

November 2009



New Jersey

# ECONOMIC INDICATORS

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LABOR AND WORKFORCE DEVELOPMENT  
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# NEW JERSEY ECONOMIC INDICATORS

No. 519 Based on data through November 26, 2009

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*New Jersey Economic Indicators* (ISSN 1064-5942) is published monthly except February (due to annual revisions). The report is prepared with the cooperation of other state and federal agencies by the New Jersey Department of Labor and Workforce Development, Division of Labor Market and Demographic Research. For information, please contact JoAnne Caramelo at the New Jersey Department of Labor and Workforce Development, PO Box 057, Trenton, NJ 08625-0057, phone: (609) 292-2582 or e-mail: joanne.caramelo@dol.state.nj.us.

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## November Feature Article

### Employment in New Jersey's Labor Areas Annual Review and Outlook Series

The national and state economic outlooks are both appreciably more positive than at this time last year. As 2009 ends, most experts believe that the economy bottomed out in the third quarter and that a fragile recovery is underway. The most recent Gross Domestic Product (GDP) estimates support this view. In the third quarter, GDP grew at an annualized rate of 3.5 percent, a marked improvement over the huge losses suffered in the fourth quarter of 2008 and the first quarter of this year. Since then, GDP declined by 0.7 percent in the second quarter and had positive growth of 3.5 percent in the third quarter. Most experts believe that the economy will grow between 2.5 to 3.0 percent in 2010.

Personal consumption expenditures in the third quarter were up 3.4 percent, after declining in three of the previous four quarters. A challenge going forward will be to sustain consumer spending in the face of some serious obstacles, some of which are discussed below.

The outlook for the labor market is far less optimistic. The labor market economy will essentially remain stagnant for a while longer. The national unemployment rate is now in double digits for the first time since the 1981-1982 recession. The New Jersey unemployment rate is at the highest level since early 1977. In October 2009, the national unemployment rate increased to 10.2 percent while the New Jersey unemployment rate rose to 9.7 percent. Most experts expect unemployment rates to remain very high through 2010. The recession, the deepest and longest in the post World War II era, has hit the labor market extremely hard. A recovery, at least in the early stages, will continue to be marked by high levels of unemployment. Rutgers Economic Advisory service expects the New Jersey's unemployment rate to average 9.5 percent in 2010 but to decline to 8.5 percent in 2011.

High levels of unemployment will restrain any recovery. Unemployed workers and their families do not have the income or confidence to support increased consumer spending. High unemployment will also keep mortgage foreclosures at higher levels and slow the turnaround in residential real estate which is critical for a strong and sustainable economic recovery.

Consumer confidence, although still low, has recovered somewhat from the depressed levels of earlier this year. Consumers are more optimistic at this point about the longer term outlook. Improved conditions in both the labor and real estate markets are key to increased consumer confidence and a stronger recovery. Consumers at present are more optimistic about longer term prospects. The labor and housing markets are depressing the consumer's view of the present situation.

There are signs of improving conditions in residential real estate. In recent months, both existing and new home sales have been up while the inventory of unsold homes has been declining from the high levels of earlier this year. However, there has been no clear pick-up in building permits that would suggest a stronger recovery.

The Federal Reserve Board sees an economy that is improving but still has significant slack. Since there is little threat of inflation, the Federal Reserve Board will keep interest rates low for the foreseeable future. In addition, the national and state economies will continue to benefit from stimulus package spending in the New Year.

The following analyses of New Jersey's regions and labor areas were prepared with data available through September 2009 to summarize economic trends in the respective areas during the first three quarters of the year and are not adjusted for seasonal variations. Unless otherwise noted, all employment data are nine-month averages for the year cited above or are based on comparisons of nine-month averages. Additionally, the analyses include an outlook covering local area industry developments for 2010 which could cause local area economies to show growth patterns that differ from that of the state.

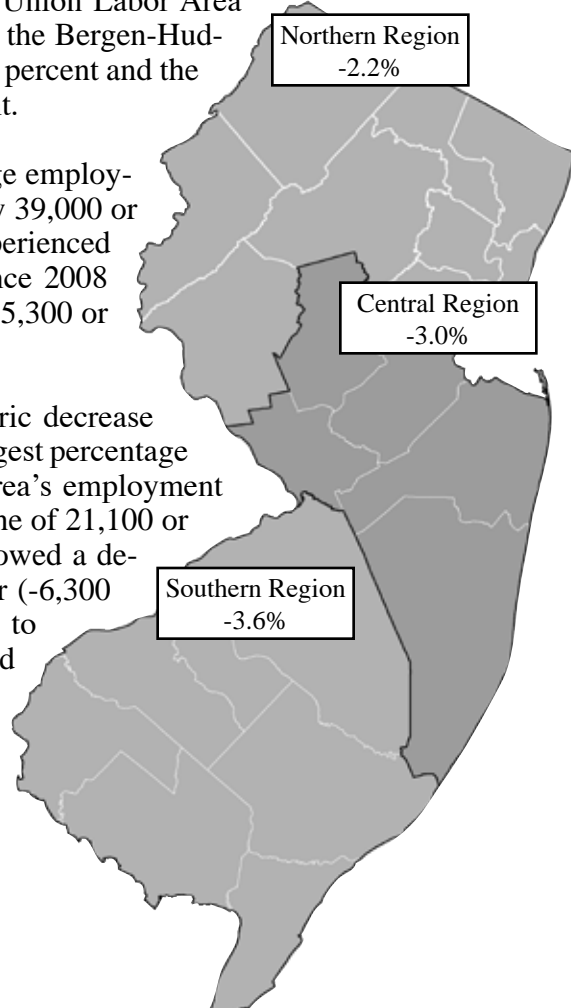
## Statewide Summary

From 2008 to 2009, nonfarm payroll employment in the state declined by 127,000 or 3.1 percent to a level of 3,934,200, based on nine-month averages (January – September). This year's performance follows a minimal decline of 0.1 percent posted in 2008 as the full effects of the national recession hit the state and its regions. All of the state's three regions (Northern, Central and Southern) recorded substantial declines in employment.

The state's Northern Region showed the largest numeric decrease from 2008 (-42,700 or -2.2%); however, the area still accounted for nearly half (1,932,400 or 49.1%) of total statewide employment in 2009. The nine month average employment of 1,015,200 for the Newark/Union Labor Area in 2009 accounts for the largest employment base of all the state's labor areas. Over the year the Newark/Union Labor Area had an employment drop of 18,400 or 1.8 percent, the Bergen-Hudson-Passaic Labor Area decreased by 23,600 or 2.6 percent and the Warren Labor Area was down by 700 or 1.8 percent.

The Central Region with a nine-month average employment in 2009 of 1,240,000 saw its payrolls drop by 39,000 or 3.0 percent from 2008. The Edison Labor Area experienced an employment drop of 33,700 or 3.2 percent since 2008 while the Trenton-Ewing Labor area decreased by 5,300 or 2.2 percent.

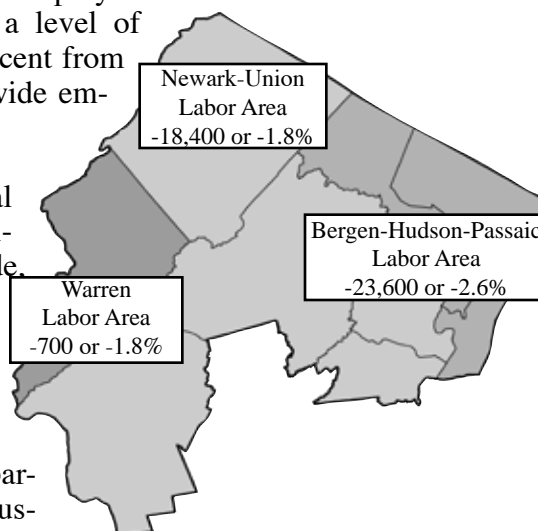
The Southern Region had the smallest numeric decrease among the state's three regions (-29,600) but the largest percentage loss (-3.6%) over-the-year. The Camden Labor Area's employment dropped for the third consecutive year with a decline of 21,100 or 3.9 percent. The Atlantic City Labor Area also showed a decline in employment for the third consecutive year (-6,300 or -4.2%) as the area's gaming industry continues to suffer from the depressed economy and increased out of state competition. Salem, the smallest labor area in the region and state, was the only area in the state that had an over the year increase (+200 or 0.9%). The region's two remaining labor areas (Vineland -Millville-Bridgeton and Ocean City) recorded a combined drop of 2,400 in employment.



## Northern Regional Summary

Over the first nine months of 2009, total nonfarm employment in the Northern New Jersey Region reached a level of 1,932,400. Payrolls were down by 42,700 jobs or 2.2 percent from the same period in 2008. In a similar comparison, statewide employment posted a loss of 3.1 percent since 2008.

The Northern Region job loss was reflected in several private sector industries. Cutbacks in professional and business services (-15,900 jobs), manufacturing (-12,000), trade, transportation and utilities (-8,900), financial activities (-6,800) and construction (-7,700) contributed to the decline in employment. These industries are among those that have been most affected by the current national recession. The Northern Region, with its close ties to the financial and banking institutions in New York City, has particularly felt the pressures of the financial, credit and housing crises as evidenced by the employment declines across all related industry sectors.



The Newark/Union Labor Area experienced an 1.8 percent drop (-18,400 jobs) in employment over the year while the Bergen/Hudson/Passaic Labor Area experienced a steeper payroll decline (-2.6% or -23,600). The Warren Labor Area (Warren County), with its small employment base (37,700 jobs), recorded a 700 or 1.8 percent reduction in payrolls. In the Northern Region, the trade, transportation and utilities supersector has been hit hard in the retail trade, wholesale trade, and transportation and warehousing sectors due to a significant decline in consumer demand. The housing and credit crises have contributed to the downward trend in construction as well as manufacturing with the lessening of demand for the production of building materials. The professional and business services supersector consists of companies that perform activities for other companies. This industry includes employment services which is one of the first areas where employers scale back during an economic downturn.

On a positive note and helping to offset overall employment losses, the Northern Region experienced moderate employment gains over the first nine months of 2009 in leisure and hospitality (+5,700 jobs), educational and health services (+3,200) and in government (+2,500).

Educational and health services continue to generate employment in the health care and social assistance sector despite growing at a slower rate in 2009 than in 2008 (1.1% vs. 2.1%, respectively). Financial difficulties faced by several of the region's hospitals contributed to the slow growth. Leisure and hospitality employment has expanded with the opening of several restaurants in the region as regional economic developments have helped to generate demand.

The immediate outlook for the region is that there could be little or no economic growth throughout the remainder of 2009. If the national, state and regional economies start to emerge from the current economic strains during the coming months, the region most likely will see job losses moderate. The region may see several months of decline before area industries start to see any growth. How quickly the region rebounds will be tied to the improvement in the credit and financial markets, one of the factors whose downturn led to the current employment situation in the region.



## Growth in Nonfarm Employment: 2004 — 2009

### Based on January to September Averages

	Growth Rates (Percent)					2009
	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	Employment (000)
Northern NJ Region	-0.1	0.3	0.3	0.0	-2.2	1,932.4
<u>Labor Areas</u>						
Bergen-Hudson-Passaic Labor Area	0.2	0.0	0.4	-0.1	-2.6	879.5
Newark-Union Labor Area	-0.4	0.5	0.3	0.2	-1.8	1,015.2
Warren Labor Area	2.8	-1.7	-0.5	-2.0	-1.8	37.7
New Jersey	1.1	0.8	0.2	-0.1	-3.1	3,934.2

*Source: New Jersey Department of Labor and Workforce Development, Division of Labor Market and Demographic Research*

## Bergen/Hudson/Passaic Labor Area

### Review of 2009 and Outlook for 2010

(Bergen, Hudson and Passaic Counties)

*by Ganga Sivakumar, Bureau of Labor Market Information*

The Bergen/Hudson/Passaic Labor Area's total nonfarm wage and salary employment declined to an average of 879,500 during the first nine months of 2009 (January-September). Over the year, 23,600 jobs were lost as the area felt the severe effects of the national recession. The last time the area saw job losses this significant was in 2002 (-25,100) during the last recession. However, the pace of decline was slower in the labor area in comparison to the state (-2.6% vs. -3.1%, respectively) when averaged for the first nine months in 2009.

Over the year, the largest employment losses occurred in professional and business services (-7,300 jobs), construction (-5,500), trade, transportation and utilities (-4,900), manufacturing (-4,800), and financial activities (-4,600). Three industry supersectors experienced payroll growth since 2008 with the largest gain posted in educational and health services (+3,100).

Employment in professional and business services reached an average of 130,000 over the first nine months of 2009, the lowest level since 1997 when there were 127,900 industry jobs. The sector lost 5.3 percent of its job base since 2008. Cuts were concentrated in administrative/support & waste management/remediation services (-4,700 jobs) primarily in the employment services sector (-4,200) and professional, scientific and technical services (-3,700). Professional and business services companies, which specialize in performing activities for other businesses, have been particularly hard hit during the economic downturn. Many companies in tough economic times reduce the use of firms in this sector among their first steps in reducing costs. Furthermore, business at travel agencies slowed due to decreased demand. Liberty Travel was bought by Flight Center of Australia resulting in the closure of their Ramsey office location (Passaic County) and the loss of 121 positions.

Construction employment declined for the second consecutive year to reach a 12-year low of 26,800. The over-the-year job loss of 17.0 percent is the largest recorded since 1990 (earliest data available). Job losses in construction were due mainly to unfavorable and long lasting wet weather conditions coupled with weak financial markets and restrictive lending practices by financial institutions. This economic environment dampened the possibility of starting or continuing residential and commercial building projects.

Trade, transportation and utilities payroll jobs attained their lowest level on record and the nine-month average losses were the highest since the 2002 recession. Employment decreased in all component sectors: wholesale trade (-2,000 jobs), retail trade (-1,600) and transportation, warehousing and utilities (-1,400). Cutbacks and reorganization by several area companies reduced employment in wholesale trade. Due to rising gas prices and a slow down in business, D&R Warehousing Company moved 164 jobs from Totowa (Passaic County) to Dayton (Middlesex County). City and Suburban News Company, a distributor of major newspapers in Moonachie (Bergen County), shut down business shedding 100 jobs due to decreased demand. Interstate Logistics Incorporated located in Secaucus (Hudson County) lost one of its major customers which resulted in the reduction of its workforce by 90 positions. DHL, a global transportation and logistics company with a location in Hackensack (Bergen County), reduced its staff by 55 for economic reasons. Cardinal International, a glassware distribution company in Wayne (Passaic County), consolidated operations by transferring 40 positions to South Jersey (Millville, Cumberland County). Sultan Healthcare, a dental products company, ceased manufacturing/warehousing operations at its Englewood location (Bergen County) eliminating 36 positions.

In retail trade, numerous companies in the area went out of businesses. Linens-N-Things closed several locations in the labor area, affecting 323 jobs. Other retailers such as Value City in Little Ferry (Bergen County) and Circuit City with locations in Passaic (Passaic County) and North Bergen (Hudson County), as a result of declining sales, closed their stores removing 200 positions from area payrolls. Marty's Shoes also was a victim of the economic downturn leading to the eventual shutdown of nine area stores and a loss of 73 jobs in the labor area.

Manufacturing continued its 12-year downward trend to reach a level of 64,700 over the first nine months of 2009. The area's manufacturing payrolls reached a high of 156,400 in 1990. Although employment losses occurred both in durable and nondurable goods, the job decline posted in nondurable goods (-3,300 jobs) was more than double the decline in durable goods (-1,500). Several manufacturing companies in the area either moved, closed or consolidated operations. Some examples include Titan Tool, Inc., an airless spray paint company, which moved its assembly workforce and support team to Minnesota, affecting more than 60 jobs. Teva pharmaceuticals relocated approximately 120 jobs from Northvale (Bergen County) to Canada, Israel and Ireland. Ingersoll Rand, an Irish international supplier to transportation, manufacturing, construction and agricultural industries, as part of a reorganization effort, closed its office in Montvale (Bergen County) and shifted 115 positions to Piscataway (Middlesex County). Book-mart Press, Inc., a leading book manufacturing company and a subsidiary of Massachusetts-based Courier Corporation (a printing and publishing company), closed its North Bergen Township (Hudson County) facility due to economic reasons, affecting 70 jobs. PF Laboratories, a pharmaceutical manufacturer in Totowa (Passaic County) closed its production operation eliminating 67 positions.

The finance and insurance component (-4,600 jobs) was responsible for all of the job losses that occurred in financial activities. Payrolls in the supersector attained a 10-year low and the number of jobs lost over the first nine months of 2009 is the largest average decline seen since 1990 (earliest data available). Jobholding has been negatively affected by the sub-prime mortgage crisis and recent mergers within the banking industry. Restructuring and consolidation operations at several companies in Jersey City, New Jersey's financial capital, affected several hundred jobs. Goldman, Sachs & Company, reduced its workforce by 431 after the Wall Street meltdown. E\*Trade Financial Company consolidated call center operations in Utah and Georgia, thereby eliminating 109 New Jersey positions. MetLife moved 41 insurance and investment payroll jobs to Oriskany, New York.

Gains in educational and health services were primarily concentrated in the health care and social assistance sector (+3,100). The number of educational and health services jobs reached a record high of 136,300 in 2009 and have increased by 31,800 jobs or 30.4 percent since 1999.

At 39,800, employment in other services reached an all-time high in 2009. Other services include personal care and laundry services, auto repair and maintenance, religious services, grant making and civic and charitable organizations. Increased activities in this sector are inevitable as the population continues to grow which results in increased demand for services.

Government employment was up by 2,900 from the 2008 average, with the largest increase occurring in the local government component (+3,900). State and federal government posted a combined loss of 1,000 jobs.

The Bergen/Hudson/Passaic Labor Area's unadjusted unemployment rate averaged 9.2 percent over the first nine months of 2009, a rate 3.8 percentage points higher than the same period in 2008. The average number of unemployed residents increased from 54,300 in 2008 to 94,600 in 2009. In a similar comparison, the state's unemployment rate averaged 8.9 percent, up from 5.2 percent in 2008.

Looking forward into 2010, total employment in the Bergen/Hudson/Passaic Labor Area may show no growth and continue to decline at a more modest rate during the upcoming months. As the burdens on the economy could likely ease in the coming months, the labor area should reflect the rate of improvement incurred by the nation and the state. The state's investment in energy efficiency and conservation programs through federal grants will most likely create employment opportunities in particular green jobs in certain industries.

Construction jobs may take at least two quarters before showing any turnaround, as winter weather conditions take hold and the industry begins to rebound. There are however several large and small projects throughout the labor area that are set to start by the end of the year or early 2010. The construction of Monaco Towers along Washington Boulevard in downtown Jersey City, which started in May 2009, will continue through 2011. The project calls for 524 luxury residential apartments in two 50-story towers and retail space to be built next to the Double Tree and Westin hotels. Another major project scheduled to begin in 2010 is the \$80 million Bayonne Crossing Shopping Center (Hudson County) anchored by Wal-Mart and Lowe's. The project's financing includes a \$23 million loan from the City of Bayonne, to the developer Cameron Bayonne Group in order to construct the 355,000-sq.ft. shopping center off of Route 440.

The construction of The LA Fitness facility at the Plaza at Harmon Meadow in Secaucus (Bergen County) is scheduled to be completed in the spring of 2010. The Azarian Group LLC of Midland Park is renovating the existing Allendale Shopping Plaza (Bergen County). The 80,000-sq.ft. Allendale Town Center includes 15-16 stores and is projected to be completed by early 2010. The construction company employs up to 100 workers at the site at a given time.

Work on the nation's largest transit project, the Trans-Hudson Passenger Rail Tunnel or Access to the Region's Core (ARC) is expected to start soon. The construction timetable for the Bergen/Hudson/Passaic side of the Hudson River is not yet available. In commercial construction, the Xanadu Meadowlands Project has stalled until 2010 due to financing difficulties and obtaining the necessary leasing agreements. However, construction of the New York Gi-



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ants and Jets football stadium is ongoing. The stadium is expected to open for the 2010 football season. Grand opening concerts by New Jersey's Jon Bon Jovi are set for May 26-27, 2010.

Manufacturing jobs may take two or three quarters before stabilizing; however, there have been some recent positive developments in this sector. Maquet Cardiovascular LLC, a global leader in manufacturing medical devices, opened a United States headquarters in Wayne (Passaic County) in October. The Maquet Company will relocate manufacturing facilities from Puerto Rico and bring 350 jobs to augment its existing New Jersey workforce of 1,100. The company has invested approximately \$40 million for the construction of state-of-the-art manufacturing, education and training facilities.

Coining, Inc., the largest manufacturer of solder, jumper chips, bonding pads and other items for microelectronics packaging and assemblies, announced plans in September to consolidate and relocate manufacturing operations in the area. The firm is planning to move to a new site in Montvale (Bergen County) from their exiting facilities in Saddle Brook (Passaic County) and Armonk, New York. More than 150 employees of Visual Graphic Systems, Inc. (VGS) relocated from New York to a new corporate headquarters in Carlstadt (Bergen County).

Area employment in retail trade could post gains in the coming months. One positive sign for the industry is that more than 70 percent of the space is leased in the newly opened Center City mall. Current tenants include The Children's Place, AJ Wright, Pay Half, Shoe Factory, AT&T, Sprint and T-Mobile. When the remaining space is fully leased and occupied, it is estimated that 600 new jobs will be added at this location. Similarly, the Bergen Town Center in Paramus (Bergen County) and the Plaza at Harmon Meadow in Secaucus (Hudson County) are expanding which will add to payrolls.

In professional and business services, companies will once again begin to outsource to a variety of service providers throughout the area when economic conditions warrant. This may lead to job growth in administrative support and waste management/remediation services. Increased demand for network infrastructure in finance and information technology has provided expansion opportunities for two area companies. Savvis Inc., an Internet data storage company based in Missouri with a location in Weehawken (Hudson County), has leased a 209,000-sq.ft. space adjacent to their current location to build an expansion. The second company is Forex Capital, a foreign exchange broker. The firm is coordinating its services with Switch and Data, a data center company in North Bergen (Hudson County), which will enable Forex to offer its customers expanded financial network solutions with larger data storage options.

The educational and health services industry, which thus far appears to be robust and able to withstand economic shifts, is likely to add jobs mainly in ambulatory health care and social assistance. The area's demand for services by the baby boom population continues to grow necessitating home health care services. Social assistance jobs may grow due to increased need for child care facilities.

The housing market in the labor area is beginning to show signs of improvement as the amount of unsold inventory is decreasing. Several municipalities in the area had four months or less of unsold homes and rising home prices, according to the appraisal company Otteau Valuation Group Inc. Smaller inventories of houses in the market coupled with tax incentives for home buyers should increase mortgage activities in the area.

***For more information on the Bergen-Hudson-Passaic Labor Area, please contact Ganga Sivakumar, by e-mail at [ganga.sivakumar@dol.state.nj.us](mailto:ganga.sivakumar@dol.state.nj.us) or call 609-633-0553.***

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## **Newark-Union Labor Area**

### **Review of 2009 and Outlook for 2010**

(Essex, Hunterdon, Morris, Sussex and Union Counties)

*by John Ehret, Bureau of Labor Market Information*

Total nonfarm wage and salary employment in the five-county Newark/Union Labor Area reached 1,015,200 during 2009, based on a nine-month average (January-September), declining by 18,400 jobs or 1.8 percent from the same period one year ago. By comparison, employment in the labor area fared better than in the state (-3.1%) as well as the nation (-3.7%).

The downturn of the area's economy during 2009 is tied to the national recession that began in December 2007. Key contributing factors to this severe recession include the mortgage crisis, housing slump, erratic energy spikes, the near financial industry meltdown followed by the tight credit markets, and the steep decline in consumer demand and business investments.

Upon analyzing the area's over-the-year employment activity, the industry sectors most impacted by the economic downturn were professional and business services (-8,400), manufacturing (-6,900), trade, transportation & utilities (-3,700), financial activities (-2,200), construction (-2,100), other services (-1,000), and information (-800). However, there were a few supersectors that actually bucked the trend and realized job gains: leisure and hospitality (+6,500) and educational and health services (+600).

The professional and business services supersector endured the greatest job losses primarily as a result of the deep economic downturn. Many of the job losses can be attributed to the housing bubble bursting, Wall Street's financial woes, and the tightening of credit which resulted in the dramatic loss of jobs in professional, scientific & technical services (-3,800). This sector's employment data showed that the harsh and rapid impact of the economic troubles was particularly felt in areas such as accounting and bookkeeping services (-600), architectural engineers (-300) and legal services (-200). Examples of this include: American Fuji Seal, a management consultant firm located in Fairfield, (Essex County) (-68); Dun & Bradstreet, a provider of business data located in Short Hills (Essex County), that downsized research workers (-40); and Knowledge Networks, a surveying service business, in Cranford Township (Union County), which shed workers (-275); all due to economic conditions.

One component bucking the trend within this supersector has been computer systems, which gained 100 jobs. In addition to the fact that the Newark/Union area has become a hot spot for data centers, which typically employ workers in this field, several other factors contributed to job growth. They include companies preparing for the probability of some type of national healthcare reform and therefore staffing facilities with computer operators and programmers to address forthcoming technology issues (case in point: making the transition from paper files to electronic medical records). Also, companies and regulatory agencies are implementing new technology for checks and balances within the financial sector.

Job losses in the construction (-4.9%), and manufacturing (-8.3%) supersectors, while negative, fared better than the state in these industries (-12.4% and -9.2%, respectively).

Manufacturing, once the stronghold of the Newark/Union Labor Area's employment base, continued its 20-year downward trend. From 1990 through 2009, this sector has lost nearly 78,000 or just over half (-50.5%) of its employment. In the current year, manufacturing jobs contracted in both the durable goods (-3,000 jobs) and non-durable goods (-4,000)

segments. The 2009 over-the-year loss in employment was the worst industry showing since 2002 (-11,200 or -10.0%). As the recession slowed the economy during the year, the area's manufacturing companies adjusted to the changing business environment and implemented numerous cost cutting measures. In order to reduce operational costs, many companies resorted to reducing their workforce, relocating and/or consolidating operations, outsourcing work or in some cases, simply closing shop. Included were companies such as ELM Manufacturing, a kitchen cabinet manufacturer in Denville (Morris County) which laid off all its employees (-50); National Envelope in Union Township (Union County), a manufacturer of envelopes, which reduced its workforce (-171); Ames Rubber in Hamburg (Sussex County) that cut positions (-25); all in order to deal with the poor economic conditions. Others, such as BIOMET, a manufacturer of medical specialists products located in Parsippany-Troy Hills (Morris County), eliminated jobs (-135) and outsourced the work to India; and Survivor Technologies, a manufacturer of window frames located in Hillside Township (Union County), ceased all business and production operations, resulting in the loss of jobs (-287).

The pharmaceutical and medicine segment, which is within the chemical manufacturing sector, implemented a series of actions over the past few years to address specific industry issues, such as a lack of innovative products in the pipeline, generic competition and drugs facing patent expirations. The sector's employment in the labor area had declined at a faster rate between 2006 and 2008 than the overall manufacturing sector. However, while the employment numbers in this segment continued to decline in 2009, the pace has slowed from 2008 (-7.5% vs. -11.6%). In addition, the area's employment decline in 2009 has been at a slightly slower pace than the overall manufacturing sector.

The trade, transportation and utilities (TTU) supersector posted a 3,700 drop in payrolls led by a steep decline in employment within transportation and warehousing (-2,000 jobs). Employment activity in this supersector is a major concern to the area since it accounts for one in every five jobs. Jobholding declined in transportation and warehousing as companies tried to cope with fierce pricing competition, erratically high fuel prices, and declining business due to a sudden drop in consumer spending. As a result, companies such as Ryder Integrated Logistics, a logistic company located in Roxbury Township (Morris County) relocated operations to another state in order to be closer to its customers and DHL, the courier service company, reduced its workforce in Elizabeth (Union County) by 210 workers.

In addition to the overall industry problems, the Newark/Union area was impacted the reduction of importing and exporting activities handled by the Port of New York and New Jersey. In 2008, the port saw container traffic drop for the first time since 1993 due largely to due to decreased demand from the global recession. Also, as leisure travel, via airline, declined, companies such as Continental Airlines (-400 jobs) and American Airlines (-44 jobs) were forced to reduce staff at Newark Liberty International airport (Essex County).

The wholesale trade component industry faced similar problems. Companies such as Cummins Metropower, a wholesale industrial equipment supplier located in Newark, and Whatman, Inc., located in Parsippany-Troy Hills (Morris County) reduced payrolls by 109 and 99, respectively.

Jobholding in the retail trade component posted a net gain of 900. The development of shopping malls such as the Shoppes at Flemington (Hunterdon County) also helped boost area payrolls. Several major retail companies opened throughout the area in 2009: Target (+250 jobs) and Best Buy (+65 jobs) each opened a new store in Union Township (Union County), Kohl's (+150 jobs) opened a location in Newton (Sussex County), Wal-Mart (+150 jobs)

opened in Flemington (Hunterdon County) and Recreational Equipment Inc., a national retail cooperative that promotes human-powered activities, opened a location in East Hanover (Morris County) in late 2009, creating 50 jobs. However, the retail trade sector saw many companies close locations in 2009, which offset some of the job gains. Included were industry-leading names such as Rockaway Bedding (-40 jobs), Linens-N-Things (-150 jobs), and National Wholesale Liquidators (-72).

Hefty job losses were recorded in the financial activities supersector (-2,200) as employment numbers across most financial segments were negatively impacted by many of the same problems weighing down the national economy. This resulted in area job losses from companies like Barclays Capital, a mortgage company located in Whippany (Morris County) that reduced employment by 100. In addition, the real estate segments were also adversely impacted. As real estate prices plunged, the incentive for companies to locate their operations across the river from New York to avoid Manhattan's higher rents lessened, and in turn, contributed to the slowdown in the labor area's real estate transactions. This resulted in companies such as Chelsea Property Group in Roseland (Essex County) downsizing workers (-71) and others, such as Morgan Properties in Florham Park (Morris County), reorganized, resulting in less workers (-14).

Area employment in the construction sector has trended down as a result of the 2008 credit crisis — tightened credit and shaken consumer and business confidence. In turn, many projects have slowed down, been placed on hold, or in some cases, cancelled. Included are projects such as: Atlantic Health, which delayed plans for a sports rehabilitation center and Marriott International Inc. delayed plans for a spa; both of which were to be located near the New York Jets' new football practice facility in Florham Park (Morris County). Also, the proposed \$150 million Liberty Plaza Project in Newark (Essex County) is no longer being pursued.

Leisure and hospitality, as well as educational and health services, have managed to realize job growth due to their link with economic development investments and/or their specific needs to the community.

Employment in leisure and hospitality posted significant job gains (+6,500 or +9.2%) over the first nine months of 2009 (except in the full service restaurant segment). As with retail trade, most of the gain was likely a result of economic investments spurred by the Prudential Center in Newark (Essex County) and the development of shopping malls such as Shoppes at Flemington (Hunterdon County); these types of developments also helped foster area growth in accommodation and food services. Recent examples include the opening of Calandra's Italian & French Bakery in Caldwell (Essex County) which created 70 new jobs and the opening of several food services in Flemington (Hunterdon County) such as Bok Bok Fresh, Pancheros Mexican Grill and Cheeburger Cheeburger, that totaled about 100 jobs.

Employment in educational and health services reached a 20-year average high of 147,700 in 2009. As in the past, key factors for the increase were an aging, as well as growing, area population. In addition, with unemployment rising, many post-secondary students are continuing on to attain a professional degree, while many unemployed workers are returning to school to gain new or transferable skills in order to meet the challenges ahead. As a result, to meet the rising enrollment, employment in this sector has increased slightly.

The health care and social assistance industry recorded a net increase in employment (+1,100) due in part to payroll growth in the ambulatory health care component (+1,600 or +3.7%). However, the hospital industry realized a decline in jobholding (-1,400 or -3.5%). Just

like other employers citing the strain of the national economic downturn, hospitals have been faced with declining revenues. As a result, Saint Clare's Health Systems in Denville (Morris County) eliminated 180 jobs. Muhlenberg Regional Medical Center, a 130-year-old general hospital located in Plainfield (Union County) closed, resulting in the loss of 165 jobs. Other facilities were forced to reorganize, such as Newark Beth Israel Medical Center which restructured its outpatient clinics and pediatric cardiac surgery program and laid off 100 workers, as well as St. Michael's Hospital in Newark that eliminated 72 office personnel positions due to the closure of St. James and Columbus Hospitals. However, many of the older general hospitals are being replaced with modern hospitals providing specialized accommodation services, such as: Overlook Hospital in Summit (Union County) which specializes in stroke care and neurosciences; Hospice of New Jersey, which recently renewed and relocated its headquarters to a Bloomfield (Essex County) location; and Saint Claire's Hospital which entered into a joint venture to establish a radiation center at its Dover (Morris County) location.

The unemployment rate for the Newark-Union Labor Area averaged 8.6 percent in 2009. Within the five county area, unemployment rates ranged from a low of 6.5 percent in Hunterdon County to a high of 10.0 percent in Essex County over the first nine months of 2009.

Given the recent encouraging economic national data, such as improving consumer confidence, smaller than expected trade deficits and financial institutions returning Troubled Asset Relief Program (TARP) funds, the overall 2010 employment situation for the Newark/Union Labor Area remains cautious. However, the pace in which the U.S. economy rebounds from the current recession will weigh heavily as a major contributing factor to the turnaround of the overall health of New Jersey's economy, as well as the Newark/Union area.

The turnaround in the professional and business services sector is one of the most difficult to project because the supersector provides support, via accountant, legal services, engineers, researchers, computer systems/analysts, etc. to a vast array of industries, such as financial activities, healthcare, and the pharmaceutical industry. In each case, a turnaround is dependent upon various factors. The financial sector, which is showing signs of improvement, is largely dependent upon the credit market flowing freely again in order to employ this sector's services, while looking to control expenses. The healthcare industry could be impacted by reform, which may open opportunities for various types of needed services within this sector. The pharmaceutical segment is partially dependent upon the outcome of several industry mergers, acquisition, and restructurings. For example, as Roche in Nutley (Essex County) mergers/reorganizes, their corporate headquarters (administrative support jobs) will move to California; however, scientific research jobs presently located in California and elsewhere will be consolidated at the Nutley site. At this point, one can only speculate the net results.

Employment in manufacturing is expected to continue to endure its long-term downward trend during 2010; however, the rate of decline is expected to slow. A state initiative which focuses on retaining manufacturing jobs, especially high tech pharmaceutical, biotechnology and solar-related, may help stabilize jobholding.

Employment in the pharmaceutical and medicine manufacturing segment is going through an uncertain period as a result of several major mergers, such as Merck & Company (Whitehouse Station, Hunterdon County) with Schering-Plough (Kenilworth, Essex County), along with New York-based Pfizer with Madison (Morris County)-based Wyeth. These mergers will most likely result in some area layoffs. In addition, biotech companies (worldwide) are struggling to survive the tightening of credit, which has caused concerns about their viability, and in turn, the jobs associated within.



However, while this outlook may appear gloomy, the Newark/Union Labor Area has several major assets. Among them are: its location in the heart of New Jersey's 'pharma' country, which is still referred to as the 'Medicine Chest' of the world, the accessibility of a highly educated and talented workforce, along with access to venture capitalist networking and investments. In addition, discoveries in life sciences, green energy and nanotechnology have created a wave of innovation ideas, thereby helping foster new companies, along with new jobs. For many of these reasons, companies have remained attracted to the area. Bausch & Lomb announced plans to locate its new Global Pharmaceutical division headquarters in Madison (Morris County) creating 70 jobs. Seattle-based Dendreon Corp., a biotechnology company, is constructing a \$50.5 million biotechnology processing facility in Morris Plains (Morris County) which should be completed by April 2010.

Employment in financial activities appears to be stabilizing. One continuing positive note for the Newark/Union Labor Area is that financial companies overall continue to be attracted to the area because, even with real estate prices falling, high-quality office space in Northern New Jersey is still less expensive than New York and the area offers a good infrastructure. In fact, recent published reports announced that New Jersey has attracted financial-services company, Depository Trust and Clearing Corporation, along with 1,600 jobs from New York.

One Newark/Union Labor Area industry very much dependent on the U.S. recovery pace is construction. While employment is not expected to pick up quickly, state government plans to fast-track \$2.8 billion in major transportation construction and financed transportation infrastructure projects are seen as a way to stimulate the economy. In addition, several major projects should help the area ride out the downturn including: the \$75 million 500,000-sq.ft. Raritan Town Square retail/office mix use building in Hunterdon County; Nexus Port East, a two-building, 810,000-sq.ft. mix of warehouse and big-box retail uses in Newark located adjacent to the Port Newark/Elizabeth Marine Terminal; and Picatinny Applied Research Campus in Rockaway Township (Morris County), a development that will eventually be built out to a total of 1.1 million-sq.ft. within the U.S. Army's 6,500-acre site and employ about 2,000 people. In addition, as New Jersey continues to promote 'green' buildings and encourage applicable training, associated 'green' construction jobs could grow.

A number of factors should spur job growth in the trade, transportation & utilities super-sector by mid-to-late 2010. Among them are: fuel costs, which account for nearly 40 percent of the total operational cost of trucking, have been stabilizing, which will help businesses reduce operational costs. Increased capital spending by the Port Authority of NY/NJ on the ports should help foster growth in shipping activity — along with the jobs needed to support it; sites in Newark (Essex County) have been approved for redevelopment into modern port-related facilities which should foster job creation and aide the port's growth. With increased consumer confidence, shoppers are slowly returning to retailers to explore the possibility of replacing necessary items, such as: clothing, appliances, furniture, aging automobiles, etc., and thereby creating the need for truck deliveries to replenish supplies. In the utilities sector, substantial investments in energy infrastructure and efficiency initiatives are already in place to create new jobs. Capital investments by Newark-based Public Service Electric & Gas are expected to generate nearly 1,700 jobs, mostly in green related occupations, within the next two years.

Retail trade should continue to grow, but most likely at a slower pace. While some projects are nearing completion and will create jobs when retailers open their doors, other projects were delayed or put on hold due to the economic crisis dampening the outlook for job growth in this segment. One project which should help boost jobholding upon completion is the Raritan Town Square retail and office complex in Hunterdon County anchored by Wal-Mart.

Population density, along with high income levels, continues to make the Newark/Union Labor Area one of the most vibrant retail markets in the nation. As a result, Fortunoff, which closed in 2008, intends to reopen in the area in the near future after exiting bankruptcy. This type of positive activity should help support current employment levels.

Employment in the healthcare and social assistance sector should continue to rise as the aging population continues to expand and increase demand for services. In addition, with New Jersey receiving new federal funding to build or expand health care facilities — such as \$329,670 to Clara Maass Medical Center, in Belleville (Essex County) and \$206,910 to Zufall Health Center, in Dover (Morris County) — area employment should continue to rise. Also, as services are needed the area will continue to attract new companies such as Wellquest, a health service integrator, which is relocating from Manhattan, creating 10 new jobs, as well as encourage other companies such as Manhattan Labs, a newly formed independent clinical laboratory in East Orange (Essex County), to expand.

In conclusion, while employment growth in 2010 remains uncertain in many sectors, total employment may see some improvement in the latter half of the year. Employment levels in various sectors will continue to be reliant on how rapidly the national economy is brought back on track and how long it will take for consumer and business confidence to return.

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## **Warren County Labor Area Review of 2009 and Outlook for 2010**

Warren County

*by Anntionette Blackston, Bureau of Labor Market Information*

Based on nine-month averages (January to September), total nonfarm employment in Warren County declined by 700 or 1.8 percent to an average of 37,700 over the first nine months of 2009 compared to the same time period a year ago. This is the fourth consecutive year that the labor area has posted a job decline. In a similar comparison, statewide employment dropped by 3.1 percent from 2008 to 2009.

Reviewing historical data (2000-2009), jobholding in Warren County peaked at a level of 40,100 in 2005 and has been trending downward since with the largest loss of 800 posted in 2008. The declining employment levels can be attributed to the economic challenges being faced within the county such as the tightening of lending practices by financial institutions and a drop in consumer confidence which has led to reduced spending.

Over-the-year payroll declines in manufacturing (-300) and construction (-100) were closely tied to the decline in residential and non-residential construction. The housing market, considered an indicator of economic health, has been struck with large inventories of unsold new and existing homes. As a result, authorized homebuilding has trended down in recent years as demand for new homes declined due to more restrictive lending practices and the large preexisting housing supply. According to data from the US Bureau of the Census, in 2008 (lat-

est annual data available) the number of housing units authorized by building permits fell to the lowest level of the current decade (146 units) declining by 84 percent from its peak level in 2000 (896 units). In 2009, 115 permits were issued through September.

Sectors that posted job losses included educational and health services (-500), professional and business services (-200) and retail trade (-200). Educational and health services suffered a loss in employment after adding jobs each year since 2001. The closing of NORWESCAP, a preschool program in Phillipsburg, contributed to the decline in the industry. Jobholding in professional and business services has been trending down since 2006. Retail trade payrolls recorded a drop due to closings such as Circuit City which shut their doors in January 2009 affecting 46 employees.

Over the first nine months of 2009, leisure and hospitality increased its workforce by 700. This gain comes as residents living in and near the labor area take advantage of the many attractions within the county foregoing the expenses of a vacation out of the area.

