



**Examination of Population, Household and Employment  
Trends and Projections  
Somerset County and Municipalities**

**Somerset County Planning Board  
June 5, 2008**

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## 1. Introduction

Four years have passed since the Somerset County Planning Board worked with its municipalities to develop Municipal Cross Acceptance projections, which were included in the Somerset County Final Cross Acceptance Report, March 2005. A build-out analysis, completed by the National Center for Neighborhood and Brownfield Redevelopment at Rutgers as part of the Somerset County Smart Growth Strategic Plan; Municipal Growth Targets prepared for the Somerset County Planning Board by the Center of Urban Policy Research at Rutgers University; and draft projections prepared by the North Jersey Transportation Authority were taken into consideration by the Somerset County Planning Board and Municipal Cross Acceptance Committees when developing the Cross Acceptance Projections during 2004. The NJTPA agreed to accept the Cross Acceptance Population and Household Projections in February 2005. However, NJTPA did not change its employment projections to concur with the County's Cross Acceptance Employment Projections due to differences in base-year data. NJTPA did agree to re-distribute its employment projections in accordance with the municipal distribution pattern represented by the County Cross Acceptance Employment Projections. Municipalities submitted review comments and recommendations regarding the projections they believed best represented realistic growth expectations at that time, along with information about future development and redevelopment initiatives prior to finalization of the County Cross Acceptance Report. A summary of municipal feedback on the projections is included in the Final County Cross Acceptance Report, which was used to develop the Cross Acceptance Projections.

When the County Cross Acceptance Report was finalized at the end of 2004, the majority of the County's municipalities had expressed interest in pursuing Plan Endorsement by the State Planning Commission. It was anticipated that many would have achieved Plan Endorsement by this time, especially since half of the county's municipalities had Designated Centers scheduled to expire at the end of 2007, and Plan Endorsement was required in order for these municipalities to continue to receive the benefits of Center Designation (12 centers had been designated at that time). The Cross Acceptance Report stated that the projections therein were to be considered interim until such time as more refined projections are developed through the Plan Endorsement Process. To date, six (6) of the County's municipalities have initiated the process, but none have been completed to date. Due to uncertainties as to when new municipal projections will be generated as part of the Plan Endorsement process; and the growing need for more accurate, updated projection figures at this time, the County Planning Board has compiled the tables included in this report to help coordinate and facilitate municipal review and update of the municipal and county projection figures for 2010, 2020, 2025 and 2030.

## 2. Projection Update Process

Projections are a valuable planning tool. They aide in identifying public policy, community service and program needs in areas such as education, economic development, human services and housing. Projections are also helpful in assessing the capacity of natural and manmade infrastructure, and for capitol investment decisions affecting water supply, wastewater management, transportation, energy and other systems. Projections are useful for shaping plans and policies, including open space, redevelopment and affordable housing.

All of the County's municipalities are encouraged to re-examine the Cross Acceptance population, household and employment projections. It is important to note that projections, which are associated with a specific timeline, do not necessarily equal "build-out". "Build-out" analyses are intended to represent future growth potential that is not associated with a specific timeline. Local and regional projections and build-out estimates are influenced by many external factors, including global economies, state or federal policies and natural forces. Typically, projections are updated every few years in order to take broader issues into account, as well as changes in local land use policies, and to assure they remain a valuable planning tool. Municipal planners and officials are requested to give consideration to the following factors when reviewing and refining their projections:

- Past and recent local demographic and economic trends including age group and migration trends
- New State and regional land use plans, policies and regulations including but not limited to the new Highlands Regional Master Plan, newly adopted State Water Quality Management Planning Rules, and COAH Third Round rules
- Updated municipal master plans and zoning ordinances
- Local redevelopment, adaptive reuse and brownfield initiatives planned and underway
- Targeted growth areas identified in municipal master plans including, but not limited to transit-oriented development; downtown revitalization and transfer of development rights – receiving zones
- Vacant available developable land and corresponding municipal zoning densities
- Environmental and infrastructure capacity constraints
- Affordable housing obligations
- Approved subdivisions and site plans
- Changes in the regional and local housing market and economic conditions, such as the current downturn in the housing industry, slower income gains, increasing taxes and slow job growth
- National and global forces such as rising energy costs and food prices, decreased consumer spending, weak dollar and trade deficit.

Municipalities are requested to submit alternative, updated projections to the Somerset County Planning Board for submission to the State Planning Commission as an amendment to the Somerset County Cross Acceptance Report where appropriate. Updated projections should be substantiated with documentation that describes the new development, redevelopment and other factors that were used to revise the projection figures. The County Planning Board will also include the updated projections in the County's Smart Growth Strategic Plan.

Preparation of the County Smart Growth Strategic Plan document is currently underway, and comprises an update of the 1987 Somerset County Master Plan. In addition, the re-write of the State Development and Redevelopment Plan document is also currently underway. Both the Draft Updated State Plan and the Draft Somerset County Smart Growth Strategic Plan are scheduled to be released in July 2008. It is the County Planning Board's goal to include the most appropriate projections for Somerset County and its municipalities in both the County and State Plans, and for the projections in these important plans to be consistent. **As such, Municipal Cross Acceptance Committees are requested to work with municipal Planning Boards and elected officials to review, refine and submit updated projections from 2010 through 2030 in 5-year intervals, to**

**the County Planning Board prior to the end of June 2008. Furthermore, municipal officials are requested to notify the County Planning Board in writing, if the any of the Cross Acceptance projections are found to remain appropriate for inclusion in the Updated State Plan and the County Smart Growth Strategic Plan.**

In addition, Municipal officials and planners are encouraged to use this process to help them evaluate the NJ Council on Affordable Housing's (COAH) proposed amendment of the 2018 municipal household and employment growth projections (N.J.A.C. 5:97, Appendix F(2)) and associated affordable housing obligations authorized for publication in the NJ Register by COAH on May 6, 2008. The deadline for public comment on the proposed amendments is **August 15, 2008**. The COAH Substantive Rules adopted on May 6, 2008 as well as the proposed amendments to the rules are available on the NJ Department of Community Affairs Website: <http://www.state.nj.us/dca/coah/dec07proposal.shtml>. Formal written comments on the proposed amendments should be submitted to:

Lucy Voorhoeve, Executive Director  
NJ Council on Affordable Housing  
P.O. Box 813  
Trenton, NJ 08625-0813

Please note that the Somerset County Planning Board is currently working on the preparation of a Countywide Wastewater Management Plan. Future wastewater and water supply demand will be based on 2030 growth projections for municipalities that are 90% developed (Bound Brook, Manville, Millstone, North Plainfield, Raritan, Somerville and South Bound Brook) and a GIS build-out analysis for the balance of the County's municipalities. Any documentation on development, redevelopment, vacant land and other factors compiled for the purpose of substantiating changes to municipal projections discussed herein will be used by the County Planning Board in the preparation of the County Wastewater Management Plan and vice-versa, in order to support and advance planning consistency and coordination at the regional, county and local levels. County Planning staff are currently preparing maps of potential vacant/developable land which are to be submitted for municipal review and refinement, together with requests for information about redevelopment and other targeted growth areas as part of the County Wastewater Management Planning Process. Staff will be working very closely with Municipal Wastewater Management Committees on this important infrastructure planning initiative during the next 6 months. Municipal Officials and Cross Acceptance Committees are encouraged to coordinate their work on refining the projections with Municipal Wastewater Management Committees. More information about the County's Wastewater Management Planning initiative is available by visiting the County Planning Board's webpage: [www.co.somerset.nj.us/planweb/learn.htm](http://www.co.somerset.nj.us/planweb/learn.htm).

Both the North Jersey Transportation Planning Authority (NJTPA) and the NJ Dept. of Labor and Work Force development are undertaking comprehensive updates of their projections at this time. Their updated projections are expected to be released in autumn 2008. The County Planning Board seeks the opportunity to work in coordination with these entities and its municipalities to develop projections that are reasonable and reflective of past trends, recent conditions and anticipated changes in the foreseeable future and that are valuable for planning purposes. The County Planning Board will share data and information with these entities throughout its projection update process.

It is also anticipated that this process will generate valuable information that can be used by municipalities pursuing Plan Endorsement from the State Planning Commission or Plan Conformance from the Highlands Council.

### 3. Countywide Projection Summary

**Population:** Countywide, the total population increased by 23.82% from 240,279 to 297,490 over the 10 year period from 1990 and 2000, according to the US Bureau of Census. This represents an annual average growth rate of 2.38% per year during this decade.

According to the NJ Department of Labor and Workforce Development (NJLWD), the County's population was estimated to be 324,186 in 2006, an increase of 9.00% since 2000, and an annual average increase of 1.50% per year for this 6-year period.

The total County population is projected to increase by 7.73 percent to 349,240 during the 14-year period between 2006 and 2020 according to the County's Cross Acceptance projections as shown in Table 1. This represents a 0.55% annual average increase during this time period. In comparison, the NJLWD projects the County's population will reach 359,700 by 2020, an increase of 10.95% from 2006 (an average annual increase of 0.78%). Given the minimal growth in employment that has occurred countywide since 2000, the significant downturn in the current housing and financial markets, the very lengthy redevelopment process and other factors, the County Planning Board is concerned that the NJLWD population projections are too optimistic. Furthermore, careful assessment and revision of the Cross Acceptance population projections in some of the County's municipalities is recommended.

**Age Group Trends:** The US Bureau of the Census indicates the number of persons 65 and over was 33,381 in 2000 or 11.2% of the total County population. According to the NJLWD, the number of persons 65 years of age and over was 34,700 or 11.0% of the total County Population in 2004. The NJLWD projects the number of persons 65 years and over will increase to 51,900 or 14.4 % by 2020. Somerset County has experienced a large increase in the construction of new senior citizen housing since 2000. The County Planning Board and the County Office on Aging believe both the 2004 and 2020 NJLWD under-estimate the number of senior citizens living in the County.

The US Bureau of the Census indicates the number of persons 19 years of age and under was 80,959 in 2000, or 27.2% of the County's total population. The NJLWD estimates the number of persons 19 and under was 89,000 or 28.1 percent in 2004, a minor increase over 2000. The NJLWD projects the proportion of persons 19 and under in Somerset County will decrease to 25.8% of the County's total population by 2020.

**Race and Hispanic Origin:** The County's population continues to diversify as migration to the county continues to drive overall population growth. According to the US Bureau of the Census, there were 221,642 non-Hispanic white persons living in Somerset County, comprising 74.5% of the County's population. The NJLWD estimates that in 2004, the number of non-Hispanic white persons will decline to 219,000 or 70.1% of the County's population; and by 2020, the NJLWD projects the number of non-Hispanic white persons living in Somerset County will be 192,500 or 53.5 percent of the County's population, consistent with statewide and national trends.

**Migration:** As stated in Rutgers Regional Report, “Where Have All the Dollars Gone? An Analysis of New Jersey Migration Patterns” Issue Paper Number 26, October 2007, “there has been a sharp deceleration of population growth in New Jersey starting in 2002. This has been primarily caused by the sharp acceleration in the number of New Jerseyans moving to other states, causing what the Census Bureau calls net internal migration losses, i.e., more people are moving out of the state than moving in”. As noted in this report, these population losses are starting to have significant economic and fiscal consequences. In Somerset County, losses due to migration to other states has been off-set by increased in-migration of persons comprised of Hispanic and other racial and ethnic groups, as well as senior citizens attracted to significant new age-restricted housing projects underway since 2001.

**Households:** As shown in Table 2, the number of occupied households in Somerset County increased by 23.36% from 88,346 in 1990 to 108,984 in 2000 according to the US Bureau of the Census. This represents an average annual increase of 2.34% during this decade.

According to the County Planning Board’s 2007 household estimate, which is based on net annual Certificates of Occupancy issued (see Table 4), the number of households increased countywide by 8.73% to 118,499 units. This represents an annual average increase of 1.25% from 2000 through 2007, a significantly lower growth rate as compared to the previous decade. The County Cross Acceptance Report shows the total number of households in the County is projected to increase to 128,410 by 2020. This represents an increase of 8.36%, or 0.60% annually between 2007 and 2020. The total number of households in the County is projected to increase by 12.23% during the 11-year period from 2007 through 2018 based on the NJ Council on Affordable Housing’s (COAH) projections. COAH estimates an annual average increase of 1.11% through 2018. The current downturn in the housing market has caused a significant drop in construction between 2006 and 2007 in many of Somerset County’s municipalities, which has continued into 2008. The adverse conditions affecting the housing market are expected to persist for some time, and are an important consideration that should be addressed when refining projected household growth at the municipal and county levels.

