

Trends & Indicators 2013



- population
- health & safety
- housing
- taxation
- education
- economy
- income
- estimates & projections
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- environment
- utility & infrastructure
- arts & culture

Foreword



The 2013 Somerset County Trends and Indicators Report is a Background Element of the Somerset County Master Plan. It is comprised of a collection of quantitative data that can be used to guide and inform public and private-sector decision-making. The goal of this initiative is to compile available, reliable data to help describe and promote an understanding of current trends that affect Somerset County and its communities. The information is intended to help illustrate the direction trends are heading and the magnitude of the changes that are occurring over time. By examining trends, future needs can be better anticipated and appropriate responses can be planned. Current and historical data were collected from a variety of sources and are presented in tabular format in this report. Tables are broken into 13 chapters, each categorized by topic.

The data in this report supplements information and data compiled by the county and presented in various other maps, reports and publications, including the county's Natural and Cultural Resource Inventory, the Countywide Wastewater Management Plan, the County Investment Framework and associated criteria-based asset maps and the Circulation Plan Update. It also complements data compiled in the Background Report associated with the 2013 Comprehensive Economic Development Strategy for Somerset County prepared by the Somerset County Business Partnership. A limited number of data tables were derived from GIS analysis of datasets available through the state and county. Other data tables were derived through further analysis of existing data from various sources.

This project is a successor to past iterations of the Somerset County Data Book, also published by the Somerset County Planning Board. This report was intended to expand the scope of the data presented in past reports to better inform decisions concerning pressing issues that face Somerset County's communities. Future updates of the Trends and Indicators Report will be undertaken at regular intervals, and appropriate new data items will be added.

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Somerset County Board of Chosen Freeholders

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Patrick Scaglione, Deputy Director
Robert Zaborowski
Patricia L. Walsh
Mark Caliguire

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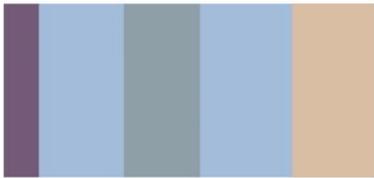
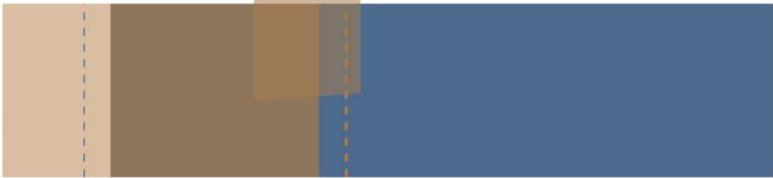
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population

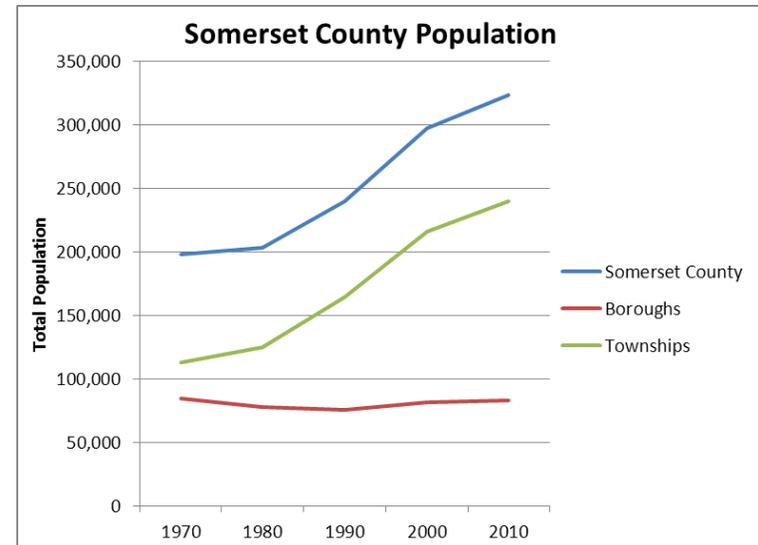


Chapter 1: Population

The population of Somerset County is getting larger and more diverse. Growth continued despite the Great Recession and associated job losses. This increase affects many aspects of life and public policy, such as demand for housing, infrastructure and services. Higher rates of growth are occurring among specific population groups, including senior citizens and Hispanics. These groups have specific needs that can be successfully addressed through carefully targeted programs and initiatives.

Trend: The population of Somerset County was 323,444 in the 2010, representing an increase of 8.7 percent since 2000. Somerset is the third fastest-growing county in New Jersey. The highest rates of population growth are found in the townships. Municipalities with the largest increases between 2000 and 2010 included Green Brook, Montgomery, and Franklin Townships. Growth also took place in most of the boroughs during this period, a reversal in trends as compared to previous decades, during which several boroughs experienced population declines. All but three municipalities experienced at least modest population growth between 2000 and 2010.

Implications: Growth in the county's population remains strong – a testament to its desirability as a place to live and work. The reinvigorated growth rates experienced by our smaller, historic boroughs can be attributed in part to increased demand for walkable neighborhoods close to schools, shopping and transit and the successful revitalization initiatives completed and/or underway in these communities.



See Table 1.1

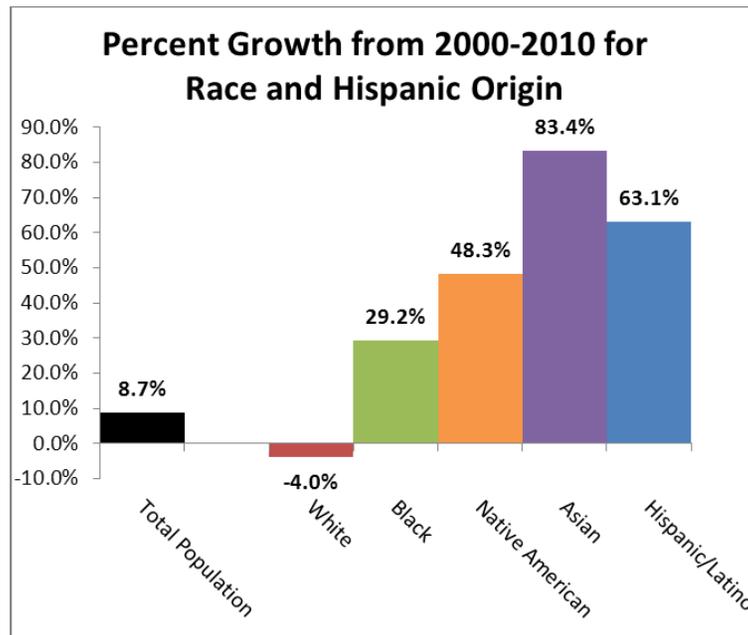
Trend: The percent of the county's residents 18 and younger has remained largely unchanged over the past decade, and comprised 26.1 percent of the population in 2010. The proportion of the population 65 years of age and over has increased steadily over the past four decades, reaching 12.4 percent in 2010. Growth of the senior citizen population was greatest in the townships. In 2000, 100,664 persons or 33.84 percent of the county's population were in their prime working years (25 to 44 years of age). By 2010, persons ages 25 to 44 declined to 85,288 mirroring the decline in population of child rearing age, and comprised only 26.63 percent of the population.

Implications: These trends suggest the need for life-long educational opportunities to engage our older population in the workforce longer, and for leisure activities and housing opportunities that match active lifestyles. Strategies for attracting and retaining new entrants to the county's work force are also needed. "Generation Y" prefers amenity-rich, walkable places where they can both live and work. Their preferences support strategies that enhance our communities, neighborhoods and job centers

by including amenities and assets that young workers, their employers and “empty-nesters” are seeking. The strength of the county’s economy will depend on its ability to attract and retain a highly educated and skilled workforce.

Trend: Somerset County is becoming more racially and ethnically diverse. The county’s African-, Native-, and Asian-American population groups all grew in both absolute terms and as a percentage of the total population between 2000 and 2010. The county’s Hispanic population also grew substantially, mirroring statewide and national trends. This increase was found in every municipality in the county.

Implications: Cultural diversity enriches our communities, adds to the local labor force and generates new business opportunities. It is important that services are delivered to diverse populations in a culturally sensitive way; educational programs are tailored to maximize workforce potential and community investments promote the prosperity of both businesses and residents.



Trend: The density of the county’s population has increased steadily over the past 5 decades. However, this increase has not been uniform among the county’s municipalities. Densities declined during the 1980s and 1990s for many of the boroughs, and then rebounded from 2000 through 2010 according to the decennial census. In comparison, densities have increased steadily in the Townships, and generally at a higher rate than in the Boroughs.

Implications: A major goal of the county’s 2012 Circulation Element update is to reduce automobile dependence and thereby help reduce traffic congestion, improve air quality, save energy and improve the quality of life for the county’s residents and workers. Where appropriate, the county’s boroughs should encourage greater density near transit opportunities. By considering the population density and employment density data contained in Chapters 1 and 6 together, it has been found that boroughs such as Bound Brook, Somerville and North Plainfield come closest to meeting a population and jobs density threshold where alternative means of transportation become more viable. By promoting residential and employment growth within the county’s Priority Growth Investment Areas, densities can be attained that can result in reduced auto dependence.

See Table 1.9

Table 1.1
Historic Population Trends by Municipality

	1930	1940	1950	1960	1970	1980	1990	2000	2010	Population Change 1930-2010		
										Total	Percent	AAGR
Bedminster Township	1,374	1,606	1,613	2,322	2,597	2,469	7,086	8,302	8,165	6,791	494%	2.3%
Bernards Township	2,293	4,512	7,487	9,018	13,305	12,920	17,199	24,575	26,652	24,359	1062%	3.1%
Bernardsville Borough	3,336	3,405	3,956	5,515	6,652	6,715	6,597	7,345	7,707	4,371	131%	1.1%
Bound Brook Borough	7,372	7,616	8,374	10,263	10,450	9,710	9,487	10,155	10,402	3,030	41%	0.4%
Branchburg Township	1,084	1,231	1,958	3,741	5,742	7,846	10,888	14,566	14,459	13,375	1234%	3.3%
Bridgewater Township	3,352	4,934	8,234	15,789	30,235	29,175	32,509	42,940	44,464	41,112	1226%	3.3%
Far Hills Township	560	574	600	702	780	677	657	859	919	359	64%	0.6%
Franklin Township	6,039	6,299	9,601	19,858	30,389	31,358	42,780	50,903	62,300	56,261	932%	3.0%
Green Brook Township	544	763	1,155	3,622	4,302	4,640	4,460	5,654	7,203	6,659	1224%	3.3%
Hillsborough Township	2,283	2,645	3,875	7,584	11,061	19,061	28,808	36,634	38,303	36,020	1578%	3.6%
Manville Borough	5,441	6,065	8,597	10,995	13,029	11,278	10,567	10,343	10,344	4,903	90%	0.8%
Millstone Borough	187	252	289	409	630	530	450	410	418	231	124%	1.0%
Montgomery Township	2,648	3,360	3,819	3,851	6,353	7,360	9,612	17,481	22,254	19,606	740%	2.7%
North Plainfield Borough	9,760	10,586	12,766	16,993	21,796	19,108	18,820	21,103	21,936	12,176	125%	1.0%
Peapack/Gladstone Borough	1,273	1,354	1,450	1,804	1,924	2,038	2,111	2,433	2,582	1,309	103%	0.9%
Raritan Borough	4,751	4,839	5,131	6,137	6,691	6,128	5,798	6,338	6,881	2,130	45%	0.5%
Rocky Hill Borough	512	404	537	528	917	717	693	662	682	170	33%	0.4%
Somerville Borough	8,255	8,720	11,571	12,458	13,652	11,973	11,632	12,423	12,098	3,843	47%	0.5%
South Bound Brook Borough	1,763	1,928	2,905	3,626	4,525	4,331	4,185	4,492	4,563	2,800	159%	1.2%
Warren Township	1,399	2,139	3,316	5,386	8,592	9,805	10,830	14,259	15,311	13,912	994%	3.0%
Watchung Borough	906	1,158	1,818	3,312	4,750	5,290	5,110	5,613	5,801	4,895	540%	2.3%
SOMERSET COUNTY	65,132	74,390	99,052	143,913	198,372	203,129	240,279	297,490	323,444	258,312	397%	2.0%

Note: AAGR refers to Average Annual Growth Rate from 1930 – 2010.

Source: US Census Bureau: 2000 & 2010 Census, Summary File 1 (Table P1)

Table 1.2
Population Change for Somerset County

	Change		
	Number	Percent	AAGR ¹
1930 – 1940	9,258	14.2%	1.3%
1940 – 1950	24,662	33.2%	2.9%
1950 – 1960	44,861	45.3%	3.8%
1960 – 1970	54,459	37.8%	3.3%
1970 – 1980	4,757	2.4%	0.2%
1980 – 1990	37,150	18.3%	1.7%
1990 – 2000	57,211	23.8%	2.2%
2000 – 2010	25,954	8.7%	0.8%
1930 – 2010	258,312	396.6%	2.0%

Note: AAGR refers to Average Annual Growth Rate.

Source: US Census Bureau: 2000 & 2010 Census, Summary File 1 (Table P1)

Table 1.3
Population
New Jersey and All Counties: 2000 and 2010

	2000	2010	Percent Change	Percent Change Rank
Atlantic County	252,552	274,549	8.7%	4
Bergen County	884,118	905,116	2.4%	18
Burlington County	423,394	448,734	6.0%	8
Camden County	508,932	513,657	0.9%	19
Cape May County	102,326	97,265	-4.9%	21
Cumberland County	146,438	156,898	7.1%	6
Essex County	793,633	783,969	-1.2%	20
Gloucester County	254,673	288,288	13.2%	1
Hudson County	608,975	634,266	4.2%	12
Hunterdon County	121,989	128,349	5.2%	9
Mercer County	350,761	366,513	4.5%	11
Middlesex County	750,162	809,858	8.0%	5
Monmouth County	615,301	630,380	2.5%	17
Morris County	470,212	492,276	4.7%	10
Ocean County	510,916	576,567	12.8%	2
Passaic County	489,049	501,226	2.5%	16
Salem County	64,285	66,083	2.8%	14
Somerset County	297,490	323,444	8.7%	3
Sussex County	144,166	149,265	3.5%	13
Union County	522,541	536,499	2.7%	15
Warren County	102,437	108,692	6.1%	7
NEW JERSEY	8,414,350	8,791,894	4.5%	

Source: US Census Bureau: 2000 & 2010 Census, Summary File 1 (Table P1)

Table 1.4
Population by Municipality: 2000 and 2010

	2000	2010	Percent Change	2000 Percent of County	2010 Percent of County
Bedminster Township	8,302	8,165	-1.7%	2.8%	2.5%
Bernards Township	24,575	26,652	8.5%	8.3%	8.2%
Bernardsville Borough	7,345	7,707	4.9%	2.5%	2.4%
Bound Brook Borough	10,155	10,402	2.4%	3.4%	3.2%
Branchburg Township	14,566	14,459	-0.7%	4.9%	4.5%
Bridgewater Township	42,940	44,464	3.5%	14.4%	13.7%
Far Hills Borough	859	919	7.0%	0.3%	0.3%
Franklin Township	50,903	62,300	22.4%	17.1%	19.3%
Green Brook Township	5,654	7,203	27.4%	1.9%	2.2%
Hillsborough Township	36,634	38,303	4.6%	12.3%	11.8%
Manville Borough	10,343	10,344	0.0%	3.5%	3.2%
Millstone Borough	410	418	2.0%	0.1%	0.1%
Montgomery Township	17,481	22,254	27.3%	5.9%	6.9%
North Plainfield Borough	21,103	21,936	3.9%	7.1%	6.8%
Peapack/Gladstone Borough	2,433	2,582	6.1%	0.8%	0.8%
Raritan Borough	6,338	6,881	8.6%	2.1%	2.1%
Rocky Hill Borough	662	682	3.0%	0.2%	0.2%
Somerville Borough	12,423	12,098	-2.6%	4.2%	3.7%
South Bound Brook Borough	4,492	4,563	1.6%	1.5%	1.4%
Warren Township	14,259	15,311	7.4%	4.8%	4.7%
Watchung Borough	5,613	5,801	3.3%	1.9%	1.8%
SOMERSET COUNTY	297,490	323,444	8.7%	100.0%	100.0%

Source: US Census Bureau: 2000 & 2010 Census, Summary File 1 (Table P1)

Table 1.5
Population Density: 1970 - 2010

	1970		1980		1990		2000		2010	
	Pop/ Acre	Pop/ Sq. Mi.								
Bedminster Township	0.2	97.3	0.1	92.5	0.4	265.4	0.5	310.9	0.5	305.8
Bernards Township	0.9	545.3	0.8	529.5	1.1	704.9	1.6	1,007.2	1.7	1,092.3
Bernardsville Borough	0.8	507.8	0.8	512.6	0.8	503.6	0.9	560.7	0.9	588.3
Bound Brook Borough	10.2	6,531.3	9.5	6,068.8	9.3	5,929.4	9.9	6,346.9	10.1	6,501.3
Branchburg Township	0.4	284.3	0.6	388.4	0.8	539.0	1.1	721.1	1.1	715.8
Bridgewater Township	1.4	925.5	1.4	893.0	1.6	995.1	2.1	1,314.4	2.1	1,361.0
Far Hills Borough	0.2	156.0	0.2	135.4	0.2	131.4	0.3	171.8	0.3	183.8
Franklin Township	1.0	654.9	1.1	675.8	1.4	922.0	1.7	1,097.0	2.1	1,342.7
Green Brook Township	1.4	915.3	1.5	987.2	1.5	948.9	1.9	1,203.0	2.4	1,532.6
Hillsborough Township	0.3	202.2	0.5	348.5	0.8	526.7	1.0	669.7	1.1	700.2
Manville Borough	8.1	5,211.6	7.1	4,511.2	6.6	4,226.8	6.5	4,137.2	6.5	4,137.6
Millstone Borough	1.6	1,050.0	1.4	883.3	1.2	750.0	1.1	683.3	1.1	696.7
Montgomery Township	0.3	196.9	0.4	228.1	0.5	298.0	0.8	541.9	1.1	689.8
North Plainfield Borough	11.7	7,515.9	10.3	6,589.0	10.1	6,489.7	11.4	7,276.9	11.8	7,564.1
Peapack/Gladstone Borough	0.5	326.1	0.5	345.4	0.6	357.8	0.6	412.4	0.7	437.6
Raritan Borough	5.1	3,248.1	4.6	2,974.8	4.4	2,814.6	4.8	3,076.7	5.2	3,340.3
Rocky Hill Borough	2.2	1,432.8	1.7	1,120.3	1.7	1,082.8	1.6	1,034.4	1.7	1,065.6
Somerville Borough	9.0	5,760.3	7.9	5,051.9	7.7	4,908.0	8.2	5,241.8	8.0	5,104.6
South Bound Brook Borough	7.9	5,027.8	7.5	4,812.2	7.3	4,650.0	7.8	4,991.1	7.9	5,070.0
Warren Township	0.7	445.2	0.8	508.0	0.9	561.1	1.2	738.8	1.2	793.3
Watchung Borough	1.2	766.1	1.3	853.2	1.3	824.2	1.4	905.3	1.5	935.6
SOMERSET COUNTY	1.0	650.2	1.0	665.8	1.2	787.5	1.5	975	1.7	1,060.1

Source: US Census Bureau, 2000 & 2010 Census, Summary File 1 (Table P1)

Table 1.6
Percent of Population 18 Years of Age and Under / 65 and Older:
1980 – 2010

	18 Years of Age & Under				65 Years of Age & Over			
	1980	1990	2000	2010	1980	1990	2000	2010
Bedminster Township	22.3%	17.1%	18.4%	18.5%	12.7%	7.4%	10.7%	14.1%
Bernards Township	29.2%	22.0%	28.4%	30.1%	10.5%	11.6%	12.5%	13.5%
Bernardsville Borough	28.4%	21.8%	27.1%	29.9%	11.6%	13.7%	12.7%	12.2%
Bound Brook Borough	25.8%	21.6%	22.8%	23.8%	11.5%	13.9%	12.5%	10.1%
Branchburg Township	33.9%	26.6%	28.1%	27.1%	6.2%	7.0%	8.3%	11.0%
Bridgewater Township	31.5%	23.2%	26.5%	26.7%	6.8%	10.4%	12.7%	14.7%
Far Hills Borough	23.9%	18.9%	18.9%	24.6%	13.4%	14.9%	16.5%	16.3%
Franklin Township	29.6%	21.7%	23.5%	23.1%	8.6%	10.2%	11.4%	13.7%
Green Brook Township	29.4%	21.5%	25.1%	27.5%	9.3%	16.1%	15.6%	13.5%
Hillsborough Township	30.4%	28.0%	30.2%	27.6%	5.0%	5.8%	6.8%	9.3%
Manville Borough	20.7%	20.1%	21.6%	21.4%	8.7%	15.8%	17.7%	14.2%
Millstone Borough	28.7%	20.2%	20.5%	25.4%	8.3%	11.6%	17.1%	16.0%
Montgomery Township	31.2%	27.5%	33.9%	32.1%	7.6%	7.6%	6.8%	9.9%
North Plainfield Borough	23.7%	22.9%	26.8%	25.7%	11.6%	12.9%	9.5%	8.4%
Peapack/Gladstone Borough	26.2%	22.3%	26.9%	28.6%	13.5%	14.3%	12.2%	12.0%
Raritan Borough	23.0%	18.1%	23.4%	24.3%	14.4%	19.2%	16.2%	13.6%
Rocky Hill Borough	21.3%	19.5%	20.8%	24.2%	9.8%	15.2%	17.2%	18.5%
Somerville Borough	24.8%	20.1%	23.0%	22.6%	12.8%	14.8%	14.0%	11.0%
South Bound Brook Borough	27.0%	23.7%	24.5%	22.7%	8.4%	10.5%	10.5%	8.9%
Warren Township	30.1%	26.0%	30.8%	29.1%	7.2%	9.6%	11.2%	13.4%
Watchung Borough	27.0%	21.7%	22.6%	24.2%	8.3%	13.6%	16.3%	21.1%
SOMERSET COUNTY	28.1%	23.1%	26.5%	26.1%	9.0%	10.8%	11.2%	12.4%

Source: US Census Bureau, 2000 & 2010 Census, Summary File 1 (Table PCT12)

Table 1.7A
Population by Age Group: 2000

	Under 5	5-17	18-24	25-34	35-44	45-54	55-64	65 and Over
Bedminster Township	482	1,046	265	1,590	1,759	1,368	902	890
Bernards Township	1,962	5,022	613	2,542	5,115	3,917	2,341	3,063
Bernardsville Borough	557	1,430	255	760	1,350	1,233	827	933
Bound Brook Borough	699	1,619	968	1,949	1,728	1,157	767	1,268
Branchburg Township	1,269	2,825	548	1,878	3,157	2,289	1,394	1,206
Bridgewater Township	3,295	8,095	1,718	5,595	8,421	6,344	4,029	5,443
Far Hills Borough	52	110	26	109	138	159	123	142
Franklin Township	3,733	8,244	3,036	9,218	9,572	7,034	4,261	5,805
Green Brook Township	371	1,047	229	655	1,067	796	605	884
Hillsborough Township	2,898	8,165	1,820	4,914	7,802	5,898	2,629	2,508
Manville Borough	516	1,719	653	1,434	1,869	1,348	978	1,826
Millstone Borough	17	67	12	46	58	79	61	70
Montgomery Township	1,514	4,406	525	1,708	3,869	2,899	1,371	1,189
North Plainfield Borough	1,654	4,009	1,606	3,837	3,872	2,695	1,434	1,996
Peapack/Gladstone Borough	183	472	110	263	469	394	246	296
Raritan Borough	460	1,021	346	1,028	1,190	750	517	1,026
Rocky Hill Borough	38	100	18	74	112	126	80	114
Somerville Borough	869	1,990	983	2,210	2,237	1,445	951	1,738
South Bound Brook Borough	285	816	348	784	841	619	327	472
Warren Township	1,019	3,367	495	1,162	2,764	2,403	1,451	1,598
Watchung Borough	334	936	219	611	907	908	784	914
SOMERSET COUNTY	22,207	56,506	14,793	42,367	58,297	43,861	26,078	33,381

Source: US Census Bureau, 2000 Census, Summary File 1 (Table P12)

Table 1.7B

Percent Distribution of Population by Age Group: 2000

	Under 5	5-17	18-24	25-34	35-44	45-54	55-64	65 and Over
Bedminster Township	5.8%	12.6%	3.2%	19.2%	21.2%	16.5%	10.9%	10.7%
Bernards Township	8.0%	20.4%	2.5%	10.3%	20.8%	15.9%	9.5%	12.5%
Bernardsville Borough	7.6%	19.5%	3.5%	10.3%	18.4%	16.8%	11.3%	12.7%
Bound Brook Borough	6.9%	15.9%	9.5%	19.2%	17.0%	11.4%	7.6%	12.5%
Branchburg Township	8.7%	19.4%	3.8%	12.9%	21.7%	15.7%	9.6%	8.3%
Bridgewater Township	7.7%	18.9%	4.0%	13.0%	19.6%	14.8%	9.4%	12.7%
Far Hills Borough	6.1%	12.8%	3.0%	12.7%	16.1%	18.5%	14.3%	16.5%
Franklin Township	7.3%	16.2%	6.0%	18.1%	18.8%	13.8%	8.4%	11.4%
Green Brook Township	6.6%	18.5%	4.1%	11.6%	18.9%	14.1%	10.7%	15.6%
Hillsborough Township	7.9%	22.3%	5.0%	13.4%	21.3%	16.1%	7.2%	6.8%
Manville Borough	5.0%	16.6%	6.3%	13.9%	18.1%	13.0%	9.5%	17.7%
Millstone Borough	4.1%	16.3%	2.9%	11.2%	14.1%	19.3%	14.9%	17.1%
Montgomery Township	8.7%	25.2%	3.0%	9.8%	22.1%	16.6%	7.8%	6.8%
North Plainfield Borough	7.8%	19.0%	7.6%	18.2%	18.3%	12.8%	6.8%	9.5%
Peapack/Gladstone Borough	7.5%	19.4%	4.5%	10.8%	19.3%	16.2%	10.1%	12.2%
Raritan Borough	7.3%	16.1%	5.5%	16.2%	18.8%	11.8%	8.2%	16.2%
Rocky Hill Borough	5.7%	15.1%	2.7%	11.2%	16.9%	19.0%	12.1%	17.2%
Somerville Borough	7.0%	16.0%	7.9%	17.8%	18.0%	11.6%	7.7%	14.0%
South Bound Brook Borough	6.3%	18.2%	7.7%	17.5%	18.7%	13.8%	7.3%	10.5%
Warren Township	7.1%	23.6%	3.5%	8.1%	19.4%	16.9%	10.2%	11.2%
Watchung Borough	6.0%	16.7%	3.9%	10.9%	16.2%	16.2%	14.0%	16.3%
SOMERSET COUNTY	7.5%	19.0%	5.0%	14.2%	19.6%	14.7%	8.8%	11.2%

Source: US Census Bureau, 2000 Census, Summary File 1 (Table P12)

Table 1.7C
Population by Age Group: 2010

	Under 5	5-17	18-24	25-34	35-44	45-54	55-64	65 and Over
Bedminster Township	399	1,045	373	1,198	1,290	1,493	1,218	1,149
Bernards Township	1,389	6,293	1,146	1,481	3,996	5,477	3,282	3,588
Bernardsville Borough	456	1,752	421	615	1,131	1,438	953	941
Bound Brook Borough	737	1,616	935	1,889	1,671	1,522	979	1,053
Branchburg Township	842	2,925	763	1,269	2,166	2,990	1,907	1,597
Bridgewater Township	2,470	8,884	2,487	3,747	6,799	8,254	5,308	6,515
Far Hills Borough	51	170	45	63	118	180	142	150
Franklin Township	4,339	9,453	4,598	9,500	9,426	9,005	7,466	8,513
Green Brook Township	405	1,497	417	571	1,085	1,381	878	969
Hillsborough Township	2,198	7,902	2,505	3,895	5,915	7,496	4,836	3,556
Manville Borough	667	1,426	926	1,538	1,420	1,689	1,206	1,472
Millstone Borough	28	71	21	37	71	69	54	67
Montgomery Township	1,057	5,798	1,120	1,453	3,503	4,717	2,406	2,200
North Plainfield Borough	1,611	3,755	1,963	3,589	3,650	3,267	2,259	1,842
Peapack/Gladstone Borough	119	564	170	230	314	542	333	310
Raritan Borough	348	1,243	500	882	1,059	1,185	731	933
Rocky Hill Borough	30	128	32	57	88	113	108	126
Somerville Borough	840	1,742	1,071	2,291	1,826	1,835	1,163	1,330
South Bound Brook Borough	331	646	387	875	656	712	549	407
Warren Township	658	3,602	896	832	2,000	3,153	2,111	2,059
Watchung Borough	262	1,086	275	413	679	995	866	1,225
SOMERSET COUNTY	19,237	61,598	21,051	36,425	48,863	57,513	38,755	40,002

Source: US Census Bureau, 2010 Census, Summary File 1 (Table P12)

Table 1.7D

Percent Distribution of Population by Age Group : 2010

	Under 5	5-17	18-24	25-34	35-44	45-54	55-64	65 and Over
Bedminster Township	4.9%	12.8%	4.6%	14.7%	15.8%	18.3%	14.9%	14.1%
Bernards Township	5.2%	23.6%	4.3%	5.6%	15.0%	20.6%	12.3%	13.5%
Bernardsville Borough	5.9%	22.7%	5.5%	8.0%	14.7%	18.7%	12.4%	12.2%
Bound Brook Borough	7.1%	15.5%	9.0%	18.2%	16.1%	14.6%	9.4%	10.1%
Branchburg Township	5.8%	20.2%	5.3%	8.8%	15.0%	20.7%	13.2%	11.0%
Bridgewater Township	5.6%	20.0%	5.6%	8.4%	15.3%	18.6%	11.9%	14.7%
Far Hills Borough	5.5%	18.5%	4.9%	6.9%	12.8%	19.6%	15.5%	16.3%
Franklin Township	7.0%	15.2%	7.4%	15.2%	15.1%	14.5%	12.0%	13.7%
Green Brook Township	5.6%	20.8%	5.8%	7.9%	15.1%	19.2%	12.2%	13.5%
Hillsborough Township	5.7%	20.6%	6.5%	10.2%	15.4%	19.6%	12.6%	9.3%
Manville Borough	6.4%	13.8%	9.0%	14.9%	13.7%	16.3%	11.7%	14.2%
Millstone Borough	6.7%	17.0%	5.0%	8.9%	17.0%	16.5%	12.9%	16.0%
Montgomery Township	4.7%	26.1%	5.0%	6.5%	15.7%	21.2%	10.8%	9.9%
North Plainfield Borough	7.3%	17.1%	8.9%	16.4%	16.6%	14.9%	10.3%	8.4%
Peapack/Gladstone Borough	4.6%	21.8%	6.6%	8.9%	12.2%	21.0%	12.9%	12.0%
Raritan Borough	5.1%	18.1%	7.3%	12.8%	15.4%	17.2%	10.6%	13.6%
Rocky Hill Borough	4.4%	18.8%	4.7%	8.4%	12.9%	16.6%	15.8%	18.5%
Somerville Borough	6.9%	14.4%	8.9%	18.9%	15.1%	15.2%	9.6%	11.0%
South Bound Brook Borough	7.3%	14.2%	8.5%	19.2%	14.4%	15.6%	12.0%	8.9%
Warren Township	4.3%	23.5%	5.9%	5.4%	13.1%	20.6%	13.8%	13.4%
Watchung Borough	4.5%	18.7%	4.7%	7.1%	11.7%	17.2%	14.9%	21.1%
SOMERSET COUNTY	5.9%	19.0%	6.5%	11.3%	15.1%	17.8%	12.0%	12.4%

Source: US Census Bureau, 2010 Census, Summary File 1 (Table P12)

Table 1.8A
Persons by Race and Hispanic Origin: 2010

	Total Population	White	Black	Indian*	Asian**	Other	Two or More Races	Hispanic/Latino (Any Race)
Bedminster Township	8,165	7,055	168	2	710	84	146	519
Bernards Township	26,652	21,809	504	20	3,686	147	486	1,054
Bernardsville Borough	7,707	7,043	68	11	257	168	160	903
Bound Brook Borough	10,402	7,253	597	56	272	1,818	406	5,062
Branchburg Township	14,459	12,550	326	22	1,220	86	255	643
Bridgewater Township	44,464	33,996	1,059	46	7,929	647	787	3,004
Far Hills Borough	919	876	6	0	17	5	15	88
Franklin Township	62,300	27,887	16,539	183	12,459	3,183	2,049	8,050
Green Brook Township	7,203	5,297	243	3	1,459	81	120	494
Hillsborough Township	38,303	30,109	1,757	46	4,758	834	799	2,893
Manville Borough	10,344	8,932	281	10	206	672	243	1,963
Millstone Borough	418	400	5	0	7	4	2	15
Montgomery Township	22,254	15,057	633	19	5,702	298	545	1,017
North Plainfield Borough	21,936	12,066	4,134	63	1,287	3,510	876	9,699
Peapack/Gladstone Borough	2,582	2,326	105	3	51	45	52	281
Raritan Borough	6,881	5,257	144	11	984	316	169	1,128
Rocky Hill Borough	682	625	10	0	16	10	21	33
Somerville Borough	12,098	7,941	1,470	41	1,384	767	495	2,873
South Bound Brook Borough	4,563	3,066	461	6	282	540	208	1,245
Warren Township	15,311	12,392	233	7	2,322	98	259	820
Watchung Borough	5,801	4,671	200	7	736	47	140	307
SOMERSET COUNTY	323,444	226,608	28,943	556	45,744	13,360	8,233	42,091

Notes: *American Indian or Alaska Native

** Asians and Pacific Islanders

Hispanic origin is an ethnic, not a racial designation. Persons of Hispanic origin may be of any race.

Source: US Census Bureau, 2010 Census, Summary File 1 (Table QT-P3)

Table 1.8B

Percentage of Persons by Race and Hispanic Origin: 2010

	White	Black	Indian*	Asian**	Other	Two or More Races	Hispanic/Latino (Any Race)
	Percent	Percent	Percent	Percent	Percent	Percent	Percent
Bedminster Township	86.4%	2.1%	0.0%	8.7%	1.0%	1.8%	6.4%
Bernards Township	81.8%	1.9%	0.1%	13.8%	0.6%	1.8%	4.0%
Bernardsville Borough	91.4%	0.9%	0.1%	3.3%	2.2%	2.1%	11.7%
Bound Brook Borough	69.7%	5.7%	0.5%	2.6%	17.5%	3.9%	48.7%
Branchburg Township	86.8%	2.3%	0.2%	8.4%	0.6%	1.8%	4.4%
Bridgewater Township	76.5%	2.4%	0.1%	17.8%	1.5%	1.8%	6.8%
Far Hills Borough	95.3%	0.7%	0.0%	1.8%	0.5%	1.6%	9.6%
Franklin Township	44.8%	26.5%	0.3%	20.0%	5.1%	3.3%	12.9%
Green Brook Township	73.5%	3.4%	0.0%	20.3%	1.1%	1.7%	6.9%
Hillsborough Township	78.6%	4.6%	0.1%	12.4%	2.2%	2.1%	7.6%
Manville Borough	86.3%	2.7%	0.1%	2.0%	6.5%	2.3%	19.0%
Millstone Borough	95.7%	1.2%	0.0%	1.7%	1.0%	0.5%	3.6%
Montgomery Township	67.7%	2.8%	0.1%	25.6%	1.3%	2.4%	4.6%
North Plainfield Borough	55.0%	18.8%	0.3%	5.9%	16.0%	4.0%	44.2%
Peapack/Gladstone Borough	90.1%	4.1%	0.1%	2.0%	1.7%	2.0%	10.9%
Raritan Borough	76.4%	2.1%	0.2%	14.3%	4.6%	2.5%	16.4%
Rocky Hill Borough	91.6%	1.5%	0.0%	2.3%	1.5%	3.1%	4.8%
Somerville Borough	65.6%	12.2%	0.3%	11.4%	6.3%	4.1%	23.7%
South Bound Brook Borough	67.2%	10.1%	0.1%	6.2%	11.8%	4.6%	27.3%
Warren Township	80.9%	1.5%	0.0%	15.2%	0.6%	1.7%	5.4%
Watchung Borough	80.5%	3.4%	0.1%	12.7%	0.8%	2.4%	5.3%
SOMERSET COUNTY	70.1%	8.9%	0.2%	14.1%	4.1%	2.5%	13.0%

Notes: * American Indian or Alaska Native

** Asians and Pacific Islanders

Hispanic origin is an ethnic, not a racial designation. Persons of Hispanic origin may be of any race

Source: US Census Bureau, 2010 Census Summary File 1 (Table QT-P3)

Table 1.9
Percent Change in Population by Race
and Hispanic Origin: 2000-2010

	White	Black	Native American*	Asian**	Hispanic/Latino (Any Race)
Bedminster Township	-5.6%	15.9%	-77.8%	33.5%	62.7%
Bernards Township	-0.5%	42.4%	53.8%	91.2%	63.2%
Bernardsville Borough	2.1%	277.8%	0.0%	32.5%	105.7%
Bound Brook Borough	-13.5%	133.2%	80.6%	-6.8%	43.0%
Branchburg Township	-4.7%	14.8%	46.7%	35.9%	64.0%
Bridgewater Township	-6.9%	13.7%	39.4%	75.2%	46.1%
Far Hills Borough	6.2%	-14.3%	NA	-5.6%	183.9%
Franklin Township	-0.6%	25.1%	96.8%	92.1%	95.1%
Green Brook Township	5.9%	155.8%	-25.0%	222.8%	113.9%
Hillsborough Township	-4.4%	27.4%	43.8%	77.6%	66.3%
Manville Borough	-10.0%	497.9%	42.9%	51.5%	251.2%
Millstone Borough	0.0%	25.0%	0.0%	75.0%	15.4%
Montgomery Township	1.9%	75.3%	26.7%	183.5%	162.8%
North Plainfield Borough	-9.3%	46.4%	6.8%	21.0%	40.2%
Peapack/Gladstone Borough	1.2%	38.2%	50.0%	70.0%	205.4%
Raritan Borough	-5.5%	144.1%	NA	90.0%	111.6%
Rocky Hill Borough	-0.8%	11.1%	0.0%	433.3%	26.9%
Somerville Borough	-10.2%	-8.5%	78.3%	51.6%	36.0%
South Bound Brook Borough	-12.5%	32.1%	-50.0%	53.3%	21.1%
Warren Township	0.7%	29.4%	40.0%	52.7%	80.2%
Watchung Borough	-1.3%	5.8%	40.0%	33.1%	82.7%
SOMERSET COUNTY	-4.0%	29.2%	48.3%	83.4%	63.1%

Notes: *American Indian or Alaska Native

** Asians and Pacific Islanders

Hispanic origin is an ethnic, not a racial designation. Persons of Hispanic origin may be of any race.

Source: US Census Bureau, 2000 and 2010 Census, Summary File 1 (Table QT-P3)

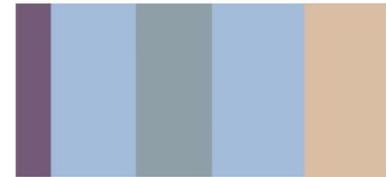
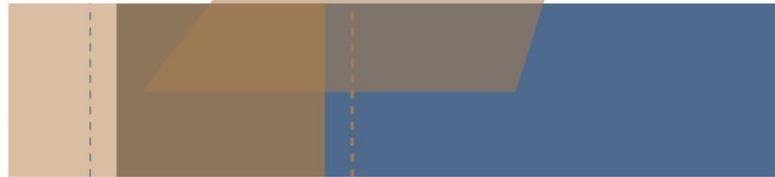
Table 1.10
Multigenerational Households
(3 or More Generations): 2010

	Total Households	Multigenerational Households	Percent Multigenerational
Bedminster Township	4,100	56	1.37%
Bernards Township	9,783	240	2.45%
Bernardsville Borough	2,685	60	2.23%
Bound Brook Borough	3,586	184	5.13%
Branchburg Township	5,271	146	2.77%
Bridgewater Township	16,111	644	4.00%
Far Hills Borough	376	6	1.60%
Franklin Township	23,301	1,285	5.51%
Green Brook Township	2,375	144	6.06%
Hillsborough Township	13,573	545	4.02%
Manville Borough	4,016	178	4.43%
Millstone Borough	162	7	4.32%
Montgomery Township	7,635	277	3.63%
North Plainfield Borough	7,448	462	6.20%
Peapack/Gladstone Borough	887	28	3.16%
Raritan Borough	2,673	100	3.74%
Rocky Hill Borough	280	7	2.50%
Somerville Borough	4,591	171	3.72%
South Bound Brook Borough	1,733	85	4.90%
Warren Township	5,059	213	4.21%
Watchung Borough	2,114	82	3.88%
SOMERSET COUNTY	117,759	4,920	4.18%
UNITED STATES	116,716,292	5,097,737	4.37%

Source: Census Bureau 2010 Census Summary File 1 PCT14 Presence of Multigenerational Households



health & safety

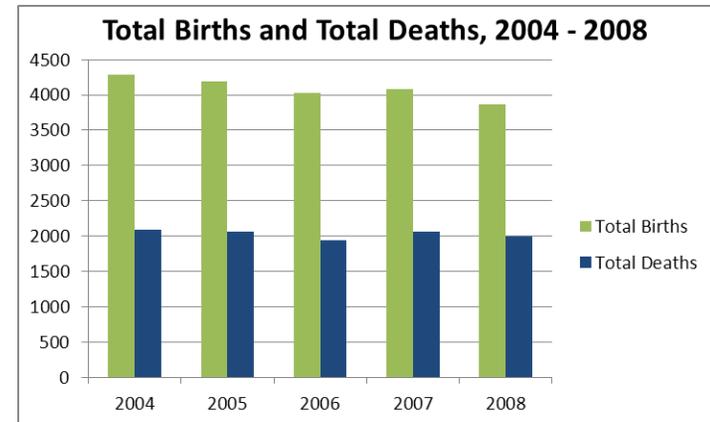


Chapter 2: Health and Safety

Somerset County's communities continue to be healthy and safe places to live, work, and raise a family. Basic health statistics are compiled by the NJ Department of Health, and are valuable for tracking public health trends. This data shows that most residents of the county have long and healthy lives. Trends in public safety can be measured by considering the overall and violent crime rates compiled by the NJ State Police.

Trend: The number of births in Somerset County has declined slightly in recent years. However, the total number of births still exceeds the total number of deaths countywide and in most municipalities. The birth rate per 1,000 population has also declined in most municipalities as well as countywide; however, the birth rates in Bound Brook and North Plainfield, two communities with large Hispanic populations, have seen an increase. In many places nationwide, higher birth rates have been observed among the Hispanic population, and local data reflects this trend.

Implications: Along with migration of residents into the county, births are a driver of continued population growth. Families with children contribute to the demand for child care, education, sports and recreation and other youth-oriented programs. Because birth rates are falling in most communities but growing in some, these services should be targeted to areas where they are most needed.



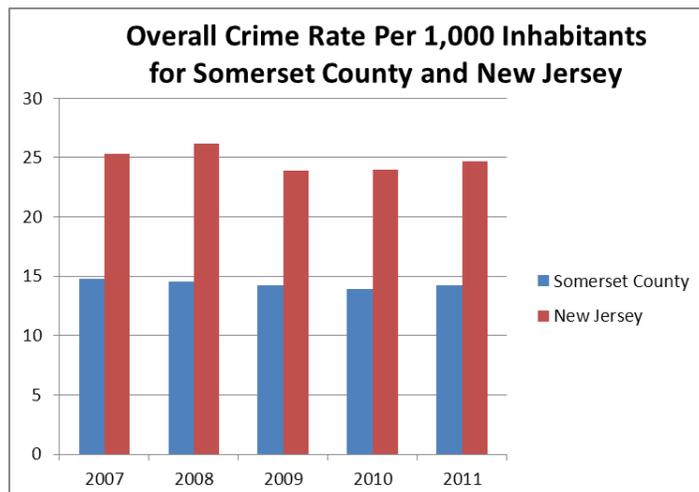
See Tables 2.1A and 2.2.

Trend: Leading causes of death in Somerset County are heart disease and cancer, reflecting nationwide trends.

Implications: Like virtually all other communities in the US, Somerset County will continue to face ongoing public health challenges, including those associated with obesity. Communities that are designed to promote active lifestyles and that support access to fresh, healthy and locally grown foods are growing in popularity. There is growing public awareness of the importance of exercise and neighborhoods with nearby parks and outdoor recreation opportunities remain in high demand.

Trend: Crime rates in Somerset County were comparatively low in 2007. This good news is reinforced by the slight downward trend in the overall crime rate in Somerset as illustrated by the 2011 data. The violent crime rate has not changed significantly, but is quite low compared to other areas in the state. Significant changes in the number of motor vehicle related deaths have not been observed.

Implications: Investments that ensure the safety of our communities and roadways are important and worthwhile strategies for maintaining and enhancing quality of life and economic competitiveness countywide.



See Table 2.6

Table 2.1A
Total Births by Municipality: 2000 – 2009

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals	Percent of County
Bedminster Township	105	90	92	110	92	96	109	118	99	106	1,017	2.4%
Bernards Township	367	364	344	338	297	282	279	247	235	210	2,963	7.0%
Bernardsville Borough	108	129	135	111	104	101	97	104	74	63	1,026	2.4%
Bound Brook Borough	171	208	209	211	189	182	162	186	185	179	1,882	4.5%
Branchburg Township	231	195	199	191	179	199	180	157	149	170	1,850	4.4%
Bridgewater Township	636	651	566	546	520	530	445	479	455	408	5,236	12.5%
Far Hills Borough	9	11	12	11	8	9	5	10	7	9	91	0.2%
Franklin Township	835	935	918	926	913	928	972	1028	983	960	9,398	22.4%
Green Brook Township	87	98	91	126	117	81	87	71	78	61	897	2.1%
Hillsborough Township	530	477	538	463	511	465	433	399	416	407	4,639	11.0%
Manville Borough	111	96	110	149	140	140	153	125	130	145	1,299	3.1%
Millstone Borough	9	6	6	6	9	6	7	6	7	8	70	0.2%
Montgomery Township	249	251	262	269	245	226	206	189	187	160	2,244	5.3%
North Plainfield Borough	344	345	380	348	366	350	372	400	377	340	3,622	8.6%
Peapack/Gladstone Borough	36	28	26	29	31	29	21	21	17	22	260	0.6%
Raritan Borough	95	94	80	81	81	71	68	77	56	83	786	1.9%
Rocky Hill Borough	6	9	8	8	10	7	8	7	6	7	76	0.2%
Somerville Borough	183	205	215	206	201	196	208	200	188	186	1,988	4.7%
South Bound Brook Borough	74	68	71	72	55	69	57	64	71	62	663	1.6%
Warren Township	162	173	191	170	148	157	113	141	100	100	1,455	3.5%
Watchung Borough	77	41	54	70	61	61	46	57	41	46	554	1.3%
Municipality Unknown	0	4	7	3	2	0	0	0	0	0	16	0.0%
SOMERSET COUNTY	4,425	4,478	4,514	4,444	4,279	4,185	4,028	4,086	3,861	3,732	42,032	100.0%

Note: Births are for municipality of residence of the mother.

Source: New Jersey Department of Health, New Jersey State Health Assessment Data
<http://www4.state.nj.us/dhss-shad/query/Introduction.html>

Table 2.1B

Birth Rate per 1,000 Residents by Municipality: 2000 – 2009

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Bedminster Township	12.8	11.0	11.2	13.3	11.1	11.6	13.2	14.2	11.9	12.6	12.3
Bernards Township	14.5	14.2	13.3	13.0	11.3	10.7	10.6	9.4	8.9	7.9	11.3
Bernardsville Borough	14.8	17.4	18.1	14.8	13.9	13.5	12.9	13.6	9.6	8.1	13.6
Bound Brook Borough	17.0	20.8	20.8	21.0	18.9	18.2	16.2	18.4	17.9	17.2	18.6
Branchburg Township	16.0	13.4	13.6	13.0	12.2	13.5	12.2	10.6	10.0	11.3	12.6
Bridgewater Township	14.9	15.1	13.0	12.5	11.9	12.1	10.1	10.9	10.3	9.1	12.0
Far Hills Borough	W	W	W	W	W	W	W	W	W	W	10.2
Franklin Township	16.2	17.6	17.1	17.0	16.3	16.1	16.4	17.5	16.6	16.0	16.7
Green Brook Township	15.1	15.6	14.0	19.4	17.8	12.3	12.9	10.4	11.4	8.8	13.7
Hillsborough Township	14.6	13.1	14.5	12.4	13.7	12.5	11.6	10.4	10.7	10.3	12.4
Manville Borough	10.8	9.4	10.7	14.5	13.7	13.7	14.9	11.6	12.1	13.4	12.5
Millstone Borough	W	W	W	W	W	W	W	W	W	W	17.0
Montgomery Township	13.5	13.2	13.1	12.9	11.2	10.1	9.0	8.3	8.2	6.9	10.5
North Plainfield Borough	15.8	16.0	17.6	16.1	16.9	16.2	17.2	19.0	17.9	16.0	16.9
Peapack/Gladstone Borough	14.9	11.6	10.7	11.9	12.8	11.9	8.6	8.3	W	8.6	W
Raritan Borough	15.1	15.0	12.8	12.9	12.9	11.3	10.8	11.1	7.7	11.3	12.0
Rocky Hill Borough	W	W	W	W	W	W	W	W	W	W	11.5
Somerville Borough	14.8	16.7	17.5	16.8	16.4	15.9	16.9	15.9	14.9	14.6	16.0
South Bound Brook Borough	16.6	15.4	16.0	16.2	12.4	15.6	12.8	13.3	14.0	12.1	14.4
Warren Township	11.4	11.9	12.8	11.2	9.7	10.2	7.3	9.0	6.3	6.2	9.5
Watchung Borough	15.8	8.4	10.6	12.1	10.5	10.4	7.8	8.8	6.3	7.1	9.6
SOMERSET COUNTY	14.8	14.8	14.7	14.4	13.7	13.3	12.7	12.7	12.0	11.4	W

Note: Births are for municipality of residence of the mother.
W: Values withheld due to lack of reliability or precision.