The Warren County unemployment rate averaged 8.5 percent over the first nine months of 2009, up from 4.7 percent in 2008. Over the same period, the state's average unemployment rate also moved higher, from 5.2 to 8.9 percent. Within the labor area, the number of residents in the labor force dropped by 4,200 since 2008.

Warren County's economic growth outlook remains cautious as the nation's economy is showing some signs of improvement. Jobholding in the county may continue to decline for the remainder of 2009 and into 2010. Payrolls in construction should record employment gains as work on nonresidential projects now underway intensifies and planned projects begin. In White Township, work on the new \$24 million county services building is expected to be completed sometime in 2011. The 65,000-sq.ft. building will house the county's library, election board, human services department, and public health nursing agency. The North Jersey Transportation Planning Authority has awarded the county monies to reconstruct bridges from funding made available through the American Recovery and Reinvestment Act of 2009 (ARRA). Projects to benefit from this funding are: the Cemetery Road Bridge over the Pequest River, the Beaver Brook Bridge replacement in White Township and the Newburgh Bridge over the Musconetcong River. County route 519 will see roadway improvements including pavement repair and resurfacing and widening of the Rt. 57 and CR 519 intersection which will provide turning lanes and shoulders. These infrastructure projects are planned to start in 2010.

Retail trade may receive a boost as ShopRite is expected to open in the spring of 2010 as the anchor store in the Village Shoppes at Hawk Pointe (Washington Township). The project also includes over 14,000-sq.ft. of retail space and a two-story medical/professional building. Completion is slated for late 2010.

Since the 2000 Census, the population in Warren County increased by 7,439 persons (7.3%) to a total of 109,876 in 2008 (latest data available). About 57.2 percent of the increase (4,253) was due to international and domestic migration into the county.

During 2010 the unemployment rate in Warren County should remain in the 8.0 to 9.0 percent range.

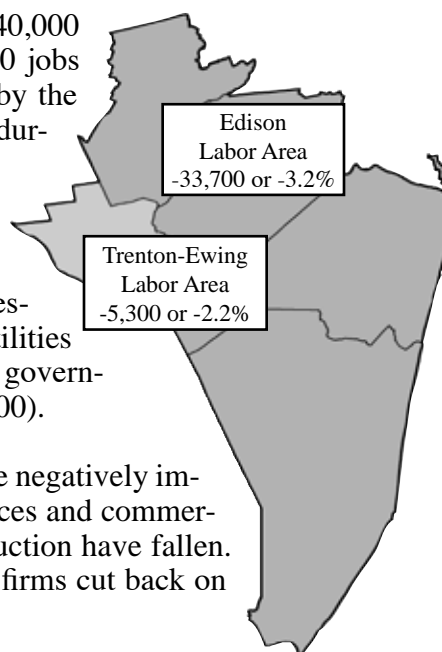
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## Central Regional Summary

The Central Region's total employment averaged 1,240,000 over the first nine months of 2009, a drop of 39,000 jobs from 2008. The 3.0 percent decline in jobholding recorded by the region was comparable to the state's rate of decline (-3.1%) during the same time period.

The region's two labor areas, Edison and Trenton-Ewing, both experienced employment declines over the year (-3.2% and -2.2%, respectively). The Central Region's recession-driven slowdown was led by trade, transportation and utilities (-13,700 jobs), professional and business services (-12,300), government (-6,400), construction (-5,200) and manufacturing (-4,500).

The credit crisis and effects of the national recession have negatively impacted several employment sectors. Demand for new residences and commercial facilities has declined and, as a result, payrolls in construction have fallen. Jobholding in professional and business services dropped as firms cut back on contracted services to reduce costs.



Trade, transportation and utilities lost jobs across all industry components as consumers faced with job losses and an uncertain future restricted their purchasing behavior. This sector is heavily weighted by retail trade (-6,500) where the closing of many retail stores and some automobile franchises contributed significantly to the decline. As retailers closed operations or cut back on orders due to a lack of demand, the transportation, warehousing, & utilities (-2,200) and wholesale trade (-4,800) sectors also experienced lower demand for their services and suffered job losses.

The public sector is an important contributor to employment in the region. Over the first nine months of 2009, government payrolls throughout the region averaged 211,100, down by 6,400 from a year earlier. With a loss of 5,300 jobs, state government was the largest contributor to the decline. The reduction in state government payrolls could be partially attributed to retirements at state government offices and state colleges and universities.

### Growth in Nonfarm Employment: 2004 — 2009 Based on January to September Averages

	Growth Rates (Percent)					2009 Employment
	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	(000)
Central NJ Region	0.8	1.4	1.0	0.1	-3.0	1,224.0
<u>Labor Areas</u>						
Edison Labor Area	0.5	1.6	1.1	-0.2	-3.2	1,003.4
Trenton-Ewing Labor Area	2.2	0.6	0.6	1.4	-2.2	236.6
New Jersey	1.1	0.8	0.2	-0.1	-3.1	3,934.2

Source: New Jersey Department of Labor and Workforce Development, Division of Labor Market and Demographic Research

Despite the overall employment decline in the Central Region, two industry supersectors posted job gains over the year. On the strength of a 3,400 jobs increase in the Edison Labor Area, leisure and hospitality posted a 3,200 net job gain. Accommodations and food services contributed 1,900 jobs to Edison's rise in leisure and hospitality. The other sector with a posi-

tive trend in the region was educational and health services. This sector posted an increase of 2,600 jobs from the same period a year ago. The entire gain was derived from activities in the Edison Labor Area (+2,900) since the sector lost 300 jobs in the Trenton-Ewing Labor Area.

The outlook for job creation and retention in the Central Region will be greatly influenced by economic developments at the national and state levels. Recently, there have been some encouraging signals of increasing economic activity in the region. For example, many of the retail stores that were left vacant due to closings in 2008 and early 2009 are being re-opened by new businesses. But as long as consumer sentiment about job security remains wary, the prospects for a resurgence of spending on retail purchases are still not promising. The housing sector is still undergoing much stress from an unprecedented inventory of unsold, foreclosed and pre-foreclosed homes. However, tax credits being offered to qualified first-time homebuyers by the federal government, low interest rates and declining home prices appears to be injecting some life into the market. At best, we can hope for a sell-down of available inventories during the next year. Overall, the prospects are good that the economy in the Central Region will stabilize rather than continue to decline in 2010.

## **Edison Labor Area Review of 2009 and Outlook for 2010**

(Middlesex, Somerset, Monmouth and Ocean Counties)

*by Michael Dugan, Bureau of Labor Market Information*

The Edison Labor Area's level of nonfarm wage and salary employment fell to an average 1,003,400 during the first nine months of 2009, a drop of 33,700 (-3.2%) from the same period a year ago. In comparison, employment in the state experienced a loss of 3.1 percent. Overall, labor area payrolls are down by 2,500 since 2004, a loss of 0.2 percent, better than the state's percent decrease (-1.2%) over the same five-year period.

During the first nine months of 2009, gains occurred in only two supersectors: leisure and hospitality (+3,400) and educational & health services (+2,900). The remaining supersectors lost jobs: trade, transportation & utilities (TTU, -13,700); professional & business services (-11,700); construction (-4,800); manufacturing (-4,000); government (-3,100); information (-1,800); financial activities (-500) and other services (-400).

Payroll expansion in accommodations and food services contributed 1,900 to the rise in the area's leisure and hospitality payrolls. Employment at restaurants and hotels benefited from more customer traffic and business openings. Although people are beginning to eat out more, restaurant customers are seeking value and are gravitating towards lower-priced full service restaurants and fast food establishments. Some sit-down restaurants have boosted traffic by offering value-priced fare in addition to the usual menu. Relatively low gas prices encouraged travel and helped increase hotel bookings.

In educational and health services, employment gains were driven by hiring at health care providers. The largest gains occurred at ambulatory medical facilities which have been increasing in popularity due to their efficiencies. Hospital payrolls rose as medical centers expanded specialized care units, which often involved technological advances in the medical field.

Negatively affecting TTU and specifically retail trade, several chains closed area locations due to bankruptcy. The closing of a Fortunoff department store in Woodbridge Township (Middlesex County) earlier this year eliminated over 220 jobs and Circuit City shut numerous stores throughout the area with 20-50 working at each location. Retail openings helped bal-



ance some of the area's payroll losses caused by store closings. In April 2009, a Stop & Shop grocery store, the anchor store in the Marketplace at Franklin Township (Somerset County), opened with 175 on their payrolls. Kohl's department store opened a new location in Ocean Township (Monmouth County) providing jobs for about 115 workers. Also, The Home Depot opened a store in Brick Township (Ocean County) in late August 2009, one of only five new locations in the country that the home-improvement chain plans to open in 2009. The new store added 180 to the area's payrolls.

Professional & business services employment declined as payrolls fell in administrative, support & waste management services (-10,000 jobs) and in professional, scientific & technical services (-1,500). A large portion of the decline in administrative, support & waste management services took place in employment services (-4,400 jobs). Staffing at employment agencies declined because companies were contracting for fewer temporary workers.

Manufacturing payrolls were reduced when Ortho Biotech, a company of Johnson and Johnson, moved its Bridgewater (Somerset County) operations to Horsham, PA in January 2009, removing 400 workers from the area's economy. In March 2009, 3M, a Hillsborough Township (Somerset County) maker of granules used in asphalt roof tiles and other products, closed due to operational costs and decreased demand for their products which resulted in a reduction of 90 jobs. Also occurring in March 2009, Warren Township (Somerset County)-based Anadigics laid off 75 employees due to the economic slowdown. The company is a designer and manufacturer of radio frequency integrated circuit (RFIC) solutions for growing broadband and wireless communications markets.

Church & Dwight Co., a manufacturer and marketer of a wide range of personal care, household and specialty products under the Arm & Hammer brand name and other trademarks constructed a new integrated laundry detergent manufacturing plant and distribution center in York County, PA to replace a North Brunswick (Middlesex County) facility. The new site was operational in October 2009. Church & Dwight plans to provide severance and transition benefits to approximately 300 affected employees from the North Brunswick facility, as well as consideration for employment opportunities at other operations of the company.

The current economic situation was the main factor that reduced payrolls in financial activities. The bulk of the losses occurred in credit intermediation (-400), which includes banks and non-bank lenders. Tight conditions in national credit markets restricted the supply of money banks and finance companies had available to lend. Stricter lending standards and a slow real estate market reduced the number of mortgages written to finance the sale of homes. As a result, mortgage companies reduced staff. One development that contributed to the decline was American Express closing its North Brunswick operations where 40 workers were employed.

The outlook for the Edison Labor Area remains, at best, cautiously optimistic for the immediate future due to its location, large employment base, well-balanced industry composition, and population growth. The area should be well positioned to see employment remain in line with or better statewide employment changes.

The Edison Labor Area has been a major contributor to the state's population growth. Ocean County had a net gain of 58,200 residents since the 2000 Census – the largest numeric increase among New Jersey's counties. The 2000-to-2008 population gain was also very substantial in Middlesex County (+38,900). Ocean County's 11.4 percent rate of growth between 2000 and 2008 ranked second in the state, while Somerset County ranked third (9.1%). Overall, the Edison Labor Area's population growth rate has been at least twice that of the state

over-the-year (+0.6% vs. +0.3%, respectively) and in the longer-term 2000 to 2008 period (+7.0% vs. +3.2%, respectively).

### Annual Estimates of Resident Population by County: New Jersey, 2000 to 2008

County/Area	2000 Census	2007	2008	From April 2000 Census				
				Change: 2007-08		Change: 2000-08		Annualized Growth Rate
				Number	Percent	Number	Percent	
Middlesex	750,162	783,029	789,102	6,073	0.8%	38,940	5.2%	0.6%
Monmouth	615,301	641,365	642,448	1,083	0.2%	27,147	4.4%	0.5%
Ocean	510,916	564,791	569,111	4,320	0.8%	58,195	11.4%	1.3%
Somerset	297,490	321,751	324,563	2,812	0.9%	27,073	9.1%	1.1%
Edison Labor Area	2,173,869	2,310,936	2,325,224	14,288	0.6%	151,355	7.0%	0.8%
New Jersey	8,414,350	8,653,126	8,682,661	29,535	0.3%	268,311	3.2%	0.4%

*Source: New Jersey Department of Labor and Workforce Development, Division of Labor Market and Demographic Research*

Looking ahead to 2010, work on commercial projects could help keep payrolls in construction near their current levels. One project currently underway is the redevelopment of the former Edison Ford Plant which will be transformed into a 1.2 million-sq.ft. mixed-use development in Middlesex County. The project, named Edison Towne Square, will include a 150-room hotel, a movie theater, five restaurants, office space, a bank and structured parking. The first phase of construction will include a Sam's Club and a gas station. Construction of the first phase is expected to be completed in about a year. According to preliminary site plans, the development, which is almost double the size of the Menlo Park Mall in Edison, would be book-ended by two big retail blocks — Sam's Club and the second, described as a home-improvement store. When completed, the Edison Towne Center is expected to bring in nearly \$5 million in tax revenue and provide new employment opportunities.

In addition, Princeton HealthCare System is building a new hospital along Route 1 in Plainsboro (Middlesex County). The facility will be the new home for the University Medical Center at Princeton which is expected to move from Princeton Borough (Mercer County) and transfer its staff to the new location in 2011.

A development that will boost payrolls in retail trade is the October 2009 opening of Wal-Mart's fourth megastore in New Jersey. The Lacey Township (Ocean County) location along Route 9 provided about 450 jobs and offers full-service grocery.

Within health care and social assistance, hospital employment will be positively affected by Jersey Shore University Medical Center's recently completed \$300 million facility expansion. The construction has been ongoing since June 2006. The hospital, which is located in Neptune Township (Monmouth County), is expected to increase staff by approximately 10 percent to address the additional patients that are anticipated to be seeking treatment.

Earlier this year, Meridian Health (Wall Township, Monmouth County, which includes Jersey Shore University Medical Center and K. Hovnanian Children's Hospital in Neptune, Ocean Medical Center in Brick, and Riverview Medical Center in Red Bank) and Bayshore Community Health Services approved terms of a definitive agreement for the Holmdel-based hospital and health system to join the Meridian Health system. Also, Manahawkin-based

Southern Ocean County Health System is expected to merge with the Meridian system by the end of the year. This may impact the area's medical employment later this year or early 2010.

Leisure and hospitality will continue to satisfy the growing population's desire for something quick to eat. A Sonic Drive-In opened in Manahawkin (Ocean County) in October while a new location along Route 27 in Franklin will open their doors in late November or early December creating 130 jobs.

In Peapack-Gladstone (Somerset County), a group led by Richard Branson of Virgin Airlines is developing a resort at Natirar, a 500-acre estate formerly owned by a King of Morocco. Virgin Spa has leased 90 acres from Somerset County, who purchased the property in 2003. Somerset County will maintain the rest of the property as a public park. The project consists of a golf course, spa, social club, culinary school and hotel. About 75 jobs will be added to payrolls in leisure and hospitality when the first phase of the project, the Ninety Acres Culinary Center and Restaurant, officially opens in December.

Manufacturing will be affected by Pfizer's deal to acquire Wyeth as both companies have several facilities in the labor area. Pfizer had previously announced that 19,000 employees were likely to lose their jobs worldwide, and top of the list for site closures is Pfizer's unit in Bridgewater which employs 300 people focusing on manufacturing and process development.

In other development news, the state Department of Environmental Protection (DEP) will continue with its goal for the Brownfield Development program to make sites active again where remediation of what state law identified as "underutilized" or abandoned commercial properties with actual or perceived contamination. It includes identifying contaminants and developing plans to contain or remove them. The DEP will designate 655 acres of industrial property in the Keasbey section of Woodbridge as a Brownfield Development Area — a move local officials hope will bring millions of dollars in aid for cleaning up the contaminated land. Sites in Rahway's (Middlesex County) Central Business District, including properties near City Hall, are also receiving the designation.

The Edison Area's unemployment rate can be expected to remain below that of the state in the coming year. In 2009, the nine-month average unemployment rate for the labor area increased to 8.4 percent from 4.8 percent in 2008. In comparison, New Jersey's average nine-month rate also moved significantly higher from 5.2 to 8.9 percent from 2008 to 2009.

Moving forward, the Edison Labor Area will continue to provide favorable demographics including high income, high educational attainment and a growing population for business to keep locating to the area. Also due to its geographic location, the labor area is an attractive place to live and work while being one of the most desirable addresses in the state for investment. However, the labor area's economic fortunes will be tied to the overall performance of the state and national economies.

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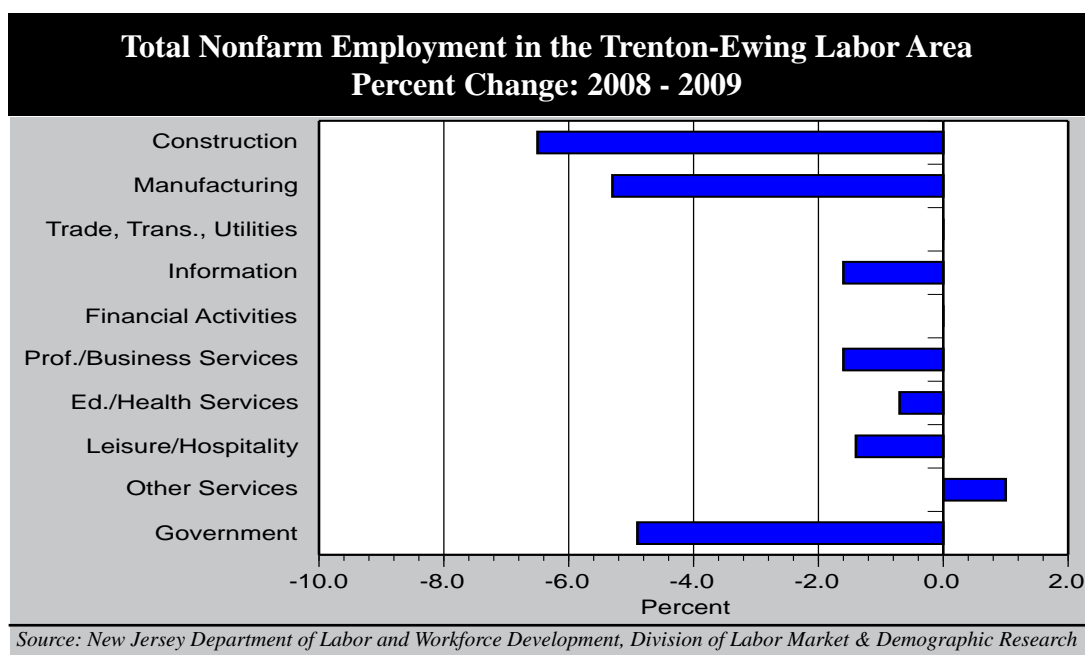
***For more information on Monmouth and Ocean counties, please contact Michael Dugan by e-mail at [Michael.Dugan@dol.state.nj.us](mailto:Michael.Dugan@dol.state.nj.us) or call (609) 633-6425.***

## Trenton-Ewing Labor Area Review of 2009 and Outlook for 2010 (Mercer County)

*by Vin Samuel, Bureau of Labor Market Information*

After posting 12 consecutive years of job growth, total nonfarm employment in the Trenton-Ewing Labor Area declined over the 2008-2009 period. Under economic stress from tight credit conditions and the fallout from the national recession, employers in the labor area shed 5,300 jobs based on nine-month averages (January to September) in 2009 from the same period a year ago. Establishments in the area supported an average of 236,600 jobs in 2009 compared to 241,900 in 2008. This 2.2 percent loss followed a 1.4 percent gain in 2008. In comparison, statewide employment fell by 3.1 percent over the same period.

The majority of the 2009 loss occurred in the public sector, as government jobholding fell by 3,300, mainly due to cutbacks in state government employment which was lower by 3,000 jobs. Jobs cuts in state government more heavily impact the labor area since Trenton, the state capital, is located in Mercer County. With a high concentration of state offices, it is not surprising that government is the largest area employer. In fact, government (federal, state and local) accounts for 27.2 percent of all jobs in the labor area.



In the private sector, employment fell by 2,000 in 2009 with the largest loss occurring in the professional and business services supersector, which was down by 600 or 1.6 percent to a level of 36,900. This sector accounts for 15.6 percent of total employment in the Trenton-Ewing Labor Area. The decline in jobholding could be partially attributed to cutbacks by area firms which provide services such as payroll processing, engineering, marketing, and temporary help due to a reduction in demand for contract services. Overall job loss was partially offset by the transfer of 410 jobs by Food Machinery Corporation (FMC) from Plainsboro (Middlesex County) to Ewing (Mercer County) during September 2009.

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Manufacturing accounted for 8,900 jobs in the Trenton-Ewing Labor Area during the first nine months of 2009, a decline of 500 or 5.3 percent from the 9,400 jobs posted by this sector a year earlier. A large proportion of the manufacturing jobs in Mercer County are related to the concentration of major pharmaceutical firms located throughout the central region.

In the first nine months of 2009, construction posted a decline of 400 jobs (-6.5%) from a year earlier. The decline was due, in part, to reduced demand for homebuilding. Mercer County's year-to-date residential building permits totaled 165 units through September 2009, a decline of 68.2 percent from the same period a year ago. Few residential development projects were underway in the labor area during 2009. In the City of Trenton, Ryan Homes is developing Cooper's Crossing, a market-rate townhouse project that has created roughly 25 construction jobs. Non-profit organizations such as Isles of Trenton, Habitat For Humanity, Martin House and others continue to provide new and rehabilitated homes, particularly in the City of Trenton. However, labor on these projects is sometimes provided through job training programs or on a volunteer basis.

A slow market for commercial and industrial building also hampered the labor area's job-holding in construction. Some projects which began in 2009 include: the new Capital Health hospital in Hopewell, two commercial buildings at the Princeton South complex (Ewing) and two office buildings along Klockner Road (Hamilton) being developed by Opus Corporation. Along Route 1 South in West Windsor, a three-story office building built for Princeton University was completed and in Lawrence, the mixed-use Heritage Village, a CVS pharmacy, and a small retail facility along Business Route 1 were also completed. As a number of commercial buildings constructed in the area in recent years have not reached full occupancy due to a decline in demand brought on by the national recession, investors were reluctant to start large-scale commercial construction projects on speculation during the year.

Educational and health services posted a minor payroll decline of 300 in 2009. A portion of the loss came from an early retirement program offered by Princeton University in which 145 eligible employees participated during 2009. With the large number of private preparatory (The Lawrenceville School, The Hun School of Princeton, Peddie School, etc.), and post-secondary schools (Princeton and Rider Universities), four large, general hospitals (Capital Health's Helene Fuld and Mercer campuses; Robert Wood Johnson University Hospital, St. Francis Hospital and The University Medical Center at Princeton); and specialty hospitals such as The St. Lawrence Rehabilitation Center, Princeton House and the Merwick Care and Rehabilitation Center, the educational and health services supersector is the second largest contributor to employment in the labor area. Employment in this industry sector accounted for about 18 percent of the area's total employment during 2009.

In leisure and hospitality, which includes firms in accommodations, food services and drinking places, and full service restaurants, payrolls declined by 200 from 2008 due, in part, to restaurant closings throughout the labor area. On a brighter note, some franchises and privately-owned restaurants opened in the labor area during late 2008 and through the first nine months of 2009. Popeye's opened a new restaurant in Ewing, BT Bistro opened in the former Charlie Brown's facility in West Windsor, Elements opened in Princeton, Yummy Sushi and Grover's Mill Coffee Company opened in West Windsor (approximately 140 jobs combined).

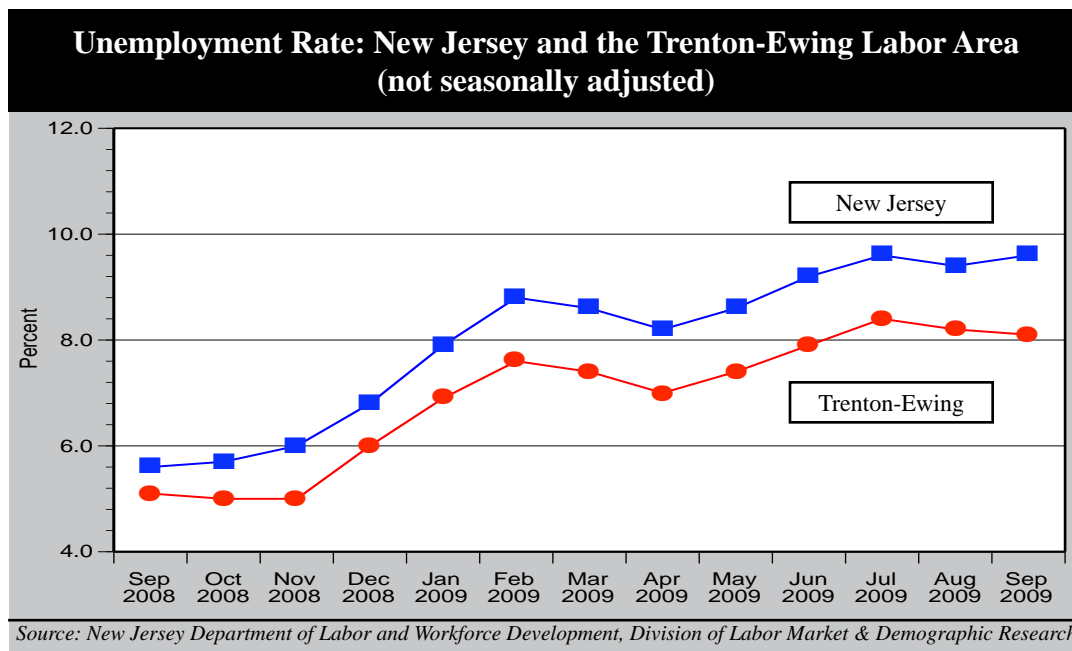
Payrolls in trade, transportation and utilities remained stable from 2008 to 2009. In retail trade, jobholding increased by 500. This gain could be attributed to the opening of stores in the Shoppes at Hamilton (+200), opening of clothing stores in the Robbinsville Towne Center (+75), and Trader Joe's supermarket (+75) in West Windsor. The new retail stores compensated



for the closing of several retailers at the end of 2008 and in early 2009. Among the closures were Linens-N-Things (-70) in West Windsor and Hamilton, Circuit City (-35), Filene's Basement (-40) and Fortunoff (-25) in Lawrence, and Olive May Natural Foods (-30) in Princeton Borough. Gains in retail trade helped to offset losses posted in the wholesale trade and trade, transportation and utilities components.

Financial activities reached a high of 17,100 jobs in 2007 and remained at that level through 2009 despite problems at major banks, real estate, mortgage and financial services firms. In fact, during 2009, the labor area benefited from the opening of new bank branches and a credit union which provided more than 50 new jobs in the county. First Choice Bank opened branches in Ewing and Hamilton, The Bank of Princeton opened its headquarters in Princeton, Chase Bank opened a branch in West Windsor, The Bank opened a branch in Lawrence, and the Polish and Slavic Credit Union opened a branch in Trenton.

Payrolls in the Trenton-Ewing Labor Area may continue to decline throughout 2010 as state government, the area's largest employer continues to seek opportunities to reduce costs in response to declining tax revenues. Although some improvements are projected for the state and national economies, the number of unemployed persons is expected to stay at a high level during 2010.



Employment in the construction industry is not expected to rebound to previous high levels in the coming year. Presently, there is a glut of commercial real estate in the labor area that limits demand for the construction of additional commercial space in the next year. On the residential construction front, projects that are already under construction but had stalled due to the financial crisis may be completed next year. In some municipalities, especially the City of Trenton, the rehabilitation of existing structures for residential and commercial use, especially projects by non-profit corporations, may continue. However, these projects will not be sufficient to generate gains in construction jobs in the near term. Furthermore, to complicate matters, there are large numbers of foreclosed and pre-foreclosed properties in the labor area.

These properties continue to be a drag on existing and new home prices. Builders of market-rate homes may be reluctant to start new home projects next year which could further complicate pricing in the housing market.

The financial activities sector may continue to benefit from the opening of small neighborhood banks next year. For instance, First Choice Bank plans to open branches in Hamilton and Robbinsville. Larger banks also have plans to expand in Mercer County. Chase Bank is continuing to increase its presence in the labor area by opening a branch in East Windsor. Payroll growth in the real estate component of financial activities may remain sluggish in the near future if the housing market does not improve.

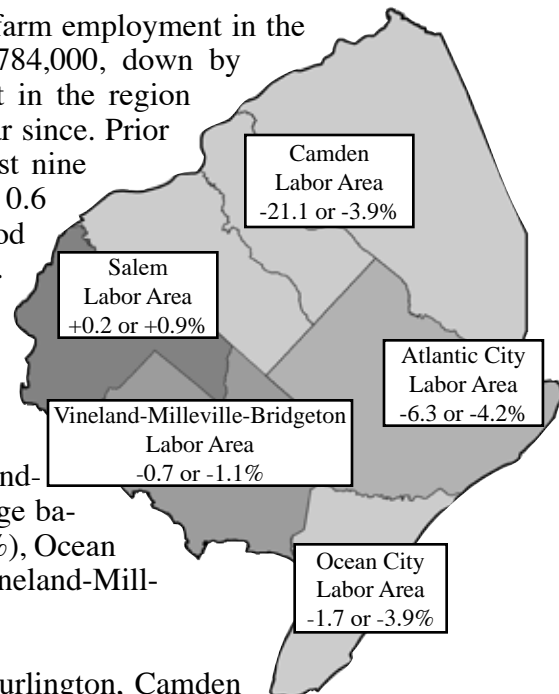
In trade, transportation and utilities, jobs in retail trade may benefit from the expected opening of several retailers in Hamilton, West Windsor, East Windsor and Robbinsville. These gains may be offset by upscale retail establishments that may struggle if the overall economy does not recover.

In conclusion, the prospects for employment improvement in the Trenton-Ewing Labor Area next year will be dependent on the state and national economies expanding. However, even if the overall economy begins to improve, it is unlikely that the majority of the jobs lost in the current recession will be recaptured within the next year.

***For more information on the Trenton-Ewing Labor Area, please contact Vin Samuel by email at [vin.samuel@dol.state.nj.us](mailto:vin.samuel@dol.state.nj.us) or call (609) 777-2189.***

Over the first nine months of 2009, total nonfarm employment in the seven county Southern Region averaged 784,000, down by 29,600 jobs or 3.6 percent from 2008. Employment in the region peaked at 826,200 in 2006 and has declined each year since. Prior to 2009, the losses were relatively mild over the first nine months of the year averaging 1.0 percent in 2007 and 0.6 percent in 2008. Job losses intensified in the 2009 period after the recession began to worsen in the fall of 2008.

This year, payrolls declined in each of the region's labor areas except Salem, where a job gain of 200 was recorded. The largest losses took place in the Camden (-21,100) and Atlantic City (-6,300) labor areas, followed by the Ocean City (-1,700) and Vineland-Millville-Bridgeton (-700) labor areas. On a percentage basis, losses were more severe in the Atlantic City (-4.2%), Ocean City (-3.9%) and Camden (-3.9%) areas than in the Vineland-Millville-Bridgeton (-1.1%) area.



Payrolls declined in the Camden Labor Area (Burlington, Camden and Gloucester counties) mainly due to losses in professional & business services, trade, transportation & utilities, and leisure & hospitality. In the shore areas of Atlantic City (Atlantic County) and Ocean City (Cape May County), payroll losses were concentrated in leisure & hospitality and in construction. In Vineland-Millville-Bridgeton (Cumberland County), the largest losses stemmed from manufacturing, construction and trade, transportation & utilities.

### Growth in Nonfarm Employment: 2004 — 2009 Based on January to September Averages

	Growth Rates (Percent)					2009
	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	Employment (000)
Southern NJ Region	1.1	1.0	-1.0	-0.6	-3.6	784.0
<u>Labor Areas</u>						
Atlantic City Labor Area	1.3	1.3	-2.5	-0.9	-4.2	142.5
Camden Labor Area	1.1	1.2	-0.4	-0.2	-3.9	515.6
Ocean City Labor Area	0.7	-0.2	-1.3	-1.8	-3.9	42.2
Salem Labor Area	-0.4	1.3	-0.8	-4.7	0.9	22.7
Vineland-Millville-Bridgeton Labor Area	1.8	-0.5	-1.6	-0.2	-1.1	61.0
New Jersey	1.1	0.8	0.2	-0.1	-3.1	3,934.2

Source: New Jersey Department of Labor and Workforce Development, Division of Labor Market and Demographic Research

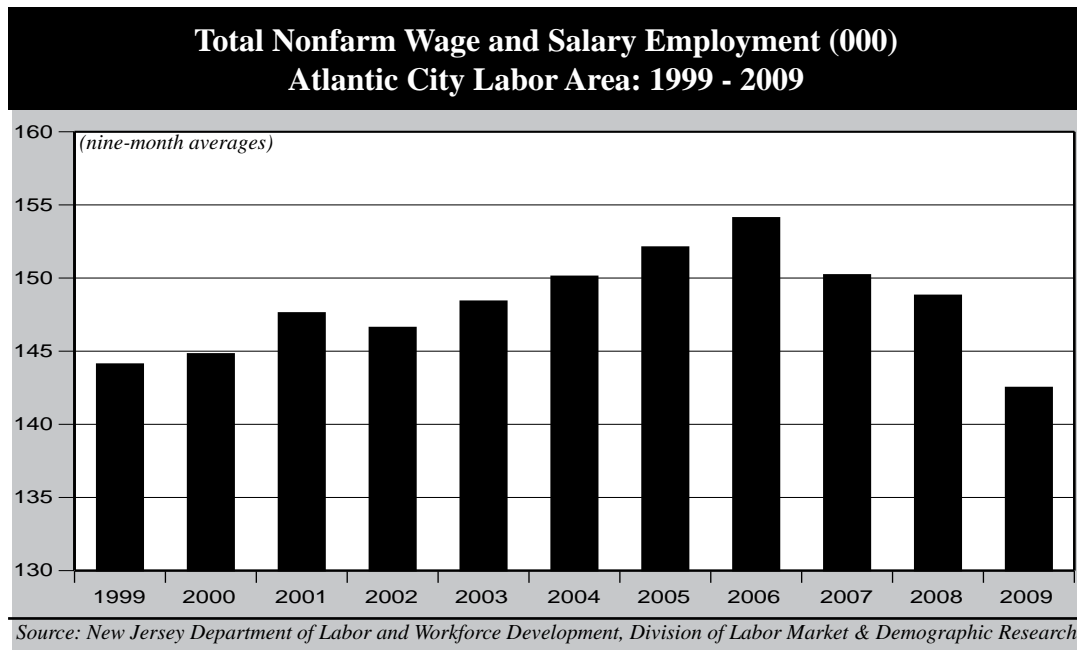
<sup>1</sup> It is not possible to break out nonfarm employment for all NAICS supersectors for the Southern Region because a complete breakout is not available for the Ocean City Labor Area (Cape May County).

## Atlantic City Labor Area Review of 2009 and Outlook for 2010 (Atlantic County)

*by Chester E. Sherman, Bureau of Labor Market Information*

The impact of the national recession, which officially began in December 2007, is reflected in the Atlantic City Labor Area's estimates of nonfarm wage and salary employment through the first nine months of 2009. Overall, the labor area's nonfarm payrolls fell sharply to an average 142,500 from January 2009 to September 2009, a drop of 6,300 or 4.2 percent from the same period a year ago. In a similar comparison, employment in the state declined by 3.1 percent.

This is the labor area's third consecutive and largest over-the-year employment decline since employment peaked at 154,100 in 2006. During 2009, the greatest employment setbacks occurred in casino hotels (-3,000) and construction (-1,400).



As recently as 2008 Atlantic City appeared poised for another wave of gaming industry expansion with as many as four new hotel casino developments making their way through the planning and permitting process. Plans for Las Vegas-style casino resorts by Revel Entertainment, MGM Mirage and Pinnacle Entertainment were expected to help push the city over the top in its quest for destination resort status — a process spurred on at least in part by the 2003 opening of the Borgata hotel casino and its successful identification of a younger, more upscale and largely overlooked market demographic.

However, Atlantic City's hotel casino industry, like many similar gaming destinations around the world, has suffered under the impact of the current global recession. The impact has been substantial not only on revenue streams and plans for future expansion, but also on

the financial stability of some of the industry's largest companies. As a result, only Revel Entertainment's \$2 billion hotel casino project, which made it to the starting line late in 2007, was under construction in 2009. Although work on the project slowed during the year as the company worked to secure permanent financing, officials remain confident they will obtain the needed funds by the end of 2009 and open the casino resort by mid-2011. Developers of the other proposed casino resorts have postponed their projects indefinitely or indicated they would consider selling their casino-zoned property.

Atlantic City's gaming industry is on a pace to record its third straight decline in casino revenue in 2009. Through the first nine months of the year, the city's eleven hotel casinos won a combined \$3.0 billion from gamblers, a drop of 14.2 percent from the same period in 2008. The industry's total casino winnings also declined by 6.3 percent in 2008 and 5.7 percent in 2007 after posting increases every year since gambling was established in 1978. In addition to the recessionary economy, casino revenues also were impacted during 2008 and 2009 by competition from new slot parlors in neighboring states.

Declining revenues created financial difficulties for a number of Atlantic City's hotel casinos in 2009. As the year drew to a close, Trump Entertainment Resorts, the owner of three Atlantic City casinos (Plaza, Marina and Taj Mahal) was working its way through bankruptcy court. The Resorts Atlantic City casino hotel faced foreclosure and agreed to be taken over by its lenders, an unprecedented plan that must be approved by the New Jersey Casino Control Commission. Also, the Atlantic City Hilton defaulted on its mortgage and was in negotiations with its lenders. Even Harrah's Entertainment, the world's largest gaming company and owner of four hotel casinos in Atlantic City (Harrah's, Bally's, Caesars and Showboat) reported a company-wide loss of \$1.6 billion for the quarter ending September 30, 2009. The loss included a \$1.33 billion charge against earnings to write down the value of certain company assets — including those in Atlantic City. Charges such as these reflect reductions in expected future profits from these assets.

Recent economic and credit market conditions also complicated and delayed the sale of the Tropicana hotel casino and undermined the planned sale of the Trump Marina hotel casino in 2009. The 18-month search for a buyer of the Tropicana, whose owners were denied a casino license by state gaming regulators in December 2007, appears over. In June 2009, a bankruptcy judge approved the sale of Atlantic City's third largest hotel casino to a group of lenders headed by billionaire Carl Icahn. The sale of the Tropicana may be finalized by the end of 2009.

Except for a slight increase in 2003 due to the opening of the Borgata hotel casino, gaming industry employment has trended downward since reaching a peak of 47,800 in 1998. The loss of 3,000 gaming industry jobs in 2009 is the second largest decline during this 11-year period and is only exceeded by the loss of 3,600 in 2007 largely due to the closing of the Sands hotel casino and significant layoffs at the Tropicana. Other factors that contributed to the drop in gaming industry employment during this period include: competitive pressures brought about by the opening of the Borgata; labor-saving advances such as coin-less slot machines; and, the impact of takeovers, mergers and other management restructurings.

Construction payrolls declined by 1,400 in 2009 largely due to the continued slowing of both residential and nonresidential building activity in the county. According to the US Bureau of Census, the number of dwelling units authorized by building permits in Atlantic County totaled 390 through the first nine months of 2009, a drop of 286 or 42.3 percent from the same period a year ago. A comparison to the average of 1,618 units authorized during the same 9-



month periods from 2003 through 2006 illustrates just how much home building has declined in recent years. The meltdown in the subprime mortgage market contributed to the sharp drop in new home building, but permit data suggest that the county's pace of residential construction was beginning to slow before the credit market crisis began.

According to the New Jersey Department of Community Affairs, the estimated cost of nonresidential construction authorized by building permits in Atlantic County fell to \$112.3 million through the first seven months of 2009 (latest available data), down from \$356.5 million during the same period of 2008. The most notable setbacks for construction employment in 2009 were the completion of major casino expansion projects at the Borgata, Harrah's and Taj Mahal hotel casinos in 2008, and the slowing of work on the new Revel casino project, which idled 400 workers in January 2009.

Smaller but significant employment declines also were posted in trade/transportation/utilities (-800), manufacturing (-600), and professional and business services (-500) over the year. Retail trade accounted for most of the losses (-500) in trade/transportation/utilities as retailers struggled with a decline in consumer spending that reflected growing employment insecurities, depressed real estate and stock market values and tight credit conditions. Notable job losses in the county's retail trade segment over the year included the closing of Value City, Linens-N-Things, Boaters World, Circuit City and Office Depot. Since hitting a record level of 16,300 in 2007, retail trade has lost almost a third of the 1,600 jobs added between 1999 and 2007.

Notable setbacks for the manufacturing sector during 2009 included layoffs by local boat builders due to declining sales, and the closing of MW Patriot's vinyl window manufacturing plant in Hammonton which eliminated 250 positions: the latter a reflection of the nationwide decline in residential construction. Overall, factory employment is down by 1,800 since rising to a peak of 4,600 in 2003. The dip in professional and business services employment (-500) in 2009 was not unexpected given the weak economy. Overall, professional and business service employment has declined by 800 since hitting a peak of 10,800 in both 2006 and 2007. Although local estimates are insufficiently detailed to know for certain, temporary employment agencies is one segment within this sector that has been hit hard at the state level during the current downturn.

