

TWENTY PRINCIPAL TAXPAYERS IN MIDDLESEX COUNTY, NEW JERSEY

<u>TAXPAYER</u>	<u>LOCATION</u>	<u>ASSESSED VALUATION</u>
E R Squibb	Plainsboro, North Brunswick	\$298,917,500
Isaac Heller	Edison, South Brunswick	194,437,500
Keystone Properties (Various)	Carteret, Cranbury	144,348,500
Shopping Center Assoc (Menlo Park)	Edison	143,882,400
Center Realty/ Fed Storage Whse	Edison	143,618,500
Prologis	Cranb., Edison, Monroe, Sayr., S. Bruns	140,844,100
Cedar Brook Corporate Center	Cranbury	120,872,200
Buckeye/ Chevron Oil Previously	Perth Amboy	119,122,867
AG-Candlebrook	Plainsboro	118,656,000
Harbortown	Perth Amboy	112,921,100
Forsgate	Jamesburg, South Brunswick	110,223,000
GATX Kinder-Morgan	Carteret	108,000,000
Morris Perth Amboy Associates	Perth Amboy	106,090,200
Firemenich, Inc.	Plainsboro	95,000,000
KTR	Carteret, Edison	93,028,600
800 Scudders (Merrill Lynch)	Plainsboro	90,000,000
Garden State Bldgs/ Raritan Plaza	Edison	86,339,800
HVP Ravens Crest II, LLC	Plainsboro	85,184,000
Kinder Morgan Liquids Terminal	Perth Amboy	83,099,800
Atlantic Realty	Woodbridge	81,415,500

Source: Twenty largest Taxpayers as reported by each Municipality within Middlesex County, as of December 31, 2012

**MAJOR EMPLOYERS LOCATED IN
MIDDLESEX COUNTY, NEW JERSEY**

<u>COMPANY</u>	<u>NUMBER OF EMPLOYEES</u>
1. Robert Wood Johnson University Hospital	5,000 – 5,249
2. Novo Nordisk	4,500 – 4,749
3. Wakefern Food Corp.	3,500 – 3,749
4. Bristol-Myers Squibb	3,000 – 3,249
5. St. Peter’s University Hospital	2,750 – 2,999
6. J.F.K. Medical Center	2,500 – 2,749
7. Silverline Building Products	2,250 – 2,299
8. Johnson & Johnson	2,000 – 2,249
9. Raritan Bay Medical Center	2,000 – 2,249
10. Home Depot	1,750 – 1,999
11. United Parcel Service	1,750 – 1,999
12. Amerada Hess Corporation	1,500 – 1,749
13. Walmart Stores Inc.	1,250 – 1,499
14. Prudential Insurance Company	1,000 – 1,249
15. Aetna/US Healthcare	1,000 – 1,249
16. BASF Catalyst, LLC	1,000 – 1,249
17. Colgate-Palmolive	1,000 – 1,249
18. Dow Jones & Company	1,000 – 1,249
19. Ericson	750 – 1,000
20. White Rose, Inc.	750 – 1,000

**MIDDLESEX COUNTY, NEW JERSEY
LABOR FORCE**

<u>Year</u>	<u>Labor Force</u>	<u>Employment</u>	<u>Unemployment</u>	<u>County</u>	<u>New Jersey</u>	<u>Nationwide</u>
				<u>Unemployment</u>	<u>Unemployment</u>	<u>Unemployment</u>
				<u>Rate</u>	<u>Rate</u>	<u>Rate</u>
2000	411,155	398,485	12,670	3.1%	3.8%	4.0%
2001	413,674	398,518	15,156	3.7	4.2	4.8
2002	424,300	403,300	21,000	4.9	5.4	5.8
2003	418,300	395,800	22,500	5.4	5.9	6.0
2004	421,057	402,657	18,400	4.3	4.9	5.5
2005	418,600	401,400	17,200	4.1	4.4	5.1
2006	425,900	407,000	18,800	4.4	4.8	4.6
2007	420,000	401,500	18,500	4.4	5.1	4.8
2008	425,000	403,700	21,400	5.0	5.5	5.8
2009	426,799	389,700	37,000	8.7	9.2	9.3
2010	422,900	386,200	36,700	8.7	9.5	9.6
2011	436,200	399,500	36,200	8.8	9.3	8.9
2012	438,700	404,000	34,800	7.9	9.3	7.6
2013	443,800	410,900	32,900	7.4	8.2	7.4

Source: New Jersey Department of Labor (based upon U.S. Department of Labor methodology) and U.S. Dept. of Labor Nationwide unemployment rate.