Source: New Jersey Department of Health, New Jersey State Health Assessment Data
<http://www4.state.nj.us/dhss-shad/query/Introduction.html>

Table 2.2
Deaths in Somerset County
by Municipality of Residence: 2004 – 2008

	2004	2005	2006	2007	2008	Totals	Percent of County
Bedminster Township	41	47	47	52	39	226	2.2%
Bernards Township	173	183	193	166	176	891	8.8%
Bernardsville Borough	34	47	28	34	29	172	1.7%
Bound Brook Borough	86	58	68	64	46	322	3.2%
Branchburg Township	69	72	69	72	78	360	3.6%
Bridgewater Township	350	344	311	337	308	1,650	16.3%
Far Hills Borough	9	8	4	3	7	31	0.3%
Franklin Township	391	398	372	390	422	1,973	19.5%
Green Brook Township	69	62	55	56	62	304	3.0%
Hillsborough Township	165	202	115	166	151	799	7.9%
Manville Borough	117	113	99	110	108	547	5.4%
Millstone Borough	1	10	4	4	3	22	0.2%
Montgomery Township	60	66	62	80	83	351	3.5%
North Plainfield Borough	121	104	122	91	113	551	5.4%
Peapack/Gladstone Borough	12	12	20	16	18	78	0.8%
Raritan Borough	81	70	65	78	71	365	3.6%
Rocky Hill Borough	7	2	4	4	4	21	0.2%
Somerville Borough	90	93	117	109	103	512	5.0%
South Bound Brook Borough	44	31	23	46	23	167	1.6%
Warren Township	89	69	101	104	79	442	4.4%
Watchung Borough	58	65	60	57	57	297	2.9%
Municipality Unknown	17	11	0	18	12	58	0.6%
SOMERSET COUNTY	2,084	2,067	1,939	2,057	1,992	10,139	100.0%

Source: New Jersey Department of Health, New Jersey State Health Assessment Data
<http://www4.state.nj.us/dhss-shad/query/Introduction.html>

Table 2.3
Net Births Minus Deaths
by Municipality of Residence: 2004 - 2008

	2004	2005	2006	2007	2008	Total
Bedminster Township	51	49	62	66	60	288
Bernards Township	124	99	86	81	59	449
Bernardsville Borough	70	54	69	70	45	308
Bound Brook Borough	103	124	94	122	139	582
Branchburg Township	110	127	111	85	71	504
Bridgewater Township	170	186	134	142	147	779
Far Hills Borough	-1	1	1	7	0	8
Franklin Township	522	530	600	638	561	2,851
Green Brook Township	48	19	32	15	16	130
Hillsborough Township	346	263	318	233	265	1,425
Manville Borough	23	27	54	15	22	141
Millstone Borough	8	-4	3	2	4	13
Montgomery Township	185	160	144	109	104	702
North Plainfield Borough	245	246	250	309	264	1,314
Peapack/Gladstone Borough	19	17	1	5	-1	41
Raritan Borough	0	1	3	-1	-15	-12
Rocky Hill Borough	3	5	4	3	2	17
Somerville Borough	111	103	91	91	85	481
South Bound Brook Borough	11	38	34	18	48	149
Warren Township	59	88	12	37	21	217
Watchung Borough	3	-4	-14	0	-16	-31
Municipality Unknown	-15	-11	0	-18	-12	-56
SOMERSET COUNTY	2,195	2,118	2,089	2,029	1,869	10,300

Source: New Jersey Department of Health, New Jersey State Health Assessment Data
<http://www4.state.nj.us/dhss-shad/query/Introduction.html>

Table 2.4
Deaths by Age and Gender in Somerset County: 2008

	Age Group								Sex		Total
	<1	1-4	5-14	15-24	25-44	45-64	65-84	85+	Male	Female	
Bedminster Township	0	0	0	0	2	9	16	12	12	27	39
Bernards Township	2	0	0	0	3	9	75	87	87	89	176
Bernardsville Borough	0	0	0	0	2	1	11	15	10	19	29
Bound Brook Borough	0	0	0	0	1	13	17	15	18	28	46
Branchburg Township	0	0	0	0	3	16	38	21	39	39	78
Bridgewater Township	2	0	1	2	4	38	114	147	126	182	308
Far Hills Borough	0	0	0	0	0	1	3	3	1	6	7
Franklin Township	3	0	0	2	18	66	171	162	199	223	422
Green Brook Township	0	0	0	0	1	10	28	23	26	36	62
Hillsborough Township	0	1	0	2	5	29	57	57	76	75	151
Manville Borough	0	0	0	1	3	15	55	34	54	54	108
Millstone Borough	0	0	0	0	0	1	1	1	2	1	3
Montgomery Township	0	0	0	1	1	18	27	36	41	42	83
North Plainfield Borough	1	0	1	1	11	23	40	36	68	45	113
Peapack/Gladstone Borough	0	0	0	0	0	4	6	8	9	9	18
Raritan Borough	0	0	0	0	0	11	27	33	38	33	71
Rocky Hill Borough	0	0	0	0	0	3	0	1	3	1	4
Somerville Borough	1	0	0	0	4	19	46	33	52	51	103
South Bound Brook Borough	0	0	0	1	1	6	9	6	14	9	23
Warren Township	0	0	0	0	2	9	38	30	42	37	79
Watchung Borough	0	0	0	0	0	6	23	28	25	32	57
Municipality Unknown	0	0	0	1	1	3	5	2	9	3	12
SOMERSET COUNTY	9	1	2	11	62	310	807	790	951	1041	1,992

Source: New Jersey Department of Health, New Jersey State Health Assessment Data
<http://www4.state.nj.us/dhss-shad/query/Introduction.html>

Table 2.5
Major Cause of Death by Municipality: 2008

	Major Cause Group							
	Diseases of the Heart	Cancer	Cerebrovascular Disease	Chronic Lower Respiratory Disease	Influenza/Pneumonia	Diabetes	Unintentional Injuries	Septicemia
Bedminster Township	11	10	0	0	1	0	3	1
Bernards Township	32	48	11	19	1	3	2	7
Bernardsville Borough	9	5	0	1	1	1	0	2
Bound Brook Borough	9	15	0	3	2	1	2	3
Branchburg Township	20	25	2	2	1	2	1	2
Bridgewater Township	80	71	17	20	10	10	8	8
Far Hills Borough	1	0	0	1	1	0	0	0
Franklin Township	104	98	20	14	10	19	11	10
Green Brook Township	17	12	1	3	1	5	1	3
Hillsborough Township	33	42	7	8	5	6	7	1
Manville Borough	29	29	6	6	3	4	6	1
Millstone Borough	2	0	0	0	0	0	0	0
Montgomery Township	29	19	6	2	0	1	2	0
North Plainfield Borough	23	25	1	10	2	3	7	4
Peapack/Gladstone Borough	5	6	0	0	0	0	0	1
Raritan Borough	17	15	8	5	0	3	1	2
Rocky Hill Borough	0	0	1	0	0	0	0	0
Somerville Borough	22	23	1	11	0	3	3	2
South Bound Brook Borough	9	5	0	2	1	0	1	0
Warren Township	23	15	4	5	1	5	0	0
Watchung Borough	11	13	5	3	2	1	1	0
Municipality Unknown	4	4	0	0	0	0	0	0
SOMERSET COUNTY	490	480	90	115	42	67	56	47

Source: New Jersey Department of Health, New Jersey State Health Assessment Data
<http://www4.state.nj.us/dhss-shad/query/Introduction.html>

Table 2.6
Crime Rate by Municipality: 2007 – 2011

	2007		2008		2009		2010		2011	
	Overall Crime Rate Per 1,000	Violent Crime Rate Per 1,000	Overall Crime Rate Per 1,000	Violent Crime Rate Per 1,000	Overall Crime Rate Per 1,000	Violent Crime Rate Per 1,000	Overall Crime Rate Per 1,000	Violent Crime Rate Per 1,000	Overall Crime Rate Per 1,000	Violent Crime Rate Per 1,000
Bedminster Township	7.3	0.2	7.4	0.1	5.8	0.1	6.0	0.5	6.4	0.1
Bernards Township	5.9	0.0	6.5	0.0	5.8	0.1	5.6	0.1	5.2	0.2
Bernardsville Borough	7.0	0.0	6.2	0.3	3.9	0.3	5.1	0.1	5.4	0.3
Bound Brook Borough	24.6	1.9	23.5	2.4	22.4	2.3	24.8	1.6	26.0	2.0
Branchburg Township	7.0	0.1	6.9	0.1	7.0	0.1	10.7	0.5	11.3	0.3
Bridgewater Township	16.1	0.3	15.5	0.4	17.7	0.5	15.8	0.3	15.2	0.4
Far Hills Borough	15.1	0.0	6.7	0.0	4.5	0.0	9.8	0.0	13.1	0.0
Franklin Township	17.0	1.1	16.9	1.4	16.6	1.3	16.3	1.0	17.0	1.3
Green Brook Township	20.7	0.7	19.7	0.9	23.1	0.6	19.4	1.0	21.5	0.3
Hillsborough Township	9.4	0.3	8.7	0.3	7.2	0.4	7.4	0.4	8.3	0.3
Manville Borough	15.1	0.2	18.3	0.3	21.7	0.6	22.0	1.3	18.1	0.4
Millstone Borough	4.6	0.0	0.0	0.0	0.0	0.0	9.6	2.4	16.7	2.4
Montgomery Township	9.3	0.2	9.5	0.2	6.4	0.0	6.5	0.3	7.5	0.1
North Plainfield Borough	27.9	2.8	26.3	4.1	27.3	3.7	23.2	2.8	18.8	3.1
Peapack/Gladstone Borough	8.5	0.0	5.5	0.0	5.1	0.0	7.0	0.4	3.1	0.8
Raritan Borough	19.6	1.2	25.4	1.6	25.0	0.8	25.6	1.6	20.2	1.2
Rocky Hill Borough	4.4	0.0	2.9	0.0	5.9	0.0	7.3	0.0	4.4	0.0
Somerville Borough	25.2	1.6	19.2	1.6	15.2	1.5	15.8	1.2	20.8	1.8
South Bound Brook Borough	6.4	0.2	8.0	0.4	7.0	0.2	3.9	0.4	11.6	0.4
Warren Township	8.7	0.3	6.6	0.3	5.6	0.2	5.2	0.3	5.7	0.1
Watchung Borough	46.6	0.8	52.7	0.9	53.1	0.5	58.1	0.7	67.9	0.9
SOMERSET COUNTY	14.8	0.7	14.5	0.9	14.2	0.8	13.9	0.8	14.2	0.8
NEW JERSEY	25.3	3.3	26.2	3.3	23.9	3.1	24.0	3.1	24.7	3.1

Source: New Jersey State Police, 2007 - 2011 Uniform Crime Reports

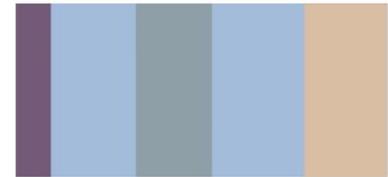
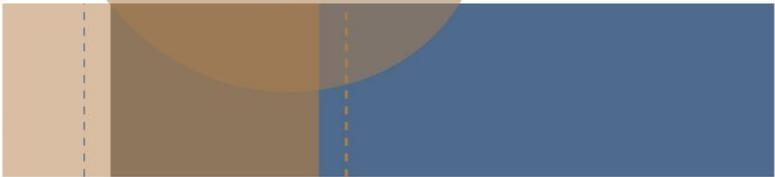
Table 2.7

Fatal Motor Vehicle Crashes by Municipality: 2007 and 2011

	2007			2011		
	Number of Fatal Crashes	Number of Fatalities	Pedestrian/ Bicycle Fatalities	Number of Fatal Crashes	Number of Fatalities	Pedestrian/ Bicycle Fatalities
Bedminster Township	2	4	0	1	1	0
Bernards Township	2	2	0	0	0	0
Bernardsville Borough	0	0	0	0	0	0
Bound Brook Borough	1	1	0	1	1	0
Branchburg Township	0	0	0	0	0	0
Bridgewater Township	2	2	0	6	6	1
Far Hills Borough	0	0	0	1	1	1
Franklin Township	4	4	1	3	5	1
Green Brook Township	0	0	0	1	1	1
Hillsborough Township	0	0	0	0	0	0
Manville Borough	1	1	1	0	0	0
Millstone Borough	0	0	0	0	0	0
Montgomery Township	0	0	0	0	0	0
North Plainfield Borough	2	2	1	0	0	0
Peapack/Gladstone Borough	0	0	0	0	0	0
Raritan Borough	1	1	0	0	0	0
Rocky Hill Borough	0	0	0	0	0	0
Somerville Borough	0	0	0	0	0	0
South Bound Brook Borough	0	0	0	0	0	0
Warren Township	2	2	0	1	1	0
Watchung Borough	2	2	0	3	3	0
SOMERSET COUNTY	19	21	3	17	19	4

Source: New Jersey State Police, Fatal Motor Vehicle Crash Statistics

3 housing



Chapter 3: Housing

Somerset County's housing stock is comprised of a variety of housing types at various affordability levels. Each community and neighborhood has its own unique character, which can often be attributed to the types of housing and amenities that are found within them. The quality-of-life in our communities and neighborhoods is a direct reflection of the contributions made by their residents and businesses, as well as the underlying public policy and investment framework that ensures access to open space, transportation and utilities, services and employment opportunities.

Somerset County's municipalities have made outstanding progress in meeting the requirements of the State Fair Housing Act of 1985. Their efforts have made living in Somerset County possible for many hard-working households and young entry-level workers who in turn strengthen our communities, labor force and economy. Having a diversity of high-quality housing choices and adequate supply of housing that is accessible to jobs, transportation, open space and other amenities strengthens the regional and local economy and promotes quality-of-life. Increased housing opportunities in the county's Priority Growth Investment Areas will increase their economic competitiveness by making them more attractive to workers and businesses seeking vibrant live-work environments that are less auto-dependent.

Trend: The number of households in the county increased by 7.45 percent countywide from 2000 to 2010. This represents a significant decrease in the rate of household growth as compared to the previous decade, during which the number of households increased by 18.93 percent. Concurrently, the average number of persons per household increased countywide from 2.69 in 2000 to 2.71 in 2010.

Implications: The high cost of living, especially with regard to housing costs coupled with stricter loan requirements, lower employment rates and declining household incomes are some of the underlying factors contributing to this trend. In addition, more unemployed individuals and recent college graduates are living with their parents and the number of multi-generational households (many of which include seniors) is on

the rise. Shared living arrangements are also becoming more common among un-related individuals in order to save on housing costs. These trends point to potential pent-up demand for housing such that, as employment opportunities increase and real estate market conditions improve, demand for housing could grow stronger in coming years. They also point to the need for more affordable housing of various types and styles that can accommodate the county's changing household configurations. There is a growing preference among younger residents and empty-nesters for housing in more compact, mixed-use, walkable communities. Given these shifts, it is important to assist our communities in understanding new housing needs and neighborhood preferences; in order to help them refine land use policies to allow greater opportunities for compact, mixed-use development and redevelopment.

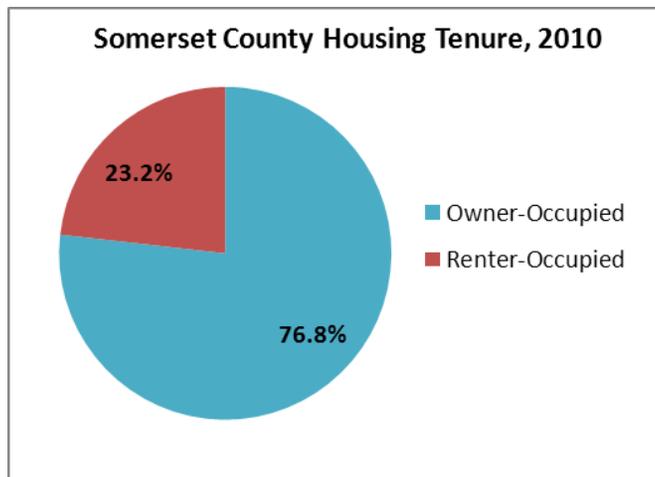
Trend: A total of 11,104 dwelling units were added to the county's housing stock between 2000 and 2010, a 9% increase during this decade. In comparison, the county's housing stock increased by a much greater rate (17.3%) during the 1990s. The largest increases in dwelling units during this period were in the townships, particularly Franklin, Green Brook, and Montgomery. Attached and multifamily housing types grew at a much faster rate than single family detached homes in recent years. On the other hand, high foreclosure rates and slow absorption rates have led to a glut within the single family home market, as evidenced by a reduction in single family home construction countywide. The decrease in the growth rate in housing from the 1990's as compared to the 2000's, in addition to the impacts of national housing market trends, can be partially attributed to the decline in available developable land due to the rapid suburbanization that occurred countywide over the last 30 years. Also contributing to the reduction in developable land is the preservation of over 8,000 acres of farmland through the State and County farmland preservation programs and approximately 7,000 acres in open space acquisitions.

Implications: Changing demand is beginning to re-shape housing construction trends, as evidenced by the recent increase in attached

unit development activity. Attached and multifamily housing types, including townhomes, condominiums, and garden apartments, are growing in popularity, particularly with younger home-seekers and empty-nesters. Policies that support the provision of higher density housing types in our Priority Growth Investment Areas are encouraged, in order to attract and retain young, highly skilled workers and support employment growth in these areas. It is anticipated that much of this multi-family development will comprise infill and redevelopment in the county's Priority Growth Investment Areas.

Trend: Approximately three-fourths of all homes are owner-occupied as opposed to renter-occupied. After several decades of increasing owner-occupancy, between 2000 and 2010, a modest increase in renter-occupied units took place.

Implications: Demand for more affordable and conveniently located attached housing types, especially rental opportunities appears to be increasing countywide. Many younger people may be postponing the purchase of a home because of lifestyle preferences, financial constraints such as outstanding college loan debt, underemployment and other economic uncertainties.



See Table 3.5B

Trend: The median cost of rental units in the countywide was \$1,379 in 2010. Approximately half of all renters pay in excess of 30 percent of their household income in rent.

Implications: The availability of an adequate supply of affordable rental housing will remain a challenge in this region, where the cost of living remains very high. In general, renter households in Somerset County have lower incomes than owner households. Therefore, affordable rental housing is a community asset of growing importance, shortages of which could dampen economic growth in coming years.

Trend: The median house value in Somerset County is \$420,500, higher than most counties in New Jersey.

Implications: This bodes well for homeowners, many of whom have seen the equity in their homes rebound after the real estate market collapsed in 2007. However, it may be an obstacle to first-time homebuyers and young, working-class families.

Trend: Somerset County's municipalities have made outstanding progress meeting the requirements of the State Fair Housing Act of 1985. All but one municipality has adopted third round housing elements and fair share plans. A total of 6,216 new housing units that are affordable to low-and moderate-income qualified households were proposed or completed in Somerset County as of March 2013, pursuant to the State Fair Housing Act of 1985. This figure includes affordable units provided as part of "inclusionary" developments and "100% affordable" developments for which all units are affordable to income-qualified households, as well as residential/commercial mixed-use developments that include affordable units and affordable group homes. Of this total 4,016 have been completed. These figures do not include the many affordable units that have been created countywide through scattered site rehabilitation programs and the provision of group homes for persons with special needs.

Implications: The county's affordable housing stock is a valuable asset that will continue to contribute to enhancing its economic competitiveness and quality-of-life. Preservation and enhancement of the county's affordable housing stock should remain a top priority. This can be accomplished by ensuring affordability controls are extended, affordable housing rehabilitation programs remain on-going; and by

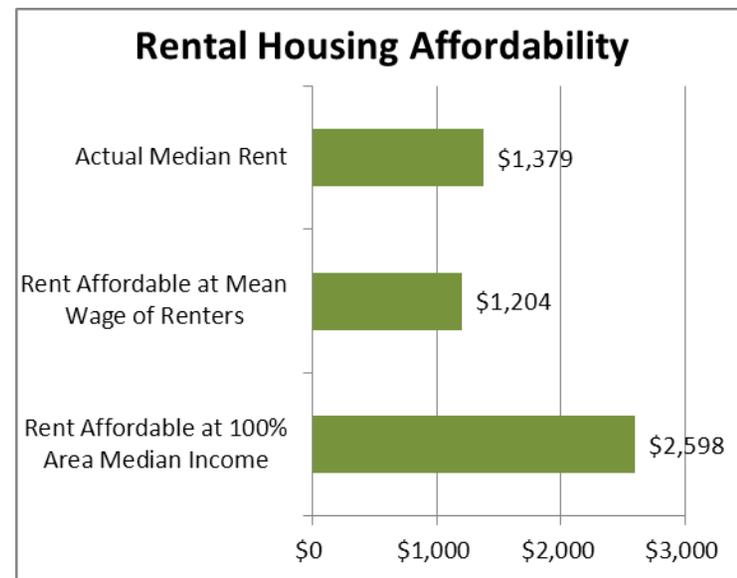
promoting other innovative solutions through which affordable housing can be provided to more households and individuals in need within our communities, including entry-level, low-wage workers, seniors, veterans, persons with disabilities, and single parent families.

Trend: Somerset County had the 6th lowest number of residential foreclosures in New Jersey from 2009-2012. Somerset County foreclosures comprised only a 2.8 percent of the total number of foreclosures in New Jersey during that time period. The peak in foreclosure rates statewide occurred in 2009 and 2010, coinciding with the housing market crash. The rate of foreclosures has been decreasing in Somerset County and Statewide since that time.

Implications: Thus far, Somerset County residents have not suffered as badly in terms of “underwater” mortgages and foreclosures as compared to other areas of the State. New Jersey continues to experience a large backlog of foreclosure cases because they are processed through the court system as compared to states where foreclosures are processed quicker directly by the banks. As a result, Somerset County’s foreclosure rate could change in the future. The number of foreclosures in New Jersey is among the highest in the US, with the average amount of time for a foreclosure to be completed being 900+ days.

Trend: Somerset County municipalities spent 55% of the total municipal housing trust fund monies collected countywide between 2009 and 2012 for the purpose of addressing the requirements of the State Fair Housing Act of 1985, consistent with NJ Council on Affordable Housing’s (COAH) Substantive and Procedural Rules. COAH records indicate that as of June 2013, Somerset County municipalities had approximately \$12.1 million of their municipal housing trust funds uncommitted. The municipalities with the largest amounts of uncommitted municipal housing trust funds include: Warren Township - \$4.3 million, Hillsborough Township - \$2.5 million, Franklin Township - \$2.058 million and Bedminster Township - \$1.356 million.

Implications: The State Administration has recently sought to seize the trust fund resources collected by municipalities for use in addressing other State budget shortfalls. However it would benefit Somerset County’s communities and economy if instead, these resources are used to provide affordable housing and assistance to income eligible individuals and families that live and/or work within the county. Affordable housing projects and programs are most successful when performed at the municipal level. Municipalities are encouraged to make every effort to commit and spend housing trust funds within their communities in a timely manner. Adopted third round housing plans should be updated in response to housing market and demographic shifts and emerging employer and consumer preferences, and associated trust fund spending plans should be updated accordingly.



See Tables 3.15 and 3.17

Table 3.1

Total Households and Persons Per Household: 1980 – 2010

	Total Households				Persons Per Household			
	1980	1990	2000	2010	1980	1990	2000	2010
Bedminster Township	904	3,447	4,235	4,100	2.82	2.06	1.96	1.97
Bernards Township	3,711	6,345	9,242	9,783	3.14	2.54	2.58	2.65
Bernardsville Borough	2,278	2,449	2,723	2,685	2.90	2.67	2.69	2.87
Bound Brook Borough	3,564	3,675	3,615	3,586	2.70	2.58	2.81	2.89
Branchburg Township	2,396	3,744	5,272	5,271	3.27	2.91	2.76	2.74
Bridgewater Township	8,804	11,292	15,561	16,111	3.26	2.84	2.71	2.72
Far Hills Borough	227	250	368	376	2.58	2.63	2.33	2.44
Franklin Township	10,040	16,158	19,355	23,301	3.06	2.60	2.58	2.63
Green Brook Township	1,368	1,426	1,893	2,375	3.28	2.92	2.84	2.96
Hillsborough Township	6,438	10,088	12,649	13,573	2.93	2.84	2.88	2.81
Manville Borough	3,878	4,119	4,115	4,016	2.90	2.57	2.51	2.58
Millstone Borough	172	170	169	162	3.06	2.65	2.43	2.58
Montgomery Township	1,972	3,085	5,803	7,635	3.18	2.88	2.99	2.90
North Plainfield Borough	7,525	7,341	7,202	7,448	2.51	2.54	2.90	2.94
Peapack/Gladstone Borough	698	769	840	887	2.68	2.58	2.71	2.72
Raritan Borough	2,212	2,290	2,556	2,673	2.71	2.47	2.48	2.57
Rocky Hill Borough	270	280	284	280	2.58	2.48	2.33	2.40
Somerville Borough	4,686	4,546	4,743	4,591	2.55	2.45	2.49	2.54
South Bound Brook Borough	1,596	1,600	1,632	1,733	2.75	2.62	2.75	2.63
Warren Township	2,999	3,542	4,629	5,059	3.26	3.03	3.05	3.01
Watchung Borough	1,630	1,730	2,098	2,114	3.16	2.88	2.62	2.69
SOMERSET COUNTY	67,368	88,346	108,984	117,759	2.95	2.67	2.69	2.71
NEW JERSEY	2,548,594	2,794,711	3,064,645	3,214,360	2.84	2.70	2.68	2.68

Sources: US Census Bureau: 1980 Census Summary File 1 (Table 14)
 US Census Bureau: 1990 Census Summary File 1 (Table 2)
 US Census Bureau: 2000 Census Summary File 1 (Table P15, Table P16, Table DP-1)
 US Census Bureau: 2010 Census Summary File 1 (Table DP-1)

Table 3.2
Household and Group Quarters Population: 1980 – 2010

	Persons In Households				Persons In Group Quarters*			
	1980	1990	2000	2010	1980	1990	2000	2010
Bedminster Township	2,547	7,086	8,298	8,059	0	0	4	106
Bernards Township	11,640	16,146	23,829	25,911	1,252	1,053	746	741
Bernardsville Borough	6,600	6,546	7,335	7,701	115	51	10	6
Bound Brook Borough	9,617	9,475	10,143	10,380	20	12	12	22
Branchburg Township	7,829	10,885	14,566	14,444	4	3	0	15
Bridgewater Township	28,731	32,031	42,162	43,865	293	478	778	599
Far Hills Borough	586	657	859	919	0	0	0	0
Franklin Township	30,767	42,014	49,869	61,206	454	766	1,034	1,094
Green Brook Township	4,483	4,165	5,367	7,025	0	295	287	178
Hillsborough Township	18,837	28,619	36,375	38,141	212	189	259	162
Manville Borough	11,228	10,567	10,338	10,342	12	0	5	2
Millstone Borough	526	450	410	418	0	0	0	0
Montgomery Township	6,269	8,879	17,346	22,115	1,025	733	135	139
North Plainfield Borough	18,891	18,652	20,916	21,906	199	168	187	30
Peapack/Gladstone Borough	1,871	1,987	2,273	2,411	183	124	160	171
Raritan Borough	5,999	5,666	6,333	6,873	140	132	5	8
Rocky Hill Borough	697	693	662	671	0	0	0	11
Somerville Borough	11,928	11,154	11,793	11,649	138	478	630	449
South Bound Brook Borough	4,396	4,185	4,492	4,551	32	0	0	12
Warren Township	9,782	10,742	14,124	15,204	81	88	135	107
Watchung Borough	5,152	4,986	5,491	5,683	125	124	122	118
SOMERSET COUNTY	198,376	235,585	292,981	319,474	4,285	4,694	4,509	3,970

Notes: *All persons not living in households are classified by the Census Bureau as living in group quarters.
For example, persons in living arrangements such as nursing homes or rooming houses are not living in households.

Source: US Census Bureau, 2000 & 2010 Census, Summary File 1 (Table P16, P37)

Table 3.3A
Households by Size: 2000

	2000									
	Households by Number of Persons					Households by Number of Persons				
	1 person	2 person	3 person	4 person	5+ person	1 person	2 person	3 person	4 person	5+ person
Bedminster Township	1,862	1,403	502	298	170	44.0%	33.1%	11.9%	7.0%	4.0%
Bernards Township	2,442	2,829	1,396	1,646	929	26.4%	30.6%	15.1%	17.8%	10.1%
Bernardsville Borough	573	913	457	487	293	21.0%	33.5%	16.8%	17.9%	10.8%
Bound Brook Borough	834	1,049	624	570	538	23.1%	29.0%	17.3%	15.8%	14.9%
Branchburg Township	990	1,660	953	1,126	543	18.8%	31.5%	18.1%	21.4%	10.3%
Bridgewater Township	3,083	5,078	2,927	2,886	1,587	19.8%	32.6%	18.8%	18.5%	10.2%
Far Hills Borough	94	155	63	30	26	25.5%	42.1%	17.1%	8.2%	7.1%
Franklin Township	4,975	6,300	3,310	2,794	1,976	25.7%	32.5%	17.1%	14.4%	10.2%
Green Brook Township	301	655	331	376	230	15.9%	34.6%	17.5%	19.9%	12.2%
Hillsborough Township	2,249	3,598	2,427	2,844	1,531	17.8%	28.4%	19.2%	22.5%	12.1%
Manville Borough	1,100	1,338	725	571	381	26.7%	32.5%	17.6%	13.9%	9.3%
Millstone Borough	32	75	35	16	11	18.9%	44.4%	20.7%	9.5%	6.5%
Montgomery Township	823	1,685	1,065	1,452	778	14.2%	29.0%	18.4%	25.0%	13.4%
North Plainfield Borough	1,673	1,928	1,258	1,162	1,181	23.2%	26.8%	17.5%	16.1%	16.4%
Peapack/Gladstone Borough	152	305	148	148	87	18.1%	36.3%	17.6%	17.6%	10.4%
Raritan Borough	740	781	449	370	216	29.0%	30.6%	17.6%	14.5%	8.5%
Rocky Hill Borough	79	113	34	39	19	27.8%	39.8%	12.0%	13.7%	6.7%
Somerville Borough	1,489	1,417	759	591	487	31.4%	29.9%	16.0%	12.5%	10.3%
South Bound Brook Borough	409	455	289	254	225	25.1%	27.9%	17.7%	15.6%	13.8%
Warren Township	565	1,393	927	1,063	681	12.2%	30.1%	20.0%	23.0%	14.7%
Watchung Borough	399	807	371	330	191	19.0%	38.5%	17.7%	15.7%	9.1%
SOMERSET COUNTY	24,864	33,937	19,050	19,053	12,080	22.8%	31.1%	17.5%	17.5%	11.1%

Source: US Census Bureau, 2000 Census, Summary File 1 (Table QT-P10)

Table 3.3B
Households by Size: 2010

	2010									
	Number of Households					Percent of Households				
	1 person	2 person	3 person	4 person	5+ person	1 person	2 person	3 person	4 person	5+ person
Bedminster Township	1,819	1,330	453	329	169	44.4%	32.4%	11.0%	8.0%	4.1%
Bernards Township	2,599	2,674	1,582	1,825	1,103	26.6%	27.3%	16.2%	18.7%	11.3%
Bernardsville Borough	514	808	454	523	386	19.1%	30.1%	16.9%	19.5%	14.4%
Bound Brook Borough	819	988	641	556	582	22.8%	27.6%	17.9%	15.5%	16.2%
Branchburg Township	993	1,681	996	1,089	512	18.8%	31.9%	18.9%	20.7%	9.7%
Bridgewater Township	3,508	4,717	3,025	3,211	1,650	21.8%	29.3%	18.8%	19.9%	10.2%
Far Hills Borough	107	121	66	50	32	28.5%	32.2%	17.6%	13.3%	8.5%
Franklin Township	5,989	7,383	4,050	3,345	2,534	25.7%	31.7%	17.4%	14.4%	10.9%
Green Brook Township	346	722	453	536	318	14.6%	30.4%	19.1%	22.6%	13.4%
Hillsborough Township	2,583	3,864	2,837	2,761	1,528	19.0%	28.5%	20.9%	20.3%	11.3%
Manville Borough	1,085	1,235	734	525	437	27.0%	30.8%	18.3%	13.1%	10.9%
Millstone Borough	36	59	27	24	16	22.2%	36.4%	16.7%	14.8%	9.9%
Montgomery Township	1,350	2,035	1,519	1,841	890	17.7%	26.7%	19.9%	24.1%	11.7%
North Plainfield Borough	1,701	1,937	1,401	1,157	1,252	22.8%	26.0%	18.8%	15.5%	16.8%
Peapack/Gladstone Borough	174	311	141	161	100	19.6%	35.1%	15.9%	18.2%	11.3%
Raritan Borough	743	784	442	436	268	27.8%	29.3%	16.5%	16.3%	10.0%
Rocky Hill Borough	74	116	33	30	27	26.4%	41.4%	11.8%	10.7%	9.6%
Somerville Borough	1,413	1,283	771	627	497	30.8%	27.9%	16.8%	13.7%	10.8%
South Bound Brook Borough	479	505	308	229	212	27.6%	29.1%	17.8%	13.2%	12.2%
Warren Township	641	1,559	985	1,203	671	12.7%	30.8%	19.5%	23.8%	13.3%
Watchung Borough	425	741	373	340	235	20.1%	35.1%	17.6%	16.1%	11.1%
SOMERSET COUNTY	27,398	34,853	21,291	20,798	13,419	23.3%	29.6%	18.1%	17.7%	11.4%

Source: US Census Bureau, 2010 Census, Summary File 1 (Table QT-P11)

Table 3.4
Households with Individuals Under 18 Years of Age and
Individuals 65 and Over: 2000 and 2010

	2000				2010			
	Households with Individuals Under 18		Households with Individuals 65+		Households with Individuals Under 18		Households with Individuals 65+	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Bedminster Township	902	21.3%	667	15.7%	847	20.7%	894	21.8%
Bernards Township	3,549	38.4%	2,004	21.7%	3,982	40.7%	2,473	25.3%
Bernardsville Borough	1,010	37.1%	669	24.6%	1,135	42.3%	667	24.8%
Bound Brook Borough	1,257	34.8%	931	25.8%	1,322	36.9%	812	22.6%
Branchburg Township	2,148	40.7%	898	17.0%	2,078	39.4%	1,151	21.8%
Bridgewater Township	6,121	39.3%	3,523	22.6%	6,409	39.8%	4,430	27.5%
Far Hills Borough	91	24.7%	97	26.4%	118	31.4%	103	27.4%
Franklin Township	6,560	33.9%	3,699	19.1%	7,803	33.5%	5,916	25.4%
Green Brook Township	735	38.8%	449	23.7%	1,045	44.0%	578	24.3%
Hillsborough Township	5,843	46.2%	1,740	13.8%	5,678	41.8%	2,594	19.1%
Manville Borough	1,209	29.4%	1,375	33.4%	1,197	29.8%	1,129	28.1%
Millstone Borough	47	27.8%	51	30.2%	53	32.7%	51	31.5%
Montgomery Township	3,006	51.8%	839	14.5%	3,760	49.2%	1,590	20.8%
North Plainfield Borough	2,899	40.3%	1,410	19.6%	2,980	40.0%	1,433	19.2%
Peapack/Gladstone Borough	325	38.7%	202	24.0%	348	39.2%	223	25.1%
Raritan Borough	817	32.0%	758	29.7%	883	33.0%	703	26.3%
Rocky Hill Borough	71	25.0%	89	31.3%	85	30.4%	86	30.7%
Somerville Borough	1,472	31.0%	1,210	25.5%	1,444	31.5%	1,032	22.5%
South Bound Brook Borough	575	35.2%	364	22.3%	574	33.1%	318	18.3%
Warren Township	2,147	46.4%	1,079	23.3%	2,213	43.7%	1,411	27.9%
Watchung Borough	676	32.2%	558	26.6%	723	34.2%	798	37.7%
SOMERSET COUNTY	41,460	38.0%	22,612	20.7%	44,677	37.9%	28,392	24.1%

Source: US Census Bureau, 2000 & 2010 Census, Summary File 1 (Table DP-1)

Table 3.5A
Housing Tenure: 1980 - 2010

	Owner Occupied Dwelling Units				Renter Occupied Dwelling Units			
	1980	1990	2000	2010	1980	1990	2000	2010
Bedminster Township	607	2,752	3,402	3,309	277	695	833	791
Bernards Township	3,177	5,281	8,000	8,499	534	1,064	1,242	1,284
Bernardsville Borough	1,765	1,934	2,274	2,247	513	515	449	438
Bound Brook Borough	1,935	1,936	1,937	1,790	1,629	1,739	1,678	1,796
Branchburg Township	2,107	3,394	4,663	4,688	289	350	609	583
Bridgewater Township	7,186	9,658	13,377	13,706	988	1,634	2,184	2,405
Far Hills Borough	170	168	280	290	71	82	88	86
Franklin Township	7,189	11,708	13,942	16,746	2,871	4,450	5,413	6,555
Green Brook Township	1,252	1,349	1,718	2,178	116	77	175	197
Hillsborough Township	4,875	8,161	10,517	11,646	1,564	1,927	2,132	1,927
Manville Borough	2,836	2,910	2,895	2,709	1,042	1,209	1,220	1,307
Millstone Borough	149	147	148	143	22	23	21	19
Montgomery Township	1,660	2,657	5,031	6,124	315	428	772	1,511
North Plainfield Borough	3,998	4,316	4,238	4,212	3,527	3,025	2,964	3,236
Peapack/Gladstone Borough	456	543	659	682	242	226	181	205
Raritan Borough	1,400	1,387	1,622	1,584	812	903	934	1,089
Rocky Hill Borough	192	216	229	223	75	64	55	57
Somerville Borough	2,321	2,249	2,306	2,224	2,365	2,297	2,437	2,367
South Bound Brook Borough	949	949	953	1,065	633	651	679	668
Warren Township	2,720	3,238	4,275	4,630	279	304	354	429
Watchung Borough	1,522	1,608	1,701	1,735	108	122	397	379
SOMERSET COUNTY	48,466	66,561	84,167	90,430	18,272	21,785	24,817	27,329

Source: US Census Bureau, 2000 Census, Summary File 1 (Table H4)
 US Census Bureau, 2010 Census, Summary File 1 (Table DP-1)

Table 3.5B
Housing Tenure, Percent: 1980 - 2010

	Owner Occupied Dwelling Units				Renter Occupied Dwelling Units			
	1980	1990	2000	2010	1980	1990	2000	2010
Bedminster Township	68.7%	79.8%	80.3%	80.7%	31.3%	20.2%	19.7%	19.3%
Bernards Township	85.6%	83.2%	86.6%	86.9%	14.4%	16.8%	13.4%	13.1%
Bernardsville Borough	77.5%	79.0%	83.5%	83.7%	22.5%	21.0%	16.5%	16.3%
Bound Brook Borough	54.3%	52.7%	53.6%	49.9%	45.7%	47.3%	46.4%	50.1%
Branchburg Township	87.9%	90.7%	88.4%	88.9%	12.1%	9.3%	11.6%	11.1%
Bridgewater Township	87.9%	85.5%	86.0%	85.1%	12.1%	14.5%	14.0%	14.9%
Far Hills Borough	70.5%	67.2%	76.1%	77.1%	29.5%	32.8%	23.9%	22.9%
Franklin Township	71.5%	72.5%	72.0%	71.9%	28.5%	27.5%	28.0%	28.1%
Green Brook Township	91.5%	94.6%	90.8%	91.7%	8.5%	5.4%	9.2%	8.3%
Hillsborough Township	75.7%	80.9%	83.1%	85.8%	24.3%	19.1%	16.9%	14.2%
Manville Borough	73.1%	70.6%	70.4%	67.5%	26.9%	29.4%	29.6%	32.5%
Millstone Borough	87.1%	86.5%	87.6%	88.3%	12.9%	13.5%	12.4%	11.7%
Montgomery Township	84.1%	86.1%	86.7%	80.2%	15.9%	13.9%	13.3%	19.8%
North Plainfield Borough	53.1%	58.8%	58.8%	56.6%	46.9%	41.2%	41.2%	43.4%
Peapack/Gladstone Borough	65.3%	70.6%	78.5%	76.9%	34.7%	29.4%	21.5%	23.1%
Raritan Borough	63.3%	60.6%	63.5%	59.3%	36.7%	39.4%	36.5%	40.7%
Rocky Hill Borough	71.9%	77.1%	80.6%	79.6%	28.1%	22.9%	19.4%	20.4%
Somerville Borough	49.5%	49.5%	48.6%	48.4%	50.5%	50.5%	51.4%	51.6%
South Bound Brook Borough	60.0%	59.3%	58.4%	61.5%	40.0%	40.7%	41.6%	38.5%
Warren Township	90.7%	91.4%	92.4%	91.5%	9.3%	8.6%	7.6%	8.5%
Watchung Borough	93.4%	92.9%	81.1%	82.1%	6.6%	7.1%	18.9%	17.9%
SOMERSET COUNTY	72.6%	75.3%	77.2%	76.8%	27.4%	24.7%	22.8%	23.2%

Source: US Census Bureau, 2000 Census, Summary File 1 (Table H4)
 US Census Bureau, 2010 Census, Summary File 1 (Table DP-1)

Table 3.6
Total Dwelling Units and Vacancy Rate: 1980 – 2010

	Total Dwelling Units				Vacancy Rate			
	1980	1990	2000	2010	1980	1990	2000	2010
Bedminster Township	937	3,757	4,467	4,349	5.66%	8.25%	5.19%	5.73%
Bernards Township	3,784	6,658	9,485	10,103	1.93%	4.70%	2.56%	3.17%
Bernardsville Borough	2,339	2,561	2,807	2,871	2.61%	4.37%	2.99%	6.48%
Bound Brook Borough	3,707	3,823	3,802	3,816	3.86%	3.87%	4.92%	6.03%
Branchburg Township	2,469	3,944	5,405	5,419	2.96%	5.07%	2.46%	2.73%
Bridgewater Township	8,977	11,757	15,879	16,657	1.93%	3.96%	2.00%	3.28%
Far Hills Borough	254	266	386	418	5.12%	6.02%	4.66%	10.05%
Franklin Township	10,460	17,080	19,789	24,426	3.82%	5.40%	2.19%	4.61%
Green Brook Township	1,408	1,458	1,916	2,448	2.84%	2.19%	1.20%	2.98%
Hillsborough Township	6,867	10,420	12,854	14,030	6.23%	3.19%	1.59%	3.26%
Manville Borough	3,949	4,245	4,296	4,277	1.80%	2.97%	4.21%	6.10%
Millstone Borough	173	172	173	167	1.16%	1.16%	2.31%	2.99%
Montgomery Township	2,166	3,223	6,130	7,902	8.82%	4.28%	5.33%	3.38%
North Plainfield Borough	7,718	7,784	7,393	7,848	2.50%	5.69%	2.58%	5.10%
Peapack/Gladstone Borough	742	828	871	949	5.93%	7.13%	3.56%	6.53%
Raritan Borough	2,282	2,371	2,644	2,847	3.07%	3.42%	3.33%	6.11%
Rocky Hill Borough	269	294	295	292	0.74%	4.76%	3.73%	4.11%
Somerville Borough	4,835	4,853	4,882	4,951	3.08%	6.33%	2.85%	7.27%
South Bound Brook Borough	1,614	1,677	1,676	1,865	1.98%	4.59%	2.63%	7.08%
Warren Township	3,074	3,688	4,718	5,258	2.44%	3.96%	1.89%	3.78%
Watchung Borough	1,671	1,794	2,155	2,234	2.45%	3.57%	2.65%	5.37%
SOMERSET COUNTY	69,695	92,653	112,023	123,127	3.34%	4.65%	2.71%	4.36%

Source: US Census Bureau, 2000 Census, Summary File 1 (Table H3)
 US Census Bureau, 2010 Census, Summary File 1 (Table QT-H1)

Table 3.7
Total Housing Units by Municipality: 2000 and 2010

	Percent of		Percent of		Total Increase	Percent Increase	Percent Of County Increase	Rank	
	2000	County	2010	County				2000	2010
Bedminster Township	4,467	4.0%	4,349	3.5%	-118	-2.64%	-1.1%	10	10
Bernards Township	9,485	8.5%	10,103	8.2%	618	6.52%	5.6%	4	4
Bernardsville Borough	2,807	2.5%	2,871	2.3%	64	2.28%	0.6%	13	13
Bound Brook Borough	3,802	3.4%	3,816	3.1%	14	0.37%	0.1%	12	12
Branchburg Township	5,405	4.8%	5,419	4.4%	14	0.26%	0.1%	7	7
Bridgewater Township	15,879	14.2%	16,657	13.5%	778	4.90%	7.0%	2	2
Far Hills Borough	386	0.3%	418	0.3%	32	8.29%	0.3%	19	19
Franklin Township	19,789	17.7%	24,426	19.8%	4,637	23.43%	41.8%	1	1
Green Brook Township	1,916	1.7%	2,448	2.0%	532	27.77%	4.8%	16	15
Hillsborough Township	12,854	11.5%	14,030	11.4%	1,176	9.15%	10.6%	3	3
Manville Borough	4,296	3.8%	4,277	3.5%	-19	-0.44%	-0.2%	11	11
Millstone Borough	173	0.2%	167	0.1%	-6	-3.47%	-0.1%	21	21
Montgomery Township	6,130	5.5%	7,902	6.4%	1,772	28.91%	16.0%	6	5
North Plainfield Borough	7,393	6.6%	7,848	6.4%	455	6.15%	4.1%	5	6
Peapack/Gladstone Borough	871	0.8%	949	0.8%	78	8.96%	0.7%	18	18
Raritan Borough	2,644	2.4%	2,847	2.3%	203	7.68%	1.8%	14	14
Rocky Hill Borough	295	0.3%	292	0.2%	-3	-1.02%	0.0%	20	20
Somerville Borough	4,882	4.4%	4,951	4.0%	69	1.41%	0.6%	8	9
South Bound Brook Borough	1,676	1.5%	1,865	1.5%	189	11.28%	1.7%	17	17
Warren Township	4,718	4.2%	5,258	4.3%	540	11.45%	4.9%	9	8
Watchung Borough	2,155	1.9%	2,234	1.8%	79	3.67%	0.7%	15	16
SOMERSET COUNTY	112,023	100.0%	123,127	100.0%	11,104	9.91%	100.0%		

Source: US Census Bureau, 2000 Census, Summary File 1 (Table H3)
US Census Bureau, 2010 Census, Summary File 1 (Table DP-1)

Table 3.8A
Total Dwelling Units
Authorized by Building Permit: 2007 - 2011

	2007	2008	2009	2010	2011	Total	Percent of County
Bedminster Township	6	5	0	1	0	12	0.5%
Bernards Township	22	5	7	16	33	83	3.1%
Bernardsville Borough	18	18	3	4	7	50	1.9%
Bound Brook Borough	50	2	0	5	3	60	2.3%
Branchburg Township	30	0	4	4	3	41	1.6%
Bridgewater Township	46	6	11	19	110	192	7.3%
Far Hills Borough	0	21	0	0	0	21	0.8%
Franklin Township	296	1	143	299	156	895	33.9%
Green Brook Township	2	232	0	1	1	236	8.9%
Hillsborough Township	213	5	80	84	63	445	16.8%
Manville Borough	7	129	7	9	1	153	5.8%
Millstone Borough	1	13	0	0	0	14	0.5%
Montgomery Township	6	0	13	33	7	59	2.2%
North Plainfield Borough	1	16	0	4	0	21	0.8%
Peapack/Gladstone Borough	6	2	4	2	4	18	0.7%
Raritan Borough	1	2	2	0	0	5	0.2%
Rocky Hill Borough	0	7	1	0	1	9	0.3%
Somerville Borough	9	2	1	1	0	13	0.5%
South Bound Brook Borough	1	0	0	1	3	5	0.2%
Warren Township	46	2	32	87	71	238	9.0%
Watchung Borough	6	51	4	5	6	72	2.7%
SOMERSET COUNTY	767	519	312	575	469	2,642	100.0%

Source: NJ Department of Community Affairs, Construction Reporter,
Housing Units Authorized by Building Permit 2007-2011
http://www.state.nj.us/dca/divisions/codes/reporter/building_permits.html

Table 3.8B
Dwelling Units Authorized By Building Permit,
1 and 2 Family: 2007 - 2011

	2007	2008	2009	2010	2011	Total	Percent of County
Bedminster Township	6	5	0	1	0	12	0.6%
Bernards Township	22	18	7	16	13	76	3.9%
Bernardsville Borough	18	2	3	4	7	34	1.8%
Bound Brook Borough	2	0	0	5	3	10	0.5%
Branchburg Township	5	6	3	4	3	21	1.1%
Bridgewater Township	26	21	11	19	10	87	4.5%
Far Hills Borough	0	1	0	0	0	1	0.1%
Franklin Township	184	138	143	153	138	756	39.1%
Green Brook Township	2	5	0	1	1	9	0.5%
Hillsborough Township	177	106	79	84	63	509	26.3%
Manville Borough	4	13	7	9	1	34	1.8%
Millstone Borough	1	0	0	0	0	1	0.1%
Montgomery Township	6	16	13	33	7	75	3.9%
North Plainfield Borough	1	2	0	4	0	7	0.4%
Peapack/Gladstone Borough	6	2	4	2	4	18	0.9%
Raritan Borough	1	7	2	0	0	10	0.5%
Rocky Hill Borough	0	2	1	0	1	4	0.2%
Somerville Borough	9	0	1	1	0	11	0.6%
South Bound Brook Borough	1	2	0	1	3	7	0.4%
Warren Township	41	30	32	51	69	223	11.5%
Watchung Borough	6	6	4	5	6	27	1.4%
SOMERSET COUNTY	518	382	310	393	329	1,932	100.0%