The only industry sector in the county where employment levels increased over the year was educational and health services, which added 300 jobs to total 18,500. Overall, employment in this sector is up by 3,000 jobs since 2001. In 2009, the new health care jobs were concentrated in ambulatory health care services (physicians' offices, outpatient care centers, medical laboratories etc.) as hospital employment was unchanged compared to a year ago. Since 2001, hospitals have accounted for just one of every six new jobs in this sector. A notable development in health care over the year was the ongoing construction of the 130,000-sq.ft. first phase of a planned \$125-million expansion of Shore Memorial Hospital in Somers Point. The most significant setback for hospital employment during 2009 was the closing of the William B. Kessler Memorial Hospital in Hammonton, which eliminated over 400 jobs. The hospital's emergency department remains open as a satellite of AtlantiCare Regional Medical Center, which is upgrading the facilities and adding a state-of-the-art radiology services center that will employ about 50.

The sharp decline in nonfarm payroll employment during 2009 helped increase the county's unemployment rate to an average 11.6 percent through the first nine months of 2009, from an average 6.5 percent for the same period a year ago. In a similar comparison, the state's unemployment rate advanced to 8.9 percent from 5.2 percent in 2008. At 11.5 percent, Atlan-

tic County's percentage of unemployed ranks second highest among the state's 21 counties (neighboring Cumberland County was highest at 12.2 percent). On average, the number of unemployed Atlantic County residents increased by 7,000 to an estimated 15,900 in 2009.

In Atlantic City, a major development that continued moving forward in 2009 is Revel Entertainment's \$2 billion casino resort under construction in the Southeast Inlet-area of Atlantic City. As noted above, the project's developers anticipate a mid-2011 opening. Located on a 20-acre tract with boardwalk frontage, the project includes 1,936 hotel rooms, 169,000-sq.ft. of casino space and more than 500,000-sq.ft. of retail, dining and entertainment attractions. Continued progress on this project should provide a fresh dose of optimism for Atlantic City's struggling gaming industry.

Another notable development that continued moving forward in 2009 and is part of the longer-term outlook for Atlantic County involves efforts to create a 55-acre aviation research park in association with the Federal Aviation Administration's (FAA) William J. Hughes Technical Center located in Galloway Township. The Center is expected to play a significant role in bringing 21st century technologies to the nation's next generation (NextGen) air traffic management system.

In addition to the \$2.5 million in federal funds currently paying for roads, utilities and other initial site work, county officials have agreed to provide \$2.5 million to improve roadways leading to the proposed park. Also, the Casino Reinvestment Development Authority is providing the proposed aviation park with \$1.6 million in casino reinvestment money. The park's \$16 million first phase of 45,000-sq.ft. of research and development space could begin construction before the end of 2009. Federal officials estimate the project could eventually include 400,000-sq.ft. of space and create up to 2,000 high-paying jobs.

While economic development within Atlantic City's struggling gaming industry has ground to a halt with one notable exception (Revel), progress is being made elsewhere in the county in a variety of ways. The Cordish Company has announced plans for a \$15 million, 45,000-sq.ft., phase three expansion of The Walk, their collection of more than 80 outlet-style shops and restaurants located along Atlantic City's gateway corridor. Citing sales per square foot that are well above the industry average, Cordish officials say the expansion is warranted in the face of declining casino business because in addition to providing casino patrons with something else to do while in town, The Walk also has become a regional shopping destination. A \$30 million parking garage and a phase four expansion that would offer live entertainment in the form of nightclubs and other venues also are planned.

In Hammonton, New Jersey Manufacturers Insurance is constructing a 146,000-sq.ft. office building along Route 54 in the town's industrial park. Readily expandable to 250,000-sq.ft., the new facility could eventually house up to 330 employees. In Hamilton Township, officials have designated the 150-acre Atlantic City Race Course as an area in need of rehabilitation, beginning a process that could bring a business park, retail center, sports venue or hotel complex to the site. Egg Harbor Township officials may soon select a developer to implement a redevelopment plan that could transform a 2-mile strip of the Black Horse Pike (Routes 322/40) between Pleasantville and Atlantic City. Officials from Atlantic City International Airport are in negotiations with a company seeking to build a hotel-conference center near the airport.

Ongoing education-related developments in the county that made progress during 2009 include: \$150 million worth of expansion and improvements at the Richard Stockton College of New Jersey in Galloway Township; a \$36 million renovation and expansion of Atlantic

Cape Community College in Mays Landing; the \$40 million conversion the Atlantic County Institute of Technology into a full-time high school that will accommodate 1,200 students; and, plans to bring a satellite campus of Richard Stockton College to downtown Hammonton.

Although there are some indications that the recession has begun to ease at the national level, significant improvement in labor market conditions (both locally and nationally) is not expected until later in 2010 at the earliest.

***For more information on the Atlantic City Labor Area, please contact Chester Sherman, by e-mail at [csherman@dol.state.nj.us](mailto:csherman@dol.state.nj.us) or call 609-292-7281.***

## **Camden Labor Area**

### **Review of 2009 and Outlook for 2010**

(Burlington, Camden and Gloucester counties)  
*by Paul Bieksza, Bureau of Labor Market Information*

Total nonfarm employment in the three county Camden Labor Area declined by 21,100 over the first nine months of 2009 to reach a level of 515,600. Jobholding in the area reached its peak in 2006 when it averaged 540,200. It declined slightly over the previous nine-month periods in 2007 (-0.4) and 2008 (-0.2%) before sustaining a more severe drop this year (-3.9%). In the state, average employment peaked in 2007, before declining in the 2008 (-0.1%) and 2009 (-3.1%) periods.

Over the first nine months of 2009, employment declines were recorded in professional & business services (-7,500), trade, transportation & utilities (-6,500), leisure & hospitality (-3,300), construction (-2,000), manufacturing (-2,000), financial activities (-1,300) and information (-800). These losses were partially offset by gains in government (+1,300), educational & health services (+800) and other services (+200).

In professional and business services, payrolls fell in professional, scientific & technical services (-2,100) and in administrative, support & waste management services (-1,300) as companies outsourced less work. For instance, Flour Enterprises laid off workers in May (-128), because fewer companies were contracting for engineering services. Payrolls at employment services declined (-1,400) as businesses utilized fewer workers from temporary agencies as economic activity declined during the recession. When business is slack, companies normally cut back on temporary workers before laying off their permanent staff.

Within the trade, transportation & utilities supersector, the largest losses took place in retail trade (-4,600), followed by transportation, warehousing & utilities (-1,500), and wholesale trade (-200). Employment at retailers declined as consumers cut back on extras such as gifts, durable goods, and luxury items. A poor showing by stores during the 2008 holiday shopping season led to a rash of closings of smaller businesses during the fourth quarter of 2008 and first quarter of 2009. The largest closing during the first three months of the year was Circuit City, which ended operations nationwide and shut three electronics stores in the area in March (-126 jobs total). Also, several car dealerships and furniture stores closed across the area during the first nine months of the year. The largest car dealership to close in 2009 was Chevrolet 73 in Berlin Township, Camden County (-50).

Nonetheless, retail establishments continued to open in the area in 2009, mainly at the newly renovated Cherry Hill Mall and at the recently completed Shoppes at Cinnaminson. A Nordstrom department store opened at the Cherry Hill Mall (Camden County) in March followed by at least 10 other stores (+500 total jobs). At the The Shoppes at Cinnaminson (Burlington County), a ShopRite supermarket and several smaller stores began operating at the center (+300 total jobs) which first opened in 2008. In addition, in September a Walmart department store opened in Deptford Township in Gloucester County (+300).

Payrolls declined at wholesalers and at distribution centers because fewer goods passed through the area and fewer employees were needed to handle the reduced inventory. Many of the cutbacks were at distributors supplying retail stores, which needed less merchandise because fewer items were being sold. One store operator which reorganized distribution operations was Burlington Coat Factory; in May it closed a warehouse in Burlington Township (Burlington County) reducing employment by 200.

Most of the losses in leisure & hospitality stemmed from accommodation & food services (-2,900 jobs) as restaurants suffered from cuts in consumer spending during late 2008 and early 2009 in much the same way as retail stores. As families tightened their belts and ate more meals at home, several restaurants in the area closed while others reduced payrolls. Establishments that closed between January and March of 2009 included the Golden Corral buffet in Audubon (Camden County) and several diners across the area. The restaurants that closed tended to be smaller and less capitalized than the businesses that survived the downturn.

Employment at eating places began to rebound somewhat over the spring and summer months as new restaurants opened. The largest concentration of new eateries to open since March was at the Cherry Hill Mall. Full service restaurants that opened at the mall during this time included Maggiano's Little Italy, Seasons 50, Capital Grill and California Pizza Kitchen (+360 total jobs). Another cluster of restaurants opened at the Shoppes at Cross Keys in Gloucester Township in Camden County. These included Bertucci's, Texas Roadhouse, Bensi, Moe's Southwest Grill and Cheeburger-Cheeburger (+200 total jobs). Payrolls at hotels benefited from the March opening of a CoCo Key Water Resort at the Marriott in Mt. Laurel in Camden County (+100).

Construction employment declined in 2009 because there was less residential and non-residential building activity in the Camden Labor Area than in 2008. Fewer homes were completed according to the New Jersey Department of Community Affairs which indicated that 881 housing units were certified for occupancy year-to-date through July 2009, a 28.9 percent decline when compared with the same period in 2008. Fewer homes were built this year due to decreased demand and tighter lending standards.

Fewer nonresidential building projects were started this year. Demand for new stores, warehouses and office buildings dropped somewhat because companies were downsizing and therefore not interested in developing new locations. However, work continued on several large projects that were already in the pipeline. For example, the Shoppes at Cross Keys shopping center in Gloucester Township was completed this summer. Also, work progressed throughout the year on Virtua Health's new hospital in Voorhees (Camden County) and outpatient center in Washington Township (Gloucester County). Another ongoing venture is the Rowan Boulevard mixed-use development in Glassboro (Gloucester County) where the first phase of a complex designed to house Rowan University students was completed this summer.

Manufacturing payrolls declined sharply between June and December 2008 when companies adjusted production to compensate for reduced demand for factory goods worldwide. The pace of job losses slowed in 2009, although several plants in the area closed or scaled back operations this year. For instance, Viking Yacht Company cut 500 positions at its boat building plant in Bass River Township (Burlington County) over the first four months of the year because fewer people were buying pleasure craft. The plant remains open with a reduced workforce. The nationwide slowdown in home construction was cited as the reason behind several plant closures, including the Johns Manville insulation plant (-170) in Winslow Township (Camden County), and Griffin Pipe, which ended cast iron pipe production in Florence Township (Burlington County) but kept the facility open as a distribution center (-200).

The area's unemployment rate during the first nine months of 2009 averaged 9.1 percent, up from 5.3 percent for the same period in 2008. In comparison, the state's unemployment rate averaged 8.9 percent in 2009, up from 5.2 percent in 2008. During this time the area's labor force increased (+0.4%) to an average 660,800 due to growth in the working-age population.

In 2010, the outlook for employment in the Camden Labor Area is some expected improvement over 2009 as confidence in the economy increases, prompting consumer and business spending. The spark that caused the recession to worsen in the fall of 2008 may have been a crisis on Wall Street, but fear and uncertainty had a major impact on jobs and investment in the labor area. Consumers cut back on spending because they were worried about their jobs. Businesses closed or scaled back because products were selling poorly. Also, companies became less willing to spend money on personnel or facilities because they did not know when the economic situation would improve. Barring any unexpected events, things should improve into 2010 as faith in the future returns.

Total nonfarm employment in the Camden Labor Area will probably average nearly the same in the first nine months of 2010 as in 2009. Employment in the area is expected to begin 2010 at lower levels than for the same time last year, with overall jobholding rising as the year progresses. Average payrolls may show modest increases next year in professional & business services; trade, transportation & utilities; and in educational & health services. Any upturn in employment in manufacturing and construction will probably lag behind the rest of the economy; average employment in these supersectors will likely decrease in 2010.

Professional & business services employment is expected to benefit from an uptick in general business activity in 2010. This is because companies will typically outsource extra work when business begins to pick up in case the extra work doesn't last. As conditions begin to improve, businesses often contract for additional workers through temporary help services, which are included in this supersector. Companies will also utilize businesses that provide services such as direct mailing, billing, or data processing rather than investing in workers and equipment to perform the work in-house.

Most of the new jobs in trade, transportation & utilities are likely to be at retailers as people begin to shop more. Early reports for the holiday shopping season indicate that consumers are beginning to return to the stores and are likely to spend more on gifts this year than last. Employment growth in 2010 is likely to be modest and stem from hiring at existing locations. However, a few new stores are slated to open over the next year, including a Lowe's Home Improvement Center in Voorhees (Camden County) in November 2009 (+125) and a Walmart in Somerdale (Camden County) in July 2010 (+300). The recent downturn left much vacant space in the area's major shopping centers and it is likely that new stores will move into some of these locations in the coming year.



Employment is expected to increase at wholesalers, warehouses and trucking companies as business improves at retailers. Many of the items sold at local stores come from warehouses located in the Camden Labor Area. As sales improve at stores, more workers will be needed throughout the distribution chain to transport and handle the merchandise.

While the job outlook at warehousing facilities is generally positive, a few facilities are expected to close over the next year as companies reorganize their distribution networks to meet their needs. For instance, textbook publisher Houghton Mifflin Harcourt Publishing is closing its distribution center in Bellmawr (Camden County) in December 2009 (-55). The work will be moved to the company's other facilities across the nation.

Modest job gains are possible in the leisure & hospitality supersector in 2010, with most openings occurring at existing vacant locations. Scattered business openings are also expected across a broad range of the industry's sectors. For example, two hotels are scheduled to open next to each other in Mt. Laurel (Camden County). The Aloft Mt. Laurel and a Super 8 (50 jobs total) are expected to begin accepting guests in January 2010. A Holiday Inn Express hotel (+50) is also planned for the Rowan Boulevard area in Glassboro, with completion expected by September 2010. New fitness centers include an LA Fitness, which is slated to open in Somerdale in summer 2010 with 70 employees. A modest number of restaurants and fast food places are also likely to open across the area.

Educational & health services employment is likely to post a small increase next year, with most of the gains stemming from health care & social assistance. Health care payrolls are expected to rise mainly due to hiring at ambulatory health care businesses such as physician's offices and outpatient centers. Additional outpatient facilities are expected to open in the area including the Virtua Health & Wellness Center, which is scheduled to open in Washington Township (Gloucester County) in February 2010. As has become the trend in the industry, this location will offer a range of services beyond basic health care including a fitness center, massage services, cosmetic procedures and hairstyling. It should employ about 250 workers. Social services employment will probably also increase, with most of the new jobs likely to be at child day care centers.

Manufacturing payrolls are likely to decline in 2010 in part because demand for many factory goods remains soft. More factory jobs are also likely to leave the area as companies continue to shift production to lower cost locations. While no plant closures or cutbacks have been announced yet for 2010, events scheduled to occur through the end of 2009 include the shutdown of the Sunoco oil refinery in Westville (-450) and a staff reduction at the Valero refinery in Paulsboro (-100). Both plants located in Gloucester County have been running well under capacity because Americans are using less gasoline and because it is often cheaper for oil companies to import refined fuel rather than produce it domestically. The Sunoco facility will continue to operate as a distribution center after manufacturing operations cease.

Construction employment may decline in 2010 if demand for new buildings continues to lag. Based on current conditions, it is not likely that homebuilding or nonresidential building activity will pick up during the next year. Home construction has fallen off partly because there is a large supply of existing housing on the market. Prices for previously occupied homes have been falling in part because of bargains available through foreclosures and "short sales". It will probably be many months before the market absorbs this glut of homes. Homebuilding activity is likely to turn downward in the upcoming months based on building permit data which is an indicator of future demand. According to the U.S. Census Bureau, 1,443 housing units have

been authorized year-to-date through September 2009, 589 fewer than for the same period in the previous year, a decline of 29.0 percent.

An oversupply of existing store, warehouse and office space has worked to depress non-residential building construction. Since the fall of 2008, scores of businesses have closed in the labor area, leaving behind thousands of square feet of vacant space, much of it in prime locations. It is not likely that demand for new buildings will increase until the supply of high-quality vacant space is drawn down. Other factors such as tight credit and the slow economy have also acted as a drag on building construction.

Nonetheless, work is expected to continue into next year on several projects including the Virtua-West Jersey Hospital in Voorhees and a Campbell Soup Co. headquarters office building in Camden. Both of these buildings are expected to be completed in 2011. Also now under construction and slated for completion in summer 2010 is the Cooper Town Center shopping center in Somerdale, which is being built partly from new construction and partly from existing buildings at the defunct Lion's Head Plaza shopping center. Walmart and LA Fitness have signed leases to anchor this location. Other projects at shopping centers undergoing redevelopment are also on track for completion next year. The first example is the Boulevard at Voorhees Town Center (Camden County). This mixed-use project is being built as part of the redevelopment of the former Echelon Mall, which has been renamed the Voorhees Town Center. The Boulevard is a main street development with retail stores on the ground floor and residences on the upper floors. The second is a University of Pennsylvania Health System outpatient building that is being built on the site of a former Caldor department store in Woodbury.

The Camden Labor Area's unemployment rate will probably remain near the state's rate in 2010. Since it usually takes a while after business conditions begin to improve for the economy to create significant numbers of new jobs, the unemployment rate could likely remain relatively high in the area and state in the upcoming year.

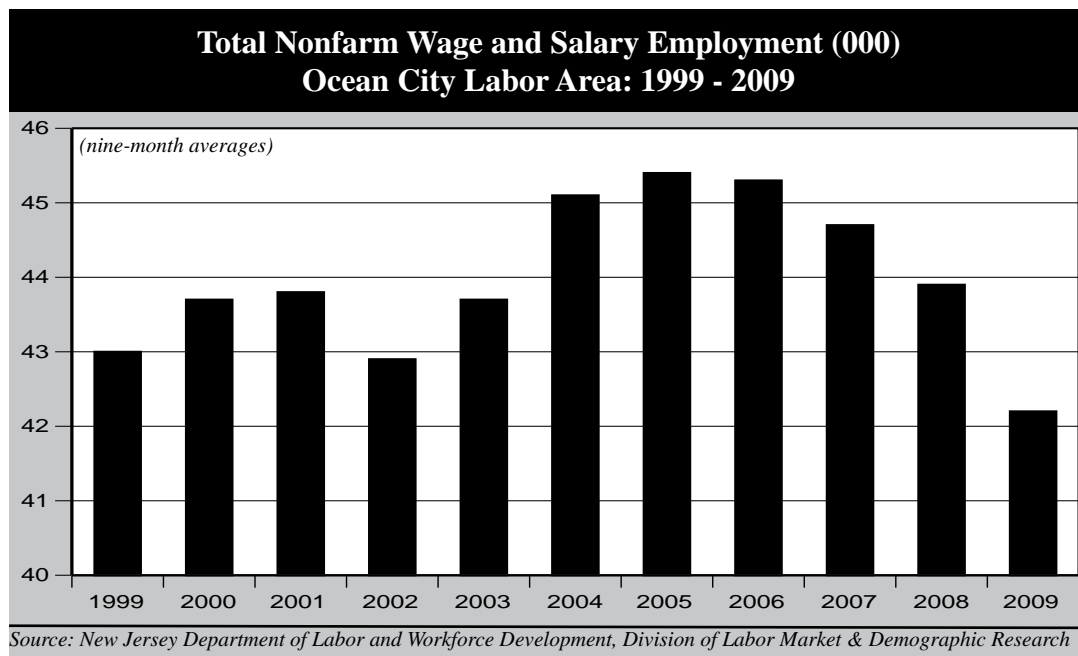
*For more information on the Camden Labor Area please contact Paul Bieksza, by email at [pbieksza@dol.state.nj.us](mailto:pbieksza@dol.state.nj.us) or call (609) 292-2742.*

## **Ocean City Labor Area Review of 2009 and Outlook for 2010**

(Cape May County)

*by Chester E. Sherman, Bureau of Labor Market Information*

The Ocean City Labor Area's level of nonfarm payroll employment, which has been slipping lower since peaking at an average 45,400 in 2005, continued falling to an average 42,200 for the first nine months of 2009, a drop of 1,700 or 3.9 percent from the same period a year ago. In comparison, employment in the state declined by 3.1 percent. Most of the county's over-the-year job losses can be attributed to the impact of the national recession that officially began in December 2007.



Cape May County's over-the-year job loss was concentrated in accommodation and food services (-1,200) and retail trade (-400), although employment among goods producers (construction and manufacturing) also retreated by -200 jobs during the period. Accommodation and food services together with providers of amusement and recreation services (an unpublished component) make up the county's largest and most seasonally volatile industry sector — leisure and hospitality. Estimating this sector's monthly employment level, which can quadruple from winter low to summer peak, utilizing a relatively small sample of employers can be problematic. Revisions to these monthly estimates based on unemployment insurance tax records will be made early in 2010. Except for the sharp drop of 1,200 in 2009, which reduced job levels to an average 8,000, employment in accommodation and food services fluctuated within a relatively narrow range of 9,100 to 9,600 from 1999 to 2008. At least some of the job loss in accommodation over the past ten years is a reflection of new condominium developments replacing older hotels and motels in the Wildwoods.

The decline in retail trade employment during 2009 is the largest since payrolls peaked at 7,400 in both 2005 and 2006. The opening of the Grande Shopping Center and a Wal-Mart (both along Route 9 in Middle Township) helped keep retail payrolls in the 7,300-to-7,400 range from 2005 to 2007. Most of the recent losses in retail employment can be traced to the recession's impact on consumer spending (among both tourists and year round residents) and competitive pressures associated with these new retail developments. The most significant retail development in the county during 2009 was the opening of a new ShopRite supermarket in Upper Township that created 250 jobs.

Although the labor area's estimates of nonfarm employment are not sufficiently detailed to verify an over-the-year decline in construction payrolls, it is likely there were fewer jobs in this industry compared to a year ago as both residential and nonresidential building activity remained sluggish in 2009. Based on residential building permit data for the county from the US Census Bureau, the number of housing units authorized for construction declined to a total of 216 through the first nine months of 2009, down by 111 or 33.9 percent from the same period a year ago. The current rate of residential construction pales in comparisons to the average 1,524 dwelling units authorized during the same 9-month periods from 2004 to 2006. According to

the state Department of Community Affairs, the estimated cost of all nonresidential construction in Cape May County through the first seven months of 2009 (latest available data) was \$25.6 million, down by 23.8 percent from the same period a year ago.

The decline in Cape May County's nonfarm payrolls helped increase the county's unemployment rate to an average 10.9 percent through the first nine months of 2009, up from an average 7.3 percent for the same period a year ago. In comparison, the state's unemployment rate rose to an average 8.9 percent from 5.2 in 2008. Sharp seasonal swings in employment largely concentrated in the hospitality and other tourism-related industries tend to keep the labor area's unemployment rates higher than the state's. On average, the number of unemployed Cape May County residents increased to an estimated 6,300 in 2009, a jump of 2,100 or 50 percent from 2008.

Cape May County's economy is largely dependent on tourism, particularly summer tourism. In that regard, New Jersey Travel and Tourism officials say travel expenditures in Cape May County declined by \$5 million in 2008, a drop of 3.7 percent from 2007 and the first setback since 1994. More recently, an informal, mid-season survey of tourist activity conducted by the New Jersey Department of Labor and Workforce Development found the state's shore resorts facing a list of obstacles in 2009 very similar to those of the year before. An ongoing recession, depressed real estate values, tight credit, high unemployment and low consumer confidence were factors that adversely impacted shore tourism for the second straight year. A rain-plagued June and below average weather conditions throughout much of the summer is another reason that tourist activity was down among most New Jersey shore resorts in 2009. Give last minute, budget conscious vacation planners a rainy forecast and the likely result is shorter stays, less than full occupancy on weekends and slower mid-week periods.

Opinions vary as to whether or not the state's coastal resorts benefited this year from the "staycation" phenomena: a trend some travel experts say kept those with financial or employment concerns from traveling to more distant vacation destinations. Since the Jersey Shore is "closer to home" to literally tens of millions within the Mid-Atlantic Region, the state's coastal resort communities may have weathered this year's summer season somewhat better than more distant vacation destinations. On average, New Jersey, Pennsylvania and New York residents account for 70-to-80 percent of the shore's customer base during the summer months. Although the state's coastal resort communities may be benefiting from their proximity, the survey found many shore vacationers were waiting until the last minute to book reservations, watching their wallets more so than ever, and looking to negotiate over prices and fees like never before.

The number of Canadian visitors to the state's southern shore resorts remained strong in 2009. Favorable currency rates are seen as the primary reason for the increase in Canadian visitors during the past several years. However, in several of the county's resort communities, vacancy rates for vacation rental properties and other lodgings continued to be above average during the summer of 2009. Above average vacancy rates are at least partially a reflection of supply having grown faster than demand in recent years. This is particularly true in the Wildwoods, where rising real estate values in the 1990s and earlier in the new millennium resulted in the demolition of many older hotels and motels that were replaced with condominiums.

Partially in response to the loss of these hotel and motel lodgings, and in an attempt to compliment the city's new convention center, Wildwood officials have approved plans for at least six high-rise hotel/condominium developments in the vicinity of the new center. Although two of these planned developments, which feature several hundred hotel rooms and condo-

miniums in structures that exceed 20 stories, have received the needed approvals, securing the necessary financing would appear to be the remaining obstacle.

Financing difficulties may be holding up a planned \$175-million, hotel/water park development in North Wildwood as well. The project, which would incorporate the city-owned Seaport Pier, features a 425-room hotel and a 90,000-sq.ft. indoor water park. A development for which financing should not be a problem in 2010 is a new \$10 million convention center in Cape May City. Voters have approved a bond issue for the project, which should be completed in time for the 2011 summer season.

A major infrastructure project that began construction in September 2009 with the help of federal stimulus money is the \$250 million second phase of the Route 52 causeway reconstruction. The rebuilding of the 2-mile long causeway that connects Somers Point in Atlantic County with Ocean City in Cape May County will employ as many as 500 construction workers over the course of the next three years.

Conditions in the county's commercial fishing industry appear on the upswing according to the National Oceanic and Atmospheric Administration. Fishermen out of the Port of Cape May landed \$73.7 million worth of seafood in 2008 (latest data available) making it the fourth largest port in the nation. Scallops accounted for 75 percent of the catch and fishermen credit federal government regulations with boosting the harvest.

The outlook for employment growth and economic development in the Ocean City Labor Area during 2010 is poor, especially when compared to some years earlier in the new millennium. However, it does appear that efforts to avert a deeper and longer-lasting national recession are having an affect. While there are some indications that the national recession may be ending, most economic experts agree that improvements in the labor market will lag well behind the start of economic recovery.

***For more information on the Ocean City Labor Area, please contact Chester Sherman, by e-mail at [csherman@dol.state.nj.us](mailto:csherman@dol.state.nj.us) or call 609-292-7281.***

## **Salem Labor Area Review of 2009 and Outlook for 2010 (Salem County)**

*by Bridget Brinson, Bureau of Labor Market Information*

Between January 2009 and September 2009, total nonfarm wage and salary employment in the Salem Labor Area averaged 22,700 up from 22,500 during the same period in 2008, a net increase of 200 jobs. While payrolls in the labor area grew by 0.9 percent, statewide employment posted a decline of 3.1 percent.

Industry sectors that registered job gains were professional and business services (+200), educational and health services (+200) and government (+100). The gain in government was due to increased employment at the local level (+200). Industries which recorded a decline include other services (-200) and manufacturing (-100). In trade, transportation & utilities, gains in transportation, warehousing & utilities (+100) were offset by losses in the retail trade (-100) component.



During the first nine months of 2009, the unemployment rate in Salem County averaged 10.4 percent. In comparison, the state's unemployment rate averaged 8.9 percent over the same time period.

The outlook for the labor area is cautiously optimistic due to new employment opportunities being planned in Salem County from the end of 2009 through 2010. In local government, the Salem County Correctional Facility, located in Mannington Township will hire recruits at the end of this year and plans to hire more by the end of 2010. Jobs could also be added in the trade, transportation & utilities supersector when Manfredi Cold Storage opens a facility in the Gateway Business Park in Oldsmans Township in December 2009. The company handles fruit, vegetables and assorted foods from 22 nations, transporting the goods to Eastern and Midwestern states. In leisure and hospitality, a Dunkin' Donuts/Subway franchise is scheduled to open in January 2010 on North Broadway in Pennsville with approximately 15 employees.

Construction payrolls should benefit from the building of the previously mentioned Manfredi Cold Storage facility and other projects in the pipeline; including National Freight's plans to build a one million-sq.ft. distribution center at Gateway Business Park. Approximately 20 workers will be hired when the facility is completed in 2010.

Continued work on the Harvest Point Apartments being built in Salem City should also boost jobholding in construction. Plans call for 260 new and refurbished units to be built to replace 276 deteriorating units at the Whispering Waters Apartment Complex located off of Grieves Parkway along Salem's east side. Phase I, which is due to be completed in December 2009, includes leveling and rebuilding six of the complex's 18 buildings, and refurbishment of five others. Phase II consists of razing the remaining structures and building them anew from the ground up. The second phase of the project will also include a community center.

The number of housing units authorized for construction in Salem County, one of the state's most rural counties, has traditionally been low, averaging 180 per year in the 1980s and 146 in the 1990s. During the current decade, residential permits peaked in 2004 when the number of housing units authorized for construction reached 334 due in part to the favorable credit terms available in the earlier part of the decade. Since then, the number of planned residential housing units in the county dropped to 198 (-40.7%) in 2008. Through the first nine months of 2009 the housing industry in the county has declined even further with only 41 units planned compared to the 178 units authorized through September of 2008. If the credit conditions improve and the housing demand increases in the nation and the state in the upcoming year, total building permits may also rise slightly in the labor area.

***For more information on the Salem Labor Area, please contact Bridget Brinson, by e-mail at [bridget.brinson@dol.state.nj.us](mailto:bridget.brinson@dol.state.nj.us) or call 609-292-0450.***

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## **Vineland/Millville/Bridgeton Labor Area Review of 2009 and Outlook for 2010** (Cumberland County)

*by Bridget Brinson, Bureau of Labor Market Information*

Based on nine-month averages, total nonfarm wage and salary employment in the Vineland/Millville/Bridgeton Labor Area is at its lowest level in five years. From January to September 2009 nonfarm payrolls averaged 61,000, down from 61,700 over the same nine-month period in 2008. However, the 1.1 percent employment decline recorded in the labor area was less than the 3.1 percent decline recorded statewide.

Manufacturing payrolls declined by 400 to reach an average of 8,700 in 2009. Like the state, area jobholding in manufacturing is at its lowest level in the past five years; its payrolls are down from a high of 10,000 in 2004. Contributing to the loss, Gerresheimer Glass Inc., a glass and plastic manufacturer in Millville, laid off 150 workers in September due to a decline in product demand. Also in September, Rennoc Corporation, a team outerwear business located in Vineland, closed idling approximately 50 employees. The company was sold to a firm in Ohio.

Natural resources, mining and construction payrolls declined by 300 jobs to reach their lowest level (2,800) in the last five years. Other industry losses were reported in retail trade, professional and business services (-200 each), information, financial activities and other services (-100 jobs each).

The only supersectors to report job growth were educational and health services (+200) and government (+600 jobs). All of the increase in government jobholding occurred in the local government component. Increases in local government could be attributed in part to the opening of the first charter school in Cumberland County. The Vineland Public Charter School, a kindergarten through second-grade school, opened in August at the start of the 2009-2010 school year with an enrollment of 90 students. It is located along East Landis Avenue in Vineland. Also, the Millville school board approved the creation of more than 60 full- and part-time district jobs, most of which are teaching and teachers' aide positions. All of the new jobs will be temporary and funded with \$1.7 million in federal stimulus money the school district has received from the U.S. American Recovery and Reinvestment Act of 2009.

The Vineland/Millville/Bridgeton Labor Area's unemployment rate averaged a recession-related 12.2 percent over the first nine months of 2009, more than four percentage points higher than the 7.6 percent reported over the same period a year ago. Similarly, the statewide unemployment rate rose from 5.2 percent in 2008 to 8.9 percent in 2009.

Throughout the remainder of 2009 and during 2010, the labor area may see moderate job growth in some sectors. Manufacturing is one sector expected to experience improvement in the coming months. Developments that will aide payrolls are the planned opening of a solar panel plant and a grout manufacturing operation, both in Millville. IPP Solar, a New York company is partnering with Italian-based solar panel producer MX Group to produce solar panels at a retrofitted glass factory. The factory, which will operate as MX USA, could open by March 2010 and is expected to create between 250 and 300 jobs. According to New Jersey's Board of Public Utilities, New Jersey ranks second behind only California for the most solar installations in the country. Additionally, MAPEI, an international manufacturer of building

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materials, plans to open a grout manufacturing operation in Millville. Approximately 20 jobs will be created when Phase I of MAPEI's operation opens in 2010.

Plans for hotel development could add a significant number of new jobs to Cumberland County's leisure and hospitality payrolls in the coming year. Since the opening of the New Jersey Motorsports Park in Vineland during 2008, the lack of hotel rooms in Cumberland County has become obvious. Four hotels are scheduled to open during 2010 to meet the increased demand. Hampton Inn & Suites is building a five-story, 130-room hotel Vineland, construction could be completed in November 2009. Marriott plans to construct two hotels in the area, a 120-room TownPlace Suites and a 118-room Fairfield Inn and Suites, which could be completed in mid-to-late- 2010. Also, a Home2 Suites hotel, an extended-stay brand operated by Hilton, is planned for Millville. These four hotels should add approximately 130 employees to area payrolls by the end of 2010. In addition, a new privately-owned restaurant named Mori's is under construction in Vineland. Roughly 60 jobs will be created when the restaurant opens in April 2010.

Employment may increase in the trade, transportation and utilities sector primarily due to planned openings of retail establishments during the coming year. The fall 2009 opening of a Walgreens pharmacy in Bridgeton will bring nearly 30 jobs to the area and a CVS pharmacy under construction in Vineland is expected to open in March 2010 with about 20 employees.

Educational and health services employment is expected to rise mainly because of gains at specialized care and medical health centers. Premier Orthopedic and Sports Medicine plans to open in Vineland in October creating about 25 jobs. In addition, assisted living units are planned as part of the Newcomb Allied Medical Health Center in Vineland. About 20 employees could be hired when the units open to patients in July 2010.

Construction employment will most likely increase in the Vineland/Millville/Bridgeton Labor Area in 2010, especially due to planned building in Millville. In addition to the above-mentioned hotels, nearly \$9 million repairs and upgrades to the municipal sewer utility are planned. The project will be completed in three phases, and completion of Phase 1, which is expected to take about a year, could provide roughly 80 full-time construction jobs. A proposal to build a new middle school in Vineland could also add to payrolls. The \$27 million construction project could begin by the end of 2009 and is slated for completion in September 2011.

Single-family homebuilding in the labor area may decline somewhat in the coming year based on the residential building permits trend since 2006. Residential housing units authorized for construction are down 33.7 percent this year compared to the same period in 2008 January through September. Any employment losses in residential construction could be offset by gains in nonresidential building construction.

In 2010, the unemployment rate in Cumberland County will most likely follow historic trends and remain somewhat higher than in the state.

***For more information on the Vineland-Millville-Bridgeton Labor Area, please contact Bridget Brinson, by e-mail at [bridget.brinson@dol.state.nj.us](mailto:bridget.brinson@dol.state.nj.us) or call 609-292-0450.***

Table 1

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## Change in Employment by Industry Supersector New Jersey and Labor Areas: 2008 — 2009

in thousands, based on nine-month averages

<u>Labor Area (counties)</u>	Goods Producing					Service Providing	
	<u>Total Nonfarm</u>	<u>Private Sector</u>	<u>Total Goods Producing</u>	<u>Natural Resources, Mining and Construction</u>	<u>Manufacturing</u>	<u>Total Service Providing</u>	<u>Trade, Transportation and Utilities</u>
<b>New Jersey</b>	-127.0	-125.1	-48.6	-20.7	-27.9	-78.4	-23.9
<b>Atlantic City</b> (Atlantic)	-6.3	-5.7	-2.0	-1.4	-0.6	-4.3	-0.8
<b>Bergen-Hudson-Passaic</b> (Bergen, Hudson & Passaic)	-23.6	-26.5	-10.3	-5.5	-4.8	-13.3	-4.9
<b>Camden</b> (Burlington, Camden & Gloucester)	-21.1	-22.4	-4.0	-2.0	-2.0	-17.1	-6.5
<b>Edison</b> (Middlesex, Monmouth, Ocean & Somerset)	-33.7	-30.6	-8.8	-4.8	-4.0	-24.9	-13.7
<b>Newark-Union</b> (Essex, Morris, Sussex, Union & Hunterdon)	-18.4	-18.0	-9.0	-2.1	-6.9	-9.4	-3.7
<b>Ocean City</b> (Cape May)	-1.7	-1.6	-0.2	N/A	N/A	-1.5	-0.3
<b>Salem</b> (Salem)	0.2	0.1	-0.1	0.0	-0.1	0.3	0.0
<b>Trenton-Ewing</b> (Mercer)	-5.3	-2.0	-0.9	-0.4	-0.5	-4.4	0.0
<b>Vineland-Millville-Bridgeton</b> (Cumberland)	-0.7	-1.3	-0.7	-0.3	-0.4	0.0	-0.3
<b>Warren</b> (Warren)	-0.7	-0.7	-0.4	-0.1	-0.3	-0.3	-0.3

Service Providing (cont.)							Public
<u>Labor Area (counties)</u>	Professional and Educational and Leisure and Other						<u>Government</u>
	<u>Information</u>	<u>Financial Activities</u>	<u>Business Services</u>	<u>and Health Services</u>	<u>Hospitality</u>	<u>Services</u>	
<b>New Jersey</b>	-3.9	-14.2	-36.7	7.5	-5.1	-0.2	-1.9
<b>Atlantic City</b> (Atlantic)	-0.1	0.0	-0.5	0.3	-2.7	0.1	-0.6
<b>Bergen-Hudson-Passaic</b> (Bergen, Hudson & Passaic)	-1.6	-4.6	-7.3	3.1	-1.5	0.6	2.9
<b>Camden</b> (Burlington, Camden & Gloucester)	-0.8	-1.3	-7.5	0.8	-3.3	0.2	1.3
<b>Edison</b> (Middlesex, Monmouth, Ocean & Somerset)	-1.8	-0.5	-11.7	2.9	3.4	-0.4	-3.1
<b>Newark-Union</b> (Essex, Morris, Sussex, Union & Hunterdon)	-0.8	-2.2	-8.4	0.6	6.5	-1.0	-0.4
<b>Ocean City</b> (Cape May)	N/A	N/A	N/A	0.1	-1.1	N/A	-0.1
<b>Salem</b> (Salem)	0.0	0.0	0.2	0.2	0.0	-0.2	0.1
<b>Trenton-Ewing</b> (Mercer)	-0.1	0.0	-0.6	-0.3	-0.2	0.1	-3.3
<b>Vineland-Millville-Bridgeton</b> (Cumberland)	-0.1	-0.1	-0.2	0.2	0.0	-0.1	0.6
<b>Warren</b> (Warren)	0.0	0.0	-0.2	-0.5	0.7	0.0	0.0

Source: New Jersey Department of Labor and Workforce Development, Division of Labor Market &amp; Demographic Research. N/A: Not Available

Table 2

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# Percent Change in Employment by Industry Supersector New Jersey and Labor Areas: 2008 — 2009

percentage, based on nine-month averages

<u>Labor Area (counties)</u>				<u>Goods Producing</u>		<u>Service Providing</u>	
	<u>Total Nonfarm</u>	<u>Private Sector</u>	<u>Total Goods Producing</u>	<u>Natural Resources, Mining and Construction</u>	<u>Manufacturing</u>	<u>Total Service Providing</u>	<u>Trade, Transportation and Utilities</u>
<b>New Jersey</b>	-3.1	-3.7	-10.4	-12.4	-9.2	-2.2	-2.8
<b>Atlantic City</b> (Atlantic)	-4.2	-4.5	-19.0	-19.7	-17.6	-3.1	-3.6
<b>Bergen-Hudson-Passaic</b> (Bergen, Hudson & Passaic)	-2.6	-3.4	-10.1	-17.0	-6.9	-1.7	-2.3
<b>Camden</b> (Burlington, Camden & Gloucester)	-3.9	-5.0	-5.7	-8.1	-4.4	-3.7	-5.4
<b>Edison</b> (Middlesex, Monmouth, Ocean & Somerset)	-3.2	-3.4	-7.6	-10.7	-5.6	-2.7	-6.0
<b>Newark-Union</b> (Essex, Morris, Sussex, Union & Hunterdon)	-1.8	-2.1	-7.1	-4.9	-8.3	-1.0	-1.8
<b>Ocean City</b> (Cape May)	-3.9	-4.7	-6.1	N/A	N/A	-3.7	-3.6
<b>Salem</b> (Salem)	0.9	0.6	-2.4	0.0	-3.4	1.6	0.0
<b>Trenton-Ewing</b> (Mercer)	-2.2	-1.1	-5.8	-6.5	-5.3	-1.9	0.0
<b>Vineland-Millville-Bridgeton</b> (Cumberland)	-1.1	-2.8	-5.7	-9.7	-4.4	0.0	-2.4
<b>Warren</b> (Warren)	-1.8	-2.2	-5.1	-4.8	-5.2	-1.0	-3.5

<u>Service Providing (cont.)</u>							<u>Public</u>
<u>Labor Area (counties)</u>	<u>Professional and Business Services</u>						<u>Government</u>
	<u>Information</u>	<u>Financial Activities</u>	<u>Business Services</u>	<u>Educational and Health Services</u>	<u>Leisure and Hospitality</u>	<u>Other Services</u>	
<b>New Jersey</b>	-4.2	-5.2	-5.9	1.3	-1.5	-0.1	-0.3
<b>Atlantic City</b> (Atlantic)	-9.1	0.0	-4.8	1.6	-4.9	2.2	-2.7
<b>Bergen-Hudson-Passaic</b> (Bergen, Hudson & Passaic)	-6.9	-6.2	-5.3	2.3	-2.4	1.5	2.4
<b>Camden</b> (Burlington, Camden & Gloucester)	-9.1	-4.0	-10.2	1.0	-7.9	0.8	1.5
<b>Edison</b> (Middlesex, Monmouth, Ocean & Somerset)	-6.0	-0.8	-6.7	2.0	4.0	-0.8	-2.1
<b>Newark-Union</b> (Essex, Morris, Sussex, Union & Hunterdon)	-3.7	-2.9	-5.0	0.4	9.2	-2.1	-0.2
<b>Ocean City</b> (Cape May)	N/A	N/A	N/A	2.2	-9.7	N/A	-1.0
<b>Salem</b> (Salem)	0.0	0.0	10.5	6.2	0.0	-33.3	2.2
<b>Trenton-Ewing</b> (Mercer)	-1.6	0.0	-1.6	-0.7	-1.4	1.0	-4.9
<b>Vineland-Millville-Bridgeton</b> (Cumberland)	-9.1	-5.6	-5.4	2.1	0.0	-4.5	4.1
<b>Warren</b> (Warren)	0.0	0.0	-6.9	-7.5	23.3	0.0	0.0

Source: New Jersey Department of Labor and Workforce Development, Division of Labor Market &amp; Demographic Research. N/A: Not Available



## Comparative Economic Indicators: New Jersey and United States

New Jersey Data (Seasonally adjusted)			Latest Data	Data Series	Page Number	Year-to-Date % change from year ago (Unadjusted)	
Latest Month	Month Ago	Year Ago				NJ	US
\$435,572	\$434,372	\$445,139	2 <sup>nd</sup> Quarter 09	Personal Income (millions)*	----	-2.2	-2.1
32,897	48,548	43,769	Sep	New Vehicle Registrations***	S-16	-23.4	-27.3
1,109	914	1,386	Sep	Dwelling Units Authorized**	S-14	-41.8	-44.5
3,918.0	3,919.8	4,037.4	Oct	Nonfarm Payroll Employment (000)	S-6	-3.1	-3.8
3,268.5	3,272.9	3,382.9	Oct	Private Sector Employment (000)	S-6	-3.6	-4.6
140.1	138.5	161.8	Oct	Construction Employment (000)	S-6	-12.6	-13.1
274.2	272.6	292.5	Oct	Manufacturing Employment (000)	S-8	-9.0	-10.9
836.9	839.1	855.2	Oct	Trade, Transportation & Utilities Employment (000)	S-8	-12.6	-7.9
88.9	89.2	90.7	Oct	Information Employment (000)	S-8	-2.7	-4.7
252.8	255.8	264.4	Oct	Financial Activities Employment (000)	S-10	-5.2	-4.7
576.5	580.1	606.3	Oct	Professional & Business Services Employment (000)	S-10	-5.9	-6.0
593.9	593.1	599.8	Oct	Educational & Health Services Employment (000)	S-10	1.0	2.2
338.3	338.6	344.3	Oct	Leisure & Hospitality Employment (000)	S-12	-1.5	-2.2
165.2	164.2	166.2	Oct	Other Services Employment (000)	----	-0.2	-2.1
649.5	646.9	654.5	Oct	Total Government Employment (000)	----	-0.3	0.1
439.2	445.9	271.8	Oct	Total Unemployment (000)	S-2	71.4	65.0
9.7	9.8	6.0	Oct	Total Unemployment Rate (%)	S-4	----	----
195.9	200.5	150.0	Oct	Insured Unemployment Volume (000)	S-18	60.7	88.2
5.1	5.2	3.8	Oct	Insured Unemployment Rate (%)	S-18	----	----
41.4	41.5	40.8	Oct	Average Factory Workweek (hours)**	S-26	-1.2	-3.2
18.07	18.23	17.73	Oct	Average Factory Hourly Earnings**	S-26	3.0	2.7
748.10	756.55	723.38	Oct	Average Factory Weekly Earnings**	S-26	1.8	-0.6

*Notes: See pages S-29 to S-32 for notes on indicators' series. (Private service-providing data are found in 13-month tables on page S-21.)*

\* Latest Month - 2<sup>nd</sup> Qtr. 2009; Month Ago - 1<sup>st</sup> Qtr. 2009; Year Ago - 2<sup>nd</sup> Qtr. 2008 (annualized data)

\*\* Not seasonally adjusted.