As shown in Table 8, County planners estimated a total of 121,786 housing units would occur in 2007 based on COAH’s proposed projections. County planners derived this figure by applying the annual rate of change representing the increase between COAH’s 2004 housing unit baseline and its proposed 2018 projections for Somerset County. This figure is 3,287 units greater than the County planner’s 2007 estimate of households (118,499). This difference is considered minor at the countywide level since the number of **units** projected by COAH would naturally be slightly higher than the number of **occupied households** estimated by County planners when residential vacancy is factored in. (The countywide vacancy factor for owner occupied housing was 0.8% and 8.8% for rental units according to the 2006 American Community Survey). However, the differences between these figures at the municipal level for some municipalities are significant, and closer examination of the allocation of COAH’s growth at the municipal level is recommended. The current and complex downturn in the housing and financial industries will impact the rate of housing development in the future, and should be given careful consideration when examining housing unit projections.

**Employment:** Employment in the County increased by 30.4% from 132,863 in 1990 to 173,311 in 2000, an annual average increase of 3.04% during this decade based on data available through the

U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages. In stark comparison, employment increased by only 770 or 0.4% during the 7 year period from 2000 - 2007.

As shown in Table 3, the County's Cross Acceptance projections, developed in 2004 - a period of economic optimism, show a 31.34% increase in employment countywide from 173,271 in 2006 to 227,580 in 2020, and is based on a more robust average annual increase of 2.23% than is currently occurring. COAH's projections show a 17.00% increase in employment countywide to 202,685 by 2018, or 1.41% annually during this timeframe. Both the County Cross Acceptance Employment Projections and the COAH 2018 Employment Projections appear overly optimistic based on the NJLWD's Annual Covered Employment Trend data 2000 – 2006 to the municipal level, and the recessionary conditions unfolding during 2008 as described in Rutgers Regional Report, "Reversal of Economic Fortune: Regional and State Prosperity at Risk", Issue Paper Number 27, April 2008. As such, County planners strongly recommend a comprehensive update of municipal, county and state employment projections be undertaken.

This recommendation is supported by the findings in Table 6, which compares an estimate of 2007 countywide employment based on the NJLWD's 2014 Projection by major industry sector with the Sept. 2007 Countywide employment based on the US Bureau of Labor Statistics' Quarterly Census of Employment and Wages. This table reveals a significant difference (10,100 jobs) between the two figures. It appears the NJLWD's projections may represent a very significant over-estimation of employment growth through 2014 and possibly beyond.

The NJLWD's report, "Projections 2014: New Jersey Employment and Population in the 21<sup>st</sup> Century", Sept. 2006 states that "occupations having the lowest training and education requirements – short-term on-the-job training – will account for 58 percent of total job openings and 62.5 percent of openings due to replacement demand.... and 48 percent of openings due to growth". This report indicates that job growth is greatest in lower wage-paying business support, sales, health and service occupations statewide from 2004 - 2014. In order to assure an adequate workforce within close proximity to employment centers (which is particularly important as transportation costs rise), an adequate supply of affordable workforce housing must be available. Affordable workforce housing is generally housing that is affordable to workers whose household income is 120 percent or less than the median income of the housing region. The public costs associated with education remains the single greatest deterrent to the establishment of local land use plans and policies that facilitate the development of workforce housing. An examination of the housing stock including, types, price, tenure and vacancy rates within municipalities, the county and the region is recommended to help shape land use plans and policies to assure an adequate, diverse housing supply that can meet current and future demand and strengthen the local labor force. At the same time, real steps must be taken to address education funding issues statewide. Adequate housing for other segments of the County's population must also be pursued. New Jersey is currently facing an acute shortage of supportive/assisted housing for persons with disabilities, and COAH estimates the need for over 110,000 housing units affordable to low-and moderate-income households through 2018. In some areas of the State and possibly Somerset County, the supply of certain senior housing types has grown significantly, reaching market saturation.

The balance between housing and jobs is an important indicator of the relative strength and stability of the local and regional economy. From a smart growth perspective, a healthy match between the number of jobs and number of households in a community and housing region is a strong indicator of economic stability and sustainability over time. Table 7 shows the jobs per household ratio for



Somerset County and its municipalities. Although remaining favorable, the ratio is shown to decline slightly from 1.57 in 2000 to 1.47 in 2006. The optimistic 2020 Cross Acceptance employment projections cause the jobs per household ratio to increase to 1.77, whereas the COAH 2018 projections yield a ratio of 1.52, suggesting COAH's 2018 household and employment projections are more consistent with the historic balance between jobs and households in the County.

#### 4. Projection Findings and Recommendations

Countywide, population and household growth has continued between 2000 and 2007, although at a significantly lower rate than in the past decade. Somerset County is faring better during the current national housing market recession as compared to other areas of the State and nation, due primarily to the County's strong and stable employment base; proximity to nearby employment centers in Middlesex and adjoining counties; access to major regional transportation corridors; and high quality of life. When the housing market rebounds, residential development may increase at a greater rate than indicated by the County's Cross Acceptance projections for some municipalities, due to significant remaining growth potential in several of the less developed townships; emerging redevelopment opportunities; pent-up demand associated with the current housing recession; the desirability of the County as a place to live and work, and the new COAH requirements. Employment growth through 2007 has been much slower countywide than during the previous decade. The rate of future job growth appears to have been over-estimated in the County Cross Acceptance projections countywide. Improved relative economic opportunities in nearby states, including Pennsylvania may be contributing to this trend, along with the multiplicity of factors contributing to the overall national and statewide economic downturn described in Rutgers Regional Report, "Reversal of Economic Fortune: Regional and State Prosperity at Risk", Issue Paper Number 27, April 2008.

