total job growth over the period, BHP Labor Area grew at a slightly faster pace (+1.1% vs. +1.4%, respectively).

In the Newark Labor Area, the professional and business services supersector (+4,400 or +2.0%) recorded the largest job growth over the past year. The two percent gain was recorded despite over 300 layoffs at A&P's corporate office in Montvale. A&P filed for bankruptcy in July and began winding down operations at its corporate office in November. Within professional and business services, the professional, scientific and technical services subsector significantly increased (+2,900 jobs or +2.9%). Trade, transportation and utilities (+3,800 or +1.5%), education and health services (+2,200 or +1.2%), construction (+2,100 or +4.9%) and financial services (+1,600 or +2.0%) also posted significant gains over the period. Specialty trade contractors jobs (+1,000 or +3.6%) experienced the largest gain within the construction sector. Government (-900 or -0.5%) shed the most jobs over the period. Leisure and hospitality (-600 or -0.7%) and information (-100 or -0.4%) were also down slightly since December 2014.

In the Bergen-Hudson-Passaic Labor Area education and health services (+2,800 or +1.8%) added the most jobs over the year. Government (+2,500 or 2.0%), trade, transportation and utilities (+2,200 or +1.0%), professional and business services (+2,100 or +1.5%), financial activities (+1,300 or +1.9%) and leisure and hospitality (+1,100 or 1.6%) also recorded significant gains. The educational services industry posted the largest gain within education and health services (+2,900 or +12.5%). Local government (+4,300 or +4.3%) accounted for the majority of the increase in government payrolls. Although retail trade gained 1,500 jobs since December 2014, grocery stores lost 100 jobs over the same period. The A&P bankruptcy contributed to the loss in grocery store payrolls with the closing of multiple stores in the region. With an increase of 3.0 percent, construction (+900) was the area's fastest-growing sector.

Total Nonfarm Employment (unadjusted December data, employment in thousands)						
	2010	2011	2012	2013	2014	2015
New Jersey	3,880.0	3,902.7	3,949.2	3,988.5	4,036.2	4,106.5
Northern Region	2,045.3	2,056.8	2,070.9	2,089.3	2,111.8	2,138.4
Bergen-Hudson-Passaic Labor Area (Bergen, Hudson and Passaic counties)	881.9	885.7	891.6	902.7	915.6	928.8
Newark Labor Area (Essex, Hunterdon, Morris, Somerset, Sussex and Union counties)	1,163.4	1,171.1	1,179.3	1,186.6	1,196.2	1,209.6

Source: NJLWD, Current Employment Statistics

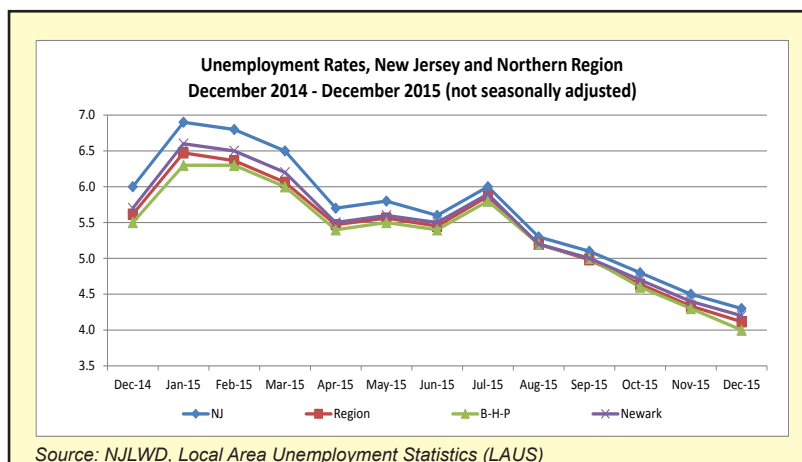


Source: NJLWD, Current Employment Statistics

More detailed data from the Current Employment Statistics (CES) program can be found at: http://lwd.dol.state.nj.us/labor/lpa/employ/ces/ces_index.html

LABOR FORCE DATA

- The (not seasonally adjusted) unemployment rate in the Northern Region stood at 4.1 percent in December 2015, down from 5.6 percent during the same month a year ago. Statewide, the not seasonally adjusted unemployment rate also trended down from 6.0 percent in December 2014 to 4.3 percent in December 2015.
- In December 2015, the unadjusted unemployment rate in the Newark Labor Area was 4.2 percent, a rate slightly above the Bergen-Hudson-Passaic Labor Area's rate of 4.0 percent rate.
- By county, the unadjusted unemployment rates across the Northern Region ranged from a low of 3.2 percent in both Hunterdon and Morris counties to a high of 5.3 percent in Passaic County.