\*\*\* Includes only total new cars and new light trucks/vans (weight class 0-10,000 lbs.) registered in NJ.

## Economic Situation: The Nation

After declining in five of the six previous quarters, the national economy expanded during the third quarter of 2009, reflecting an upturn in consumer spending and the first quarterly gain in residential investment since 2005. The labor market, however, remained weak as employment continued to trend down, albeit at a slower pace, and the jobless rate rose

to its highest level since April 1983. Retail sales rose in October, driven by a surge in auto sales, while higher auto and energy prices helped fuel a modest increase in consumer prices. Sales of existing homes reached their highest level in two years helped by a first-time home buyer tax credit and historically low mortgage rates.

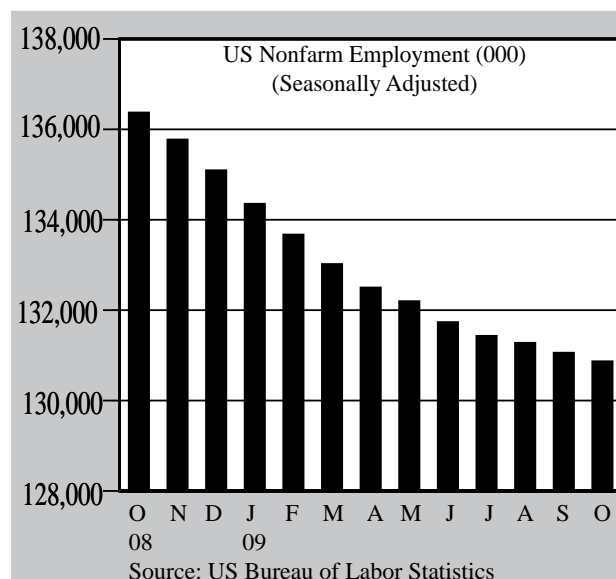
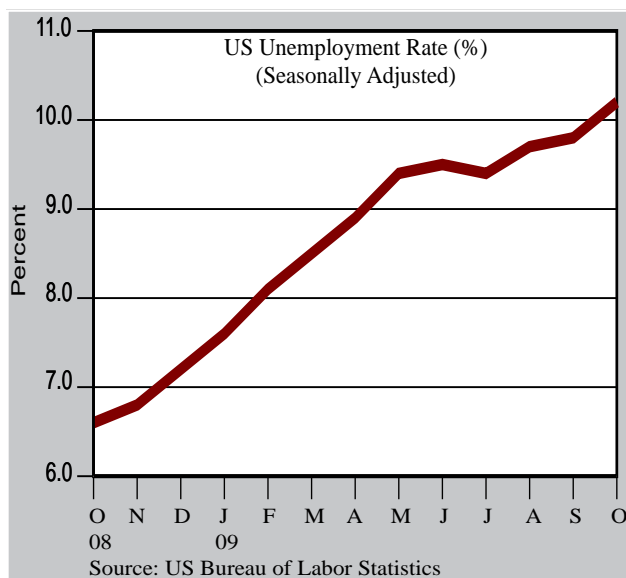
According to preliminary estimates, gross domestic product (GDP) increased during the third quarter by 2.8 percent following a decline of 0.7 percent in the second quarter and negative growth in five of the six most recently completed quarters. It was the largest increase in GDP since the third quarter of 2007 when the economy grew by 3.6 percent. With government-supported auto rebates and

first-time home buyer tax credits, consumer spending rebounded by 2.9 percent compared with a decrease of 0.9 percent in the prior quarter. Spending on housing rose by 19.5 percent following declines in each of the previous 14 quarters.

The unemployment rate surged ahead in October to 10.2 percent from 9.8 percent in September, reaching double-digits for the first time since 1983. Since the recession began in December 2007, the jobless rate has risen by 5.3 percentage points and the number of unemployed persons has more than doubled to 15.7 million. The number of long-term unemployed remained high with 5.6 million workers reported to be jobless for 27 weeks or more.

Employment declined by 190,000 in October and has fallen by 7.3 million since the start of the recession. Job losses averaged 188,000 per month during the past three months compared with 357,000 during the previous three months and average declines of 645,000 per month from November 2008 to April 2009.

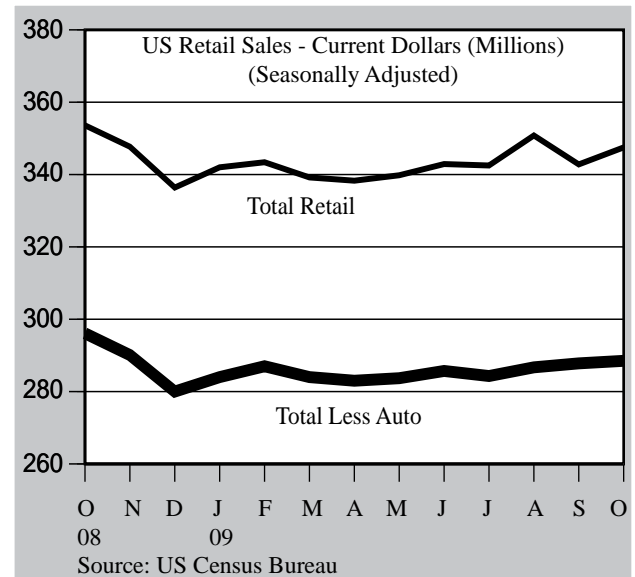
The largest monthly employment losses occurred in construction (-62,000), manufacturing (-61,000) and retail trade (-40,000). Since the onset of the recession, employment in construction and manufacturing has fallen by 1.6 and 2.1 million, respectively. Health care employment continued to increase in October (+29,000) with the industry adding 597,000 jobs since the start of the recession. Temporary help services rose by 34,000 in October, the first significant gain for the industry since December 2007.



## Economic Situation: The Nation

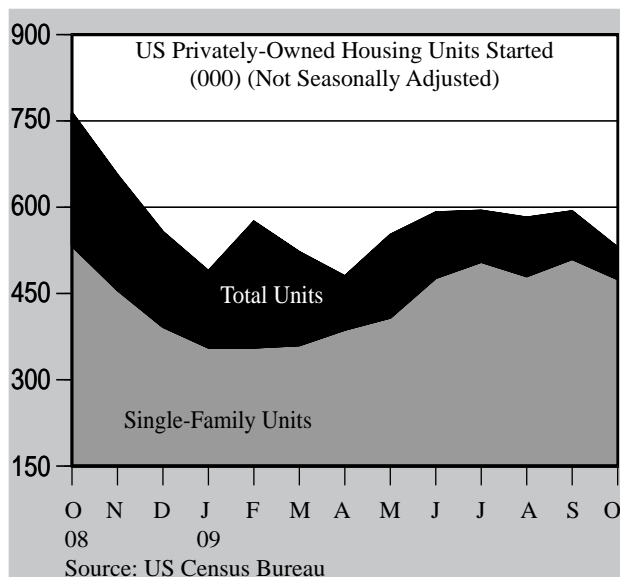
Driven by a monthly surge in auto sales of 7.4 percent, retail sales rose by 1.4 percent in October, after declining 2.3 percent in September. Excluding autos, sales edged up by 0.2 percent. Compared with 2008, retail sales were down by 1.7 percent with sales at gasoline stations and building materials and garden supply dealers each falling by 15.0 percent over the year.

The Consumer Price Index (CPI) rose by 0.3 percent in October, reflecting increases in the indexes for energy and for new and used autos. The energy index rose for the fifth time in the last six months, up by 1.5 percent in October. The core price index, which excludes food and energy, advanced by 0.2 percent, with sharp increases in the indexes for new and used autos accounting for more than 90 percent of the monthly gain. Over the past 12 months, the CPI has decreased by 0.2 percent on a not seasonally adjusted basis, reflecting declines in the indexes for energy (-14.0%) and food (-0.6%), while the index for all items less food and energy was up by 1.7 percent compared with a year ago.



Sales of existing homes rose by 9.4 percent in September to their highest level in more than two years. Helped by a federal tax credit and historically low 30-year mortgage rates averaging just over 5.0 percent during the past year, first-time home buyers accounted for a record 47 percent of home sales during the past year. Sales of existing homes recorded gains during five of the past six months and were up by 9.2 percent compared with a year ago.

The inventory of existing homes fell 7.5 percent during September to the lowest level in more than two and a half years, representing a supply of 7.8 months at current sales rates. However, according to RealtyTrac, foreclosure activity hit record levels during the third quarter of 2009, up 5.4 percent from the second quarter and 22.5 percent from the third quarter of 2008.



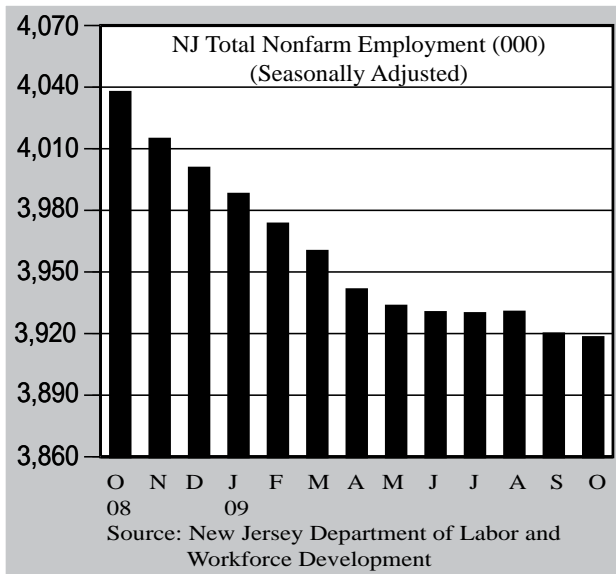
It is hoped that the extension of the first-time home buyers' tax credit until April 30, 2010 will help the market as increasing foreclosures add to the inventory of unsold homes.

The pending home sales index, which is based on contracts signed during the past month, rose in September by 6.1 percent, marking eight consecutive monthly gains.

Housing construction stalled during October, as housing starts fell 10.6 percent to the lowest level since April due to builder uncertainty regarding the extension of the home buyer tax credit. Compared with 2008, housing starts were down by 30.7 percent. Building permits declined by 4.0 percent in October and by 24.3 percent from October 2008.

## Economic Situation: The State

The pace of job losses in New Jersey moderated in October, following the national trend of slowing employment declines. New Jersey's jobless rate declined slightly in October to 9.7 percent after equaling the national unemployment rate of 9.8 percent in September. In contrast, the U.S. rate jumped to 10.2 percent in October. Boosted by the federal tax credit for first-time home buyers, sales of existing homes in the Garden State increased during the third quarter at a faster pace than in the U.S. or Northeast region. Building permits posted a monthly gain in September, but year-to-date totals remained below the level of a year ago. During October, consumer prices remained at or below earlier levels, keeping inflation in check.



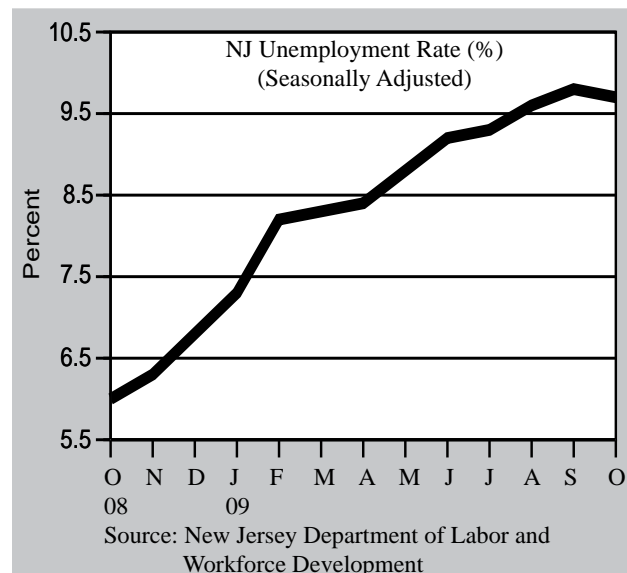
During October, consumer prices remained at or below earlier levels, keeping inflation in check.

Nonfarm employment declined by 1,800 in October to 3,918,000, following a loss of 10,600 jobs in September and a small gain in August of 700. Monthly job losses during the past six months from May through October 2009 averaged 3,900, compared with average employment declines of 16,100 from November 2008 through April 2009.

During October, the largest monthly job losses occurred in professional and business services (-3,600), financial activities (-3,000) and trade, transportation and utilities (-2,200). Employment increased during the month in construction and manufacturing with each industry recording gains of 1,600.

The unemployment rate edged down to 9.7 percent in October from 9.8 percent in September as the number of unemployed persons decreased by 6,700 during the month. In contrast, the national jobless rate increased by 0.4 percentage point in October to 10.2 percent. State unemployment rates were generally higher in October, with 29 states and the District of Columbia recording over-the-month increases, while 13 states registered rate decreases and eight states had no rate change.

The insured unemployment rate (IUR), which is based only on employment covered by unemployment insurance, edged down to 5.1 percent in October from 5.2 percent in September, but was up from 3.8 percent a year ago. The IUR has been trending down since May 2009 when it reached a recessionary peak of 5.9 percent. Other claims measures show that unemployment claims volume during the first 10 months of 2009 was substantially higher than the same period in 2008, with the weekly average of initial claims and the number of claimants exhausting benefits up by 30.5 and 80.3 percent, respectively.

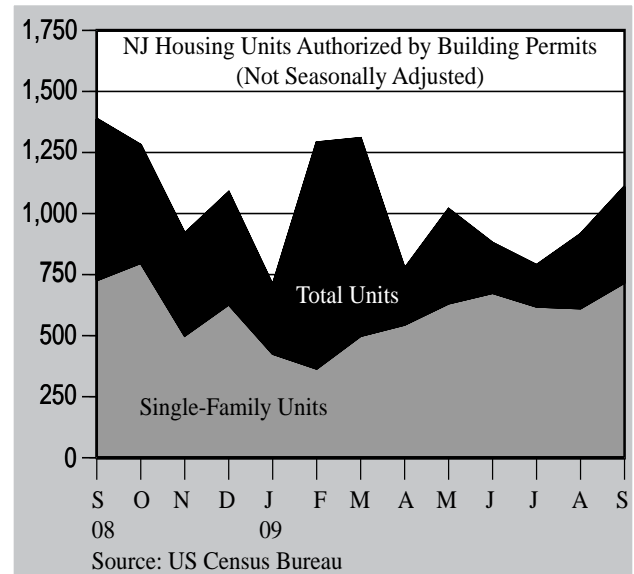


## Economic Situation: The State

The federal tax credit for first-time home buyers helped boost sales of existing homes in the Garden State by 17.6 percent in the third quarter of 2009 compared with the previous quarter. Sales of existing homes were 8.5 percent higher than in the third quarter of 2008. Existing home sales in New Jersey exceeded those in the Northeast region which recorded a quarterly gain of 16.7 percent and an over-the-year increase of 6.9 percent. By comparison, the U.S. rose by 11.4 percent in the third quarter and by 5.9 percent compared with a year ago.

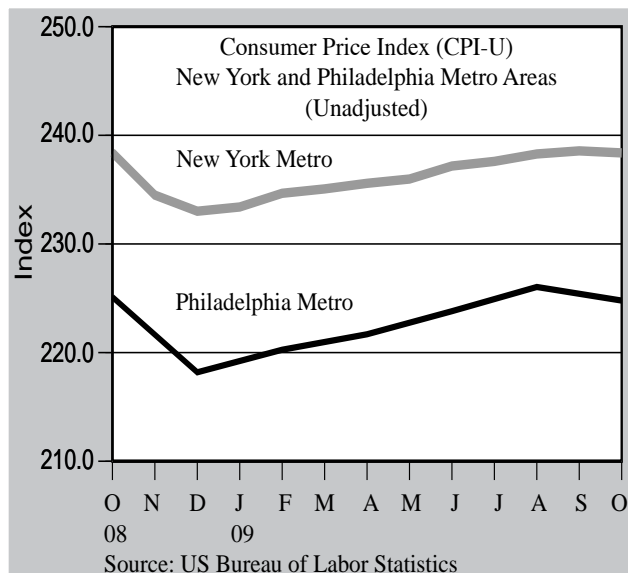
Building permits, which are an indicator of future construction activity, rose by 21.3 percent during September in New Jersey, but year-to-date totals remained well below those for the same period in 2008 (-41.8%). Year-to-date planned homebuilding in the U.S. was down by 44.5 percent during the first nine months of this year.

In the Northeast, housing starts fell by 18.8 percent in October and were 26.3 percent below the level of a year ago. Total building permits remained unchanged in the Northeast from September to October, but permits for single-family homes rose during the month by 2.2 percent. Compared with a year ago, total and single-family building permits were down by 15.8 and 4.1 percent, respectively.



According to RealtyTrac, foreclosure filings rose at a faster pace during the third quarter of 2009 in New Jersey (+44.6%) than in the U.S. (+5.4%) when compared with data from the second quarter. However, New Jersey foreclosure filings were up by just 1.2 percent compared with the third quarter of 2008 while U.S. foreclosure activity increased by 22.5 percent over the year.

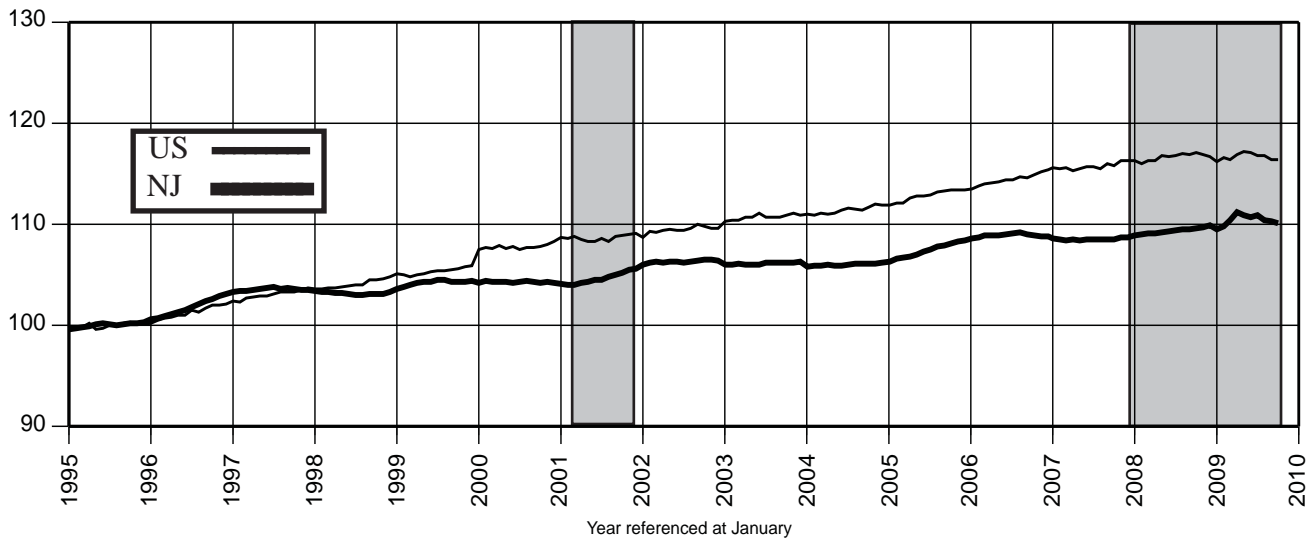
Despite a recent upswing in energy prices, consumer prices remained in check in New Jersey during October. Prices in the area covering northern New Jersey and New York were unchanged on an unadjusted basis from August to October, while those in the southern New Jersey and Philadelphia area declined by 0.6 percent.



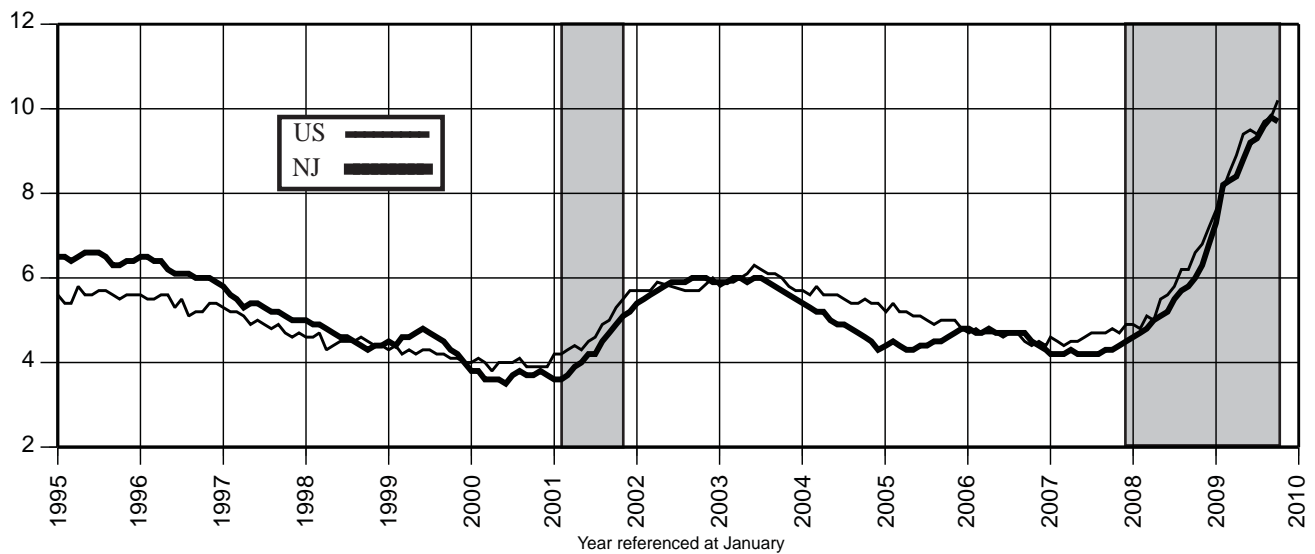
The U.S. city average rose by 0.2 percent over the same period. Compared with a year ago, there was no change in the Consumer Price Index for New York and Northern New Jersey while the index declined by 0.1 percent in the southern New Jersey area. The U.S. city average was down by 0.2 percent compared with October 2008.



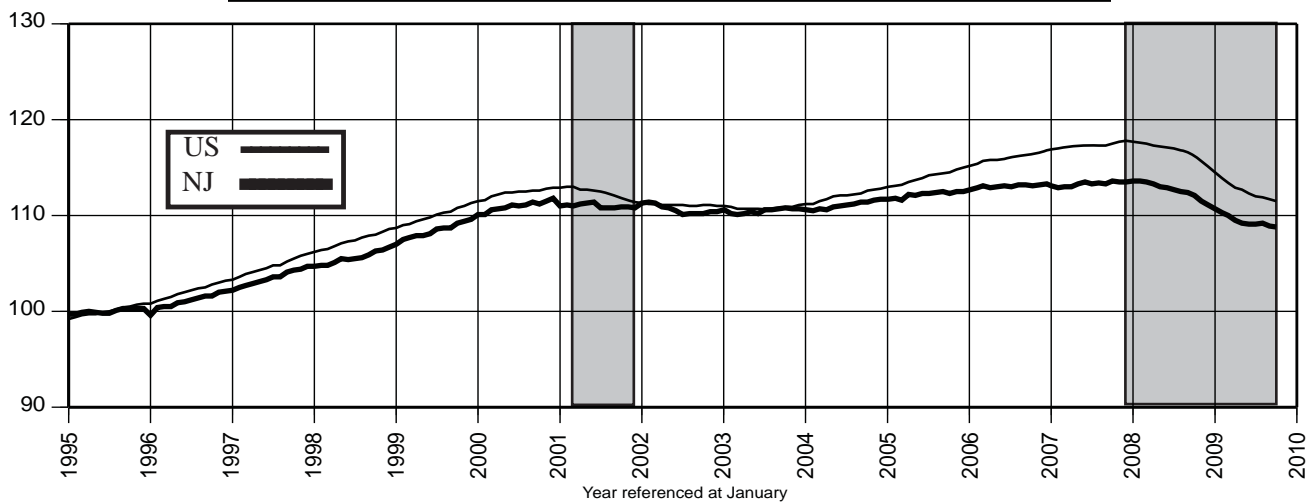
### Civilian Labor Force (1995=100)



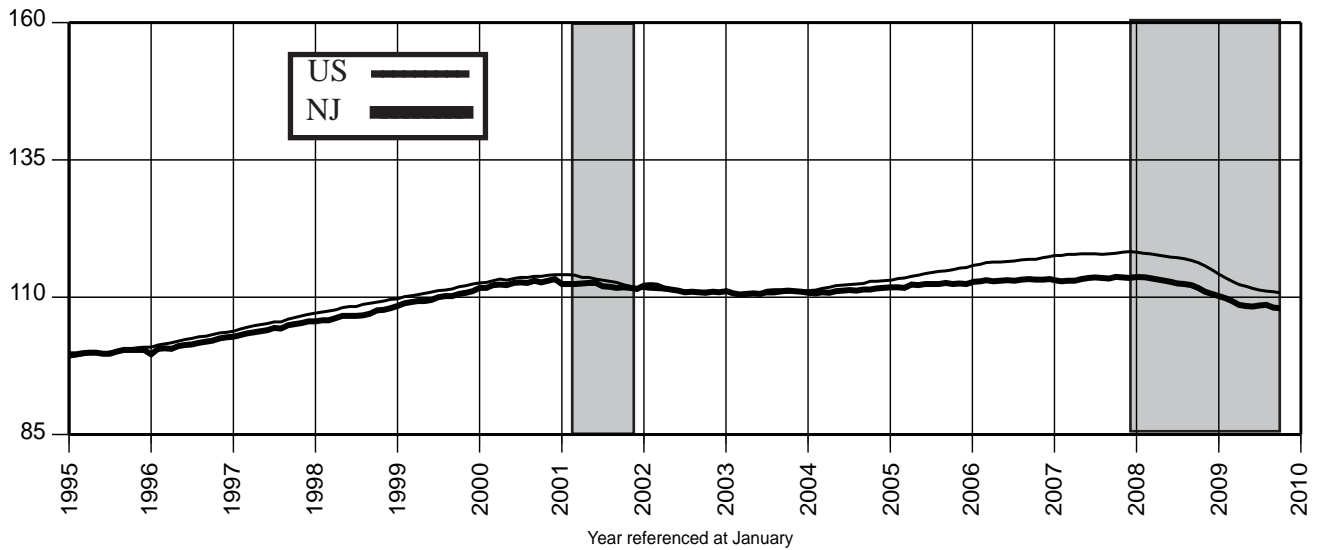
### Unemployment Rate (%)



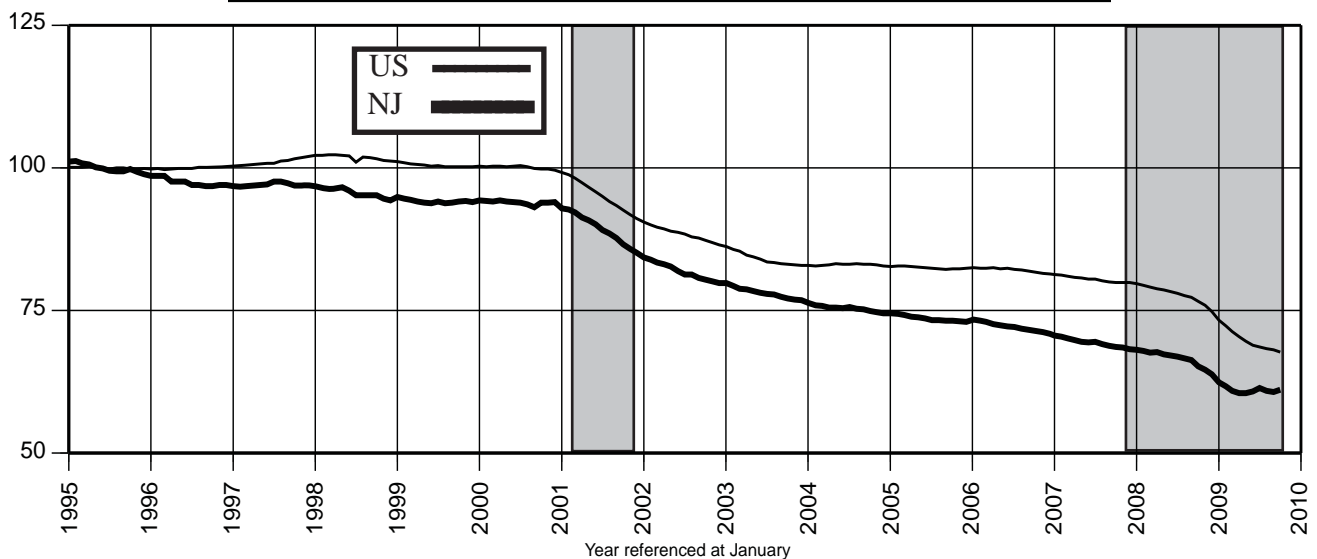
### Nonfarm Payroll Employment (1995=100)



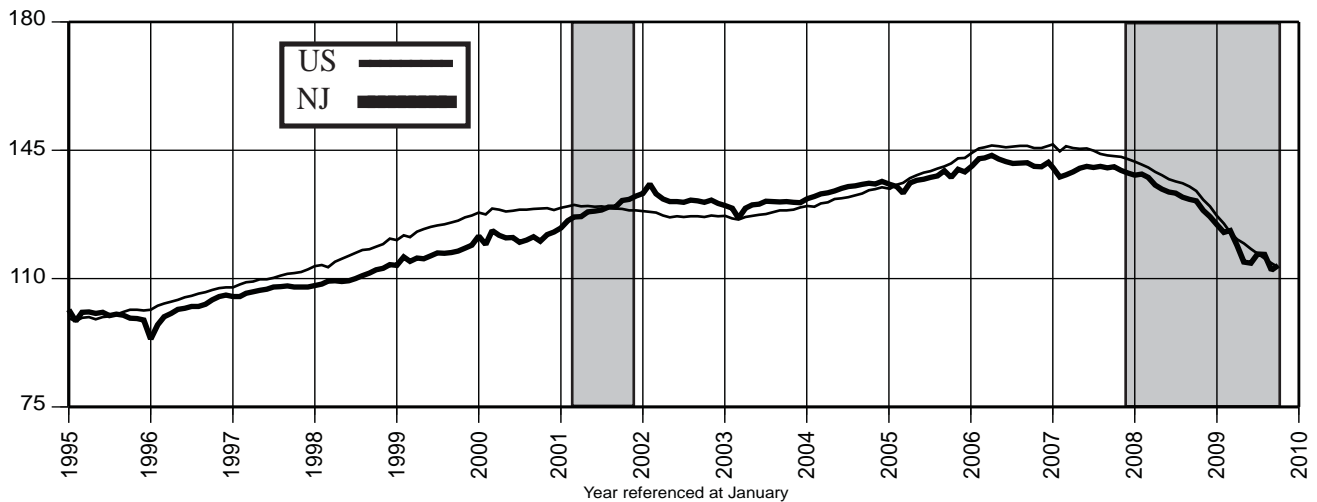
**Private Sector Employment (1995=100)**



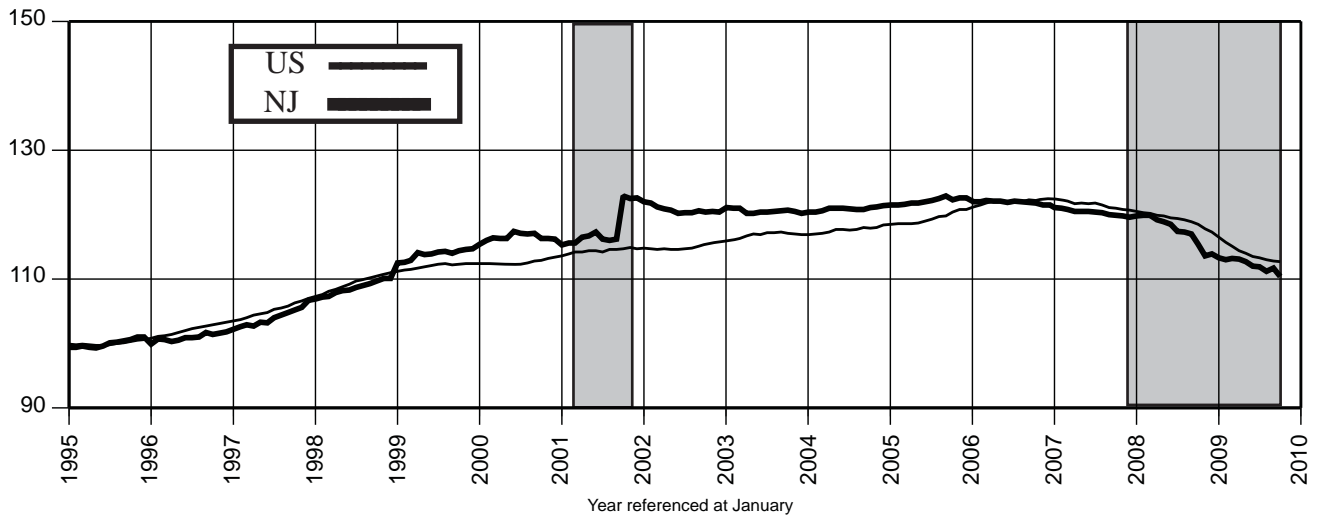
**Manufacturing Employment (1995=100)**



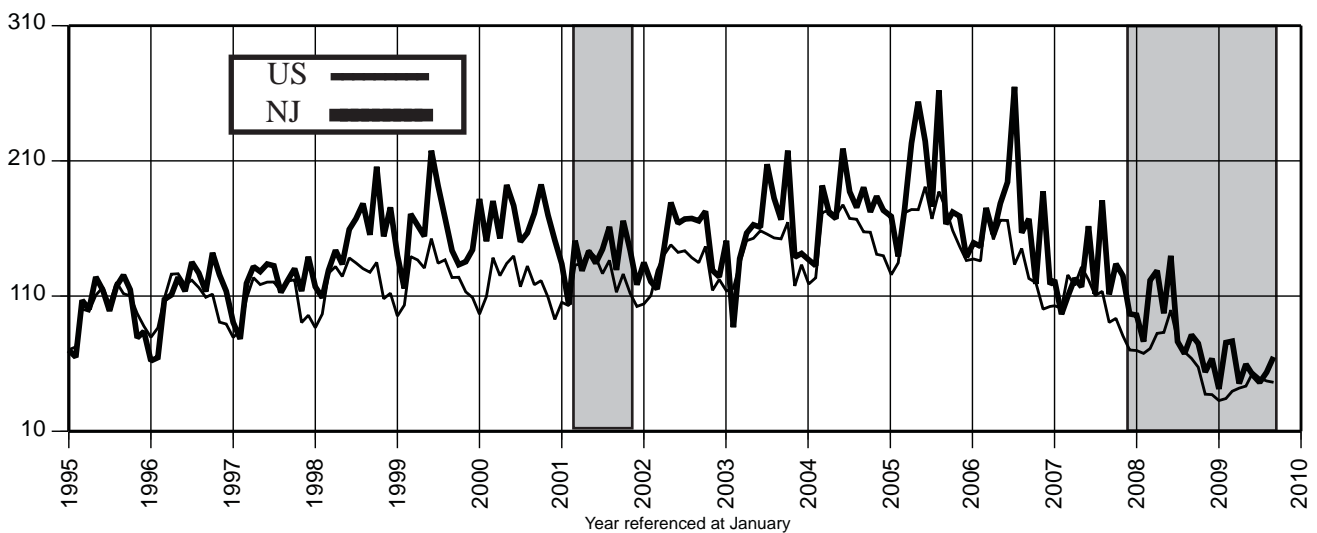
**Construction Employment (1995=100)**



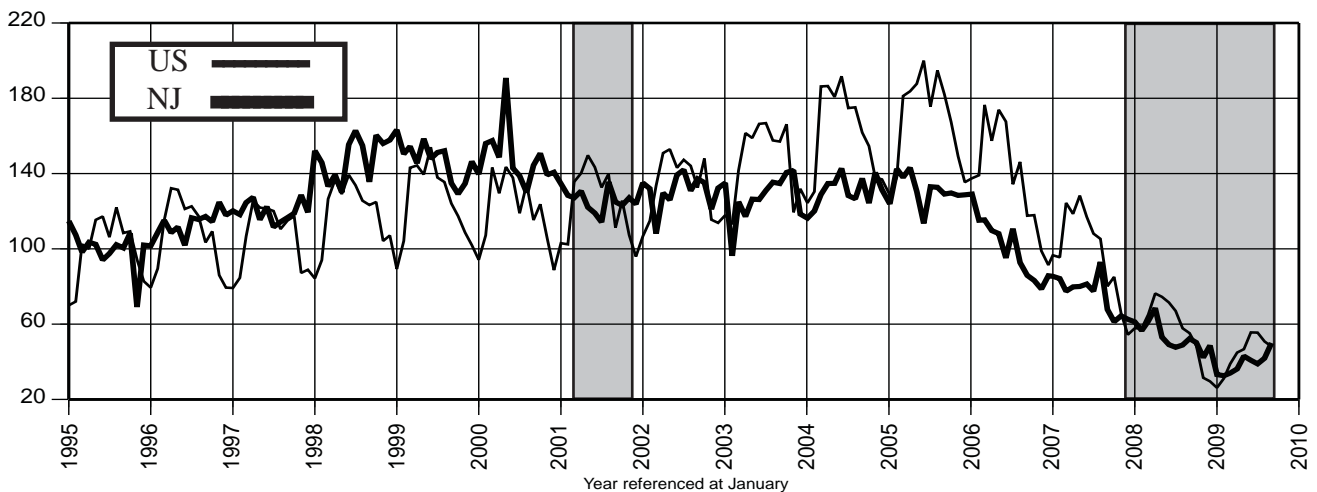
### Financial Activities Employment (1995=100)



### Total Dwelling Units Authorized (1995=100)-Unadj.



### Single Family Dwelling Units Authorized (1995=100)-Unadj.



### Northern Region

Pharmaceutical giant Roche is transforming its former U.S. headquarters in Nutley (Essex County) into a research campus. Over the next 14 months, the company expects to hire 70 scientists for this location. J P Morgan Chase consolidated 38 positions from Carlstadt, Bergen County, to Brooklyn, New York.