A few of Somerset County's municipalities appear to have experienced greater than anticipated population growth during the current decade. These include Bedminster, Far Hills, Franklin and Montgomery. The following municipalities' experienced greater than anticipated household growth during the current decade: Bernardsville, Franklin, Montgomery, Raritan and South Bound Brook. Employment growth during this decade was lower than expected for Bernards, Branchburg, Montgomery and Watchung; but higher than expected for Bedminster, Bound Brook, Bridgewater, Far Hills Raritan and Warren. These municipalities in particular are encouraged to evaluate their projections and submit alternative figures that take into account municipal master plan and zoning policies, new proposed development, redevelopment, targeted growth areas and available developable land resources, as well as COAH's 2018 growth projections and municipal affordable housing obligations.

Differences among the various sources of population and household projections discussed in this report are relatively minor at the County level, although COAH's 2018 proposed projections show a higher level of growth than the Cross Acceptance figures. Countywide projected population and household growth rates appear generally consistent with recent trends, however significant disparities have been observed at the municipal level. Therefore, an update of population and household projections to more closely fit municipal growth patterns and new socio-economic conditions affecting the housing market is strongly encouraged.

Discrepancies among the various sources of employment projections referred to in this report are very significant. All appear overly optimistic based on recent trends and current national and State socio-economic conditions. Updates of employment projections at the state, county and municipal level are strongly encouraged.

## 5. Conclusions/Next Steps

Comparison of projections with current year and recent trend data has proven helpful for evaluating the need for projection updates. It has also become apparent that caution must be applied when using projections developed under previous, significantly changing sets of global, national and state socio-economic forces. Major economic changes such as those experienced in New Jersey and nationally currently and during the past few years also trigger the need for projection updates.

The County Planning Board seeks the opportunity to work with its municipalities and State agencies to work toward the preparation of a unified set of projections that are realistic and can serve as an unbiased tool that can aide in planning, policy and capital investment decisions at all levels of government. Projections and build-out analyses should be carefully distinguished, each serving its own unique purpose. Consideration should be given to the establishment of a projection range that provides flexibility from a state and local planning and policy perspective. The provision of projection ranges that represent different possible scenarios may be particularly suitable for times of significant uncertainty regarding future local, regional and national economic, financial and housing conditions such as these.

The County Planning Board recommends that all government jurisdictions work together with COAH to define an appropriate process through which adjustments to municipal projections can be made to reflect more realistic levels of, and timelines for future growth – particularly for municipalities that have vacant land resources and/or significant redevelopment potential but are subject to infrastructure and other constraints. To further this goal, the County Planning Board recommends that the role of the State Plan in providing a framework for guiding and coordinating projected growth throughout the State be strengthened.

The County Planning Board looks forward to working with the NJLWD and NJTPA in evaluating and coordinating County-level projections. The County Planning Board also will work closely with its municipalities to successfully prepare updated interim municipal projections that can be used by the County Planning Board to address immediate regional planning needs. Further refinement of municipal-level projections will be encouraged and supported during the State Plan - Plan Endorsement and Highlands Plan Conformance processes.

Table 1  
**SOMERSET COUNTY POPULATION TRENDS**  
**CROSS ACCEPTANCE/NJTPA PROJECTIONS AND**  
**COAH THIRD ROUND PROJECTIONS**

<b>Municipality</b>	<b>1990 Census</b>	<b>2000 Census</b>	<b>2006 DOL Estimate</b>	<b>CAIII *2010</b>	<b>CAIII *2015</b>	<b>CAIII *2020</b>	<b>CAIII *2025</b>	<b>NJTPA *2030</b>
Bedminster	7,086	8,302	8,449	8,350	8,390	8,430	8,480	8,850
Bernards	17,199	24,575	27,140	27,670	27,960	28,000	28,510	28,967
Bernardsville	6,597	7,345	7,688	8,070	8,310	8,550	8,790	9,017
Bound Brook	9,487	10,155	10,225	11,100	11,720	12,310	12,320	12,329
Branchburg	10,888	14,566	15,049	15,250	15,650	16,050	16,450	16,740
Bridgewater	32,509	42,940	44,818	45,350	45,940	46,540	47,430	48,035
Far Hills	657	859	928	900	920	920	930	1030
Franklin	42,780	50,903	60,273	58,920	62,930	66,930	70,940	71,605
Green Brook	4,460	5,654	6,854	7,190	7,390	7,400	7,400	7,491
Hillsborough	28,808	36,634	38,110	39,240	41,550	45,050	49,140	50,152
Manville	10,567	10,343	10,481	10,590	11,010	11,240	11,240	11,245
Millstone	450	410	431	760	760	770	770	794
Montgomery	9,612	17,481	23,243	18,790	22,720	22,720	22,730	21,680
North Plainfield	18,820	21,103	21,738	22,580	22,720	22,720	22,730	22,744
Peapack Gladstone	2,111	2,433	2,480	2,650	2,900	3,140	3,390	3,542
Raritan	5,798	6,338	6,427	6,470	6,570	6,930	7,450	7,548
Rocky Hill	693	662	678	720	730	730	740	740
Somerville	11,632	12,423	12,550	13,400	14,090	14,400	14,750	14,765
South Bound Brook	4,185	4,492	4,524	4,880	4,900	4,920	4,950	4,952
Warren	10,830	14,259	15,816	16,720	17,370	18,020	18,150	18,467
Watchung	5,110	5,613	6,284	5,880	5,940	6,100	6,260	6,355
<b>County Total</b>	<b>240,279</b>	<b>297,490</b>	<b>324,186</b>	<b>325,480</b>	<b>337,190</b>	<b>349,240</b>	<b>361,560</b>	<b>367,100</b>

Notes:

\* Cross Acceptance, Round 3 (CAIII) and NJTPA Population and Household Projections through 2025 are consistent and were developed in a coordinated manner with municipal involvement during the State Plan Cross Acceptance Process, and included in the Final Somerset County Cross Acceptance Report, March, 2005. The CAIII Employment Projections are not the same as NJTPA's Employment Projections due to differences in the 2000 base year data. NJTPA extended its projections to 2030.

