

Regional Focus: North Jersey

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

Employment Growth Continues in Northern Region

From March 2013 to March 2014, total nonfarm employment in the Northern Region, consisting of the Bergen-Hudson-Passaic and Newark-Union labor areas, increased by 8,600 jobs to reach a not seasonally adjusted level of 1,856,100. This year marked the fourth consecutive year of March-to-March payroll advances in the region after recessionary losses in 2009 and 2010. In contrast to the region's 0.5 percent increase in jobholding, the state's payrolls contracted by 0.4 percent (-13,700 jobs) over the year.

Trade, transportation and utilities was the region's job growth leader (+8,400 or +2.1%) followed by other services (+3,600 or +4.6%). Retail trade accounted for 60 percent of the gain in the trade, transportation and utilities sector (+5,000 or +2.6%). This industry has shown continued growth over the last four years. Other industries that experienced job expansion over the year were professional and business services (+2,000 or +0.7%), and government (+1,600 or +0.6%). In the professional and business services sector the majority of the payroll growth occurred primarily in the in the employment services sub-sector (+1,700 or 4.0%) of administrative/support waste management/remediation services (+2,000 or +1.7%). The increase in government employment can be partly attributed to The Port Authority, which is in the beginning phase of hiring 225 dock workers which was announced in January. Leisure and hospitality experienced the biggest decrease in payrolls (-2,400 or -1.8%), although full services restaurants gained employment for the third year in a row.

Bergen-Hudson-Passaic the Regional Job Growth Leader

Although jobholding advanced in both of the region's labor areas over the year, payroll gains in the Bergen-Hudson-Passaic (BHP) Labor Area account for nearly all of the increase. Total nonfarm employment in the Bergen-Hudson-Passaic (BHP) Labor Area

increased by 8,000 or 0.9 percent to total 880,500 jobs in March 2014. In the Newark-Union Labor Area, payrolls were up by just 600 or 0.1 percent since March 2013, reaching 975,600 in March 2014. The Northern Region is made up of two of the state's largest labor areas and accounts for nearly half of all statewide employment (47.9%).

In the BHP Labor Area trade, transportation and utilities (T/T/U, +2,900 or +1.4%), other services (+2,700 or +8%) and educational and health services (+2,000 or +1.4%) experienced the largest pay-

Change in Nonfarm Employment March 2013 - March 2014p (not seasonally adjusted)

	Region		State	
	Net	%	Net	%
Total Nonfarm Employment	8,600	0.5	-13,700	-0.4
Private Sector	7,000	0.4	-9,000	-0.3
Construction	-1,400	-2.5	-6,600	-5.2
Manufacturing	-1,700	-1.4	-1,600	-0.7
Trade, Trans. & Utilities	8,400	2.1	11,100	1.4
Information	-1,000	-2.7	-3,700	-4.9
Financial Activities	-400	-0.3	-3,600	-1.4
Prof. & Business Svcs.	2,000	0.7	-100	0.0
Ed. & Health Svcs.	-100	0.0	4,200	0.7
Leisure & Hospitality	-2,400	-1.8	-9,600	-2.9
Other Services	3,600	4.6	800	0.5
Government	1,600	0.6	-4,700	-0.7

Source: NJLWD, Current Employment Statistics



Regional Focus is a quarterly publication of the New Jersey Department of Labor Division of Labor Market and Demographic Research. For questions regarding the material in this publication contact Brandon Schoonover at (609)292-7281 or email brandon.schoonover@dol.state.nj.us