Source: NJ Department of Community Affairs, Construction Reporter,
Housing Units Authorized by Building Permit 2007-2011
http://www.state.nj.us/dca/divisions/codes/reporter/building_permits.html

Table 3.8C
Dwelling Units Authorized by Building Permit,
Multifamily: 2007 - 2011

	2007	2008	2009	2010	2011	Total	Percent of County
Bedminster Township	0	0	0	0	0	0	0.0%
Bernards Township	0	0	0	0	20	20	2.8%
Bernardsville Borough	0	0	0	0	0	0	0.0%
Bound Brook Borough	48	0	0	0	0	48	6.8%
Branchburg Township	25	0	0	0	0	25	3.5%
Bridgewater Township	20	0	0	0	100	120	17.0%
Far Hills Borough	0	0	0	0	0	0	0.0%
Franklin Township	112	94	0	146	18	370	52.4%
Green Brook Township	0	0	0	0	0	0	0.0%
Hillsborough Township	36	23	1	0	0	60	8.5%
Manville Borough	3	0	0	0	0	3	0.4%
Millstone Borough	0	0	0	0	0	0	0.0%
Montgomery Township	0	0	0	0	0	0	0.0%
North Plainfield Borough	0	0	0	0	0	0	0.0%
Peapack/Gladstone Borough	0	0	0	0	0	0	0.0%
Raritan Borough	0	0	0	0	0	0	0.0%
Rocky Hill Borough	0	0	0	0	0	0	0.0%
Somerville Borough	0	0	0	0	0	0	0.0%
South Bound Brook Borough	0	0	0	0	0	0	0.0%
Warren Township	4	21	0	35	0	60	8.5%
Watchung Borough	0	0	0	0	0	0	0.0%
SOMERSET COUNTY	248	138	1	181	138	706	100.0%

Source: NJ Department of Community Affairs, Construction Reporter,
Housing Units Authorized by Building Permit 2007-2011
http://www.state.nj.us/dca/divisions/codes/reporter/building_permits.html

Table 3.9
Residential Demolitions
Authorized by Building Permit: 2007 - 2011

	2007	2008	2009	2010	2011	Total	Percent of County
Bedminster Township	8	3	2	1	0	14	3.0%
Bernards Township	6	8	9	6	9	38	8.1%
Bernardsville Borough	5	5	1	8	2	21	4.5%
Bound Brook Borough	9	1	1	0	0	11	2.3%
Branchburg Township	2	2	6	4	0	14	3.0%
Bridgewater Township	16	9	11	10	10	56	11.9%
Far Hills Borough	0	0	0	0	0	0	0.0%
Franklin Township	12	16	13	33	45	119	25.3%
Green Brook Township	4	2	1	0	1	8	1.7%
Hillsborough Township	3	1	7	5	4	20	4.2%
Manville Borough	1	3	1	4	1	10	2.1%
Millstone Borough	0	0	0	0	1	1	0.2%
Montgomery Township	40	1	1	1	14	57	12.1%
North Plainfield Borough	0	1	0	2	0	3	0.6%
Peapack/Gladstone Borough	2	0	1	7	1	11	2.3%
Raritan Borough	2	2	2	0	1	7	1.5%
Rocky Hill Borough	0	1	0	0	1	2	0.4%
Somerville Borough	0	0	1	0	0	1	0.2%
South Bound Brook Borough	1	1	0	0	1	3	0.6%
Warren Township	14	8	8	10	8	48	10.2%
Watchung Borough	8	9	3	3	4	27	5.7%
SOMERSET COUNTY	133	73	68	94	103	471	100.0%

Source: NJ Department of Community Affairs, Construction Reporter, Demolition Permits 2007-2011
http://www.state.nj.us/dca/divisions/codes/reporter/demo_permits.html

Table 3.10
Total New Residential
Certificates of Occupancy Issued: 2007 - 2011

	2007	2008	2009	2010	2011	Total	Percent of County
Bedminster Township	2	4	3	1	1	11	0.5%
Bernards Township	12	12	16	14	11	65	2.7%
Bernardsville Borough	6	17	5	5	3	36	1.5%
Bound Brook Borough	0	3	2	0	2	7	0.3%
Branchburg Township	9	5	8	27	3	52	2.1%
Bridgewater Township	48	42	39	27	9	165	6.8%
Far Hills Borough	0	1	2	1	0	4	0.2%
Franklin Township	222	88	120	163	148	741	30.4%
Green Brook Township	6	1	5	2	1	15	0.6%
Hillsborough Township	32	185	141	108	67	533	21.8%
Manville Borough	8	4	7	10	5	34	1.4%
Millstone Borough	0	1	0	0	0	1	0.0%
Montgomery Township	84	9	12	15	16	136	5.6%
North Plainfield Borough	0	0	0	2	5	7	0.3%
Peapack/Gladstone Borough	0	3	2	2	6	13	0.5%
Raritan Borough	244	2	4	2	0	252	10.3%
Rocky Hill Borough	0	1	1	0	1	3	0.1%
Somerville Borough	6	0	0	0	2	8	0.3%
South Bound Brook Borough	37	4	2	0	3	46	1.9%
Warren Township	46	28	40	84	57	255	10.5%
Watchung Borough	15	14	10	5	12	56	2.3%
SOMERSET COUNTY	777	424	419	468	352	2,440	100.0%

Source: New Jersey Department of Community Affairs Construction Reporter, Certificates of Occupancy 2007-2011

<http://www.state.nj.us/dca/divisions/codes/reporter/co.html>

Table 3.11A
Year Built - Residential Structures

	Residential Structures	Year Built								
		Pre-1940	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2004	Post-2004
Bedminster Township	4,463	359	63	191	129	170	2,755	707	89	0
Bernards Township	9,831	505	252	804	1,172	809	2,530	2,812	799	148
Bernardsville Borough	2,806	791	281	434	461	183	271	276	89	20
Bound Brook Borough	3,896	1,339	637	755	433	436	114	57	121	4
Branchburg Township	5,387	291	161	395	549	843	1,323	1,566	204	55
Bridgewater Township	16,149	693	761	2,019	3,342	1,657	2,518	4,271	661	227
Far Hills Borough	352	118	11	26	10	12	14	106	32	23
Franklin Township	25,249	1,251	781	1,864	3,360	2,546	6,312	4,318	2,900	1,917
Green Brook Township	2,348	86	78	555	209	149	136	723	319	93
Hillsborough Township	13,754	528	173	1,120	1,150	3,240	4,055	2,519	425	544
Manville Borough	4,449	904	591	1,153	1,001	307	254	140	73	26
Millstone Borough	149	49	5	45	38	8	1	3	0	0
Montgomery Township	7,347	286	0	237	535	623	1,095	2,902	1,366	303
North Plainfield Borough	7,994	2,271	876	1,769	1,644	755	326	254	99	0
Peapack/Gladstone Borough	990	316	59	116	83	148	119	127	0	22
Raritan Borough	2,892	678	191	748	326	207	116	237	218	171
Rocky Hill Borough	272	130	12	19	71	19	12	6	0	3
Somerville Borough	5,293	1,702	916	956	760	681	174	36	28	40
South Bound Brook Borough	1,837	401	225	439	219	219	102	40	0	192
Warren Township	4,877	376	218	510	740	642	708	1,078	530	75
Watchung Borough	2,605	158	75	573	333	328	333	290	250	265
SOMERSET COUNTY	122,940	13,232	6,366	14,728	16,565	13,982	23,268	22,468	8,203	4,128

Note: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: US Census Bureau, American Community Survey, 2007-2011, 5 Year Estimates, Selected Housing Characteristics

Table 3.11B
Year Built - Residential Structures - Percent

	Residential Structures	Percent of Structures - Year Built								
		Pre-1940	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2004	Post-2004
Bedminster Township	4,463	8.0%	1.4%	4.3%	2.9%	3.8%	61.7%	15.8%	2.0%	0.0%
Bernards Township	9,831	5.1%	2.6%	8.2%	11.9%	8.2%	25.7%	28.6%	8.1%	1.5%
Bernardsville Borough	2,806	28.2%	10.0%	15.5%	16.4%	6.5%	9.7%	9.8%	3.2%	0.7%
Bound Brook Borough	3,896	34.4%	16.4%	19.4%	11.1%	11.2%	2.9%	1.5%	3.1%	0.1%
Branchburg Township	5,387	5.4%	3.0%	7.3%	10.2%	15.6%	24.6%	29.1%	3.8%	1.0%
Bridgewater Township	16,149	4.3%	4.7%	12.5%	20.7%	10.3%	15.6%	26.4%	4.1%	1.4%
Far Hills Borough	352	33.5%	3.1%	7.4%	2.8%	3.4%	4.0%	30.1%	9.1%	6.5%
Franklin Township	25,249	5.0%	3.1%	7.4%	13.3%	10.1%	25.0%	17.1%	11.5%	7.6%
Green Brook Township	2,348	3.7%	3.3%	23.6%	8.9%	6.3%	5.8%	30.8%	13.6%	4.0%
Hillsborough Township	13,754	3.8%	1.3%	8.1%	8.4%	23.6%	29.5%	18.3%	3.1%	4.0%
Manville Borough	4,449	20.3%	13.3%	25.9%	22.5%	6.9%	5.7%	3.1%	1.6%	0.6%
Millstone Borough	149	32.9%	3.4%	30.2%	25.5%	5.4%	0.7%	2.0%	0.0%	0.0%
Montgomery Township	7,347	3.9%	0.0%	3.2%	7.3%	8.5%	14.9%	39.5%	18.6%	4.1%
North Plainfield Borough	7,994	28.4%	11.0%	22.1%	20.6%	9.4%	4.1%	3.2%	1.2%	0.0%
Peapack/Gladstone Borough	990	31.9%	6.0%	11.7%	8.4%	14.9%	12.0%	12.8%	0.0%	2.2%
Raritan Borough	2,892	23.4%	6.6%	25.9%	11.3%	7.2%	4.0%	8.2%	7.5%	5.9%
Rocky Hill Borough	272	47.8%	4.4%	7.0%	26.1%	7.0%	4.4%	2.2%	0.0%	1.1%
Somerville Borough	5,293	32.2%	17.3%	18.1%	14.4%	12.9%	3.3%	0.7%	0.5%	0.8%
South Bound Brook Borough	1,837	21.8%	12.2%	23.9%	11.9%	11.9%	5.6%	2.2%	0.0%	10.5%
Warren Township	4,877	7.7%	4.5%	10.5%	15.2%	13.2%	14.5%	22.1%	10.9%	1.5%
Watchung Borough	2,605	6.1%	2.9%	22.0%	12.8%	12.6%	12.8%	11.1%	9.6%	10.2%
SOMERSET COUNTY	122,940	10.8%	5.2%	12.0%	13.5%	11.4%	18.9%	18.3%	6.7%	3.4%

Note: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: US Census Bureau, American Community Survey, 2007-2011, 5-Year Estimates, Selected Housing Characteristics

Table 3.12
Housing Units by Size

	Housing Units by Number of Bedrooms				Median Rooms per Unit
	0 - 1 Bedrooms	2 Bedrooms	3 Bedrooms	4+ Bedrooms	
Bedminster Township	516	2,282	1,003	662	5.3
Bernards Township	1,119	2,103	2,280	4,329	7.4
Bernardsville Borough	183	458	666	1,499	7.7
Bound Brook Borough	857	1,152	1,229	658	5.2
Branchburg Township	203	986	1,475	2,723	7.7
Bridgewater Township	1,379	2,725	5,490	6,655	7.1
Far Hills Borough	5	98	83	166	7.9
Franklin Township	2,917	9,135	7,538	5,659	5.8
Green Brook Township	6	674	604	1,064	7.1
Hillsborough Township	1,687	2,997	3,803	5,267	6.8
Manville Borough	543	1,196	1,911	799	5.7
Millstone Borough	11	15	62	61	7.0
Montgomery Township	321	1,323	1,710	3,993	8.0
North Plainfield Borough	1,860	1,939	2,789	1,406	5.3
Peapack/Gladstone Borough	88	153	258	491	7.6
Raritan Borough	317	901	1,143	531	5.8
Rocky Hill Borough	34	42	85	111	7.6
Somerville Borough	1,395	1,517	1,616	765	4.9
South Bound Brook Borough	280	520	786	251	5.3
Warren Township	219	331	1,184	3,143	8.4
Watchung Borough	216	305	856	1,026	7.2
SOMERSET COUNTY	14,156	30,852	36,571	41,259	6.5

Notes: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: US Census Bureau, American Community Survey, 2007-2011, 5-Year Estimates, Selected Housing Characteristics

Table 3.13
Housing Units by Number of Units in Structure

	2000					2007 - 2011 5-year estimate				
	1 Unit	1 Unit	2 - 4	5-9	10+	1 Unit	1 Unit	2 - 4	5-9	10+
	Detached	Attached	Units	Units	Units	Detached	Attached	Units	Units	Units
Bedminster Township	1,145	1,729	313	491	779	1,225	1,732	380	346	765
Bernards Township	5,298	2,032	610	713	832	5,670	2,080	560	428	1,085
Bernardsville Borough	2,300	128	251	58	70	2,207	158	343	51	47
Bound Brook Borough	1,565	312	1,509	109	322	1,546	527	1,241	250	332
Branchburg Township	3,940	715	132	96	415	3,988	790	36	162	321
Bridgewater Township	11,039	2,187	713	975	949	11,175	1,937	635	922	1,540
Far Hills Borough	215	96	39	8	23	232	77	24	11	5
Franklin Township	9,797	4,581	1,449	1,100	2,830	11,931	5,712	2,172	1,300	4,094
Green Brook Township	1,623	96	45	73	79	1,848	225	3	104	168
Hillsborough Township	7,786	2,779	385	557	1,300	8,284	2,898	482	333	1,757
Manville Borough	2,845	96	1,145	81	114	2,879	195	1,090	190	95
Millstone Borough	144	0	27	0	0	138	0	11	0	0
Montgomery Township	4,537	689	158	152	576	5,258	1,124	87	196	682
North Plainfield Borough	3,623	275	1,979	517	989	3,854	218	1,798	685	1,439
Peapack/Gladstone Borough	747	14	87	9	14	845	0	145	0	0
Raritan Borough	1,423	205	896	68	52	1,446	226	931	62	227
Rocky Hill Borough	218	40	25	14	2	198	31	40	3	0
Somerville Borough	2,359	148	1,147	282	962	2,568	262	1,058	225	1,175
South Bound Brook Borough	1,001	22	416	70	167	1,076	128	366	93	174
Warren Township	4,475	52	89	64	38	4,425	155	131	38	128
Watchung Borough	1,750	47	52	82	215	1,907	90	62	18	326
SOMERSET COUNTY	67,830	16,243	11,467	5,519	10,728	72,700	18,565	11,595	5,417	14,360

Notes: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: US Census Bureau, 2000 Census Summary File 3 Table DP-4
 US Census Bureau, American Community Survey, 2007-2011, 5-Year Estimates, Selected Housing Characteristics

Table 3.14
Change in Housing Units by
Number of Units in Structure

	2000	2007-2011	Percent Change
1 Unit Detached	67,830	72,700	7.2%
Attached & Multifamily	43,957	49,937	13.6%
1 Unit Attached	16,243	18,565	14.3%
2-4 Units	11,467	11,595	1.1%
5-9 Units	5,519	5,417	-1.8%
10+ Units	10,728	14,360	33.9%
Total Housing Units	111,787	122,637	9.7%

Notes: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: US Census Bureau, 2000 Census Summary File 3 Table DP-4
 US Census Bureau, American Community Survey, 2007-2011, 5-Year Estimates, Selected Housing Characteristics

Table 3.15
Gross Rent of Renter-Occupied Housing Units

	Occupied Units Paying Rent	Occupied Units by Gross Monthly Rent					No Rent Paid	Median Rent
		Less than \$500	\$500 - \$749	\$750 - \$999	\$1000 - \$1499	\$1500 or More		
Bedminster Township	508	0	13	17	172	306	31	\$1,638
Bernards Township	1,041	221	106	34	0	680	75	\$1,745
Bernardsville Borough	448	0	0	60	94	294	42	\$1,667
Bound Brook Borough	1,490	0	63	221	695	511	34	\$1,226
Branchburg Township	369	0	67	0	114	188	44	\$1,512
Bridgewater Township	2,050	115	21	150	573	1,191	35	\$1,636
Far Hills Borough	43	0	1	17	6	19	9	\$1,292
Franklin Township	5,625	277	170	419	2,484	2,275	209	\$1,367
Green Brook Township	181	0	0	0	83	98	0	\$2,000+
Hillsborough Township	1,798	21	42	122	914	699	65	\$1,395
Manville Borough	1,182	60	110	94	553	365	81	\$1,226
Millstone Borough	17	0	0	1	8	8	4	\$1,479
Montgomery Township	1,082	0	0	86	185	811	12	\$1,816
North Plainfield Borough	2,801	128	68	646	1,139	820	41	\$1,187
Peapack/Gladstone Borough	192	0	6	0	90	96	9	\$1,500
Raritan Borough	991	0	61	204	353	373	22	\$1,362
Rocky Hill Borough	30	0	4	0	13	13	3	\$1,212
Somerville Borough	1,884	141	87	252	1,097	307	23	\$1,171
South Bound Brook Borough	461	0	20	42	215	184	27	\$1,230
Warren Township	422	0	0	108	138	176	34	\$1,306
Watchung Borough	288	0	15	25	45	203	0	\$1,804
SOMERSET COUNTY	22,903	963	854	2,498	8,971	9,617	800	\$1,379

Note: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: US Census Bureau, American Community Survey, 2007-2011, 5-Year Estimates, Selected Housing Characteristics

Table 3.16
Gross Rent as a Percentage of Household Income

	Occupied Units Paying Rent*	Occupied Units by Rent as Percentage of Household Income					
		Less than 15%	15% - 19.9%	20% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35% and over
Bedminster Township	508	99	52	35	52	21	249
Bernards Township	1,041	88	144	120	139	121	429
Bernardsville Borough	448	59	0	63	30	99	197
Bound Brook Borough	1,490	132	105	302	229	97	625
Branchburg Township	369	42	49	76	72	51	79
Bridgewater Township	2,050	241	176	259	291	89	994
Far Hills Borough	43	6	0	3	5	12	17
Franklin Township	5,625	802	1,011	845	809	536	1,622
Green Brook Township	181	0	49	55	21	18	38
Hillsborough Township	1,798	144	366	146	130	63	949
Manville Borough	1,182	76	174	174	112	176	470
Millstone Borough	17	2	0	2	4	3	6
Montgomery Township	1,074	195	116	152	136	51	424
North Plainfield Borough	2,755	365	405	324	171	254	1,236
Peapack/Gladstone Borough	192	56	22	4	40	6	64
Raritan Borough	934	101	65	160	111	139	358
Rocky Hill Borough	30	4	9	13	0	0	4
Somerville Borough	1,847	276	266	301	214	81	709
South Bound Brook Borough	461	28	41	80	96	0	216
Warren Township	422	102	13	64	34	10	199
Watchung Borough	288	15	69	0	47	18	139
SOMERSET COUNTY	22,755	2,833	3,132	3,178	2,743	1,845	9,024

Notes: * Number of occupied units paying rent for which gross rent as percentage of income was able to be calculated.
5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: US Census Bureau, American Community Survey, 2007-2011, 5-Year Estimates, Selected Housing Characteristics

Table 3.17
Rental Housing Affordability for New Jersey Counties

	Mean Renter Hourly Wage	Rent Affordable at Mean Renter Wage	2 Bedroom Unit FMR*	Hourly Wage Necessary to Afford 2 Bedroom Unit FMR	Annual AMI**	Rent Affordable at 100% of AMI	30% of AMI	Rent Affordable at 30% of AMI
Atlantic County	10.41	\$541	\$1,173	22.56	\$65,400	\$1,635	\$19,620	\$491
Bergen County	18.29	\$951	\$1,450	27.88	\$90,900	\$2,273	\$27,720	\$682
Burlington County	14.35	\$746	\$1,119	21.52	\$79,200	\$1,980	\$23,760	\$594
Camden County	11.81	\$614	\$1,119	21.52	\$79,200	\$1,980	\$23,760	\$594
Cape May County	9.51	\$495	\$1,019	19.60	\$76,600	\$1,915	\$22,980	\$575
Cumberland County	10.16	\$528	\$1,094	21.04	\$68,600	\$1,715	\$20,580	\$515
Essex County	18.72	\$973	\$1,202	23.12	\$89,100	\$2,228	\$26,730	\$668
Gloucester County	8.81	\$458	\$1,119	21.52	\$79,200	\$1,980	\$23,760	\$594
Hudson County	27.77	\$1,444	\$1,322	25.42	\$61,600	\$1,540	\$18,480	\$462
Hunterdon County	11.82	\$615	\$1,420	27.31	\$103,900	\$2,598	\$31,170	\$779
Mercer County	16.19	\$842	\$1,206	23.19	\$90,900	\$2,273	\$27,270	\$682
Middlesex County	19.19	\$998	\$1,420	27.31	\$103,900	\$2,598	\$31,170	\$779
Monmouth County	11.47	\$596	\$1,410	27.12	\$91,800	\$2,295	\$27,540	\$689
Morris County	20.26	\$1,053	\$1,202	23.12	\$89,100	\$2,228	\$26,730	\$668
Ocean County	11.10	\$577	\$1,410	27.12	\$91,800	\$2,295	\$27,540	\$689
Passaic County	13.42	\$698	\$1,450	27.88	\$90,900	\$2,273	\$27,270	\$682
Salem County	12.82	\$667	\$1,119	21.52	\$79,200	\$1,980	\$23,760	\$594
Somerset County	23.15	\$1,204	\$1,420	27.31	\$103,900	\$2,598	\$31,170	\$779
Sussex County	8.44	\$439	\$1,202	23.12	\$89,100	\$2,228	\$26,730	\$668
Union County	18.12	\$942	\$1,202	23.12	\$89,100	\$2,228	\$26,730	\$668
Warren County	11.76	\$611	\$1,078	20.73	\$92,600	\$2,315	\$27,780	\$695
NEW JERSEY	16.77	\$872	\$1,292	24.84	\$87,088	\$2,177	\$26,126	\$653

Notes: * FMR - Fair Market Rate

** AMI- Area Median Income

Affordability calculated based on rent as a maximum of 30% of gross income.

Source: National Low Income Housing Coalition, Out of Reach Report, 2013 New Jersey State Data

Table 3.18
NJ Council on Affordable Housing
Maximum Gross Rents by Unit Size: 2012 and 2007

	2012				2007			
	80% AMI	60% AMI	50% AMI	40% AMI	80% AMI	60% AMI	50% AMI	40% AMI
0 Bedroom	\$1,470	\$1,102	\$918	\$735	\$1,042	\$1,002	\$835	\$668
1 Bedroom	\$1,575	\$1,181	\$984	\$787	\$1,117	\$1,073	\$894	\$715
2 Bedroom	\$1,890	\$1,417	\$1,181	\$945	\$1,341	\$1,288	\$1,073	\$859
3 Bedroom	\$2,184	\$1,638	\$1,365	\$1,092	\$1,549	\$1,488	\$1,240	\$952
4 Bedroom	\$2,436	\$1,827	\$1,522	\$1,218	\$1,728	\$1,660	\$1,383	\$1,107
5 Bedroom	\$2,688	\$2,016	\$1,680	\$1,344	\$1,906	\$1,831	\$1,526	\$1,221

Notes: Income eligibility limits are used by the New Jersey Council on Affordable Housing (COAH) to determine rental, purchase and resale prices for all income-restricted low- and moderate-income housing, and are used to qualify household eligibility for these units. The numbers presented herein are for the area median income (AMI) for Region 3, of which Somerset County is a part.

Source: New Jersey Housing and Mortgage Finance Agency, *Income Limits by Household Size 2003-2012*

Table 3.19
New Jersey Council on Affordable Housing: Regional
Income Limits by Household Size for Somerset County

Year	Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
2009	50%	35,050	40,050	45,050	50,050	54,050	58,050	62,050	66,050
	60%	42,060	48,060	54,060	60,060	64,860	69,660	74,460	79,260
	140%	98,140	112,140	126,140	140,140	151,340	162,540	173,740	184,940
2010	50%	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
	60%	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
	100%	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
2011	50%	36,300	41,450	46,650	51,800	55,950	60,100	64,250	68,400
	60%	43,560	49,740	55,980	62,160	67,140	72,120	77,100	82,080
	100%	72,600	82,900	93,300	103,600	111,900	120,200	128,500	136,800
2012	50%	36,750	42,000	47,250	52,500	56,700	60,900	65,100	69,300
	60%	44,100	50,400	56,700	63,000	68,040	73,080	78,120	83,160
	140%	58,800	67,200	75,600	84,000	90,720	97,440	104,160	110,880
2013	50%	36,750	42,000	47,250	52,500	56,700	60,900	65,100	69,300
	60%	44,100	50,400	56,700	63,000	68,040	73,080	78,120	83,160
	140%	58,800	67,200	75,600	84,000	90,720	97,440	104,160	110,880

Notes: Income eligibility limits are used by the NJ Council on Affordable Housing (COAH) to determine rental, purchase and resale prices for all low- and moderate-income housing, and are used to qualify households for this housing pursuant to the State Fair Housing Act.

The numbers presented herein are for Region 3, of which Somerset County is a part.

Source: New Jersey Housing and Mortgage Finance Agency, *Income Limits By Household Size, 2009 - 2013*

Table 3.20

**Council on Affordable Housing (COAH) Certification Status
and Third Round Adopted Plans by Municipality
September 2010**

	First Round COAH Certification Date	Second Round COAH Certification Date	Third Round	
			Plan Adopted By Municipality	COAH Certification Date
Bedminster Township		5/1/1996	Yes	12/9/2009
Bernards Township	3/13/1989	6/7/2000	Yes	5/13/2010
Bernardsville Borough	10/17/1988	12/6/1995	Yes	
Bound Brook Borough		11/5/2003	No	
Branchburg Township	10/3/1990	8/11/2004	Yes	
Bridgewater Township		6/7/1995	Yes	
Far Hills Borough		2/7/2001	Yes	
Franklin Township	9/28/1987	7/9/1997	Yes	7/15/2010
Green Brook Township	6/6/1988		Yes	
Hillsborough Township	6/6/1987		Yes	
Manville Borough			Yes	
Millstone Borough			Yes	12/9/2009
Montgomery Township		3/5/1997	Yes	
North Plainfield Borough	8/7/1989	11/5/2003	Yes	
Peapack/Gladstone Borough	1/9/1989	1/10/1996	Yes	9/9/2009
Raritan Borough	10/6/1993	8/2/2000	Yes	
Rocky Hill Borough		1/3/2001	Yes	5/14/2009
Somerville Borough	4/3/1991		Yes	
South Bound Brook Borough	5/16/1990	1/7/2004	Yes	
Warren Township	3/7/1988	1/10/1996	Yes	
Watchung Borough	9/26/1988	7/1/1998	Yes	

Sources: *New Jersey Department of Community Affairs Council on Affordable Housing*
Somerset County Planning Board Survey of Third Round Municipal Housing Element and Fair Share Adoption Status

Table 3.21

NJ Council on Affordable Housing (COAH) Inclusionary Developments

	Low and Moderate Income Units						Total Units in Inclusionary Developments	
	Rental Units		Sale Units		Subtotal		Proposed	Completed
	Proposed	Completed	Proposed	Completed	Proposed	Completed		
Bedminster Township	0	152	0	569	0	721	0	3,404
Bernards Township	20	117	0	205	20	322	20	1,550
Bernardsville Borough	29	0	0	45	29	45	29	73
Bound Brook Borough*	-	-	-	-	-	-	-	-
Branchburg Township	138	74	136	40	274	114	706	538
Bridgewater Township	111	391	38	565	149	956	309	3,896
Far Hills Borough	16	6	0	25	16	31	32	131
Franklin Township	443	632	172	397	615	956	1,572	4,419
Green Brook Township	67	87	0	28	67	115	260	733
Hillsborough Township	319	122	0	14	319	147	1,469	951
Manville Borough*	-	-	-	-	-	-	-	-
Millstone Borough	0	0	4	0	4	0	96	0
Montgomery Township	158	308	108	19	266	327	576	1,888
North Plainfield Borough	45	0	0	13	45	13	225	13
Peapack/Gladstone Borough	20	29	0	0	20	29	20	29
Raritan Borough	82	12	13	24	95	36	481	333
Rocky Hill Borough*	-	-	-	-	-	-	-	-
Somerville Borough*	-	-	-	-	-	-	-	-
South Bound Brook Borough*	-	-	-	-	-	-	-	-
Warren Township	157	99	0	57	167	156	235	661
Watchung Borough	114	40	0	8	114	48	383	322
SOMERSET COUNTY	1,719	2,069	471	2,009	2,200	4,016	6,413	18,941

Notes: This data includes affordable housing developments that are proposed or completed pursuant to the requirements of the NJ Fair Housing Act of 1985. It includes "inclusionary" developments that are comprised of both market rate units and units that are affordable to households that meet the income qualifications specified by the State Fair Housing Act and NJ Council on Affordable Housing's (COAH) Substantive and Procedural Rules. It also includes "100% affordable" developments for which all units are affordable to income qualified households, as well as residential/commercial "mixed-use" developments that include units that are affordable to income-qualified households. Some "100% affordable" developments are municipality-sponsored. Affordable housing developments comprised of fewer than four (4) units, group homes that serve people with special needs, accessory apartments, rehabilitated units and other individual homes affordable to income-qualified households as specified in municipal housing elements and fair share plans are not included. The total number of units in inclusionary developments includes both market rate and affordable housing units.

** Low and moderate income housing data was not available for these municipalities.*

Source: Third Round and Prior Round Housing Elements and Fair Share Plans adopted by Somerset County municipalities and information provided by municipal officials through March 2013.

Table 3.22

Value of Owner-Occupied Housing Units: 5-Year Estimates

	Owner-Occupied Units	Less than \$50,000	\$50,000 - \$99,999	\$100,000 - \$149,000	\$150,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$499,999	\$500,000 - \$999,999	\$1,000,000 and Over	Median Value
Bedminster Township	3,526	13	186	114	286	366	1,503	737	321	\$390,000
Bernards Township	8,441	12	66	114	128	622	1,671	4,268	1,360	\$644,400
Bernardsville Borough	2,128	0	13	66	38	106	422	984	499	\$685,700
Bound Brook Borough	1,817	32	57	38	158	610	861	61	0	\$302,300
Branchburg Township	4,818	81	13	55	27	396	2,192	1,972	82	\$468,400
Bridgewater Township	13,709	114	179	289	350	1,298	5,635	5,464	380	\$464,600
Far Hills Borough	291	0	8	3	5	6	37	113	119	\$883,800
Franklin Township	17,260	152	127	334	446	4,748	8,160	3,218	75	\$353,300
Green Brook Township	2,079	20	13	15	0	289	902	669	171	\$455,200
Hillsborough Township	11,055	82	83	167	462	2,105	4,749	3,183	214	\$414,200
Manville Borough	2,612	24	22	77	114	1,222	1,139	14	0	\$291,800
Millstone Borough	125	3	0	0	3	8	90	20	1	\$423,100
Montgomery Township	5,824	15	28	29	34	213	1,558	3,320	627	\$614,700
North Plainfield Borough	4,438	30	94	149	496	1,563	1,984	98	24	\$293,700
Peapack/Gladstone Borough	753	0	0		0	11	150	397	195	\$802,700
Raritan Borough	1,593	35	0	15	62	320	930	214	17	\$354,300
Rocky Hill Borough	220	0	0	0	3	20	131	61	5	\$445,700
Somerville Borough	2,627	41	27	79	156	857	1,328	133	6	\$314,900
South Bound Brook Borough	1,209	0	0	16	57	633	422	81	0	\$280,800
Warren Township	4,292	26	46	17	27	123	763	2,351	939	\$701,600
Watchung Borough	1,828	0	0	21	7	40	461	956	343	\$674,400
SOMERSET COUNTY	90,645	680	962	1,598	2,859	15,556	35,088	28,314	5,378	\$420,500

Note: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: US Census Bureau, American Community Survey, 2007-2011, 5-Year Estimates, Selected Housing Characteristics

Table 3.23

Foreclosures by Municipality by Quarter: 2009 - 2012

	2009		2010				2011				2012			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Bedminster Township	7	8	3	3	0	1	5	1	4	0	4	6	5	1
Bernards Township	5	7	3	6	7	7	1	2	1	2	2	4	5	5
Bernardsville Borough	1	6	1	6	4	4	0	3	0	0	1	1	0	3
Bound Brook Borough	21	22	9	7	2	5	0	6	2	4	8	7	19	23
Branchburg Township	4	3	3	7	3	3	0	0	1	2	3	5	5	3
Bridgewater Township	23	15	9	17	10	20	2	6	2	8	10	13	33	11
Far Hills Borough	1	3	0	0	0	2	0	0	0	0	0	0	0	0
Franklin Township	58	39	35	35	28	57	7	1	5	22	20	29	30	30
Green Brook Township	3	2	2	1	2	2	0	0	1	1	3	3	6	5
Hillsborough Township	26	23	14	14	21	18	1	5	2	11	7	13	21	15
Manville Borough	17	16	6	5	9	5	2	2	4	5	7	8	6	7
Millstone Borough	0	0	0	2	0	0	0	0	0	0	1	3	0	0
Montgomery Township	10	3	0	8	7	7	1	0	1	3	2	4	4	5
North Plainfield Borough	24	18	26	10	16	32	4	7	6	7	4	18	33	8
Peapack/Gladstone Borough	1	1	0	1	3	1	0	0	0	0	0	0	0	0
Raritan Borough	8	2	1	3	3	4	1	0	1	3	1	3	1	1
Rocky Hill Borough	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Somerville Borough	14	8	9	9	24	9	1	7	5	6	7	4	32	13
South Bound Brook Borough	9	5	5	3	2	5	0	1	2	3	2	0	8	6
Warren Township	4	7	1	5	3	5	1	3	0	1	3	5	6	2
Watchung Borough	2	4	3	3	0	1	0	0	1	0	3	2	3	5
SOMERSET COUNTY	238	192	130	146	144	188	26	44	38	78	88	128	217	144

Notes: Data reflects residential mortgage foreclosures reported to DOBI by creditors. Not all financial institutions have reported data and federally-chartered lenders are not bound by DOBI reporting requirements.

Source: New Jersey Department of Banking & Insurance (DOBI), Residential Mortgage Foreclosure Statistics 2009-2012

Table 3.24

Foreclosures by County by Quarter: 2009 - 2012

	2009		2010				2011				2012			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Atlantic County	494	447	238	269	229	338	39	79	72	107	136	133	310	250
Bergen County	742	593	390	391	304	453	72	123	96	206	290	384	616	473
Burlington County	486	494	290	373	250	398	50	73	65	139	176	154	375	266
Camden County	575	588	342	451	332	478	92	94	72	151	193	212	411	331
Cape May County	157	143	111	91	83	108	16	16	16	33	47	66	107	74
Cumberland County	160	160	92	112	79	118	22	26	24	32	40	51	102	71
Essex County	999	799	474	491	446	594	78	162	114	206	290	336	680	450
Gloucester County	330	318	178	167	162	260	50	54	42	88	94	119	243	161
Hudson County	602	461	320	412	239	363	58	98	66	129	189	209	399	275
Hunterdon County	84	77	54	53	52	61	10	12	11	20	38	49	68	59
Mercer County	392	328	217	177	196	247	40	51	37	74	107	101	253	167
Middlesex County	743	614	426	389	362	511	71	119	106	170	243	299	551	467
Monmouth County	573	543	370	332	310	467	82	107	72	202	219	255	531	342
Morris County	332	272	204	177	146	239	34	45	42	93	113	168	304	214
Ocean County	748	637	432	534	320	493	84	116	118	197	251	272	629	433
Passaic County	618	482	356	300	288	381	55	102	91	132	210	234	462	327
Salem County	71	78	53	60	34	51	10	11	6	25	20	16	50	37
Somerset County	238	192	130	146	144	188	26	44	38	78	88	128	217	144
Sussex County	222	242	172	194	117	183	36	54	31	75	96	105	201	152
Union County	787	642	382	390	331	410	71	89	81	164	213	253	493	349
Warren County	136	130	79	88	58	108	12	18	16	31	43	54	102	71
NEW JERSEY	9,489	8,240	5,310	5,597	4,482	6,449	1,008	1,493	1,216	2,352	3,096	3,598	7,104	5,113

Notes: Data reflects residential mortgage foreclosures reported to DOBI by creditors. Not all financial institutions have reported data and federally-chartered lenders are not bound by DOBI reporting requirements.

Source: New Jersey Department of Banking & Insurance, Residential Mortgage Foreclosure Statistics 2009-2012

4 taxation

The image features a large, light brown number '4' on the left. To its right, the word 'taxation' is written in a bold, dark blue sans-serif font. Below these elements are two horizontal bars. The left bar is composed of four segments: a light brown segment on the far left, a dark brown segment, a dark blue segment, and a light blue segment. The right bar is composed of five segments: a dark purple segment on the far left, a light blue segment, a grey-blue segment, a medium blue segment, and a light brown segment on the far right. Both bars have vertical dashed lines separating the segments.

Chapter 4: Taxation

Property taxation has a broad impact on the communities of Somerset County. Keeping tax rates competitive makes the county attractive to both businesses and residents, and is necessary to ensure that households and employers are not overly burdened and driven from the county to more affordable communities. The different communities in the county have varying fiscal needs, but most have avoided significant increases in the general property tax rate in recent years.

Trend: The general tax rate per \$100 assessed value indicates that boroughs typically have had a slightly higher general tax rate above 2.0 percent. Opportunities to expand the non-residential tax base in the Boroughs where available developable land is scarce have been more limited than in the townships. In general, the townships have had a somewhat lower property tax rate. Over the past decade, changes in the general tax rate have varied among the county's municipalities: the tax burden has increased in some while decreasing in others. On average, the general property tax rate fell slightly between 2002 and 2011.

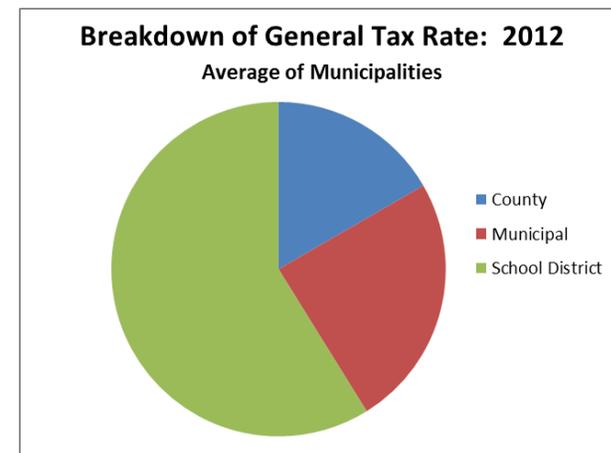
Implications: In general, the municipal governments and school districts of Somerset County have done a respectable job at avoiding substantial tax increases. This should continue to be a priority, since financial burdens have increased for many businesses and homeowners as a result of the Great Recession and associated slow economic recovery.

Trend: Property tax revenues are allocated among county, municipal, and school districts. School district taxes make up the largest portion. County and school district property taxes fell between 2009 and 2012 in absolute terms and as a share of the general tax rate. Increases in the municipal government share of the general property tax rate appear to be associated with local open space tax increases.

Implications: Many school districts have enacted cost-saving measures, and spending per pupil has subsequently declined. The overall general tax rate has declined despite increased spending on open space preservation.

Trend: Most municipalities have ratios of assessed values to true values of property that is near 100 percent, which were achieved by keeping assessments up-to-date. This indicates that assessed value on which taxes are paid accurately reflects the true value of property.

Implications: Many boroughs and townships now reassess property values on an annual basis to avoid sudden large tax increases. If a municipality chose not to reassess properties under recent economic conditions and several years have passed, the ratio may have climbed above 100. As a result, more property owners begin to contest their municipal property taxes as being too high based on current true value of the property. In some towns, the amount of money that has been lost from the budget due to tax appeals has risen to as high as \$250,000. This amount of money is no longer available to a municipality, and it becomes more difficult to meet its operating expenses and maintain and make necessary improvements to public facilities within the municipality.



See Table 4.4B

Table 4.1
General Property Tax Rate Per \$100.00: 2002 - 2011

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bedminster Township	1.3	1.2	1.3	1.2	1.1	1.1	1.1	1.2	1.3	1.3
Bernards Township	1.8	1.7	1.8	1.6	1.5	1.5	1.6	1.7	1.8	1.9
Bernardsville Borough	1.5	1.4	1.6	1.4	1.3	1.3	1.4	1.5	1.6	1.7
Bound Brook Borough	3.1	3.5	4.3	4.5	4.8	5.1	5.1	2.6	2.6	2.7
Branchburg Township	2.1	2.1	2.3	1.9	1.8	1.8	1.9	2.0	2.0	2.1
Bridgewater Township	1.8	1.9	2.1	1.7	1.6	1.7	1.7	1.8	1.8	1.9
Far Hills Borough	1.0	1.1	1.1	1.0	0.9	0.9	0.9	1.0	1.2	1.2
Franklin Township	2.2	2.2	2.1	1.9	1.8	1.9	1.9	1.8	1.9	2.0
Green Brook Township	2.7	3.0	3.2	1.6	1.8	2.0	2.0	2.1	2.1	2.2
Hillsborough Township	2.6	2.5	2.6	2.7	2.8	2.9	3.0	3.0	3.1	2.2
Manville Borough	3.0	3.1	3.3	3.6	1.8	1.9	2.1	2.1	2.1	2.2
Millstone Borough	2.2	2.1	2.1	2.2	1.7	1.6	1.7	2.0	2.3	2.3
Montgomery Township	2.4	2.3	2.5	2.2	2.3	2.4	2.5	2.6	2.6	2.7
North Plainfield Borough	3.6	3.9	4.3	4.8	5.2	5.5	5.7	2.7	2.8	2.9
Peapack/Gladstone Borough	1.6	1.6	1.9	1.8	1.7	1.6	1.6	1.7	1.8	1.9
Raritan Borough	2.8	2.9	3.3	1.8	1.8	2.0	2.0	2.2	2.2	2.3
Rocky Hill Borough	2.2	2.3	2.4	2.6	2.8	3.0	3.4	3.6	3.6	1.9
Somerville Borough	3.6	3.9	4.2	4.3	4.5	4.8	5.1	5.3	5.5	3.0
South Bound Brook Borough	4.0	4.1	4.5	4.9	5.2	5.4	5.6	2.7	2.8	2.8
Warren Township	1.8	1.7	1.8	1.7	1.6	1.7	1.7	1.8	2.1	2.0
Watchung Borough	1.8	1.5	1.6	1.6	1.6	1.6	1.7	1.8	1.9	2.0

Source: Somerset County Board of Taxation: Abstract of Ratables (2002-2011)

Table 4.2**Average Ratio of Assessed to True Value of Real Property: 2002 - 2011**

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bedminster Township	103.78	104.22	95.91	95.90	98.05	97.56	97.12	91.53	85.55	92.92
Bernards Township	106.00	102.78	97.51	108.69	108.55	100.71	98.52	92.93	89.42	95.08
Bernardsville Borough	105.94	108.29	99.66	111.04	108.75	104.29	101.05	95.30	89.67	94.55
Bound Brook Borough	88.78	81.53	70.41	63.29	55.71	47.05	44.92	84.57	91.91	97.04
Branchburg Township	98.34	99.57	92.98	106.66	105.88	99.91	96.21	93.31	89.55	94.20
Bridgewater Township	100.04	92.42	83.79	94.21	97.82	91.98	93.24	93.28	84.23	93.28
Far Hills Borough	114.72	105.75	94.11	104.32	106.14	104.84	102.26	94.61	86.03	96.08
Franklin Township	110.90	111.08	106.41	109.36	106.85	102.56	97.52	100.44	95.52	97.86
Green Brook Township	77.60	70.73	64.13	121.51	107.68	98.87	95.33	93.19	93.97	98.82
Hillsborough Township	92.14	93.66	85.59	76.10	70.09	64.06	60.93	60.41	60.71	95.08
Manville Borough	87.03	80.71	71.13	62.13	122.37	106.57	100.54	99.38	100.38	105.76
Millstone Borough	107.43	112.10	86.00	95.63	112.51	121.52	113.07	110.07	104.03	100.69
Montgomery Township	101.99	103.00	87.96	99.43	88.54	80.00	76.83	73.40	77.69	80.26
North Plainfield Borough	88.19	81.43	70.91	61.71	52.02	45.89	43.25	93.14	97.93	100.33
Peapack/Gladstone Borough	93.38	96.05	91.44	100.61	99.46	93.27	90.46	88.59	80.27	90.96
Raritan Borough	81.77	72.46	58.68	104.86	97.64	90.69	90.90	86.26	84.02	89.00
Rocky Hill Borough	80.15	70.46	63.93	59.26	51.22	47.21	46.20	44.93	46.42	97.04
Somerville Borough	93.78	86.47	73.27	66.38	59.68	51.73	46.01	45.42	47.26	94.32
South Bound Brook Borough	89.50	80.92	71.17	64.76	55.87	48.82	45.34	92.05	97.76	99.46
Warren Township	101.60	101.80	94.28	101.26	96.53	91.45	90.39	86.78	84.86	94.82
Watchung Borough	96.81	110.37	103.42	103.65	95.24	90.84	93.29	90.48	87.30	94.98

Note: Ratios are expressed as percentages.

