

Regional Focus: North Jersey

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

Employment Advances in Northern Jersey

Over the year from December 2012 to December 2013, total nonfarm employment in the Northern Region (Bergen-Hudson-Passaic and Newark-Union labor areas) increased by 12,400 to reach a non-seasonally adjusted level of 1,903,500. After three years of recessionary decline from 2008 to 2010, this year marks the third consecutive increase in employment over the December to December period. The region's 0.7 percent increase in jobholding from the same month a year ago was noticeably higher than the statewide employment increase of 0.3 percent.

Regional employment advanced in six of the ten industry sectors. Education and health services experienced the most significant job growth (+6,100 jobs or +2.1%) followed by trade, transportation and utilities (+6,000 or +1.4%). Leisure and hospitality posted the largest growth in terms of percentage increase (+3.8% or +5,200 jobs). Other sectors that gained employment during the period were other services (+1,400 jobs or +1.7%), construction (+1,100 or +1.8%) and government (+800 or +0.3%). The largest employment declines occurred in professional and business services (-5,100 jobs or -1.6%) and financial activities (-1,800 or -1.3%).

Newark-Union Labor Area the Regional Job Growth Leader

Employment advanced in both of the region's labor areas over the year. Jobholding in the Newark-Union Labor Area (Essex, Morris, Union, Sussex and Warren counties) increased by 7,500 or 0.8 percent to total an employment level of 999,300 in December 2013. Payrolls in the Bergen-Hudson-Passaic (BHP) Labor Area were up by 4,900 jobs or 0.5 percent since December 2012, reaching a level of 904,200. The Northern Region, which is made up of two of the state's largest labor areas, accounts for nearly half of all statewide employment (47.8%).

Change in Nonfarm Employment December 2012 - December 2013 (not seasonally adjusted)

	Region		State	
	Net	%	Net	%
Total Nonfarm Employment	12,400	0.7	11,100	0.3
Private Sector	11,600	0.7	8,300	0.2
Construction	1,100	1.8	-3,200	-2.4
Manufacturing	-700	-0.6	2,500	1.0
Trade, Trans. & Utilities	6,000	1.4	6,900	0.8
Information	-600	-1.6	-1,400	-1.8
Financial Activities	-1,800	-1.3	-2,800	-1.1
Prof. & Business Svcs.	-5,100	-1.6	-13,400	-2.1
Ed. & Health Svcs.	6,100	2.1	16,100	2.5
Leisure & Hospitality	5,200	3.8	7,100	2.1
Other Services	1,400	1.7	-3,500	-2.1
Government	800	0.3	2,800	0.4

Source: NJLWD, Current Employment Statistics

In the Newark-Union Labor Area, educational and health services (+2,900 jobs or +1.9%) and leisure and hospitality (+2,800 or +3.8%) experienced the largest employment gains. The expansion of Saint Michael's Medical Center emergency department in Newark contributed to the increase in health services. The greatest decline occurred in professional business services (-1,100 jobs or -0.7%). The financial activities (-800 or -1.1%), and information (-300 or -1.5%) sectors also posted employment declines since December 2012.