Sources:

- US Bureaus of the Census, Census of Population and Housing, 1990 and 2000
- Final Somerset County Cross Acceptance Report, March 2005

Table 2  
SOMERSET COUNTY HOUSEHOLD TRENDS  
CROSS ACCEPTANCE/NJTPA PROJECTIONS AND  
COAH THIRD ROUND HOUSING PROJECTIONS

<b>Municipality</b>	<b>1990 Census</b>	<b>2000 Census</b>	<b>**2007 SCPB Estimate</b>	<b>CAIII *2010</b>	<b>CAIII *2015</b>	<b>CAIII *2020</b>	<b>CAIII *2025</b>	<b>NJTPA *2030</b>	<b>***2018 COAH</b>
Bedminster	3,447	4,235	4,263	4,280	4,290	4,300	4,310	4,530	4,943
Bernards	6,345	9,242	9,973	10,330	10,440	10,520	10,600	10,790	10,776
Bernardsville	2,449	2,723	2,871	2,780	2,813	2,910	3,010	3,110	3,196
Bound Brook	3,675	3,615	3,615	3,850	4,130	4,370	4,370	4,370	3,832
Branchburg	3,744	5,272	5,422	5,530	5,670	5,820	5,960	6,090	6,354
Bridgewater	11,292	15,561	16,043	16,040	16,250	16,460	17,770	18,020	18,543
Far Hills	250	368	387	390	400	400	410	560	489
Franklin	16,158	19,355	22,628	22,410	23,930	25,260	26,970	27,270	25,644
Green Brook	1,426	1,893	2,340	2,400	2,470	2,480	2,480	2,520	2,613
Hillsborough	10,088	12,649	13,319	13,960	15,130	16,840	18,670	19,070	14,875
Manville	4,119	4,115	4,312	4,310	4,560	4,690	4,690	4,690	4,433
Millstone	170	169	169	330	330	340	340	350	187
Montgomery	3,085	5,803	7,747	6,280	6,500	6,720	6,940	7,160	9,534
North Plainfield	7,341	7,202	7,224	7,400	7,480	7,480	7,480	7,490	7,547
Peapack Gladstone	769	840	884	920	1,040	1,160	1,280	1,340	1,018
Raritan	2,290	2,556	2,807	2,780	2,880	2,980	3,290	3,330	2,938
Rocky Hill	280	284	290	320	320	330	330	330	321
Somerville	4,546	4,743	4,788	5,060	5,440	5,590	5,760	5,770	5,171
South Bound Brook	1,600	1,632	1,796	1,740	1,750	1,760	1,760	1,760	1,798
Warren	3,542	4,629	5,189	5,630	5,650	5,670	5,680	5,800	6,166
Watchung	1,730	2,098	2,432	2,190	2,260	2,330	2,400	2,440	2,608
<b>County Total</b>	<b>88,346</b>	<b>108,984</b>	<b>118,499</b>	<b>118,930</b>	<b>123,730</b>	<b>128,410</b>	<b>134,500</b>	<b>136,700</b>	<b>132,986</b>

Notes:

\* Cross Acceptance, Round 3 (CAIII) and NJTPA Population and Household Projections through 2025 are consistent and were developed in a coordinated manner with municipal involvement during the State Plan Cross Acceptance Process, and included in the Final Somerset County Cross Acceptance Report, March, 2005. The CAIII Employment Projections are not the same as NJTPA's Employment Projections due to differences in the 2000 base year data. NJTPA extended its projections to 2030.

\*\*2000 US Bureau of the Census Occupied Households as base year plus annual Certificates of Occupancy minus annual demolitions as reported by municipalities to the Somerset County Planning Board through its Annual Certificate of Occupancy Survey.

\*\*\*These figures were provided for general comparison purposes, and to encourage municipalities to examine COAH's proposed rule amendment and its impacts on municipalities. The recently adopted rules and proposed amendments can be downloaded from COAH's website: <http://www.state.nj.us/dca/coah/june08rules.shtml>. Please note that COAH's projections are for housing units and are generally comparable with the Census, SCPB Estimates and Cross Acceptance figures which represent "occupied households".

Sources:

- US Bureaus of the Census, Census of Population and Housing, 1990 and 2000
- Final Somerset County Cross Acceptance Report, March 2005
- NJ COAH Task 1 – "Allocating Growth to Municipalities", Figures A1 and A2, May 1, 2008, proposed by COAH on May 6, 2008, and scheduled to be published in the NJ Register on June 16, 2008.

Table 3  
SOMERSET COUNTY EMPLOYMENT TRENDS  
CROSS ACCEPTANCE PROJECTIONS AND  
THIRD ROUND COAH PROJECTIONS

<b>Municipality</b>	<b>2000 DOL</b>	<b>2006 DOL Estimate</b>	<b>CAIII *2010</b>	<b>CAIII *2015</b>	<b>CAIII *2020</b>	<b>CAIII *2025</b>	<b>NJTPA *2030</b>	<b>***2018 COAH</b>
Bedminster	6,878	6,884	5,310	5,670	6,040	6,360	5,780	9,540
Bernards	13,589	11,973	15,560	16,620	16,840	17,070	16,420	13,719
Bernardsville	2,946	3,169	3,540	3,690	3,840	4,000	3,950	4,108
Bound Brook	3,966	3,962	2,830	3,010	3,140	3,150	3,130	4,226
Branchburg	6,723	8,865	14,860	15,230	15,540	15,790	16,440	11,277
Bridgewater	28,009	33,439	31,300	32,530	35,450	38,370	34,020	39,973
Far Hills	866	763	280	290	300	310	310	985
Franklin	36,270	31,588	45,480	50,470	55,470	60,460	46,250	36,824
Green Brook	4,052	4,135	4,410	4,580	3,940	5,370	4,790	4,352
Hillsborough	6,953	9,684	9,660	11,100	12,540	13,990	9,400	13,251
Manville	1,5953	1,957	1,800	2,000	2,200	2,390	1,900	2,513
Millstone	88	108	90	90	90	90	20	126
Montgomery	9,295	8,560	12,580	14,150	15,730	17,300	12,380	10,098
North Plainfield	3,794	3,563	4,270	4,380	4,490	4,590	4,560	3,767
Peapack Gladstone	2,438	1,297	2,560	2,640	2,710	2,790	2,830	1,460
Raritan	7,246	9,452	8,100	8,480	8,850	9,230	8,680	11,528
Rocky Hill	426	394	500	620	620	620	570	444
Somerville	15,839	14,045	17,560	17,630	17,700	17,700	18,950	14,419
South Bound Brook	422	447	420	440	440	450	480	456
Warren	11,594	13,074	12,050	12,280	12,210	12,750	13,370	13,015
Watchung	7,611	5,912	7,710	8,570	9,430	10,290	8,670	6,604
<b>County Total</b>	<b>170,574</b>	<b>173,271</b>	<b>200,870</b>	<b>214,470</b>	<b>227,580</b>	<b>243,140</b>	<b>278,800</b>	<b>202,685</b>