Ashley Furniture opened a 40,000-sq.ft. showroom with 40 new employees in Paramus (Bergen County).

Oklahoma-based Sonic Drive-In opened a second North Jersey restaurant in Totowa (Passaic County) with 100 employees.

### Southern Region

The Cordish Company announced plans for a \$15 million, 45,000-sq.ft. expansion of The Walk, an urban shopping area consisting of more than 80 outlet-style shops in Atlantic City (Atlantic County). Company officials believe the expansion is warranted because The Walk has become a regional shopping destination.

The Riverfront State Prison property in Camden will be sold directly to a private developer rather than through a public auction. The former prison, located on the banks of the Delaware River, closed in June 2009 and will be redeveloped for residential or recreational use.

In October, Tri-County Community Action Partnership laid off 81 Child Care Resource and Referral workers in Bridgeton (Cumberland County) due to loss of state funding.

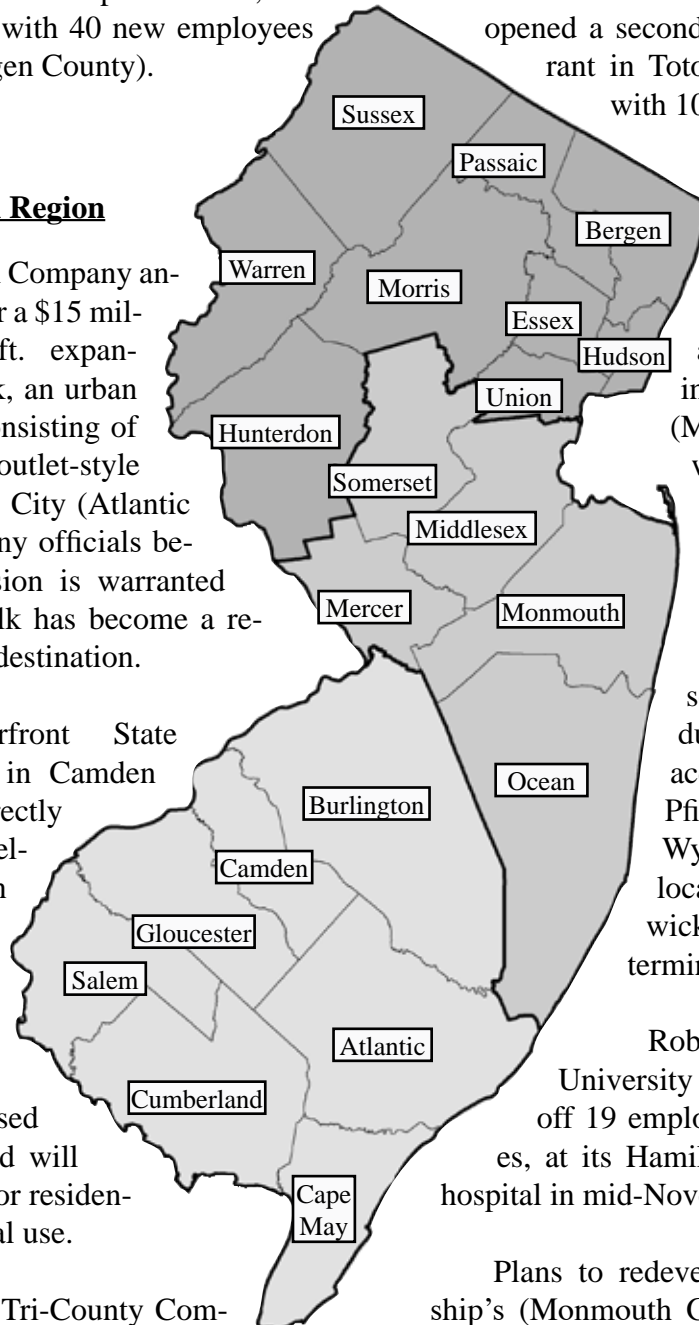
### Central Region

A Buffalo Wild Wings restaurant and sports bar opened in North Brunswick (Middlesex County) with 25 full-time and 95 part-time employees in early November 2009.

As part of a consolidation of operations due to Pfizer's recent acquisition of Wyeth, Pfizer plans to close a Wyeth research facility located in South Brunswick (Middlesex County) terminating 450 workers.

Robert Wood Johnson University Hospital plans to lay off 19 employees, including nurses, at its Hamilton (Mercer County) hospital in mid-November 2009.

Plans to redevelop Aberdeen Township's (Monmouth County) former South River Metals site into senior housing are coming closer to fruition nearly three years after the project's original proposal. The project calls for building 198 senior apartments including a community center and an outdoor recreation area.



**Labor Area Focus (cont.)****Labor Area Nonfarm Payroll Employment**

(not seasonally adjusted)

	2008			2009									
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
<b>Atlantic City Labor Area (Atlantic County)</b>													
<b>Total Nonfarm</b>	147.5	146.4	144.7	141.9	139.7	140.3	139.6	141.1	143.9	147.0	145.9	144.3	141.4
<b>Total Private Sector</b>	125.0	123.8	122.8	119.8	117.5	118.0	118.1	119.7	122.6	125.2	124.2	121.9	118.9
<b>Government</b>	22.5	22.6	21.9	22.1	22.2	22.3	21.5	21.4	21.3	21.8	21.5	22.4	22.5
<b>Bergen-Passaic Labor Area (Bergen &amp; Passaic counties)</b>													
<b>Total Nonfarm</b>	660.2	659.7	656.5	639.5	633.5	635.6	639.1	640.9	649.2	640.4	635.6	635.4	644.6
<b>Total Private Sector</b>	574.6	572.8	569.5	556.4	548.2	550.0	552.9	557.3	564.1	560.5	558.4	554.2	557.9
<b>Government</b>	85.6	86.9	87.0	83.1	85.3	85.6	86.2	83.6	85.1	79.9	77.2	81.2	86.7
<b>Camden Labor Area (Burlington, Camden &amp; Gloucester counties)</b>													
<b>Total Nonfarm</b>	537.4	534.5	530.0	515.6	511.5	514.7	517.2	523.8	522.8	511.5	509.7	512.6	516.8
<b>Total Private Sector</b>	447.1	443.8	439.3	426.0	422.0	424.5	427.1	434.3	431.8	426.9	427.2	426.6	426.9
<b>Government</b>	90.3	90.7	90.7	89.6	89.5	90.2	90.1	89.5	91.0	84.6	82.5	86.0	89.9
<b>Edison Labor Area (Middlesex, Monmouth, Ocean &amp; Somerset counties)</b>													
<b>Total Nonfarm</b>	1,034.6	1,030.2	1,020.6	979.4	979.7	985.1	990.8	1,002.1	1,025.8	1,032.1	1,027.0	1,012.4	1,010.0
<b>Total Private Sector</b>	884.0	878.6	869.8	832.1	830.1	834.7	840.3	850.6	875.2	890.0	887.8	871.1	860.6
<b>Government</b>	150.6	151.6	150.8	147.3	149.6	150.4	150.5	151.5	150.6	142.1	139.2	141.3	149.4
<b>Jersey City Labor Area (Hudson County)</b>													
<b>Total Nonfarm</b>	247.9	247.0	246.9	242.2	241.3	242.0	241.7	241.2	242.2	237.6	236.5	239.0	243.3
<b>Total Private Sector</b>	204.9	203.6	203.1	200.0	198.1	198.9	198.8	199.4	200.7	198.0	198.2	198.8	199.7
<b>Government</b>	43.0	43.4	43.8	42.2	43.2	43.1	42.9	41.8	41.7	39.6	38.3	40.2	43.6
<b>Newark Labor Area (Essex, Hunterdon, Morris, Sussex &amp; Union counties)</b>													
<b>Total Nonfarm</b>	1,033.8	1,034.1	1,032.3	1,006.2	1,007.6	1,006.1	1,014.6	1,021.5	1,030.6	1,020.9	1,016.1	1,015.0	1,020.1
<b>Total Private Sector</b>	866.3	866.9	865.2	841.4	840.4	839.7	846.0	853.7	862.2	859.1	856.5	852.6	851.7
<b>Government</b>	167.5	167.2	167.1	164.8	167.2	166.4	168.6	167.8	168.4	161.8	159.6	162.4	168.4
<b>Ocean City Labor Area (Cape May County)</b>													
<b>Total Nonfarm</b>	39.9	38.4	37.8	33.0	32.9	33.5	36.5	42.2	49.1	51.8	52.7	47.5	42.6
<b>Total Private Sector</b>	30.7	29.4	28.9	23.8	23.7	24.3	27.2	32.4	39.0	42.3	43.1	38.1	33.0
<b>Government</b>	9.2	9.0	8.9	9.2	9.2	9.2	9.3	9.8	10.1	9.5	9.6	9.4	9.6
<b>Salem Labor Area (Salem County)</b>													
<b>Total Nonfarm</b>	23.0	22.4	22.5	22.1	22.2	22.4	22.8	22.9	23.5	23.6	23.0	22.3	22.3
<b>Total Private Sector</b>	18.1	17.5	17.6	17.3	17.4	17.5	17.9	18.0	18.7	19.0	18.5	17.7	17.5
<b>Government</b>	4.9	4.9	4.9	4.8	4.8	4.9	4.9	4.9	4.8	4.6	4.5	4.6	4.8
<b>Trenton-Ewing Labor Area (Mercer County)</b>													
<b>Total Nonfarm</b>	240.6	240.1	240.0	235.1	235.5	236.3	237.9	238.4	239.9	236.5	235.3	233.6	234.2
<b>Total Private Sector</b>	175.5	174.9	174.8	170.1	170.5	170.8	172.4	173.9	175.3	173.2	172.9	170.1	169.7
<b>Government</b>	65.1	65.2	65.2	65.0	65.0	65.5	65.5	64.5	64.6	63.3	62.4	63.5	64.5
<b>Vineland-Millville-Bridgeton Labor Area (Cumberland County)</b>													
<b>Total Nonfarm</b>	62.5	62.2	62.2	60.8	60.7	61.0	61.3	61.4	61.7	59.8	59.9	61.9	62.2
<b>Total Private Sector</b>	47.1	46.7	46.7	45.5	45.1	45.3	45.4	45.7	46.1	45.6	45.5	45.3	45.3
<b>Government</b>	15.4	15.5	15.5	15.3	15.6	15.7	15.9	15.7	15.6	14.2	14.4	16.6	16.9
<b>Warren Labor Area (Warren County)</b>													
<b>Total Nonfarm</b>	38.4	39.1	38.6	37.4	37.6	37.9	38.2	38.6	37.9	37.5	36.4	36.9	36.5
<b>Total Private Sector</b>	33.3	34.0	33.3	31.5	31.4	31.7	31.9	32.2	31.8	31.4	30.4	30.7	30.1
<b>Government</b>	5.6	5.6	5.8	5.9	6.2	6.2	6.3	6.4	6.1	6.1	6.0	6.2	6.4

Estimates for the Salem and Warren Labor Areas are independently estimated by the New Jersey Department of Labor and Workforce Development.



**Labor Area Focus (cont.)****Labor Area Civilian Labor Force**

(seasonally adjusted)

	2008			2009									
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
<b><u>Atlantic City Labor Area (Atlantic County)</u></b>													
Labor Force	136.1	136.6	136.6	136.6	135.8	137.0	137.3	137.0	136.4	137.0	138.0	138.0	137.9
Employment	124.9	124.7	124.0	124.2	121.8	122.3	121.7	120.7	119.4	121.1	119.9	119.6	118.8
Unemployment Volume	11.1	11.9	12.6	12.4	14.0	14.7	15.6	16.3	17.0	15.9	18.1	18.4	19.1
Unemployment Rate (%)	8.2	8.7	9.2	9.1	10.3	10.7	11.4	11.9	12.5	11.6	13.1	13.3	13.9
<b><u>Bergen-Passaic Labor Area (Bergen &amp; Passaic Counties)</u></b>													
Labor Force	718.1	715.6	718.1	721.3	722.7	728.2	733.6	731.3	731.6	731.7	727.7	721.2	722.1
Employment	676.5	673.0	669.6	670.3	664.4	668.6	672.8	667.9	664.4	665.5	659.2	651.4	654.0
Unemployment Volume	41.6	42.6	48.6	51.0	58.3	559.6	60.8	63.4	67.2	66.2	68.5	69.8	68.1
Unemployment Rate (%)	5.8	6.0	6.8	7.1	8.1	8.2	8.3	8.7	9.2	9.0	9.4	9.7	9.4
<b><u>Camden Labor Area (Burlington, Camden &amp; Gloucester Counties)</u></b>													
Labor Force	663.8	661.0	662.0	659.2	657.6	663.8	668.9	672.3	663.9	658.8	660.3	661.4	661.9
Employment	621.1	616.8	613.4	611.4	604.2	607.7	610.2	611.0	601.2	599.1	594.0	592.5	591.4
Unemployment Volume	42.8	44.2	48.7	47.8	53.4	56.1	58.7	61.3	62.7	59.7	66.3	68.9	70.5
Unemployment Rate (%)	6.4	6.7	7.3	7.3	8.1	8.5	8.8	9.1	9.4	9.1	10.0	10.4	10.6
<b><u>Edison Labor Area (Middlesex, Monmouth, Somerset &amp; Ocean Counties)</u></b>													
Labor Force	1,200.0	1,195.3	1,202.1	1,192.7	1,198.9	1,204.8	1,210.4	1,209.5	1,212.7	1,225.1	1,218.4	1,210.9	1,201.4
Employment	1,133.6	1,127.0	1,122.3	1,109.3	1,104.5	1,108.9	1,113.2	1,108.7	1,107.1	1,120.6	1,110.2	1,100.5	1,093.9
Unemployment Volume	66.4	68.2	79.8	83.4	94.4	95.9	97.2	100.8	105.6	104.5	108.2	110.4	107.5
Unemployment Rate (%)	5.5	5.7	6.6	7.0	7.9	8.0	8.0	8.3	8.7	8.5	8.9	9.1	8.9
<b><u>Jersey City Labor Area (Hudson County)</u></b>													
Labor Force	295.9	295.3	296.3	296.3	297.3	299.9	302.9	302.0	301.3	300.9	301.8	300.1	301.5
Employment	274.3	273.1	271.4	272.3	269.6	271.3	273.1	271.1	269.6	270.1	267.5	264.3	265.2
Unemployment Volume	21.5	22.2	24.9	24.0	27.7	28.6	29.8	30.9	31.7	30.8	34.3	35.8	36.3
Unemployment Rate (%)	7.3	7.5	8.4	8.1	9.3	9.5	9.8	10.2	10.5	10.2	11.4	11.9	12.0
<b><u>Newark-Union Labor Area (Essex, Hunterdon, Morris, Sussex &amp; Union Counties)</u></b>													
Labor Force	1,071.2	1,069.2	1,073.3	1,073.0	1,078.5	1,083.0	1,092.3	1,092.1	1,091.4	1,094.7	1,089.7	1,084.6	1,081.1
Employment	1,006.4	1,002.6	999.5	996.7	992.5	995.6	1,004.3	999.7	993.8	997.1	988.6	981.1	978.4
Unemployment Volume	64.9	66.7	73.8	76.3	86.0	87.4	88.0	92.4	97.6	97.6	101.1	103.5	102.7
Unemployment Rate (%)	6.1	6.2	6.9	7.1	8.0	8.1	8.1	8.5	8.9	8.9	9.3	9.5	9.5
<b><u>Ocean City Labor Area (Cape May County)</u></b>													
Labor Force	58.9	59.5	59.8	56.8	56.8	57.0	56.5	57.7	55.6	54.4	57.0	58.6	60.6
Employment	53.4	54.0	54.2	51.5	51.0	51.1	50.4	51.4	48.6	47.7	49.4	50.9	52.8
Unemployment Volume	5.5	5.5	5.6	5.3	5.8	5.9	6.1	6.3	7.0	6.7	7.6	7.7	7.8
Unemployment Rate (%)	9.3	9.2	9.3	9.3	10.2	10.4	10.8	10.9	12.6	12.3	13.3	13.1	12.9
<b><u>Salem Labor Area (Salem County)</u></b>													
Labor Force	31.8	31.5	31.6	31.8	31.8	31.9	32.0	32.4	31.8	31.6	31.3	31.3	31.4
Employment	29.4	29.1	29.1	29.1	28.8	28.7	28.9	28.7	28.2	28.3	27.9	27.8	27.6
Unemployment Volume	2.4	2.4	2.6	2.7	3.0	3.2	3.1	3.7	3.6	3.3	3.4	3.5	3.8
Unemployment Rate (%)	7.5	7.7	8.1	8.5	9.4	10.0	9.7	11.4	11.3	10.4	10.9	11.2	12.1
<b><u>Trenton-Ewing Labor Area (Mercer County)</u></b>													
Labor Force	199.8	199.5	201.3	199.8	200.6	202.3	203.8	202.7	201.7	201.5	201.4	199.9	198.5
Employment	189.0	188.5	188.4	187.3	186.4	187.6	188.6	187.0	186.0	186.5	184.8	183.1	182.0
Unemployment Volume	10.8	11.0	13.0	12.5	14.2	14.7	15.2	15.7	15.7	15.0	16.5	16.8	16.5
Unemployment Rate (%)	5.4	5.5	6.5	6.3	7.1	7.3	7.5	7.7	7.8	7.4	8.2	8.4	8.3
<b><u>Vineland-Millville-Bridgeton Labor Area (Cumberland County)</u></b>													
Labor Force	70.2	70.1	70.3	69.7	70.1	70.3	71.2	71.3	71.0	71.0	71.6	72.3	72.0
Employment	63.5	63.3	63.1	62.8	62.4	62.5	62.8	62.5	61.8	62.3	61.9	62.3	61.6
Unemployment Volume	6.7	6.8	7.2	6.9	7.74	7.8	8.4	8.8	9.2	8.7	9.7	10.0	10.4
Unemployment Rate (%)	9.5	9.7	10.2	9.9	11.0	11.1	11.8	12.3	13.0	12.3	13.5	13.8	14.4

# NEW JERSEY ECONOMIC INDICATORS

## NEW JERSEY ECONOMIC INDICATORS

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### Statistical Section and Notes

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INDICATORS

## NEW JERSEY ECONOMIC INDICATORS

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## NEW JERSEY ECONOMIC INDICATORS

### 1. Civilian Labor Force (000)

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	4,430.6	4,465.6	4,444.3	4,464.4	4,466.3	4,478.7	4,476.1	4,503.0
Feb	4,453.5	4,469.0	4,445.0	4,462.6	4,467.1	4,483.9	4,494.3	4,514.6
Mar	4,459.3	4,476.4	4,449.8	4,458.7	4,479.7	4,485.5	4,528.0	4,540.6
Apr	4,455.4	4,479.3	4,430.2	4,459.6	4,470.3	4,487.7	4,545.5	4,572.4
May	4,463.0	4,477.2	4,436.2	4,457.6	4,481.9	4,491.3	4,547.3	4,560.4
Jun	4,520.9	4,480.5	4,498.0	4,460.6	4,536.8	4,492.6	4,598.1	4,550.5
Jul	4,547.7	4,485.9	4,524.0	4,459.4	4,562.9	4,497.8	4,638.8	4,561.8
Aug	4,516.3	4,489.1	4,475.5	4,460.3	4,527.7	4,502.1	4,577.8	4,541.3
Sep	4,451.3	4,483.6	4,441.4	4,461.2	4,473.5	4,502.5	4,507.4R	4,536.9R
Oct	4,470.3	4,476.0	4,450.1	4,463.1	4,495.1	4,507.4	4,511.0	4,525.9
Nov	4,479.8	4,475.3	4,476.5	4,467.9	4,493.9	4,510.4		
Dec	4,481.8	4,472.1	4,476.0	4,471.5	4,505.6	4,520.8		

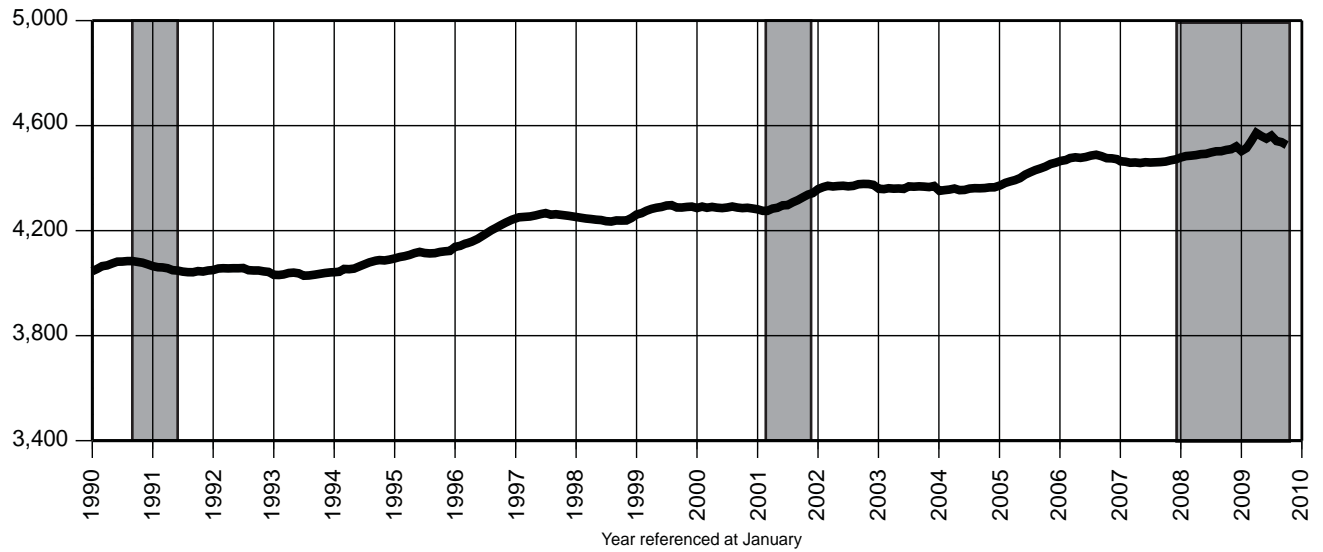
### 2. Resident Employment (000)

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	4,205.4	4,252.3	4,231.9	4,277.0	4,234.9	4,272.3	4,121.1	4,172.5
Feb	4,219.3	4,257.5	4,238.9	4,274.1	4,238.7	4,272.1	4,100.7	4,144.6
Mar	4,238.2	4,265.9	4,255.7	4,269.4	4,253.2	4,268.9	4,137.2	4,163.8
Apr	4,244.5	4,265.0	4,251.4	4,269.6	4,268.4	4,265.5	4,170.6	4,188.0
May	4,254.6	4,265.5	4,258.5	4,271.4	4,258.9	4,261.2	4,154.1	4,160.3
Jun	4,305.6	4,269.1	4,308.2	4,274.2	4,302.0	4,256.9	4,174.9	4,130.9
Jul	4,306.6	4,273.6	4,307.6	4,270.1	4,296.2	4,252.6	4,193.1	4,138.6
Aug	4,306.9	4,276.2	4,292.4	4,270.8	4,275.0	4,247.3	4,145.8	4,104.4
Sep	4,254.5	4,274.6	4,258.8	4,269.7	4,224.1	4,241.9	4,073.8R	4,091.0R
Oct	4,294.7	4,276.5	4,276.0	4,270.8	4,240.5	4,235.6	4,090.9	4,086.7
Nov	4,297.8	4,278.4	4,296.5	4,270.9	4,223.4	4,224.9		
Dec	4,307.6	4,281.1	4,283.7	4,271.7	4,199.0	4,215.1		

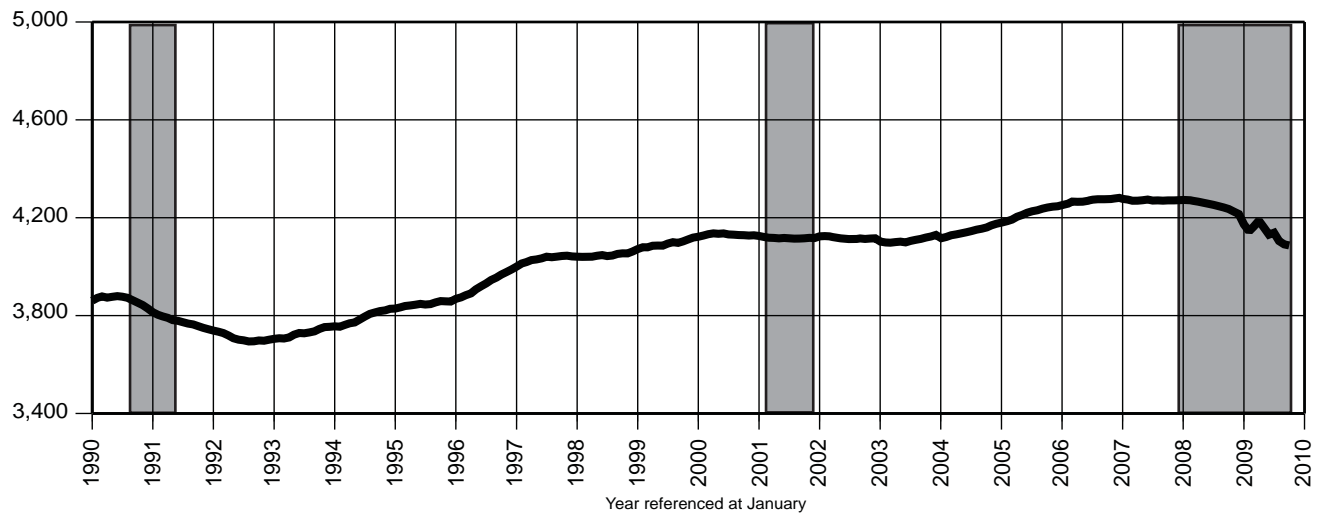
### 3. Unemployment (000)

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	225.2	213.3	212.4	187.4	231.4	206.4	355.0	330.5
Feb	234.2	211.5	206.0	188.5	228.4	211.8	393.6	370.0
Mar	221.1	210.4	194.1	189.3	226.5	216.6	390.8	376.8
Apr	210.9	214.3	178.8	189.9	201.9	222.2	374.9	383.6
May	208.4	211.6	177.8	186.2	223.0	230.1	393.2	400.0
Jun	215.3	211.4	189.7	186.5	234.8	235.7	423.2	419.6
Jul	241.1	212.3	216.4	189.3	266.7	245.2	445.6	423.1
Aug	209.4	212.8	183.1	189.5	252.6	254.8	432.0	436.9
Sep	196.8	209.0	182.6	191.5	249.4	260.6	433.5R	445.9R
Oct	175.6	199.5	174.1	192.2	254.5	271.8	420.1	439.2
Nov	182.0	197.0	180.0	197.0	270.5	285.5		
Dec	174.2	191.0	192.2	199.8	306.6	305.7		

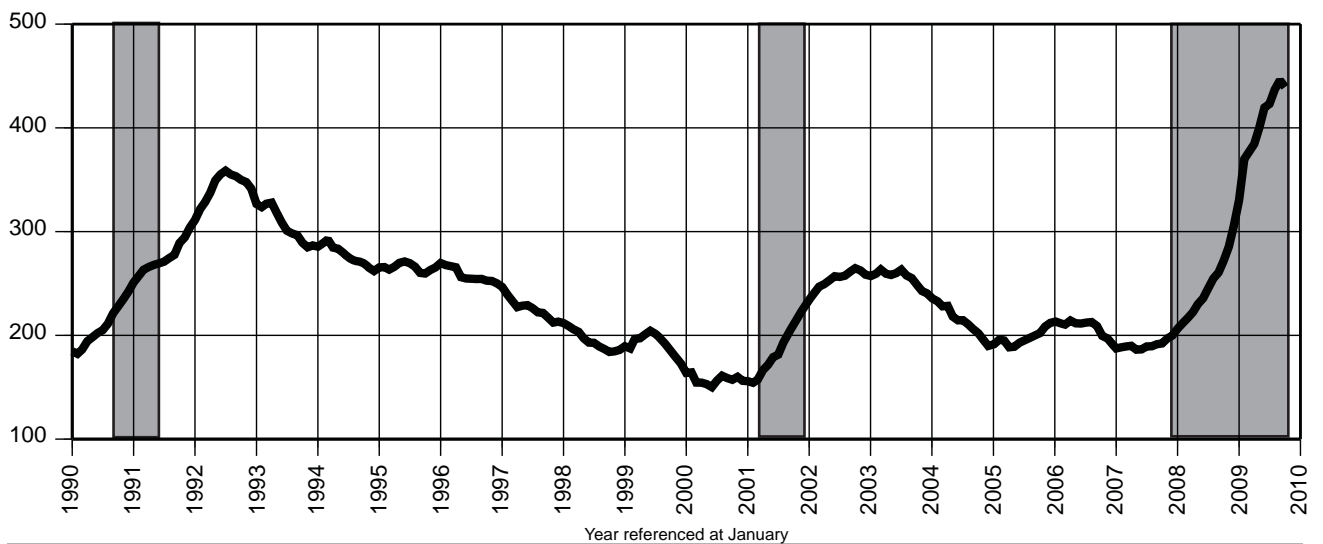
**1. Civilian Labor Force (000)**



**2. Resident Employment (000)**



**3. Unemployment (000)**



#### 4. Labor Force Participation Rate (%)

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	66.3	66.9	66.3	66.6	66.3	66.5	66.0	66.4
Feb	66.7	66.9	66.3	66.5	66.3	66.5	66.2	66.5
Mar	66.7	67.0	66.3	66.5	66.4	66.5	66.7	66.9
Apr	66.7	67.0	66.0	66.4	66.3	66.5	66.9	67.3
May	66.8	67.0	66.1	66.4	66.4	66.6	66.9	67.1
Jun	67.6	67.0	67.0	66.4	67.2	66.5	67.6	66.9
Jul	68.0	67.1	67.3	66.4	67.6	66.6	68.2	67.1
Aug	67.5	67.1	66.6	66.3	67.0	66.6	66.2R	66.6
Sep	66.5	67.0	66.0	66.3	66.1	66.6	66.2	66.4
Oct	66.7	66.8	66.1	66.3	66.4	66.6		
Nov	66.9	66.8	66.5	66.4	66.3	66.6		
Dec	66.9	66.7	66.4	66.4	66.5	66.7		

#### 5. Employment / Population Ratio (%)

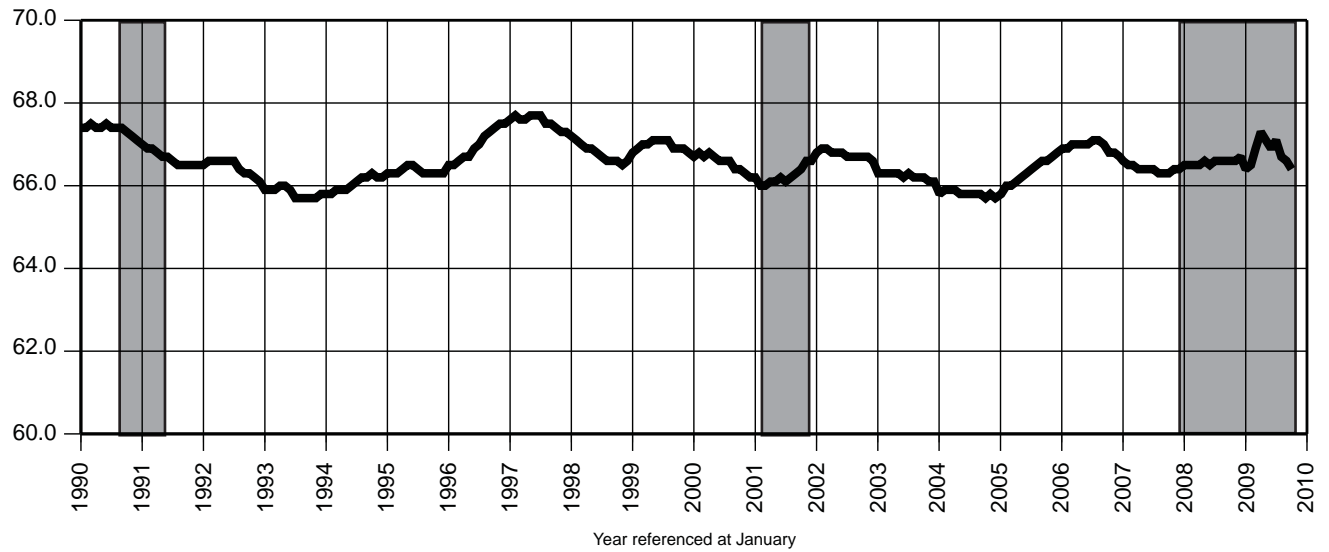
Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	63.0	63.7	63.1	63.8	62.8	63.4	60.8	61.5
Feb	63.2	63.7	63.2	63.7	62.9	63.4	60.4	61.1
Mar	63.4	63.8	63.4	63.6	63.1	63.3	60.9	61.3
Apr	63.5	63.8	63.3	63.6	63.3	63.2	61.4	61.7
May	63.7	63.8	63.4	63.6	63.1	63.1	61.1	61.2
Jun	64.4	63.9	64.1	63.6	63.7	63.1	61.4	60.8
Jul	64.4	63.9	64.1	63.6	63.6	63.0	61.6	60.8
Aug	64.4	63.9	63.9	63.5	63.2	62.8	60.9	60.3
Sep	63.5	63.8	63.3	63.5	62.4	62.7	59.8	60.0
Oct	64.1	63.8	63.5	63.5	62.6	62.6	60.0	59.9
Nov	64.1	63.8	63.8	63.4	62.3	62.4		
Dec	64.3	63.9	63.6	63.4	61.9	62.2		

#### 6. Unemployment Rate (%)

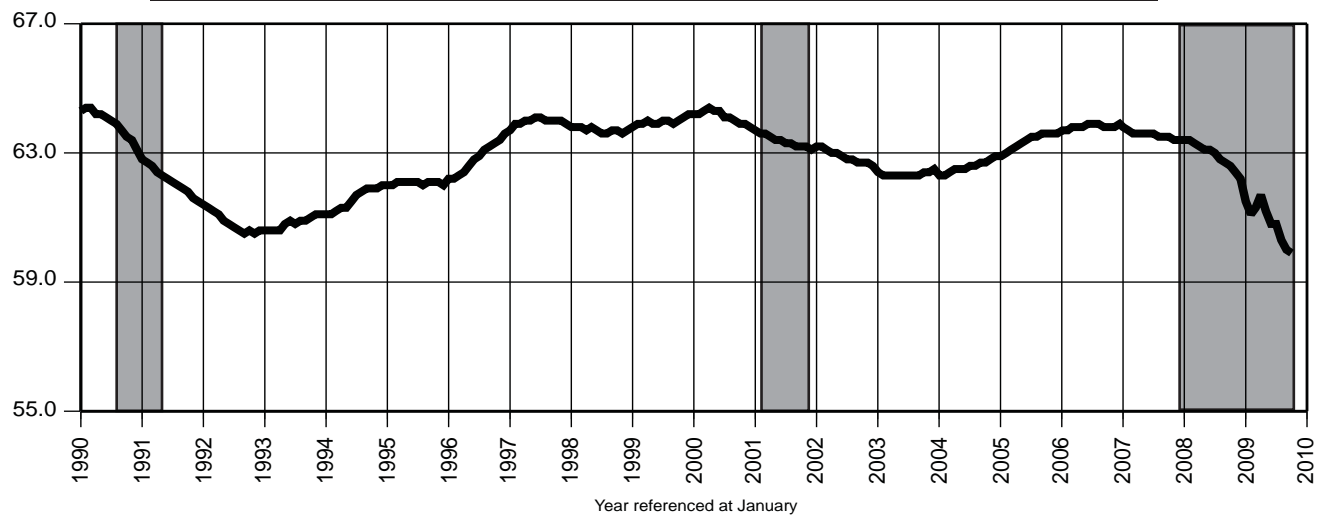
Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	5.1	4.8	4.8	4.2	5.2	4.6	7.9	7.3
Feb	5.3	4.7	4.6	4.2	5.1	4.7	8.8	8.2
Mar	5.0	4.7	4.4	4.2	5.1	4.8	8.6	8.3
Apr	4.7	4.8	4.0	4.3	4.5	5.0	8.2	8.4
May	4.7	4.7	4.0	4.2	5.0	5.1	8.6	8.8
Jun	4.8	4.7	4.2	4.2	5.2	5.2	9.2	9.2
Jul	5.3	4.7	4.8	4.2	5.8	5.5	9.6	9.3
Aug	4.6	4.7	4.1	4.2	5.6	5.7	9.4	9.6
Sep	4.4	4.7	4.1	4.3	5.6	5.8	9.6	9.8
Oct	3.9	4.5	3.9	4.3	5.7	6.0	9.3	9.7
Nov	4.1	4.4	4.0	4.4	6.0	6.3		
Dec	3.9	4.3	4.3	4.5	6.8	6.8		



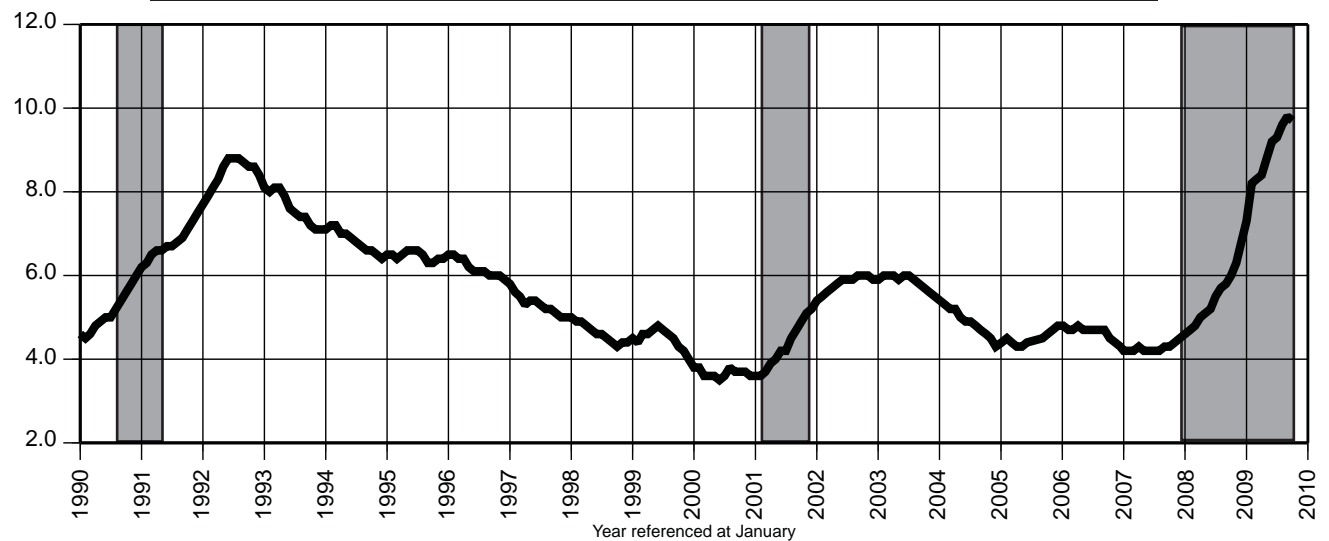
#### 4. Labor Force Participation Rate (%)