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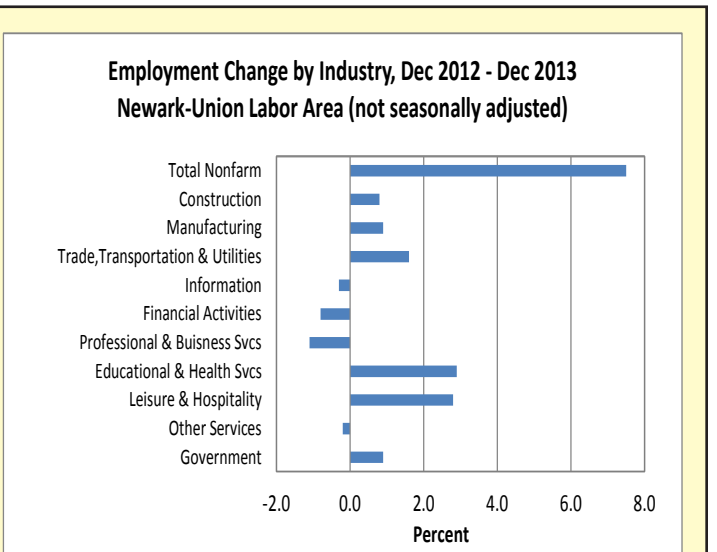
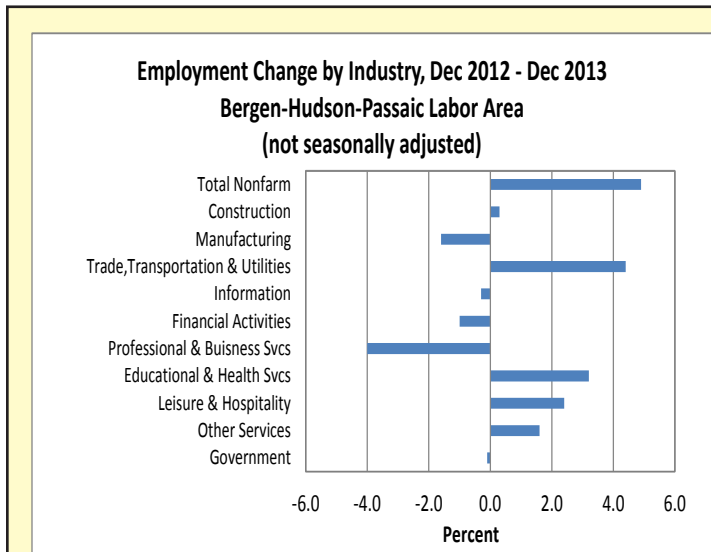
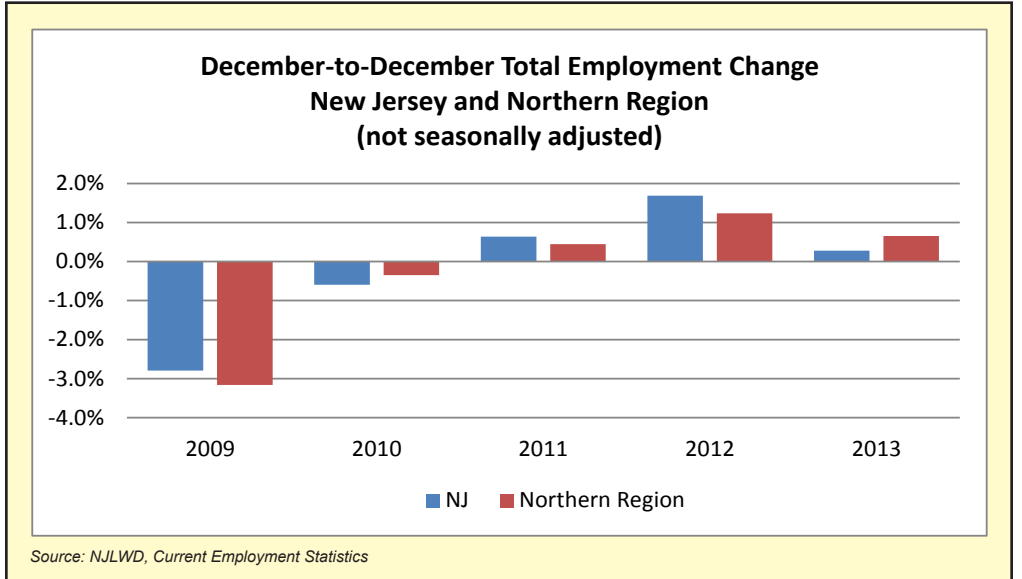
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Total Nonfarm Employment (unadjusted December data, employment in thousands)						
	2008	2009	2010	2011	2012	2013
New Jersey	4,015.3	3,903.1	3,879.9	3,904.7	3,970.6	3,981.7
Northern Region	1,927.1	1,866.2	1,859.7	1,868.0	1,891.1	1,903.5
Bergen-Hudson-Passaic Labor Area (Bergen, Hudson and Passaic counties)	906.1	877.5	882.3	886.1	899.3	904.2
Newark-Union Labor Area (Essex, Hunterdon, Morris, Sussex and Union counties)	1,021.0	988.7	977.4	981.9	991.8	999.3