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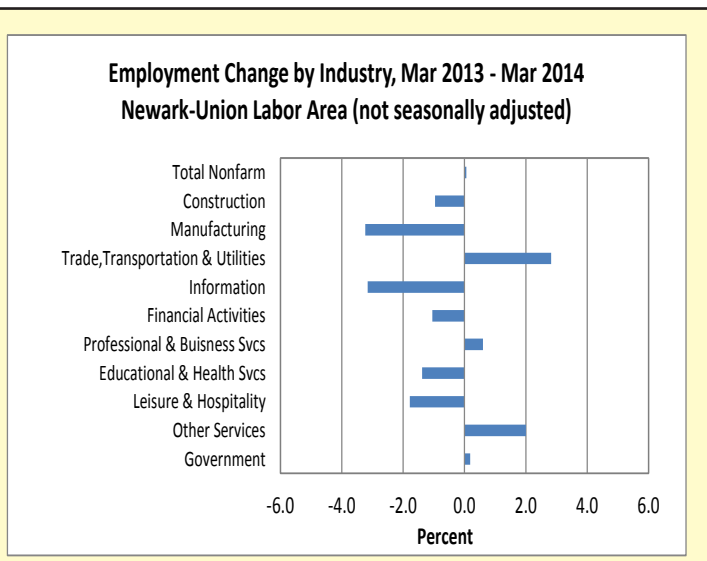
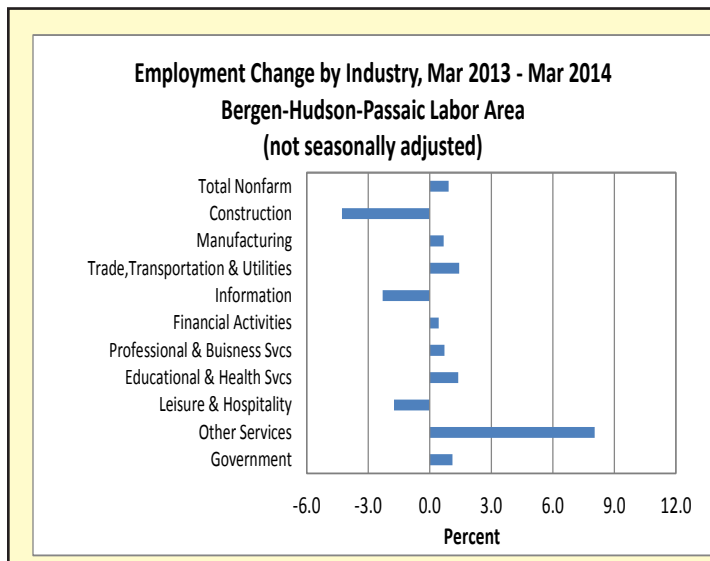
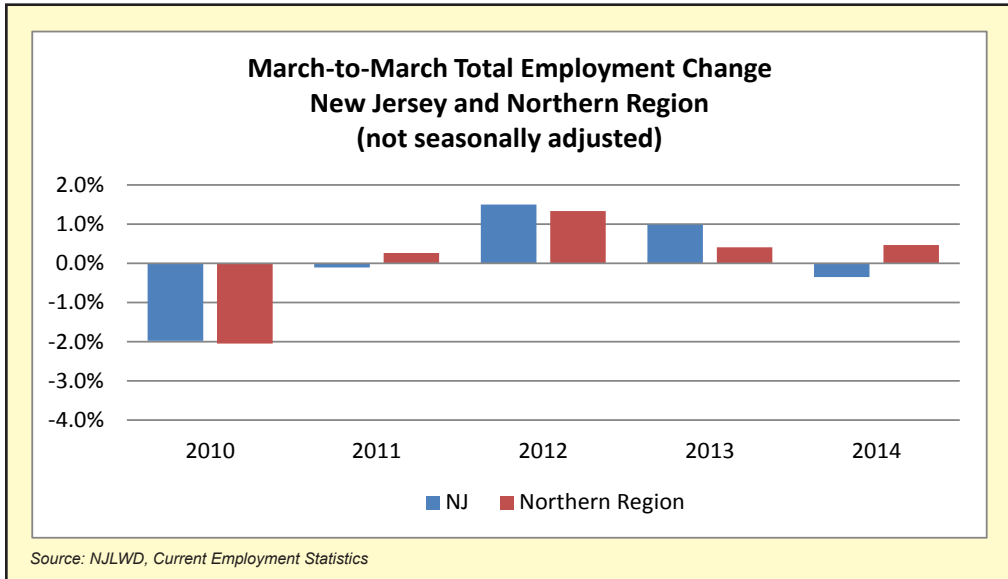