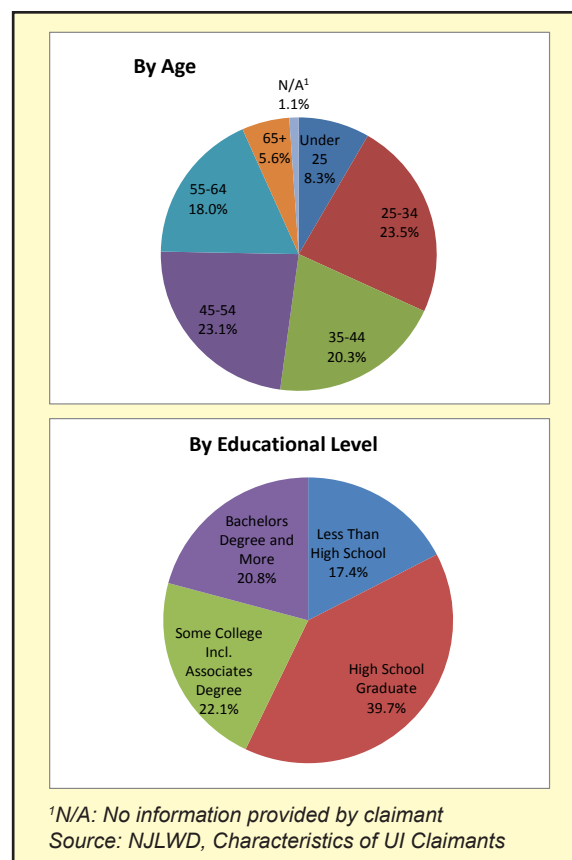


More detailed data from the Local Area Unemployment Statistics (LAUS) program can be found at:
http://lwd.dol.state.nj.us/labor/lpa/employ/uirate/lfest_index.html

CHARACTERISTICS OF NEW JERSEY'S INSURED UNEMPLOYED NORTHERN REGION, FOURTH QUARTER 2015

CLAIMANTS BY OCCUPATIONAL GROUP		
	Number	Percent
Management	13,250	7.8
Business and financial	5,710	3.4
Professional and related	20,445	12.1
Services	33,620	19.8
Sales and related	12,714	7.5
Office and administrative support	23,178	13.7
Farming, fishing and forestry	969	0.6
Construction and extraction	16,877	10.0
Installation, maintenance and repair	6,193	3.7
Production	14,086	8.3
Transportation and material moving	21,352	12.6
Military	941	0.6

- In the fourth quarter of 2015, 47.4 percent of New Jersey's insured unemployed claiming continued benefits resided in the Northern Region. During the quarter, 80,073 regional residents claimed benefits, an improvement of 5,030 (-5.9%) from the fourth quarter of 2014. The services (-1,184 or -7.8%) and office and administrative support (-772 or -6.2%) occupational groups posted the sharpest declines in the number of claimants from the same quarter a year ago.
- The majority of the Northern Region's residents who claimed unemployment insurance benefits during the fourth quarter of 2015 were previously employed in professional and business services (17,372) and trade, transportation and utilities (16,921) sectors. These sectors are also the largest in term of overall employment in the region.
- The Newark-Union Labor Area was home to the region's county with the most claimants (Essex County, 16,311 claimants) as well as the county with the least claimants (Hunterdon County, 2,051 claimants). The three-county Bergen (11,573)/Hudson (11,005)/Passaic (11,960) Labor Area was responsible for 43.1 percent of the region's claimants.