Notes:

\* Cross Acceptance, Round 3 (CAIII) and NJTPA Population and Household Projections through 2025 are consistent and were developed in a coordinated manner with municipal involvement during the State Plan Cross Acceptance Process, and included in the Final Somerset County Cross Acceptance Report, March, 2005. However, the CAIII Employment Projections are not the same as NJTPA's Employment Projections due to differences in the 2000 base year data. NJTPA extended its projections to 2030.

\*\*\*These figures were provided for general comparison purposes, and to encourage municipalities to examine COAH's proposed rule amendment and its impacts on municipalities. The recently adopted rules and proposed amendments can be downloaded from COAH's website: <http://www.state.nj.us/dca/coah/june08rules.shtml>.

Sources:

- NJ Department of Labor and Workforce Development, Division of Planning and Research, Office of Demographic and Economic Analysis, "Covered Employment Trends", 1990, 2000 and 2006.
- Final Somerset County Cross Acceptance Report, March 2005
- NJ COAH Task 1 – "Allocating Growth to Municipalities", Figures A1 and A2, May 1, 2008, proposed by COAH on May 6, 2008, and scheduled to be published in the NJ Register on June 16, 2008.

Table 4  
**SOMERSET COUNTY PLANNING BOARD**  
**MUNICIPAL CERTIFICATE OF OCCUPANCY SUMMARY**

<b>Municipality</b>	<b>2000 Census Occupied Households</b>	<b>2000 Net COs</b>	<b>2001 Net COs</b>	<b>2002 Net COs</b>	<b>2003 Net COs</b>	<b>2004 Net COs</b>	<b>2005 Net COs</b>	<b>2006 Net COs</b>	<b>2007 Net COs</b>	<b>2007 Household Estimate</b>
Bedminster	4,235	6	4	5	2	3	4	4	0	4,263
Bernards	9,242	375	157	101	34	22	10	20	12	9,973
Bernardsville	2,723	22	39	28	17	5	15	12	10	2,871
Bound Brook	3,615	1	1	-5	1	2	0	0	0	3,615
Branchburg	5,272	54	34	27	14	4	0	9	8	5,422
Bridgewater	15,561	142	78	75	35	29	27	36	60	16,043
Far Hills	368	5	2	5	2	1	1	2	1	387
Franklin	19,355	421	660	234	284	648	576	266	184	22,628
Green Brook	1,893	175	134	62	20	12	38	4	2	2,340
Hillsborough	12,649	213	118	118	36	0	19	90	76	13,319
Manville	4,115	1	170	12	2	-1	5	0	8	4,312
Millstone	169	0	0	0	0	0	0	0	0	169
Montgomery	5,803	401	247	309	493	166	121	119	88	7,747
North Plainfield	7,202	13	0	4	2	0	0	1	2	7,224
Peapack & Gladstone	840	30	8	3	1	0	0	2	0	884
Raritan	2,556	9	1	12	2	-1	1	0	227	2,807
Rocky Hill	284	0	0	0	0	5	0	1	0	290
Somerville	4,734	1	12	7	2	6	1	3	22	4,788
South Bound Brook	1,632	3	0	1	1	1	0	121	37	1,796
Warren	4,629	126	131	97	81	51	30	18	26	5,189
Watchung	2,098	11	14	2	285	-1	-1	17	7	2,432
<b>County Total</b>	<b>108,975</b>	<b>2,009</b>	<b>1,810</b>	<b>1,097</b>	<b>1,314</b>	<b>952</b>	<b>847</b>	<b>725</b>	<b>770</b>	<b>118,499</b>

Note: Data represents total annual Certificates of Occupancy minus total annual demolitions as reported by municipal officials.

Sources: Somerset County Planning Board, Annual Certificate of Occupancy Survey

US Bureau of the Census, 2000 Census of Population and Housing

Prepared By: Somerset County Planning Board, May 2008

Table 5

NJ DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT

PROJECTIONS OF TOTAL POPULATION BY COUNTY: NEW JERSEY, 2004 to 2025

<u>County</u>	<u>Census on</u>		<u>Estimates</u>		<u>Projections to July 1,</u>		
	<u>1990</u>	<u>2000</u>	<u>7/1/2004</u>	<u>2009</u>	<u>2014</u>	<u>2020</u>	<u>2025</u>
New Jersey	7,730,188	8,414,350	8,685,200	8,903,300	9,188,200	9,523,500	9,817,400
Atlantic	224,327	252,552	268,300	277,400	289,800	305,100	319,800
Bergen	825,380	884,118	901,700	911,000	929,400	959,900	983,400
Burlington	395,066	423,394	448,700	464,000	484,000	510,200	532,200
Camden	502,824	508,932	515,600	526,200	539,300	556,300	569,600
Cape May	95,089	102,326	100,500	99,000	99,200	101,200	103,200
Cumberland	138,053	146,438	151,000	154,600	158,600	164,900	168,700
Essex	777,964	793,633	795,000	805,700	822,700	840,800	855,300
Gloucester	230,082	254,673	272,800	285,900	300,000	318,500	337,300
Hudson	553,099	608,975	605,400	610,400	619,600	629,100	630,600
Hunterdon	107,802	121,989	129,300	135,400	142,100	150,300	158,300
Mercer	325,824	350,761	364,400	372,900	386,900	400,000	411,700
Middlesex	671,811	750,162	783,700	803,500	828,500	858,500	883,500
Monmouth	553,093	615,301	635,100	650,800	673,200	700,000	723,700
Morris	421,361	470,212	487,400	504,200	524,100	547,800	568,600
Ocean	433,203	510,916	553,100	584,800	615,600	643,100	678,200
Passaic	453,302	489,049	498,900	508,900	520,700	532,300	544,900
Salem	65,294	64,285	65,300	67,700	70,200	72,500	75,100
Somerset	240,245	297,490	316,200	328,200	343,600	359,700	375,100
Sussex	130,943	144,166	152,100	158,700	166,600	176,700	187,000
Union	493,819	522,541	530,800	540,300	553,900	568,800	576,500
Warren	91,607	102,437	109,800	113,600	120,200	127,700	135,000

Note: Numbers may not add due to rounding.