MIDDLESEX COUNTY, NEW JERSEY POPULATION

<u>Year</u>	<u>Middlesex County</u>	<u>New Jersey</u>	<u>United States</u>
1970	583,813	7,171,112	203,302,031
1980	596,169	7,364,158	226,504,825
1990	671,712	7,747,750	248,790,925
1994	690,810	7,918,796	260,327,021
1995	696,677	7,965,523	262,803,276
1996	701,797	8,009,624	265,228,572
1997	707,589	8,054,178	267,783,607
1998	712,638	8,095,542	270,248,003
1999	717,949	8,143,412	272,690,813
2000	750,162	8,414,350	282,165,844
2001	764,971	8,511,116	285,049,647
2002	775,549	8,590,300	287,745,630
2003	780,995	8,638,396	290,242,027
2004	785,095	8,698,879	292,936,109
2005	789,516	8,717,925	295,618,454
2006	786,971	8,724,560	298,431,771
2007	788,629	8,685,920	301,393,632
2008	789,102	8,685,920	304,177,401
2009	790,738	8,707,739	306,656,290
2010	809,858	8,791,894	309,050,816
2011	814,217	8,821,155	311,591,917
2012	815,917	8,864,590	313,914,010
2013	828,918	8,899,339	317,135,349

Sources: 1970 through 1990 and 2000 - U.S. Bureau of the Census; 1994 through 2013 – U.S. Bureau of Census and N.J. Department of Labor.

MIDDLESEX COUNTY, NEW JERSEY
GROSS AND STATUTORY DEBT OF CONSTITUENT MUNICIPALITIES
DECEMBER 31, 2012¹

Municipality	Gross Debt			Statutory Deductions ²			Net Debt	Averaged Equalized Valuations	% of Net Debt
	School	Self-Liquidating	General	School	Self-Liquidating	General			
Carteret	1,370,000.00	-	80,204,497.66	1,370,000.00	-	57,443,280.48	22,761,217.00	2,674,006,327.00	0.91
Cranbury	4,660,000.00	-	24,761,996.00	4,660,000.00	-	7,443,500.00	17,318,496.00	1,620,401,855.00	1.13
Dunellen	9,305,000.00	-	4,530,247.05	9,305,000.00	-	77,557.48	4,452,689.57	597,083,897.00	0.81
East Brunswick	91,771,480.00	41,723,773.00	50,876,964.00	91,771,480.00	41,723,773.00	13,134,000.00	37,742,964.00	7,652,225,179.00	0.52
Edison	7,230,000.00	7,562,465.00	80,603,594.00	7,230,000.00	3,350,746.80	849,585.86	83,965,726.70	14,878,302,517.00	0.56
Helmetta	-	1,286,494.60	1,590,000.00	-	1,286,494.60	-	1,590,000.00	232,777,808.00	0.72
Highland Park	24,895,000.00	3,993,019.42	14,952,980.96	24,895,000.00	3,993,019.42	-	14,952,980.96	1,382,424,966.00	1.05
Jamesburg	3,185,000.00	-	-	3,185,000.00	-	-	-	491,022,626.00	-
Metuchen	27,610,000.00	268,800.00	33,141,355.00	27,610,000.00	268,800.00	10,950,000.00	22,191,355.00	2,211,211,500.00	0.96
Middlesex	4,315,000.00	250,000.00	18,707,912.59	4,315,000.00	250,000.00	12,588.76	18,695,323.83	1,556,959,501.00	1.07
Milltown	6,657,000.00	21,827,123.44	5,864,071.59	6,657,000.00	21,827,123.44	50,313.52	5,813,758.07	982,559,088.00	0.68
Monroe	144,075,000.00	40,440,770.01	73,298,350.28	144,075,000.00	40,440,770.01	9,723,727.00	63,574,623.28	6,943,628,789.00	0.93
New Brunswick	28,600,000.00	44,452,988.65	287,897,686.31	28,600,000.00	44,452,988.65	256,988,662.38	30,909,023.93	3,142,090,064.00	0.96
North Brunswick	51,976,000.00	57,095,785.53	78,812,769.00	51,976,000.00	57,095,785.53	14,816,079.55	63,996,689.45	4,842,813,026.00	1.38
Old Bridge	38,855,000.00	340,000.00	45,407,842.82	38,855,000.00	-	-	45,747,842.82	7,251,509,936.00	0.66
Perth Amboy	11,015,000.00	82,543,137.45	122,186,653.61	11,015,000.00	82,543,137.45	723,803.76	121,462,849.85	3,563,020,522.00	3.17
Piscataway	27,280,000.00	9,366,621.70	93,535,000.00	27,280,000.00	9,366,621.70	-	93,535,000.00	6,303,319,577.00	1.44
Plainsboro	-	27,123,616.21	49,072,895.27	-	27,123,616.21	1,577,957.71	47,494,937.56	3,862,927,824.00	1.27
Sayreville	49,020,000.00	24,732,993.39	31,983,573.41	49,020,000.00	24,732,993.39	2,074,000.00	29,909,573.41	4,957,651,853.00	0.53
South Amboy	155,000.00	-	23,972,784.00	155,000.00	-	-	23,972,784.00	924,952,849.00	2.22
South Brunswick	77,967,000.00	52,528,250.00	64,440,956.39	77,967,000.00	52,528,250.00	-	64,440,956.39	8,180,563,654.00	0.83
South Plainfield	8,195,000.00	1,088,000.00	14,634,278.91	8,195,000.00	885,000.00	23,194.14	14,814,084.77	3,886,706,851.00	0.36
South River	13,094,000.00	35,477,618.68	22,504,399.71	13,094,000.00	35,477,618.68	-	22,504,399.71	1,451,000,973.00	1.67
Spotswood	9,405,000.00	5,155,000.00	4,690,639.34	9,405,000.00	1,643,960.00	-	8,201,679.34	830,202,326.00	0.88
Woodbridge	75,367,238.00	80,639,772.00	150,072,939.00	75,367,238.00	80,639,772.00	2,097,987	147,974,952.00	12,856,442,260.00	1.05
	<u>716,002,718.00</u>	<u>537,896,229.08</u>	<u>1,377,744,386.90</u>	<u>716,002,718.00</u>	<u>529,630,470.88</u>	<u>377,986,237.64</u>	<u>1,008,023,907.64</u>	<u>103,275,805,768.00</u>	