#### 5. Employment / Population Ratio (%)



#### 6. Unemployment Rate (%)



### 7. Nonfarm Payroll Employment (000)

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	3,984.6	4,059.9	3,997.0	4,071.6	4,016.3	4,091.0	3,916.5	3,987.8
Feb	3,992.5	4,065.8	3,993.2	4,065.7	4,017.0	4,089.8	3,899.0	3,973.3
Mar	4,028.4	4,072.5	4,024.6	4,068.2	4,042.7	4,086.4	3,913.1	3,960.0
Apr	4,050.8	4,065.6	4,053.9	4,068.6	4,064.9	4,080.1	3,925.6	3,941.3
May	4,090.9	4,068.7	4,103.9	4,081.0	4,093.8	4,070.2	3,952.0	3,933.3
Jun	4,143.4	4,072.5	4,159.6	4,086.5	4,140.3	4,066.2	3,992.9	3,930.2
Jul	4,091.5	4,069.2	4,101.8	4,078.8	4,081.3	4,058.3	3,954.7	3,929.7
Aug	4,076.5	4,074.8	4,086.0	4,084.5	4,052.3	4,051.1	3,933.5	3,930.4
Sep	4,075.3	4,075.1	4,076.5	4,078.9	4,042.9	4,046.6	3,922.2R	3,919.8R
Oct	4,088.1	4,074.2	4,103.4	4,090.5	4,059.4	4,037.4	3,939.9	3,918.0
Nov	4,107.4	4,075.3	4,118.8	4,087.4	4,052.3	4,014.6		
Dec	4,122.3	4,079.6	4,128.4	4,086.2	4,036.2	4,000.5		

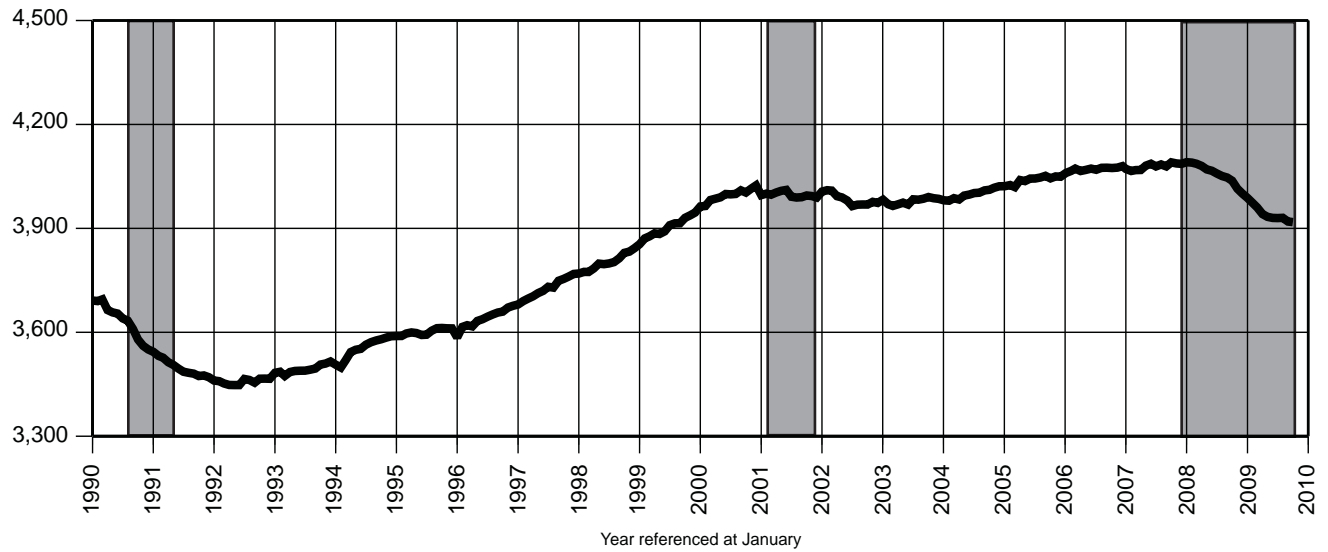
### 8. Private Sector Payroll Employment (000)

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	3,340.7	3,413.6	3,351.8	3,424.0	3,368.9	3,441.2	3,265.8	3,335.8
Feb	3,336.1	3,418.2	3,336.6	3,418.0	3,358.3	3,440.0	3,239.6	3,322.8
Mar	3,370.0	3,425.4	3,364.8	3,419.7	3,381.6	3,436.7	3,251.4	3,309.1
Apr	3,392.0	3,418.0	3,394.6	3,420.4	3,404.2	3,430.4	3,261.9	3,289.2
May	3,435.5	3,421.5	3,446.0	3,431.5	3,434.8	3,419.8	3,291.5	3,282.0
Jun	3,486.1	3,425.3	3,499.1	3,436.7	3,478.1	3,414.9	3,332.5	3,279.8
Jul	3,469.4	3,422.3	3,485.3	3,437.7	3,453.8	3,406.5	3,335.2	3,285.4
Aug	3,465.5	3,426.7	3,476.3	3,437.5	3,440.1	3,401.4	3,328.6	3,287.3
Sep	3,445.1	3,429.3	3,446.7	3,432.9	3,409.3	3,396.5	3,293.4R	3,272.9R
Oct	3,433.0	3,425.7	3,447.8	3,441.4	3,396.9	3,382.9	3,282.2	3,268.5
Nov	3,447.6	3,427.4	3,457.9	3,438.4	3,387.2	3,361.5		
Dec	3,462.8	3,431.5	3,467.6	3,436.8	3,372.3	3,348.1		

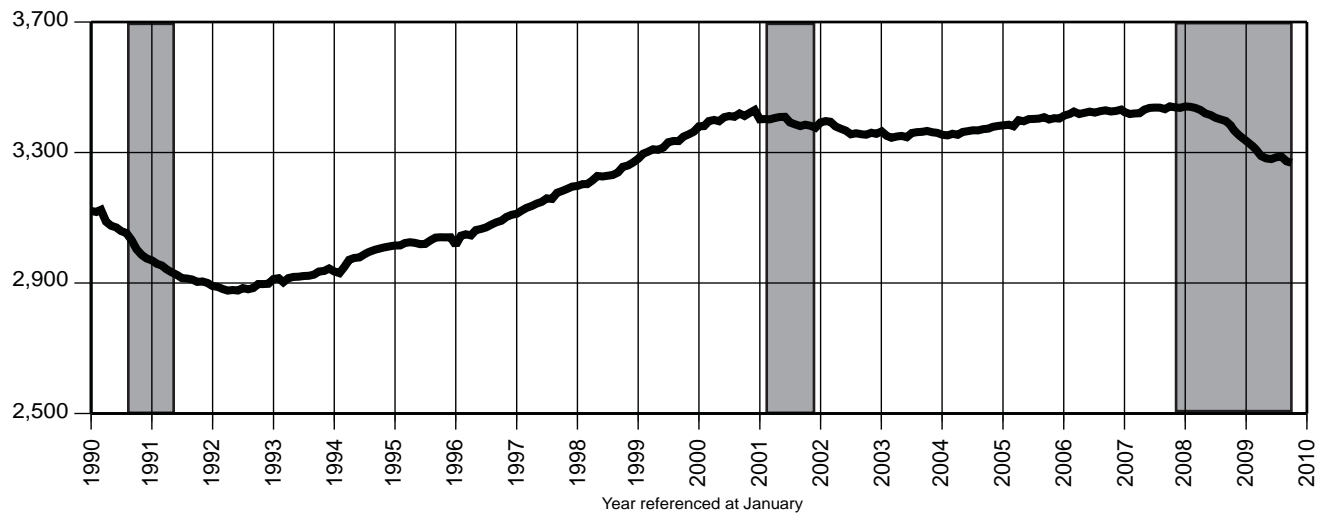
### 9. Construction Payroll Employment (000)

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	161.5	173.6	161.2	173.1	158.7	170.5	143.5	153.8
Feb	161.2	176.0	155.4	169.9	156.7	170.9	136.9	151.2
Mar	166.5	176.3	160.7	170.6	160.1	169.8	141.2	151.9
Apr	175.4	177.1	169.9	171.6	165.3	167.2	144.0	146.8
May	178.8	175.9	175.7	172.8	168.6	165.8	143.3	141.3
Jun	180.9	175.0	179.5	173.5	170.7	164.8	146.1	140.9
Jul	181.0	174.4	179.6	173.1	171.0	164.4	150.6	144.0
Aug	182.2	174.5	181.0	173.4	170.6	163.1	151.6	143.8
Sep	181.1	174.7	179.1	173.0	168.3	162.3	145.0R	138.5R
Oct	178.3	173.5	178.1	173.3	167.1	161.8	145.4	140.1
Nov	176.7	173.3	175.5	172.1	162.2	158.7		
Dec	175.2	174.8	171.5	171.2	157.8	156.6		

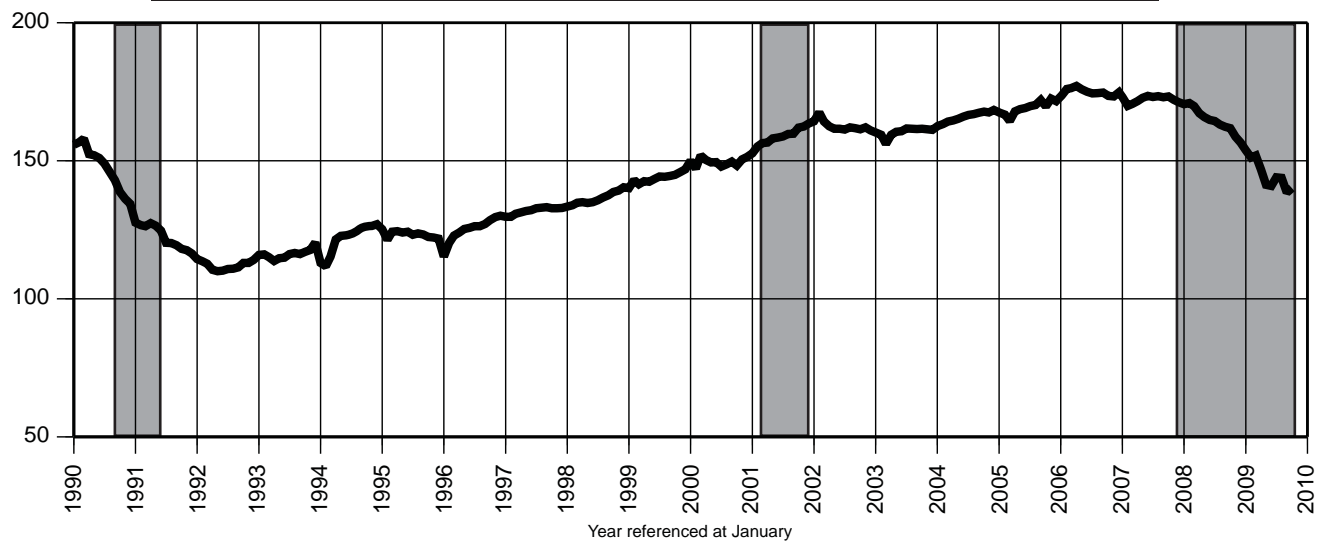
**7. Nonfarm Payroll Employment (000)**



**8. Private Sector Payroll Employment (000)**



**9. Construction Payroll Employment (000)**



**10. Total Manufacturing Payroll Employment (000)**

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	326.4	329.3	314.5	317.0	303.4	305.7	277.6	280.1
Feb	325.9	328.3	313.5	315.8	302.1	304.5	274.7	276.9
Mar	326.6	327.4	313.5	314.4	302.6	303.5	272.3	273.2
Apr	324.7	325.8	312.3	313.3	302.9	303.8	270.7	271.4
May	325.3	325.1	312.2	312.0	302.2	301.9	271.1	271.4
Jun	326.5	324.1	313.5	311.3	303.5	301.3	274.6	272.8
Jul	323.7	323.6	312.1	311.8	300.3	300.0	275.6	275.5
Aug	323.1	322.3	310.9	310.1	299.7	298.8	273.6	273.2
Sep	322.5	321.4	309.5	308.6	298.5	297.6	273.8R	272.6R
Oct	321.1	320.6	308.6	308.0	293.4	292.5	275.0	274.2
Nov	320.3	319.5	308.0	307.2	291.3	290.1		
Dec	319.1	318.1	306.9	306.2	287.2	286.2		

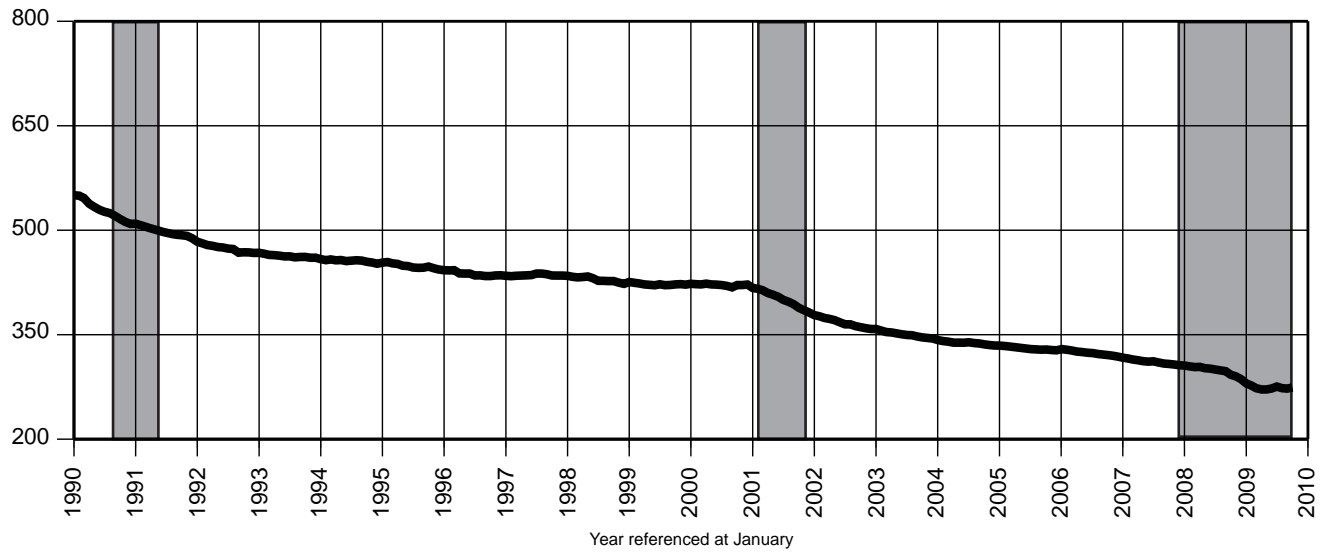
**11. Trade, Transportation & Utilities Payroll Employment (000)**

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	870.9	875.4	870.2	874.5	870.5	874.5	843.9	851.3
Feb	858.6	874.3	856.7	872.7	856.8	872.8	836.3	853.5
Mar	863.1	875.8	859.5	872.0	859.5	872.1	837.8	851.7
Apr	862.4	874.0	860.2	872.0	857.9	869.8	835.6	847.7
May	871.8	874.1	873.0	875.3	865.6	867.9	840.8	843.9
Jun	880.5	873.5	884.4	877.3	874.0	866.8	849.1	843.7
Jul	871.5	873.9	873.8	876.1	863.2	865.4	835.5	836.6
Aug	868.9	874.2	869.8	875.1	859.4	864.7	835.8	839.4
Sep	870.8	874.3	870.7	874.7	859.2	863.3	838.2R	839.1R
Oct	877.4	875.6	875.5	874.0	858.4	855.2	839.9	836.9
Nov	894.0	876.3	892.4	874.7	870.4	848.6		
Dec	908.8	876.9	907.2	875.0	872.6	844.0		

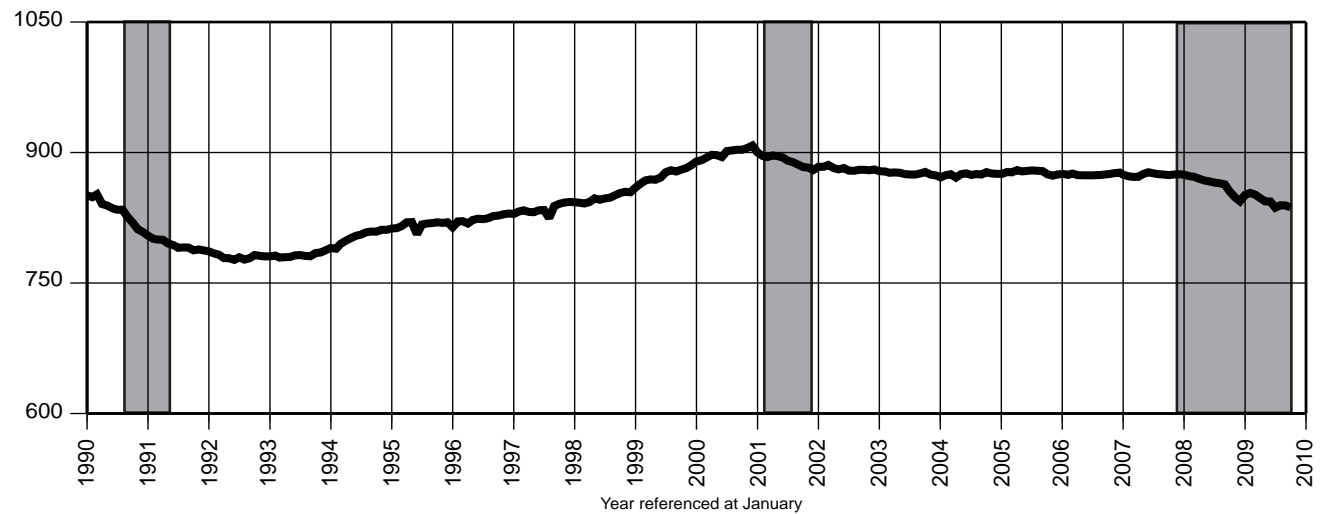
**12. Information Payroll Employment (000)**

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	97.4	97.9	96.3	96.8	93.7	94.2	90.0	90.4
Feb	98.1	98.2	97.1	97.1	94.2	94.1	89.0	89.8
Mar	98.2	97.8	97.5	97.1	94.2	93.8	88.8	88.9
Apr	97.0	97.5	96.7	97.1	93.1	93.5	89.6	90.1
May	97.4	97.6	96.5	96.7	92.7	92.9	88.6	88.8
Jun	98.3	97.7	96.7	96.0	93.4	92.7	88.1	87.7
Jul	97.6	97.4	96.5	96.3	92.1	92.0	88.7	88.6
Aug	98.0	97.7	97.2	96.9	92.1	91.8	89.9	89.5
Sep	97.8	98.3	95.4	95.8	91.2	91.5	89.1	89.2
Oct	96.3	96.9	94.0	94.6	90.8	90.7	89.0	88.9
Nov	96.1	96.0	94.3	94.3	90.7	90.2		
Dec	96.4	95.8	93.9	93.4	90.7	90.1		

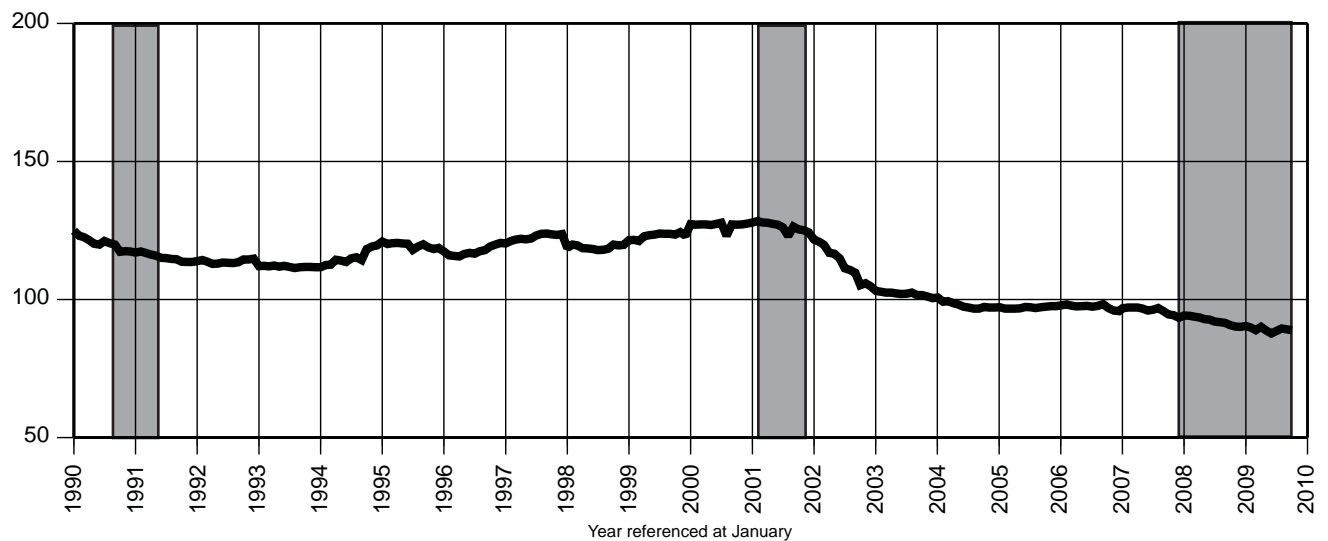
**10. Total Manufacturing Payroll Employment (000)**



**11. Trade, Transportation & Utilities Payroll Employment (000)**



**12. Information Payroll Employment (000)**





**13. Financial Activities Payroll Employment (000)**

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	276.8	279.4	274.9	277.5	272.0	274.5	257.9	259.6
Feb	276.5	279.5	274.3	277.2	271.9	274.6	256.6	258.8
Mar	277.3	279.9	274.3	276.7	272.3	274.6	257.5	259.2
Apr	278.3	279.7	274.8	276.1	271.8	273.1	257.7	259.0
May	279.6	279.7	276.1	276.1	272.5	272.3	258.1	258.2
Jun	281.9	279.3	278.7	276.0	274.2	271.4	259.1	256.6
Jul	283.6	279.6	279.9	275.9	272.8	268.8	259.1	256.4
Aug	283.0	279.4	279.0	275.5	272.1	268.7	257.5	254.7
Sep	279.1	279.2	274.7	274.9	267.7	268.0	255.5R	255.8R
Oct	278.4	279.0	274.0	274.7	264.0	264.4	252.4	252.8
Nov	278.1	278.3	274.0	274.4	259.7	260.1		
Dec	278.3	278.3	273.9	273.9	260.8	260.8		

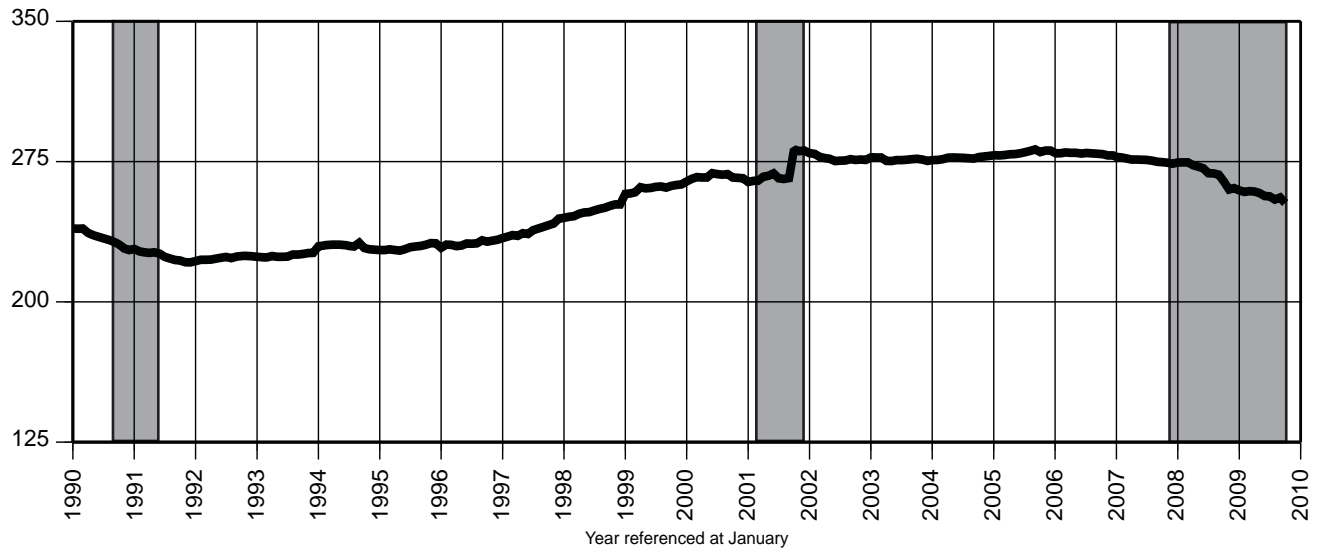
**14. Professional & Business Services Payroll Employment (000)**

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	577.8	596.7	588.8	607.8	605.5	624.7	574.1	591.5
Feb	583.3	600.9	590.1	607.3	606.8	624.2	566.6	584.4
Mar	592.3	602.5	599.1	609.2	612.7	622.9	570.4	581.1
Apr	598.2	599.8	610.3	612.1	618.7	620.7	575.6	577.8
May	603.9	602.8	616.5	615.5	619.4	618.6	579.3	578.3
Jun	613.7	604.8	626.5	617.3	625.5	616.4	585.1	578.3
Jul	611.9	604.2	628.0	620.0	624.7	616.8	591.4	582.4
Aug	616.0	606.8	630.7	621.1	624.9	615.3	593.9	583.5
Sep	613.1	607.6	626.3	621.2	618.4	613.7	588.8R	580.1R
Oct	614.2	608.6	627.6	622.2	613.4	606.3	583.5	576.5
Nov	615.6	609.6	628.9	622.8	609.2	603.7		
Dec	615.1	610.7	626.9	622.4	599.9	599.3		

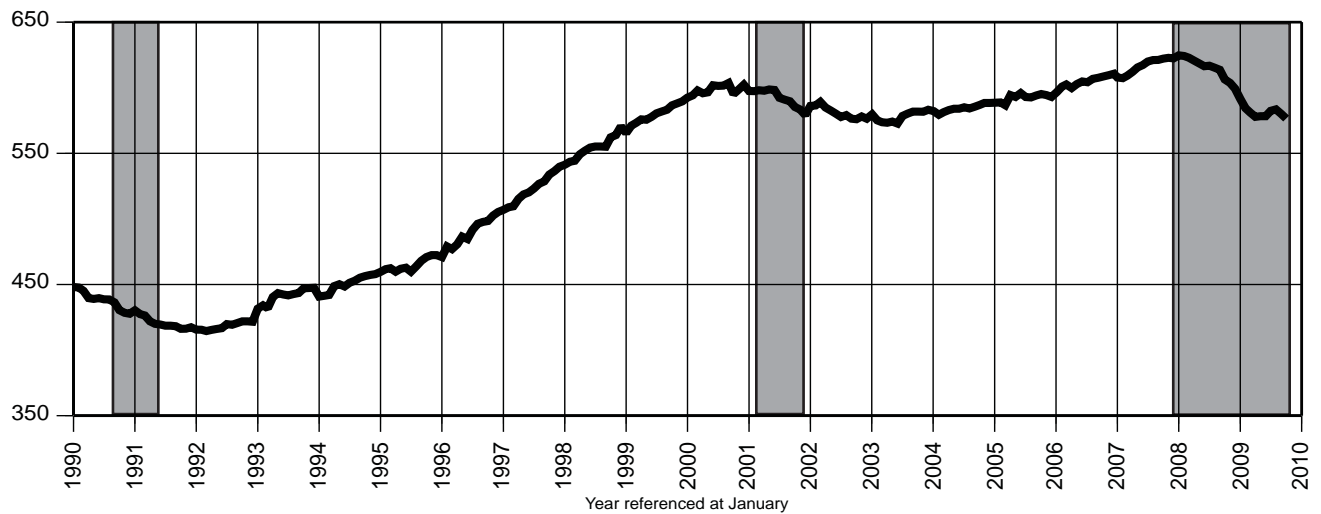
**15. Educational & Health Services Payroll Employment (000)**

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	560.8	564.4	571.6	575.0	583.7	586.9	595.3	597.9
Feb	563.2	563.9	575.6	576.0	587.7	587.9	598.6	599.1
Mar	567.1	565.2	580.1	577.9	590.5	588.2	600.5	598.3
Apr	566.1	565.2	577.4	576.5	590.9	589.9	601.3	599.2
May	571.1	566.8	583.8	579.5	592.7	588.3	601.7	597.7
Jun	571.3	567.9	582.0	578.5	593.7	590.2	599.4	596.7
Jul	563.7	568.1	575.1	579.8	585.2	590.1	589.2	593.5
Aug	562.0	570.5	571.4	580.2	582.1	591.0	585.7	594.7
Sep	567.3	571.2	577.2	581.3	587.6	591.8	588.8R	593.1R
Oct	572.7	570.6	586.7	584.7	601.5	599.8	595.6	593.9
Nov	575.9	572.5	586.1	582.8	603.6	599.9		
Dec	579.1	574.4	589.6	584.8	604.4	600.3		

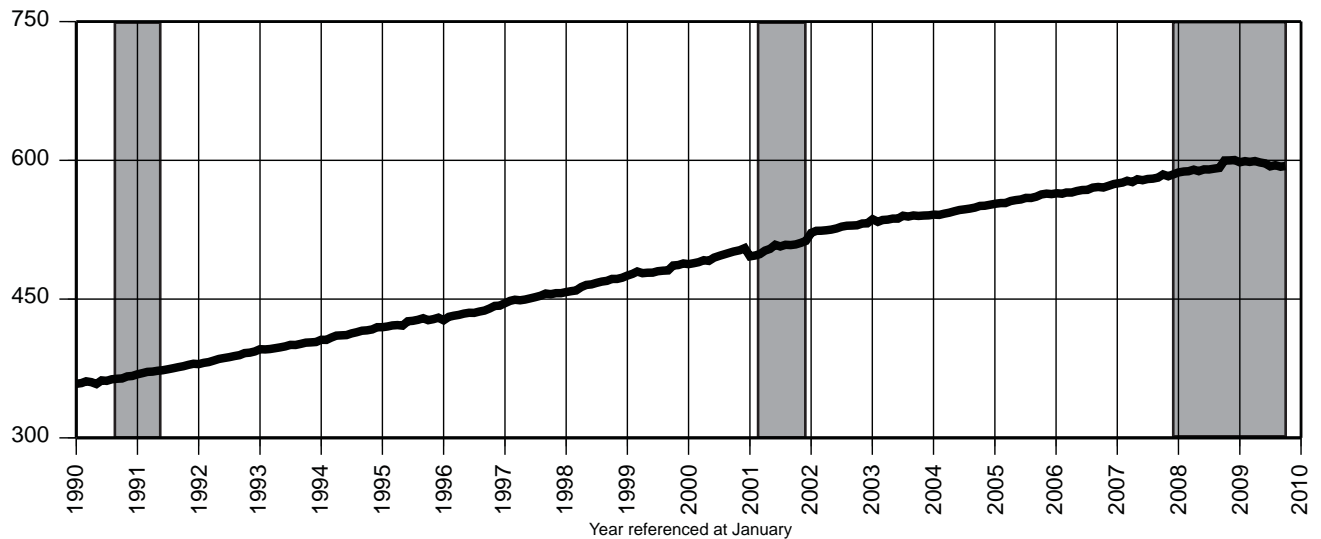
**13. Financial Activities Payroll Employment (000)**



**14. Professional & Business Services Payroll Employment (000)**



**15. Educational & Health Services Payroll Employment (000)**



**Indicator Series 16-18 Leisure & Hospitality, CPI and Confidence Index****16. Leisure & Hospitality Payroll Employment (000)**

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	310.7	336.3	313.2	338.9	317.3	343.8	321.5	346.0
Feb	310.8	336.4	312.8	338.6	317.9	344.5	318.1	343.4
Mar	319.0	339.0	318.2	338.1	325.0	345.2	320.2	340.1
Apr	327.5	337.0	328.0	337.3	336.5	345.8	323.2	332.8
May	343.7	337.3	345.6	338.8	352.4	345.2	341.6	336.6
Jun	366.5	340.0	367.9	340.7	371.8	343.9	358.0	333.6
Jul	371.5	339.2	371.9	339.3	374.1	341.6	371.3	338.7
Aug	368.7	339.4	369.2	339.7	369.8	340.2	367.4	338.3
Sep	352.7	340.4	349.7	337.7	352.3	340.5	348.8R	338.6R
Oct	333.2	338.6	337.9	343.6	340.9	344.3	334.9	338.3
Nov	329.2	339.0	333.4	343.7	337.0	346.0		
Dec	328.1	339.1	332.1	343.6	335.1	345.7		

**17. Consumer Price Index - (CPI-U) (1982-84 = 100)**

Date	2007			2008			2009		
	US	NY	PA	US	NY	PA	US	NY	PA
Jan	202.416	221.767	*	211.080	229.869	*	211.143	233.402	*
Feb	203.499	223.066	213.152	211.693	231.020	220.935	212.193	234.663	220.262
Mar	205.352	224.551	*	213.528	233.122	*	212.709	235.067	*
Apr	206.686	225.780	215.270	214.823	233.822	223.622	213.240	235.582	221.686
May	207.949	227.146	*	216.632	236.151	*	213.856	235.975	*
Jun	208.352	228.258	217.255	218.815	238.580	228.408	215.693	237.172	223.810
Jul	208.299	228.628	*	219.964	240.273	*	215.351	237.600	*
Aug	207.917	228.326	218.692	219.086	240.550	228.337	215.834	238.282	226.039
Sep	208.490	228.308	*	218.783	240.089	*	215.969	238.568	*
Oct	208.936	228.552	218.929	216.573	238.403	225.113	216.177	238.380	224.787
Nov	210.177	229.504	*	212.425	234.498	*			
Dec	210.036	229.395	219.025	210.228	233.012	218.186			

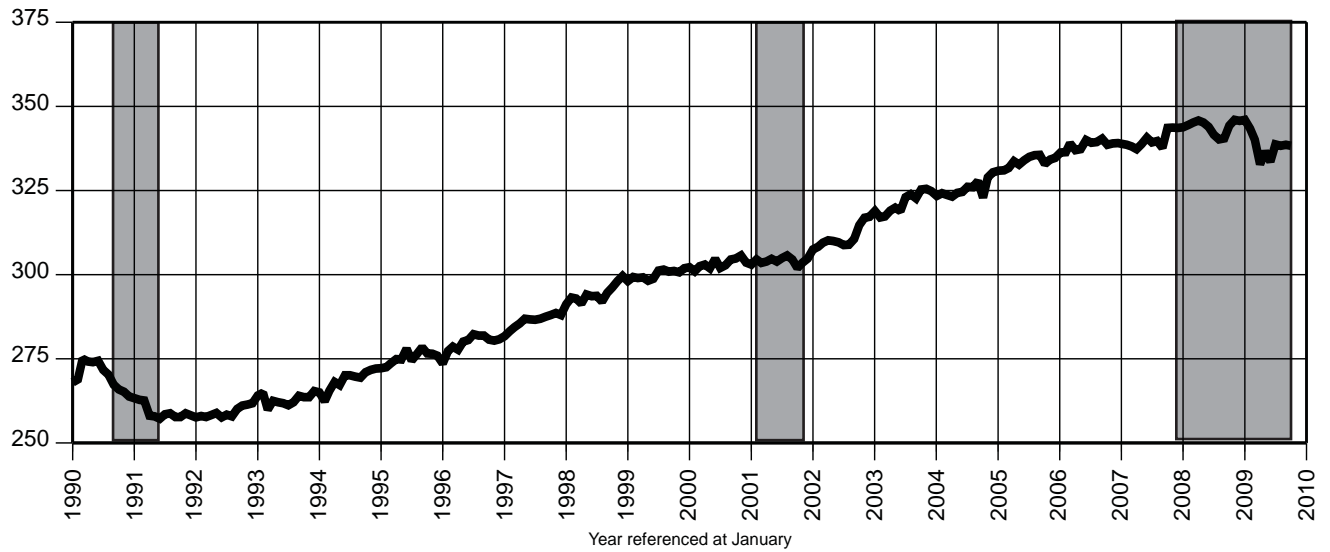
**18. Consumer Confidence Index, US**

(Seasonally unadjusted)

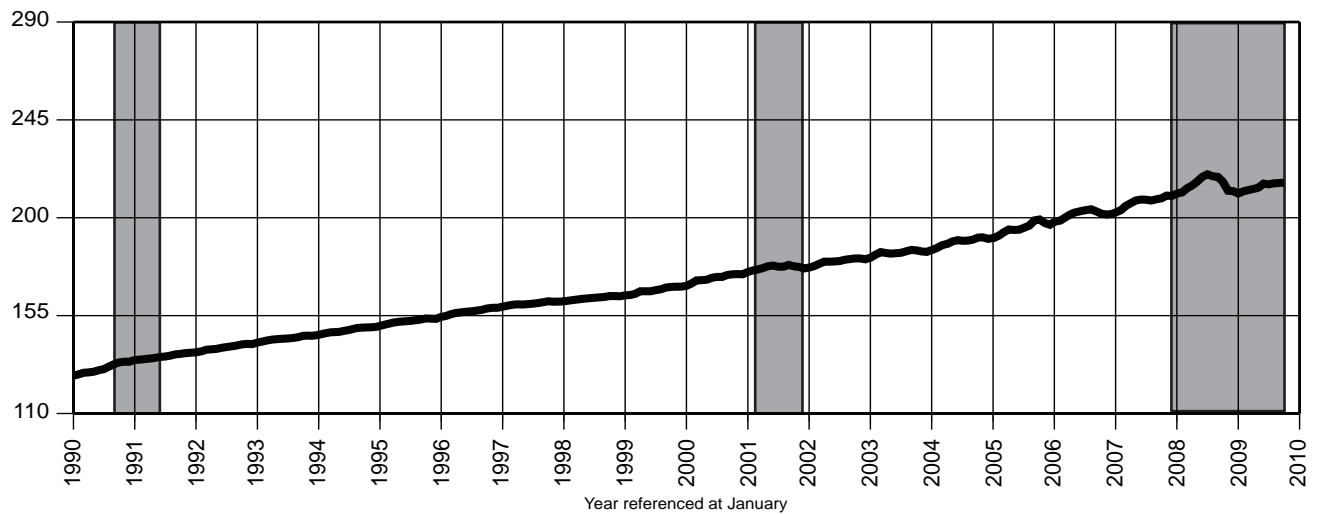
Date	2006	2007	2008	2009
Jan	106.8	110.2	87.3	37.4
Feb	102.7	111.2	76.4	25.3
Mar	107.5	108.2	65.9	26.9
Apr	109.8	106.3	62.8	40.8
May	104.7	108.5	58.1	54.8
Jun	105.4	105.3	51.0	49.3
Jul	107.0	111.9	51.9	47.4
Aug	100.2	105.6	58.5	54.5
Sep	105.9	99.5	61.4	53.4
Oct	105.1	95.2	38.8	47.7
Nov	105.3	87.8	44.7	
Dec	110.0	90.6	38.6	

## Indicator Series 16-18 Leisure & Hospitality, CPI and Confidence Index

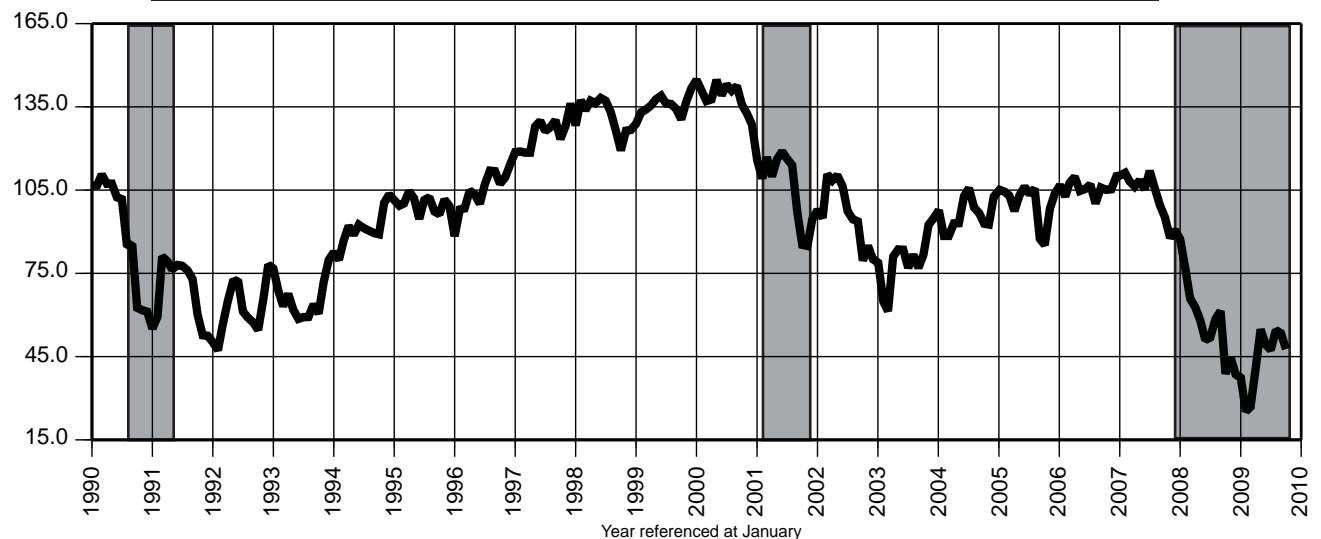
### 16. Leisure & Hospitality Payroll Employment (000)