REGIONAL JOB OUTLOOK OCTOBER 2015 - DECEMBER 2015

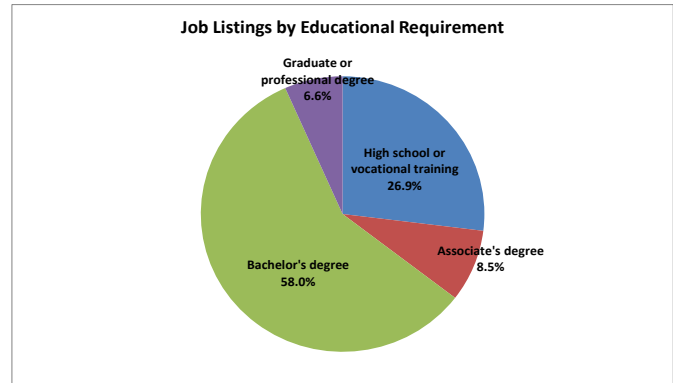
The New Jersey Department of Labor and Workforce Development through its agreement with Burning Glass Technologies is able to provide the following labor market information aggregated from online employer job listings during the quarter. This data provides valuable insight regarding current employer demand for characteristics such as skills and educational requirements. Note that this data is not meant to represent all available employment opportunities but rather should be viewed in terms of analysis of labor market demand.

During the fourth quarter of 2015, northern region employers in professional, scientific and technical services, hospitals, chemical manufacturing, food services and drinking places, and credit intermediation and related activities exhibited the most industry demand based on online job listing activity.

Concentrated in Bergen, Hudson, Essex and Morris counties, employers indicated that they were most interested in filling positions for software developers, registered nurses, wholesale sales representatives, and retail salespersons. Skills that were actively sought by regional employers included customer service, project management, sales, and scheduling.

Of those job listings which specified educational requirements, the vast majority required a bachelor's degree.

JOB LISTINGS BY COUNTY	
County	Listings
Bergen	26,372
Hudson	22,639
Essex	22,018
Morris	21,215
Somerset	18,100
Union	11,518
Passaic	10,579
Hunterdon	2,701
Warren	2,079
Sussex	1,669



OCCUPATIONS WITH THE MOST LISTINGS	
Occupation	Listings
Software Developers, Applications	5,954
Registered Nurses	5,817
Sales Reps, Wholesale and Manufacturing, Except Technical and Scientific Products	5,721
Retail Salespersons	3,943
Managers, All Other	3,513
Heavy and Tractor-Trailer Truck Drivers	3,371
Personal Care Aides	3,344
Customer Service Representatives	2,902
First-Line Supervisors of Retail Sales Workers	2,344
Management Analysts	2,118
Information Technology Project Managers	1,923
Medical and Health Services Managers	1,892
Marketing Managers	1,885
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	1,704
Computer User Support Specialists	1,641

INDUSTRIES WITH THE MOST JOB LISTINGS	
Industry	Listings
Professional, Scientific, and Technical Services	9,370
Hospitals	6,651
Chemical Manufacturing	5,276
Food Services and Drinking Places	4,908
Credit Intermediation and Related Activities	4,532
Ambulatory Health Care Services	4,506
Insurance Carriers and Related Activities	4,243
Administrative and Support Services	3,906
Truck Transportation	3,018
Educational Services	2,635
Securities, Commodity Contracts, and Other Financial Investments and Related Activities	2,576
Publishing Industries (except Internet)	2,030
General Merchandise Stores	1,827
Telecommunications	1,532
Accommodation	1,497

TOP SKILLS IN DEMAND	
Skill	Listings
Customer Service	17,556
Project Management	13,817
Sales	13,587
Scheduling	12,223
Building Relationships	11,715
Budgeting	10,985
Filing	8,255
SQL	7,264
Customer Contact	7,125
Retail Setting	7,046
Supervisory Skills	6,526
Oracle	5,867
Repair	5,459
Mathematics	5,266
Accounting	5,106

EMPLOYERS WITH SIGNIFICANT ONLINE JOB LISTING ACTIVITY	
Care In Homes	1,850
Oracle	1,155
ShopRite / Wakefern	1,119
Novartis	1,022
New York - Presbyterian Hospital	1,018
Verizon Communications Incorporated	1,018
Saint Barnabas Health Care System	1,000
Prudential	712
Gold's Gym	643
Cvs Health	635
Sutherland	611
Accenture	576
Becton Dickinson	572
The PNC Financial Services Group, Inc.	568
Johnson & Johnson	566
Best Version Media	561