Source: Somerset County Board of Taxation: Abstract of Ratables (2002-2011)

Table 4.3**Net Valuation Taxable by Municipality (Millions of Dollars): 2002 - 2011**

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bedminster Township	1,761.5	1,947.7	2,132.2	2,319.3	2,496.5	2,681.7	2,749.5	2,802.4	2,742.0	2,504.9
Bernards Township	4,446.1	5,115.9	5,452.6	5,902.4	6,479.3	7,103.1	7,260.7	7,350.1	7,195.0	6,723.1
Bernardsville Borough	1,575.7	1,772.7	1,944.5	2,115.6	2,391.7	2,574.3	2,674.7	2,687.4	2,614.8	2,447.2
Bound Brook Borough	481.3	520.4	604.7	673.9	797.2	906.9	951.4	1,019.6	936.2	876.6
Branchburg Township	1,868.5	2,025.0	2,230.9	2,834.7	2,834.5	3,118.0	3,232.9	3,217.6	3,247.1	3,003.2
Bridgewater Township	6,247.2	6,937.7	7,673.2	9,089.5	9,400.5	10,107.4	9,880.2	9,652.6	10,448.5	9,167.3
Far Hills Borough	307.4	333.2	380.3	417.7	443.3	456.9	498.5	504.5	511.7	449.8
Franklin Township	4,688.7	5,200.2	5,958.8	6,829.3	8,007.5	8,566.3	9,100.2	9,588.7	9,668.4	9,453.2
Green Brook Township	848.1	962.2	1,076.2	1,180.9	1,344.7	1,476.2	1,543.7	1,588.8	1,570.8	1,441.8
Hillsborough Township	3,342.2	3,778.7	4,191.9	4,741.3	5,187.8	5,771.6	6,140.3	6,280.0	6,324.1	5,871.0
Manville Borough	619.3	666.6	754.1	882.0	975.4	1,113.1	1,178.9	1,194.0	1,185.0	1,124.0
Millstone Borough	33.2	35.9	47.0	51.6	51.8	51.7	55.3	55.3	55.5	55.9
Montgomery Township	2,564.7	2,906.5	3,469.8	3,787.8	4,236.4	4,673.3	4,902.0	5,136.8	4,834.2	4,647.6
North Plainfield Borough	946.2	1,028.6	1,181.6	1,360.8	1,616.7	1,830.3	1,957.0	1,933.9	1,827.4	1,764.5
Peapack/Gladstone Borough	642.3	709.7	738.8	753.6	825.0	909.4	915.5	861.6	869.0	753.2
Raritan Borough	704.1	795.9	986.2	1,091.2	1,191.2	1,272.3	1,281.1	1,333.7	1,370.9	1,295.2
Rocky Hill Borough	77.5	88.5	98.1	106.0	122.9	133.7	136.0	141.1	137.7	126.5
Somerville Borough	694.4	770.8	894.8	993.5	1,108.6	1,278.4	1,434.2	1,459.1	1,399.6	1,328.1
South Bound Brook Borough	187.9	206.2	233.4	256.3	298.8	339.7	368.7	376.3	351.5	343.0
Warren Township	2,916.9	3,255.3	3,567.5	3,874.9	4,360.5	4,890.4	4,970.0	4,972.6	4,567.4	4,171.7
Watchung Borough	1,225.8	1,363.4	1,566.4	1,718.5	1,873.5	2,047.1	1,964.5	1,912.9	1,824.8	1,694.9
SOMERSET COUNTY	36,179.0	40,332.7	45,182.9	50,980.8	56,043.7	61,301.6	63,195.5	64,069.1	63,681.5	59,242.5

Source: Somerset County Board of Taxation: Abstract of Ratables (2002-2011)

Table 4.4A
Breakdown of General Tax Rate: 2009

	General Tax Rate	Breakdown of General Tax Rate							
		County Tax	Library Tax	County Open Space Tax	District School Tax	Regional School Tax	Municipal Purpose Tax	Municipal Open Space Tax	Municipal Library Tax
Bedminster Township	1.179	0.291	0.000	0.033	0.588	0.000	0.247	0.020	0.000
Bernards Township	1.676	0.286	0.000	0.033	1.083	0.000	0.234	0.040	0.000
Bernardsville Borough	1.487	0.279	0.000	0.032	0.000	0.830	0.326	0.020	0.000
Bound Brook Borough	2.574	0.314	0.044	0.036	1.437	0.000	0.743	0.000	0.000
Branchburg Township	1.956	0.285	0.040	0.033	1.292	0.000	0.256	0.050	0.000
Bridgewater Township	1.776	0.289	0.040	0.033	0.000	1.164	0.211	0.039	0.000
Far Hills Borough	1.002	0.281	0.000	0.032	0.000	0.333	0.356	0.000	0.000
Franklin Township	1.806	0.265	0.000	0.030	1.158	0.000	0.303	0.050	0.000
Green Brook Township	2.093	0.286	0.040	0.032	1.340	0.000	0.380	0.015	0.000
Hillsborough Township	2.989	0.440	0.061	0.050	1.979	0.000	0.418	0.041	0.000
Manville Borough	2.072	0.274	0.000	0.031	1.081	0.000	0.686	0.000	0.000
Millstone Borough	1.973	0.242	0.034	0.028	1.129	0.000	0.540	0.000	0.000
Montgomery Township	2.567	0.362	0.050	0.041	1.775	0.000	0.300	0.039	0.000
North Plainfield Borough	2.671	0.284	0.039	0.033	1.511	0.000	0.804	0.000	0.000
Peapack/Gladstone Borough	1.728	0.301	0.042	0.034	0.000	0.832	0.489	0.030	0.000
Raritan Borough	2.166	0.311	0.000	0.036	0.000	1.227	0.592	0.000	0.000
Rocky Hill Borough	3.609	0.598	0.082	0.068	2.126	0.000	0.716	0.019	0.000
Somerville Borough	5.266	0.586	0.000	0.067	3.117	0.000	1.496	0.000	0.000
South Bound Brook Borough	2.700	0.291	0.040	0.033	1.595	0.000	0.741	0.000	0.000
Warren Township	1.821	0.307	0.043	0.035	0.826	0.364	0.226	0.020	0.000
Watchung Borough	1.762	0.296	0.041	0.034	0.646	0.318	0.407	0.020	0.000
SOMERSET COUNTY	2.232	0.327	0.028	0.037	1.080	0.241	0.499	0.019	0.000

Source: Somerset County Board of Taxation: Abstract of Ratables 2009

Table 4.4B
Breakdown of General Tax Rate: 2012

	General Tax Rate	Breakdown of General Tax Rate							
		County Tax	Library Tax	County Open Space Tax	District School Tax	Regional School Tax	Municipal Purpose Tax	Municipal Open Space Tax	Municipal Library Tax
Bedminster Township	1.306	0.313	0.000	0.032	0.648	0.000	0.261	0.015	0.037
Bernards Township	1.941	0.309	0.000	0.032	1.282	0.000	0.242	0.040	0.036
Bernardsville Borough	1.740	0.308	0.000	0.032	0.000	0.990	0.355	0.019	0.036
Bound Brook Borough	2.712	0.285	0.042	0.030	1.510	0.000	0.845	0.000	0.000
Branchburg Township	2.130	0.310	0.045	0.032	1.383	0.000	0.311	0.049	0.000
Bridgewater Township	1.967	0.317	0.046	0.033	0.000	1.324	0.247	0.000	0.000
Far Hills Borough	1.232	0.307	0.000	0.032	0.000	0.417	0.440	0.000	0.036
Franklin Township	2.581	0.301	0.000	0.031	1.373	0.000	0.341	0.500	0.035
Green Brook Township	2.367	0.311	0.046	0.032	1.529	0.000	0.445	0.004	0.000
Hillsborough Township	2.185	0.316	0.046	0.033	0.000	1.453	0.309	0.028	0.000
Manville Borough	2.256	0.285	0.021	0.030	1.168	0.000	0.736	0.000	0.016
Millstone Borough	2.449	0.302	0.044	0.031	0.000	1.489	0.583	0.000	0.000
Montgomery Township	2.709	0.358	0.052	0.037	0.000	1.911	0.311	0.040	0.000
North Plainfield Borough	2.993	0.283	0.042	0.029	1.690	0.000	0.949	0.000	0.000
Peapack/Gladstone Borough	1.872	0.310	0.046	0.032	0.000	0.926	0.528	0.030	0.000
Raritan Borough	2.287	0.321	0.000	0.033	0.000	1.293	0.605	0.000	0.035
Rocky Hill Borough	2.004	0.321	0.047	0.033	0.000	1.226	0.367	0.010	0.000
Somerville Borough	3.135	0.310	0.045	0.032	1.793	0.000	0.955	0.000	0.000
South Bound Brook Borough	2.867	0.287	0.042	0.029	1.667	0.000	0.842	0.000	0.000
Warren Township	1.993	0.305	0.045	0.032	0.934	0.388	0.269	0.020	0.000
Watchung Borough	2.014	0.309	0.045	0.032	0.732	0.377	0.499	0.020	0.000
SOMERSET COUNTY	2.226	0.308	0.031	0.032	0.748	0.562	0.497	0.037	0.011

Source: Somerset County Board of Taxation: Abstract of Ratables 2012



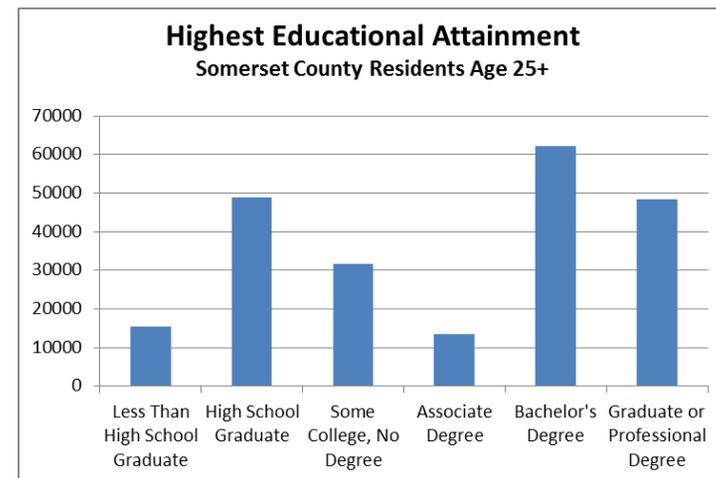
Chapter 5: Education

The importance of education to the prosperity of our residents, families, businesses and communities is paramount. At the most basic level, education is an important part of raising a generation that is well-rounded, knowledgeable, and prepared to enter adulthood. Furthermore, education lays a foundation for future participation in the workforce. A highly-educated workforce will allow people to hold jobs and participate fully in the economy and community.

Trend: Somerset County has a well-educated workforce. Over half of the county's residents 25 years of age and older have earned bachelor's degrees. Somerset County is a statewide leader and significantly outperforms New Jersey as a whole in terms of the level of education achieved by its residents.

Implications: In order to stay economically competitive, the county's workers must be well-equipped to fill the kinds of jobs that will be available in the future. Although county residents continue to achieve high education levels, in this highly competitive economy, the ability to acquire advanced training, specialized and updated job skills has become increasingly important. Educational institutions at all levels must strive to update their curriculum and program offerings to match employer needs. Most higher-paying jobs require advanced training in science and math. Technology, pharmaceutical, medical and research and advanced manufacturing companies base their locational decisions to a large extent on the availability of a highly skilled workforce. By encouraging partnerships between higher education institutions and the business and industry sectors, entrepreneurial opportunities can take shape and greater coordination between skill training and employer needs can be achieved.

Higher education must remain within the reach of the county's residents if the county is to keep its high educational attainment ranking. However, the cost of higher education has risen significantly and become a significant issue for many individuals and families.



See Table 5.1

Trend: Public school enrollment countywide rose steadily during the past decade, peaking at 55,006 students during the 2009-10 school year, then declining to 53,872 in 2011-12. This decline was evident in the majority of school districts countywide and is a trend to watch closely in the coming years. This trend is consistent with the decline in birth rates that has been occurring over the past few decades.

Implications: Further declines in enrollment could lead to excess capacity in the education system in some communities. School districts are increasingly experiencing budgetary pressures and many have been or will be required to consolidate staff and facilities or consider re-districting or other options that will allow them to continue to provide high quality education in a more economical way. Many school districts have already been implementing cost saving measures, including energy conservation and efficiency improvements and increased class sizes, leading to flat or slightly declining expenditures per pupil. A high standard of excellence must continue to be applied to all public schools

within the county. Quality schools are valuable community assets that add to their desirability as a place to live, work and do business.

Trend: Students will continue to become more racially and ethnically diverse in the years ahead. A significant number of students also come from low-income households or have limited proficiency in English. The largest numbers of low-income and limited English proficiency students are clustered in a handful of school districts, but the number of students receiving free or reduced-price lunch has risen substantially in almost every school district in the county during the past 5 years.

Implications: Students in Somerset County's public schools have a diverse set of needs. Many of our most diverse school districts also have the highest proportion of low income students and have relatively high student-teacher ratios, complicating the ability of these schools to meet the needs of the most at-risk students. The unique needs of the diversifying student body must be adequately addressed by our schools in order to ensure the economic competitiveness and quality-of-life of the county.

Table 5.1
Educational Attainment in Somerset County by Municipality,
Persons 25 Years of Age and Over: 2007 - 2011

	Less Than 9th Grade	9th to 12th No Diploma	High School Graduate	Some College No Degree	Associate Degree	Bachelor's Degree	Graduate or Professional Degree	Percent High School Graduate or Higher	Percent Bachelor's Degree or Higher
Bedminster Township	124	67	1,005	862	502	1,978	1,748	97.0%	59.3%
Bernards Township	314	248	1,882	1,933	830	5,941	6,040	96.7%	69.7%
Bernardsville Borough	180	239	930	564	187	1,518	1,604	92.0%	59.8%
Bound Brook Borough	791	726	2,551	969	339	960	589	78.1%	22.4%
Branchburg Township	111	119	1,806	1,573	741	3,007	2,640	97.7%	56.5%
Bridgewater Township	898	754	5,410	4,601	1,976	9,210	7,566	94.6%	55.2%
Far Hills Borough	30	3	110	100	41	203	155	94.9%	55.8%
Franklin Township	1,290	1,709	9,763	6,240	2,944	13,185	8,992	93.2%	50.3%
Green Brook Township	226	166	1,192	554	145	1,476	961	91.7%	51.6%
Hillsborough Township	735	712	5,464	4,170	1,817	7,429	4,979	94.3%	49.0%
Manville Borough	427	621	3,391	1,301	562	801	299	85.8%	14.9%
Millstone Borough	4	18	99	46	20	71	32	92.4%	35.5%
Montgomery Township	204	160	1,230	1,037	640	4,687	5,418	97.3%	75.5%
North Plainfield Borough	974	1,107	5,613	2,624	818	2,349	1,088	85.7%	23.6%
Peapack/Gladstone Borough	88	43	294	246	71	698	378	92.8%	59.2%
Raritan Borough	133	309	1,705	764	422	962	534	90.8%	31.0%
Rocky Hill Borough	2	3	60	44	29	141	142	98.8%	67.2%
Somerville Borough	392	421	2,846	1,482	425	2,066	868	90.4%	34.5%
South Bound Brook Borough	110	300	1,059	504	267	724	326	87.5%	31.9%
Warren Township	69	277	1,832	1,229	498	3,458	2,773	96.6%	61.5%
Watchung Borough	195	95	631	729	200	1,192	1,200	93.2%	56.4%
SOMERSET COUNTY	7,297	8,097	48,873	31,572	13,474	62,056	48,332	93.0%	50.2%

Note: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: US Census Bureau, American Community Survey, 5-year Estimates, 2007-2011 (Table DP02)

Table 5.2
Educational Attainment in New Jersey by County,
Persons 25 Years of Age and Over: 2007 - 2011

	Less Than 9th Grade	9th to 12th No Diploma	High School Graduate	Some College No Degree	Associate Degree	Bachelor's Degree	Graduate or Professional Degree	Percent High School Graduate or Higher	Percent Bachelor's Degree or Higher
Atlantic County	11,400	17,755	63,515	36,083	12,926	29,237	13,488	84.2%	23.2%
Bergen County	27,589	29,267	157,949	96,798	34,186	178,189	105,872	91.0%	45.1%
Burlington County	8,324	17,950	92,743	60,002	23,329	66,985	36,853	91.4%	33.9%
Camden County	17,303	30,701	110,762	63,963	22,337	61,132	34,917	85.9%	28.2%
Cape May County	2,193	5,682	25,741	13,386	4,835	12,631	6,605	88.9%	27.1%
Cumberland County	10,148	14,000	40,954	18,014	6,085	10,134	4,331	76.7%	14.0%
Essex County	42,117	47,940	148,114	84,498	27,384	99,374	63,458	82.4%	31.7%
Gloucester County	5,264	13,697	66,302	37,525	15,078	35,716	16,298	90.0%	27.4%
Hudson County	44,341	37,521	115,814	65,072	18,171	98,573	54,776	81.1%	35.3%
Hunterdon County	1,738	3,631	20,132	14,637	6,030	25,013	17,568	94.0%	48.0%
Mercer County	13,685	17,642	63,101	40,697	15,180	49,377	42,689	87.1%	38.0%
Middlesex County	28,692	32,537	151,141	82,499	34,043	126,599	82,729	88.6%	38.9%
Monmouth County	14,812	21,312	116,032	75,544	30,910	106,495	63,128	91.6%	39.6%
Morris County	9,894	13,392	79,558	49,892	19,783	100,206	65,613	93.1%	49.0%
Ocean County	13,634	29,089	150,245	79,870	26,578	65,869	31,540	89.2%	24.5%
Passaic County	32,179	26,842	112,675	51,450	17,741	56,071	25,978	81.7%	25.4%
Salem County	2,130	4,283	17,467	9,038	3,626	5,667	2,625	85.7%	18.5%
Somerset County	7,297	8,097	48,873	31,572	13,474	62,056	48,332	93.0%	50.2%
Sussex County	2,016	4,741	33,396	21,252	8,247	21,452	10,671	93.4%	31.6%
Union County	29,185	24,459	110,890	59,180	20,350	68,852	43,652	85.0%	31.6%
Warren County	2,425	5,409	26,356	12,994	5,468	14,621	7,090	89.5%	29.2%
NEW JERSEY	326,366	405,947	1,751,760	1,003,966	365,761	1,294,249	778,213	87.6%	35.0%

Source: US Census Bureau, American Community Survey, 5-year Estimates, 2007-2011 (Table DP02)

Table 5.3

Total Public School Enrollment by School District: 2002 - 2011

	Grades	2002 to 2003	2003 to 2004	2004 to 2005	2005 to 2006	2006 to 2007	2007 to 2008	2008 to 2009	2009 to 2010	2010 to 2011	2011 to 2012
Bedminster Township	P-8	585	591	610	585	582	600	604	605	590	582
Bernards Township	P-12	4,763	4,996	5,207	5,328	5,314	5,501	5,613	5,673	5,622	5,666
Bound Brook Borough	P-12	1,600	1,608	1,569	1,515	1,465	1,505	1,531	1,513	1,538	1,533
Branchburg Township	P-8	1,910	1,933	1,998	1,974	1,949	1,897	1,820	1,825	1,830	1,707
Bridgewater/Raritan	P-12	8,380	8,663	8,777	8,999	9,205	9,115	9,087	9,044	8,909	8,748
Franklin Township	P-12	6,294	6,584	6,724	7,177	7,274	7,540	7,615	7,788	7,865	7,763
Green Brook Township	P-8	829	889	906	952	969	979	983	981	990	964
Hillsborough Township	P-12	7,492	7,601	7,669	7,650	7,559	7,521	7,555	7,457	7,389	7,294
Manville Borough	K-12	1,301	1,292	1,303	1,310	1,331	1,292	1,306	1,229	1,310	1,290
Montgomery Township	P-12	4,337	4,672	4,899	4,909	5,225	5,241	5,306	5,191	5,091	5,044
North Plainfield Borough	P-12	3,308	3,288	3,247	3,218	3,130	3,082	3,108	3,199	3,249	3,152
Somerset County Educational Services	P-12	160	161	217	171	183	162	166	171	143	113
Somerset County Vocational Technical	9-12	432	451	481	427	456	454	444	498	378	461
Somerset Hills Regional	P-12	1,766	1,891	1,944	2,004	2,021	2,049	2,130	2,064	2,068	2,026
Somerville Borough	P-12	2,163	2,169	2,192	2,183	2,166	2,260	2,327	2,337	2,432	2,228
South Bound Brook Borough	P-8	533	498	497	490	477	455	425	429	451	462
Warren Township	P-8	2,155	2,199	2,255	2,271	2,216	2,189	2,205	2,216	2,189	2,095
Watchung Borough	P-8	597	647	657	729	682	686	688	713	705	680
Watchung Hills Regional	9-12	1,567	1,691	1,818	1,916	2,007	2,061	2,033	2,078	2,072	2,068
SOMERSET COUNTY		50,168	51,822	52,967	53,804	54,211	54,586	54,943	55,007	54,820	53,872

Note: Far Hills, Millstone, Rocky Hill, and Peapack/Gladstone have no operating schools.

Source: New Jersey Department of Education
<http://www.state.nj.us/education/data/>

Table 5.4
Public School Student-Teacher Ratio
by School District: 2011-2012 School Year

	Grades	Total Teachers	Student-Teacher Ratio
Bedminster Township	P-8	58	10.0
Bernards Township	P-12	444	12.8
Bound Brook Borough	P-12	108	14.2
Branchburg Township	P-8	153	11.2
Bridgewater/Raritan	P-12	756	11.6
Franklin Township	P-12	624	12.4
Green Brook Township	P-8	80	12.1
Hillsborough Township	P-12	598	12.2
Manville Borough	K-12	103	12.5
Montgomery Township	P-12	379	13.3
North Plainfield Borough	P-12	282	11.2
Somerset County Educational Services	P-12	30	3.8
Somerset County Vocational Technical	9-12	51	9.1
Somerset Hills Regional	P-12	157	12.9
Somerville Borough	P-12	181	12.3
South Bound Brook Borough	P-8	33	13.9
Warren Township	P-8	216	9.7
Watchung Borough	P-8	54	12.6
Watchung Hills Regional	9-12	161	12.8
SOMERSET COUNTY		4,468	12.1

Note: Far Hills, Millstone, Rocky Hill, and Peapack/Gladstone have no operating schools.

Source: New Jersey Department of Education
<http://www.state.nj.us/education/data/>

Table 5.5A
Students Receiving Free Lunch, Reduced Price Lunch and
with Limited English Proficiency by School District: 2006- 2007 School Year

	Grades	Number of Students			Percent of Total Enrollment		
		Free Lunch	Reduced Lunch	Limited English Proficiency	Free Lunch	Reduced Lunch	Limited English Proficiency
Bedminster Township	P-8	11	16	15	1.9%	2.7%	2.6%
Bernards Township	P-12	26	25	1	0.5%	0.5%	0.0%
Bound Brook Borough	P-12	574	182	152	39.2%	12.4%	10.4%
Branchburg Township	P-8	35	17	18	1.8%	0.9%	0.9%
Bridgewater/Raritan	P-12	45	29	174	0.5%	0.3%	1.9%
Franklin Township	P-12	1,455	431	274	20.0%	5.9%	3.8%
Green Brook Township	P-8	11	20	25	1.1%	2.1%	2.6%
Hillsborough Township	P-12	200	148	105	2.6%	2.0%	1.4%
Manville Borough	K-12	257	129	33	19.3%	9.7%	2.5%
Montgomery Township	P-12	58	41	57	1.1%	0.8%	1.1%
North Plainfield Borough	P-12	948	411	242	30.3%	13.1%	7.7%
Somerset County Educational Services	P-12	37	8	0	20.2%	4.4%	0.0%
Somerset County Vo. Tech.	9-12	48	29	10	10.5%	6.4%	2.2%
Somerset Hills Regional	P-12	40	13	37	2.0%	0.6%	1.8%
Somerville Borough	P-12	408	178	62	18.8%	8.2%	2.9%
South Bound Brook Borough	P-8	106	59	27	22.2%	12.4%	5.7%
Warren Township	P-8	7	0	43	0.3%	0.0%	1.9%
Watchung Borough	P-8	2	0	7	0.3%	0.0%	1.0%
Watchung Hills Regional	9-12	5	10	16	0.2%	0.5%	0.8%
SOMERSET COUNTY		4,273	1,746	1,298	7.9%	3.2%	2.4%

Note: Far Hills, Millstone, Rocky Hill, and Peapack/Gladstone have no operating schools.

Source: New Jersey Department of Education
<http://www.state.nj.us/education/data/>

Table 5.5B
Students Receiving Free Lunch, Reduced Price Lunch and
with Limited English Proficiency by School District: 2011- 2012 School Year

	Grades	Number of Students			Percent of Total Enrollment		
		Free Lunch	Reduced Lunch	Limited English Proficiency	Free Lunch	Reduced Lunch	Limited English Proficiency
Bedminster Township	P-8	28	19	20	4.8%	3.3%	3.4%
Bernards Township	P-12	63	29	24	1.1%	0.5%	0.4%
Bound Brook Borough	P-12	854	197	123	55.7%	12.9%	8.0%
Branchburg Township	P-8	44	22	21	2.6%	1.3%	1.2%
Bridgewater/Raritan	P-12	494	163	142	5.6%	1.9%	1.6%
Franklin Township	P-12	2,403	589	432	30.9%	7.6%	5.6%
Green Brook Township	P-8	47	15	22	4.9%	1.6%	2.3%
Hillsborough Township	P-12	370	187	134	5.1%	2.6%	1.8%
Manville Borough	K-12	368	152	48	28.5%	11.8%	3.7%
Montgomery Township	P-12	88	55	38	1.7%	1.1%	0.8%
North Plainfield Borough	P-12	1,479	362	177	46.9%	11.5%	5.6%
Somerset County Educational Services	P-12	46	3	1	40.7%	2.7%	0.9%
Somerset County Vo. Tech.	9-12	78	31	2	16.8%	6.7%	0.3%
Somerset Hills Regional	P-12	115	46	32	5.7%	2.3%	1.6%
Somerville Borough	P-12	477	120	68	21.4%	5.4%	3.1%
South Bound Brook Borough	P-8	155	71	26	33.5%	15.4%	5.6%
Warren Township	P-8	14	0	58	0.7%	0.0%	2.8%
Watchung Borough	P-8	1	0	1	0.1%	0.0%	0.1%
Watchung Hills Regional	9-12	49	10	8	2.3%	0.5%	0.4%
SOMERSET COUNTY		7,170	2,070	1,375	13.3%	3.8%	2.6%

Note: Far Hills, Millstone, Rocky Hill, and Peapack/Gladstone have no operating schools.

Source: New Jersey Department of Education
<http://www.state.nj.us/education/data/>

Table 5.6
Public School Finances
by School District: 2010-2011 School Year

	Grades	Total Spending per Pupil	Revenue Sources			
			Local Taxes	State	Federal	All Other
Bedminster Township	P-8	\$20,186	92.1%	6.7%	1.1%	0.1%
Bernards Township	P-12	\$15,671	88.4%	9.5%	1.2%	1.1%
Bound Brook Borough	P-12	\$15,394	52.9%	34.9%	7.2%	5.0%
Branchburg Township	P-8	\$16,876	88.3%	8.3%	1.8%	1.6%
Bridgewater/Raritan	P-12	\$16,254	86.6%	11.3%	2.0%	0.1%
Franklin Township	P-12	\$18,288	81.7%	14.4%	3.8%	0.1%
Green Brook Township	P-8	\$17,111	90.9%	7.8%	1.4%	0.2%
Hillsborough Township	P-12	\$15,440	71.2%	26.6%	2.1%	0.1%
Manville Borough	K-12	\$15,339	66.4%	29.1%	4.4%	0.1%
Montgomery Township	P-12	\$15,858	87.4%	10.1%	2.4%	0.1%
North Plainfield Borough	P-12	\$17,028	49.3%	47.2%	3.7%	0.0%
Somerset County Educational Services	P-12	NA	NA	NA	NA	NA
Somerset County Vo. Tech.	9-12	\$30,204	75.6%	16.4%	3.4%	4.6%
Somerset Hills Regional	P-12	\$19,278	77.9%	9.5%	2.1%	10.5%
Somerville Borough	P-12	\$17,177	50.9%	19.8%	3.4%	25.9%
South Bound Brook Borough	P-8	\$15,341	58.8%	38.0%	3.1%	0.1%
Warren Township	P-8	\$17,997	89.5%	8.9%	1.3%	0.3%
Watchung Borough	P-8	\$17,643	89.1%	8.8%	1.8%	0.3%
Watchung Hills Regional	9-12	\$19,061	73.8%	7.7%	1.2%	17.3%

Note: Far Hills, Millstone, Rocky Hill, and Peapack/Gladstone have no operating schools.
 No data was available for Somerset County Educational Services Commission
 Other revenue sources include tuition, use of fund balance, and other revenues.

Source: New Jersey Department of Education
<http://www.state.nj.us/education/data/>

economy



Chapter 6: Economy

In an uncertain economy, a top concern of many Somerset County residents is employment. Throughout the nation, many people are worried about finding a job, feel insecure in the job they have or are underemployed. The last several years have been marked by troublingly high unemployment rates in almost every community in the United States, but there is now reason to believe the economy is improving. It is not only important to ensure that there are jobs available to the people of Somerset County, but that people earn enough at their jobs to support their families. Educational institutions can help by providing appropriate coursework and job training so that Somerset County residents are well equipped to fill the types of jobs that are available.

Trend: After the steep decline that occurred during the Great Recession, the total number of jobs in the county has begun to grow again, and the unemployment rate has shown a downward trend since a peak of 7.5 percent in 2010. The latest estimates available from the New Jersey Department of Labor and Workforce Development for May 2013 indicate a county unemployment rate of 6.9 percent. Between the worst point in the recession and the present, job growth has been seen in every municipality in Somerset County.

Implications: The economy overall has showed signs of improvement, and this has meant more jobs. Though economic uncertainty remains, some businesses have begun hiring again. However, it is predicted to take several more years to return to full employment and as unemployed workers who stopped searching for a job re-enter the labor force. The county and its municipalities are pursuing strategies that will re-position under-utilized and vacant facilities within the Priority Growth Investment Areas identified on the County Investment Framework Map endorsed by the County Planning Board in October 2012. As Economic growth is anticipated to strengthen as this plan and the county's Comprehensive Economic Development Strategy (CEDS) strategies are implemented.

Trend: Compared with New Jersey and the United States as a whole, Somerset County has experienced a slightly better employment situation. Unemployment in the county is well below both the State and national rates.

Implications: Somerset County has continued to be an attractive place to do business. With its educated workforce, high-quality infrastructure, advantageous location, and favorable business climate, the county is well-positioned to reap the benefits of the economic recovery. Implementation of the County Investment Strategy and county's Comprehensive Economic Development Strategy (CEDS) will help ensure the county's communities, residents and businesses continue to benefit from sustainable economic growth.

Trend: Currently, job growth is most prominent in health care, education, and management. In each of these industries, between 2006 and 2011, there has been growth in both total numbers of jobs and as a percent of all jobs. Construction and manufacturing jobs, on the other hand, have declined during the same time period.

Implications: Unlike in the past, workers without specialized training can no longer rely on being able to find high-paying work in retail, construction or manufacturing with only a high school diploma. Many of the growing industry sectors require a high level of skills and training. Education and workforce development programs will be necessary to ensure that everyone can participate fully in the economy. Raritan Valley Community College and nearby research universities including Rutgers and Princeton are well-positioned to serve in this role.

Trend: Economic growth can be encouraged in strategic clusters: geographic concentrations of firms in the same or inter-dependent industries. Several key industry clusters have been identified for the State of New Jersey. According to the county's Comprehensive Economic Development Strategy, four of these key clusters are present in Somerset County: Bio/Pharmaceuticals and Life Sciences, Finance, Advanced Manufacturing, and Technology.

Implications: The draft final State Strategic Plan outlines how industry clusters can be cultivated and how they will contribute to New Jersey's economic growth. Forging partnerships between educational institutions and the business community will help establish regional innovation clusters by ensuring a skilled local workforce and fostering new enterprises.

Trend: Somerset County has a good balance between jobs and housing.

Implications: The Jobs-to-Housing Ratio is a measure of the number of jobs per housing unit. This indicator shows that there are a healthy number of jobs for the amount of people living in the county, approximately 1.5 jobs per housing unit. An imbalance between jobs and housing might indicate that the jobs available are not well-matched to support the income needs of the people who live in the county or that insufficient workforce housing opportunities prevent people who work in the county from living close to their jobs.

Trend: Compared to New Jersey as a whole, Somerset County had one of the highest overall office vacancy rates reported by Cushman

and Wakefield for the third quarter of 2013, at 26.4% across all classes of office space. The overall vacancy rate is up significantly from the same time last year, which is most likely due to the recent Sanofi Aventis' move from its 1.2 million sq. ft. headquarters facility in Bridgewater. Fortunately, a developer is pursuing repositioning this site as a new mixed-use area in coordination with Bridgewater Township. This report also shows average rental prices are slightly downward trending. In addition, there has been a net decrease in total vacant office space in Somerset County as well as statewide.

Implications: Opportunities to re-use and revitalize existing office space are significant in the County. This space represents an opportunity for economic growth to occur in an efficient and sustainable manner; taking advantage of the existing infrastructure system and locational assets The County Investment Framework and the county's Comprehensive Economic Development Strategy (CEDS) in conjunction with new State incentives associated with the recently adopted Economic Opportunity Act of 2013 encourage and support improvements in the office market and overall economy.

Table 6.1

Somerset County Employment by NAICS Code: 2006 - 2011

		Average Annual Employment						Pct. of Total Employment	
		2006	2007	2008	2009	2010	2011	2006	2011
NAICS	Private Sector								
11	Agriculture, Forestry, Fishing and Hunting	D	D	D	D	143	168	0.0%	0.1%
21	Mining	D	D	D	D	D	D	0.0%	0.0%
22	Utilities	332	296	273	D	D	D	0.2%	0.0%
23	Construction	6,400	6,226	5,946	5,358	4,738	4,864	3.7%	2.9%
31-33	Manufacturing	18,561	18,292	18,093	16,393	15,632	15,498	10.7%	9.2%
42	Wholesale Trade	8,822	9,683	9,810	9,587	8,561	9,275	5.1%	5.5%
44-45	Retail Trade	20,445	20,757	20,297	18,947	19,127	19,473	11.8%	11.6%
48-49	Transportation and Warehousing	3,959	4,202	4,244	3,904	3,878	3,874	2.3%	2.3%
51	Information	7,594	7,514	7,280	6,576	6,219	6,474	4.4%	3.9%
53	Finance and Insurance	11,570	11,189	11,311	11,105	10,927	10,611	6.7%	6.3%
53	Real Estate and Rental and Leasing	1,366	1,756	1,621	1,603	1,571	1,518	0.8%	0.9%
54	Professional and Technical Services	18,567	19,177	18,285	18,024	17,892	18,550	10.7%	11.1%
55	Management of Companies and Enterprises	7,173	7,445	7,805	8,321	8,449	8,871	4.2%	5.3%
56	Administrative and Waste Services	13,699	12,367	11,998	10,759	10,987	11,500	7.9%	6.9%
61	Educational Services	2,294	2,502	2,604	2,807	2,768	2,901	1.3%	1.7%
62	Health Care and Social Assistance	16,960	17,120	17,512	18,319	18,580	18,881	9.8%	11.3%
71	Arts, Entertainment, and Recreation	2,630	2,782	2,855	2,358	2,379	2,391	1.5%	1.4%
72	Accommodation and Food Services	9,086	9,839	9,860	9,494	9,668	10,062	5.3%	6.0%
81	Other Services, except Public Administration	4,939	5,171	5,424	5,165	5,294	5,422	2.9%	3.2%
PRIVATE SECTOR SUBTOTAL		156,251	157,170	155,895	149,566	147,677	151,321	90.4%	90.3%
Government Employment									
	Federal	1,778	1,803	1,841	1,885	1,872	1,731	1.0%	1.0%
	State	938	939	905	867	786	719	0.5%	0.4%
	Local	13,802	14,023	14,397	14,493	14,359	13,844	8.0%	8.3%
GOVERNMENT SUBTOTAL		16,518	16,765	17,143	17,245	17,017	16,294	9.6%	9.7%
TOTAL		172,769	173,935	173,038	166,811	164,694	167,615	100.0%	100.0%

Notes: D - Data for industries with few units or where one employer is a significant percentage of employment or wages, or for which data is not available. NAICS: North American Industrial Classification System

Source: NJ Dept. of Labor and Workforce Development, Quarterly Census of Employment and Wages, Annual Reports 2006-2011

Table 6.2A
Business Employment and Wages for
Industries in Somerset County: 2006 and 2011 (1 of 7)

NAICS	Industry	2006				2011			
		Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)	Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)
11	Agriculture, Forestry, Fishing and Hunting								
111	Crop production	D	D	D	D	D	D	D	D
112	Animal production	D	D	D	D	D	D	D	D
113	Forestry and logging	D	D	D	D	D	D	D	D
114	Fishing, hunting and trapping	D	D	D	D	D	D	D	D
115	Agriculture and forestry support activities	13	78	\$530	\$2,134	17	91	\$712	\$3,351
	Agriculture Total	D	D	D	D	39	168	\$663	\$5,785
21	Mining								
211	Oil and gas extraction	D	D	D	D	D	D	D	D
212	Mining, except oil and gas	D	D	D	D	D	D	D	D
213	Support activities for mining	D	D	D	D	D	D	D	D
	Mining Total	D	D	D	D	D	D	D	D
22	Utilities								
221	Utilities	11	332	\$1,222	\$21,111	D	D	D	D
	Utilities Total	11	332	\$1,222	\$21,111	D	D	D	D
23	Construction								
236	Construction of buildings	304	1,810	\$1,250	\$117,655	273	1,390	\$1,519	\$109,812
237	Heavy and civil engineering construction	42	624	\$1,317	\$42,750	42	723	\$1,535	\$57,695
238	Specialty trade contractors	596	3,966	\$1,066	\$219,905	560	2,751	\$1,101	\$157,523
	Construction Total	942	6,400	\$1,143	\$380,309	875	4,864	\$1,285	\$325,031

Notes: D - Data for industries with few units or where one employer is a significant percentage of employment or wages of the industry are withheld. As a result, industry totals may differ from the sum shown for categories. NAICS: North American Industrial Classification System

Source: NJ Dept. of Labor and Workforce Development, Quarterly Census of Employment and Wages Annual Reports 2006-2011
<http://lwd.state.nj.us/lpaapp/app?service=page&page=QCEW>

Table 6.2B
Business Employment and Wages for
Industries in Somerset County: 2006 and 2011 (2 of 7)

NAICS	Industry	2006				2011			
		Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)	Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)
31-33	Manufacturing								
311	Food manufacturing	24	596	\$962	\$29,824	26	508	\$1,228	\$32,423
312	Beverage and tobacco product manufacturing	D	D	D	D	D	D	D	D
313	Textile mills	D	D	D	D	D	D	D	D
314	Textile product mills	D	D	D	D	D	D	D	D
315	Apparel manufacturing	D	D	D	D	D	D	D	D
316	Leather and allied product manufacturing	D	D	D	D	D	D	D	D
321	Wood product manufacturing	D	D	D	D	5	40	\$892	\$1,858
322	Paper manufacturing	D	D	D	D	D	D	D	D
323	Printing and related support activities	37	342	\$1,134	\$20,185	36	319	\$1,099	\$18,261
324	Petroleum and coal products manufacturing	D	D	D	D	D	D	D	D
325	Chemical manufacturing	55	8,965	\$2,106	\$981,733	51	6,294	\$2,625	\$859,218
326	Plastics and rubber products manufacturing	23	1,281	\$1,044	\$69,536	24	1,011	\$1,161	\$61,066
327	Nonmetallic mineral product manufacturing	10	194	\$1,262	\$12,722	8	36	\$1,906	\$3,569
331	Primary metal manufacturing	D	D	D	D	D	D	D	D
332	Fabricated metal product manufacturing	46	1,089	\$1,040	\$58,873	47	879	\$1,120	\$51,169
333	Machinery manufacturing	24	774	\$1,351	\$54,416	25	743	\$1,489	\$57,546
334	Computer and electronic product manufacturing	34	1,342	\$1,750	\$122,113	34	1,564	\$2,084	\$169,478
335	Electrical equipment and appliance mfg.	D	D	D	D	D	D	D	D
336	Transportation equipment manufacturing	D	D	D	D	D	D	D	D
337	Furniture and related product manufacturing	18	248	\$810	\$10,439	15	288	\$942	\$14,107
339	Miscellaneous manufacturing	D	D	D	D	D	D	D	D
Manufacturing Total		347	18,561	\$1,792	\$1,729,446	339	15,498	\$2,259	\$1,820,688

Notes: D - Data for industries with few units or where one employer is a significant percentage of employment or wages of the industry are withheld. As a result, industry totals may differ from the sum shown for categories. NAICS: North American Industrial Classification System

Source: NJ Dept. of Labor and Workforce Development, Quarterly Census of Employment and Wages Annual Reports 2006-2011

Table 6.2C
Business Employment and Wages for
Industries in Somerset County: 2006 and 2011 (3 of 7)

NAICS	Industry	2006				2011			
		Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)	Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)
42	Wholesale Trade								
423	Merchant wholesalers, durable goods	297	5,150	\$1,578	\$422,465	292	4,429	\$1,712	\$394,226
424	Merchant wholesalers, nondurable goods	117	2,412	\$1,305	\$163,651	147	3,919	\$3,327	\$678,128
425	Electronic markets and agents and brokers	190	1,260	\$1,470	\$96,317	153	927	\$1,897	\$91,416
Wholesale Total		603	8,822	\$1,488	\$682,432	591	9,275	\$2,413	\$1,163,769
44-45	Retail Trade								
441	Motor vehicle and parts dealers	69	2,086	\$1,054	\$114,274	68	1,935	\$1,095	\$110,165
442	Furniture and home furnishings stores	78	775	\$628	\$25,306	75	712	\$591	\$21,874
443	Electronics and appliance stores	73	861	\$1,194	\$53,487	84	1,338	\$1,346	\$93,624
444	Building material and garden supply stores	63	1,649	\$609	\$52,233	64	1,246	\$626	\$40,555
445	Food and beverage stores	194	4,786	\$469	\$116,769	211	4,791	\$472	\$117,640
446	Health and personal care stores	102	1,364	\$870	\$61,673	112	1,129	\$589	\$34,592
447	Gasoline stations	77	417	\$440	\$9,522	D	D	D	D
448	Clothing and clothing accessories stores	D	D	D	D	147	2,348	\$853	\$104,106
	Sporting goods, hobby, book and music stores	76	1,171	\$425	\$25,871	72	968	\$395	\$19,868
451	General merchandise stores	34	3,496	\$413	\$75,112	44	3,427	\$432	\$77,011
452	Miscellaneous store retailers	125	971	\$645	\$32,549	103	911	\$589	\$27,898
453	Non-store retailers	D	D	D	D	D	D	D	D
454									
Retail Total		1,075	20,445	\$640	\$680,252	1,088	19,473	\$664	\$672,456

Notes: D - Data for industries with few units or where one employer is a significant percentage of employment or wages of the industry are withheld. As a result, industry totals may differ from the sum shown for categories. NAICS: North American Industrial Classification System

Source: NJ Dept. of Labor of Labor and Workforce Development, Quarterly Census of Employment and Wages Annual Reports 2006-2011

<http://lwd.state.nj.us/lpaapp/app?service=page&page=QCEW>

Table 6.2D
Business Employment and Wages for
Industries in Somerset County: 2006 and 2011 (4 of 7)

NAICS	Industry	2006				2011			
		Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)	Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)
48-49	Transportation and Warehousing								
481	Air transportation	D	D	D	D	D	D	D	D
482	Rail transportation	D	D	D	D	D	D	D	D
483	Water transportation	D	D	D	D	D	D	D	D
484	Truck transportation	77	762	\$861	\$34,122	95	889	\$991	\$45,796
485	Transit and ground passenger transportation	32	538	\$396	\$11,084	33	805	\$340	\$14,223
486	Pipeline transportation	D	D	D	D	D	D	D	D
487	Scenic and sightseeing transportation	D	D	D	D	D	D	D	D
488	Support activities for transportation	37	462	\$1,010	\$24,277	42	314	\$947	\$15,470
491	Postal service	D	D	D	D	D	D	D	D
492	Couriers and messengers	D	D	D	D	D	D	D	D
493	Warehousing and storage	20	655	\$954	\$32,485	20	608	\$1,739	\$55,005
	Transportation and Warehousing Total	193	3,959	\$804	\$165,543	211	3,874	\$946	\$190,522
51	Information								
511	Publishing industries (except internet)	46	2,362	\$1,392	\$170,982	36	1,408	\$1,487	\$108,849
512	Motion picture and sound recording industries	14	140	\$390	\$2,827	13	284	\$338	\$4,993
515	Broadcasting, except Internet	D	D	D	D	D	D	D	D
516	Internet publishing and broadcasting	D	D	D	D	D	D	D	D
517	Telecommunications	74	3,556	\$2,656	\$491,129	70	3,030	\$3,262	\$513,906
518	ISPs, search portals, and data processing	D	D	D	D	23	446	\$1,700	\$39,453
519	Other information services	3	62	\$554	\$1,791	D	D	D	D
	Information Total	179	7,594	\$2,005	\$791,614	157	6,474	\$2,430	\$818,013

Notes: D - Data for industries with few units or where one employer is a significant percentage of employment or wages of the industry are withheld. As a result, industry totals may differ from the sum shown for categories. NAICS: North American Industrial Classification System

Source: NJ Dept. of Labor and Workforce Development, Quarterly Census of Employment and Wages Annual Reports 2006-2011

Table 6.2E
Business Employment and Wages for
Industries in Somerset County: 2006 and 2011 (5 of 7)

NAICS	Industry	2006				2011			
		Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)	Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)
52	<i>Finance and Insurance</i>								
521	Monetary authorities or central bank	D	D	D	D	D	D	D	D
522	Credit intermediation and related activities	193	4,086	\$1,581	\$335,965	202	2,975	\$1,858	\$287,447
523	Financial investment and related activities	117	2,322	\$2,662	\$321,410	D	D	D	D
524	Insurance carriers and related activities	170	5,139	\$1,920	\$513,071	165	5,810	\$2,313	\$698,700
525	Funds, trusts, and other financial vehicles	5	24	\$3,420	\$4,239	D	D	D	D
	Finance and Insurance Total	484	11,570	\$1,952	\$1,174,685	519	10,611	\$2,365	\$1,304,869
53	<i>Real Estate and Rental and Leasing</i>								
531	Real estate	230	1,366	\$970	\$68,920	221	1,267	\$1,131	\$74,559
532	Rental and leasing services	D	D	D	D	D	D	D	D
533	Lessors, nonfinancial intangible assets	D	D	D	D	D	D	D	D
	Real Estate Total	273	1,773	\$955	\$88,097	258	1,518	\$1,151	\$90,831
54	<i>Professional and Technical Services</i>								
541	Professional and technical services	1,671	18,567	\$2,268	\$2,189,697	1,842	18,550	\$2,129	\$2,053,914
	Professional and Technical Total	1,671	18,567	\$2,268	\$2,189,697	1,842	18,550	\$2,129	\$2,053,914
55	<i>Management of Companies and Enterprises</i>								
551	Management of companies and enterprises	43	7,173	\$2,530	\$943,562	56	8,871	\$2,788	\$1,286,085
	Management Total	43	7,173	\$2,530	\$943,562	56	8,871	\$2,788	\$1,286,085

Notes: D - Data for industries with few units or where one employer is a significant percentage of employment or wages of the industry are withheld. As a result, industry totals may differ from the sum shown for categories. NAICS: North American Industrial Classification System

Source: NJ Dept. of Labor and Workforce Development, Quarterly Census of Employment and Wages Annual Reports 2006-2011
<http://lwd.state.nj.us/lpaapp/app?service=page&page=QCEW>

Table 6.2F
Business Employment and Wages for
Industries in Somerset County: 2006 and 2011 (6 of 7)

NAICS	Industry	2006				2011			
		Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)	Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)
56	Administrative and Waste Services								
561	Administrative and support services	569	13,554	\$1,204	\$848,589	615	11,388	\$1,144	\$677,274
562	Waste management and remediation services	20	144	\$966	\$7,251	21	113	\$1,001	\$5,855
	Administrative and Waste Total	589	13,699	\$1,201	\$855,840	635	11,500	\$1,142	\$683,129
61	Educational Services								
611	Educational services	128	2,294	\$741	\$88,407	161	2,901	\$808	\$121,844
	Education Total	128	2,294	\$741	\$88,407	161	2,901	\$808	\$121,844
62	Health Care and Social Assistance								
621	Ambulatory health care services	702	7,009	\$1,109	\$404,333	811	7,866	\$1,108	\$453,196
622	Hospitals	D	D	D	D	D	D	D	D
623	Nursing and residential care facilities	77	4,485	\$608	\$141,908	98	5,168	\$650	\$174,400
624	Social assistance	D	D	D	D	D	D	D	D
	Health Care Total	921	16,960	\$839	\$740,086	1,052	18,881	\$867	\$851,326
71	Arts, Entertainment, and Recreation								
711	Performing arts and spectator sports	D	D	D	D	D	D	D	D
712	Museums, historical sites, zoos, and parks	D	D	D	D	D	D	D	D
713	Amusements, gambling, and recreation	D	D	D	D	110	2,111	\$463	\$50,828
	Arts and Recreation Total	134	2,630	\$646	\$88,347	143	2,391	\$503	\$62,568

Notes: D - Data for industries with few units or where one employer is a significant percentage of employment or wages of the industry are withheld. As a result, industry totals may differ from the sum shown for categories. NAICS: North American Industrial Classification System

Source: NJ Dept. of Labor and Workforce Development, Quarterly Census of Employment and Wages Annual Reports 2006-2011
<http://lwd.state.nj.us/lpaapp/app?service=page&page=QCEW>

Table 6.2G
Business Employment and Wages for
Industries in Somerset County: 2006 and 2011 (7 of 7)

NAICS	Industry	2006				2011			
		Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)	Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)
72	Accommodation and Food Services								
721	Accommodation	31	1,507	\$514	\$40,266	34	1,514	\$536	\$42,192
722	Food services and drinking places	585	7,579	\$332	\$130,774	673	8,548	\$355	\$157,575
	Accommodation and Food Total	617	9,086	\$362	\$171,040	707	10,062	\$382	\$199,767
81	Other Services, except Public Administration								
811	Repair and maintenance	195	1,165	\$899	\$54,441	182	933	\$921	\$44,692
812	Personal and laundry services	327	1,762	\$415	\$38,037	396	2,190	\$410	\$46,693
813	Membership associations and organizations	134	1,683	\$505	\$44,159	145	1,896	\$666	\$65,677
814	Private households	283	329	\$1,017	\$17,403	347	403	\$1,146	\$24,020
	Other Services Total	939	4,939	\$600	\$154,039	1,070	5,422	\$642	\$181,082
99	Unclassified Entities	705	927	\$611	\$29,425	D	D	D	D
	Private Sector Total	9,882	156,251	\$1,354	\$11,002,858	9,898	151,321	\$1,512	\$11,900,143

Notes: D - Data for industries with few units or where one employer is a significant percentage of employment or wages of the industry are withheld. As a result, industry totals may differ from the sum shown for categories. NAICS: North American Industrial Classification System

Source: NJ Dept. of Labor and Workforce Development, Quarterly Census of Employment and Wages Annual Reports 2006-2011

<http://lwd.state.nj.us/lpaapp/app?service=page&page=QCEW>

Table 6.3A
Private Sector Employment by Municipality in
Somerset County: 2006 and 2011

	2006				2011				Percent Change	
	Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)	Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)	Annual Avg. Employment	Weekly Wages*
Bedminster Township	373	6,645	\$2,521	\$871,147	348	7,174	\$2,192	\$817,625	7.96%	-22.37%
Bernards Township	628	9,837	\$1,853	\$947,814	659	12,094	\$2,165	\$1,361,860	22.94%	4.32%
Bernardsville Borough	368	2,768	\$1,108	\$159,515	374	2,116	\$1,095	\$120,478	-23.55%	-11.76%
Bound Brook Borough	350	3,634	\$768	\$145,193	312	4,028	\$771	\$161,415	10.84%	-10.37%
Branchburg Township	444	7,799	\$1,170	\$474,302	484	8,135	\$1,399	\$592,003	4.31%	6.76%
Bridgewater Township	1,466	31,105	\$1,428	\$2,310,537	1,449	29,365	\$1,750	\$2,671,975	-5.59%	9.42%
Far Hills Borough	117	726	\$1,331	\$50,285	121	715	\$1,548	\$57,578	-1.52%	3.84%
Franklin Township	1,498	29,711	\$1,123	\$1,735,670	1,529	26,851	\$1,267	\$1,769,276	-9.63%	0.73%
Green Brook Township	349	3,652	\$851	\$161,645	319	3,067	\$831	\$132,499	-16.02%	-12.81%
Hillsborough Township	948	8,391	\$781	\$340,895	1,011	8,560	\$775	\$345,062	2.01%	-11.40%
Manville Borough	186	1,632	\$537	\$45,609	178	1,447	\$579	\$43,554	-11.34%	-3.73%
Millstone Borough	17	99	\$948	\$4,888	13	51	\$856	\$2,254	-48.48%	-19.38%
Montgomery Township	601	7,415	\$1,344	\$518,253	502	8,559	\$1,624	\$722,691	15.43%	7.89%
North Plainfield Borough	363	2,901	\$701	\$105,726	340	2,245	\$720	\$84,057	-22.61%	-8.29%
Peapack/Gladstone Borough	121	1,241	\$1,041	\$67,195	111	2,487	\$1,950	\$252,240	100.40%	67.25%
Raritan Borough	282	9,355	\$1,570	\$763,546	284	8,560	\$1,915	\$852,163	-8.50%	8.91%
Rocky Hill Borough	60	320	\$882	\$14,663	43	385	\$1,060	\$21,206	20.31%	7.30%
Somerville Borough	840	10,932	\$952	\$541,031	696	8,731	\$1,041	\$472,624	-20.13%	-2.37%
South Bound Brook Borough	54	306	\$929	\$14,763	63	291	\$779	\$11,790	-4.90%	-25.13%
Warren Township	479	12,315	\$2,419	\$1,549,279	744	11,383	\$2,114	\$1,251,256	-7.57%	-21.97%
Watchung Borough	341	5,468	\$636	\$180,900	321	5,079	\$593	\$156,537	-7.11%	-16.75%
SOMERSET COUNTY	9882	156251	\$1,354	\$11,002,858	9898	151321	\$1,512	\$11,900,143	-3.16%	-0.30%

Notes: A municipal total may not be consistent with the sum of the industry totals for that municipality.