### 17. Consumer Price Index - (CPI-U) (1982-84 = 100)



### 18. Consumer Confidence Index, US



## Indicator Series 19-21 Private Residential Building Permits

### 19. Total Private Dwelling Units Authorized by Building Permits

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	2,548	3,006	2,077	2,248	1,635	1,812	705	814
Feb	2,502	3,272	1,648	2,184	1,301	1,654	1,289R	1,711R
Mar	2,989	2,946	1,871	1,902	2,074	2,167	1,307	1,352
Apr	2,654	2,597	2,100	1,983	2,197	1,907	773	682
May	3,044	2,838	1,992	1,928	1,658	1,660	1,017R	1,079R
Jun	3,314	2,635	2,759	2,117	2,385	1,949	878R	665R
Jul	4,516	4,616	1,905	1,984	1,301	1,272	787R	776R
Aug	2,675	2,466	3,084	2,919	1,150	1,205	914R	949R
Sep	2,850	2,762	1,896	1,940	1,386	1,286	1,109	1,008
Oct	2,030	1,945	2,283	1,983	1,279	1,161		
Nov	3,196	3,132	2,133	2,145	917	985		
Dec	2,024	2,492	1,652	2,000	1,086	1,135		

### 20. Private Single-Family Dwelling Units Authorized by Building Permits

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	1,592	1,839	1,084	1,216	830	872	428	473
Feb	1,301	1,641	953	1,200	668	806	367R	464R
Mar	1,766	1,644	1,137	1,104	855	878	501	485
Apr	1,457	1,562	1,109	1,137	1,057	976	547	516
May	1,674	1,539	1,264	1,140	825	756	634R	612R
Jun	1,635	1,356	1,328	1,158	759	700	677R	581R
Jul	1,626	1,577	1,183	1,104	779	679	621R	554R
Aug	1,536	1,321	1,552	1,324	741	696	614R	597R
Sep	1,184	1,223	901	966	729	745	719	712
Oct	1,254	1,185	937	873	800	715		
Nov	1,073	1,121	879	917	502	602		
Dec	1,032	1,221	750	891	630	692		

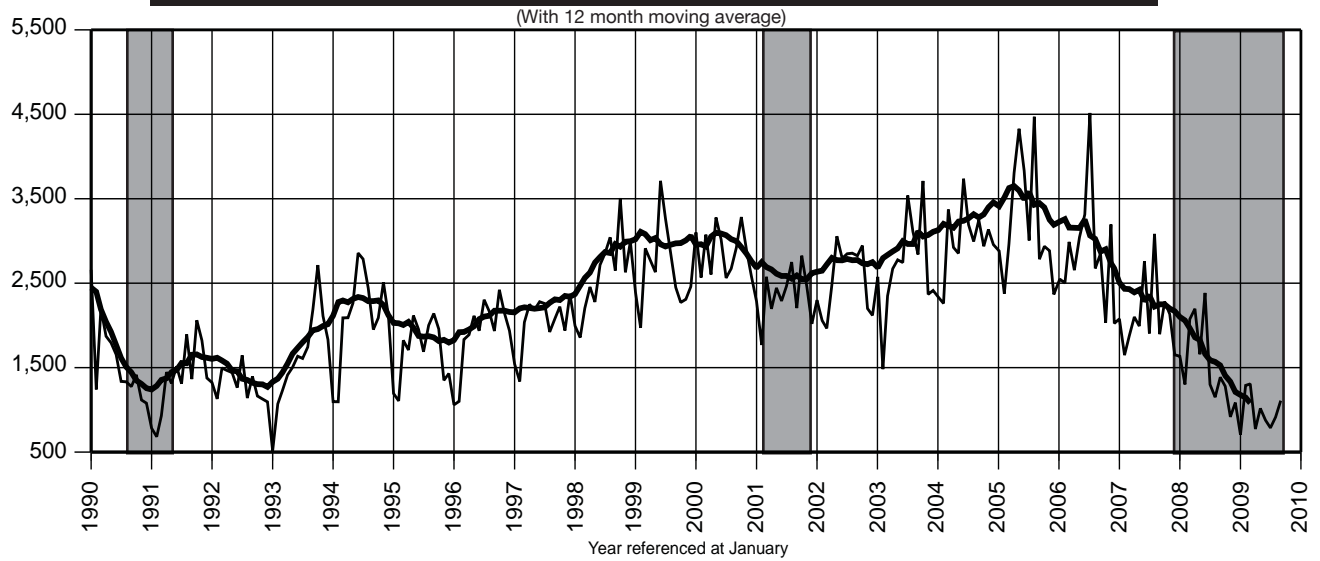
### 21. Private Multi-Dwelling Units Authorized by Building Permits

(Seasonality not statistically significant)

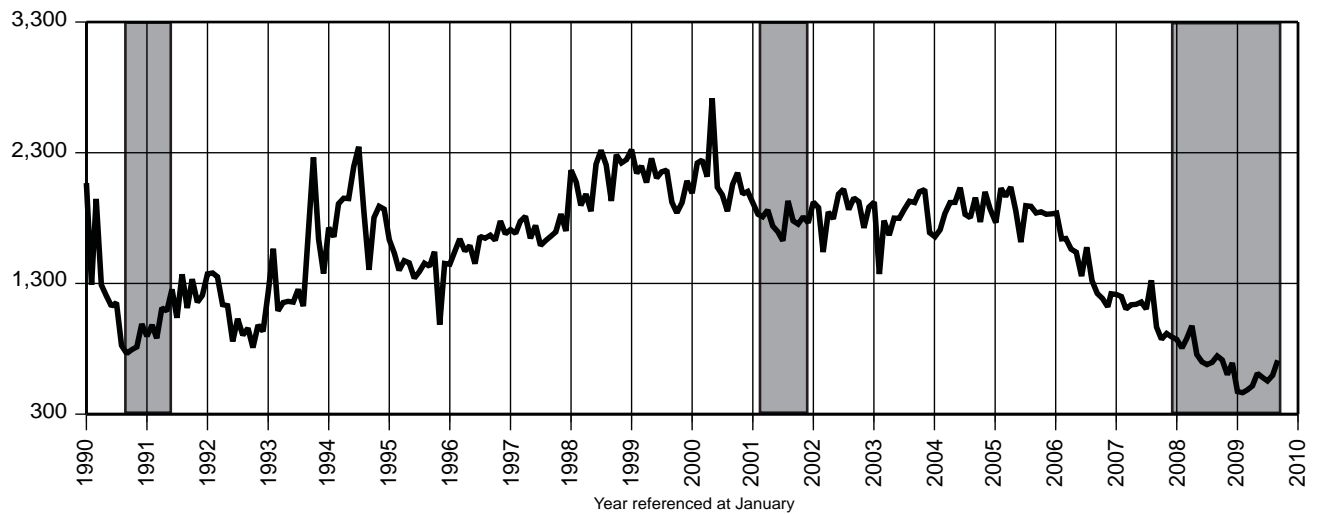
Date	2006	2007	2008	2009
	Unadj.	Unadj.	Unadj.	Unadj.
Jan	471	759	730	229
Feb	924	379	531	899
Mar	694	514	1,124	746
Apr	876	767	987	166
May	950	527	739	331
Jun	1,195	1,137	1,523	152R
Jul	2,250	509	427	105R
Aug	814	1,184	363	262R
Sep	1,306	821	589	303
Oct	371	1,013	406	
Nov	1,844	1,055	373	
Dec	719	655	327	



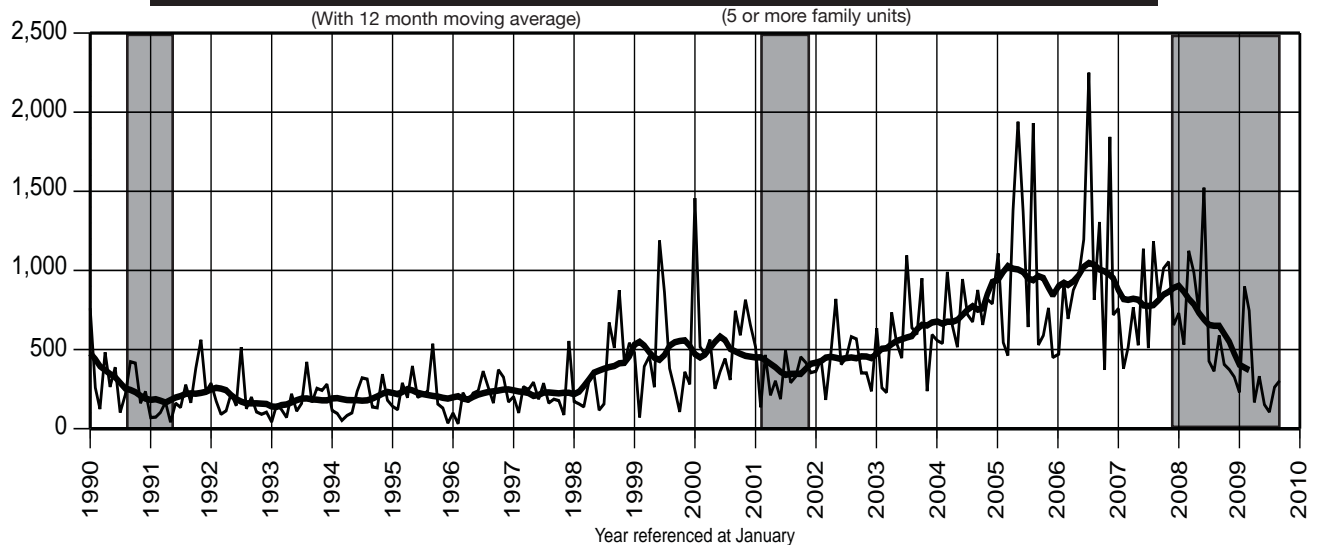
**19. Total Private Dwelling Units Authorized by Building Permits**



**20. Private Single-Family Dwelling Units Authorized by Building Permits**



**21. Private Multi-Dwelling Units Authorized by Building Permits**



### 22. Total New Vehicle Registrations\*

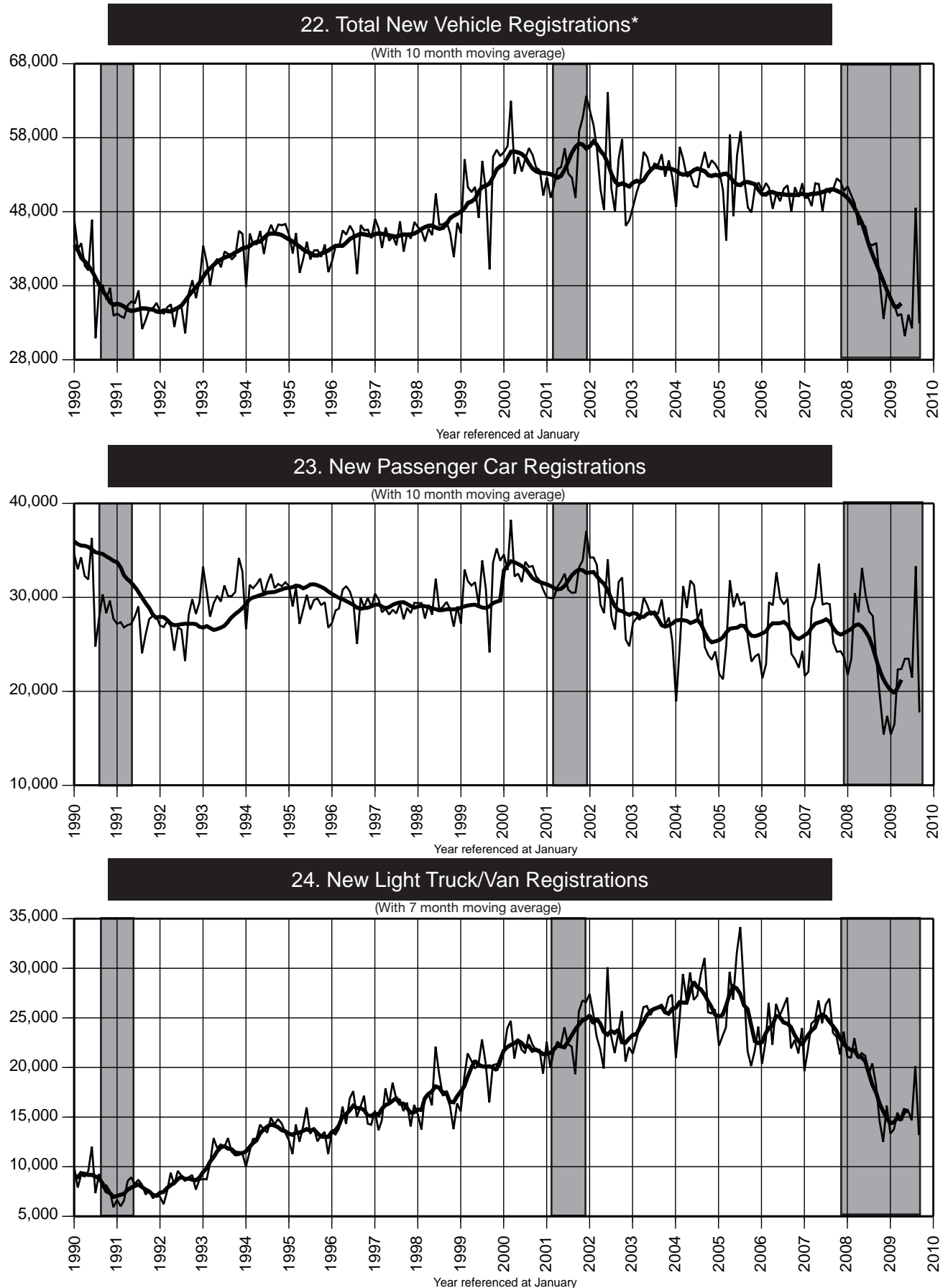
Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	41,772	50,824	41,273	49,890	42,834	51,414	28,742	36,025
Feb	45,584	51,857	43,966	49,893	44,478	50,203	30,314R	35,326R
Mar	56,014	51,259	53,249	48,760	53,401	49,138	37,777R	33,976R
Apr	51,459	48,400	54,747	51,838	49,305	46,311	37,146	34,166
May	59,073	50,472	60,346	51,725	54,589	46,462	38,858R	31,193R
Jun	55,134	49,423	53,686	48,002	51,425	45,945	39,139R	34,085R
Jul	55,377	51,101	55,701	51,134	47,829	43,601	36,129R	32,239R
Aug	56,929	51,563	56,233	50,600	48,422	43,490	53,443R	48,548R
Sep	45,923	47,968	48,643	51,104	41,536	43,769	30,937	32,897
Oct	46,191	51,306	47,303	52,493	33,948	38,400		
Nov	43,940	50,007	45,582	52,060	27,905	33,500		
Dec	48,275	51,848	47,245	50,815	33,572	37,350		

### 23. New Passenger Car Registrations

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	21,401	26,499	21,644	26,864	21,735	26,971	15,407	20,660
Feb	22,890	27,010	22,089	26,174	23,505	27,573	16,516R	20,510R
Mar	29,499	26,569	28,814	25,904	30,446	27,578	22,330R	19,443R
Apr	29,158	26,559	29,977	27,404	28,401	25,685	22,382	19,601
May	32,664	26,768	33,583	27,476	33,144	26,908	23,479R	17,139R
Jun	29,891	25,923	29,219	25,283	30,234	26,278	23,470R	19,488R
Jul	29,260	26,741	29,372	26,655	28,493	25,677	21,456R	18,634R
Aug	29,876	27,049	29,281	26,368	28,017	25,150	33,318R	30,491R
Sep	23,999	25,370	25,142	26,636	23,293	24,717	17,749	19,142
Oct	23,406	26,614	24,202	27,439	19,335	22,559		
Nov	22,517	26,091	24,277	28,060	15,395	19,326		
Dec	24,301	27,699	23,636	27,150	17,398	21,172		

### 24. New Light Truck/Van Registrations

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	20,371	24,325	19,629	23,026	21,099	24,442	13,335	15,366
Feb	22,694	24,847	21,877	23,720	20,973	22,631	13,798R	14,816R
Mar	26,515	24,690	24,435	22,857	22,955	21,560	15,447	14,533
Apr	22,301	21,841	24,770	24,434	20,904	20,626	14,764	14,565
May	26,409	23,704	26,763	24,249	21,445	19,553	15,379R	14,055R
Jun	25,243	23,500	24,467	22,719	21,191	19,668	15,669	14,597
Jul	26,117	24,361	26,329	24,479	19,336	17,924	14,673R	13,605R
Aug	27,053	24,514	26,952	24,232	20,405	18,341	20,125R	18,057R
Sep	21,924	22,597	23,501	24,469	18,243	19,049	13,188	13,755
Oct	22,785	24,692	23,101	25,054	14,613	15,841		
Nov	21,423	23,915	21,305	24,000	12,510	14,174		
Dec	23,974	24,149	23,609	23,664	16,174	16,178		



\*Includes only new passenger car and light truck/van registrations

## Indicator Series 25-27 Unemployment Insurance Claimants

### 25. Weeks Claimed & Insured Unemployment Rate

Date	2006		2007		2008		2009	
	WA	IUR	WA	IUR	WA	IUR	WA	IUR
Jan	107.9	2.8	108.5	2.8	114.4	2.9	172.7	4.4
Feb	105.7	2.8	111.1	2.9	114.2	2.9	184.3	4.7
Mar	105.0	2.7	111.6	2.9	117.0	3.0	201.0	5.1
Apr	104.7	2.7	112.5	2.9	119.2	3.1	220.6	5.7
May	105.4	2.7	111.8	2.9	124.0	3.2	230.9	5.9
Jun	105.9	2.8	111.2	2.9	126.4	3.2	225.5	5.8
Jul	111.8	2.9	113.6	2.9	128.5	3.3	206.4	5.3
Aug	110.6	2.9	113.0	2.9	132.1	3.4	195.5	5.0
Sep	110.7	2.9	112.8	2.9	141.2	3.6	200.5	5.2
Oct	108.9	2.8	112.8	2.9	150.0	3.8	195.9	5.1
Nov	109.6	2.8	112.5	2.9	158.9	4.1		
Dec	108.5	2.8	113.0	2.9	165.6	4.2		

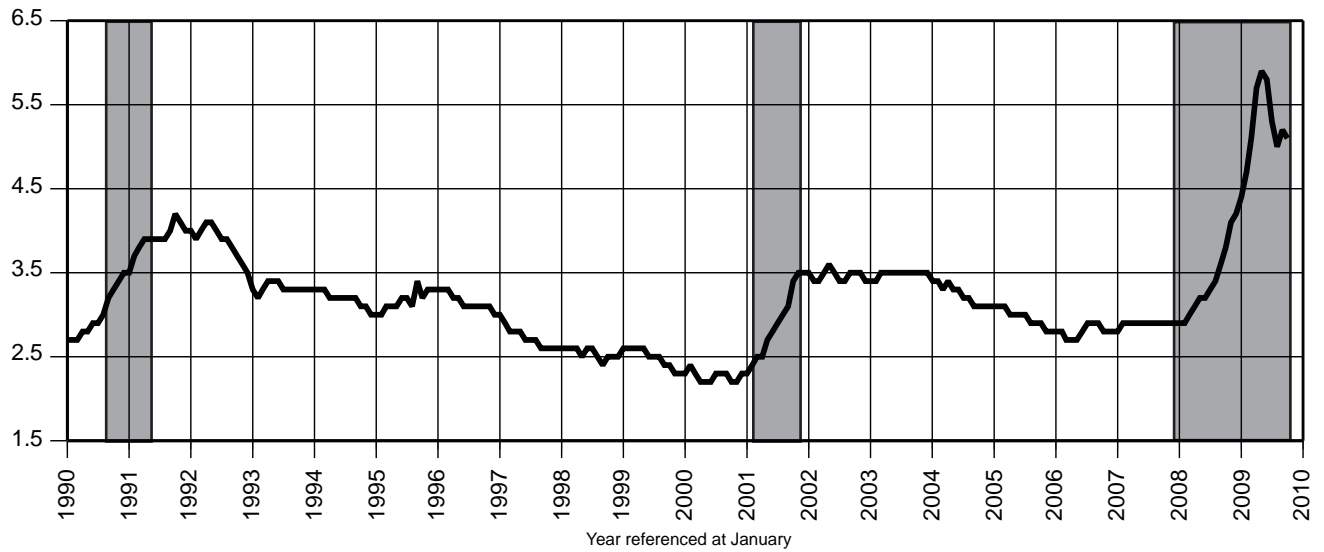
### 26. Initial Claims-Weekly Average

Date	2006		2007		2008		2009	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	13,034	10,111	13,850	10,859	13,768	10,606	20,137	14,634
Feb	9,451	9,749	10,515	10,923	10,184	10,004	17,193	17,917
Mar	7,927	9,357	8,609	10,073	10,260	12,631	13,895	17,723
Apr	10,564	10,202	11,080	10,822	10,163	10,088	14,848	14,086
May	7,638	10,387	8,087	10,746	8,653	10,793	12,197	15,503
Jun	12,675	10,165	12,320	9,911	13,684	11,511	16,656	14,325
Jul	10,521	10,881	10,299	11,042	10,839	11,331	13,673	13,614
Aug	8,617	10,682	8,600	10,150	9,691	11,507	10,978	13,426
Sep	7,736	9,626	8,138	10,428	10,258	13,694	10,907	14,552
Oct	8,535	10,348	9,136	11,027	11,748	13,201	12,042	13,337
Nov	10,883	10,466	11,304	10,430	16,083	15,264		
Dec	13,813	9,540	14,785	10,609	17,301	12,952		

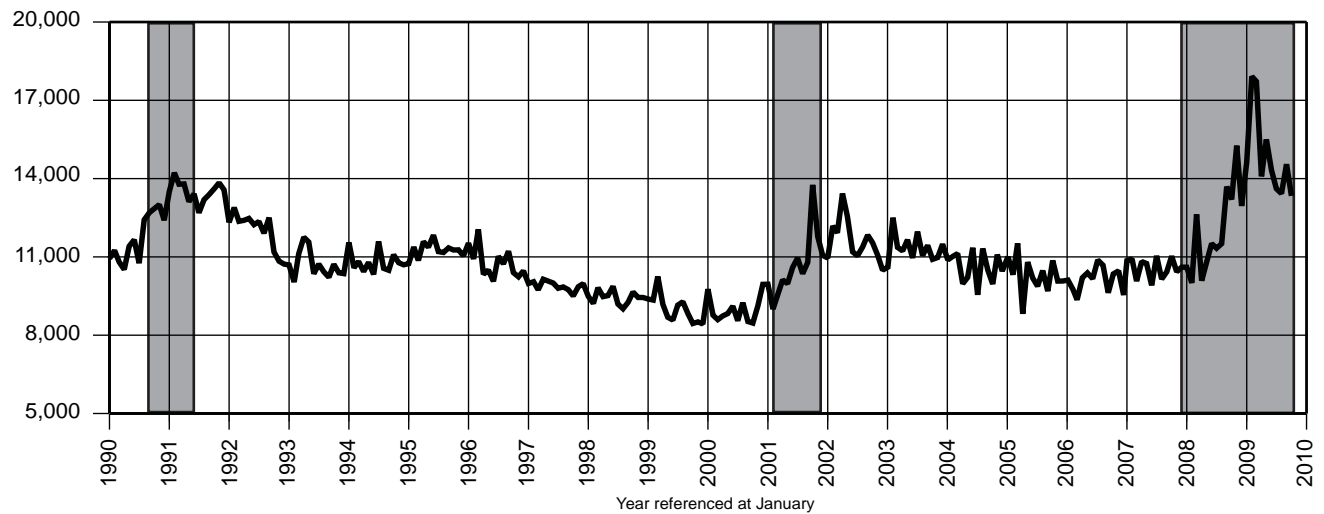
### 27. Unemployment Insurance Exhaustions

Date	2006	2007	2008	2009
	Unadj.	Unadj.	Unadj.	Unadj.
Jan	13,638	13,845	12,987	16,512
Feb	10,404	10,443	10,694	16,379
Mar	11,647	11,335	13,131	21,982
Apr	11,352	12,919	13,650	21,928
May	12,753	12,807	11,961	23,347
Jun	10,096	10,064	12,531	27,659
Jul	12,361	13,085	14,466	29,284
Aug	10,841	10,486	12,481	28,916
Sep	9,439	10,014	14,953	26,810
Oct	11,752	12,248	13,695	22,507
Nov	9,862	9,909	13,103	
Dec	10,409	11,961	18,460	

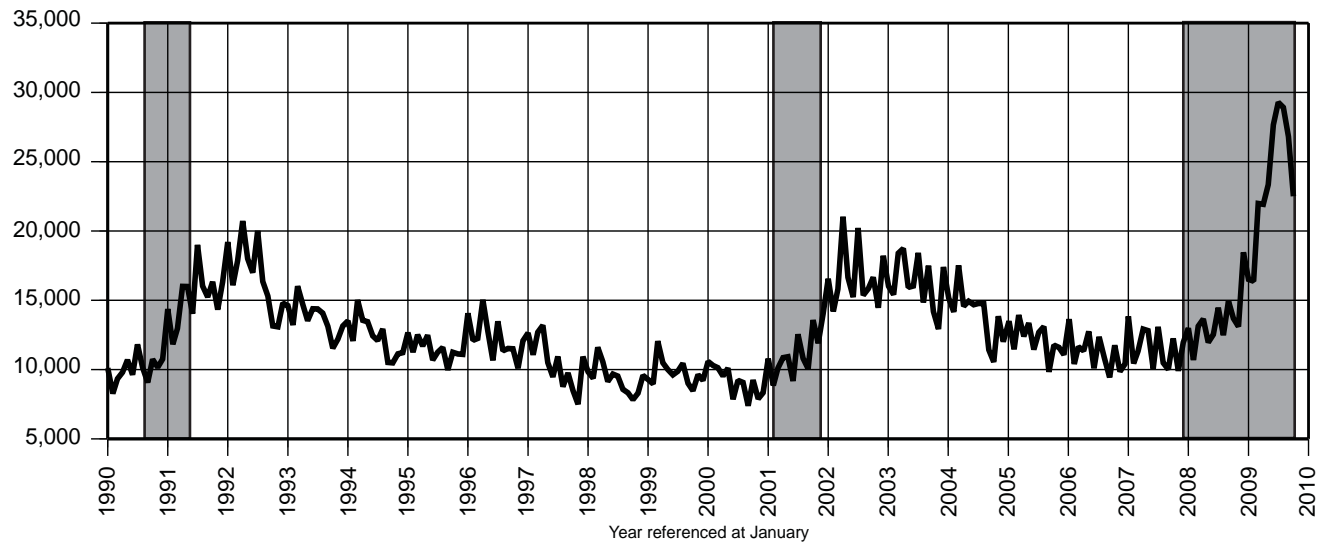
**25. Insured Unemployment Rate**



**26. Initial Claims-Weekly Average**



**27. Unemployment Insurance Exhaustions**



**Indicator Series 1 to 27**

Annual Averages 1998-2008											
Indicator Series	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
1 Civilian Labor Force (000)	4,242.4	4,284.6	4,287.8	4,302.3	4,370.8	4,363.9	4,358.9	4,416.1	4,477.5	4,462.3	4,496.7
2 Resident Employment (000)	4,047.1	4,092.7	4,130.3	4,117.5	4,117.3	4,108.4	4,144.2	4,218.5	4,269.6	4,271.7	4,251.2
3 Resident Unemployment (000)	195.3	191.8	157.5	184.8	253.5	255.5	214.7	197.6	207.9	190.6	245.5
4 Labor Force Particip. Rate (%)	66.8	67.0	66.6	66.2	66.7	66.1	65.8	66.3	66.9	66.4	66.2
5 Employment/Pop. Rate (%)	63.7	64.0	64.1	66.3	62.6	62.2	62.6	63.4	63.8	63.6	62.9
6 Unemployment Rate (%)	4.6	4.5	3.7	4.3	5.8	5.9	4.9	4.5	4.6	4.3	5.5
7 Nonfarm Payroll Emp. (000)	3,801.3	3,901.1	3,994.5	3,997.2	3,983.9	3,978.8	3,999.1	4,039.1	4,071.0	4,078.9	4,058.3
8 Priv. Sec. Nonfarm Emp. (000)	3,229.6	3,323.5	3,405.7	3,394.6	3,370.4	3,356.9	3,365.7	3,397.5	3,423.7	3,431.2	3,407.1
9 Construction Emp. (000)	136.1	143.6	149.6	158.8	162.6	160.5	165.9	169.1	174.9	172.3	164.8
10 Manufacturing Emp. (000)	429.4	422.5	421.6	401.2	367.5	350.4	338.2	330.4	323.8	311.3	298.9
11 Trade, Transportation and Utilities Emp. (000)	847.6	873.7	899.0	890.7	881.4	876.2	874.7	877.3	874.9	874.5	864.0
12 Information Emp. (000)	118.9	123.0	126.9	126.4	113.2	102.0	98.0	97.1	97.4	96.0	92.4
13 Financial Activities Emp. (000)	248.7	260.8	266.9	269.8	276.7	276.2	276.9	279.7	279.2	275.7	269.3
14 Professional and Business Services Emp. (000)	554.0	579.1	598.5	592.5	581.1	578.2	584.5	592.5	604.6	616.6	614.9
15 Education and Health Services Emp. (000)	466.1	480.9	495.8	505.4	527.1	538.0	546.4	558.4	568.4	579.7	592.0
16 Leisure & Hospitality Emp. (000)	294.2	300.0	303.3	304.2	311.0	321.4	325.5	333.4	338.5	340.0	344.2
17 CPI-U for the US ('82-'84=100)	163.0	166.6	172.2	177.1	179.9	184.0	188.9	195.3	201.6	207.3	215.3
18 US Consumer Confidence Index	131.7	135.3	139.0	106.6	96.6	79.8	96.1	100.3	105.9	103.4	58.0
19 Total Dwelling Units (No.) - F	2,612	2,665	2,880	2,356	2,538	2,715	2,995	3,219	2,862	2,117	1,531
20 Single-Fam. Dwell. Units (No.) - F	2,122	2,094	2,103	1,793	1,864	1,820	1,870	1,856	1,428	1,090	765
21 Multi-Fam. Dwell. Units (No.) - F	374	424	515	347	435	580	728	976	1,035	777	677
22 Tot. New Vehicle Regis. (No.)	45,884	50,990	55,301	54,624	53,865	53,584	53,510	51,784	50,473	50,664	44,103
23 New Passenger Car Regis. (No.)	29,047	31,201	33,120	31,667	30,183	28,149	26,631	26,199	26,572	26,770	24,950
24 New Lt. Truck/Van Regis. (No.)	16,837	19,790	22,182	22,957	23,683	25,435	26,879	25,591	23,901	23,895	19,154
25 Wks. Claimed Wkly. Avg. (000)	90.2	90.8	84.3	108.4	132.4	130.9	122.6	112.9	107.9	112.0	131.6
26 Insured Unemp. Rate (%)	2.6	2.5	2.3	2.9	3.5	3.5	3.2	3.0	2.8	2.9	3.4
Initial Claims Wkly. Avg. (No.)	9,454	9,003	9,056	10,637	11,595	11,331	10,730	10,323	10,116	10,560	11,886
27 Exhaustions (No.)	9,360	9,757	9,138	11,136	16,686	16,317	14,034	12,179	11,213	11,593	13,509

Notes: See page S-32 for data sources. Data shown using latest available benchmarks. For Dwelling Unit data, "F"=Final.



## Employment Data

### New Jersey Nonfarm Payroll Employment (000)

(seasonally adjusted)

NAICS Industry	2008			2009									
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Total Nonfarm (1)*	4,037.4	4,014.6	4,000.5	3,987.8	3,973.3	3,960.0	3,941.3	3,933.3	3,930.2	3,929.7	3,930.4	3,919.8	3,918.0
Total Private Sector*	3,382.9	3,361.5	3,348.1	3,335.8	3,322.8	3309.1	3,289.2	3,282.0	3,279.8	3,285.4	3,287.3	3,272.9	3,268.5
Goods Producing*	456.0	450.5	444.5	435.4	429.6	426.7	419.8	414.4	415.4	421.2	418.7	412.8	416.0
Natural Resources and Mining**	1.7	1.7	1.7	1.5	1.5	1.6	1.6	1.7	1.7	1.7	1.7	1.7	1.7
Construction	161.8	158.7	156.6	153.8	151.2	151.9	146.8	141.3	140.9	144.0	143.8	138.5	140.1
Manufacturing*	292.5	290.1	286.2	280.1	276.9	273.2	271.4	271.4	272.8	275.5	273.2	272.6	274.2
Durable Goods	132.8	130.9	128.9	125.9	122.6	120.6	120.2	120.1	120.4	122.2	121.2	119.8	120.8
Non-Durable Goods	159.7	159.2	157.3	154.2	154.3	152.6	151.2	151.3	152.4	153.3	152.0	152.8	153.4
Service-Providing*	3,581.4	3,564.1	3,556.0	3,552.4	3,543.7	3,533.2	3,521.5	3,518.9	3,514.8	3,508.5	3,511.7	3,507.0	3,502.0
Private Service-Providing*	2,926.9	2,911.0	2,903.6	2,900.4	2,893.2	2,882.4	2,869.4	2,867.6	2,864.4	2,864.2	2,868.6	2,860.1	2,852.5
Trade, Transportation, & Utilities*	855.2	848.6	844.0	851.3	853.5	851.7	847.7	843.9	843.7	836.6	839.4	839.1	836.9
Wholesale Trade	229.9	230.2	230.4	231.4	228.4	228.0	227.2	226.4	225.2	222.6	224.0	224.9	226.6
Retail Trade	453.9	447.4	443.7	449.3	455.3	455.9	454.9	452.9	452.6	451.8	453.2	454.7	449.1
Trans., Warehousing, and Utilities	171.4	171.0	169.9	170.6	169.8	167.8	165.6	164.6	165.9	162.2	162.2	159.5	161.2
Information	90.7	90.2	90.1	90.4	89.8	88.9	90.1	88.8	87.7	88.6	89.5	89.2	88.9
Financial Activities*	264.4	260.1	260.8	259.6	258.8	259.2	259.0	258.2	256.6	256.4	254.7	255.8	252.8
Finance and Insurance	203.0	199.2	200.4	203.4	204.2	204.6	204.7	203.2	202.2	199.3	198.4	199.9	198.0
Real Estate/Rental & Leasing	61.4	60.9	60.4	56.2	54.6	54.6	54.3	55.0	54.4	57.1	56.3	55.9	54.8
Prof. and Business Services*	606.3	603.7	599.3	591.5	584.4	581.1	577.8	578.3	578.3	582.4	583.5	580.1	576.5
Prof., Sci., & Tech. Services	291.8	290.0	288.4	281.5	280.2	280.0	275.2	273.1	274.2	275.3	275.4	274.2	274.4
Mgmt. of Companies & Enterprises	74.3	73.9	73.7	75.5	75.1	74.6	75.0	74.9	74.8	75.2	75.9	75.4	74.8
Adm/Support, Waste Mgt/ Remed. Svs.	240.2	239.8	237.2	234.5	229.1	226.5	227.6	230.3	229.3	231.9	232.2	230.5	227.3
Educational and Health Services*	599.8	599.9	600.3	597.9	599.1	598.3	599.2	597.7	596.7	593.5	594.7	593.1	593.9
Educational Services	94.8	93.7	94.8	94.2	96.3	95.8	94.3	92.6	91.6	89.5	89.6	86.3	87.5
Health Care and Social Assistance	505.0	506.2	505.5	503.7	502.8	502.5	504.9	505.1	505.1	504.0	505.1	506.8	506.4
Leisure and Hospitality*	344.3	346.0	345.7	346.0	343.4	340.1	332.8	336.6	333.6	338.7	338.3	338.6	338.3
Arts, Entertainment, & Recreation	54.3	55.5	56.0	56.4	56.6	55.4	51.0	52.1	51.2	56.2	56.3	53.9	52.4
Accommodation and Food Svs.	290.0	290.5	289.7	289.6	286.8	284.7	281.8	284.5	282.4	282.5	282.0	284.7	285.9
Other Services (2)	166.2	162.5	163.4	163.7	164.2	163.1	162.8	164.1	167.8	168.0	168.5	164.2	165.2
Total Government*	654.5	653.1	652.4	652.0	650.5	650.9	652.1	651.3	650.4	644.3	643.1	646.9	649.5
Federal Government	59.8	58.8	58.7	59.3	58.9	58.8	60.7	60.7	59.0	59.1	58.9	58.9	59.1
State Government (3)	151.2	150.1	148.3	148.9	147.2	147.5	146.7	146.0	146.9	147.9	147.6	147.5	145.6
Local Government	443.5	444.2	445.4	443.8	444.4	444.6	444.7	444.6	444.5	437.3	436.6	440.5	444.8

## Notes:

1. Nonfarm payroll employment includes civilians on nonfarm establishment payrolls who worked or received pay for any part of the pay period including the 12th of the month. It excludes proprietors, self-employed, unpaid family members and domestics in private households. All data are revised to March 2008 benchmarks. Individual series may not add to sector or supersector totals because not all sector/supersector components are published.
2. "Other Services" include: Repair and maintenance; Personal and laundry services; Religious, grantmaking, civic, professional and similar organizations.
3. The total number of state employees reported under this heading is determined on the basis of a definition developed by the US Bureau of Labor Statistics which is standardized throughout the nation. The definition includes both full- and part-time workers in the executive departments, the legislature, and the judiciary, as well as all employees of authorities, commissions, the state universities and colleges, and other agencies not included on the central payroll.

\* Seasonally adjusted total has been indirectly computed from the sum of the underlying industries.

\*\* The industry is not seasonally adjusted because seasonality is not statistically significant.

## Employment Data

### New Jersey Nonfarm Payroll Employment (000)

(not seasonally adjusted)

NAICS Industry	2008			2009									
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
<b>Total Nonfarm (1)</b>	4,059.4	4,052.3	4,036.2	3,916.5	3,899.0	3,913.1	3,925.6	3,952.0	3,992.9	3,954.7	3,933.5	3,922.2	3,939.9
<b>Total Private Sector</b>	3,396.9	3,387.2	3,372.3	3,265.8	3,239.6	3,251.4	3,261.9	3,291.5	3,332.5	3,335.2	3,328.6	3,293.4	3,282.2
<b>Goods Producing</b>	462.2	455.2	446.7	422.6	413.1	415.1	416.3	416.1	422.4	427.9	426.9	420.5	422.1
<b>Natural Resources and Mining</b>	1.7	1.7	1.7	1.5	1.5	1.6	1.6	1.7	1.7	1.7	1.7	1.7	1.7
<b>Construction</b>	167.1	162.2	157.8	143.5	136.9	141.2	144.0	143.3	146.1	150.6	151.6	145.0	145.4
Construction of Buildings	37.3	37.0	37.8	35.6	34.3	33.8	33.0	32.2	34.1	34.0	34.8	33.6	34.4
Residential Building Construction	25.2	24.8	24.7	24.4	23.4	23.0	22.4	22.3	23.6	24.1	24.7	23.8	24.4
Heavy and Civil Engineering	19.9	19.5	18.1	15.1	15.2	16.1	17.4	18.2	18.5	19.2	18.9	18.1	18.9
Specialty Trade Contractors	109.9	105.7	101.9	92.8	87.4	91.3	93.6	92.9	93.5	97.4	97.9	93.3	92.1
Building Equipment Contractors	54.6	54.7	54.2	50.6	48.6	48.7	46.9	46.8	47.7	48.9	48.8	47.7	47.3
<b>Manufacturing</b>	293.4	291.3	287.2	277.6	274.7	272.3	270.7	271.1	274.6	275.6	273.6	273.8	275.0
Durable Goods	132.9	130.9	129.2	124.9	121.9	120.5	120.2	120.2	121.4	122.3	121.2	120.0	120.9
Fabricated Metal Product	25.8	25.8	25.7	25.2	25.1	25.1	25.1	25.2	25.4	25.1	25.1	25.3	25.4
Machinery Manufacturing	16.4	16.3	16.4	16.3	16.2	16.2	16.0	16.0	16.1	16.1	16.0	16.0	16.0
Computer and Electronic Products	30.6	30.6	30.4	30.1	30.0	30.0	30.0	30.0	30.3	30.3	30.2	29.9	29.7
Navig., Meas, Electromedical & Control Inst.	15.6	15.7	15.6	15.6	15.6	15.6	15.5	15.6	15.6	15.6	15.5	15.4	15.3
Transportation Equip. Mfg.	5.7	5.7	5.7	5.6	5.6	5.3	5.3	5.3	5.3	5.1	5.2	5.2	5.2
Miscellaneous Mfg.	20.3	20.2	20.0	19.2	19.2	19.5	19.5	19.6	19.7	19.7	19.6	19.5	19.6
Non-Durable Goods	160.5	160.4	158.0	152.7	152.8	151.8	150.5	150.9	153.2	153.3	152.4	153.8	154.1
Food Manufacturing	30.0	31.0	31.1	30.8	30.9	30.9	30.6	30.6	31.0	31.5	31.4	31.2	31.8
Paper Manufacturing	13.4	13.4	13.3	13.3	13.2	13.2	13.1	13.0	13.1	12.8	12.8	12.9	12.8
Printing and Related Support	20.8	20.8	20.7	20.4	20.2	20.2	20.1	20.0	19.9	19.6	19.7	19.8	19.8
Chemical Manufacturing	65.0	64.8	64.6	63.6	64.2	63.8	63.3	63.2	63.6	63.1	62.8	62.5	62.3
Basic Chemical Manufacturing	8.5	8.5	8.5	8.6	8.5	8.5	8.5	8.5	8.6	8.4	8.4	8.3	8.2
Pharmaceutical and Medicine	37.7	37.7	37.6	37.3	37.1	37.2	37.1	37.3	37.5	37.5	37.1	37.1	37.0
Plastics and Rubber Products	16.3	16.3	16.1	15.8	15.7	15.6	15.6	15.6	15.6	15.2	15.2	15.2	15.2
<b>Service-Providing</b>	3,597.2	3,597.1	3,589.5	3,493.9	3,485.9	3,498.0	3,509.3	3,535.9	3,570.5	3,526.8	3,506.6	3,501.7	3,517.8
<b>Private Service-Providing</b>	2,934.7	2,932.0	2,925.6	2,843.2	2,826.5	2,836.3	2,845.6	2,875.4	2,910.1	2,907.3	2,901.7	2,872.9	2,860.1
<b>Trade, Transportation, &amp; Utilities</b>	858.4	870.4	872.6	843.9	836.3	837.8	835.6	840.8	849.1	835.5	835.8	838.2	839.9
Wholesale Trade	228.6	234.9	232.8	229.2	226.1	225.9	225.9	226.1	226.1	223.6	224.5	224.8	225.4
Merchant Wholesalers, Durable Goods	113.7	117.4	116.5	113.3	111.7	111.4	110.6	110.7	110.1	108.2	107.9	108.3	107.9
Professional & Comm. Equip., & Supplies	32.1	32.8	32.9	32.7	32.7	32.6	32.7	32.6	32.5	32.5	32.5	32.4	32.3
Grocery and Related Product - Nondurable Goods	28.9	28.9	28.8	28.5	28.5	28.5	28.5	28.8	29.0	29.0	29.0	28.9	28.9
Wholesale Electronic Markets, Agents and Brokers	30.9	32.6	33.1	33.6	32.8	32.8	33.0	33.1	33.2	33.3	33.7	33.8	33.7

See notes on page S-23. Shaded rows on pp. 24-27 indicate employment at the NAICS supersector level.