roll gains. Within TTU retail trade payrolls were up by 2,500 jobs or 2.5 percent. The increase in government jobholding (+1,300 or +1.1%) was concentrated at the local level (+1,500 or +1.6%). Employment in professional and business services also experienced a notable gain (+1,000 or +0.7%). The recent relocation of Ascena Retail Group's headquarters to Mahwah from Suffern, N.Y. contributed to this increase. Within professional and business services, employment services (+1,500 or +6.7%) and computer systems design and related services (+400 or +2.2%) added jobs over the year. Manufacturing (+400 or +0.7%) and financial services (+300 or +0.4%) also experienced payroll expansion. Construction (-1,100 jobs or -4.3%), leisure and hospitality (-1,100 or -1.7%) and information (-400 or -2.3%) experienced payroll declines.

In the Newark-Union Labor Area, trade, transportation and utilities added the most jobs from the same month a year ago (+5,500 or +2.8%). Professional and business services (+1,000 jobs or +0.6%), other services (+900 or +2%) and government (+300 or +0.2%) were the other major industry sectors that experienced payroll expansion. Within T/T/U, all component industries demonstrated increased employment from March 2013 levels: retail trade (+2,500 jobs or 2.6%); transportation, warehousing and utilities (+2,200 or 4.3%); wholesale trade (+800 or 1.6%). Professional and business services posted gains in the computer systems design and related services industry (+600 jobs or 4.7%). Within the labor area, manufacturing (-2,100 or -3.2%) and educational and health services (-2,100 or -1.4%) experienced the largest declines in employment. Jobholding in leisure and hospitality (-1,300 or -1.8%), finance (-700 or -1%), information (-600 or -3.2%) and construction (-300 or -0.1%) was also down over the period.

Total Nonfarm Employment (unadjusted March data, employment in thousands)						
	2009	2010	2011	2012	2013	2014
New Jersey	3,874.0	3,797.4	3,793.3	3,850.2	3,888.2	3,874.5
Northern Region	1,848.9	1,811.0	1,815.8	1,840.0	1,847.5	1,856.1
Bergen-Hudson-Passaic Labor Area (Bergen, Hudson and Passaic counties)	867.0	856.0	861.6	872.0	872.5	880.5
Newark-Union Labor Area (Essex, Hunterdon, Morris, Sussex and Union counties)	981.9	955.0	954.2	968.0	975.0	975.6