Source: NJ Department of Labor and Workforce Development, Division of Labor Market and Demographic Research, "Projections of Total Population by County: New Jersey, 2004 – 2025".

Table 6

**EMPLOYMENT FOR SELECTED INDUSTRY SECTORS: COMPARISON OF “ACTUAL” AND PROJECTED  
EMPLOYMENT FOR 2007**

<b>Somerset County</b>					<b>Change 2000-Sept. 2007</b>			<b>Change 2000-Projected 2007</b>		
<b>Naics Title</b>	<b>2000 Employment</b>	<b>Sept. 2007 Employment</b>	<b>*2007 DOL Projected Employment</b>	<b>2014 DOL Projected Employment</b>	<b>Employment</b>	<b>Annual Average Percent Change</b>	<b>Total Percent Change</b>	<b>Employment</b>	<b>Annual Average Percent Change</b>	<b>Total Percent Change</b>
<b>Total NonFarm Employment</b>	<b>173,311</b>	<b>174,081</b>	<b>184,181</b>	<b>195,050</b>	<b>770</b>	<b>0.000</b>	<b>0.004</b>	<b>10,870</b>	<b>0.006</b>	<b>0.063</b>
<b>Total Private</b>	<b>158,880</b>	<b>157,245</b>	<b>168,365</b>	<b>177,850</b>	<b>-1,635</b>	<b>-0.001</b>	<b>-0.010</b>	<b>9,485</b>	<b>0.006</b>	<b>0.060</b>
<b>Goods Producing</b>	<b>27,379</b>	<b>25,265</b>	<b>26,115</b>	<b>24,850</b>	<b>-2,114</b>	<b>-0.008</b>	<b>-0.077</b>	<b>-1,265</b>	<b>-0.005</b>	<b>-0.046</b>
Natural resources and Mining	599	542	500	400	0	-0.146	-1.446	-100	-0.017	-0.166
Construction	5,898	6,467	6,799	7,700	800	1.133	11.926	901	0.015	0.153
Manufacturing	20,882	18,256	18,816	16,750	-2,700	-1.477	-13.828	-2,066	-0.010	-0.099
<b>Private Services-Providing</b>	<b>131,500</b>	<b>131,980</b>	<b>142,250</b>	<b>153,000</b>	<b>21,950</b>	<b>1.390</b>	<b>14.807</b>	<b>10,750</b>	<b>0.008</b>	<b>0.082</b>
Trade, Transportation and Utilities	24,763	34,591	32,057	39,350	950	0.909	9.471	7,294	0.029	0.295
Information	13,224	7,518	11,212	9,200	-450	-0.465	-4.551	-2,012	-0.015	-0.152
Financial Activities	12,704	12,932	13,427	14,150	1,350	1.208	12.756	723	0.006	0.057
Professional and Business Services	41,069	39,096	42,535	44,000	3,050	1.848	20.097	1,466	0.004	0.036
Education and Health Services	15,612	19,574	19,856	24,100	250	1.082	11.362	4,244	0.027	0.272
Leisure and Hospitality	10,168	12,778	12,284	14,400	650	2.354	26.192	2,116	0.021	0.208
Other Services (Except Government)	3,748	5,022	5,774	7,800	1,650	2.367	26.359	2,026	0.054	0.541
Unclassified	411	469								
<b>Government</b>	<b>14,431</b>	<b>16,836</b>	<b>15,816</b>	<b>17,200</b>	<b>700</b>	<b>0.426</b>	<b>4.340</b>	<b>1,385</b>	<b>0.010</b>	<b>0.096</b>
Federal	2,756	1,828	2,153	1,550	-150	-0.880	-8.460	-603	-0.022	-0.219
State	472	966	736	1,000	0	0.026	0.263	264	0.056	0.559
Local	11,203	14,042	12,927	14,650	850	0.603	6.193	1,724	0.015	0.154

Sources: US Bureau of Labor Statistics, Quarterly Census of Employment and Wages

NJ Dept. of Labor and Workforce Development, Labor Market and Demographic Research, Occupational and Demographic Research, Feb. 2007

Notes: \* Straight line extrapolation of 2014 DLWD projection.



Table 7  
SOMERSET COUNTY & MUNICIPAL JOBS PER HOUSEHOLD RATIO, SELECT YEARS

<b>Municipality</b>	<b>*2000</b>	<b>***2006 Estimate</b>	<b>****CAHH 2020</b>	<b>*****COAH 2018</b>
Bedminster	1.62	1.61	1.32	1.93
Bernards	1.47	1.20	1.60	1.27
Bernardsville	1.08	1.11	1.32	1.29
Bound Brook	1.10	1.10	0.72	1.10
Branchburg	1.28	1.64	2.67	1.77
Bridgewater	1.80	2.09	2.15	2.16
Far Hills	2.35	1.98	0.75	2.01
Franklin	1.87	1.41	2.20	1.44
Green Brook	2.14	1.77	1.59	1.67
Hillsborough	0.55	0.73	0.74	0.89
Manville	3.88	0.45	0.47	0.57
Millstone	0.52	0.64	0.26	0.67
Montgomery	1.60	1.12	2.34	1.06
North Plainfield	0.53	0.49	0.60	0.50
Peapack and Gladstone	2.90	1.47	2.28	1.43
Raritan	2.83	3.66	2.97	3.92
Rocky Hill	1.50	1.36	1.88	1.38
Somerville	3.34	2.95	3.17	2.79
South Bound Brook	0.26	0.25	0.25	0.25
Warren	2.50	2.53	2.15	2.11
Watchung	3.63	2.44	4.05	2.53
<b>County Total</b>	<b>1.57</b>	<b>1.47</b>	<b>1.77</b>	<b>1.52</b>

Notes:

\*NJLWD 2000 Municipal Public and Private Sector Covered Employment divided by 2000 US Census Bureau - Occupied Households.