* Change in weekly wages is based on 2011 Inflation-Adjusted dollars.

Source: NJ Dept. of Labor and Workforce Development, Quarterly Census of Employment and Wages 2006-2011,

Municipal Annual Reports

http://lwd.dol.state.nj.us/labor/lpa/employ/qcew/qcew_index.html

Table 6.3B
Private Sector Employment Density
by Municipality: 2006 and 2011

	Total Square Miles	2006		2011	
		Units Per Sq. Mi.	Annual Avg. Employment Per Sq. Mi.	Units Per Sq. Mi.	Annual Avg. Employment Per Sq. Mi.
Bedminster Township	26.7	14.0	248.9	13.0	268.7
Bernards Township	24.4	25.7	403.2	27.0	495.7
Bernardsville Borough	13.1	28.1	211.3	28.5	161.5
Bound Brook Borough	1.6	218.8	2,271.3	195.0	2,517.5
Branchburg Township	20.2	22.0	386.1	24.0	402.7
Bridgewater Township	32.7	44.9	952.1	44.4	898.8
Far Hills Borough	5.0	23.4	145.2	24.2	143.0
Franklin Township	46.4	32.3	640.3	33.0	578.7
Green Brook Township	4.7	74.3	777.0	67.9	652.6
Hillsborough Township	54.7	17.3	153.4	18.5	156.5
Manville Borough	2.5	74.4	652.8	71.2	578.8
Millstone Borough	0.6	28.3	165.0	21.7	85.0
Montgomery Township	32.3	18.6	229.9	15.6	265.3
North Plainfield Borough	2.9	125.2	1,000.3	117.2	774.1
Peapack/Gladstone Borough	5.9	20.5	210.3	18.8	421.5
Raritan Borough	2.1	136.9	4,541.3	137.9	4,155.3
Rocky Hill Borough	0.6	93.8	500.0	67.2	601.6
Somerville Borough	2.4	354.4	4,612.7	293.7	3,684.0
South Bound Brook Borough	0.9	60.0	340.0	70.0	323.3
Warren Township	19.3	24.8	638.1	38.5	589.8
Watchung Borough	6.2	55.0	881.9	51.8	819.2

Source: NJ Dept. of Labor and Workforce Development, Quarterly Census of Employment and Wages 2006-2011, Municipal Annual Reports
http://lwd.dol.state.nj.us/labor/lpa/employ/qcew/qcew_index.html

Table 6.4
New Jersey Counties
Ranked by Employment Growth Rate
2006 - 2011

	2011 Private Sector Employment		2006 - 2011 Private Sector Employment	
	Total	Rank	Percent Change	Rank
Atlantic	110,645	14	-14.3%	20
Bergen	377,494	1	-6.2%	11
Burlington	162,481	8	-5.8%	T-9
Camden	160,550	9	-9.6%	18
Cape May	30,797	18	-7.8%	13
Cumberland	45,011	16	-6.3%	12
Essex	262,776	3	-7.9%	14
Gloucester	78,922	15	-9.5%	17
Hudson	191,823	6	-1.8%	1
Hunterdon	38,057	17	-5.2%	7
Mercer	160,308	10	-2.2%	3
Middlesex	322,775	2	-5.8%	T-9
Monmouth	205,178	5	-4.9%	6
Morris	237,046	4	-9.0%	16
Ocean	120,400	13	-2.1%	2
Passaic	141,059	12	-4.4%	5
Salem	16,973	21	-9.9%	19
Somerset	151,321	11	-3.3%	4
Sussex	29,691	19	-14.8%	21
Union	186,583	7	-5.6%	8
Warren	29,153	20	-8.1%	15
NEW JERSEY	3,155,405	-	-5.8%	-

Source: NJ Dept. of Labor and Workforce Development,
 Labor Market Information County Fact Sheets
http://lwd.dol.state.nj.us/labor/lpa/pub/cntyfact/cntyfactsheet_index.html

Table 6.5
2007 Retail Trade by Municipality

	Retail Establishments				
	Total Number	Sales (\$1,000)	Avg. Sales per Establishment (\$1,000)	Annual Payroll (\$1,000)	Paid Employees
Bedminster Township	25	79,034	3,161	8,448	317
Bernards Township	47	274,585	5,842	10,651	390
Bernardsville Borough	53	198,965	3,754	19,484	593
Bound Brook Borough	42	246,629	5,872	22,131	812
Branchburg Township	40	142,854	3,571	13,485	497
Bridgewater Township	265	1,539,820	5,811	147,885	6,319
Franklin Township	148	380,425	2,570	41,983	1,871
Green Brook Township	83	712,033	8,579	39,520	954
Hillsborough Township	99	434,910	4,393	40,687	1,562
Manville Borough	33	108,566	3,290	11,987	509
Montgomery Township	42	246,852	5,877	25,881	652
North Plainfield Borough	77	341,350	4,433	38,941	1,050
Raritan Borough	45	132,998	2,956	15,736	616
Somerville Borough	62	158,900	2,563	17,892	571
Warren Township	42	88,452	2,106	10,458	350
Watchung Borough	77	606,526	7,877	57,005	2,630
Remainder of County	36	63,097	1,753	8,123	279
SOMERSET COUNTY	1,216	5,755,996	4,734	530,297	19,972

Note: County totals may differ from the sum of municipality totals due to rounding.
 Paid Employees measured during pay period including March 12, 2007

Source: U.S. Census Bureau, Economic Census, 2007 (Table EC0744A1)

Table 6.6
2007 Wholesale Trade by Municipality

	Wholesale Establishments				
	Total Number	Sales (\$1,000)	Avg. Sales per Establishment (\$1,000)	Annual Payroll (\$1,000)	Paid Employees
Bedminster Township	11	D	D	D	(20 to 99)
Bernards Township	27	2,229,391	82,570	153,298	1,291
Bernardsville Borough	9	27,550	3,061	1,363	13
Bound Brook Borough	9	D	D	D	(20 to 99)
Branchburg Township	80	992,865	12,411	138,399	2,021
Bridgewater Township	75	3,800,982	50,680	267,884	3,167
Franklin Township	120	5,267,115	43,893	168,553	2,780
Green Brook Township	13	46,477	3,575	5,739	118
Hillsborough Township	69	813,126	11,784	39,378	643
Manville Borough	3	D	D	D	(0 to 19)
Montgomery Township	22	82,696	3,759	3,106	81
North Plainfield Borough	12	15,332	1,278	2,580	62
Raritan Borough	12	12,649	1,054	2,121	44
Somerville Borough	15	503,912	33,594	16,887	261
Warren Township	29	706,490	24,362	51,046	646
Watchung Borough	10	D	D	D	(20 to 99)
Remainder of County	12	28,940	2,412	2,604	43
SOMERSET COUNTY	528	14,634,500	27,717	863,811	11,335

Notes: D - withheld to avoid disclosing operations of individual companies.

County totals may differ from the sum of municipality totals due to rounding.

Paid employees measured during pay period including March 12, 2007

Source: U.S. Census Bureau, Economic Census, 2007 (Table EC0742A1)

Table 6.7A
2007 Service Establishments by Municipality (1 of 3)

	Service Establishments							
	Professional, Scientific & Technical Services				Educational Services			
	Number	Receipts (\$1,000)	Annual Payroll (\$1,000)	Paid Employees	Number	Receipts (\$1,000)	Annual Payroll (\$1,000)	Paid Employees
Bedminster Township	69	118,581	57,081	634	6	D	D	(20-99)
Bernards Township	142	168,671	65,580	794	10	30,526	12,873	813
Bernardsville Borough	53	40,196	10,027	174	5	D	D	(20-99)
Bound Brook Borough	29	21,192	4,312	95	3	D	D	(20-99)
Branchburg Township	87	D	D	(1000-2499)	1	D	D	(0-19)
Bridgewater Township	259	577,680	1,056,486	11,220	14	11,852	5,621	206
Franklin Township	319	958,520	497,747	7,012	28	9,999	3,398	184
Green Brook Township	45	32,721	11,493	183	2	D	D	(20-99)
Hillsborough Township	159	D	D	(500-999)	19	D	D	(100-249)
Manville Borough	7	D	D	(20-99)	0	0	0	0
Montgomery Township	231	D	D	(1000-2499)	13	D	D	(20-99)
North Plainfield Borough	29	12,505	5,539	118	3	D	D	(0-19)
Raritan Borough	35	D	D	(100-249)	4	D	D	(20-99)
Somerville Borough	136	221,373	80,514	1,346	5	D	D	(20-99)
Warren Township	141	379,197	357,052	3,030	11	D	D	(20-99)
Watchung Borough	61	30,210	14,314	220	2	D	D	(0-19)
Remainder of County	32	D	D	(100-249)	5	D	D	(0-19)
SOMERSET COUNTY	1,834	D	D	(25,000-49,999)	131	D	D	(1000-2499)

Notes: D - withheld to avoid disclosing operations of individual companies.

Some numbers of employees given as ranges to avoid disclosing operations of individual companies.

County totals might differ from the sum of individual municipality totals.

Paid employees measured during pay period including March 12, 2007

Source: U.S. Census Bureau, Economic Census, 2007 (Table EC0700A1)

Table 6.7B
2007 Service Establishments by Municipality (2 of 3)

	Service Establishments							
	Health Care & Social Assistance				Arts, Entertainment and Recreation			
	Number	Receipts (\$1,000)	Annual Payroll (\$1,000)	Paid Employees	Number	Receipts (\$1,000)	Annual Payroll (\$1,000)	Paid Employees
Bedminster Township	35	27,884	11,398	221	11	33,672	15,392	341
Bernards Township	62	320,887	121,342	1,976	11	D	D	(250-499)
Bernardsville Borough	35	28,561	11,973	258	4	D	D	(20-99)
Bound Brook Borough	40	41,882	19,250	462	2	D	D	(20-99)
Branchburg Township	41	28,410	11,333	565	6	6,469	1,807	96
Bridgewater Township	145	200,313	95,218	2,493	22	D	D	(250-499)
Franklin Township	203	282,420	94,273	2,832	20	20,126	6,741	237
Green Brook Township	30	57,276	28,457	623	5	5,994	1,831	183
Hillsborough Township	123	122,337	53,625	1,632	10	4,623	1,889	132
Manville Borough	20	11,920	5,902	186	3	D	D	(0-19)
Montgomery Township	59	135,744	58,097	1,230	17	D	D	(250-499)
North Plainfield Borough	33	25,535	9,537	298	0	0	0	0
Raritan Borough	20	D	D	(1000-2499)	8	1,515	947	85
Somerville Borough	97	336,975	140,136	3,274	8	10,248	5,217	54
Warren Township	84	69,002	25,639	746	15	12,939	3,024	162
Watchung Borough	36	44,143	18,267	437	6	3,042	1,397	35
Remainder of County	15	D	D	(500-999)	5	D	D	(0-19)
SOMERSET COUNTY	1,081	2,016,566	793,664	19,020	153	175,488	63,262	2,520

Notes: D - withheld to avoid disclosing operations of individual companies.

The number of employees in some municipalities is provided as a range to avoid disclosing operations of individual companies.

County totals might differ from individual municipality totals.

Paid employees measured during pay period including March 12, 2007

Source: U.S. Census Bureau, Economic Census, 2007 (Table EC0700A1)

Table 6.7C
2007 Service Establishments by Municipality (3 of 3)

	Service Establishments							
	Accommodation and Food Services				Other Services (Except Public Administration)			
	Number	Receipts (\$1,000)	Annual Payroll (\$1,000)	Paid Employees	Number	Receipts (\$1,000)	Annual Payroll (\$1,000)	Paid Employees
Bedminster Township	24	20,498	6,439	378	21	D	D	(100-249)
Bernards Township	40	94,248	26,850	1,341	32	29,643	4,975	150
Bernardsville Borough	27	D	D	(250-499)	28	D	D	(100-249)
Bound Brook Borough	38	17,101	3,785	319	25	D	D	(20-99)
Branchburg Township	31	22,549	5,168	307	42	33,481	10,200	263
Bridgewater Township	108	159,082	43,340	2,479	77	53,100	14,100	487
Franklin Township	110	100,857	28,605	1,678	102	56,159	17,097	570
Green Brook Township	37	33,425	9,836	667	29	16,300	5,161	178
Hillsborough Township	52	34,306	8,604	646	88	52,269	19,358	607
Manville Borough	22	8,326	2,052	170	24	D	D	(20-99)
Montgomery Township	26	18,875	4,428	314	41	25,030	5,825	205
North Plainfield Borough	28	10,955	2,978	256	38	D	D	(100-249)
Raritan Borough	30	22,483	6,515	330	26	8,116	2,785	148
Somerville Borough	59	35,881	9,336	617	45	D	D	(100-249)
Warren Township	43	29,194	7,050	399	47	32,393	6,182	233
Watchung Borough	13	14,881	4,482	265	19	D	D	(20-99)
Remainder of County	24	D	D	(100-249)	29	D	D	(250-499)
SOMERSET COUNTY	712	656,131	180,021	10,739	713	574,140	130,355	4,064

Notes: D - withheld to avoid disclosing operations of individual companies.

Some numbers of employees given as ranges to avoid disclosing operations of individual companies.

County totals may differ from the sum of individual municipalities due to rounding.

Paid employees measured during pay period including March 12, 2007

Source: U.S. Census Bureau, Economic Census, 2007 (Table EC0700A1)

Table 6.8A
Agricultural Assessed Land in Somerset County: 2009

(Land Measured in Acres)	2009						
	Total Agricultural Assessed Land	Total Land for Agricultural Use	Cropland		Permanent Pasture	Woodland & Wetland	Equine Acres
			Harvested	Pastured			
Bedminster Township	11,043	9,584	3,267	593	1,859	3,731	234
Bernards Township	1,458	1,192	303	14	103	733	39
Bernardsville Township	1,811	1,646	396	59	236	955	0
Bound Brook Borough	0	0	0	0	0	0	0
Branchburg Township	3,091	2,965	1,769	171	497	525	3
Bridgewater Township	852	499	80	19	37	363	0
Far Hills Township	1,428	1,223	318	46	231	623	5
Franklin Township	5,580	5,199	2,508	304	440	1,914	33
Green Brook Township	16	16	0	0	0	16	0
Hillsborough Township	12,493	11,701	5,980	423	1,083	4,120	95
Manville Borough	0	0	0	0	0	0	0
Millstone Borough	136	136	111	0	0	25	0
Montgomery Township	5,965	5,691	2,876	382	564	1,847	22
North Plainfield Borough	0	0	0	0	0	0	0
Peapack/Gladstone Borough	1,572	1,542	508	68	194	739	33
Raritan Borough	0	0	0	0	0	0	0
Rocky Hill Borough	16	16	16	0	0	0	0
Somerville Borough	0	0	0	0	0	0	0
South Bound Brook Borough	0	0	0	0	0	0	0
Warren Township	941	873	136	38	127	570	2
Watchung Borough	0	0	0	0	0	0	0
SOMERSET COUNTY	46,402	42,283	18,268	2,117	5,371	16,161	466

Source: State of New Jersey Division of Taxation, Farmland Assessment Reports 46th-49th, Data From FA-1 Forms for 2009-2012

Table 6.8B
Agricultural Assessed Land in Somerset County: 2012

(Land Measured in Acres)	2012						
	Total Agricultural Assessed Land	Total Land for Agricultural Use	Cropland		Permanent Pasture	Woodland & Wetland	Equine Acres
			Harvested	Pastured			
Bedminster Township	11,193	9,954	3,446	548	1,868	3,897	195
Bernards Township	1,452	1,183	305	30	85	746	17
Bernardsville Township	1,973	1,655	337	53	228	1,036	0
Bound Brook Borough	0	0	0	0	0	0	0
Branchburg Township	2,893	2,773	1,803	148	310	509	3
Bridgewater Township	823	487	94	16	49	328	0
Far Hills Township	1,529	1,311	375	23	229	681	3
Franklin Township	5,733	5,289	2,467	285	449	2,064	24
Green Brook Township	16	16	0	0	0	16	0
Hillsborough Township	11,434	10,655	5,315	329	1,298	3,661	48
Manville Borough	0	0	0	0	0	0	0
Millstone Borough	71	71	40	0	0	31	0
Montgomery Township	5,265	4,811	2,534	327	553	1,362	35
North Plainfield Borough	0	0	0	0	0	0	0
Peapack/Gladstone Borough	1,789	1,625	548	27	180	853	17
Raritan Borough	0	0	0	0	0	0	0
Rocky Hill Borough	29	29	29	0	0	0	0
Somerville Borough	0	0	0	0	0	0	0
South Bound Brook Borough	0	0	0	0	0	0	0
Warren Township	841	782	98	38	93	551	2
Watchung Borough	0	0	0	0	0	0	0
SOMERSET COUNTY	45,041	40,641	17,391	1,824	5,342	15,735	344

Source: State of New Jersey Division of Taxation, Farmland Assessment Reports 46th-49th, Data From FA-1 Forms for 2009-2012

Table 6.9A
Somerset County Agricultural Profile: 2002 & 2007

Somerset County	2002	2007	Percent Change
Number of Farms	442	445	0.7%
Land in Farms (acres)	36,237	32,721	-9.7%
Average Size of Farm (acres)	82	74	-9.8%
Market Value of Products Sold	\$15,064,000	\$18,911,000	25.5%
Average Per Farm	\$34,081	\$42,496	24.7%
Government Payments	\$210,000	\$213,000	1.4%
Average Per Farm Receiving Payments	\$8,393	\$8,186	-2.5%
Value of Sales			
Less than \$1,000(Farms)	114	138	21.1%
\$1,000-\$2,499	127	91	-28.3%
\$2,500-\$4,999	47	54	14.9%
\$5,000-\$9,999	44	52	18.2%
\$10,000-\$19,999	29	30	3.4%
\$20,000-\$24,999	11	9	-18.2%
\$25,000-\$39,999	17	19	11.8%
\$40,000-\$49,999	9	7	-22.2%
\$50,000-\$99,999	15	20	33.3%
\$100,000-\$249,999	20	14	-30.0%
\$250,000-\$499,999	3	6	100.0%
\$500,000 or more	6	5	-16.7%

Source: U.S. Census Bureau, 2007 Census of Agriculture, County Profile and Market Value of Agricultural Products Sold in the United States

Table 6.9B
Somerset County Agricultural Profile: 2002 & 2007

Somerset County	2002	2007	Percent Change
Value of Sales by Commodity Group			
Crops Including Nursery and greenhouse (Farms)	285	272	-4.6%
Crops Including Nursery and greenhouse (\$1,000)	\$8,264,000	\$9,630,000	16.5%
Vegetables melons and Potatoes (Farms)	40	33	-17.5%
Vegetables melons and Potatoes (\$1,000)	\$173,000	\$370,000	113.9%
Fruits Tree Nuts (Farm)	24	31	29.2%
Fruits Tree Nuts (\$1,000)	\$249,000	\$308,000	23.7%
Nursery Greenhouse (Farms)	93	69	-25.8%
Nursery Greenhouse (\$1,000)	\$6,089,000	\$6,344,000	4.2%
Christmas Trees (Farms)	43	39	-9.3%
Christmas Trees (\$1,000)	\$248,000	\$75,000	-69.8%
Other Crops & Hay (Farms)	128	142	10.9%
Other Crops & Hay (\$1,000)	\$748,000	\$1,063,000	42.1%
Livestock Poultry and Other Products (Farms)	170	195	14.7%
Livestock Poultry and Other Products (\$1,000)	\$6,800,000	\$9,281,000	36.5%
Horses, Mules and Donkeys (Farm)	24	29	20.8%
Horses, Mules and Donkeys (\$1,000)	\$661,000	\$420,000	-36.5%
Hogs and Pigs (Farm)	12	17	41.7%
Hogs and Pigs (\$1,000)	\$16,000	\$41,000	156.3%
Sheep and Goats (Farm)	44	75	70.5%
Sheep and Goats (\$1,000)	\$53,000	\$91,000	71.7%
Value of Agricultural Products sold Directly to Persons for Consumption(Farms)	67	90	34.3%
Value of Agricultural Products sold Directly to Persons for Consumption(\$1,000)	\$304,000.00	\$658,000.00	116.4%

Source: U.S. Census Bureau, 2007 Census of Agriculture, County Profile and Market Value of Agricultural Products Sold in the United States

Table 6.9C
Somerset County Agricultural Profile:
2007 Detailed Profile

	Somerset County	New Jersey
Number of Farms	445	10327
Average Size of Farm Acres	74	71
Median Size of Farm Acres	20	17
Estimated Market Value of Land Buildings Per Farm	\$1,505,463	\$1,089,883
Estimated Market Value of Machinery and Equipment Per Farm	\$59,654	\$68,374
Farms By Size		
1 to 9 Acres	122	2950
10 to 49 Acres	222	4814
50 to 179 Acres	66	1575
180 to 499 Acres	22	589
500 to 999 Acres	5	191
1,000 or more Acres	8	108
Total Cropland Acres	19,944	488,697
Irrigated Land Acres	372	95,277
Market Value of Agriculture Products Sold Average Per Farm	\$42,496	\$95,564

Source: U.S. Census Bureau, 2007 Census of Agriculture, County Summary Highlights

Table 6.9D
Somerset County Agricultural Profile:
2007 Detailed Profile

	Somerset County	New Jersey
Farms by Value of Sales		
Less Than \$2,500	229	4,948
\$2,500-\$4,999	54	999
\$5,000-\$9,999	52	1,007
\$10000-\$24,999	39	1,108
\$25,000-\$49,999	26	656
\$50,000-\$99,999	20	462
\$100,000-or more	25	1,147
Total Income from Farm related Sources	\$3,327,000	\$92,697,000
Total Farm Production Expenses Average Per Farm	\$46,224,000	\$80,876
Top Crop Items (Acres)		
Corn for Grain	2,378	81,556
Corn for Silage	382	11,528
Wheat for Grain	1,179	27,991
Oats for Grain	157	1,234
Winter Wheat for Grain	1,179	27,991
Cattle and Calves	1,935	38,198
Hogs and Pigs	362	8,551
Sheep and Lambs	1,292	14,835
Chicken Layers	6,864	1,560,177
Average Age of Principal Operators	58	57
Principal Operators by Sex: male	337	8,066
Principal Operators by Sex: female	108	2,261
Principal Operators by Primary Occupation: Farming	167	4,626
Principal Operators by Primary Occupation: Other	278	5,701

Source: U.S. Census Bureau, 2007 Census of Agriculture, County Summary Highlights

Table 6.10
Labor Force Status: 2007 - 2011

	In Labor Force	Civilian Labor Force	Employed	Unemployed	Armed Forces	Not In Labor Force
Bedminster Township	5,381	5,381	5,175	206	0	1,342
Bernards Township	12,712	12,712	12,222	490	0	7,155
Bernardsville Borough	4,599	4,599	4,313	286	0	1,553
Bound Brook Borough	5,872	5,872	5,424	448	0	2,294
Branchburg Township	8,071	8,071	7,680	391	0	3,255
Bridgewater Township	23,725	23,725	22,190	1,535	0	10,860
Far Hills Borough	481	481	463	18	0	269
Franklin Township	33,984	33,911	31,388	2,523	73	14,985
Green Brook Township	3,810	3,810	3,644	166	0	1,602
Hillsborough Township	21,655	21,630	20,301	1,329	25	7,405
Manville Borough	5,766	5,766	5,181	585	0	2,794
Millstone Borough	208	208	190	18	0	108
Montgomery Township	10,496	10,496	9,820	676	0	5,127
North Plainfield Borough	13,226	13,226	12,390	836	0	4,035
Peapack/Gladstone Borough	1,312	1,312	1,194	118	0	740
Raritan Borough	3,673	3,673	3,444	229	0	1,622
Rocky Hill Borough	279	279	271	8	0	171
Somerville Borough	7,064	7,064	6,573	491	0	2,763
South Bound Brook Borough	2,610	2,610	2,368	242	0	1,228
Warren Township	7,233	7,233	6,841	392	0	4,074
Watchung Borough	2,824	2,824	2,692	132	0	1,804
SOMERSET COUNTY	174,981	174,883	163,764	11,119	98	75,186

Note: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: U.S. Census Bureau, American Community Survey, 2007-2011, 5-Year Estimates

Table 6.11

Occupation for Persons 16 Years of Age and Older: 2007-2012

	Management, Business, Science and Arts	Service	Sales and Office	Natural Resources, Construction and Maintenance	Production, Transportation and Material Moving	Civilian Employed Population 16 Years of Age and Older
Bedminster Township	3,106	227	1,607	137	98	5,175
Bernards Township	7,824	852	2,933	342	271	12,222
Bernardsville Borough	1,989	692	1,189	378	65	4,313
Bound Brook Borough	1,375	1,275	1,115	706	953	5,424
Branchburg Township	4,381	742	1,693	530	334	7,680
Bridgewater Township	12,405	2,159	4,996	1,126	1,504	22,190
Far Hills Borough	236	34	126	47	20	463
Franklin Township	16,797	3,520	7,148	1,526	2,397	31,388
Green Brook Township	2,010	252	831	250	301	3,644
Hillsborough Township	10,484	2,251	5,151	1,476	939	20,301
Manville Borough	1,156	1,055	1,395	786	789	5,181
Millstone Borough	86	28	21	23	32	190
Montgomery Township	7,263	740	1,344	192	281	9,820
North Plainfield Borough	3,536	2,450	2,838	981	2,585	12,390
Peapack/Gladstone Borough	624	159	266	83	62	1,194
Raritan Borough	1,431	549	811	283	370	3,444
Rocky Hill Borough	159	40	49	3	20	271
Somerville Borough	2,510	1,231	1,691	547	594	6,573
South Bound Brook Borough	830	380	707	189	262	2,368
Warren Township	4,041	403	1,687	494	216	6,841
Watchung Borough	1,760	142	524	108	158	2,692
SOMERSET COUNTY	84,003	19,181	38,122	10,207	12,251	163,764

Note: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: U.S. Census Bureau: American Community Survey 2007-2011, Selected Economic Characteristics, 5-year estimates

Table 6.12A

Industry for Persons 16 Years of Age and Older: 2007-2012 (1 of 2)

	Agriculture, Forestry, Fishing, Hunting and Mining	Construction	Manufacturing	Wholesale Trade	Retail Trade	Transportation, Warehousing and Utilities	Information
Bedminster Township	48	174	932	141	492	169	307
Bernards Township	24	376	1,404	325	788	340	843
Bernardsville Borough	20	323	282	81	426	119	166
Bound Brook Borough	7	591	675	225	618	211	99
Branchburg Township	18	381	1,361	234	680	303	243
Bridgewater Township	27	969	3,361	677	2,306	791	1,173
Far Hills Borough	0	38	72	41	45	0	13
Franklin Township	36	1,323	3,971	877	2,740	1,208	1,719
Green Brook Township	30	149	519	42	354	171	154
Hillsborough Township	85	1,327	2,593	806	1,804	695	957
Manville Borough	31	560	691	269	696	225	169
Millstone Borough	8	17	17	0	9	11	4
Montgomery Township	0	242	1,539	341	349	68	462
North Plainfield Borough	39	708	1,847	360	1,503	1,030	448
Peapack/Gladstone Borough	10	88	96	18	134	19	35
Raritan Borough	0	194	478	80	402	198	76
Rocky Hill Borough	0	6	10	11	16	7	8
Somerville Borough	13	436	764	165	597	236	217
South Bound Brook Borough	0	185	358	230	411	101	76
Warren Township	0	603	746	257	838	201	194
Watchung Borough	0	145	250	72	238	139	57
SOMERSET COUNTY	396	8,835	21,966	5,252	15,446	6,242	7,420

Note: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: U.S. Census Bureau: American Community Survey 2007-2011, Selected Economic Characteristics, 5-year estimates

Table 6.12B

Industry for Persons 16 Years of Age and Older: 2007-2012 (2 of 2)

	Professional, Scientific, Management, Waste Mgmt. Services	Finance, Insurance, Real Estate	Education, Health Care	Arts, Entertainment, Recreation, Accommodation & Food Service	Other Services Except Public Administration	Public Administration
Bedminster Township	695	988	848	189	100	92
Bernards Township	2,230	2,034	2,837	434	349	238
Bernardsville Borough	762	575	862	369	211	117
Bound Brook Borough	305	681	798	788	290	136
Branchburg Township	884	1,019	1,608	375	249	325
Bridgewater Township	2,804	3,027	4,604	1,237	541	673
Far Hills Borough	79	74	65	18	17	1
Franklin Township	3,188	4,508	7,779	1,695	1,207	1,137
Green Brook Township	524	555	749	118	172	107
Hillsborough Township	2,251	2,918	4,819	924	684	638
Manville Borough	254	533	863	376	298	216
Millstone Borough	6	27	43	22	9	17
Montgomery Township	1,405	2,292	2,143	450	260	269
North Plainfield Borough	701	1,227	2,559	1,053	611	304
Peapack/Gladstone Borough	184	173	240	58	104	35
Raritan Borough	312	395	727	185	304	93
Rocky Hill Borough	20	38	109	25	5	16
Somerville Borough	360	1,082	1,436	694	376	197
South Bound Brook Borough	51	206	404	155	70	121
Warren Township	980	917	1,466	177	346	116
Watchung Borough	374	310	908	153	28	18
SOMERSET COUNTY	18,369	23,579	35,867	9,495	6,231	4,866

Note: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: U.S. Bureau of Census: American Community Survey 2007-2011, Selected Economic Characteristics, 5-year estimates

Table 6.13A
Annual Average Labor Force and Employment
Estimates by Municipality (1 of 2)

	Labor Force					Employment				
	2008	2009	2010	2011	2012	2008	2009	2010	2011	2012
Bedminster Township	5,845	5,817	5,639	5,638	5,742	5,658	5,494	5,305	5,320	5,403
Bernards Township	13,812	13,778	13,732	13,685	13,932	13,377	12,984	12,892	12,927	13,128
Bernardsville Borough	4,353	4,285	4,147	4,152	4,223	4,275	4,150	4,008	4,019	4,082
Bound Brook Borough	6,611	6,738	6,557	6,536	6,674	6,191	6,011	5,805	5,821	5,912
Branchburg Township	9,166	9,100	8,819	8,820	8,980	8,902	8,642	8,346	8,369	8,500
Bridgewater Township	24,897	25,011	24,807	24,768	25,237	23,968	23,327	23,067	23,131	23,493
Far Hills Borough	503	500	485	485	494	487	473	457	458	466
Franklin Township	34,222	34,516	35,724	35,699	36,348	32,538	31,669	32,742	32,832	33,344
Green Brook Township	3,356	3,353	3,252	3,250	3,312	3,231	3,137	3,030	3,038	3,086
Hillsborough Township	22,664	22,947	22,240	22,188	22,556	21,814	21,319	20,578	20,635	20,958
Manville Borough	6,335	6,364	6,178	6,170	6,290	6,055	5,879	5,677	5,693	5,782
Millstone Borough	272	264	255	255	260	272	264	255	255	260
Montgomery Township	9,941	9,865	9,560	9,560	9,734	9,661	9,380	9,059	9,083	9,226
North Plainfield Borough	13,148	13,321	12,951	12,920	13,183	12,417	12,055	11,642	11,674	11,857
Peapack/Gladstone Borough	1,362	1,357	1,316	1,316	1,341	1,315	1,277	1,233	1,236	1,256
Raritan Borough	3,710	3,768	3,664	3,654	3,730	3,492	3,391	3,274	3,283	3,335
Rocky Hill Borough	435	434	421	420	429	419	407	393	394	401
Somerville Borough	7,368	7,497	7,293	7,272	7,424	6,917	6,716	6,485	6,503	6,605
South Bound Brook Borough	2,810	2,882	2,807	2,796	2,857	2,608	2,532	2,445	2,452	2,491
Warren Township	7,909	7,821	7,574	7,578	7,713	7,722	7,497	7,240	7,260	7,374
Watchung Borough	3,045	3,040	2,948	2,946	3,002	2,937	2,851	2,753	2,761	2,805
SOMERSET COUNTY	181,764	182,658	180,369	180,108	183,461	174,256	169,455	166,686	167,144	169,764

Source: New Jersey Department of Labor and Workforce Development, Division of Labor Market and Demographic Research, "Labor Force Estimates by Municipality, 2008-2012"

Table 6.13B
Annual Average Labor Force and Employment
Estimates by Municipality (2 of 2)

	Unemployment					Unemployment Rate				
	2008	2009	2010	2011	2012	2008	2009	2010	2011	2012
Bedminster Township	186	323	334	317	339	3.1	5.6	5.9	5.6	5.9
Bernards Township	435	794	840	758	804	3.1	5.8	6.1	5.5	5.8
Bernardsville Borough	77	134	139	132	141	1.8	3.1	3.4	3.2	3.3
Bound Brook Borough	419	727	751	715	762	6.4	10.8	11.5	10.9	11.4
Branchburg Township	264	457	473	450	480	2.9	5.0	5.4	5.1	5.3
Bridgewater Township	929	1,684	1,740	1,617	1,744	3.7	6.7	7.0	6.5	6.9
Far Hills Borough	15	26	27	26	28	3.1	5.4	5.7	5.5	5.7
Franklin Township	1,684	2,847	2,982	2,867	3,004	4.9	8.2	8.3	8.0	8.3
Green Brook Township	124	215	222	211	226	3.7	6.4	6.8	6.5	6.8
Hillsborough Township	850	1,628	1,662	1,553	1,598	3.8	7.1	7.5	7.0	7.1
Manville Borough	279	484	501	476	508	4.4	7.6	8.1	7.7	8.1
Millstone Borough	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0
Montgomery Township	279	484	501	476	508	2.8	4.9	5.2	5.0	5.2
North Plainfield Borough	731	1,265	1,308	1,245	1,326	5.6	9.5	10.1	9.6	10.1
Peapack/Gladstone Borough	46	80	83	79	85	3.4	5.9	6.3	6.0	6.3
Raritan Borough	217	377	389	370	395	5.9	10.0	10.6	10.2	10.6
Rocky Hill Borough	15	26	27	26	28	3.6	6.2	6.6	6.3	6.6
Somerville Borough	451	781	807	768	818	6.1	10.4	11.1	10.6	11.0
South Bound Brook Borough	202	350	361	344	367	7.2	12.1	12.9	12.3	12.8
Warren Township	186	323	334	317	339	2.4	4.1	4.4	4.2	4.4
Watchung Borough	108	188	194	185	198	3.6	6.2	6.6	6.3	6.6
SOMERSET COUNTY	7,497	13,193	13,675	12,932	13,698	4.1	7.2	7.5	7.1	7.4

Source: New Jersey Department of Labor and Workforce Development, Division of Labor Market Demographic Research, "Labor Force Estimates by Municipality, 2008-2012"

Table 6.14A
Annual Average Labor Force and Employment
Estimates by County (1 of 2)

	Labor Force					Employment				
	2008	2009	2010	2011	2012	2008	2009	2010	2011	2012
Atlantic County	135,914	136,900	137,200	135,813	136,125	126,411	120,800	119,700	118,346	117,748
Bergen County	478,529	480,700	476,200	479,131	483,097	456,999	443,600	436,500	441,277	443,956
Burlington County	239,655	241,800	242,700	241,524	242,711	227,583	221,600	220,600	220,072	220,408
Camden County	267,478	271,200	269,200	267,945	267,608	251,296	244,600	240,100	239,569	239,292
Cape May County	56,639	57,900	58,500	58,268	58,190	52,058	51,400	51,300	51,008	50,397
Cumberland County	69,157	70,800	71,300	70,761	69,538	63,580	62,000	61,600	61,294	59,714
Essex County	365,964	367,100	370,400	370,417	372,009	341,818	329,500	329,400	330,337	331,862
Gloucester County	156,716	159,700	159,000	157,955	158,623	148,183	145,100	142,800	142,463	142,817
Hudson County	294,372	299,800	310,800	312,467	316,320	275,637	268,600	277,300	280,302	283,254
Hunterdon County	73,001	73,200	71,300	71,262	71,469	70,225	68,300	66,200	66,363	66,408
Mercer County	202,263	205,400	206,900	208,203	210,019	192,445	189,900	190,500	192,143	193,547
Middlesex County	425,867	427,400	436,400	436,228	443,880	404,422	391,400	398,400	399,546	406,150
Monmouth County	335,314	336,600	329,400	329,571	334,808	318,942	308,800	300,400	301,254	304,904
Morris County	275,553	275,100	273,000	272,849	275,962	264,501	255,800	253,000	253,719	255,907
Ocean County	262,020	264,900	266,900	267,070	272,069	246,381	218,100	239,600	240,280	244,125
Passaic County	240,807	244,800	244,800	246,012	246,789	224,420	218,100	216,400	218,724	218,970
Salem County	31,622	31,800	31,600	31,654	31,455	29,637	28,400	28,000	28,249	27,998
Somerset County	181,692	182,600	180,300	180,007	183,366	174,235	169,500	166,700	167,144	169,755
Sussex County	85,273	85,500	83,900	83,728	83,502	80,961	78,300	75,900	76,076	75,932
Union County	271,522	273,700	275,100	275,886	278,307	255,876	248,500	248,500	249,244	251,418
Warren County	59,223	59,500	59,300	59,440	59,614	56,233	54,300	53,800	54,424	54,725
NEW JERSEY	4,508,581	4,546,400	4,554,200	4,556,191	4,595,461	4,261,843	4,116,600	4,116,700	4,131,834	4,159,287

Source: New Jersey Department of Labor and Workforce Development, Division of Labor Market and Demographic Research, 2008-2012 Labor Market Estimates

Table 6.14A
Annual Average Labor Force and Employment
Estimates by County (2 of 2)

	Unemployment					Unemployment Rate				
	2008	2009	2010	2011	2012	2008	2009	2010	2011	2012
Atlantic County	9,503	16,100	17,500	17,467	18,377	7.0	11.8	12.7	12.9	13.5
Bergen County	21,530	37,100	39,700	37,854	39,141	4.5	7.7	8.3	7.9	8.1
Burlington County	12,072	20,200	22,100	21,452	22,303	5.0	8.4	9.1	8.9	9.2
Camden County	16,182	26,600	29,100	28,376	28,316	6.0	9.8	10.8	10.6	10.6
Cape May County	4,581	6,400	7,100	7,260	7,793	8.1	11.1	12.2	12.5	13.4
Cumberland County	5,577	8,800	9,700	9,467	9,824	8.1	12.4	13.6	13.4	14.1
Essex County	24,146	37,600	41,000	40,080	40,147	6.6	10.2	11.1	10.8	10.8
Gloucester County	8,533	14,600	16,200	15,492	15,806	5.4	9.2	10.2	9.8	10.0
Hudson County	18,735	31,300	33,600	32,165	33,066	6.4	10.4	10.8	10.3	10.5
Hunterdon County	2,776	4,900	5,100	4,899	5,061	3.8	6.6	7.2	6.9	7.1
Mercer County	9,818	15,400	16,300	16,060	16,472	4.9	7.5	7.9	7.7	7.8
Middlesex County	21,445	36,100	37,900	36,682	37,730	5.0	8.4	8.7	8.4	8.5
Monmouth County	16,372	27,800	29,000	28,317	29,904	4.9	8.3	8.8	8.6	8.9
Morris County	11,052	19,300	20,000	19,130	20,055	4.0	7.0	7.3	7.0	7.3
Ocean County	15,639	26,700	27,200	26,790	27,944	6.0	10.9	10.2	10.0	10.3
Passaic County	16,387	26,700	28,400	27,288	27,819	6.8	10.9	11.6	11.1	11.3
Salem County	1,985	3,300	3,700	3,405	3,457	6.3	10.5	11.5	10.8	11.0
Somerset County	7,457	13,100	13,600	12,863	13,611	4.1	7.2	7.5	7.1	7.4
Sussex County	4,312	7,300	8,000	7,652	7,570	5.1	8.5	9.6	9.1	9.1
Union County	15,646	25,200	26,600	26,642	26,889	5.8	9.2	9.7	9.7	9.7
Warren County	2,990	5,200	5,500	5,016	4,889	5.0	8.7	9.3	8.4	8.2
NEW JERSEY	246,738	409,700	437,300	424,357	436,174	5.5	9.0	9.6	9.4	9.5

Source: New Jersey Department of Labor and Workforce Development, Division of Labor Market and Demographic Research, 2008-2012 Labor Market Estimates

Table 6.15 County, State and National Unemployment Rates

Year	Somerset County	New Jersey	United States
2005	3.4	4.5	5.1
2006	3.4	4.6	4.6
2007	3.1	4.3	4.6
2008	4.1	5.5	6.4
2009	7.2	9.0	9.3
2010	7.5	9.6	9.6
2011	7.1	9.3	8.9
2012	6.9	9.3	8.1

Source: New Jersey Department of Labor and Workforce Development, Division of Labor Market & Demographic Research, Bureau of Labor Statistics Employment Status of the Civilian Population

Table 6.16
Number of Women and Minority Owned Businesses
by Economic Place: 2007

Economic Place	Female-Owned Businesses		Minority-Owned Businesses		Total Businesses
	Number	Percent	Number	Percent	
Bedminster Township	383	32.9%	118	10.1%	1,165
Bernards Township	726	33.6%	W	-	2,162
Bernardsville Borough	326	35.7%	120	13.2%	912
Bound Brook Borough	323	32.4%	359	36.0%	996
Branchburg Township	W	-	158	9.9%	1,599
Bridgewater Township	1,029	23.5%	769	17.6%	4,377
Franklin Township	1,587	30.1%	2,169	41.2%	5,270
Green Brook Township	178	19.7%	249	27.5%	904
Hillsborough Township	W	-	599	19.2%	3,117
Manville Borough	W	-	W	-	838
Montgomery Township	864	36.8%	W	-	2,345
North Plainfield Borough	W	-	623	43.3%	1,440
Raritan Borough	144	24.2%	92	15.5%	594
Somerville Borough	489	39.9%	W	-	1,225
Warren Township	579	28.3%	W	-	2,304
Watchung Borough	212	28.3%	W	-	749
SOMERSET COUNTY	8,865	28.7%	7,107	23.0%	30,933

Notes: W - withheld by Census Bureau

Total Businesses includes firms with or without paid employees that are classifiable by gender and race.

Source: U.S. Census Bureau, 2007 Survey of Business Owners (Table SB0700CSA01)

Table 6.17
Major Employers
Somerset County, NJ: 2012

Company	Location	NAICS	Number Employed in Somerset County	Primary Product or Service
Avaya Inc.	Basking Ridge	517919	2,000	All Other Telecommunications
Bloomberg	Skillman	523930	1,400	Investment Advice
Braun Research Inc.	Princeton	541910	600	Market Research and Public Polling
Carrier Clinic	Skillman	622110	650	General Surgical and Medical Hospitals
Cegedim Relationship Management	Bedminster	511210	2,000	Software publishers
Chubb Corporation	Warren	524298	1,500	All other insurance related activities
Chubb Group of Insurance Companies	Warren	524126	1,800	Direct Property and Casualty Insurance Carriers
Ethicon Inc.	Somerville	325412	1,200	Pharmaceutical Manufacturing
Executive Risk Indemnity Inc.	Warren	524126	2,000	Direct Property and Casualty Insurance Carriers
Federal Insurance Company	Warren	524126	1,800	Direct Property and Casualty Insurance Carriers
HSBC Bank	Bridgewater	522210	600	Commercial Banking
Johnson & Johnson Consumer Products	Skillman	325412	1,200	Pharmaceutical Preparation Manufacturing
Johnson & Johnson Research and Development	Raritan	541711	2,000	Research and Development in Bio-technology
Memorial Sloan- Kettering Inc.	Basking Ridge	622310	1,000	Specialty Hospital
Met Life	Bridgewater	524210	1,400	Insurance Agencies and Brokerages
Northwestern Pacific Indemnity	Warren	524126	2,000	Direct Property and Casualty Insurance Carriers
Ortho Clinical Diagnostics	Raritan	325414	950	Biological Product Manufacturing
Ortho McNeil Janssen Pharmaceuticals	Raritan	339112	1,800	Surgical and Medical Instrument Manufacturing
Pfizer Inc.	Bridgewater	325412	2,000	Pharmaceutical Preparation Manufacturing
PVH Distribution Center	Bridgewater	423990	800	Durable Goods Merchant Wholesalers
Somerset Medical Center	Somerville	622110	1,500	General Surgical and Medical Hospitals
UPS	Bridgewater	541860	1,000	Direct Mail Advertising
VA Lyons Medical Center	Lyons	622110	675	General Surgical and Medical Hospitals

Source: Community Profile: Somerset County 2012, Somerset County Business Partnership

Table 6.18
Jobs to Housing Ratio by Municipality: 2010

Municipality	2010		
	Total Jobs	Total Housing Units	Ratio of Jobs to Housing Units
Bedminster Township	7,286	4,349	1.68
Bernards Township	14,456	10,103	1.43
Bernardsville Borough	2,574	2,871	0.90
Bound Brook Borough	4,374	3,816	1.15
Branchburg Township	9,133	5,419	1.69
Bridgewater Township	30,550	16,657	1.83
Far Hills Township	779	418	1.86
Franklin Township	27,512	24,426	1.13
Green Brook Township	3,468	2,448	1.42
Hillsborough Township	11,513	14,030	0.82
Manville Borough	1,847	4,277	0.43
Millstone Borough	89	167	0.53
Montgomery Township	9,706	7,902	1.23
North Plainfield Borough	2,990	7,848	0.38
Peapack/Gladstone Borough	2,126	949	2.24
Raritan Borough	8,711	2,847	3.06
Rocky Hill Borough	396	292	1.36
Somerville Borough	9,446	4,951	1.91
South Bound Brook Borough	390	1,865	0.21
Warren Township	12,139	5,258	2.31
Watchung Borough	5,213	2,234	2.33
SOMERSET COUNTY	167,615	123,127	1.36

Note: APA Planning Advisory Service Report #516 - "Jobs-Housing Balance" by Jerry Weitz suggests a benchmark target of 1.5 jobs to housing units. Much larger or smaller ratios suggest imbalance.

Sources: NJ Dept. of Labor and Workforce Development, *Quarterly Census of Employment and Wages, 2010 Municipal Annual Reports.*
 US Census Bureau: *Census 2010 Summary File 1 (Table DP-1)*

Table 6.19
Somerset County Total Employment by Municipality
2006 - 2011

	2007	2008	2009	2010	2011
Bedminster Township	7,229	7,448	7,354	7,401	7,532
Bernards Township	13,215	14,092	15,052	15,219	15,082
Bernardsville Borough	3,080	429	2,928	2,875	2,911
Bound Brook Borough	3,817	3,962	4,506	4,577	4,539
Branchburg Township	8,501	8,765	9,768	10,199	10,374
Bridgewater Township	33,768	33,808	32,907	32,086	32,818
Far Hills Borough	790	791	740	779	775
Franklin Township	30,291	29,782	29,478	28,590	29,816
Green Brook Township	3,748	3,612	3,580	3,632	3,851
Hillsborough Township	11,964	11,800	12,664	12,560	12,530
Manville Borough	1,961	1,890	2,071	2,049	2,128
Millstone Borough	125	8	76	90	55
Montgomery Township	10,165	10,214	10,554	10,413	10,403
North Plainfield Borough	3,354	3,215	3,554	3,534	3,434
Peapack Gladstone Borough	1,633	1,558	1,968	2,126	2,538
Raritan Borough	9,541	9,436	9,005	8,711	8,666
Rocky Hill Borough	448	440	382	396	404
Somerville Borough	11,143	10,579	10,566	9,753	9,860
South Bound Brook Borough	445	436	459	455	486
Warren Township	13,176	12,686	12,978	12,937	13,472
Watchung Borough	5,544	5,453	5,266	5,683	5,366
SOMERSET COUNTY	173,938	170,404	175,856	174,065	177,040

Source: New Jersey Department of Labor and Workforce Development , Business Employment Dynamics, 2009-2011
Municipal Report by NAICS Sector

Notes: Includes both Private and Public Sector Employment

Table 6.20

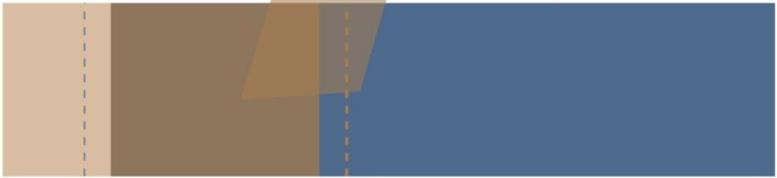
Office Statistics for Selected NJ Counties and Submarket, Q3 2013

	Inventory	Overall Vacancy Rate	Direct Vacancy Rate	YTD Leasing Activity	Under Construction	YTD Construction Completions	YTD Direct Net Absorption	YTD Overall Net Absorption	Overall Avg. Rental Rate	Direct Avg. Class A Rental Rate
Hunterdon County	1,439,305	17.6%	17.6%	47,192	0	0	28,887	37,829	\$22.01	\$19.37
Mercer County	16,189,334	11.8%	10.1%	532,833	147,368	250,000	398,060	246,552	\$26.21	\$32.03
Middlesex County	23,885,207	18.9%	17.4%	1,203,256	0	0	275,948	185,657	\$23.95	\$29.13
Monmouth County	10,941,563	13.4%	12.9%	340,883	0	0	77,641	46,749	\$23.00	\$28.12
Somerset County	17,262,445	26.4%	23.0%	419,340	0	0	-235,070	-136,015	\$26.32	\$30.89
Union County	7,536,128	12.5%	9.9%	271,256	0	0	61,771	35,213	\$24.75	\$27.74
CENTRAL NJ	77,253,982	17.7%	15.8%	2,814,760	147,368	250,000	607,237	415,985	\$24.98	\$30.02
Bergen County	26,085,307	16.5%	15.6%	765,355	14,000	0	241,871	244,063	\$25.70	\$27.84
Essex County	24,732,351	18.6%	17.4%	547,732	0	338,000	491,829	461,808	\$25.02	\$28.04
Hudson County	24,500,721	14.6%	12.7%	466,624	507,842	0	-781,581	-820,029	\$32.22	\$35.58
Morris County	29,329,131	28.0%	23.3%	1,070,631	303,000	0	-384,134	-479,703	\$25.28	\$29.38
Passaic County	5,322,066	26.5%	26.4%	44,529	0	0	-318,753	-323,158	\$22.79	\$25.54
NORTHERN NJ	109,969,576	20.1%	17.9%	2,894,871	824,842	338,000	-750,768	-917,019	\$26.32	\$29.83
Burlington County	7,954,642	10.5%	10.0%	350,498	0	0	141,011	156,192	\$18.82	\$19.54
Camden County	6,152,177	24.5%	24.3%	172,377	0	0	-142,276	-139,113	\$19.87	\$19.90
SOUTHERN NJ	14,106,819	16.9%	16.2%	522,875	0	0	-1,265	17,079	\$19.60	\$19.76
SUBMARKETS										
Essex Rt. 280 Corridor	7,722,164	19.9%	19.1%	291,876	0	0	138,984	137,365	\$27.09	\$27.74
Hudson Waterfront	21,010,382	12.2%	10.0%	279,712	507,842	0	-631,213	-754,718	\$36.70	\$38.41
Morristown	5,415,039	19.9%	13.2%	103,234	0	0	11,691	-259,124	\$28.61	\$29.31
Newark	13,977,701	17.9%	16.8%	187,686	0	338,000	335,893	385,007	\$24.57	\$31.46
Parsippany	12,817,611	26.0%	20.3%	278,634	203,000	0	94,029	126,075	\$25.29	\$31.11
I-78 Corridor	15,569,228	21.4%	17.9%	468,732	0	0	-123,911	-74,142	\$28.20	\$32.17
Upper 287 Corridor	10,659,166	17.7%	15.8%	143,583	0	0	50,391	75,619	\$26.09	\$22.59
Princeton/Route 1	13,803,191	16.3%	13.9%	553,864	147,368	250,000	318,695	188,164	\$27.66	\$32.25
Woodbridge/Edison	8,514,160	17.7%	15.8%	414,759	0	0	273,159	187,187	\$26.09	\$30.52

Notes: Rental rates reflect asking price in \$ per square foot per year and are calculated as weighted averages of gross rates. Quarterly office statistics were not available for all counties in New Jersey. Submarkets are defined by Cushman & Wakefield, Inc..