Source: NJLWD, Current Employment Statistics

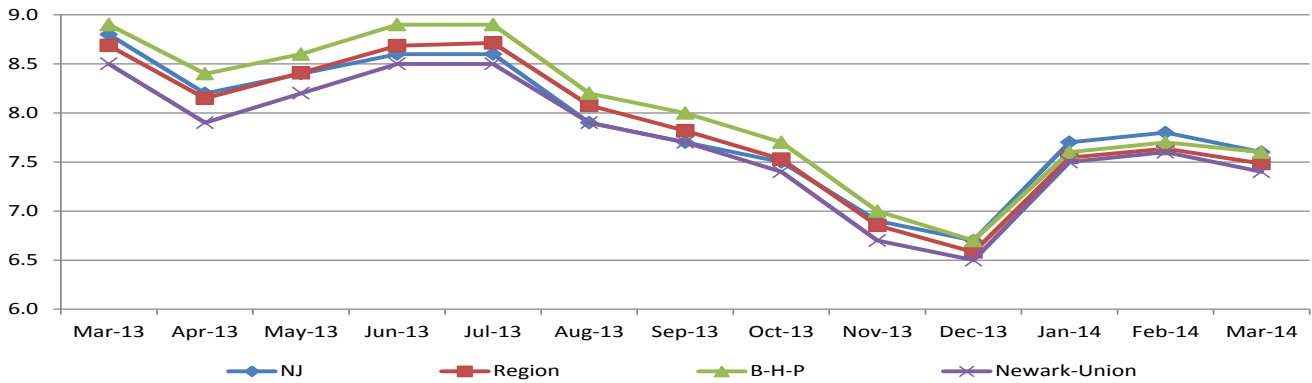


Source: NJLWD, Current Employment Statistics

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

**Unemployment Rates, New Jersey and Northern Region
March 2013 - March 2014(not seasonally adjusted)**



Source: NJLWD, Local Area Unemployment Statistics (LAUS)

- In March 2014, the non-seasonally adjusted unemployment rate for the Northern Region (7.5%) was slightly lower than the statewide rate (7.6%). Over the year the region's unemployment rate varied from a high of 8.7 percent in March 2013 to a low of 6.6 percent in December 2013. The March 2014 regional rate of 7.5 percent is 1.2 percentage points below the March 2013 rate of 8.7 percent. Although resident employment was up by 6,100 the regional labor force was down by 20,800 from March 2013.
- In the Newark-Union Labor Area the unemployment rate during March 2013 ranged from a high of 8.5 percent in Essex County, to a low of 5.7 percent in Morris County. In the Bergen-Hudson-Passaic Labor Area the unemployment rate by county for March 2014 was: Passaic County: 9.5 percent, Hudson County 8.1 percent and Bergen County 6.3 percent.

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

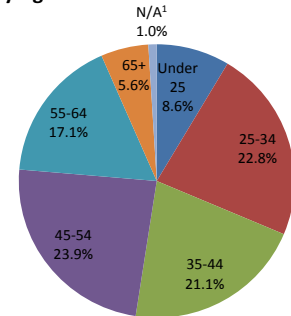
CHARACTERISTICS OF NEW JERSEY'S INSURED UNEMPLOYED NORTHERN REGION, FIRST QUARTER 2014

CLAIMANTS BY OCCUPATIONAL GROUP

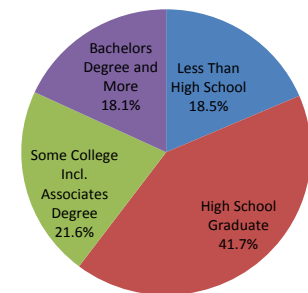
	Number	Percent
Management	8,719	7.7
Business and financial	4,186	3.7
Professional and related	12,102	10.6
Services	20,417	17.9
Sales and related	8,227	7.2
Office and administrative support	16,327	14.3
Farming, fishing and forestry	322	0.3
Construction and extraction	11,454	10.1
Installation, maintenance and repair	4,060	3.6
Production	11,193	9.8
Transportation and material moving	16,310	14.3
Military	501	0.4

- From January 2014 to March 2014, nearly 46 percent of New Jersey's insured unemployed claiming continued benefits resided in the Northern Region. During the first quarter of 2014 there were 113,913 regional residents claiming benefits, an improvement of 40,369 claimants (35.4%) from the first quarter of 2013. In comparison, there were 89,100 (34.7%) less residents statewide claiming benefits from the same quarter a year ago.
- Three industries accounted for over half of the regional claims during the first quarter: trade, transportation & utilities (20.5%), professional & business services (18.7%) and educational & health services (10.3%).