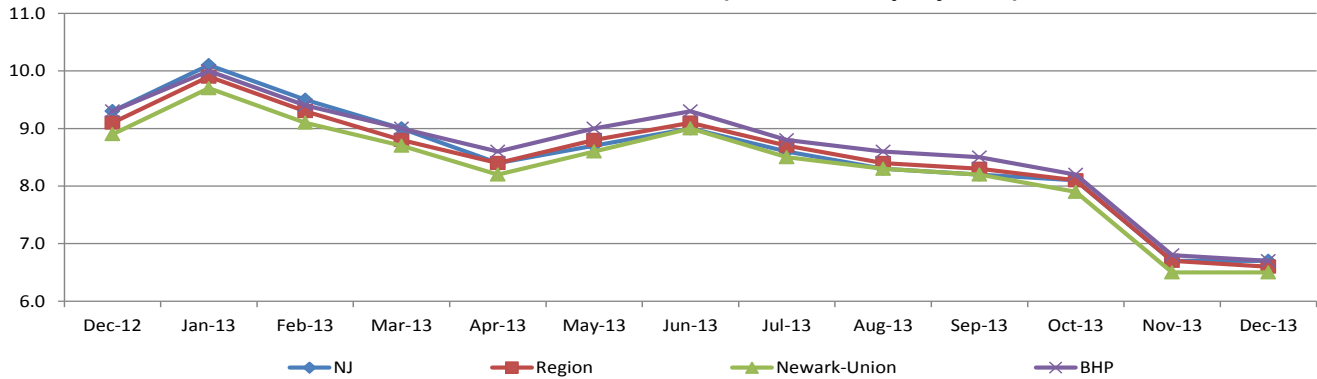
Source: NJLWD, Current Employment Statistics

In the Bergen-Hudson-Passaic Labor Area, the greatest employment gain occurred in the trade, transportation and utilities (TTU, +4,400 jobs or +2.1%) and educational and health services (+3,200 or +2.2%) industry sectors. The opening of several warehouses and distribution centers in Jersey City (Hudson County) contributed to the increase in TTU. New distribution facilities include Peapod (grocery distribution) and Imperial Bag & Paper which combined added roughly 800 jobs to area payrolls. The reopening of Hackensack University Medical Center in Pascack Valley Hospital in Westwood Borough (Bergen County) contributed to the increase in educational and health services; when fully staffed the hospital expects to fill 500 positions. Leisure and hospitality also experienced significant growth (+2,400 jobs or +3.7%); the opening of a new Residence Inn by Marriott in Secaucus (Hudson County) was a contributor to the gain in employment. Professional and business services experienced the greatest loss of jobs (-4,000 or -2.8%) in the labor area followed by manufacturing (-1,600 or -2.6%).



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

**Unemployment Rates, New Jersey and Northern Region
 December 2012 - December 2013 (not seasonally adjusted)**



Source: NJLWD, Local Area Unemployment Statistics (LAUS)

- In December 2013, the non-seasonally adjusted unemployment rate for the Northern Region (6.6%) was comparable to the statewide rate (6.7%). Over the year, the region's unemployment rate varied from a high of 9.9 percent in January 2013 to a low of 6.6 percent in December 2013. The December 2013 regional rate of 6.6 percent is 2.5 percentage points below the December 2012 rate of 9.1 percent and is at its lowest point since 2008.
- In the Newark-Union Labor Area the unemployment rate during December 2013 ranged from a high of 7.8 percent in Essex County, to a low of 4.7 percent in Hunterdon County. In the Bergen-Hudson-Passaic Labor Area the unemployment rate by county for December 2012 was: Passaic County 8.0 percent, Hudson County 7.4 percent and Bergen County 5.5 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