Sources: Cushman & Wakefield of New Jersey, Inc. and Cushman & Wakefield of Pennsylvania, Inc. quarterly MarketBeat Office Snapshot reports for Central New Jersey, Northern New Jersey, and Southern New Jersey (Philadelphia Suburbs) for Q3 2013. ©2013 Cushman & Wakefield, Inc. www.cushmanwakefield.com

income



Chapter 7: Income

Somerset County has one of the top ten highest median household incomes in the United States. However, it has a wide diversity of communities and neighborhoods, ranging from older boroughs to suburban and rural townships. This diversity results in geographic variations in income levels based on the types of education, housing and employment opportunities available within each individual neighborhood and community.

Trend: Somerset County's median household income in 2007-2011 averaged \$98,842. Median household income was \$75,063 in the boroughs as compared to \$119,792 in the townships. Median family income countywide was \$117,650. The median family income in the boroughs was \$84,263 and \$133,875 in the townships. Non-family median household income for the county in 2007-2011 was \$55,182.

Implications: Somerset County has experienced sizable increases in household and family median incomes. However, New Jersey's recovery from the Great Recession is lagging behind the rest of the country. Many middle class families throughout the state suffered job losses and the loss of a home. Somerset County has been less affected by the downturn in the economy compared to other communities; although the impacts of the recession have been greater in higher income communities than in previous recessions.

Trend: Poverty rates increased in New Jersey and across the United States between 2007 and 2011. Although Somerset County does not have large numbers of families living below the poverty line, the proportion has increased in recent years. This reflects a nationwide trend as many middle class families suffered job losses, housing foreclosures and other financial losses during the Great Recession.

Implications: Poverty is spreading from urban cities to rural and suburban areas, putting increasing pressure on public sector social and financial support services as communities try to cope with increasing needs. In Somerset County, some of the higher-income municipalities experienced the largest increases in families living below the poverty level, including Bernards, Far Hills and Watchung.

Trend: The monthly consumer price index for the NY/ Long Island Northern New Jersey Region is rated at 252 based on a base of 100. This index rate shows that this region is one of the more expensive areas in the country to live. The CPI has grown 34 percent between 2002 and 2012.

Implications: The cost of living for a typical family purchasing the typical market-based "basket of goods and services" is very high in New Jersey and Somerset County. Many more families ARE experiencing financial stress than before the Great Recession and the high cost of living in this region have become a growing concern. As a result, many families will have to make difficult choices between paying rent, food, education and health care costs, and struggle to make ends meet. A renewed focus on planning for more affordable housing and transportation options, coupled with job growth strategies and affordable higher education opportunities are needed.

Trend: Twenty-three (23) percent of the county households earned less than \$50,000 per year, and could not afford to pay rent for a two bedroom apartment in New Jersey based on current standards (an annual household income of about \$54,000+ dollars is required). Twenty-eight (28) percent of the county's households earned between \$50,000 and \$100,000; 33 percent earned between \$100,000 and \$199,000; and 17 % earned over \$200,000 annually during the period of 2007 – 2011 according to the American Community Survey.

Implications: Somerset County has a growing number of lower- to middle-income families which can barely afford to pay rent for a two bedroom apartment in Somerset County. This lack of workforce housing makes it harder for local businesses to fill lower- and mid- level jobs with employees who live relatively close to their places of employment.

Trend: The United States Gross Domestic Product increased 7.5% from 2007 – 2011 while New Jersey's gross domestic product increased only 3.3%.

Implications: New Jersey's recovery from the Great Recession has lagged behind the rest of the United States in terms of GDP, job creation and unemployment. State economists predict it will take New Jersey until 2017 for employment levels to return the pre-recession peak in 2007. The county has a diverse employment base, which contributes to the resiliency of the county's economy. However,

business and industry protocols and requirements are changing rapidly. The public and private sectors must work together to identify and implement strategies that will strengthen national, regional and local economic competitiveness and re-position communities and regions so that they may take advantage of the new business and industry dynamics that will drive economic prosperity the 21st century.

Table 7.1

Per Capita Income, Median Family Income and Percent of Families Below the Poverty Level: 2000 and 2001-2007 in Inflation-Adjusted Dollars

	Per Capita Income (2011 Adjusted Dollars)			Median Family Income (2011 Adjusted Dollars)			Poverty Rate Percent of Families		
	2000	2007- 2011	Percent Change	2000	2007- 2011	Percent Change	2000	2007- 2011	Percent Change
Bedminster Township	\$70,149	\$71,722	2.2%	\$126,926	\$130,825	3.1%	1.9%	0.8%	-56.8%
Bernards Township	\$74,043	\$69,274	-6.4%	\$177,906	\$168,496	-5.3%	0.6%	2.7%	368.7%
Bernardsville Borough	\$91,509	\$66,475	-27.4%	\$165,847	\$135,563	-18.3%	1.6%	1.1%	-32.4%
Bound Brook Borough	\$29,337	\$27,075	-7.7%	\$67,263	\$64,300	-4.4%	6.9%	5.3%	-23.5%
Branchburg Township	\$54,026	\$52,267	-3.3%	\$144,451	\$133,875	-7.3%	1.1%	1.0%	-7.9%
Bridgewater Township	\$51,817	\$47,860	-7.6%	\$130,780	\$136,572	4.4%	1.6%	1.9%	19.5%
Far Hills Borough	\$106,811	\$107,085	0.3%	\$195,314	\$205,417	5.2%	0.8%	4.1%	398.2%
Franklin Township	\$40,884	\$40,644	-0.6%	\$102,412	\$106,137	3.6%	3.1%	2.9%	-7.5%
Green Brook Township	\$48,850	\$51,151	4.7%	\$114,945	\$129,727	12.9%	1.7%	0.9%	-47.6%
Hillsborough Township	\$43,349	\$43,910	1.3%	\$123,052	\$124,724	1.4%	2.1%	1.2%	-41.7%
Manville Borough	\$30,514	\$27,773	-9.0%	\$80,108	\$61,859	-22.8%	2.1%	3.9%	88.7%
Millstone Borough	\$40,209	\$37,119	-7.7%	\$108,885	\$93,750	-13.9%	3.1%	0.0%	-100.0%
Montgomery Township	\$63,796	\$62,528	-2.0%	\$169,187	\$166,797	-1.4%	1.4%	1.2%	-14.6%
North Plainfield Borough	\$29,856	\$28,165	-5.7%	\$82,366	\$70,989	-13.8%	4.4%	5.6%	25.9%
Peapack/Gladstone Borough	\$74,070	\$63,952	-13.7%	\$155,589	\$151,364	-2.7%	1.9%	0.6%	-68.1%
Raritan Borough	\$34,610	\$35,883	3.7%	\$78,550	\$84,142	7.1%	5.5%	6.6%	20.6%
Rocky Hill Borough	\$63,348	\$48,022	-24.2%	\$131,411	\$104,028	-20.8%	2.5%	0.0%	-100.0%
Somerville Borough	\$30,536	\$31,374	2.7%	\$79,153	\$84,263	6.5%	4.8%	3.4%	-29.8%
South Bound Brook Borough	\$27,682	\$33,573	21.3%	\$76,260	\$82,097	7.7%	3.6%	4.5%	24.7%
Warren Township	\$64,812	\$72,165	11.3%	\$158,856	\$160,500	1.0%	0.7%	1.3%	75.9%
Watchung Borough	\$76,835	\$64,435	-16.1%	\$158,201	\$147,986	-6.5%	0.5%	3.0%	518.8%
SOMERSET COUNTY	\$63,796	\$48,090	-24.6%	\$131,411	\$117,650	-10.5%	1.4%	2.5%	78.6%

Note: Figures adjusted to 2011 dollars based on inflation calculator from Bureau of Labor Statistics.

Sources: U.S. Census Bureau, Census 2000 Summary File 3 (Table P77, P82, P90), 2007-2011 American Community Survey, 5-Year Estimates, Selected Economic Characteristics

Table 7.2
Children Under 18 Living Below the Poverty Level:
2000 and 2007-2011

	Children Under 18 Living Below the Poverty Level			
	2000		2007-2011 5-year Estimate	
	Number of Children	Percent of Children	Number of Children	Percent of Children
Bedminster Township	59	4.0%	46	3.0%
Bernards Township	98	1.5%	129	1.7%
Bernardsville Borough	43	2.3%	1	0.1%
Bound Brook Borough	294	14.1%	211	8.2%
Branchburg Township	53	1.4%	11	0.3%
Bridgewater Township	183	1.7%	350	3.2%
Far Hills Borough	6	3.8%	10	4.0%
Franklin Township	744	6.5%	944	7.1%
Green Brook Township	13	0.9%	9	0.5%
Hillsborough Township	388	3.6%	152	1.5%
Manville Borough	80	3.8%	146	7.1%
Millstone Borough	6	6.4%	0	0.0%
Montgomery Township	67	1.2%	102	1.4%
North Plainfield Borough	357	6.7%	573	11.0%
Peapack/Gladstone Borough	13	2.1%	0	0.0%
Raritan Borough	83	6.0%	273	16.3%
Rocky Hill Borough	2	1.8%	0	0.0%
Somerville Borough	285	10.7%	102	3.8%
South Bound Brook Borough	65	6.2%	72	8.3%
Warren Township	66	1.6%	36	0.8%
Watchung Borough	19	1.6%	23	2.1%
SOMERSET COUNTY	2,924	3.9%	3,190	4.0%

Source: US Census Bureau, 2000 Census Summary File 3 and 2007-2011 American Community Survey 5-Year Estimates

Table 7.3
Income Characteristics: 2007 - 2011

	Households		Families		Nonfamily Households	
	Median	Mean	Median	Mean	Median	Mean
Bedminster Township	\$100,953	\$144,417	\$130,825	\$176,504	\$68,529	\$104,140
Bernards Township	\$128,595	\$190,722	\$168,496	\$230,411	\$63,718	\$97,321
Bernardsville Borough	\$121,528	\$193,365	\$135,563	\$217,514	\$66,128	\$110,044
Bound Brook Borough	\$63,770	\$79,145	\$64,300	\$80,181	\$44,805	\$58,744
Branchburg Township	\$119,413	\$143,039	\$133,875	\$158,984	\$68,684	\$82,655
Bridgewater Township	\$113,910	\$131,990	\$136,572	\$154,343	\$48,427	\$67,877
Far Hills Borough	\$124,750	\$290,881	\$205,417	\$363,994	\$56,750	\$113,187
Franklin Township	\$91,610	\$104,704	\$106,137	\$118,511	\$57,896	\$71,845
Green Brook Township	\$119,792	\$156,682	\$129,727	\$168,034	\$95,481	\$100,340
Hillsborough Township	\$109,063	\$128,061	\$124,724	\$141,294	\$61,268	\$77,381
Manville Borough	\$55,489	\$70,687	\$61,859	\$74,373	\$40,270	\$55,844
Millstone Borough	\$92,500	\$99,284	\$93,750	\$99,170	\$56,250	\$77,476
Montgomery Township	\$148,618	\$194,841	\$166,797	\$218,857	\$58,558	\$82,238
North Plainfield Borough	\$66,956	\$80,624	\$70,989	\$85,998	\$48,686	\$59,849
Peapack/Gladstone Borough	\$125,952	\$165,829	\$151,364	\$200,680	\$49,167	\$68,559
Raritan Borough	\$73,377	\$91,886	\$84,142	\$98,693	\$44,271	\$74,665
Rocky Hill Borough	\$88,750	\$110,389	\$104,028	\$133,700	\$56,250	\$59,310
Somerville Borough	\$72,665	\$80,483	\$84,263	\$94,579	\$42,760	\$53,641
South Bound Brook Borough	\$75,063	\$87,876	\$82,097	\$90,232	\$49,075	\$81,342
Warren Township	\$142,105	\$228,692	\$160,500	\$245,585	\$39,900	\$108,104
Watchung Borough	\$107,500	\$171,499	\$147,986	\$211,800	\$46,103	\$74,893
SOMERSET COUNTY	\$98,842	\$132,500	\$117,650	\$152,315	\$55,182	\$76,257

Source: U.S. Bureau of Census: 2007-2011 American Community Survey 5-Year Estimates, Selected Economic Characteristics

Table 7.4A

Household Income Distribution: 2007 - 2011 (1 of 3)

	Less than \$10,000		\$10,000 to \$14,999		\$15,000 to \$24,999		\$25,000 to \$34,999	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Bedminster Township	87	2.1%	60	1.5%	161	4.0%	278	6.8%
Bernards Township	196	2.1%	238	2.5%	312	3.3%	224	2.3%
Bernardsville Borough	23	0.9%	66	2.5%	84	3.2%	108	4.1%
Bound Brook Borough	100	3.0%	69	2.1%	245	7.3%	415	12.4%
Branchburg Township	51	1.0%	54	1.0%	164	3.1%	190	3.6%
Bridgewater Township	396	2.5%	440	2.8%	587	3.7%	820	5.2%
Far Hills Borough	13	3.8%	3	0.9%	3	0.9%	34	9.9%
Franklin Township	685	3.0%	427	1.8%	937	4.1%	1,227	5.3%
Green Brook Township	26	1.2%	21	0.9%	47	2.1%	99	4.4%
Hillsborough Township	209	1.6%	171	1.3%	539	4.2%	424	3.3%
Manville Borough	134	3.5%	139	3.6%	347	9.0%	332	8.6%
Millstone Borough	1	0.7%	2	1.4%	6	4.1%	12	8.2%
Montgomery Township	101	1.5%	80	1.2%	139	2.0%	266	3.8%
North Plainfield Borough	196	2.7%	280	3.8%	578	7.9%	470	6.5%
Peapack/Gladstone Borough	6	0.6%	50	5.2%	42	4.4%	34	3.6%
Raritan Borough	108	4.1%	67	2.6%	234	9.0%	205	7.9%
Rocky Hill Borough	13	5.1%	0	0.0%	3	1.2%	10	4.0%
Somerville Borough	135	3.0%	128	2.8%	313	6.9%	444	9.8%
South Bound Brook Borough	33	1.9%	0	0.0%	163	9.6%	85	5.0%
Warren Township	71	1.5%	34	0.7%	111	2.3%	132	2.8%
Watchung Borough	48	2.3%	46	2.2%	91	4.3%	125	5.9%
SOMERSET COUNTY	2,632	2.3%	2,375	2.1%	5,106	4.5%	5,934	5.2%

Source: U.S. Bureau of Census: 2007-2011 American Community Survey 5-Year Estimates, Selected Economic Characteristics

Table 7.4B

Household Income Distribution: 2007 - 2011 (2 of 3)

	\$35,000 to \$49,999		\$50,000 to \$74,999		\$75,000 to 99,999		\$100,000 to \$149,999	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Bedminster Township	362	8.9%	565	13.9%	497	12.2%	823	20.2%
Bernards Township	610	6.4%	1,311	13.7%	860	9.0%	1,658	17.3%
Bernardsville Borough	117	4.5%	408	15.6%	298	11.4%	449	17.2%
Bound Brook Borough	491	14.7%	657	19.7%	476	14.2%	467	14.0%
Branchburg Township	182	3.5%	777	14.9%	700	13.4%	1,103	21.1%
Bridgewater Township	992	6.3%	1,492	9.4%	2,025	12.8%	3,584	22.7%
Far Hills Borough	12	3.5%	40	11.7%	23	6.7%	59	17.2%
Franklin Township	2,185	9.5%	3,700	16.0%	3,798	16.4%	5,329	23.1%
Green Brook Township	81	3.6%	252	11.2%	275	12.2%	655	29.0%
Hillsborough Township	802	6.2%	2,016	15.6%	1,652	12.8%	3,200	24.8%
Manville Borough	729	18.8%	826	21.3%	599	15.5%	437	11.3%
Millstone Borough	15	10.3%	22	15.1%	19	13.0%	39	26.7%
Montgomery Township	329	4.8%	517	7.5%	685	9.9%	1,363	19.7%
North Plainfield Borough	1,121	15.4%	1,534	21.1%	1,058	14.5%	1,123	15.4%
Peapack/Gladstone Borough	80	8.4%	117	12.3%	45	4.7%	193	20.2%
Raritan Borough	298	11.4%	428	16.4%	489	18.8%	477	18.3%
Rocky Hill Borough	14	5.5%	65	25.7%	47	18.6%	56	22.1%
Somerville Borough	500	11.0%	846	18.7%	813	17.9%	890	19.6%
South Bound Brook Borough	271	16.0%	296	17.4%	325	19.2%	311	18.3%
Warren Township	327	6.9%	419	8.8%	517	10.9%	824	17.4%
Watchung Borough	170	8.0%	214	10.1%	291	13.8%	274	12.9%
SOMERSET COUNTY	9,688	8.5%	16,502	14.4%	15,492	13.5%	23,314	20.4%

Source: U.S. Bureau of Census: 2007-2011 American Community Survey 5-Year Estimates, Selected Economic Characteristics

Table 7.4C
Household Income Distribution:
2007 - 2011 (3 of 3)

	\$150,000 to 199,999		\$200,000 or more	
	Total	Percent	Total	Percent
Bedminster Township	507	12.5%	725	17.8%
Bernards Township	1,110	11.6%	3,038	31.8%
Bernardsville Borough	204	7.8%	861	32.9%
Bound Brook Borough	298	8.9%	123	3.7%
Branchburg Township	948	18.1%	1,062	20.3%
Bridgewater Township	2,515	15.9%	2,943	18.6%
Far Hills Borough	19	5.5%	137	39.9%
Franklin Township	2,549	11.0%	2,257	9.8%
Green Brook Township	415	18.4%	389	17.2%
Hillsborough Township	1,917	14.8%	1,988	15.4%
Manville Borough	195	5.0%	137	3.5%
Millstone Borough	23	15.8%	7	4.8%
Montgomery Township	1,132	16.4%	2,306	33.3%
North Plainfield Borough	580	8.0%	340	4.7%
Peapack/Gladstone Borough	184	19.3%	203	21.3%
Raritan Borough	117	4.5%	183	7.0%
Rocky Hill Borough	14	5.5%	31	12.3%
Somerville Borough	303	6.7%	162	3.6%
South Bound Brook Borough	138	8.1%	75	4.4%
Warren Township	613	12.9%	1,700	35.8%
Watchung Borough	242	11.4%	615	29.1%
SOMERSET COUNTY	14,023	12.3%	19,282	16.9%

Source: U.S. Bureau of Census: 2007-2011 American Community Survey
5-Year Estimates, Selected Economic Characteristics

Table 7.5
New Jersey Gross Income Taxes
for Somerset County: 2006 - 2010

All Taxpayers	2006	2007	2008	2009	2010
Number of Returns	139,389	141,055	142,956	148,669	148,272
County Total Income	\$16,153,854	\$17,571,125	\$16,973,927	\$16,027,807	\$17,099,974
County Avg. Gross Income	\$115,890	\$124,569	\$118,735	\$107,809	\$115,328
State Avg. Gross Income	\$72,908	\$81,081	\$78,544	\$73,463	\$77,141
Households with At Least One Taxpayer over 65	2006	2007	2008	2009	2010
Number of Returns	17,483	19,065	20,329	22,067	22,538
County Avg. Gross Income	\$87,485	\$98,426	\$92,486	\$81,137	\$96,843
State Avg. Gross Income	\$58,003	\$70,141	\$64,088	\$57,308	\$63,663

Source: State of New Jersey, Department of the Treasury: Division of Taxation, "Statistics of Income" 2006 - 2010

Table 7.6
New Jersey Gross Income Taxes for Somerset
County by Income Component: 2006 - 2010

Employee Compensation	2006	2007	2008	2009	2010
Number of Returns	119,859	120,140	122,014	124,939	124,422
Average Gross Income	\$96,682	\$102,009	\$101,409	\$96,021	\$99,267
Interest	2006	2007	2008	2009	2010
Number Of Returns	91,995	92,889	89,760	87,835	83,123
Average Gross Income	\$3,529	\$4,053	\$3,728	\$3,212	\$2,731
Dividends	2006	2007	2008	2009	2010
Number Of Returns	62,001	62,436	62,022	61,470	59,172
Average Gross Income	\$6,182	\$6,819	\$6,584	\$5,393	\$6,366
Other Income	2006	2007	2008	2009	2010
Number Of Returns	7,733	72,006	64,617	64,226	68,706
Average Gross Income	\$23,394	\$62,682	\$59,699	\$53,209	\$60,334

Source: State of New Jersey, Department of the Treasury: Division of Taxation, "Statistics of Income" 2006 - 2010

Table 7.7
Number of State Income Tax Returns
for Somerset County: 2004 - 2010

Total County Returns	2004	2005	2006	2007	2008	2009	2010
Total Number of Returns	131,835	137,600	139,389	141,055	142,956	148,669	148,272
With Dependents	96,024	97,679	98,368	98,031	99,527	105,116	105,231
Taxpayers Over 65	21,905	22,736	23,825	25,919	27,677	29,928	30,651
Blind or Disabled	2,216	2,329	2,481	2,548	2,764	2,891	2,851
Dependents in Private School or College	8,154	8,425	9,134	8,801	10,194	11,077	11,517
Percent of County Returns	2004	2005	2006	2007	2008	2009	2010
With Dependents	72.8%	71.0%	70.6%	69.5%	69.6%	70.7%	71.0%
Taxpayers Over 65	16.0%	16.5%	17.1%	18.4%	19.4%	20.1%	20.7%
Blind or Disabled	1.7%	1.7%	1.8%	1.8%	1.9%	1.9%	1.9%
Dependents in Private School or College	6.2%	6.1%	6.6%	6.2%	7.1%	7.5%	7.7%

Source: State of New Jersey, Department of the Treasury: Division of Taxation, "Statistics of Income, 2004 - 2010"

Table 7.8
Monthly Consumer Price Index for the NY - Northern NJ - Long Island Area
January 2002 - December 2012

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Average
2002	188.5	189.9	191.1	191.8	191.4	191.5	192.0	193.1	193.3	193.7	193.4	193.1	191.9
2003	194.7	196.2	197.1	196.7	196.8	196.9	197.7	199.1	199.6	200.0	199.4	199.3	197.8
2004	199.9	201.1	203.4	204.0	204.4	206.0	205.5	205.7	205.9	207.3	207.2	206.8	204.8
2005	208.1	208.9	212.4	212.5	211.4	210.7	212.5	214.1	215.8	216.6	215.3	214.2	212.7
2006	215.9	216.4	218.2	220.2	221.6	222.6	223.1	224.1	222.9	221.7	220.9	221.3	220.7
2007	221.8	223.1	224.6	225.8	227.1	228.3	228.6	228.3	228.3	228.6	229.5	229.4	226.9
2008	229.9	231.0	233.1	233.8	236.2	238.6	240.3	240.6	240.1	238.4	234.5	233.0	235.8
2009	233.4	234.7	235.1	235.6	236.0	237.2	237.6	238.3	238.6	238.4	238.8	238.4	236.8
2010	239.0	238.9	240.1	240.5	241.1	240.8	241.1	241.6	241.5	242.0	242.0	241.9	240.9
2011	242.6	243.8	245.6	246.5	248.1	248.5	249.2	250.1	250.6	250.1	249.3	248.3	247.7
2012	249.3	250.3	251.9	252.3	252.7	252.4	252.0	253.5	254.6	254.3	254.3	253.6	252.6

Source: U.S. Department Of Labor, Bureau of Labor Statistics, "Consumer Price Index 2002 - 2012" - All Urban Consumers

Table 7.9
Gross Domestic Product for
United States and New Jersey: 2007 - 2011

	Gross Domestic Product (millions of current dollars)				
	2007	2008	2009	2010	2011
United States	13,936,199	14,193,120	13,834,700	14,416,601	14,981,020
New Jersey	471,372	482,099	470,358	480,446	486,989
	GDP Percent Change				
	2006-07	2007-08	2008-09	2009-10	2010-11
United States	4.87	1.84	-2.53	4.21	3.92
New Jersey	3.67	2.28	-2.44	2.14	1.36
	Per Capita Real GDP (chained 2005 dollars)				
	2007	2008	2009	2010	2011
United States	43,633	43,079	41,640	41,764	42,070
New Jersey	51,240	51,142	48,908	48,740	48,380

Source: United States Department of Commerce, Bureau of Economic Analysis

estimates & projections



Chapter 8: Estimates and Projections

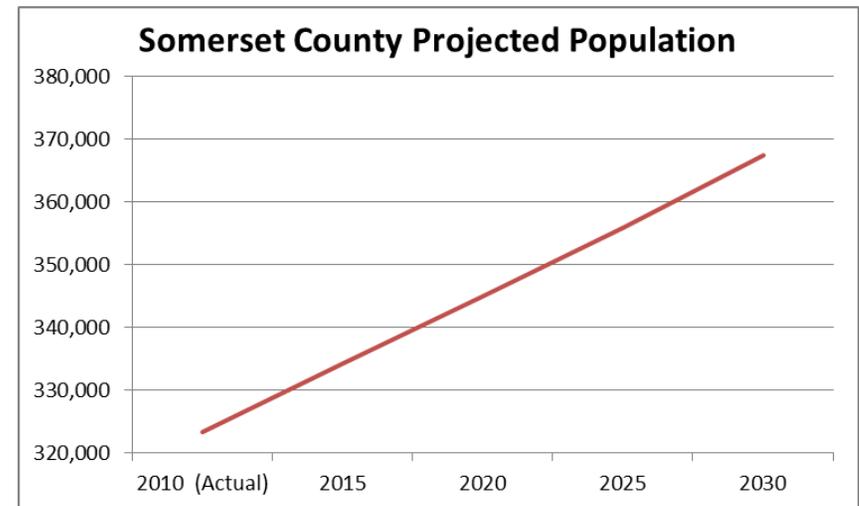
Looking forward to the future in order to prepare for meeting future needs is both a challenging and necessary undertaking to ensure the long term sustainability of the county's economic, demographic, housing and social fabric. Understanding population and housing dynamics in Somerset County is necessary in order for the county's communities to continue to successfully meet the ever-changing needs of their residents.

Trend: Somerset County's population will continue to grow at a steady pace based on projections to 2030. There is likely to be significant growth of the senior citizen population and increasing racial and ethnic diversity driven by significant growth among Hispanic, Asian, African American, and multiracial persons. Somerset County will continue to follow state and national trends, including a gradual decrease in the White Non-Hispanic population over the next 30 years as birth rates for this segment of the population continues to decline. Meanwhile, birth rates for Hispanics, Asian Indian and other minority groups are anticipated to increase.

Implications: Community services, infrastructure, and housing supply must grow in order to keep pace with the increasing population. An aging population will have a particularly unique set of needs for housing, social services such as transportation and health care. The county's increasing racial and ethnic diversity will continue to contribute to the vibrancy of the county's communities in the future.

Trend: Between 2010 and 2020, employment in Somerset County is projected to grow at a pace of 1 percent per year, on average. Major growth industries are likely to be administrative and waste services, construction, and health care and social assistance.

Implications: The number of jobs in the county is difficult to project with a high level of accuracy due to the cyclical nature of the economy, and since as job growth is dependent on many external factors. Implementation of the County Investment Framework and CEDS will help shape and strengthen the economy of the future.



See Table 8.2

Table 8.1
Annual Population Estimates
Somerset County and Municipalities

	July 1 Population Estimate							
	2004	2005	2006	2007	2008	2009	2010	2011
Bernards Township	26,222	26,279	26,372	26,363	26,430	26,681	26,704	26,771
Bernardsville Borough	7,487	7,498	7,542	7,677	7,715	7,776	7,723	7,741
Bound Brook Borough	10,012	10,015	10,029	10,104	10,319	10,421	10,422	10,449
Branchburg Township	14,704	14,719	14,762	14,871	14,959	15,103	14,487	14,525
Bridgewater Township	43,663	43,795	43,970	44,020	44,147	44,694	44,552	44,664
Far Hills Borough	903	905	910	895	894	900	920	923
Franklin Township	55,923	57,599	59,139	58,674	59,159	59,895	62,421	62,577
Green Brook Township	6,570	6,603	6,723	6,857	6,862	6,922	7,216	7,234
Hillsborough Township	37,247	37,243	37,386	38,261	38,798	39,442	38,378	38,476
Manville Borough	10,248	10,244	10,279	10,743	10,754	10,864	10,363	10,392
Millstone Borough	424	424	423	408	409	413	419	421
Montgomery Township	21,930	22,402	22,801	22,824	22,859	23,087	22,299	22,354
North Plainfield Borough	21,610	21,588	21,625	21,054	21,051	21,285	21,981	22,035
Peapack/Gladstone Borough	2,431	2,430	2,436	2,531	2,546	2,568	2,588	2,593
Raritan Borough	6,298	6,295	6,304	6,909	7,258	7,324	6,895	6,911
Rocky Hill Borough	654	665	665	672	671	677	683	685
Somerville Borough	12,241	12,302	12,324	12,577	12,584	12,726	12,121	12,150
South Bound Brook Borough	4,435	4,437	4,437	4,808	5,087	5,134	4,572	4,583
Warren Township	15,244	15,394	15,507	15,757	15,878	16,057	15,341	15,379
Watchung Borough	5,816	5,868	5,895	6,450	6,472	6,512	5,811	5,828
SOMERSET COUNTY	312,319	314,967	317,817	320,745	323,160	326,869	324,078	324,893

Source: US Census Bureau, Population Estimates
<http://www.census.gov/popest/index.html>

Table 8.2
Projected Population by Race, Ethnic Origin and Age
Somerset County: 2010 - 2030

	2010 Census	July 1 Projected Population				2010 - 2020	2010 - 2030
		2015	2020	2025	2030	Percent Change	Percent Change
New Jersey Total	8,791,894	9,024,000	9,241,900	9,446,200	9,648,100	5.1%	9.7%
Somerset County Total	323,444	334,200	345,000	355,800	367,400	6.7%	13.6%
Not of Hispanic Origin	281,353	284,300	287,100	290,200	294,100	2.0%	4.5%
White	202,529	190,700	178,700	167,500	157,300	-11.8%	-22.3%
Black	27,721	29,400	31,000	32,400	33,700	11.8%	21.6%
Asian	46,162	58,200	70,500	82,200	93,900	52.7%	103.4%
Other Race	380	400	400	400	400	5.3%	5.3%
Multiple Races	4,561	5,500	6,600	7,600	8,800	44.7%	92.9%
Hispanic Origin, Any Race	42,091	49,900	57,800	65,600	73,400	37.3%	74.4%
Age 19 & younger	87,294	85,200	82,800	81,600	84,000	-5.1%	-3.8%
Age 65 & over	40,002	47,500	56,700	68,100	79,400	41.7%	98.5%

Source: NJ Dept. of Labor Market and Demographic Research, Population and Labor Force Projections

Table 8.3
Projected Employment: 2010 - 2020

	Estimated Employment 2010	Projected Employment 2020	Numeric Change	Percent Change	Annual Growth Rate
Private Sector					
Mining	350	400	50	18.8	1.7
Utilities	250	300	50	19.7	1.8
Construction	4,950	6,300	1,350	26.7	2.4
Manufacturing	15,800	14,800	-1,000	-6.3	-0.6
Wholesale Trade	9,300	10,750	1,450	15.4	1.4
Retail Trade	19,450	21,900	2,400	12.3	1.2
Transportation and Warehousing	4,000	4,150	100	3.1	0.3
Information	6,650	6,200	-450	-6.5	-0.7
Finance and Insurance	11,950	12,900	1,000	8.4	0.8
Real Estate and Rental and Leasing	1,600	1,750	150	9.4	0.9
Professional and Technical Services	19,050	21,700	2,650	13.8	1.3
Management of Companies and Enterprises	8,950	9,650	700	7.9	0.8
Administrative and Waste Services	11,900	15,250	3,350	28.1	2.5
Educational Services	13,200	13,300	100	0.9	0.1
Health Care and Social Assistance	19,500	23,600	4,100	21.1	1.9
Arts, Entertainment, and Recreation	2,450	2,750	300	12.7	1.2
Accommodation and Food Services	9,750	10,800	1,050	11.0	1.0
Other Services, except Public Administration	7,000	8,300	1,250	18.0	1.7
PRIVATE SECTOR SUBTOTAL	166,100	184,800	18,600	11.2	1.1
Government Employment					
Federal Government	1,900	1,650	-250	-13.4	-1.4
State Government	750	700	-50	-4.7	-0.5
Local Government	5,700	5,450	-250	-4.6	-0.5
GOVERNMENT SUBTOTAL	8,300	7,750	-550	-6.6	-0.7
TOTAL	188,850	207,800	18,950	10.0	1.0

Source: NJ Dept. of Labor and Workforce Development, *Industrial and Occupational Employment Projections*

land development



Chapter 9: Land Development

The landscape of Somerset County and its communities is shaped by how land is used and developed. Across the country, development has slowed due to economic conditions, but Somerset County has many assets that make it an attractive place for investment and growth. In order to maximize the benefits of development, land must be developed in a way that is orderly, responsible, and consistent with established plans. The most sustainable way to grow is through redevelopment of outdated and under-utilized facilities and sites. For the most part, previously developed sites are in prime locations, and the shift toward redevelopment instead of “greenfield” development is now underway.

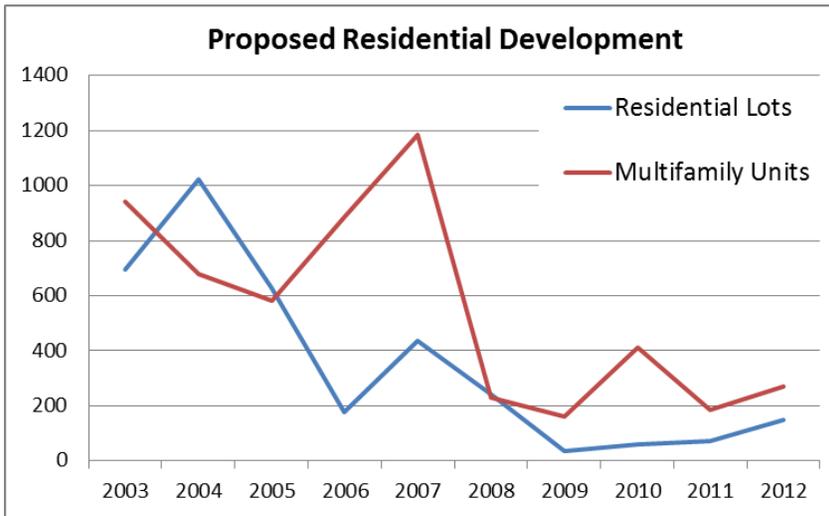
Trend: The number of proposed new housing units in Somerset County has not returned to pre-recession levels, although the number of both proposed and recorded single family lots has shown a moderate increase in the last four years. The number of proposed attached multi-family units has fluctuated the last five years. Nationally, development activity for attached residential units has been particularly strong during the past few years, in response to the many young workers, families, and empty nesters who favor living in denser, mixed use areas that offer smaller, compact housing types with nearby shopping, services and recreation and a variety of transit, walking and biking options. Rural and suburban large-lot single family housing has lost its appeal for many families since it can be difficult to sustain living in areas where taxes are high and the cost and time of commuting to work, school and other places is growing increasingly more costly.

Implications: Continued residential land development is necessary to keep up with the growing demand for housing in Somerset County. However, much of the prime developable land in the county has been consumed by suburbanization during the last 25 years. Responsible land development in line with Smart Growth principles should be encouraged where possible, such as infill development and clustering of new housing near transit stations. This type of development will best meet the needs and expectations of consumers whose tastes in housing are changing. A major portion of the demand for multi-family

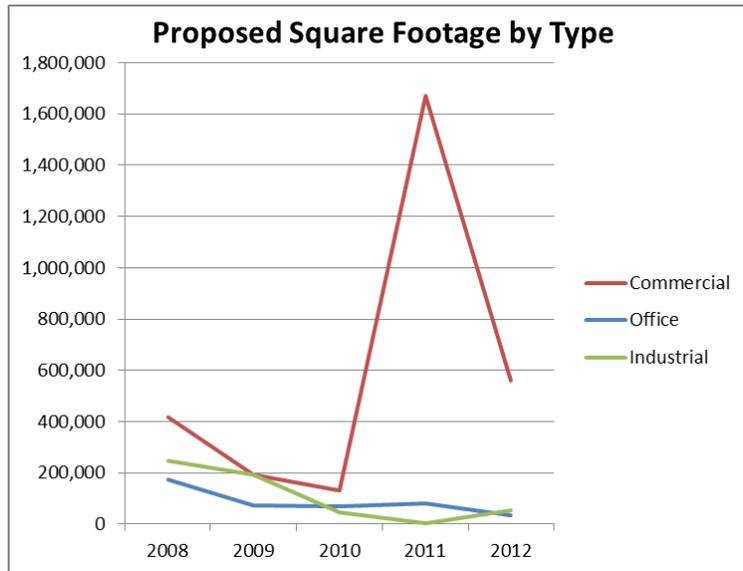
attached units can be met in the county’s Priority Growth Investment Areas through redevelopment and adaptive re-use of underutilized sites and facilities.

Trend: Proposed office and industrial development has remained low, while commercial development proposals have been sporadic.

Implications: It is important that there be ample opportunities for commercial, industrial, and office development. These types of developments provide jobs and strengthen the local tax base. Much of the land considered prime for office campuses and corporate headquarters during the 1980s and 1990s comprised the county’s interchange areas, many of which were developed at that time. Vacancy rates in many of these office locations have escalated during the Great Recession and as a result in the shift in locational preferences to more urbanized, mixed use areas served by mass transit. Today, many developers are seeking opportunities to create denser, mixed-use development and redevelopment. Somerset County is working with its municipalities to identify sites that could benefit from redevelopment or repurposing of single-use office parks into new compact mixed use centers that reuse existing office buildings located along major highway travel corridors. The re-use of existing buildings, especially office buildings constructed in the building boom of the 1970’s and 1980’s, is a top issue for land development in the county. State, county and local policies should be reevaluated to effectuate the re-use of these properties.



See Table 9.1



See Tables 9.6, 9.7, and 9.8

Trend: From 2008 through 2012, redevelopment-related development proposals comprised 9.6% of all new development proposals submitted to the County Planning Board for review. During this five-year period, 646 of the 1,259 or 51% of proposed multi-family housing units were associated with redevelopment projects. The total amount of new non-residential space associated with redevelopment projects was 411,095 square feet, 9.7% of the total amount of non-residential space proposed during this 5-year period.

Implications: Redevelopment activities are anticipated to contribute to an increasing proportion of total multi-family residential and non-residential development activity in the years ahead, as suitably located, unconstrained vacant land becomes increasingly scarce- and as demand for non-residential and residential space increases in the county's mixed-use, transit-oriented Priority Growth Investment Areas.

	2008 - 2012 Total	Percent of All Projects
Total First-time Redevelopment Projects	70	9.64%
Proposed Multi-family Units Associated with Redevelopment	646	51.30%
Proposed Non-residential Sq. Ft. Associated with Redevelopment	411,095	9.68%

See Tables 9.9 and 9.10

Table 9.1
Proposed Land Development: 2003 - 2012

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Total Submissions	629	509	590	603	585	552	445	367	328	329
Proposed Residential Lots/Units										
Residential Lots	696	1021	625	175	434	240	36	58	71	147
Multifamily Units	943	679	581	883	1183	230	162	413	184	270
Proposed Non-Residential Space (In Thousands of Square Feet)										
Office Space	544	342	229	552	29	175	74	70	80	34
Commercial/Retail Space	776	912	486	898	421	417	193	132	1671	474
Industrial/Warehouse Space	464	629	700	604	202	249	193	45	4	54
Public/Institutional Space	252	709	142	257	87	116	39	33	67	57

Source: *Final Plats Filed with the Somerset County Planning Board*
Annual Land Development Review Reports: 2003 - 2012

Table 9.2
Total Final Lots - Major and Minor Subdivisions and
Final Plats Filed with the County Planning Board: 2008 - 2012

	2008		2009		2010		2011		2012	
	Number of Plats Filed	Number of Lots Filed	Number of Plats Filed	Number of Lots Filed	Number of Plats Filed	Number of Lots Filed	Number of Plats Filed	Number of Lots Filed	Number of Plats Filed	Number of Lots Filed
Bedminster Township	2	0	1	4	1	1	0	0	1	1
Bernards Township	3	16	2	4	2	12	4	7	0	0
Bernardsville Borough	0	0	1	7	1	0	0	0	0	0
Bound Brook Borough	0	0	1	1	0	0	0	0	0	0
Branchburg Township	1	4	0	0	0	0	0	0	0	0
Bridgewater Township	3	15	2	2	1	0	0	0	1	3
Far Hills Borough	0	0	0	0	0	0	0	0	1	4
Franklin Township	5	178	1	9	4	62	2	154	4	134
Green Brook Township	0	0	1	0	0	0	0	0	0	0
Hillsborough Township	2	7	0	0	1	18	2	30	2	80
Manville Borough	0	0	3	13	0	0	0	0	0	0
Millstone Borough	0	0	0	0	1	3	0	0	0	0
Montgomery Township	0	0	4	31	0	0	1	1	3	26
North Plainfield Borough	1	5	0	0	0	0	0	0	1	14
Peapack/Gladstone Borough	0	0	0	0	0	0	0	0	0	0
Raritan Borough	0	0	0	0	0	0	0	0	0	0
Rocky Hill Borough	0	0	0	0	0	0	0	0	0	0
Somerville Borough	1	0	0	0	0	0	1	4	2	0
South Bound Brook Borough	0	0	0	0	0	0	0	0	1	2
Warren Township	3	22	1	1	3	12	3	32	1	10
Watchung Borough	1	1	0	0	0	0	1	0	1	3
SOMERSET COUNTY	22	248	17	72	14	108	14	228	18	277

Source: Final Plats Filed with the Somerset County Planning Board
Annual Land Development Review Reports: 2008 - 2012

Table 9.3
Final Residential Lots - Major and Minor Subdivisions and
Final Plats Filed with the County Planning Board: 2008 - 2012

	2008		2009		2010		2011		2012	
	Number of Plats Filed	Number of Lots Filed	Number of Plats Filed	Number of Lots Filed	Number of Plats Filed	Number of Lots Filed	Number of Plats Filed	Number of Lots Filed	Number of Plats Filed	Number of Lots Filed
Bedminster Township	1	0	1	4	0	0	0	0	1	0
Bernards Township	3	16	1	4	2	12	4	7	0	0
Bernardsville Borough	0	0	1	7	1	0	0	0	0	0
Bound Brook Borough	0	0	1	1	0	0	0	0	0	0
Branchburg Township	1	4	0	0	0	0	0	0	0	0
Bridgewater Township	2	15	2	2	1	0	0	0	1	3
Far Hills Borough	0	0	0	0	0	0	0	0	1	4
Franklin Township	5	178	1	9	4	62	2	154	3	134
Green Brook Township	0	0	0	0	0	0	0	0	0	0
Hillsborough Township	2	7	0	0	1	18	2	30	1	80
Manville Borough	0	0	3	13	0	0	0	0	0	0
Millstone Borough	0	0	0	0	1	3	0	0	0	0
Montgomery Township	0	0	4	31	0	0	1	1	3	26
North Plainfield Borough	1	5	0	0	0	0	0	0	1	14
Peapack/Gladstone Borough	0	0	0	0	0	0	0	0	0	0
Raritan Borough	0	0	0	0	0	0	0	0	0	0
Rocky Hill Borough	0	0	0	0	0	0	0	0	0	0
Somerville Borough	0	0	0	0	0	0	0	0	1	0
South Bound Brook Borough	0	0	0	0	0	0	0	0	1	2
Warren Township	3	22	1	1	3	12	3	32	1	10
Watchung Borough	1	1	0	0	0	0	1	0	1	3
SOMERSET COUNTY	19	248	15	72	13	107	13	224	15	276

Source: Stamped and Signed Plans, Somerset County Planning Board
Annual Land Development Review Reports: 2008 - 2012

Table 9.4
New Proposed Residential Lots and
Major and Minor Subdivisions: 2008 - 2012

	2008		2009		2010		2011		2012	
	Minor & Major Sub-Divisions	Lots Proposed								
Bedminster Township	0	0	0	0	0	0	0	0	0	0
Bernards Township	5	11	2	1	2	3	2	2	2	1
Bernardsville Borough	1	1	4	2	2	7	2	1	1	0
Bound Brook Borough	0	0	1	0	2	2	0	0	0	0
Branchburg Township	6	8	0	0	0	0	2	21	1	0
Bridgewater Township	7	8	1	1	1	1	3	13	3	2
Far Hills Borough	1	1	0	0	0	0	0	0	0	0
Franklin Township	10	39	6	12	4	5	2	6	3	6
Green Brook Township	0	0	1	0	2	2	1	2	0	0
Hillsborough Township	7	49	1	4	3	20	5	8	3	3
Manville Borough	2	5	0	0	0	0	0	0	0	0
Millstone Borough	0	0	1	3	0	0	0	0	1	4
Montgomery Township	3	60	4	8	3	9	1	2	4	98
North Plainfield Borough	1	49	0	0	0	0	0	0	1	14
Peapack/Gladstone Borough	0	0	0	0	0	0	1	10	2	0
Raritan Borough	0	0	1	0	0	0	0	0	1	1
Rocky Hill Borough	0	0	0	0	0	0	0	0	0	0
Somerville Borough	1	1	0	0	0	0	1	2	1	0
South Bound Brook Borough	0	0	1	0	0	0	1	2	1	2
Warren Township	11	8	4	3	4	7	2	1	5	11
Watchung Borough	0	0	0	0	2	2	0	0	1	3
SOMERSET COUNTY	55	240	27	34	25	58	23	70	30	145

Source: New Proposed Subdivisions, Somerset County Planning Board
Annual Land Development Review Reports: 2008 - 2012

Table 9.5
New Proposed Attached Residential Units:
2008 - 2012

	2008	2009	2010	2011	2012	Total	Percent of County
Bedminster Township	0	1	0	0	0	1	0.1%
Bernards Township	0	0	0	0	0	0	0.0%
Bernardsville Borough	0	0	0	0	0	0	0.0%
Bound Brook Borough	1	0	0	0	240	241	18.6%
Branchburg Township	0	0	0	0	0	0	0.0%
Bridgewater Township	223	0	14	10	0	247	19.0%
Far Hills Borough	0	1	0	0	0	1	0.1%
Franklin Township	4	196	384	134	4	722	55.6%
Green Brook Township	0	0	0	0	0	0	0.0%
Hillsborough Township	0	0	0	0	0	0	0.0%
Manville Borough	0	8	0	0	0	8	0.6%
Millstone Borough	0	0	1	0	0	1	0.1%
Montgomery Township	0	6	0	0	5	11	0.8%
North Plainfield Borough	0	0	0	0	0	0	0.0%
Peapack/Gladstone Borough	0	0	0	0	0	0	0.0%
Raritan Borough	0	0	0	1	1	2	0.2%
Rocky Hill Borough	0	0	0	0	0	0	0.0%
Somerville Borough	0	12	0	13	20	45	3.5%
South Bound Brook Borough	0	0	4	0	0	4	0.3%
Warren Township	2	0	10	0	0	12	0.9%
Watchung Borough	0	0	0	3	0	3	0.2%
SOMERSET COUNTY	230	224	413	161	270	1,298	100.0%

Notes: Attached Residential Units include townhouses, condominiums, apartments and other multi-family housing types.