By Age



By Educational Level



¹N/A: No information provided by claimant

Source: NJLWD, Characteristics of UI Claimants

REGIONAL POPULATION ESTIMATES

Intercensal Population Estimates for New Jersey and the Northern Region: 2010 to 2013

	Population		Change	
	2010	2013	Number	Percent
New Jersey	8,791,909	8,899,339	107,430	1.2%
Northern Region	4,238,677	4,308,121	69,444	1.6%
Bergen	905,116	925,328	20,212	2.2%
Essex	783,969	789,565	5,596	0.7%
Hudson	634,277	660,282	26,005	4.1%
Hunterdon	127,351	126,250	-1,101	-0.9%
Morris	492,279	499,397	7,118	1.4%
Passaic	501,616	505,672	4,056	0.8%
Sussex	148,878	145,992	-2,886	-1.9%
Union	536,499	548,256	11,757	2.2%
Warren	108,692	107,379	-1,313	-1.2%

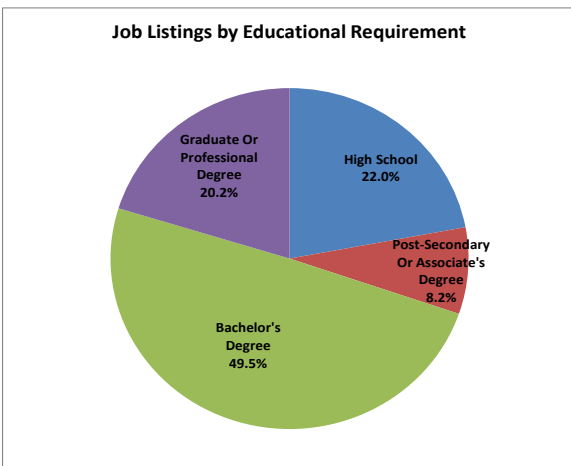
Source: U.S. Census Bureau, Population Division

- In 2013 the nine-county Northern Region had an estimated 4.14 million residents and accounted for 46.5 percent of the state's total population. From 2010 to 2013 the region's population increased by 1.7 percent (+63,483) compared to the state's increase of 1.2 percent. Bergen (population 925,328) was still the most populous county in New Jersey as of 2013, and Essex (789,565) ranked third.
- Following the statewide trend, the region's more urbanized counties accounted for all of the population growth so far in this decade while rural counties experienced population declines. Hudson County gained more residents (26,000) than any other county in New Jersey during the first three years of this decade. The region's rural counties, Sussex (-2,900, 1st), Warren (-1,300, 2nd) and Hunterdon (-1,100, 4th), had three of the four largest population declines in the state, so far in this decade.
- With a 4.1 percent population gain since 2010, Hudson was the state's fastest growing county so far in this decade; Bergen (+2.2%), Somerset (+2.2%) and Union (+2.2%) were tied for third respectively. The substantial population growth in Hudson County was a result of large natural increment and migration. The county's 19,000 natural increment (surplus of births over deaths) was the largest in the state, and its 7,600 net migration (more in-migration from abroad and other counties than out-migration) was the second largest in the state (next only to Bergen's 14,400).
- In line with the population growth, Hudson County also led the state in new housing units authorized to be built with 8,665 permits authorized from 2010 – 2013. Bergen County was second in the state with 8,233 building permits for the same period. From 2010 to 2013 the vast majority (90%) of the new authorizations in Hudson County for were multi-family housing units. Jersey City alone has had over 14,000 multi-family units planned since 2002.

REGIONAL JOB OUTLOOK JANUARY 2014 - MARCH 2014

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.

JOB LISTINGS BY COUNTY	
County	Listings
Bergen	17,145
Morris	15,519
Essex	13,400
Hudson	12,116
Union	7,854
Passaic	4,902
Hunterdon	1,808
Warren	1,270
Sussex	1,195



In the Northern Region during the most recent quarter employers in the professional, scientific and technical services, credit intermediation, insurance carriers and related activities, food services, educational services and hospitals exhibited the most occupational demand based on online job listing activity. Concentrated in Bergen, Morris, Essex and Hudson counties, employers indicated they were interested in filling positions for tractor trailer drivers, software developers, retail salespersons, sales representatives, registered nurses and customer services representatives. Skills that were actively sought by employers included sales, accounting, scheduling, mathematics, and technology-related Oracle, SQL and JAVA.