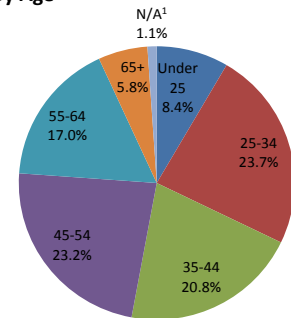
CHARACTERISTICS OF NEW JERSEY'S INSURED UNEMPLOYED NORTHERN REGION, FOURTH QUARTER 2013

CLAIMANTS BY OCCUPATIONAL GROUP

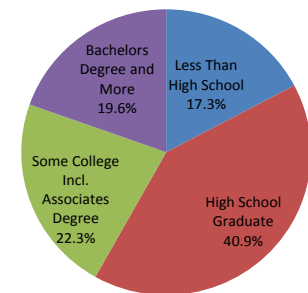
	Number	Percent
Management	10,440	8.5
Business and Financial	4,994	4.1
Professional and Related	14,549	11.9
Services	20,489	16.7
Sales and Related	9,535	7.8
Office and Administrative Support	20,143	16.4
Farming, Fishing and Forestry	326	0.3
Construction and Extraction	9,055	7.4
Installation, Maintenance and Repair	4,345	3.5
Production	12,232	10.0
Transportation and Material Moving	15,630	12.7
Military	675	0.6

- During the fourth quarter of 2013, the total number of residents claiming unemployment benefits in the Northern Region was 122,598; a figure 24.5 percent lower than the 162,303 residents claiming benefits during the fourth quarter of 2012. The production (-7,422 claimants or -37.7%) and office and administrative support (-7,795 or -27.9%) occupational groups posted the sharpest declines in the number of claimants from the same quarter a year ago. Much of the decline is the result of less benefit weeks available to the insured unemployed as federal extension programs began to end.

By Age



By Educational Level



¹N/A: No information provided by claimant
 Source: NJLWD, Characteristics of UI Claimants

REGIONAL JOB OUTLOOK OCTOBER 2013 - DECEMBER 2013

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	17,379
Morris	16,314
Essex	15,227
Hudson	13,827
Union	7,435
Passaic	5,122
Hunterdon	1,642
Warren	1,263
Sussex	1,215

In the Northern Region during the most recent quarter employers in the professional, scientific and technical services, insurance carriers and related activities, hospitals, credit intermediation, educational services and chemical manufacturing industries 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 software developers, retail salespersons, sales representatives, registered nurses and customer services representatives. Skills that were actively sought by employers included sales, accounting, mathematics, business development and technology-related Oracle, SQL and JAVA.

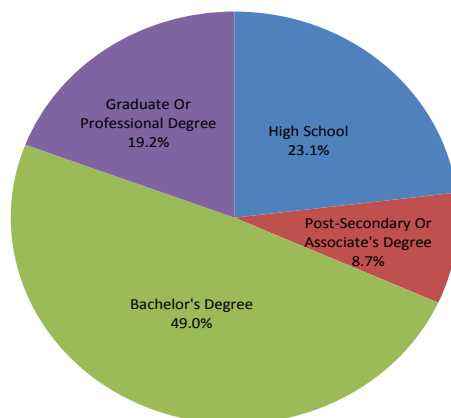
OCCUPATIONS WITH THE MOST LISTINGS

Occupation	Listings
Software Developers, Applications	3,678
Retail Salespersons	2,645
Sales Reps, Wholesale And Manufacturing, Except Technical And Scientific Products	2,169
Registered Nurses	1,933
Customer Service Representatives	1,705
Computer Systems Analysts	1,631
First-Line Supervisors Of Retail Sales Workers	1,556
Medical And Health Services Managers	1,312
Heavy And Tractor-Trailer Truck Drivers	1,179
Managers, All Other	1,130
Sales Managers	1,082
Secretaries And Administrative Assistants, Except Legal, Medical, And Executive	1,026
Management Analysts	998
Marketing Managers	991
Computer User Support Specialists	883
Accountants	883