Source: *New Proposed Site Plans, Somerset County Planning Board Annual Land Development Review Reports: 2008 - 2012*

Table 9.6
New Proposed Commercial Square Footage:
2008 - 2012

	2008	2009	2010	2011	2012	Total	Percent of County
Bedminster Township	3,816	10,733	0	0	83,139	97,688	3.3%
Bernards Township	5,668	0	0	0	0	5,668	0.2%
Bernardsville Borough	0	0	0	0	4,497	4,497	0.2%
Bound Brook Borough	2,320	0	0	0	0	2,320	0.1%
Branchburg Township	5,640	2,500	0	19,121	155,388	182,649	6.1%
Bridgewater Township	8,608	0	8,048	36,804	90	53,550	1.8%
Far Hills Borough	0	0	0	0	0	0	0.0%
Franklin Township	237,061	149,571	6,058	1,576,609	145,786	2,115,085	71.2%
Green Brook Township	15,964	3,955	0	0	0	19,919	0.7%
Hillsborough Township	28,925	13,998	42,216	11,308	10,660	107,107	3.6%
Manville Borough	0	0	0	16,902	0	16,902	0.6%
Millstone Borough	0	0	0	0	0	0	0.0%
Montgomery Township	38,055	12,650	16,240	0	0	66,945	2.3%
North Plainfield Borough	19,630	0	384	3,370	156,679	180,063	6.1%
Peapack/Gladstone Borough	0	0	0	0	0	0	0.0%
Raritan Borough	0	0	0	0	2,750	2,750	0.1%
Rocky Hill Borough	0	0	0	0	0	0	0.0%
Somerville Borough	9,369	0	7,668	0	1	17,038	0.6%
South Bound Brook Borough	0	0	0	0	0	0	0.0%
Warren Township	13,758	0	51,095	4,800	0	69,653	2.3%
Watchung Borough	27,743	0	22	2,130	0	29,895	1.0%
SOMERSET COUNTY	416,557	193,407	131,731	1,671,044	558,990	2,971,729	100.0%

Source: New Proposed Site Plans, Somerset County Planning Board
Annual Land Development Review Reports: 2008 - 2012

Table 9.7
New Proposed Office Square Footage:
2008 - 2012

	2008	2009	2010	2011	2012	Total	Percent of County
Bedminster Township	0	0	0	1	0	1	0.0%
Bernards Township	0	0	10,572	0	0	10,572	2.4%
Bernardsville Borough	0	0	0	0	0	0	0.0%
Bound Brook Borough	2,450	0	0	0	0	2,450	0.6%
Branchburg Township	0	2,500	0	0	0	2,500	0.6%
Bridgewater Township	16,000	15,301	20,660	0	0	51,961	12.0%
Far Hills Borough	0	1,000	0	0	0	1,000	0.2%
Franklin Township	44,591	54,216	8,540	6,068	0	113,415	26.2%
Green Brook Township	0	0	3,486	840	0	4,326	1.0%
Hillsborough Township	96,814	192	0	73,340	34,120	204,466	47.2%
Manville Borough	0	0	0	0	0	0	0.0%
Millstone Borough	0	0	0	0	0	0	0.0%
Montgomery Township	0	0	0	0	0	0	0.0%
North Plainfield Borough	0	0	0	0	0	0	0.0%
Peapack/Gladstone Borough	4,895	0	0	0	0	4,895	1.1%
Raritan Borough	0	0	4,200	0	0	4,200	1.0%
Rocky Hill Borough	0	0	0	0	0	0	0.0%
Somerville Borough	7,210	384	1	0	361	7,956	1.8%
South Bound Brook Borough	0	0	0	0	0	0	0.0%
Warren Township	2,652	0	22,376	0	0	25,028	5.8%
Watchung Borough	0	0	0	0	0	0	0.0%
SOMERSET COUNTY	174,612	73,593	69,835	80,249	34,481	432,770	100.0%

Source: New Proposed Site Plans, Somerset County Planning Board
Annual Land Development Review Reports: 2008 - 2012

Table 9.8
New Proposed Industrial Square Footage:
2008 - 2012

	2008	2009	2010	2011	2012	Total	Percent of County
Bedminster Township	0	0	0	0	0	0	0.0%
Bernards Township	0	0	0	0	0	0	0.0%
Bernardsville Borough	0	0	0	0	0	0	0.0%
Bound Brook Borough	0	0	0	0	0	0	0.0%
Branchburg Township	113,604	0	17,010	0	51,810	182,424	33.5%
Bridgewater Township	2,827	192,308	18,650	0	140	213,925	39.3%
Far Hills Borough	0	0	0	0	0	0	0.0%
Franklin Township	113,322	0	6,527	0	0	119,849	22.0%
Green Brook Township	0	0	0	0	0	0	0.0%
Hillsborough Township	0	0	0	4,067	1,950	6,017	1.1%
Manville Borough	0	0	0	0	0	0	0.0%
Millstone Borough	0	0	0	0	0	0	0.0%
Montgomery Township	0	934	0	0	0	934	0.2%
North Plainfield Borough	0	0	0	0	0	0	0.0%
Peapack/Gladstone Borough	0	0	0	0	0	0	0.0%
Raritan Borough	0	0	0	0	0	0	0.0%
Rocky Hill Borough	0	0	0	0	0	0	0.0%
Somerville Borough	5,932	0	0	0	0	5,932	1.1%
South Bound Brook Borough	0	0	0	0	0	0	0.0%
Warren Township	13,000	0	2,625	0	0	15,625	2.9%
Watchung Borough	0	0	0	0	0	0	0.0%
SOMERSET COUNTY	248,685	193,242	44,812	4,067	53,900	544,706	100.0%

Source: *New Proposed Site Plans, Somerset County Planning Board Annual Land Development Review Reports: 2008 - 2012*

Table 9.9
New Proposed Redevelopment Projects by Municipality:
1997 - July 2013

	'97	'98	'99	'00	'01	'02	'03	'04	'05	'06	'07	'08	'09	'10	'11	12	'13	Total
Bedminster	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bernards	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	1	0	4
Bernardsville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Bound Brook	0	0	1	1	1	1	3	0	0	0	1	1	0	0	0	1	0	10
Branchburg	0	0	0	0	0	1	0	1	6	0	0	0	1	1	0	1	0	11
Bridgewater	1	0	0	0	0	0	0	1	2	1	7	6	5	1	5	2	6	37
Far Hills	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Franklin	0	2	0	0	1	0	1	2	8	4	6	0	5	2	3	2	2	38
Green Brook	0	1	0	2	1	0	1	0	1	0	2	1	1	0	0	0	0	10
Hillsborough	0	1	0	3	0	0	0	1	1	0	0	0	0	1	0	0	0	7
Manville	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Millstone	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Montgomery	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
North Plainfield	0	0	0	0	0	0	0	0	0	0	4	2	0	0	1	2	0	9
Peapack/Gladstone	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Raritan	0	0	0	0	0	0	2	1	2	2	1	1	0	0	0	3	1	13
Rocky Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Somerville	0	2	0	0	0	2	2	3	5	3	4	2	2	1	1	1	1	29
South Bound Brook	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	2	0	5
Warren	0	3	1	0	0	1	1	3	0	0	1	1	1	3	1	0	0	16
Watchung	0	0	1	1	1	0	1	0	1	0	1	0	0	1	1	0	0	8
SOMERSET COUNTY	1	9	3	7	5	5	11	12	29	10	28	15	15	11	13	16	10	200

Notes: This data is comprised of new (first time submissions) proposed non-residential square footage and/or residential units associated with redevelopment and/or re-use of previously developed sites. Most projects involve demolition, gut-rehabilitation and/or new construction. In some cases, new square-square footage may be equivalent to the square footage that has been removed, or no new net sq. ft. or units are proposed. The County Planning Board began monitoring Redevelopment Activity in 1997.

Source: New Proposed Redevelopment Projects, Somerset County Planning Board Land Development Review Database, 1997 - 2013

Table 9.10

New Proposed Redevelopment Activity: 1997 - July 2013

	Total Redevelopment Projects	Non Residential Square Footage by Type				Total Non- Residential Square Feet	Residential Units
		Commercial	Office	Industrial	Public & Institutional		
Bedminster Township	0	0	0	0	0	0	0
Bernards Township	4	0	10,572	4,400	4,250	19,222	0
Bernardsville Borough	1	4,335	0	0	0	4,335	0
Bound Brook Borough	10	33,039	0	0	0	33,039	241
Branchburg Township	11	31,691	15,060	0	474,302	521,053	48
Bridgewater Township	37	643,042	31,910	300,272	0	975,224	233
Far Hills Borough	0	0	0	0	0	0	0
Franklin Township	38	306,856	6,200	12,219	0	325,275	417
Green Brook Township	10	63,637	8,250	0	0	71,887	0
Hillsborough Township	7	31,741	0	0	6,000	37,741	0
Manville Borough	1	0	0	0	0	0	0
Millstone Borough	0	0	0	0	0	0	0
Montgomery Township	1	38,055	0	0	0	38,055	0
North Plainfield Borough	9	197,084	0	0	0	197,084	225
Peapack/Gladstone Borough	0	0	0	0	0	0	0
Raritan Borough	13	6,417	6,748	10,176	0	23,341	0
Rocky Hill Borough	0	0	0	0	0	0	0
Somerville Borough	29	172,441	84,072	0	0	256,514	509
South Bound Brook Borough	5	40,482	0	0	0	40,482	170
Warren Township	16	62,611	93,439	0	0	156,050	0
Watchung Borough	8	5,607	0	0	0	5,607	26
SOMERSET COUNTY	200	1,637,039	256,252	327,067	484,553	2,704,910	1,869

Notes: This data is comprised of new (first time submissions) proposed non-residential square footage and/or residential units associated with the redevelopment and/or re-use of previously developed sites. Most projects involve demolition, gut-rehabilitation and/or new construction. In some cases, new square-footage may be equivalent to the square feet that has been removed, or no new net square feet or units are proposed. The County Planning Board began monitoring redevelopment activity in 1997.

Source: New Proposed Redevelopment Projects, Land Development Review Database, 1997 - 2013 Somerset County Planning Board

10

transportation



Chapter 10: Transportation

Our transportation system is the critical network of links between people and their destinations within and outside Somerset County. Transportation assets in Somerset County include an extensive network of state and federal highways and local and county roads, passenger and freight railroads, bus services, and pedestrian and bicycling amenities. Understanding and improving connections between peoples' homes, jobs, and other destinations will make Somerset County a more attractive place to live, work and recreate, and improving the flow of goods will increase the county's economic competitiveness.

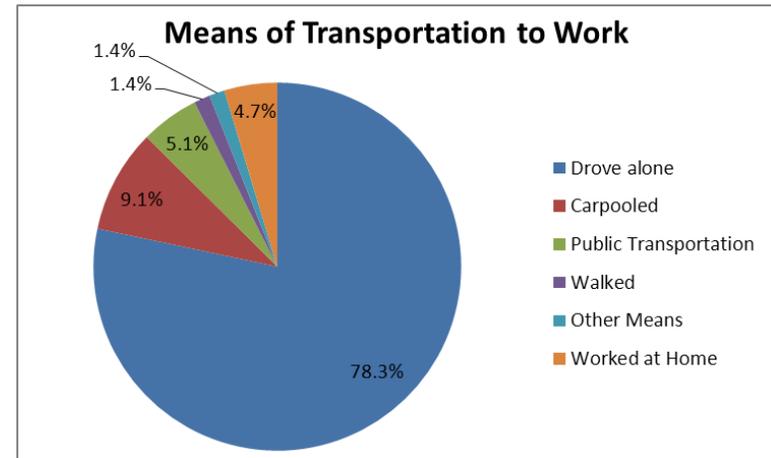
Trend: Mean travel time to work for county residents has increased substantially in the past several decades. Currently, 55 percent of county residents work outside of Somerset County. Eight percent work outside of New Jersey, mainly in New York City. However, over forty percent of residents travel less than ten miles to work, and only four percent travel over fifty miles.

Implications: Long commute times place a high burden on many workers and their families, such as the cost of fuel and increased amount of time spent away from home. This trend may indicate there is a mismatch between the workers who live in the county and the types and numbers of local jobs that are available.

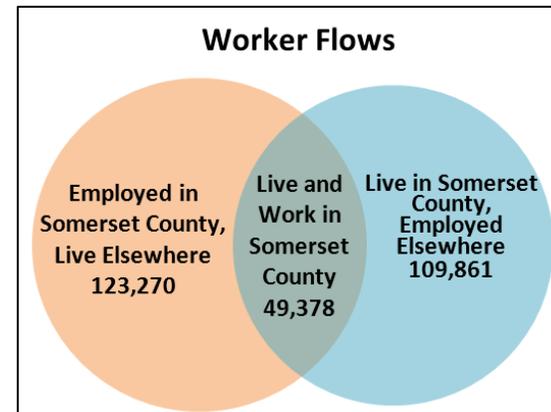
Trend: The primary mode of transportation to work in Somerset County is driving alone. Public transportation, walking, and other means represent only a small share of overall commuting. However, vehicle miles traveled has experienced a modest decline and passenger counts at nearly all rail stations in the county have grown, indicating that there may be some movement away from automobile transportation.

Implications: Encouraging communities designed for walking and development near transit stops will promote this trend. Reducing reliance on cars results in less road congestion, better air quality, and healthier people. Trips can also be avoided altogether by encouraging

people to work from home, resulting in less congestion and air pollution.



See Table 10.3



See Table 10.8

Table 10.1
Average Weekday Passenger
Counts by Station: 2002 and 2012

Station	Gladstone Branch		
	2002	2012	Percent Change
Lyons	414	452	9.2%
Basking Ridge	90	96	6.7%
Bernardsville	223	214	-4.0%
Far Hills	148	154	4.1%
Peapack	32	56	75.0%
Gladstone	178	187	5.1%
GLADSTONE TOTAL	1,085	1,159	6.8%
Station	Raritan Valley Line		
	2002	2012	Percent Change
Bound Brook	562	622	10.7%
Bridgewater	333	336	0.9%
Finderne	29	-	-
Somerville	658	677	2.9%
Raritan	557	638	14.5%
North Branch	72	72	0.0%
RARITAN VALLEY TOTAL	2,211	2,345	6.1%
ALL STATIONS TOTAL	3,296	3,504	6.3%

Note: The Finderne Station ceased operating in 2006.

Source: NJ Transit Quarterly Ridership Trends Analysis

Table 10.2
Travel Time to Work (Workers 16 Years of Age and Older,
Municipality of Residence)

	Mean Minutes			Percent Change	
	1990	2000	2007-2011	1990 - 2011	2000 - 2011
Bedminster Township	31.1	30.4	32.4	4.2%	6.6%
Bernards Township	27.4	32.3	33.9	23.7%	5.0%
Bernardsville Borough	24.2	33.1	30.5	26.0%	-7.9%
Bound Brook Borough	19.2	24.7	25.2	31.3%	2.0%
Branchburg Township	27.8	31.8	32.3	16.2%	1.6%
Bridgewater Township	24.0	29.3	30.6	27.5%	4.4%
Far Hills Borough	25.3	29.6	36.2	43.1%	22.3%
Franklin Township	28.4	31.5	34.3	20.8%	8.9%
Green Brook Township	25.1	32.4	37.6	49.8%	16.0%
Hillsborough Township	28.6	31.6	33.8	18.2%	7.0%
Manville Borough	19.9	22.9	26.1	31.2%	14.0%
Millstone Borough	21.0	31.4	29.5	40.5%	-6.1%
Montgomery Township	26.6	35.0	34.8	30.8%	-0.6%
North Plainfield Borough	24.5	29.5	27.9	13.9%	-5.4%
Peapack/Gladstone Borough	24.9	33.6	30.7	23.3%	-8.6%
Raritan Borough	18.8	22.9	26.8	42.6%	17.0%
Rocky Hill Borough	21.8	20.8	22.1	1.4%	6.3%
Somerville Borough	18.7	22.6	23.5	25.7%	4.0%
South Bound Brook Borough	21.1	23.8	24.6	16.6%	3.4%
Warren Township	26.5	32.8	32.8	23.8%	0.0%
Watchung Borough	25.2	28.5	32.8	30.2%	15.1%
SOMERSET COUNTY	25.5	30.1	31.6	23.9%	5.0%

Notes: Data after 2000 is only available as 5-year estimates due to the transition from the long form Census to the American Community Survey. 5-Year Estimates are based on a sample of data between January 1, 2007 and December 31, 2011.

Sources: U.S. Census Bureau, 1990 and 2000 Census Summary File 3 (Table P31)
 U.S. Census Bureau, American Community Survey, 2007-2011, 5-Year Estimates (Table S0801),

Table 10.3
Means of Transportation to Work
(Workers 16 Years of Age and Older)

	Car, Truck, or Van		Public Transportation	Walked	Other Means	Worked at Home	Total Workers
	Drove alone	Carpooled					
Bedminster Township	4,383	255	140	116	18	158	5,070
Bernards Township	9,160	740	775	158	126	1,028	11,987
Bernardsville Borough	2,678	379	452	198	210	350	4,267
Bound Brook Borough	2,952	1,596	218	240	217	60	5,283
Branchburg Township	6,183	473	191	97	85	511	7,540
Bridgewater Township	18,204	1,288	791	246	146	1,036	21,711
Far Hills Borough	308	74	38	0	0	37	457
Franklin Township	23,887	2,950	2,104	157	398	1,042	30,538
Green Brook Township	2,766	228	460	61	34	65	3,614
Hillsborough Township	16,288	1,479	859	170	145	780	19,721
Manville Borough	4,126	448	137	119	121	122	5,073
Millstone Borough	163	2	6	0	1	13	185
Montgomery Township	7,871	374	439	89	107	717	9,597
North Plainfield Borough	8,692	1,767	640	333	374	292	12,098
Peapack/Gladstone Borough	862	92	66	47	0	117	1,184
Raritan Borough	2,773	281	178	53	13	98	3,396
Rocky Hill Borough	171	34	17	5	3	35	265
Somerville Borough	4,702	947	253	139	95	360	6,496
South Bound Brook Borough	1,929	281	38	0	29	78	2,355
Warren Township	5,142	702	244	25	41	511	6,665
Watchung Borough	2,187	203	183	31	0	55	2,659
SOMERSET COUNTY	125,427	14,593	8,229	2,284	2,163	7,465	160,161

Notes: Values represent the number of workers in each municipality.

5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: US Census Bureau, American Community Survey, 2007-2011, 5-Year Estimates (Table B08101).

Table 10.4
State & County Place of Work
by Municipality of Residence: 2007-2011

	Worked In State of Residence				Worked Outside State Of Residence	
	In County of Residence		Out of County of Residence		Estimate	Percent
	Estimate	Percent	Estimate	Percent		
Bedminster Township	2,142	42%	2,474	49%	454	9%
Bernards Township	4,670	39%	5,948	50%	1,369	11%
Bernardsville Borough	2,434	57%	1,380	32%	453	11%
Bound Brook Borough	3,313	63%	1,802	34%	168	3%
Branchburg Township	3,925	52%	3,213	43%	402	5%
Bridgewater Township	11,046	51%	9,142	42%	1,523	7%
Far Hills Borough	192	42%	159	35%	106	23%
Franklin Township	10,733	35%	16,975	56%	2,830	9%
Green Brook Township	1,130	31%	1,859	51%	625	17%
Hillsborough Township	10,007	51%	8,289	42%	1,425	7%
Manville Borough	3,208	63%	1,754	35%	111	2%
Millstone Borough	76	41%	96	52%	13	7%
Montgomery Township	3,586	37%	5,088	53%	923	10%
North Plainfield Borough	4,021	33%	7,554	62%	523	4%
Peapack/Gladstone Borough	675	57%	386	33%	123	10%
Raritan Borough	1,985	58%	1,228	36%	183	5%
Rocky Hill Borough	98	37%	134	51%	33	12%
Somerville Borough	4,056	62%	2,225	34%	215	3%
South Bound Brook Borough	1,151	49%	1,145	49%	59	3%
Warren Township	2,502	38%	3,479	52%	684	10%
Watchung Borough	610	23%	1,665	63%	384	14%
SOMERSET COUNTY	71,560	45%	75,995	47%	12,606	8%

Note: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: US Census Bureau: American Community Survey, 2007-2011, 5-Year Estimates (Table B08007)

Table 10.5
Place of Work - Primary Job
Somerset County Residents By State and County:
2010

Within New Jersey	2010	Percent of Total	Outside New Jersey	2010	Percent of Total
New Jersey (total)	135,823	94.6%	New York City (total)	7,811	5.4%
Atlantic County, NJ	395	5.7%	New York County	6,496	94.3%
Bergen County, NJ	5,011	87.9%	Kings County	693	12.1%
Burlington County, NJ	1,384	77.5%	Queens County	401	22.5%
Camden County, NJ	937	80.9%	Richmond County	221	19.1%
Cape May County, NJ	94	40.3%	Bronx County	139	59.7%
Cumberland County, NJ	177	36.3%	Westchester County, NY	311	63.7%
Essex County, NJ	8,176	96.8%	Nassau County, NY	270	3.2%
Gloucester County, NJ	488	69.7%	Suffolk County, NY	212	30.3%
Hudson County, NJ	3,626	96.4%	Rockland County, NY	134	3.6%
Hunterdon County, NJ	3,904	96.3%	Fairfield County, CT	150	3.7%
Mercer County, NJ	8,029	95.5%	Philadelphia County, PA	374	4.5%
Middlesex County, NJ	27,225	99.0%	Bucks County, PA	273	1.0%
Monmouth County, NJ	2,962	94.1%	Lehigh County, PA	185	5.9%
Morris County, NJ	12,360	98.6%	Chester County, PA	177	1.4%
Ocean County, NJ	806	84.8%	Northampton County, PA	145	15.2%
Passaic County, NJ	1,883	40.4%	Worked Elsewhere	2,780	59.6%
Salem County, NJ	70	0.0%	TOTAL	148,645	100.0%
Somerset County, NJ	45,544	100.0%			
Sussex County, NJ	254	100.0%			
Union County, NJ	11,959	100.0%			
Warren County, NJ	539	100.0%			

Source: US Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed through "OnTheMap." <http://onthemap.ces.census.gov>

Table 10.6
Place of Residence of Workers for All Jobs in
Somerset County: 2010

In New Jersey	2010	Percent of Total	Outside New Jersey	2010	Percent of Total
New Jersey (total)	158,226	91.6%	Outside New Jersey (total)	14,422	8.4%
Atlantic County, NJ	726	0.4%	Kings County, NY	784	0.5%
Bergen County, NJ	3,941	2.3%	New York County, NY	775	0.4%
Burlington County NJ	2,581	1.5%	Richmond County, NY	715	0.4%
Camden County, NJ	1,749	1.0%	Queens County, NY	510	0.3%
Cape May County, NJ	186	0.1%	Bronx County, NY	225	0.1%
Cumberland County, NJ	264	0.2%	Rockland County, NY	297	0.2%
Essex County, NJ	6,276	3.6%	Orange County, NY	285	0.2%
Gloucester County, NJ	761	0.4%	Nassau County, NY	268	0.2%
Hudson County, NJ	3,370	2.0%	Westchester County, NY	253	0.1%
Hunterdon County, NJ	11,261	6.5%	Bucks County, PA	3,098	1.8%
Mercer County, NJ	6,500	3.8%	Northampton County, PA	2,562	1.5%
Middlesex County, NJ	29,516	17.1%	Philadelphia County, PA	561	0.3%
Monmouth County, NJ	6,304	3.7%	Montgomery County, PA	532	0.3%
Morris County, NJ	11,862	6.9%	Lehigh County, PA	523	0.3%
Ocean County, NJ	3,346	1.9%	Monroe County, PA	461	0.3%
Passaic County, NJ	2,502	1.4%	Reside Elsewhere	2,573	1.5%
Salem County, NJ	166	0.1%	TOTAL	172,648	100.0%
Somerset County, NJ	49,378	28.6%			
Sussex County, NJ	1,694	1.0%			
Union County, NJ	11,760	6.8%			
Warren County, NJ	4,083	2.4%			

Source: US Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed through "OnTheMap." <http://onthemap.ces.census.gov>

Table 10.7A
Distance of Travel to Work by
Municipality of Work: 2010

	Less Than 10 Miles	10 - 24 Miles	25 - 50 Miles	Greater Than 50 Miles
Bedminster Township	20.5%	45.6%	27.8%	6.1%
Bernards Township	28.4%	45.5%	20.1%	6.0%
Bernardsville Borough	38.4%	41.2%	14.7%	5.7%
Bound Brook Borough	40.5%	31.5%	22.1%	5.9%
Branchburg Township	29.9%	41.5%	24.5%	4.2%
Bridgewater Township	34.4%	36.2%	23.3%	6.1%
Far Hills Borough	29.3%	45.0%	19.6%	6.1%
Franklin Township	42.3%	31.1%	21.1%	5.5%
Green Brook Township	45.9%	30.1%	17.7%	6.2%
Hillsborough Township	50.1%	26.8%	19.0%	4.1%
Manville Borough	59.5%	24.7%	12.7%	3.0%
Millstone Borough	16.7%	33.3%	50.0%	0.0%
Montgomery Township	36.6%	38.7%	20.9%	3.8%
North Plainfield Borough	57.3%	27.3%	12.0%	3.4%
Peapack/Gladstone Borough	28.1%	51.5%	17.1%	3.3%
Raritan Borough	31.5%	37.6%	25.5%	5.4%
Rocky Hill Borough	34.4%	42.0%	18.8%	4.8%
Somerville Borough	46.7%	33.1%	16.2%	4.0%
South Bound Brook Borough	53.1%	24.9%	19.3%	2.7%
Warren Township	35.2%	41.6%	19.3%	3.9%
Watchung Borough	32.0%	42.5%	16.1%	9.4%
SOMERSET COUNTY	37.0%	36.7%	21.0%	5.2%
NEW JERSEY	50.4%	28.2%	13.8%	7.7%

Note: Distance from home to work for all jobs.

Source: US Census Bureau, Longitudinal-Employer Household Dynamics Program,
 accessed through "OnTheMap". <http://onthemap.ces.census.gov>

Table 10.7B
Distance of Travel to Work by
Municipality of Residence: 2010

	Less Than 10 Miles	10 - 24 Miles	25 - 50 Miles	Greater Than 50 Miles
Bedminster Township	28.0%	47.4%	20.3%	4.3%
Bernards Township	35.7%	41.3%	18.2%	4.9%
Bernardsville Borough	35.8%	38.5%	20.6%	5.0%
Bound Brook Borough	45.1%	31.5%	18.8%	4.6%
Branchburg Township	36.3%	36.7%	23.7%	3.4%
Bridgewater Township	39.3%	37.0%	19.7%	4.0%
Far Hills Borough	22.4%	54.0%	18.7%	4.8%
Franklin Township	45.6%	31.0%	19.9%	3.5%
Green Brook Township	47.5%	35.1%	13.2%	4.3%
Hillsborough Township	39.3%	35.2%	22.5%	3.0%
Manville Borough	50.5%	28.9%	16.9%	3.7%
Millstone Borough	42.4%	40.8%	15.2%	1.6%
Montgomery Township	41.4%	30.0%	24.5%	4.1%
North Plainfield Borough	46.5%	35.9%	12.3%	5.2%
Peapack/Gladstone Borough	29.1%	42.0%	23.1%	5.9%
Raritan Borough	44.5%	33.7%	18.4%	3.5%
Rocky Hill Borough	41.6%	33.7%	22.3%	2.4%
Somerville Borough	43.7%	32.0%	20.1%	4.3%
South Bound Brook Borough	51.2%	28.8%	16.3%	3.7%
Warren Township	39.2%	37.0%	18.4%	5.4%
Watchung Borough	45.1%	36.2%	12.7%	6.1%
SOMERSET COUNTY	41.5%	34.9%	19.6%	4.0%
NEW JERSEY	49.4%	29.5%	14.1%	7.1%

Note: Distance from home to work for all jobs.

Source: US Census Bureau, Longitudinal-Employer Household Dynamics Program,
 accessed through "OnTheMap". <http://onthemap.ces.census.gov>

Table 10.8A
Worker Inflows and Outflows: 2010

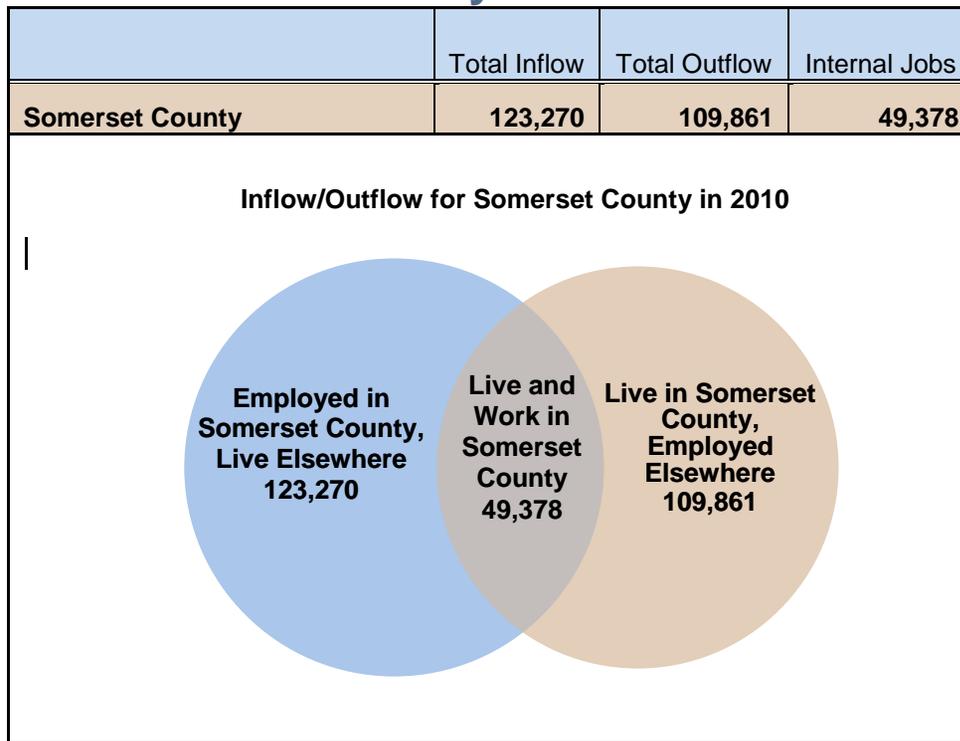
	Total Inflow	Total Outflow	Internal Jobs
Bedminster Township	9,062	4,211	259
Bernards Township	13,532	10,407	1,393
Bernardsville Borough	2,439	2,736	296
Bound Brook Borough	3,557	4,751	220
Branchburg Township	9,146	6,987	584
Bridgewater Township	28,373	20,222	2,906
Far Hills Borough	547	420	13
Franklin Township	26,137	26,541	3,469
Green Brook Township	3,558	3,228	190
Hillsborough Township	8,683	18,605	2,363
Manville Borough	1,708	5,151	325
Millstone Borough	5	315	1
Montgomery Township	9,685	8,750	1,219
North Plainfield Borough	2,236	9,873	486
Peapack/Gladstone Borough	1,797	909	127
Raritan Borough	8,922	3,403	290
Rocky Hill Borough	388	358	10
Somerville Borough	9,545	6,255	686
South Bound Brook Borough	360	2,356	54
Warren Township	12,883	5,842	636
Watchung Borough	4,447	2,281	111
SOMERSET COUNTY	123,270	109,861	49,378
NEW JERSEY	369,495	584,106	3,362,742

Notes: Total Inflow represents workers employed within the selected geographic area that live outside the area. Total Outflow represents workers that live within the selected geographic area that are employed outside the area. Internal Jobs represent workers that both live and are employed within the selected geographic area.

Source: US Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed through "OnTheMap".

<http://onthemap.ces.census.gov>

**Table 10.8B
Worker Inflows and Outflows
for Somerset County: 2010**



Notes: Total Inflow represents workers employed within the selected geographic area that live outside the area. Total Outflow represents workers that live within the selected geographic area that are employed outside the area. Internal Jobs represent workers that both live and are employed within the selected geographic area.

Source: US Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed through "OnTheMap".

<http://onthemap.ces.census.gov>

Table 10.9
Miles of Roadway and Vehicle Miles Traveled
by County: 2006 and 2011

	2006		2011		Percent Change	
	Miles of Roadway	Vehicle Miles Traveled (Thousands)	Miles of Roadway	Vehicle Miles Traveled (Thousands)	Miles of Roadway	Vehicle Miles Traveled
Atlantic County	1,911	8,271	1,952	7,331	2.1%	-11.4%
Bergen County	2,987	21,161	2,995	20,010	0.3%	-5.4%
Burlington County	2,955	13,197	3,031	12,267	2.6%	-7.0%
Camden County	2,024	11,296	2,054	10,544	1.5%	-6.7%
Cape May County	1,045	3,364	1,060	2,858	1.4%	-15.0%
Cumberland County	1,270	3,458	1,288	3,074	1.4%	-11.1%
Essex County	1,672	13,122	1,682	13,077	0.6%	-0.3%
Gloucester County	1,610	7,498	1,696	7,434	5.3%	-0.9%
Hudson County	621	6,320	622	6,032	0.2%	-4.6%
Hunterdon County	1,403	5,419	1,439	5,008	2.6%	-7.6%
Mercer County	1,506	9,805	1,540	9,112	2.3%	-7.1%
Middlesex County	2,551	20,756	2,605	20,644	2.1%	-0.5%
Monmouth County	3,486	17,216	3,527	17,094	1.2%	-0.7%
Morris County	2,549	14,858	2,582	14,844	1.3%	-0.1%
Ocean County	3,079	12,417	3,194	12,649	3.7%	1.9%
Passaic County	1,326	7,847	1,334	7,944	0.6%	1.2%
Salem County	880	2,478	886	2,135	0.7%	-13.8%
Somerset County	1,709	8,897	1,734	8,895	1.5%	0.0%
Sussex County	1,409	3,557	1,431	3,239	1.6%	-8.9%
Union County	1,427	12,137	1,427	12,264	0.0%	1.0%
Warren County	1,134	4,057	1,134	3,801	0.0%	-6.3%
NEW JERSEY	38,562	207,131	39,213	200,257	1.7%	-3.3%

Source: New Jersey Department of Transportation, Highway Performance Monitoring System

Table 10.10
Transportation Costs by County

	Average Household Transportation Cost Percent of Area Median Income	Average Annual Household Transportation Costs (Dollars)			
		Total Transportation Costs	Auto Ownership Costs	Auto Use Costs (VMT)	Transit Costs
Atlantic County	25.31%	\$13,905	\$9,953	\$3,919	\$34
Bergen County	20.53%	\$13,050	\$9,624	\$3,312	\$114
Burlington County	24.36%	\$14,634	\$10,611	\$4,000	\$23
Camden County	22.56%	\$13,549	\$9,961	\$3,536	\$52
Cape May County	25.56%	\$13,915	\$9,935	\$3,978	\$2
Cumberland County	29.98%	\$15,001	\$10,719	\$4,269	\$13
Essex County	18.75%	\$11,913	\$8,734	\$3,009	\$170
Gloucester County	24.69%	\$14,832	\$10,718	\$4,096	\$19
Hudson County	14.26%	\$9,063	\$6,165	\$2,492	\$405
Hunterdon County	25.97%	\$16,502	\$11,647	\$4,841	\$14
Mercer County	20.60%	\$14,784	\$10,742	\$3,994	\$48
Middlesex County	22.24%	\$14,136	\$10,402	\$3,686	\$48
Monmouth County	23.43%	\$14,890	\$10,806	\$4,059	\$25
Morris County	23.71%	\$15,070	\$10,940	\$4,101	\$29
Ocean County	24.25%	\$15,412	\$11,102	\$4,299	\$11
Passaic County	20.69%	\$13,150	\$9,651	\$3,389	\$110
Salem County	26.46%	\$15,906	\$11,281	\$4,604	\$21
Somerset County	23.57%	\$14,978	\$10,869	\$4,077	\$31
Sussex County	25.73%	\$16,351	\$11,556	\$4,783	\$12
Union County	21.00%	\$13,346	\$9,892	\$3,368	\$86
Warren County	26.74%	\$15,246	\$10,807	\$4,427	\$12

Note: Transportation cost averages are for "regional typical household" with median household income, household size and number of commuters per household.

Source: Center for Neighborhood Technology's Housing and Transportation Affordability Index <http://htaindex.cnt.org>

environment

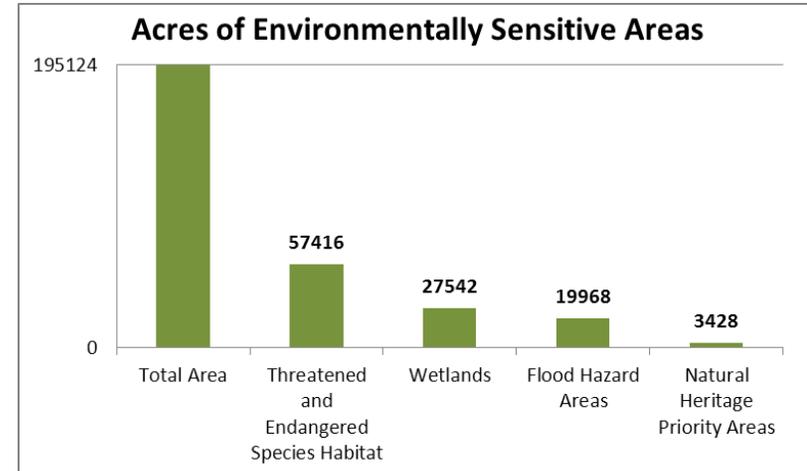


Chapter 11: Environment

The environment includes a wide variety of our shared natural resources, such as air, water, and wildlife. A well-maintained natural environment is both a key part of sustainability and a contributor to a high quality of life. It is important to balance the pressure to develop land with the need to effectively manage and preserve our environmental assets.

Trend: The County Investment Framework identifies Priority Preservation Investment Areas, which total 94,757 acres and comprise 49 percent of the county's land area. These are areas where investments that protect, preserve and enhance open space, recreational facilities, rural and historic landscapes, environmentally sensitive features and agricultural resources and the farming industry are desired. Of this total, 46,035 acres have been permanently preserved thus far through federal, state, county and local open space and farmland preservation efforts. These lands act as important green infrastructure resources that include our potable water supply, protect habitats and ecological diversity, provide natural flood control, support local food production and preserve the county's heritage.

Implications: Both the public and private sectors have vital roles in ensuring the quality and integrity of our natural resources and restoring degraded environmentally sensitive areas. However, public and private resources for accomplishing land stewardship goals and continuing the county's preservation legacy have grown increasingly scarce. A dedicated funding source for these efforts needs to be created at the State and local level. Local and regional plans and initiatives that promote affordable, effective and do-able land stewardship strategies that can be employed area-wide and at the site specific level are needed to manage and maintain the county's environmental and green infrastructure assets.



See Table 11.11

Trend: Somerset County continues to face some challenges related to prior environmental contamination, though comparatively less than indicated state-wide. NJDEP has identified over 400 contaminated sites throughout the county, and some streams have still demonstrated water quality issues even though NJDEP 305B reports show steady improvements.

Implications: Somerset County continues to encourage municipalities and private property owners to clean up brownfield sites so they can be returned to productive, beneficial use while eliminating environmental and health risks. Somerset County, through cooperative efforts with its municipalities, has been successful in facilitating brownfield redevelopment initiatives.

Trend: The county is improving in terms of recycling. Between 2006 and 2010, the total amount of waste generated declined slightly, and the percentage of waste that was recycled increased.

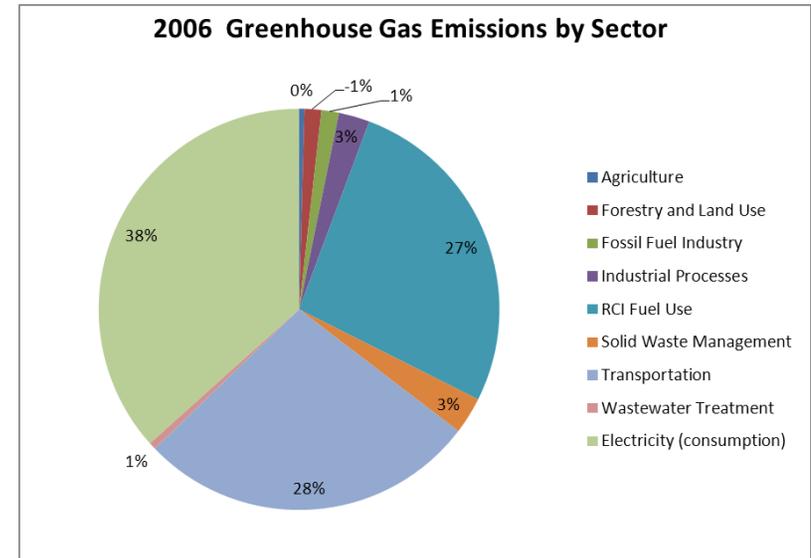
Implications: Promoting recycling and reducing the amount of garbage sent to landfills is a goal in making Somerset County a more sustainable community. Somerset County has begun a single source recycling program to increase the amount and types of items recycled while decreasing the amount of waste the ends up in landfills.

Trend: Fuel consumption, electricity consumption, and transportation are all significant sources of air pollution in the Somerset County region that increase human health risks as well as comprise the greenhouse gases that contribute to climate change.

Implications: Land use and infrastructure investment strategies that promote compact, mixed use, walkable communities; facilitate the transition to clean energy sources; support the implementation of energy conservation measures, and provide increased transportation options can help reduce air pollution and greenhouse gas emissions, thereby improving the quality of life of the county's current and future residents. Somerset County through its Energy Council is working to reduce energy consumed in public sector buildings and is working to reduce the county's carbon footprint.

Trend: Somerset County continues to lose forests, farmland and open areas to development. Some of the lands being developed contain environmentally sensitive areas such as threatened and endangered species habitats, wetlands and riparian areas, which are diminishing throughout the county and region.

Implications: Future development should be guided in a way that both promotes economic development yet preserves our valuable environmental resources.



See Table 11.5

Table 11.1
Known Contaminated Sites
by Municipality

Municipality	Known Contaminated Sites		
	Total	Pending	Active
Bedminster Township	18	2	16
Bernards Township	23	3	20
Bernardsville Borough	18	3	15
Bound Brook Borough	18	2	16
Branchburg Township	32	4	28
Bridgewater Township	60	6	54
Far Hills Township	5	0	5
Franklin Township	64	7	57
Green Brook Township	14	3	11
Hillsborough Township	47	2	45
Manville Borough	15	1	14
Millstone Borough	1	0	1
Montgomery Township	17	2	15
North Plainfield Borough	26	1	25
Peapack/Gladstone Borough	7	0	7
Raritan Borough	17	4	13
Rocky Hill Borough	1	0	1
Somerville Borough	45	8	37
South Bound Brook Borough	3	0	3
Warren Township	23	2	21
Watchung Borough	15	1	14
SOMERSET COUNTY	469	51	418

Source: New Jersey Department of Environmental Protection, GIS data downloads.

Known Contaminated Sites List, Last Updated February 2012.

Table 11.2
Groundwater Contamination Areas
by Municipality

Municipality	Currently Known Extent		Classification Exception Area	
	Acres	Percent of Total Land	Acres	Percent of Total Land
Bedminster Township	0.0	0.0%	0.0	0.0%
Bernards Township	0.0	0.0%	4.7	0.0%
Bernardsville Borough	0.0	0.0%	6.5	0.1%
Bound Brook Borough	341.0	31.4%	14.8	1.4%
Branchburg Township	99.4	0.8%	26.0	0.2%
Bridgewater Township	655.4	3.2%	638.5	3.1%
Far Hills Township	0.0	0.0%	0.0	0.0%
Franklin Township	2,913.3	9.7%	6.1	0.0%
Green Brook Township	0.0	0.0%	0.5	0.0%
Hillsborough Township	527.7	1.5%	118.7	0.3%
Manville Borough	0.8	0.1%	85.7	5.5%
Millstone Borough	0.0	0.0%	0.7	0.2%
Montgomery Township	228.3	1.1%	11.9	0.1%
North Plainfield Borough	0.0	0.0%	7.0	0.4%
Peapack/Gladstone Borough	0.0	0.0%	0.0	0.0%
Raritan Borough	0.0	0.0%	2.0	0.2%
Rocky Hill Borough	207.5	52.2%	0.0	0.0%
Somerville Borough	0.0	0.0%	8.0	0.5%
South Bound Brook Borough	0.0	0.0%	0.0	0.0%
Warren Township	204.1	1.6%	15.7	0.1%
Watchung Borough	0.0	0.0%	101.1	2.6%
SOMERSET COUNTY	5,177.5	2.7%	1,048.0	0.5%

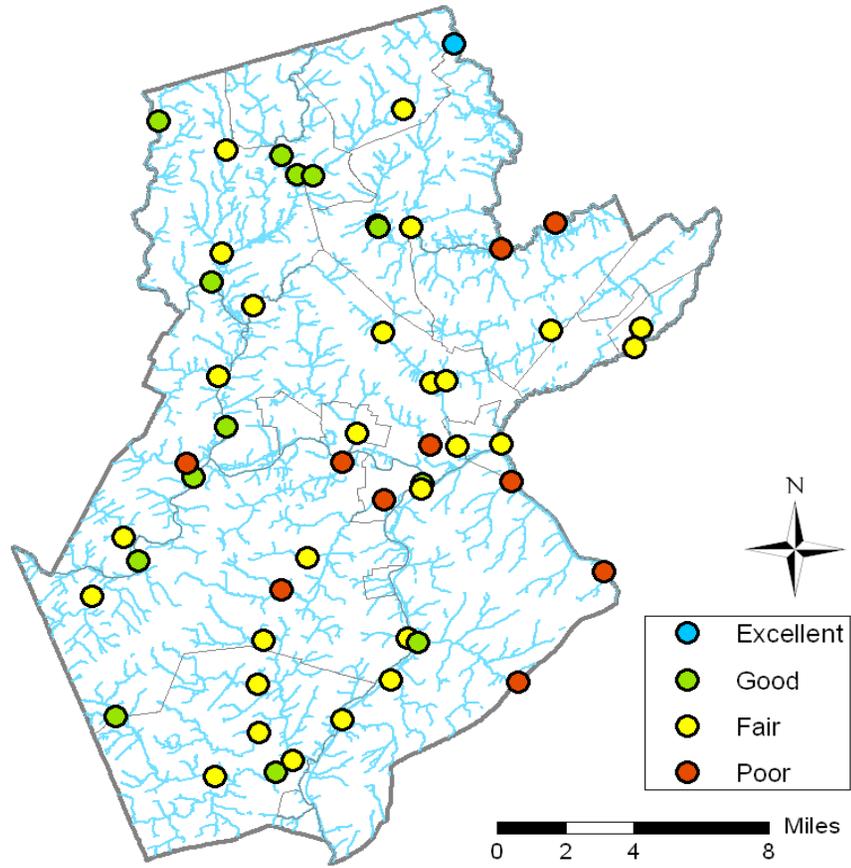
Source: New Jersey Department of Environmental Protection, GIS data downloads.

Notes: CKE Data Last Updated March 2007
CEA Data Last Updated January 2012.

Table 11.3
Stream Quality: Ambient Bio-Monitoring Network

	Number of Sample Points by Impairment Rating			
	Excellent	Good	Fair	Poor
Somerset County	1	14	27	10

Stream Impairment



Notes: Impairment based on change in stream quality after four (4) rounds of sampling.

Source: NJDEP Ambient Bio-monitoring Network, March 2013

Table 11.4
Air Quality Monitoring: 2009 - 2012

Monitoring Station	2009			2012		
	Average Ozone (ppm)	Average PM2.5 (µg/m3)	Exceedance 24 Hour PM2.5	Average Ozone (ppm)	Average PM2.5 (µg/m3)	Exceedance 24 Hour PM2.5
Chester	0.029	-	-	0.030	-	-
Flemington	0.024	8.6	269	0.025	8.9	268
Rutgers University	0.023	6.6	196	0.026	5.4	154
MULTI-STATION AVERAGE	0.025	7.6	233	0.027	7.2	211

Notes: No Air Quality Monitoring Stations are located in Somerset County, so data for the nearest 3 stations is provided.

PM2.5 refers to fine particulate matter of diameter less than 2.5 micrometers.

Exceedance refers to the number of days of the year in which the 24 hour air quality standard was exceeded.

Source: New Jersey Department of Environmental Protection, Air Monitoring Web Site.

<http://www.njaqinow.net>

Table 11.5
Somerset County Greenhouse Gas
Emissions by Sector: 2006

Sector	2006 Greenhouse Gas Emissions	
	Total CO2 Equivalent (million metric tons)	Percent
Agriculture	0.022	0.44%
Forestry and Land Use	-0.070	-1.40%
Fossil Fuel Industry	0.073	1.45%
Industrial Processes	0.129	2.57%
RCI Fuel Use	1.375	27.45%
Solid Waste Management	0.153	3.05%
Transportation	1.412	28.18%
Wastewater Treatment	0.030	0.59%
Electricity (consumption)	1.887	37.66%
TOTAL	5.010	100.00%

Note: CO2 Equivalent is a measure of the total global warming potential of greenhouse gases expressed as an equivalent amount of CO2.