# Employment Data

## New Jersey Nonfarm Payroll Employment (000)

(not seasonally adjusted)

NAICS Industry	2008			2009									
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Retail Trade	454.6	460.8	466.7	446.0	442.0	444.7	445.0	449.3	455.5	454.0	454.5	451.8	449.8
Motor Vehicle and Parts Dealers	45.6	45.2	45.0	44.7	45.2	45.4	45.7	45.7	45.9	45.9	46.0	45.7	45.4
Automobile Dealers	33.1	32.8	32.5	32.2	32.3	32.3	32.3	32.1	32.2	32.1	32.2	32.1	31.9
Furniture and Home Furnishings Stores	17.9	19.0	19.6	18.1	17.5	17.4	17.1	17.0	16.7	16.5	16.2	15.9	15.8
Electronics and Appliance Stores	17.2	18.2	18.7	17.9	18.0	17.9	17.8	17.7	17.7	17.9	17.9	18.0	18.2
Building Mat. & Garden Equip. & Supp. Dlr.	33.5	33.1	32.6	31.5	31.7	31.7	32.9	34.1	34.0	33.3	32.6	32.1	31.9
Food and Beverage Stores	106.8	107.2	109.4	105.3	105.9	106.7	107.8	110.0	111.4	109.8	108.7	107.5	105.6
Health and Personal Care Stores	38.0	38.3	38.2	37.4	37.3	36.7	36.8	36.7	37.1	36.9	37.0	36.6	36.7
Clothing and Clothing Accessories Stores	60.7	66.0	67.9	60.8	58.6	58.4	59.5	60.5	61.8	60.3	60.6	63.0	63.9
Sporting Goods, Hobby, Book, & Music Stores	20.1	21.3	22.3	19.9	18.9	19.0	18.9	18.6	18.9	18.9	19.2	19.2	19.3
General Merchandise Stores	66.5	70.3	71.6	66.0	63.3	65.0	63.9	64.5	65.2	65.0	64.0	63.7	65.1
Department Stores	52.8	56.4	57.2	52.5	50.5	52.1	51.1	51.4	51.9	51.3	50.7	50.9	52.4
Transportation, Warehousing, and Utilities	175.2	174.7	173.1	168.7	168.2	167.2	164.7	165.4	167.5	157.9	156.8	161.6	164.7
Utilities	12.0	12.0	12.1	12.3	12.2	12.5	12.5	12.6	12.9	12.9	13.1	12.9	12.8
Elec.Pwr Gen., Transmission & Distribution	6.0	6.0	6.0	6.0	6.0	6.1	6.1	6.1	6.2	6.4	6.4	6.4	6.4
Natural Gas Distribution	3.8	3.8	3.8	3.9	3.9	4.0	4.0	4.0	4.1	4.1	4.1	4.0	4.0
Transportation and Warehousing	163.2	162.7	161.0	156.4	156.0	154.7	152.2	152.8	154.6	145.0	143.7	148.7	151.9
Air Transportation	18.1	18.2	18.3	18.3	18.3	18.5	18.5	18.6	18.6	18.6	18.6	18.5	18.3
Truck Transportation	35.7	35.6	34.7	32.5	33.2	33.1	33.6	33.5	33.9	32.7	32.7	32.1	32.7
General Freight Trucking	27.4	26.9	26.7	25.8	26.0	25.9	26.1	26.1	26.0	25.9	25.9	26.0	25.8
Transit and Ground Passenger Transportation	31.2	30.8	30.7	30.4	30.7	30.9	29.8	30.6	30.8	24.1	22.6	29.2	29.8
Support Activities for Transportation	21.9	21.8	21.9	21.6	21.6	21.7	21.4	21.3	21.5	21.5	21.5	21.4	21.6
Couriers and Messengers	22.9	23.9	26.8	22.5	22.6	22.6	22.3	22.4	22.5	22.7	23.4	23.1	22.3
Warehousing and Storage	28.0	28.2	28.2	28.1	28.0	28.0	27.7	27.7	27.7	27.8	27.9	27.6	27.3
<b>Information</b>	<b>90.8</b>	<b>90.7</b>	<b>90.7</b>	<b>90.0</b>	<b>89.0</b>	<b>88.8</b>	<b>89.6</b>	<b>88.6</b>	<b>88.1</b>	<b>88.7</b>	<b>89.9</b>	<b>89.1</b>	<b>89.0</b>
Publishing Industries (except Internet)	26.5	26.6	26.7	26.1	26.0	25.8	25.8	25.3	25.3	25.2	25.1	24.9	24.9
Telecommunications	40.2	40.3	40.3	40.3	40.3	40.2	39.8	39.7	39.8	39.4	39.2	38.9	37.7
Wired Telecommunications Carriers	31.8	32.0	32.0	32.1	32.3	32.5	32.2	32.3	32.4	32.2	31.9	31.5	29.5
Internet Serv. Prvdrs., Web Srch. Portals & D.P.S.	8.9	8.9	8.9	8.7	8.7	8.7	8.6	8.5	8.5	8.5	8.4	8.3	8.2
<b>Financial Activities</b>	<b>264.0</b>	<b>259.7</b>	<b>260.8</b>	<b>257.9</b>	<b>256.6</b>	<b>257.5</b>	<b>257.7</b>	<b>258.1</b>	<b>259.1</b>	<b>259.1</b>	<b>257.5</b>	<b>255.5</b>	<b>252.4</b>
Finance and Insurance	202.5	198.9	200.6	203.0	203.6	204.2	204.3	203.0	203.3	200.6	199.4	199.0	197.5
Credit Intermediation & Related Activities	70.3	67.9	68.1	67.6	68.0	68.1	68.0	67.6	68.4	68.2	67.8	67.4	66.8
Depository Credit Intermediation	50.4	50.6	50.8	50.8	50.9	51.2	51.1	51.0	51.4	51.2	51.1	50.7	50.3
Nondepository Credit Intermediation	15.2	14.9	14.4	13.6	13.3	13.0	13.0	13.0	12.9	13.1	13.0	12.8	12.7

See notes on page S-23. Shaded rows on pp. 24-27 indicate employment at the NAICS supersector level.

# Employment Data

## New Jersey Nonfarm Payroll Employment (000)

(not seasonally adjusted)

NAICS Industry	2008			2009									
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Securities, Commodity Contracts & Other	52.7	52.5	52.8	52.7	50.8	50.7	50.8	50.4	50.5	50.5	50.0	49.0	49.0
Scrtly & Comdty Contracts Intermed & Brkrage	39.6	39.4	39.8	40.0	40.0	40.0	40.5	40.3	40.7	40.7	40.6	39.9	40.0
Ins. Carriers & Rel Activities	81.1	80.7	80.7	83.0	83.0	83.1	82.4	82.2	81.7	80.9	80.4	80.9	80.2
Insurance Carriers	50.5	50.5	50.5	49.9	49.9	50.3	50.0	49.7	49.3	49.1	48.9	49.0	48.7
Agencies, Brkrages, & other Ins. Rel. Activities	30.6	30.2	30.2	33.1	33.1	32.8	32.4	32.5	32.4	31.8	31.5	31.9	31.5
Real Estate/Rental & Leasing	61.5	60.8	60.2	54.9	53.0	53.3	53.4	55.1	55.8	58.5	58.1	56.5	54.9
Real Estate	42.7	42.1	41.8	37.1	35.9	36.6	36.6	37.6	37.9	40.2	40.2	39.0	37.7
Rental and Leasing Svcs.	18.2	18.2	18.1	17.3	17.2	17.1	17.4	17.5	17.9	17.7	17.2	17.0	16.9
<b>Professional &amp; Business Svcs.</b>	<b>613.4</b>	<b>609.2</b>	<b>599.9</b>	<b>574.1</b>	<b>566.6</b>	<b>570.4</b>	<b>575.6</b>	<b>579.3</b>	<b>585.1</b>	<b>591.4</b>	<b>593.9</b>	<b>588.8</b>	<b>583.5</b>
Professional, Sci., & Tech. Svcs.	291.7	290.3	289.1	279.2	278.8	279.7	276.2	272.1	275.7	277.3	276.4	272.8	274.5
Legal Services	40.1	39.7	39.3	38.4	39.0	39.2	39.1	38.8	39.7	39.4	39.3	38.9	39.1
Accounting/Tax Prep/Bookkeep/ Payroll Services	35.4	35.8	35.0	34.3	35.5	34.8	35.4	32.5	32.5	33.4	33.3	33.2	33.1
Architectural, Engineering & Related Services	41.8	41.4	40.4	38.2	37.9	37.2	38.3	38.7	40.1	39.9	40.2	40.0	40.0
Computer Systems Design & Related Services	64.4	62.7	63.6	58.8	58.5	58.1	55.9	55.4	56.1	56.9	56.8	56.8	58.1
Management, Sci & Tech Consulting Services	36.1	36.7	37.1	38.1	37.4	39.4	36.7	36.8	37.3	37.7	37.2	35.9	36.5
Scientific Research & Development Services	31.1	31.0	31.1	30.9	30.8	31.0	30.9	31.1	31.4	31.5	31.4	31.2	31.0
Advertising and Related Services	16.5	16.6	16.7	16.2	16.3	16.4	16.5	16.4	16.4	16.3	16.1	16.0	15.9
Management of Companies and Enterprises	74.2	74.1	74.3	75.1	74.7	74.5	74.6	74.4	75.1	75.3	76.1	75.6	74.7
Adm/Support Waste Mgt/ Remediation Services	247.5	244.8	236.5	219.8	213.1	216.2	224.8	232.5	234.3	238.8	241.4	240.4	234.3
Employment Services	88.3	88.0	84.0	73.1	69.0	70.1	70.0	74.2	71.9	75.2	79.2	81.9	83.7
Business Support Services	17.1	17.5	17.9	17.4	17.6	17.8	17.8	17.7	17.9	17.5	17.4	17.4	17.3
Investigation & Security Svcs.	28.1	28.2	28.2	28.1	28.0	28.0	28.0	28.1	28.2	28.0	28.0	28.2	28.3
Svcs. to Buildings & Dwellings	65.9	62.7	56.0	52.6	48.6	51.7	58.2	62.2	65.7	67.9	67.8	63.6	58.3
<b>Educational &amp; Health Services</b>	<b>601.5</b>	<b>603.6</b>	<b>604.4</b>	<b>595.3</b>	<b>598.6</b>	<b>600.5</b>	<b>601.3</b>	<b>601.7</b>	<b>599.4</b>	<b>589.2</b>	<b>585.7</b>	<b>588.8</b>	<b>595.6</b>
Educational Services	96.8	96.4	97.4	92.6	97.1	97.9	96.5	95.4	91.6	85.2	82.4	84.1	89.5
Elementary and Secondary Schools	36.6	36.9	36.5	36.2	36.6	36.8	36.6	37.0	36.6	32.1	30.6	35.0	36.0
Colleges, Universities, and Professional Schools	32.1	31.6	31.9	27.5	31.0	31.8	32.0	31.4	28.5	27.4	27.1	28.9	32.1
Health Care and Social Assistance	504.7	507.2	507.0	502.7	501.5	502.6	504.8	506.3	507.8	504.0	503.3	504.7	506.1
Ambulatory Health Care Svcs.	185.2	186.1	186.3	183.4	184.7	185.6	186.7	188.2	190.0	190.7	190.9	189.5	188.7
Offices of Physicians	69.2	69.4	69.1	68.7	69.1	70.5	70.9	71.1	71.1	71.5	71.2	71.7	70.7
Offices of Dentists	27.7	28.0	28.0	27.4	27.7	27.6	27.8	27.9	27.4	27.8	28.3	28.1	27.2
Home Health Care Services	30.9	30.9	31.3	30.1	29.9	30.3	30.3	30.7	31.0	31.0	31.0	31.3	31.4

See notes on page S-23. Shaded rows on pp. 24-27 indicate employment at the NAICS supersector level.

**Employment Data****New Jersey Nonfarm Payroll Employment (000)**

(not seasonally adjusted)

NAICS Industry	2008			2009									
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Hospitals	156.6	156.6	155.8	155.0	153.7	152.9	153.5	152.9	153.8	155.2	154.0	153.4	153.6
Nursing and Residential Care Facilities	84.8	85.1	84.7	83.6	83.3	83.8	84.4	84.6	84.5	84.9	85.2	84.6	84.6
Nursing Care Facilities	48.6	48.8	48.8	48.7	48.6	48.8	49.0	49.1	49.1	49.5	49.5	49.4	49.4
Community Care Facilities for the Elderly	18.3	18.4	18.5	18.5	18.6	18.7	18.4	18.6	18.7	18.8	18.7	18.6	18.5
Social Assistance	78.1	79.4	80.2	80.7	79.8	80.3	80.2	80.6	79.5	73.2	73.2	77.2	79.2
Child Day Care Services	37.6	37.7	38.0	37.8	37.9	38.2	38.2	38.5	38.2	35.4	34.8	37.1	37.3
<b>Leisure and Hospitality</b>	<b>340.9</b>	<b>337.0</b>	<b>335.1</b>	<b>321.5</b>	<b>318.1</b>	<b>320.2</b>	<b>323.2</b>	<b>341.6</b>	<b>358.0</b>	<b>371.3</b>	<b>367.4</b>	<b>348.8</b>	<b>334.9</b>
Arts, Entertainment, and Recreation	52.8	50.8	50.0	45.4	45.5	46.6	48.2	53.6	60.7	72.8	71.1	56.6	51.0
Amusement, Gambling & Recreation Industries	41.3	39.7	39.3	36.1	36.2	37.2	38.3	43.7	49.7	62.5	60.6	46.6	41.5
Accommodation and Food Services	288.1	286.2	285.1	276.1	272.6	273.6	275.0	288.0	297.3	298.5	296.3	292.2	283.9
Accommodation	65.6	63.3	63.0	61.5	60.7	60.1	59.9	61.5	62.7	66.4	66.3	63.3	60.6
Casino Hotels	37.9	37.2	36.2	35.4	34.7	34.5	34.0	34.5	35.0	36.7	36.8	35.4	33.7
Food Services and Drinking Places	222.5	222.9	222.1	214.6	211.9	213.5	215.1	226.5	234.6	232.1	230.0	228.9	223.3
Full-Service Restaurants	98.8	96.7	97.6	95.3	93.3	93.9	95.5	101.6	108.3	112.9	111.9	107.9	106.0
Limited-Service Eating Places	86.1	86.3	84.6	83.2	82.1	83.1	82.8	86.2	87.5	86.2	85.3	82.9	79.5
Special Food Services	28.8	31.1	31.0	27.6	28.0	28.0	28.2	29.7	29.2	23.3	23.2	29.2	29.4
Drinking Places (Alcoholic Beverages)	8.8	8.8	8.9	8.5	8.5	8.5	8.6	9.0	9.6	9.7	9.6	8.9	8.4
<b>Other Services</b>	<b>165.7</b>	<b>161.4</b>	<b>162.1</b>	<b>160.5</b>	<b>161.3</b>	<b>161.1</b>	<b>162.6</b>	<b>165.3</b>	<b>171.3</b>	<b>172.1</b>	<b>171.5</b>	<b>163.7</b>	<b>164.8</b>
Repair and Maintenance	34.7	34.7	34.4	34.6	34.3	34.4	34.2	34.1	33.8	33.7	33.7	34.2	34.5
Automotive Repair and Maintenance	24.9	24.9	23.8	24.1	23.4	23.4	23.3	23.6	23.3	23.2	23.2	23.5	23.8
Personal and Laundry Services	51.4	48.5	49.5	49.9	49.2	49.2	50.5	51.9	54.4	54.3	53.7	55.9	54.0
Personal Care Services	30.2	30.2	30.4	30.1	29.9	30.2	30.6	30.9	31.2	30.7	30.6	31.6	31.2
Religious, Grantmaking, Civic, Professional & Similar Orgs.	79.6	78.2	78.2	76.0	77.8	77.5	77.9	79.3	83.1	84.1	84.1	73.6	76.3
<b>Government</b>	<b>662.5</b>	<b>665.1</b>	<b>663.9</b>	<b>650.7</b>	<b>659.4</b>	<b>661.7</b>	<b>663.7</b>	<b>660.5</b>	<b>660.4</b>	<b>619.5</b>	<b>604.9</b>	<b>628.8</b>	<b>657.7</b>
Federal Government	59.8	58.6	59.1	58.9	58.2	58.2	60.5	60.7	59.3	59.9	59.5	58.9	59.2
Other Federal Government	17.7	17.7	17.8	17.6	17.6	17.7	19.6	20.6	18.8	18.6	18.7	18.5	18.5
Department of Defense	14.2	13.4	13.5	13.6	13.6	13.6	13.7	13.7	14.2	14.6	14.9	14.6	14.6
U.S. Postal Service	27.9	27.5	27.8	27.7	27.0	26.9	27.2	26.4	26.3	26.7	25.9	25.8	26.1
State Government	154.3	153.2	150.4	145.9	149.8	150.4	150.1	146.6	143.8	143.5	141.7	145.9	148.8
State Government Education	52.5	52.2	50.4	45.0	49.1	49.3	49.5	45.7	43.0	43.1	41.9	47.0	49.8
State Government Hospitals	12.1	12.1	12.2	12.2	12.2	12.2	12.2	12.2	12.2	12.2	12.2	12.2	12.1
Other State Government	89.7	88.9	87.8	88.7	88.5	88.9	88.4	88.7	88.6	88.2	87.6	86.7	86.9
Exec./Leg./Judicial *	77.1	76.9	76.8	76.8	76.9	76.9	76.6	76.3	76.5	76.0	75.6	75.2	75.3
Local Government	448.4	453.3	454.4	445.9	451.4	453.1	453.1	453.2	457.3	416.1	403.7	424.0	449.7
Local Government Education	277.1	282.7	283.9	276.8	282.5	285.2	285.2	283.6	283.2	230.4	220.0	251.5	280.3
Other Local Government	171.3	170.6	170.5	169.1	168.9	167.9	167.9	169.6	174.1	185.7	183.7	172.5	169.4

See notes on page S-23. Shaded rows on pp. 24-27 indicate employment at the NAICS supersector level.

## Hours and Earnings Data

### Production/Non-supervisory Workers in New Jersey

NAICS Industry	2008			2009									
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
<b>Average Weekly Hours of Production / Non-supervisory Workers<sup>1</sup></b>													
<b>Manufacturing</b> (production)	40.8	41.1	41.5	41.2	41.2	41.3	40.6	41.2	41.4	41.5	41.4	41.5	41.4
Durable Goods	40.9	41.5	40.9	40.8	41.0	41.0	40.6	40.6	41.2	41.1	40.9	41.0	41.0
Nondurable Goods	40.7	40.8	42.1	41.6	41.4	41.5	40.7	41.7	41.5	41.8	41.8	41.9	41.8
<b>Information<sup>4</sup></b>	34.6	34.8	34.9	34.4	34.7	34.3	34.4	34.8	34.3	35.0	34.6	35.3	34.7
<b>Average Hourly Gross Dollar Earnings<sup>2</sup></b>													
<b>Manufacturing</b> (production)	17.73	17.89	18.37	18.39	18.45	18.52	18.60	18.51	18.53	18.31	18.20	18.23	18.07
Durable Goods	20.17	20.25	21.10	21.10	21.23	21.33	21.32	21.30	21.17	20.96	20.89	20.99	20.89
Nondurable Goods	15.60	15.81	16.10	16.10	16.14	16.12	16.24	16.18	16.29	16.02	15.93	15.97	15.76
<b>Information<sup>4</sup></b>	30.06	29.86	29.13	28.86	28.60	29.16	28.27	27.97	27.72	27.16	27.29	26.69	26.88
<b>Average Weekly Gross Dollar Earnings<sup>3</sup></b>													
<b>Manufacturing</b> (production)	723.38	735.28	762.36	757.67	760.14	764.88	755.16	762.61	767.14	759.87	753.48	756.55	748.10
Durable Goods	824.95	840.38	862.99	860.88	870.43	874.53	865.59	864.78	872.20	861.46	854.40	860.59	856.49
Nondurable Goods	634.92	645.05	677.81	669.76	668.20	668.98	660.97	674.71	676.04	669.64	665.87	669.14	658.77
<b>Information<sup>4</sup></b>	1,040.08	1,039.13	1,016.64	992.78	992.42	1,000.19	972.49	973.36	950.80	950.60	944.23	942.16	932.74

\* Eight manufacturing production series were deleted because these series failed to meet the criteria established by the Bureau of Labor Statistics and will no longer be published.

- (1) Average hours worked or paid are affected by labor turnover, changes in overtime hours and part-time employment.
- (2) Hourly earnings include paid holidays, vacation and sick leave. They are affected by changes in workforce composition and in wage rates.
- (3) Weekly earnings are affected by premium pay, shift differentials, piecework and incentive payments, length of workweek and other factors.
- (4) Non-supervisory workers. The Information Supersector includes the Publishing Industries, Telecommunications, and Internet Service Providers, Web Search Portal, and Data Processing Service Sectors.



## Comparative Trends

### US and New Jersey Civilian Labor Force Trends 1983-2009 (000)

Date	Labor Force		Employment		Unemployment Volume		Unemployment Rate (%)	
	US	NJ	US	NJ	US	NJ	US	NJ
<b>Annual Averages: 1983-2008</b>								
1983	111,550	3,673.0	100,834	3,385.0	10,717	288.0	9.6	7.8
1984	113,544	3,825.0	105,005	3,589.0	8,539	236.0	7.5	6.2
1985	115,461	3,839.0	107,150	3,621.0	8,312	217.0	7.2	5.7
1986	117,834	3,908.0	109,597	3,712.0	8,237	197.0	7.0	5.0
1987	119,865	3,966.0	112,440	3,806.0	7,425	160.0	6.2	4.0
1988	121,669	3,975.0	114,968	3,824.0	6,701	151.0	5.5	3.8
1989	123,869	3,989.0	117,342	3,826.0	6,528	163.0	5.3	4.1
1990	125,840	4,072.5	118,793	3,865.0	7,047	207.5	5.6	5.1
1991	126,346	4,050.4	117,718	3,776.6	8,628	273.7	6.8	6.8
1992	128,105	4,051.9	118,492	3,709.5	9,613	342.4	7.5	8.4
1993	129,200	4,034.6	120,259	3,727.3	8,940	307.3	6.9	7.6
1994	131,056	4,067.5	123,060	3,790.0	7,996	277.5	6.1	6.8
1995	132,304	4,111.8	124,900	3,846.3	7,404	265.5	5.6	6.5
1996	133,943	4,184.1	126,708	3,925.8	7,236	258.3	5.4	6.2
1997	136,297	4,257.4	129,558	4,031.0	6,739	226.4	4.9	5.3
1998	137,673	4,242.4	131,463	4,047.1	6,210	195.3	4.5	4.6
1999	139,368	4,284.6	133,488	4,092.7	5,880	191.8	4.2	4.5
2000	142,583	4,287.8	136,891	4,130.3	5,692	157.5	4.0	3.7
2001	143,734	4,302.3	136,933	4,117.5	6,801	184.8	4.7	4.3
2002	144,863	4,370.8	136,485	4,117.3	8,378	253.5	5.8	5.8
2003	146,510	4,363.9	137,736	4,108.4	8,774	255.5	6.0	5.9
2004	147,401	4,358.9	139,252	4,144.2	8,149	214.7	5.5	4.9
2005	149,320	4,416.1	141,730	4,218.5	7,591	197.6	5.1	4.5
2006	151,428	4,477.5	144,427	4,269.6	7,001	207.9	4.6	4.6
2007	153,124	4,462.3	146,047	4,271.7	7,078	190.6	4.6	4.3
2008	154,287	4,496.7	145,362	4,251.2	8,924	245.5	5.8	5.5

<b>2008</b>	<b>Monthly Data: 2008-2009 (Seasonally Adjusted)*</b>							
Jan	153,873	4,478.7	146,317	4,272.3	7,555	206.4	4.9	4.6
Feb	153,498	4,483.9	146,075	4,272.1	7,423	211.8	4.8	4.7
Mar	153,843	4,485.5	146,023	4,268.9	7,820	216.6	5.1	4.8
Apr	153,932	4,487.7	146,257	4,265.5	7,675	222.2	5.0	5.0
May	154,510	4,491.3	145,974	4,261.2	8,536	230.1	5.5	5.1
Jun	154,400	4,492.6	145,738	4,256.9	8,662	235.7	5.6	5.2
Jul	154,506	4,497.8	145,596	4,252.6	8,910	245.2	5.8	5.5
Aug	154,823	4,502.1	145,273	4,247.3	9,550	254.8	6.2	5.7
Sep	154,621	4,502.5	145,029	4,241.9	9,592	260.6	6.2	5.8
Oct	154,878	4,507.4	144,657	4,235.6	10,221	271.8	6.6	6.0
Nov	154,620	4,510.4	144,144	4,224.9	10,476	285.5	6.8	6.3
Dec	154,447	4,520.8	143,338	4,215.1	11,108	305.7	7.2	6.8

<b>2009</b>								
Jan	153,716	4,503.0	142,099	4,172.5	11,616	330.5	7.6	7.3
Feb	154,214	4,514.6	141,748	4,144.6	12,467	370.0	8.1	8.2
Mar	154,048	4,540.6	140,887	4,163.8	13,161	376.8	8.5	8.3
Apr	154,731	4,572.4	141,007	4,188.0	13,724	384.4	8.9	8.4
May	155,081	4,560.4	140,570	4,160.3	14,511	400.0	9.4	8.8
Jun	154,926	4,550.5	140,196	4,130.9	14,729	419.6	9.5	9.2
Jul	154,504	4,561.8	140,041	4,138.6	14,462	423.1	9.4	9.3
Aug	154,577	4,541.3	139,649	4,104.4	14,928	436.9	9.7	9.6
Sep	154,006	4,536.9	138,864	4,091.0	15,142	445.9	9.8	9.8
Oct	153,975	4,525.9	138,275	4,086.7	15,700	439.2	10.2	9.7
Nov								
Dec								

\* New Jersey monthly data are based on a different estimating procedure. Monthly data have been revised to incorporate updated seasonal adjustment factors which reflect the 2008 experience.

## Unemployment Insurance Program

### Characteristics of New Jersey's Unemployed (000)

	October 2009	September 2009	October 2008	Percent Change From Month Ago	Year Ago
<b>Total Insured Unemployed *</b>	160.7	170.4	122.2	-5.7	31.5
<b>Total Insured Unemployed</b>	191.9	203.3	145.7	-5.6	31.6
<b>By Gender</b>					
Male	111.3	118.7	83.6	-6.2	33.1
Female	77.3	82.7	60.8	-6.6	27.0
<b>By Race</b>					
White	119.4	127.3	88.8	-6.2	34.4
Black	32.8	34.3	27.9	-4.5	17.4
Asian	7.1	7.5	4.6	-4.7	55.0
Other	1.9	2.0	1.5	-5.7	30.6
Chose not To Answer	24.5	25.8	18.3	-4.8	34.2
<b>By Ethnicity</b>					
Hispanic	34.2	35.9	27.3	-4.7	25.5
Not Hispanic	124.5	131.3	101.2	-5.2	23.1
Chose not to Answer	18.2	19.1	9.9	-4.9	83.5
<b>By Age of Claimant</b>					
Under 25	18.5	19.0	13.2	-2.5	39.7
25 through 34 years	43.3	44.7	33.3	-3.0	30.3
35 through 44 years	39.4	41.6	32.7	-5.4	20.4
45 through 54 years	45.7	49.2	34.9	-7.1	30.8
55 through 64 years	30.5	32.7	22.0	-6.8	38.8
65 years and over	11.9	13.6	8.5	-12.2	40.7
<b>By Duration of Unemployment</b>					
1 to 2 weeks	25.7	27.0	22.9	-4.7	12.2
3 to 4 weeks	19.3	18.7	18.4	3.4	4.8
5 to 14 weeks	73.8	81.4	61.0	-9.4	21.1
15 weeks and over	68.2	71.5	41.1	-4.6	66.1
<b>By Industry</b>					
Goods Producing	36.9	38.8	27.8	-4.9	32.6
Construction	20.6	21.5	15.6	-4.1	31.6
Manufacturing	15.1	16.4	11.4	-8.0	31.8
Service Providing	142.1	150.6	110.0	-5.6	29.2
Trade, Transportation, Utilities	40.8	43.7	30.6	-6.6	33.3
Wholesale Trade	9.9	10.5	7.5	-6.5	31.0
Retail Trade	21.4	22.3	15.9	-3.8	34.9
Transportation & Warehousing	9.4	10.7	7.1	-12.7	31.8
Financial Activities	9.8	10.7	8.8	-7.9	12.3
Professional & Business Services	32.2	34.0	23.3	-5.3	38.1
Educational and Health Services	19.5	19.7	13.4	-1.2	45.8
Leisure and Hospitality	18.6	19.3	13.0	-3.7	43.3
Other Services	4.2	4.4	3.2	-2.8	33.3
Government	3.0	4.1	2.3	-27.6	32.4

Notes: Totals may not add due to seasonal adjustment, rounding and differences in the availability of data.

\* Not seasonally adjusted

## Statistical Section Notes

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### Adjustment of Data

**Seasonal Adjustment.** All tables/charts, unless otherwise specified, contain data that are seasonally adjusted using the **X-12 ARIMA** (Auto-Regressive Integrated Moving Average) method of seasonal adjustment developed by Statistics Canada.

The **X-12** procedure was used in a “two-step” process. One set of factors was generated for benchmarked estimates, based on absolute or universe counts of employment determined through Unemployment Insurance records. These factors were used to seasonally adjust historical, universe-based data through September 2007. A second set of factors was generated using the record of sample-based estimates, and applied to reprojected sample-based estimates for the last quarter of 2007 and sample-based estimates developed month by month in 2008.

### Annual Revision and Internet Access

**Annual revisions** of the data series in *Economic Indicators* normally incorporate:

- (1) the latest benchmark — 2008 for the Resident Labor Force Indicators (Series 1-6) and 2008 for Establishment Employment Indicators (Series 7-16).
- (2) new seasonal adjustment factors, which usually affect at least five years of seasonally adjusted data, or the period from January 2004 forward.

**Internet Access:** Available on the Labor Planning & Analysis (LPA) Web site, <http://lwd.dol.state.nj.us/labor/lpa>, are:

- (1) the current month's *Economic Indicators* issue.
- (2) historical series when available, January 1976 to December 2008. This includes the latest annual revisions to unadjusted nonfarm data (January 2006 to December 2008) and seasonal adjustment revisions (January 2004 to December 2008). Because revisions can affect various multi-year periods of original and seasonally adjusted data, it would be incorrect to generate a historic time series for *Economic Indicators* data by tying together series from old issues. For example, seasonally adjusted data from January 2005 to December 2009 are subject to change during the next annual revision cycle.

### General Notes

**Annual Averages.** On p. S-20 are the annual averages of the of the data series for recent years to be used as a benchmark for evaluating current monthly data.

**Charts.** Unless otherwise noted, all graphs were developed with seasonally adjusted data.

**Moving Averages.** Series where the monthly data vary erratically have been plotted with moving averages (thick line) and nonaveraged data (thin line) superimposed.

**Scales.** The scale of each series is determined by the volume and trend of the data series. Caution should be exercised in making comparisons among charts of different scales.

**Shaded Columns.** Shaded areas indicate periods of general national contraction as identified by the National Bureau of Economic Research (NBER). The July 1990-March 1991 and the March 2001-November 2001 national recessions are shown in the graphs for Series 1-27.

**Tables.** Revised data are indicated by an “R” after the entry.

## Statistical Section Notes (cont.)

### Data Sources for Economic Time Series 1-27

No.	Title	Data Source
1	Civilian Labor Force	NJ Department of Labor and Workforce Development, Division of Labor Market and Demographic Research
2	Resident Employment	
3	Unemployment	
4	Labor Force Participation Rate	
5	Employment/Population Ratio	
6	Unemployment Rate	
7	Nonfarm Payroll Employment	
8	Private Sector Nonfarm Payroll Employment	
9	Construction Payroll Employment	
10	Manufacturing Payroll Employment	
11	Trade, Transportation and Utilities Payroll Employment	
12	Information Payroll Employment	
13	Financial Activities Payroll Employment	
14	Professional and Business Services Payroll Employment	
15	Education and Health Services Payroll Employment	
16	Leisure and Hospitality Payroll Employment	
17	CPI for All Urban Consumers (CPI-U)	US Bureau of Labor Statistics
18	Consumer Confidence Index for the United States	The Conference Board
19	Total Private Dwelling Units Auth. by Bldg. Permits	US Bureau of the Census, Manufacturing and Construction Division
20	Priv. Single-Fam. Dwelling Units Auth. by Bldg. Permits	
21	Priv. Multi-Fam. Dwelling Units Auth. by Bldg. Permits	
22	Total New Vehicle Registrations	R.L. Polk and Company
23	New Passenger Car Registrations	
24	New Light Truck/Van Registrations	
25	Weeks Claimed and Insured Unemployment Rate	NJ Department of Labor and Workforce Development, Division of Program Planning, Analysis and Evaluation
26	Initial Claims - Weekly Averages	
27	Unemployment Insurance Exhaustions	

### Data Sources for Economic Time Series 1-27

- 1-6 **Resident Labor Force Indicators** are produced using a modeling procedure based on regression techniques, that allows for the construction of error ranges. This procedure includes data variables from the NJ Department of Labor & Workforce Development's monthly Current Employment Statistics (CES) survey, unemployment insurance claims data and responses from the US Bureau of Labor Statistics' Current Population Survey (CPS) of 1,500 households in New Jersey. A new method was introduced effective with January 2005 estimates. Data are available monthly back to 1976.

Beginning with 1990, data incorporate 2000 census-based population controls as well as improved estimates of immigration, emigration, births and deaths for the state and are not directly comparable to earlier figures.

The **Labor Force Participation Rate** and the **Employment/Population Ratio** (Series 4 and 5) are expressed as percentages of the civilian noninstitutional population aged 16 years and over.

- 7-16 The **Establishment Employment Indicators** are generated from the monthly CES survey of employers on the number of persons who worked or received pay for any part of the pay period including the 12th of the month.

Data reflect March 2008 benchmarks.

## Statistical Section Notes (cont.)

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Seasonally adjusted data for Series 7-16 have been revised back to January 2004.  
Not seasonally adjusted data have been revised back to 2006.

**Private Sector Nonfarm Payroll Employment** (Series 8) is computed by subtracting government employment from total nonfarm employment.

Standard errors have been computed to estimate the variance of total private sector employment and for all supersector series statewide, as well as for total private sector employment for Metropolitan Statistical Areas. More detailed information is available at [lwd.dol.state.nj.us/labor/lpa](http://lwd.dol.state.nj.us/labor/lpa) under "Employment & Wages". Please see the technical note on sample variance.

- 17 The **Consumer Price Index for All Urban Consumers (CPI-U)** is a measure of the average change over time in the prices paid by all urban consumers (excluding military personnel and persons in institutions) for a fixed market basket of consumer goods and services. The month-to-month change in the CPI is a measure of inflation. Beginning with January 2007, monthly data is reported out to three decimal points.

The **CPI-U** represents approximately 87% of the total population. The **US CPI-U** is the US City Average. The **US CPI-U** and **Metro Area CPI-U** (see definitions below) are not seasonally adjusted.

The CPI does not measure the relative cost of living between areas. There is no "New Jersey CPI". The division of New Jersey's 21 counties between two metropolitan areas for which CPIs are calculated is defined below.

Internet: US Bureau of Labor Statistics Web site may be accessed at <http://www.bls.gov/data/top20.htm> for all regional and national CPI data.

Metro Area definitions:

**"NY"** designates the *New York-Northern New Jersey - Long Island, NY-NJ-CT-PA area*. In New Jersey this includes Bergen, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union and Warren counties. In New York, it includes New York City (5 counties), Dutchess, Nassau, Orange, Putnam, Rockland, Suffolk and Westchester counties. In Connecticut, it includes Fairfield and New Haven counties, plus parts of Litchfield and Middlesex counties. In Pennsylvania, it includes Pike County. Data are published monthly.

**"PA"** designates the *Philadelphia-Wilmington-Atlantic City, PA-NJ-DE-MD area*. In New Jersey this includes Atlantic, Burlington, Camden, Cape may, Cumberland, Gloucester, and Salem Counties. In Pennsylvania, it includes Bucks, Chester, Delaware, Montgomery and Philadelphia counties. In Delaware, it includes New Castle County, and in Maryland, Cecil County. Data are published bi-monthly.

- 18 **Consumer Confidence Index (CCI), (US 1985=100)** is based on a representative, random sample of 5,000 US households surveyed monthly by TNS for the Conference Board. The index represents consumers' perceptions of the present general economy, their own financial conditions as well as their short-term (six months) outlook. Economists use the CCI as a leading indicator for consumer spending.

## Statistical Section Notes (cont.)

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- 19-21 The **Residential Building Permits Indicators** are compiled by the US Bureau of the Census, Manufacturing and Construction Division as of the thirteenth workday of the following month. Data are collected for all permit-issuing places in the state through a monthly survey of local construction officials. If data are not received for a particular place for that month, the data are imputed. The Census Bureau conducts an annual follow-up to obtain as much data as possible for places for which the data were imputed during the year; these data are then considered to be **FINAL MONTHLY FIGURES**. (Final statewide totals used to produce the annual averages on p. S-20 also include “undistributed” units.) Data beginning January 1998 contain revisions allocated back to prior months and are directly comparable to over-the-year changes shown on the **New Jersey’s Economy by the Numbers** table.

**Total Private Dwelling Units Authorized by Building Permits** (Series 19) data are the sum of single-family, two-family, three-or-four-family, and five-or-more-family dwelling units. Public housing units are not included in the series and represent a tiny fraction of the total.

**Private Multi-Family (5+ units) Authorized by Building Permits** (Series 21) include all multi-family structures with five or more units, except those in public housing. Data do not exhibit a stable seasonal pattern and are, therefore, not appropriate for seasonal adjustment.

- 22-24 These series on **New Passenger Car & New Light Truck/Van Registrations** present data only on total new passenger cars and total light truck/vans (in the gross vehicle weight class 0-10,000 lbs.) registered in New Jersey, regardless of the state in which the sales occur. Included are both domestically produced and imported vehicles. Excluded are all federal government registrations. Monthly data for current and prior-year are subject to revision.

Because of unemployment insurance (UI) coverage and other law changes affecting eligibility for benefits, data on unemployment insurance claims (Series 25-27) may not be directly comparable between years.

- 25 **Weeks Claimed (Weekly Average)** is computed by dividing the total number of weeks claimed (intra-state and interstate agent under the Regular State UI Program only) in the month by the number of weeks in the month.

The **Insured Unemployment Rate (IUR)** is the seasonally adjusted weekly average of weeks claimed (intrastate and interstate agent claims under the Regular State UI Program only), which is a proxy for a count of claimants, as a percent of employment covered by unemployment insurance.

- 26 The **Initial Claims Weekly Average** represents intrastate and interstate agent claims under the Regular State UI program only.

- 27 **Unemployment Insurance Exhaustions** are for the Regular State UI Program only.