Source: Burning Glass Technologies, Labor Insight

Prepared by: New Jersey Department of Labor and Workforce Development, Bureau of Labor Market Information

Construction Begins on One of Twelve Residential High Rises in Jersey City

Ground breaking took place in March for a new residential high rise located near Newport Mall. The new building is the first of twelve towers planned for the project known as Hudson Exchange. This is a long-term project with expected completion of the initial tower in late 2017 and the remainder to be constructed over a 20-year span. The first tower will rise 35 stories and include 421 units plus 10,000-sq.ft. of retail space and a parking garage with 264 spaces. The new tower will also include units designated for affordable housing.

Journal Squared Project Hits Milestone

The first tower of the Journal Squared three tower, mixed use project in Jersey City's historic Journal Square was topped off at 563 feet in December 2015. The 53-story building is scheduled to be complete in late 2016. Phase one of Journal Squared will feature 538 studio unit rentals with views of Manhattan. The building will also feature over 10,000-sq.ft. of amenities, including a fitness center, golf simulator, children's playroom and outdoor pool. Phase two and phase three will be 70 stories and 60 stories, respectively, with a total of 1,838 units. The project will also include a 920 car parking garage and developers are

pursuing LEED certification for all three buildings. Much of the recent development in the city has been along the waterfront, and this major development project in the Historic Journal Square section could aid in bringing future developments further inland. The project is expected to create more than 700 jobs in Jersey City, including construction and full-time employment opportunities.

Two New York Companies Awarded Incentives to Move to Jersey City

Two New York companies were awarded over \$22 million in incentives by the New Jersey Economic Development Authority in February to relocate operations to the Garden State. World Business Lender, a commercial lender that specializes in providing working capital to small- and medium-sized businesses would receive nearly \$17 million in tax credits over ten years to bring 125 employees to 101 Hudson Street in downtown Jersey City. An additional 100 jobs could also be created by the end of the year. World Business Lenders is currently based in Manhattan and was also considering a location in Queens, New York. W&W Jewelers, also based in Manhattan, would receive \$5.4 million in tax credits over ten years to move to the city and hire an additional 45 new employees. The company, which makes jewelry that is sold in retail stores, would move to the former Trust Company of New Jersey building in Journal Square at the corner of Bergen and Sip Avenues. W&W had also been considering a site in Brooklyn, New York.

Vacant Factory in Paterson Becomes New Home for Patella Woodworking

In March 2016, a ribbon-cutting ceremony was held at Patella Woodworking's new plant in Paterson (Passaic County). The firm received a \$10 million incentive through the New Jersey Economic Development Authority's Grow NJ program to move

their operations from Orangeburg, New York to a former Hercules Chemical factory site in Paterson. After being in operation for 99 years, Hercules Chemical shut down in December of 2013 leaving their Paterson factory located along South Street vacant. Patella has a fifteen year commitment to the site and plans to add 70 manufacturing jobs to its workforce. The company invested \$7 million to buy the building and refit the factory for operation. Patella Woodworking is a manufacturer of custom wood installations for primarily commercial projects and corporate clients.

New York Cosmetic Company to Move to Secaucus

ACME Cosmetic Components received an award in December 2015 of \$4.5 million through the New Jersey Economic Development Authority's Grow NJ program to move its headquarters to Secaucus. The company, which produces metal components for cosmetic packaging, plans to move to a new location along Seaview Drive in Secaucus (Hudson County) in July 2016. The move is expected to bring 60 new jobs to the Garden State.

William Paterson University Unveils New Academic Building

William Paterson University held a grand opening in January 2016 for University Hall, a new \$40 million academic building. The project received funding through New Jersey's Building Our Future Bond Act. University Hall consists of classrooms, laboratory and clinical space for the school's health sciences education programs.

The university is also renovating two existing buildings, Hunziker Hall and Hunziker Wing. The buildings will be linked by a new atrium and get 27 additional classrooms with updated technology. Those renovations are expected to be completed by the summer of 2018.

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