Of the regional job listings in the first quarter for which educational requirements were provided, nearly half required a bachelor's degree.

OCCUPATIONS WITH THE MOST LISTINGS

Occupation	Listings
Heavy And Tractor-Trailer Truck Drivers	3,937
Software Developers, Applications	2,577
Retail Salespersons	2,069
Sales Representatives, Wholesale And Manufacturing, Except Technical And Scientific Products	1,856
Registered Nurses	1,582
Customer Service Representatives	1,503
First-Line Supervisors Of Retail Sales Workers	1,462
Computer Systems Analysts	1,336
Medical And Health Services Managers	1,150
Managers, All Other	1,074
Marketing Managers	1,023
Sales Managers	928
Secretaries & Administrative Assistants, Except Legal, Medical, And Executive	903
Human Resources Specialists	846
General And Operations Managers	822

INDUSTRIES WITH THE MOST JOB LISTINGS

Industry	Listings
Professional, Scientific, And Technical Services	5,172
Credit Intermediation And Related Activities	2,845
Insurance Carriers And Related Activities	2,748
Food Services And Drinking Places	2,745
Educational Services	2,693
Hospitals	2,465
Chemical Manufacturing	2,342
Truck Transportation	2,299
Ambulatory Health Care Services	2,295
General Merchandise Stores	1,223
Administrative And Support Services	1,172
Accommodation	1,139
Securities, Commodity Contracts, And Other Financial Investments And Related Activities	906
National Security And International Affairs	842
Social Assistance	750

TOP SKILLS IN DEMAND

Skill	Listings
Sales	4,336
Accounting	4,037
Scheduling	2,820
Mathematics	2,727
Collaboration	2,614
SQL	2,597
Oracle	2,551
Repair	2,504
Business Development	2,265
Cleaning	1,999
Product Sale and Delivery	1,937
SAP	1,928
JAVA	1,850
Decision Making	1,807
Business Process	1,773

EMPLOYERS WITH SIGNIFICANT ONLINE JOB LISTING ACTIVITY

Automatic Data Processing Incorporated
Sears
US Air Force
Wel Company
JP Morgan Chase Company
Bank of America
Prudential
Celgene Corporation
Barnabas Health
Newark Beth Israel
Swift Transportation
Accenture
Sittercity
Lowe's Companies, Inc
Wyndham Worldwide

Source: Burning Glass Technologies, Labor Insight

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

Jersey City Developments

Goya Foods is scheduled to open a new 900,000-sq.ft. Northeast headquarters in Jersey City (Hudson County) this fall. The facility will include office space and a 368,000-sq.ft warehouse. Roughly 500 workers will be employed at the site with 66 of those jobs relocating from New York. In addition to the new site in Jersey City, Goya recently renovated their facility in Secaucus and added a new rice packing line which is expected to significantly increase production.

A new 276-room Marriot hotel is planned for the Liberty North Harbor Redevelopment Area of Jersey City. The project is scheduled to break ground in the fourth

quarter of 2014, and is expected to bring a significant number of construction jobs as well as permanent jobs to the area.

Hotel Planned for Newark's Ironbound

Construction in Newark's (Essex County) Ironbound section is set to begin in July for a 94-unit boutique hotel. Carvi Newark hotel is one of several hotels under development in the Brick City and is scheduled to open in the summer of 2015. The six-story 75,000-sq.ft. structure will be the first hotel in the IronBound section of Newark.