INDUSTRIES WITH THE MOST JOB LISTINGS

Industry	Listings
Professional, Scientific, And Technical Services	5,726
Insurance Carriers And Related Activities	3,745
Hospitals	3,245
Credit Intermediation And Related Activities	2,877
Educational Services	2,838
Chemical Manufacturing	2,414
Food Services And Drinking Places	2,259
Ambulatory Health Care Services	2,051
General Merchandise Stores	1,626
Administrative And Support Services	1,270
Securities, Commodity Contracts, And Other	1,173
Financial Investments And Related Activities	
Accommodation	950
Nursing And Residential Care Facilities	940
Clothing And Clothing Accessories Stores	719
Health And Personal Care Stores	689
Sporting Goods, Hobby, Musical Instrument, And Book Stores	652

Job Listings by Educational Requirement



TOP SKILLS IN DEMAND		EMPLOYERS WITH SIGNIFICANT ONLINE JOB LISTING ACTIVITY	
Skill	Listings		
Sales	5,114	Sears	
Accounting	4,494	Automatic Data Processing Incorporated	
SQL	3,501	JP Morgan Chase Company	
Oracle	3,292	Celgene Corporation	
Scheduling	2,814	Kpmg	
JAVA	2,616	Barnabas Health	
Repair	2,506	Genesis Healthcare Corporation	
Mathematics	2,482	Toys"R"Us, Inc	
Business Development	2,332	Hackensack University Medical Center	
Product Sale and Delivery	2,280	Atlantic Health	
Merchandising	2,217	Bank of America	
Business Process	2,084	Merck & Company	
SAP	2,003	Pizza Hut	
Description & Demonstration of Products	1,643	Crossmark Sales & Marketing	
Inspection	1,641	Novartis	
Business Analysis	1,632		

Source: Burning Glass Technologies, Labor Insight

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

Residential Building Boom in Jersey City

Jersey City, home of the tallest building in New Jersey (Goldman Sachs office), will soon be home to the state's tallest residential building. Mack-Cali Realty Corporation and its joint venture partner, Ironstate Development Company, broke ground in January on a 69-story, multi-family residential tower named URL Harborside (Urban Ready Living). The first phase of the project will bring 763 rental residences to the Jersey City Waterfront. When completed in mid-2016, the \$291 million development will feature three towers comprising 2,358 residences overlooking the Manhattan skyline. According to a company press release, the project is expected to create hundreds of jobs in Jersey City, including construction and other full-time employment opportunities. Developers received \$33 million in tax credits from the state Economic Development Authority for the first tower.

Construction of another residential project developed in partnership by Mack-Cali its subsidiary Roseland and Garden State Development began in the city in late 2013. The 38 story building known as M2 will have 311 luxury apartments. The \$200 million project is expected to create 400 construction jobs and 18 permanent full-time jobs. Construction is expected to be completed in the summer of 2015.

Jersey City has been experiencing a residential building boom over the past several years. According to data from the U.S. Census Bureau's Manufacturing

& Construction Division, through November 2013 there have been 1,532 new residential housing units authorized to be built in the city over 1,400 of which were for multi-family construction, which led the state. This continues a trend in the city that has had over 14,000 multi-family units planned for construction since 2002.

Forbes Media Relocating to Jersey City

Forbes Media announced plans to move its headquarters from New York City to the Newport section of Jersey City. The announcement was made in January after the publisher of Forbes Magazine was awarded a 10 year, \$27 million Grow New Jersey tax grant which is contingent upon the company bringing at least 350 jobs to Jersey City. Forbes Media currently has 350 employees at their headquarters in Manhattan and plans to move into a 93,000-sq.ft. Jersey City office by the end of the year.

Haier America Relocating to Passaic County

Haier America announced in October plans to move its U.S. headquarters to Wayne Township (Passaic County) from Manhattan. The consumer electronics maker signed a 13-year lease for a 58,387-sq.ft. building near the campus of William Patterson University. The move, scheduled for the second quarter of 2014, is expected to bring 500 to 600 jobs to Wayne.