\*\*NJLWD 2006 Municipal Public and Private Sector Covered Employment divided by Somerset County Planning Board 2006 Household Estimates (2000 Households plus 2000 – 2006 Net Certificates of Occupancy Issued)

\*\*\*Somerset County Planning Board - 2020 Cross Acceptance Projected Employment divided by 2020 Cross Acceptance Households.

\*\*\*\*Proposed COAH 2018 Third Round Employment Projections divided by 2018 Third Round Households.

Sources:

- NJ Department of Labor and Workforce Development, Office of Demographic and Economic Analysis, “Covered Employment Trends”, 1990, 2000 and 2006.
- US Bureaus of the Census, Census of Population and Housing, 1990 and 2000
- Final Somerset County Cross Acceptance Report, March 2005
- NJ COAH Task 1 – “Allocating Growth to Municipalities”, Figures A1 and A2, May 1, 2008, proposed by COAH on May 6, 2008, and scheduled to be published in the NJ Register on June 16, 2008.

Table 8  
2007 HOUSEHOLD ESTIMATE COMPARISON

<b>Municipality</b>	<b>*Units in 2004</b>	<b>*Units Allocated 2018</b>	<b>*Annual Pct. Change '04 – '18</b>	<b>*2007 Estimate based on COAH Projections</b>	<b>2007 SCPB Estimate</b>
Bedminster	4,485	4,943	0.8	4,600	4,263
Bernards	10,052	10,776	0.6	10,233	9,973
Bernardsville	2,904	3,196	0.8	2,977	2,871
Bound Brook	3,801	3,832	0.1	3,809	3,615
Branchburg	5,530	6,354	1.2	5,736	5,422
Bridgewater	16,094	18,543	1.2	16,706	16,043
Far Hills	397	489	1.8	420	387
Franklin	22,061	25,644	1.3	22,957	22,628
Green Brook	2,317	2,613	1.0	2,391	2,340
Hillsborough	13,067	14,875	1.1	13,519	13,319
Manville	4,279	4,433	0.3	4,318	4,312
Millstone	173	187	0.7	177	169
Montgomery	7,396	9,534	2.1	7,931	7,747
North Plainfield	7,404	7,547	0.2	7,440	7,224
Peapack and Gladstone	913	1,018	0.9	939	884
Raritan	2,665	2,938	0.8	2,733	2,807
Rocky Hill	296	321	0.7	302	290
Somerville	4,891	5,171	0.5	4,961	4,788
South Bound Brook	1,675	1,798	0.6	1,706	1,796
Warren	5,176	6,166	1.5	5,424	5,189
Watchung	2,477	2,608	0.4	2,510	2,432
<b>County Total</b>	<b>118,053</b>	<b>132,986</b>	<b>1.1</b>	<b>121,786</b>	<b>118,499</b>

Notes:

\* The 2007 COAH Estimate represents a straight line allocation based on annual average change between COAH's 2004 and 2018 proposed projections. The recently adopted rules and proposed amendments can be downloaded from COAH's website: <http://www.state.nj.us/dca/coah/june08rules.shtml>.

\*\*2000 US Bureau of the Census Occupied Households as base year plus annual Certificates of Occupancy minus annual demolitions as reported by municipalities to the Somerset County Planning Board through its Annual Certificate of Occupancy Survey.

Source: NJ COAH Task 1 – “Allocating Growth to Municipalities”, Figures A1 and A2, May 1, 2008, proposed by COAH on May 6, 2008, and scheduled to be published in the NJ Register on June 16, 2008.

## **2008**

### **Board of Chosen Freeholders**

Peter S. Palmer, Freeholder Director  
Rick Fontana, Freeholder Deputy Director  
Robert Zaborowski, Freeholder  
Jack M. Ciattarelli Freeholder  
Patricia L. Walsh, Freeholder

### **Planning Board Members**

Bernard V. Navatto, Jr., Chairman  
Jules Lobai, Vice Chairman  
Edward Francfort  
Kenneth Brenn  
Thomas Moschello  
Margaret Mary Jones, Member  
Peter S. Palmer, Freeholder Director  
Patricia L. Walsh, Freeholder Liaison  
Michael J. Amorosa, County Engineer/Board Secretary  
Walter Geslak, 1<sup>st</sup> Alternate  
Gloria McCauley, 2<sup>nd</sup> Alternate  
Jack M. Ciattarelli, Alternate to Freeholder  
David J. Lorimer, Alternate to County Engineer

John M. Lore, Esq., Deputy County Counsel for Planning

### **Planning Division Staff**

Robert P. Bzik, AICP/PP, Director of Planning  
Anthony V. McCracken, Sr., AICP/PP, Assistant Director of Planning  
Patricia McGarry, Manager, Cultural & Heritage  
Sally de Barcza, Programs Coordinator  
Diana Vigilante, Manager, Office of Solid Waste Management  
Melissa Harvey, Recycling Coordinator  
Thomas R. D'Amico, AICP/PP, Supervising Planner  
Laurette Kratina, AICP/PP, Supervising Planner  
Walter Lane, AICP/PP, Principal Transportation/Land Use Planner  
Kenneth Wedeen, AICP/PP, Principal Planner  
James Ruggieri, AICP/PP, Principal Community Planner  
Galina Chernikova, Senior Planner  
Tara Kenyon, Senior Planner  
Nora Fekete, Planner  
Lindsay Blount, Planner  
Tatiana Kika, Principal Draftsperson  
Andrew Phillips, Draftsperson  
Lillian M. Zuza, Office Manager  
Patrice Thomas, Administrative Assistant  
Cynthia Mellusi, Administrative Assistant  
Catherine Bunting, Administrative Assistant  
Michele Knight, Administrative Assistant

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