Residential Construction led by Multi-Family Building

Recent annual authorized residential building permits in the Northern Region continued to increase led by approvals for multi-family units, according to the latest data from the US Bureau of the Census. The region's permitting activity was up by 2,664 units authorized between 2012 and 2013 with multifamily permits accounting for 60.8 percent. The latest 2014 data shows this trend for multifamily permits continuing. Recent examples of residential projects include:

Groundbreaking on the first phase of Hudson Lights, a retail and residential complex located at the base of the George Washington Bridge in Fort Lee (Bergen County) took place in March. The first phase is expected to be completed by 2015 and will include 143,000-sq. ft. of retail space, 276 luxury apartments and parking. A main tenant for the first phase is an iPic Entertainment movie theater which will feature reserved seating and a restaurant. Plans for the second phase include additional residential units, retail space, parking space and a 175-room hotel.

Construction of a new 215-unit apartment building near the South Orange Village Center (Essex County) district began in late March. This project is designed to provide affordable housing and be environmentally friendly. When complete the \$64.4 million project will include commercial space and a parking garage.

In April 2014, ground was broken in Hoboken by Bijou Properties and Intercontinental Real Estate Corporation on an \$83 million multifamily development project. This 11-story mixed-use luxury rental building, which will be located near the 9th Street Light Rail Station, is expected to be completed by late 2015. This project will create approximately 125 construction jobs.

Media Companies Expand in Region

Media and entertainment company NBCUniversal opened a \$17 million state-of-the-art technology center in Englewood Cliffs (Bergen County) in February. The 63,000-sq.ft. facility will be used to work with start-ups and venture capitalists to develop new products. Reports state that 340 workers will be employed at the facility by the end of the year.

Thomson Reuters, a global media company, signed a 72,000-sq.ft. lease expansion in Hoboken (Hudson County). The additional space will allow Thomson Reuters to relocate a reported 450 employees from New York City to Hoboken, a move expected to take place in the third quarter of this year. The company currently employs roughly 180 workers at the Hoboken location.

Retailer Opens Headquarters in NJ

Ascena Retail Group Inc recently moved to a newly constructed 195,000-sq.ft. headquarters facility in

Mahwah (Bergen County) from Suffern, NY. The move brought an estimated 400 jobs to the region. Ascena, the parent company of DressBarn and other clothing retailers, received a \$32.4 million incentive under the Grow New Jersey tax credit program for relocating to the state.

Life Sciences Restructuring Continues to Evolve

The reorganization of the pharmaceutical sector continues to impact New Jersey's life sciences landscape. While the 'Big Pharma' companies are currently laying off, many specialty companies are relocating and expanding within the region. Some recent examples of a restructuring which is impacting the labor force include Novartis Pharmaceutical (laying off 215 workers at its East Hanover site, Morris County) and Merck & Co. (closing/laying off 113 workers at its Kenilworth site, Union County). Specialty companies which have recently established new headquarters to accommodate their workforce and future business growth include: Pernix Therapeutics Holdings, which will move into their Morristown location (Morris County) in mid-May to retain and hire new employees and Edge Therapeutics, which is opening its new headquarters in Berkeley Heights (Union County) to support its continued growth.

Wakefern Increases Storage Capacity

New Jersey-based Wakefern Food Corp., a retailers' co-operative group of supermarkets, recently completed a 2-1/2-year redevelopment project to upgrade and expand its Elizabeth (Union County) site. The project involved temporarily relocating current operations in order to demolish the old warehouse and building a new 524,000-sq.ft. facility that provided 58 percent increased storage capabilities. By April 2014, the Elizabeth operations became fully operational, employing about 350 workers. Over the next decade, this new facility is expected to create an additional 150 new jobs.

American Dream Meadowlands Project Expected to Open In Fall 2016

In late April, final agreements that will allow for the completion of American Dream were reached. The developer is set to begin work on the unfinished complex that began as the Xanadu project more than a decade ago. In November 2013, the project received a \$390 million Economic Redevelopment and Growth grant. Plans for the project include an indoor amusement and water park, indoor ski slope, observation wheel, ice rink, movie theater, aquarium, 18-hole miniature golf course and space for more than 400 retailers, restaurants and services. The 3.3 million-sq.ft. project is expected to create 9,000 construction jobs and 11,650 new full- and part-time permanent jobs.