Source: North Jersey Transportation Planning Association (NJTPA)

Table 11.6
Greenhouse Gas Emissions from
Transportation by Municipality: 2006

Municipality	2006 CO2 Emissions (million metric tons)	
	Passenger Transportation	Commercial Transportation
Bedminster Township	0.098	0.063
Bernards Township	0.094	0.053
Bernardsville Borough	0.015	0.001
Bound Brook Borough	0.016	0.001
Branchburg Township	0.050	0.009
Bridgewater Township	0.206	0.053
Far Hills Township	0.010	0.008
Franklin Township	0.153	0.023
Green Brook Township	0.024	0.003
Hillsborough Township	0.079	0.016
Manville Borough	0.010	0.001
Millstone Borough	0.003	0.000
Montgomery Township	0.046	0.013
North Plainfield Borough	0.034	0.004
Peapack/Gladstone Borough	0.006	0.001
Raritan Borough	0.029	0.006
Rocky Hill Borough	0.003	0.000
Somerville Borough	0.020	0.003
South Bound Brook Borough	0.009	0.001
Warren Township	0.083	0.032
Watchung Borough	0.045	0.012
SOMERSET COUNTY	1.034	0.303

Source: North Jersey Transportation Planning Association (NJTPA)

Table 11.7
Residential, Commercial and Industrial Fuel Consumption
by County within the NJTPA Region: 2006

	Fuel Oil (Gallons)	Kerosene (Gallons)	Natural Gas (Mil. Cf)	Liquefied Petroleum Gas (Gallons)	Waste Oil (Gallons)	Wood (Tons)	Coal (Tons)
Bergen County	50,587,111	3,381,781	44,746	7,424,312		554	230
Essex County	50,541,601	2,266,191	44,686	7,127,057	324,413	228	192
Hudson County	23,310,629	1,402,527	29,827	3,696,639		175	130
Hunterdon County	16,213,394	344,357	4,909	5,511,151		5,023	26
Middlesex County	36,981,197	3,373,110	93,485	6,830,269	588,833	692	199
Monmouth County	25,988,046	1,270,188	27,079	4,562,125		2,675	131
Morris County	55,793,477	1,959,487	23,592	7,000,656	397,766	6,737	145
Ocean County	20,602,063	780,799	19,026	5,874,477		8,637	75
Passaic County	25,491,046	1,696,167	19,638	6,411,251	1,074,263	3,049	85
Somerset County	17,304,334	1,410,193	21,609	2,877,673	232,252	1,798	88
Sussex County	20,365,128	209,474	2,488	4,948,830		5,570	21
Union County	34,606,259	2,520,085	37,705	4,916,559		425	110
Warren County	16,781,008	426,949	5,776	3,026,477	321,358	5,564	19

Note: Fuel use in electricity generating facilities is not included, as that use is accounted for through the consumption by the power sector. Municipal solid waste and petroleum refinery gas consumption was accounted for in the inventory, but is not presented in this table, as the consumption is not significant.

Source: North Jersey Transportation Planning Association (NJTPA), Regional Greenhouse Gas Emissions Inventory and Forecast (2011), prepared by E.H. Pechan & Associates, based on utility, NJDEP and EIA data.

Table 11.8
Somerset County Climate: 2002 - 2011

	Observed at Somerville - Somerset Airport				
	2002	2003	2004	2005	2006
January Precipitation	2.53	2.27	1.67	3.98	5.10
July Precipitation	1.00	M	13.40	2.78	6.23
January High Temperature	45.4	32.6	31.1	36.6	47.2
July High Temperature	87.9	M	82.9	87.0	88.0
	Observed at Somerville - Somerset Airport				
	2007	2008	2009	2010	2011
January Precipitation	3.49	2.05	2.62	2.62	2.79
July Precipitation	6.11	5.21	9.58	5.46	2.85
January High Temperature	43.5	42.2	33.5	38.5	33.7
July High Temperature	84.0	87.1	82.3	89.4	90.3

Note: M - missing value

Source: Office of the New Jersey State Climatologist, Historical Monthly Station Data

Table 11.9
Waste Generation, Disposal, and Recycling
for All Counties and New Jersey: 2006 and 2010

County	2006				2010				Change 2006 - 2010	
	Total Generated Tonnage	Total Disposal Tonnage	Total Recycled Tonnage	Percent Recycled	Total Generated Tonnage	Total Disposal Tonnage	Total Recycled Tonnage	Percent Recycled	Total Generated Tonnage	Percent Recycled
Atlantic County	920,383	444,674	475,709	51.7%	690,197	322,928	367,269	53.2%	-25.0%	1.5%
Bergen County	2,111,129	997,248	1,113,881	52.8%	2,202,765	921,970	1,280,795	58.1%	4.3%	5.4%
Burlington County	1,092,554	486,563	605,991	55.5%	1,124,639	403,455	721,184	64.1%	2.9%	8.7%
Camden County	1,062,179	551,193	510,986	48.1%	1,334,985	630,547	704,439	52.8%	25.7%	4.7%
Cape May County	605,555	220,948	384,607	63.5%	480,352	171,486	308,867	64.3%	-20.7%	0.8%
Cumberland County	526,259	203,398	322,861	61.4%	478,169	156,520	321,650	67.3%	-9.1%	5.9%
Essex County	1,803,741	847,257	956,484	53.0%	1,823,782	707,302	1,116,480	61.2%	1.1%	8.2%
Gloucester County	630,682	317,280	313,401	49.7%	887,410	317,227	570,182	64.3%	40.7%	14.6%
Hudson County	1,734,401	716,916	1,017,485	58.7%	1,247,251	573,260	673,991	54.0%	-28.1%	-4.6%
Hunterdon County	242,696	157,012	85,684	35.3%	259,518	110,234	149,284	57.5%	6.9%	22.2%
Mercer County	948,866	371,204	577,663	60.9%	938,368	321,057	617,311	65.8%	-1.1%	4.9%
Middlesex County	2,662,046	946,161	1,715,885	64.5%	2,250,458	759,467	1,490,991	66.3%	-15.5%	1.8%
Monmouth County	1,629,133	777,889	851,244	52.3%	1,617,948	637,522	980,426	60.6%	-0.7%	8.3%
Morris County	1,145,060	581,467	563,593	49.2%	1,101,891	390,832	711,059	64.5%	-3.8%	15.3%
Ocean County	1,418,245	660,336	757,909	53.4%	1,387,010	544,698	842,311	60.7%	-2.2%	7.3%
Passaic County	1,173,131	568,297	604,835	51.6%	1,276,044	637,959	638,085	50.0%	8.8%	-1.6%
Salem County	133,307	81,658	51,649	38.7%	221,977	69,453	152,524	68.7%	66.5%	30.0%
Somerset County	805,978	434,865	371,112	46.0%	786,513	375,423	411,090	52.3%	-2.4%	6.2%
Sussex County	274,769	142,921	131,847	48.0%	359,847	116,369	243,478	67.7%	31.0%	19.7%
Union County	1,489,082	611,472	877,610	58.9%	1,282,690	430,975	851,715	66.4%	-13.9%	7.5%
Warren County	223,673	112,624	111,049	49.6%	264,844	103,822	161,022	60.8%	18.4%	11.2%
NEW JERSEY	22,632,869	10,231,384	12,401,485	54.8%	22,016,657	8,702,504	13,314,153	60.5%	-2.7%	5.7%

Source: New Jersey Department of Environmental Protection, Solid and Hazardous Waste Management Program:
New Jersey Generation, Disposal and Recycling Statistics

Table 11.10
Preserved Lands by Municipality

Municipality	Total Preserved Acres	Acres of Preserved Lands by Type				
		Federal	State	County	Local	Preserved Farms
Bedminster Township	4,060	0	3	588	1,645	1,824
Bernards Township	3,491	0	93	1,307	2,007	84
Bernardsville Borough	752	176	192	127	257	0
Bound Brook Borough	94	0	0	0	94	0
Branchburg Township	3,174	0	351	911	729	1,183
Bridgewater Township	3,347	0	48	1,966	1,311	22
Far Hills Township	279	0	24	164	91	0
Franklin Township	9,517	0	4,826	991	2,531	1,169
Green Brook Township	522	0	49	98	375	0
Hillsborough Township	10,957	0	712	4,645	2,785	2,815
Manville Borough	261	0	5	117	139	0
Millstone Borough	135	0	26	67	42	0
Montgomery Township	6,682	0	302	1,242	3,983	1,155
North Plainfield Borough	131	0	6	31	94	0
Peapack/Gladstone Borough	758	0	0	247	470	41
Raritan Borough	76	0	0	34	42	0
Rocky Hill Borough	123	0	0	90	33	0
Somerville Borough	92	0	3	33	56	0
South Bound Brook Borough	91	0	86	0	5	0
Warren Township	1,685	0	0	417	1,268	0
Watchung Borough	126	0	2	7	117	0
SOMERSET COUNTY	46,353	176	6,728	13,082	18,074	8,293

Source: Somerset County Planning Board Preserved Lands GIS Dataset updated July, 2013

Table 11.11
Environmentally Sensitive Areas by Municipality

Municipality	Total Acres	Environmentally Sensitive Areas by Type							
		Threatened and Endangered Species Habitat		Natural Heritage Priority Areas		Wetlands		Flood Hazard Areas: 1% Annual Chance	
		Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Bedminster Township	16,875	9,978	59.1%	182	1.1%	1,072	6.4%	1,736	10.3%
Bernards Township	15,570	4,559	29.3%	1,024	6.6%	2,890	18.6%	1,773	11.4%
Bernardsville Borough	8,265	4,576	55.4%	0	0.0%	194	2.3%	326	3.9%
Bound Brook Borough	1,085	98	9.0%	0	0.0%	172	15.9%	366	33.7%
Branchburg Township	12,971	2,503	19.3%	3	0.0%	1,323	10.2%	1,821	14.0%
Bridgewater Township	20,700	2,595	12.5%	222	1.1%	2,840	13.7%	2,493	12.0%
Far Hills Township	3,149	2,257	71.7%	0	0.0%	286	9.1%	318	10.1%
Franklin Township	29,998	5,516	18.4%	0	0.0%	4,936	16.5%	3,058	10.2%
Green Brook Township	2,820	113	4.0%	373	13.2%	915	32.4%	300	10.6%
Hillsborough Township	35,281	13,571	38.5%	1,621	4.6%	5,843	16.6%	2,824	8.0%
Manville Borough	1,568	202	12.9%	0	0.0%	363	23.2%	561	35.8%
Millstone Borough	444	35	7.9%	0	0.0%	162	36.5%	64	14.4%
Montgomery Township	20,788	6,519	31.4%	0	0.0%	2,634	12.7%	1,768	8.5%
North Plainfield Borough	1,805	456	25.3%	0	0.0%	485	26.9%	335	18.6%
Peapack/Gladstone Borough	3,696	1,865	50.5%	0	0.0%	63	1.7%	290	7.8%
Raritan Borough	1,298	98	7.6%	0	0.0%	61	4.7%	99	7.6%
Rocky Hill Borough	397	35	8.8%	0	0.0%	37	9.3%	27	6.8%
Somerville Borough	1,501	102	6.8%	0	0.0%	157	10.5%	267	17.8%
South Bound Brook Borough	473	123	26.0%	0	0.0%	69	14.6%	149	31.5%
Warren Township	12,573	2,126	16.9%	0	0.0%	2,859	22.7%	1,213	9.6%
Watchung Borough	3,867	89	2.3%	3	0.1%	181	4.7%	180	4.7%
SOMERSET COUNTY	195,124	57,416	29.4%	3,428	1.8%	27,542	14.1%	19,968	10.2%

Note: Threatened and Endangered Species Habitat is defined as areas with one or more occurrences of one or more occurrences of State Threatened and/or Endangered Species or Federal Threatened and/or Endangered Species.

Sources: Threatened and Endangered Species Habitat: NJDEP Landscape Project, Natural Heritage Priority Sites, Wetlands: NJOIT, Office of Geographic Information Systems and Flood Hazard Areas: FEMA Flood Insurance Rate Map - GIS Datasets

Table 11.12
Steep Slopes by Municipality

Municipality	Total Acres	Slopes Greater Than 20%	
		Acres	Percent
Bedminster Township	16,875	583	3.5%
Bernards Township	15,570	222	1.4%
Bernardsville Borough	8,265	1,148	13.9%
Bound Brook Borough	1,085	7	0.6%
Branchburg Township	12,971	380	2.9%
Bridgewater Township	20,700	1,033	5.0%
Far Hills Township	3,149	384	12.2%
Franklin Township	29,998	227	0.8%
Green Brook Township	2,820	430	15.2%
Hillsborough Township	35,281	583	1.7%
Manville Borough	1,568	7	0.4%
Millstone Borough	444	6	1.4%
Montgomery Township	20,788	257	1.2%
North Plainfield Borough	1,805	9	0.5%
Peapack/Gladstone Borough	3,696	552	14.9%
Raritan Borough	1,298	5	0.4%
Rocky Hill Borough	397	1	0.3%
Somerville Borough	1,501	2	0.1%
South Bound Brook Borough	473	3	0.6%
Warren Township	12,573	358	2.8%
Watchung Borough	3,867	478	12.4%
SOMERSET COUNTY	195,124	6,675	3.4%

Source: NJDEP Digital Elevation Models



**utility &
infrastructure**



Chapter 12: Utility & Infrastructure

Some of the key components of the county's infrastructure system include transportation, wastewater, water supply, electricity, natural gas, and broadband. The county's transportation and utility systems are some of its greatest assets for ensuring quality of life in our communities, protecting the environment and supporting sustainable economic growth. The continued provision of modern, well-maintained infrastructure will help attract investment and ensure Somerset County remains competitive with other regions. This report contains general information on the county's infrastructure systems. Additional information is provided on the Infrastructure Asset and Criteria Maps associated with the County Investment Framework which was developed as part of the County Strategic Plan Update.

Trend: Areas targeted for growth as shown on the County Investment Framework Map are generally well-served by infrastructure and utility systems. Expansion and enhancement of the various utility systems has occurred in accordance with development patterns established during the past few decades. Mapping of environmental and infrastructure features has become more refined with the expanded use of GIS technology at all levels of government. This technology has significantly enhanced the coordination of wastewater planning and environmental protection. As a result of the updated sewer service areas adopted by NJDEP in 2013 countywide, a net total of 12,422 acres of environmentally sensitive and preserved open space were removed from the previously approved sewer service areas that were adopted in 1999.

Implications: The role of the Wastewater Management Planning process in shaping future land use and infrastructure investment decisions has increased significantly with the adoption of the updated WQMP Rules in 2008. The 2013 updated sewer service areas is a key criteria used to define the County Investment Framework Map. In combination, the County Investment Framework and Wastewater Management Plan provide the basis for identifying areas where growth-

inducing infrastructure investments as well as limited growth and preservation are prioritized.

Trend: The phasing out of smaller, older wastewater treatment facilities and the extension of regional sanitary sewer service to the areas these smaller systems once served has occurred in the county.

Implications: Improvements in treatment plant technology and associated regional treatment plant upgrades have improved their efficiency. Energy-saving improvements to these systems that reduce energy costs have also become a high priority in recent years. Updated, accurate information is currently available to the public about the location of sewer service areas. Wastewater treatment plants are closely regulated by the State and the monthly monitoring reports submitted by their operators are available through NJDEP's website. However, very little data and information is available about the location, age, and condition of the underground conveyance system. Through the Countywide Wastewater Management Planning Process, significant infiltration and inflow (I & I) are problems in older systems have been recognized. In some Priority Growth Investment Areas within the county, conveyance system, treatment plant capacity and I & I constraints are limiting residential and commercial development activity. Both short- and long-term strategies for addressing this problem are currently being pursued. State, county and local government in conjunction with sewer authorities and other stakeholders must collaborate to find creative, affordable strategies that alleviate I & I and overflow conditions; restore conveyance system capacity and reliability; protect water quality and public health; and ensure treatment plants have the capacity to address wastewater flows associated with both future growth and severe wet weather conditions.

Trend: Data on Broadband availability began to be collected at the national and state levels in approximately 2010, through the federal AARA funding. This component of our infrastructure system has grown significantly over the past decade.

Implications: Although it is the newest, broadband has become the most important infrastructure system in the nation and region. Control and monitoring of all of our other critical infrastructure systems, including the power grid and transportation network, as well as our emergency management system depend on high-speed broadband access. Broadband continues to evolve and increase in importance in terms of our ability to compete in the global economy. It has become essential for supporting our new information economy, whose growth depends on technological innovation and internet communication.

Trend: Electricity in New Jersey is increasingly being generated from more sustainable sources. Petroleum and coal electricity generation have declined substantially in recent years, while solar, wind, nuclear, and natural gas power have grown since 2001.

Implications: In order to continue meeting energy demands while protecting the quality of the natural environment, national and state efforts to source electricity from cleaner, more sustainable energy sources have increased, and the ramifications of these policies have become increasingly more apparent in Somerset County. Producing more clean energy within the county and state will strengthen the resiliency and reliability of the electric supply system and reduce our reliance on pollution-generating fuel sources such as coal and oil. The development and implementation of renewable and alternative energy technologies will boost the county's green industry and energy sectors, attract green-minded businesses and residents and enhance its economic competitiveness.

Trend: Seventy eight percent of the county's population was served by community drinking water systems in 2010. The balance of the county is served by private wells. Lands that are not within water purveyor service areas are primarily comprised of Priority Preservation and Limited Growth Investment Areas as shown on the County Investment Framework Map.

Implications: Significant increases in domestic well withdrawals are not anticipated in the future since low-density, agricultural and open space land uses are high priorities in areas that are outside water purveyor service areas. Increases in surface water supply demand is anticipated in the county's Priority Growth Investment Areas, which are

served by Elizabethtown and NJ American Water Supply Companies. These companies derive the majority of their source water from the Raritan and D & R Canal.

Trend: In Somerset County, the trend in water supply utilities has been toward consolidation through private sector mergers and acquisitions. Historically, Somerset County was served by Elizabethtown, Commonwealth and several municipally-owned public water supply systems. The county is now largely served by NJ American Water Company, which has two major waterworks located in Somerset County-one on the Raritan River in Bridgewater and the other on the D & R Canal in Franklin.

Implications: More recently, the focus has been on identifying and implementing strategies that protect our potable water and wastewater treatment systems from hazards in the wake of Hurricane Sandy and the recent update of the county's All Hazard Mitigation Plan. Concerns regarding the age, condition and capacity of our water and wastewater conveyance systems are growing. Regulators, policy-makers, business/industry groups and water purveyors throughout NJ are working together to find strategies for funding the much-needed upgrades that will strengthen the reliability and resiliency of our water systems.

Trend: Energy costs are considerably higher in the New York-Northern New Jersey-Long Island Region as compared to the United States as a whole. A comparison of annual average prices from May 2009 through May 2013 show the costs for electricity remained stable throughout this five year period for both the region and the nation. The price for piped gas declined from 2009 through 2012, and increased in May 2013 for both the region and nation. The cost of gasoline rose from 2009 through 2011, but declined slightly in 2012 and 2013 for both the region and nation.

Implications: The high cost of energy in the New York-Northern New Jersey-Long Island Region as compared to other areas of the nation can adversely impact its economic competitiveness compared to other areas of the country. High energy costs are affecting the economic prosperity of businesses, households and government jurisdictions in Somerset County, and are leading to increased involvement in energy

efficiency and renewable energy initiatives and programs by both public and private sector entities. High energy costs are generating a greater interest in electric and hybrid vehicles and alternative travel modes, as

well as growing preferences for Energy Star-rated appliances and other energy-efficient products.

Table 12.1
Somerset County Utility Providers

Municipality	Electric	Cable	Gas	Water	Sewer
Bedminster Township	JCP&L	Cablevision, Comcast	PSE&G	NJ American	EDC
Bernards Township	JCP&L	Cablevision	PSE&G	NJ American	Municipal, EDC
Bernardsville Borough	JCP&L	Comcast	PSE&G	NJ American	Municipal
Bound Brook Borough	PSE&G	Cablevision	PSE&G	NJ American	Middlesex
Branchburg Township	PSE&G	Comcast	PSE&G	NJ American	SRVSA
Bridgewater Township	PSE&G, JCP&L	Cablevision	PSE&G	NJ American	SRVSA, Middlesex
Far Hills Borough	JCP&L	Comcast	PSE&G	NJ American	EDC
Franklin Township	PSE&G	Comcast	PSE&G	Municipal, NJ American	Middlesex
Green Brook Township	PSE&G	Cablevision	PSE&G	NJ American	Middlesex, SRVSA
Hillsborough Township	PSE&G, JCP&L	Comcast	PSE&G	NJ American	SRVSA
Manville Borough	PSE&G	Cablevision	PSE&G	NJ American	SRVSA
Millstone Borough	PSE&G	Comcast	PSE&G	NJ American	SRVSA
Montgomery Township	PSE&G, JCP&L	Comcast	PSE&G	NJ American	Municipal
North Plainfield Borough	PSE&G	Comcast	PSE&G	NJ American	Middlesex
Peapack/Gladstone Borough	JCP&L	Comcast	PSE&G	NJ American	EDC
Raritan Borough	PSE&G	Cablevision	PSE&G	NJ American	SRVSA
Rocky Hill Borough	PSE&G	Comcast	PSE&G	Municipal	Municipal
Somerville Borough	PSE&G	Cablevision	PSE&G	NJ American	SRVSA
South Bound Brook Borough	PSE&G	Cablevision	PSE&G	NJ American	Middlesex
Warren Township	PSE&G, JCP&L	Cablevision	PSE&G	NJ American	SRVSA, Municipal
Watchung Borough	PSE&G, JCP&L	Cablevision	PSE&G	NJ American	Middlesex, Berkeley Heights

Notes: EDC: Environmental Disposal Corporation, Middlesex: Middlesex County Utility Authority, SRVSA: Somerset Raritan Valley Sewer Authority and Berkeley Heights: Berkeley Heights Water Pollution Control Plant

Sources: Electric: PSE&G and JCP&L Service Area Maps, Cable: New Jersey Cable Telecommunications Assoc., Gas: PSE&G Service Area map and Water: NJ Department of Environmental Protection, Data Miner

Table 12.2
Electricity Generation in New Jersey:
2001 - 2011

Energy Source	Total Electric Power Generation (Megawatts)			2001- 2011 Percent Change
	2001	2006	2011	
Coal	9,319,040	10,861,925	4,155,097	-55.4%
Petroleum	1,296,625	269,519	165,588	-87.2%
Natural Gas	16,708,201	15,668,374	25,201,075	50.8%
Other Gases	448,885	110,265	139,175	-69.0%
Nuclear	30,469,230	32,567,885	33,606,447	10.3%
Hydroelectric Conventional	18,002	35,436	24,407	35.6%
Wind		15,991	10,523	
Other Biomass	843,632	900,792		-100.0%
Pumped Storage	-141,740	-298,601	-196,778	38.8%
Solar Thermal and Photovoltaic			68,878	
Other	459,385	568,551	643,573	40.1%
Total	59,421,260	60,700,137	63,817,985	7.4%

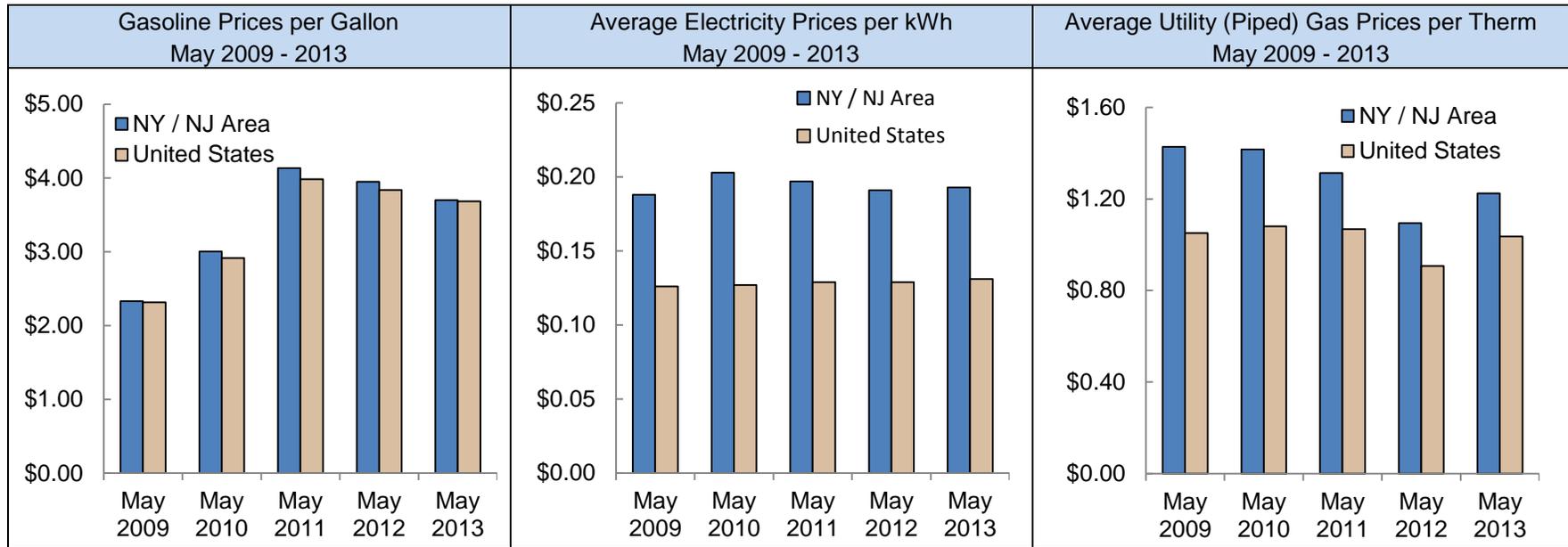
Source: US Energy Information Administration

Table 12.3
Natural Gas Infrastructure and Price
in New Jersey: 2007 and 2011

Natural Gas Pipeline Capacity (Millions of Cubic Feet per Day)	2007	2011	2007-2011 Change
Outflow Capacity	5,516	5,841	5.9%
Inflow Capacity	6,887	7,529	9.3%
Net Inflow Capacity	1,371	1,688	23.1%

Source: US Energy Information Administration

Table 12.4
Energy Prices for New York/New Jersey Metro Area and the United States



Source: US Bureau of Labor Statistics

Table 12.5
Sewer Service Area by Municipality

	2010 Population	Total Acres	Covered by Sewer Service			
			Population	Percent of Population	Acres	Percent of Land Area
Bedminster Township	8,165	16,875	6,411	78.5%	1,079.31	6.4%
Bernards Township	26,652	15,570	24,204	90.8%	8,343.60	53.6%
Bernardsville Borough	7,707	8,265	5,023	65.2%	1,127.68	13.6%
Bound Brook Borough	10,402	1,085	10,402	100.0%	924.14	85.2%
Branchburg Township	14,459	12,971	12,560	86.9%	6,674.11	51.5%
Bridgewater Township	44,464	20,700	44,344	99.7%	16,961.01	81.9%
Far Hills Borough	919	3,149	471	51.3%	141.93	4.5%
Franklin Township	62,300	29,998	58,433	93.8%	13,980.14	46.6%
Green Brook Township	7,203	2,820	7,197	99.9%	2,088.04	74.0%
Hillsborough Township	38,303	35,281	34,028	88.8%	12,200.96	34.6%
Manville Borough	10,344	1,568	10,344	100.0%	1,132.12	72.2%
Millstone Borough	418	444	418	100.0%	208.53	47.0%
Montgomery Township	22,254	20,788	14,244	64.0%	5,058.85	24.3%
North Plainfield Borough	21,936	1,805	21,913	99.9%	1,688.98	93.6%
Peapack/Gladstone Borough	2,582	3,696	2,075	80.4%	1,162.60	31.5%
Raritan Borough	6,881	1,298	6,881	100.0%	1,216.35	93.7%
Rocky Hill Borough	682	397	680	99.7%	274.00	69.0%
Somerville Borough	12,098	1,501	12,098	100.0%	1,387.27	92.4%
South Bound Brook Borough	4,563	473	4,563	100.0%	351.05	74.2%
Warren Township	15,311	12,573	6,934	45.3%	11,684.01	92.9%
Watchung Borough	5,801	3,867	5,768	99.4%	2,903.51	75.1%
SOMERSET COUNTY	323,444	195,124	288,991	89.3%	90,588.19	46.4%

Source: Somerset County Planning Board Sewer Service Area GIS Dataset

Table 12.6
Community Water Service
by Municipality

	2010 Population	Served by Community Drinking Water System	
		Population	Percent of Population
Bedminster Township	8,165	5,818	71.26%
Bernards Township	26,652	20,218	75.86%
Bernardsville Borough	7,707	5,226	67.81%
Bound Brook Borough	10,402	8,574	82.43%
Branchburg Township	14,459	10,338	71.50%
Bridgewater Township	44,464	36,459	82.00%
Far Hills Borough	919	715	77.80%
Franklin Township	62,300	50,727	81.42%
Green Brook Township	7,203	6,795	94.34%
Hillsborough Township	38,303	27,663	72.22%
Manville Borough	10,344	10,344	100.00%
Millstone Borough	418	255	61.00%
Montgomery Township	22,254	13,515	60.73%
North Plainfield Borough	21,936	15,120	68.93%
Peapack/Gladstone Borough	2,582	2,582	100.00%
Raritan Borough	6,881	6,881	100.00%
Rocky Hill Borough	682	682	100.00%
Somerville Borough	12,098	10,512	86.89%
South Bound Brook Borough	4,563	3,702	81.13%
Warren Township	15,311	10,894	71.15%
Watchung Borough	5,801	4,664	80.40%
SOMERSET COUNTY	323,444	251,684	77.81%

Note: Population reflects maximum population served by active community drinking water systems.

Source: New Jersey Department of Environmental Protection, Data Miner

Table 12.7
New Water Well Permits Issued: 2003 - 2012

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total
Bedminster Township	34	43	31	25	66	20	20	27	24	22	312
Bernards Township	16	17	36	31	18	33	16	32	34	54	287
Bernardsville Borough	27	24	25	14	19	9	19	15	20	29	201
Bound Brook Borough	4	13	18	23	8	35	2	10	8	36	157
Branchburg Township	3	46	21	24	14	17	18	19	25	29	216
Bridgewater Township	35	42	70	52	25	43	56	42	95	114	574
Far Hills Borough	4	4	5	5	6	8	7	2	5	11	57
Franklin Township	44	85	64	155	66	51	30	39	40	82	656
Green Brook Township	0	2	7	2	5	0	12	8	17	6	59
Hillsborough Township	35	34	63	45	43	30	33	25	30	53	391
Manville Borough	3	5	0	5	18	2	2	0	3	8	46
Millstone Borough	0	1	0	0	0	2	0	0	1	0	4
Montgomery Township	21	45	25	36	22	38	22	30	36	28	303
North Plainfield Borough	7	17	3	3	4	5	10	5	15	3	72
Peapack/Gladstone Borough	1	3	5	3	8	4	6	4	12	23	69
Raritan Borough	35	6	12	10	6	5	0	9	8	14	105
Rocky Hill Borough	3	2	0	0	0	1	0	0	0	0	6
Somerville Borough	29	16	41	19	6	14	8	27	40	12	212
South Bound Brook Borough	1	6	0	0	1	0	0	0	0	4	12
Warren Township	24	20	23	9	21	9	5	37	14	40	202
Watchung Borough	0	2	7	15	13	7	7	15	13	17	96
SOMERSET COUNTY	326	433	456	476	369	333	273	346	440	585	4,037

Notes: Not all permits issued resulted in a completed well. Includes permits for monitoring wells.

Source: New Jersey Department of Environmental Protection, Data Miner

Table 12.8

Domestic Well Withdrawals by Municipality: 2006 - 2010

County	Estimated Domestic Well Withdrawals (Million Gallons)					2006-2010 Percent Change
	2006	2007	2008	2009	2010	
Bedminster Township	66.76	67.19	67.72	67.77	67.86	1.6%
Bernards Township	67.98	68.33	68.55	68.55	68.55	0.8%
Bernardsville Borough	87.97	88.53	89.15	89.45	89.85	2.1%
Bound Brook Borough	27.47	27.47	27.47	27.47	27.47	0.0%
Branchburg Township	203.50	203.85	203.95	204.06	204.21	0.3%
Bridgewater Township	377.22	377.35	377.69	377.64	377.72	0.1%
Far Hills Borough	18.62	18.79	18.88	18.94	19.01	2.1%
Franklin Township	312.19	312.73	313.14	313.70	314.23	0.7%
Green Brook Township	31.09	31.17	31.18	31.18	31.18	0.3%
Hillsborough Township	308.72	309.86	310.11	310.33	310.54	0.6%
Manville Borough	0.00	0.00	0.00	0.00	0.00	-
Millstone Borough	9.74	9.74	9.74	9.74	9.74	0.0%
Montgomery Township	206.58	206.74	207.04	207.04	207.23	0.3%
North Plainfield Borough	0.12	0.12	0.12	0.12	0.12	0.0%
Peapack/Gladstone Borough	11.70	12.18	12.34	12.34	12.34	5.5%
Raritan Borough	0.28	0.43	0.43	0.43	0.43	53.6%
Rocky Hill Borough	0.00	0.00	0.00	0.00	0.00	-
Somerville Borough	0.00	0.00	0.00	0.00	0.00	-
South Bound Brook Borough	13.43	13.47	13.53	13.53	13.53	0.7%
Warren Township	175.18	175.51	175.84	175.81	176.06	0.5%
Watchung Borough	63.60	63.63	63.75	63.77	63.77	0.3%
SOMERSET COUNTY	1,990.63	1,987.09	1,990.63	1,991.87	1,993.84	0.2%

Source: New Jersey Geological Survey Digital Geodata Series

Table 12.9
Broadband Availability

	Percent of Population Served				Median Speed (Home Users)
	DSL	Fiber	Cable	Wireless	
Somerset County	94.0%	65.5%	98.8%	100.0%	10.9 mbps
New Jersey	93.9%	58.7%	97.9%	100.0%	11.3 mbps
United States	89.5%	20.5%	87.6%	99.0%	6.4 mbps

Source: National Broadband Map, data last updated 7/30/12.

Table 12.10
Previous and 2013 General Metered Water Usage Rates
for Somerset County Residents

Size of Meter	Previous Monthly Rate	2013 Monthly Rate	Percentage Change
5/8"	\$10	\$12	20%
3/4"	\$15	\$18	20%
1"	\$25	\$30	20%
1.5"	\$50	\$60	20%
2"	\$80	\$96	20%
3"	\$150	\$180	20%
4"	\$250	\$300	20%
6"	\$500	\$600	20%
8"	\$800	\$960	20%
10"	\$1,000	\$1,200	20%
12"	\$1,250	\$1,500	20%
16"	\$2,000	\$2,400	20%

Source: Notice of Filing of Proposed Rate Increase and Public Hearing New Jersey American Water Company for Approval of Increased Tariff Rates and Charges for Water and Sewer Service, BPU Docket No. WR11070460 and OAL Docket No. PCU 09700-2011N Public Meetings held on December 6th and 14th, 2011

Table 12.11 2013 Water Charges for Commercial, Industrial and Public Authority Service

	Current Rate	Proposed Rate	Percentage Change
Per 1,000 Gallons	\$6.1047	\$6.9771	14.30%
Per 100 Cubic Feet	\$4.5663	\$5.2189	14.30%

Note: In addition to the fixed monthly service charge, a monthly charge will be made for all water used as registered by the meter. Rates include Purchased Water Adjustment Clause (PWAC) approved by the Board under BPU Docket No. WR11030131 at 0.4022 per 1,000 gallons or \$0.30085 per 100 cubic feet.

Source: Notice of Filing of Proposed Rate Increase and Public Hearing New Jersey American Water Company for Approval of Increased Tariff Rates and Charges for Water and Sewer Service, BPU Docket No. WR11070460 and OAL Docket No. PCU 09700-2011N Public Meetings held on December 6th and 14th, 2011

Table 12.12
Seasonal Water Charge, May 1 - September 30, 2013
for Residential Customers

	Gallons Per Month	Current Rate Per 1,000 Gallons	Proposed Rate Per 1,000 Gallons	Percentage Change
First	4,000	\$6.1047	\$6.64840	8.9%
Next	6,000	\$6.1047	\$7.50310	22.9%
Over	10,000	\$6.1047	\$7.96330	30.4%
	Cubic Feet Per Month	Current Rate Per 100 Cubic Feet	Proposed Rate Per 100 Cubic Feet	
First	535	\$4.5663	\$4.97301	8.9%
Next	802	\$4.5663	\$5.61232	22.9%
Over	1,337	\$4.5663	\$5.95655	30.4%

Note: Monthly charges are made for all water used as registered by the meter. The water charge varies by season.

Source: Notice of Filing of Proposed Rate Increase and Public Hearing New Jersey American Water Company for Approval of Increased Tariff Rates and Charges for Water and Sewer Service, BPU Docket No. WR11070460 and OAL Docket No. PCU 09700-2011N Public Meetings held on December 6th and 14th, 2011

Table 12.13
Non-Seasonal Water Charge: October 1 - April 30 2013
for Residential Customers

	Current Rate	Proposed Rate	Percentage Change
Per 1,000 Gallons	\$6.10470	\$6.9771	14.3%
Per 100 Cubic Feet	\$4.56632	\$5.2189	14.3%

Note: Rates include Purchase Water Adjustment Clause (PWAC) approved by the Board under BPU Docket No. WR11030131 at \$0.4022 per 1,000 gallons or \$0.30045 per 100 cubic feet. This data represents the current rates for metered service customers in Harrison District (SA1A), Service Area 2 (excluding Manville) and Service Area 3 (excluding Homestead, Southampton and Columbus section of Mansfield Township).

Source: Notice of Filing of Proposed Rate Increase and Public Hearing New Jersey American Water Company for Approval of Increased Tariff Rates and Charges for Water and Sewer Service, BPU Docket No. WR11070460 and OAL Docket No. PCU 09700-2011N Public Meetings held on December 6th and 14th, 2011

Table 12.14 2013 Water Usage Rates for Somerset County Residents

Size of Meter	Monthly Rate	Monthly Rate	Change
5/8"	\$10	\$12	20%
3/4"	\$15	\$18	20%
1"	\$25	\$30	20%
1.5"	\$50	\$60	20%
2"	\$80	\$96	20%
3"	\$150	\$180	20%
4"	\$250	\$300	20%
6"	\$500	\$600	20%
8"	\$800	\$960	20%
10"	\$1,000	\$1,200	20%
12"	\$1,250	\$1,500	20%
16"	\$2,000	\$2,400	20%

Note: All general metered water service customers pay a monthly fixed service charge based on the size of the meter installed in addition to the charge for the quantity of water used if any. Customers with multiple meters are charged for each meter.

Source: Notice of Filing of Proposed Rate Increase and Public Hearing New Jersey American Water Company for Approval of Increased Tariff Rates and Charges for Water and Sewer Service, BPU Docket No. WR11070460 and OAL Docket No. PCU 09700-2011N Public Meetings held on December 6th and 14th, 2011

Table 12.15
2013 Water Charges for Commercial, Industrial
and Public Authority Service

	Current Rate*	Proposed Rate*	Percentage Change
Per 1,000 Gallons	\$5.54958	\$6.52040	18.60%
Per 100 Cubic Feet	\$4.11086	\$4.87726	18.60%

Note: A monthly charge will be made for all water used as registered by the meter rates include Purchased Water Adjustment Clause approved by the Board under BPU Docket No. WR11030131

Source: Notice of Filing of Proposed Rate Increase and Public Hearing New Jersey American Water Company for Approval of Increased Tariff Rates and Charges for Water and Sewer Service, BPU Docket No. WR11070460 and OAL Docket No. PCU 09700-2011N Public Meetings held on December 6th and 14th, 2011



Chapter 13: Arts & Culture

New Jersey and Somerset County have a rich heritage, represented by the many historic and architecturally significant sites that exist today. These sites signify important historic events, individuals and trends, and the styles and craftsmanship of by-gone eras. In order to help preserve these resources, the State established the Garden State Historic Preservation Trust Fund. In 1999, the voters of Somerset County approved the expansion of the existing County Open Space and Farmland Preservation Trust Program to include historic preservation activities. Since 1991, the state and county have provided over \$20 million in funding for the restoration and preservation of sites throughout Somerset County. Preserving and enhancing these resources will lead to a greater understanding of the county's history and its role in our National history.

Heritage tourism provides visitors with an authentic experience through which the stories of our nation's past can be passed along. It contributes to the local economy through visitor spending and supports the sustainability and stewardship of historic resources that are open to the public. The New Jersey Department of Travel and Tourism operates a competitive grant program which funds local and regional marketing initiatives and is responsible for developing and implementing a statewide annual multi-media advertising campaign.

The federal government has approved the Crossroads of the American Revolution National Heritage Areas and the Washington-Rochambeau Revolutionary Route National Historic Trail which traverse the county. In addition, the Millstone Valley Scenic By-way was declared a National Scenic By-way by the Federal Highway Administration. The goal of these programs is to promote tourism and historic resources.

Trend: Since 2004, over \$90,060,767 in funding has been provided through the Somerset County Historic Preservation Grant Program and over \$3,427,000 from the NJ Historic Trust for preservation initiatives in Somerset County. The county has provided funding on a steady basis since 1999. An average of \$866,904 annually has been provided during the past 4 years. Since 2009, the NJ Historic Trust has granted \$685,233 to the county. Funding through this State Program was last received by the county in 2010 due to funding source issues at the State level.

Seventeen municipalities have received funding from the county. The top six municipalities receiving funding are Franklin, Green Brook, Bernards, Bernardsville, Raritan and South Bound Brook. Franklin has had eight structures funded, while the others mentioned have had two or fewer sites funded.

Implications: Support for the county's Historic Preservation Program has been strong, while the State has been struggling to permanently fund the NJ Historic Trust's capital grant program. Due to the availability of funding thus far, a number of significant sites have been restored including the Knox-Vanderveer House, Abraham Staats House, Somerville Fire Museum, Griggstown School House, Andrew Ten Eyck House, Phillip Van Horne House and the Wyckoff-Garretson House. Attention must also be given to the interpretation of these historic resources and the promotion of cultural tourism. In some cases, the challenges of adaptive re-use of historic structures must be addressed. Coordination with other historic sites as well as Federal and State initiatives has become a to priority

Table 13.1 Historic Preservation Funding for New Jersey and Somerset County: 2004 - 2013

Source	Funding for Historic Preservation (in Thousands of Dollars)									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
NJ Historic Trust	\$1,964	\$0	\$437	\$77	\$264	\$0	\$635	\$0	\$0	\$0
Somerset County	\$748	\$876	\$842	\$914	\$1,347	\$1,216	\$922	\$581	\$811	\$895

Note: Totals Include "bricks and mortar" initiatives, various historic reports and review expenses for Somerset County. Somerset County's Historic Preservation Grant Program began in 1999.

*Source: NJ Historic Trust and Somerset County Cultural and Heritage Commission
<http://www.njht.org/dca/njht/funded/somerset.html>*

Source: Somerset County Cultural and Heritage Historic Grant Program 1999-2013

Table 13.2
Summary of Somerset County Historic Preservation Grants
by Year by Municipality: 2004 - 2013

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Bedminster Township	-	-	\$74,550	\$60,000	\$37,500	-	-	-	\$45,000	-	\$217,050
Bernards Township	\$180,040	-	\$14,264	\$104,850	\$124,768	\$121,837	-	\$118,524	-	\$205,758	\$870,041
Bernardsville Borough	-	-	-	-	-	\$374,544	\$76,500	\$77,650	\$38,000	\$249,806	\$816,500
Bound Brook Borough	-	\$155,000	-	-	-	-	\$155,000	-	-	-	\$310,000
Branchburg Township	\$130,210	\$133,750	\$37,000	\$142,000	-	\$159,670	-	-	-	-	\$602,630
Bridgewater Township	-	\$86,000	\$165,416	-	\$223,266	-	\$159,350	-	\$69,972	-	\$704,004
Far Hills Borough	-	-	-	-	-	-	-	-	-	-	\$0
Franklin Township	\$110,000	\$63,000	\$184,445	\$297,700	\$192,750	\$134,500	\$253,311	-	-	\$53,380	\$1,289,086
Green Brook Township	-	-	\$56,383	-	\$110,000	\$119,425	\$266,486	\$262,267	\$224,857	-	\$1,039,418
Hillsborough Township	-	\$130,000	\$90,000	-	\$50,000	-	-	-	\$211,550	-	\$481,550
Manville Borough	-	-	-	-	-	-	-	-	-	-	\$0
Millstone Borough	-	-	\$47,660	\$135,500	\$54,700	-	\$11,000	-	-	-	\$248,860
Montgomery Township	-	-	\$71,500	-	-	-	-	-	-	-	\$71,500
North Plainfield Borough	-	-	\$15,800	-	\$118,540	-	-	-	-	-	\$134,340
Peapack/Gladstone Borough	-	-	-	-	-	-	-	-	-	-	\$0
Raritan Borough	\$145,870	\$69,000	-	\$73,750	\$283,800	\$175,584	-	-	-	-	\$748,004
Rocky Hill Borough	\$25,680	-	-	-	-	-	-	\$28,880	\$71,400	\$52,600	\$178,560
Somerville Borough	-	-	\$38,500	\$100,000	\$63,537	\$40,000	-	-	\$150,000	-	\$392,037
South Bound Brook Borough	\$156,200	\$169,000	-	-	\$87,820	-	-	-	-	\$333,757	\$746,777
Warren Township	-	\$70,000	\$46,500	-	-	-	-	\$93,910	-	-	\$210,410
Watchung Borough	-	-	-	-	-	-	-	-	-	-	\$0
SOMERSET COUNTY	\$748,000	\$875,750	\$842,018	\$913,800	\$1,346,681	\$1,125,560	\$921,647	\$581,231	\$810,779	\$895,301	\$9,060,767

Note: A missing value indicates no project funding was awarded to a municipality in that year.

Source: Somerset County Cultural and Heritage Historic Grant Program 1999-2013

Table 13.3
Share of Tourism Expenditures by County:
2003 - 2012

County	Percent County Share of Tourism Sales							
	2003	2004	2005	2007	2008	2010	2011	2012
Atlantic County	44.4	36.3	36.7	36.0	33.4	30.6	21.1	20.1
Bergen County	3.5	5.1	4.6	4.2	4.1	3.9	6.8	6.8
Burlington County	2.0	4.1	4.0	4.4	4.7	4.5	3.3	3.4
Camden County	1.2	1.7	1.7	1.5	1.5	1.4	1.9	1.9
Cape May County	11.5	13.0	13.4	14.0	14.3	15.2	13.8	13.9
Cumberland County	0.3	0.2	0.2	0.3	0.3	0.3	0.8	0.8
Essex County	6.5	8.1	7.9	7.0	8.4	7.8	7.9	7.9
Gloucester County	0.8	1.0	1.0	1.0	1.2	1.5	1.0	1.0
Hudson County	2.2	1.9	1.9	1.5	1.6	1.5	4.4	4.4
Hunterdon County	0.3	0.3	0.3	0.4	0.4	0.4	0.8	0.7
Mercer County	1.6	1.1	1.2	1.6	1.6	1.7	2.9	2.9
Middlesex County	2.7	3.8	3.7	3.7	4.1	4.2	5.1	5.3
Monmouth County	5.6	5.3	5.5	5.2	5.1	5.6	5.4	5.5
Morris County	1.7	2.2	2.2	3.3	3.7	4.8	4.8	4.8
Ocean County	11.1	9.7	9.6	9.2	8.8	9.7	10.4	11.1
Passaic County	0.7	1.0	0.9	1.0	1.1	1.1	1.4	1.3
Salem County	0.1	0.2	0.2	0.2	0.3	0.3	0.4	0.5
Somerset County	1.0	1.6	1.7	2.4	2.4	2.3	2.8	2.8
Sussex County	1.2	1.1	1.1	0.7	0.7	0.6	1.3	1.3
Union County	1.3	2.0	1.9	2.1	2.2	2.4	2.9	3.0
Warren County	0.2	0.3	0.3	0.3	0.2	0.2	0.4	0.4

Source: New Jersey Division of Travel and Tourism, Annual Tourism Report 2003-2012

Table 13.4A
Tourism Expenditure by Industry and Region (Millions of Dollars)

Skylands Region	Transportation		%Change 2005-2012	Food & Beverage		% Change 2005-2012
	2005	2012		2005	2012	
Morris	\$138	\$353.1	156%	\$107	\$462.8	333%
Somerset	\$36	\$147.1	309%	\$98	\$299.5	206%
Sussex	\$10	\$92.2	822%	\$65	\$126.8	95%
Hunterdon	\$8	\$84.8	960%	\$17	\$64.5	279%
Warren	\$7	\$52	643%	\$17	\$34.8	105%
SKYLANDS	\$199	\$729	266%	\$304	\$988.4	225%
NEW JERSEY	\$4,187	\$6,804	63%	\$8,006	\$8,615	7.6%

Source: NJ Division of Travel and Tourism, Annual Tourism Reports 2005 & 2012, Tourism Spending by County and Region

Table 13.4B
Tourism Expenditure by Industry and Region (Millions of Dollars)

Skylands Region	Entertainment		% Change 2005-2012	Accommodations		% Change 2005-2012
	2005	2012		2005	2012	
Morris	\$183	\$273.5	49%	\$225	\$387.3	72%
Somerset	\$148	\$162	9%	\$226	\$210.7	-7%
Sussex	\$176	\$72	-59%	\$70	\$108.2	55%
Hunterdon	\$50	\$41.3	-17%	\$16	\$33.2	108%
Warren	\$41	\$19.1	-53%	\$22	\$21.6	-2%
SKYLANDS	\$597	\$567.9	-5%	\$559	\$761	36%
NEW JERSEY	\$3,703	\$4,251.6	15%	\$11,351	\$11,401.8	0.5%

Source: New Jersey Division of Travel and Tourism, Annual Tourism Reports 2005 & 2012 , Tourism Spending by County and Region

Table 13.4C
Tourism Expenditures by Industry and
Region (Millions of Dollars)

Skylands Region	Shopping		% Change
	2005	2012	2005-2012
Morris	\$98	\$331.3	238%
Somerset	\$90	\$235.4	162%
Sussex	\$59	\$102.3	73%
Hunterdon	\$16	\$58.8	268%
Warren	\$15	\$31.3	109%
SKYLANDS	\$279	\$759.1	172%
NEW JERSEY	\$7,338	\$6,682.4	-8.9%

Source: New Jersey Division of Travel and Tourism, Annual Tourism Reports 2005 & 2012, Tourism Spending by County and Region

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