Secaucus Offers Strategic Home for Data Centers

Northern New Jersey's data center market is among the strongest in the country helped by less expensive real estate and power costs than New York. Much of this market is concentrated in Hudson County, where additional activity is occurring in Secaucus. CoreSite, a Colorado-based data center provider announced in December the opening of its Secaucus facility. The 280,000-sq.ft. center known as NY2 is connected to CoreSite's NY1 facility in Manhattan and will host over 70 domestic and international carriers. Atlanta-based Internap Network Services Corp also opened a new data center in Secaucus recently. The 101,500-sq.ft. building opened in December.

Dish Network Moves to Essex County

Dish Network signed a ten year lease for a 57,000-sq.ft. office in Roseland Borough (Essex County). The satellite television firm will occupy most of a previously vacant building in Roseland bringing more than 350 customer service and sales jobs from other New Jersey locations in January. The deal comes after KABR Real Estate Investment Partners and Capstone Realty Group spent more than \$3 million on improvements to the four-story building, which they acquired from Automatic Data Processing in 2012.

Northern New Jersey Continues Investing in Life Sciences

Among the many reasons life science companies are attracted to the Northern Region (and the state as a whole) is the area's highly skilled and well educated workforce required by employers. To ensure companies continue to have this pool of talented workers, the state and regional colleges and universities continue to invest in economic development and educational initiatives that will ensure the availability of workers with industry specific skills. Some recent examples include:

- New Jersey City University (Jersey City, Hudson County) broke ground in October 2013 on a \$34.6 million project that includes expansion and renovation of its science building as well as technology upgrades which emphasize STEM (Science, Technology, Engineering and Math) related programs. This project is focused on preparing for the university's expected 40 percent increase in its science majors by 2018.

- The Center for Healthcare Innovation at Stevens Institute of Technology opened a new biotechnology and drug discovery laboratory in January 2014. Hoffmann-La Roche is donating supplies and equipment while New Jersey's Department of Labor and Workforce

Development is providing support so that students will have an opportunity to get practical experience in a real life sciences environment.

- The New Jersey Economic Development Authority approved 54 emerging biotechnology and technology companies — 30 of which were biotech companies — to share \$60 million in funding allocated through the state's Technology Business Tax Certificate Transfer (NOL) Program in fiscal year 2014. Northern Region companies benefiting include Inergetics (Newark, Essex County) and Eagle Pharmaceuticals (Woodcliff Lake, Bergen County).

Although many life sciences companies across the state and nation, as well as around the world are encountering many challenges that are resulting in re-organizations, consolidations and reduction of staff, life science companies continue to locate to and grow in the Garden State. Recent life science related developments that are expected to create employment opportunities include:

- Bayer HealthCare opened a new U.S. East Coast headquarters located in Whippany (Morris County) in October 2013. The company consolidated about 2,000 employees from various northern New Jersey and New York locations to the 94-acre campus which has room to expand to accommodate an additional 500 workers.

- Biomet Spine & Bone Healing Technologies, a medical device manufacturer, established a 208,000-sq.ft. headquarters in Parsippany-Troy Hill (Morris County). The move, completed in November 2013, was a three-phase project that began a year ago when Biomet signed the lease for the building and an addition.

- Life science company Celldex Therapeutics relocated during the fourth quarter of 2013 from Phillipsburg (Warren County) to a 33,300-sq.ft. space in Hampton (Sussex County). This move expanded the company's headquarters by approximately 13,000-sq.ft.

- Inrad Optics, a manufacturer of electro-optic materials and devices, announced in November 2013 plans to move its Sarasota, Florida metal optics operations to its Northvale (Bergen County), headquarters. The relocation is expected to be completed by March 2014.

- SGS Life Science Services, an analytical and testing developer, doubled in size with the opening of a new facility in Fairfield (Essex County). The renovated space includes new lab space and equipment.

- World Wide Packaging, a cosmetic packaging company, leased in the 4th quarter of 2014 nearly 19,000-sq.ft. of space in Florham Park (Morris County) for its global headquarters.