Source: Constituent Municipalities.

¹ Statutory Deductions are utilized to reflect that portion which is not included in calculating the allowable statutory borrowing capacity of the local unit. It is not intended to reflect that such debt is payable from a source other than the local unit. However, certain statutory deductions consist of amounts such as proceeds of refunding bonds and other funds which can only be applied to debt service repayment.

**MIDDLESEX COUNTY, NEW JERSEY
NEW BUILDING PERMITS AUTHORIZED**

<u>Year</u>	<u>One & Two Family</u>	<u>Multi-Family/Mixed Use</u>	<u>Total Housing Units</u>
2000	1,850	610	3,102
2001	1,533	351	1,884
2002	1,623	376	1,999
2003	1,808	498	2,306
2004	1,899	723	2,622
2005	1,773	1,375	3,148
2006	1,118	1,154	2,272
2007	897	714	1,611
2008	622	18	640
2009	639	293	932
2010	790	861	1,651
2013	817	769	1,587

Sources: U.S. Bureau of Census and N.J. Department of Labor (1995-2002).
N.J. Department of Community Affairs (2013).

**MIDDLESEX COUNTY, NEW JERSEY
HOUSING PROFILE
HOUSING UNITS BY OCCUPANCY, STATUS, AND TENURE**

	Census 2010		2012	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
TOTAL UNITS	294,800	100.0%	297,644	100.0%
Occupied	281,186	95.4%	284,432	95.6%
Owner	187,147	63.5%	185,274	62.2%
Renter	94,039	31.9%	99,081	33.3%
Vacant	13,614	4.6%	13,212	4.4%

OWNER OCCUPIED HOUSING UNITS BY VALUE

	2012	
	<u>Number</u>	<u>Percent</u>
Less than \$50,000	352	0.2%
\$50,000-\$99,999	3,244	1.8%
\$100,000-\$149,999	10,490	5.7%
\$150,000-\$199,999	19,036	10.3%
\$200,000-\$249,999	27,941	15.1%
\$250,000-\$299,999	34,741	18.8%
\$300,000-\$399,999	47,490	25.6%
\$400,000-\$499,999	21,787	11.8%
\$500,000-\$749,999	17,168	9.3%
\$750,000-\$999,999	2,457	1.3%
\$1,000,000 and above	519	0.3%
TOTAL	185,225	100.0%
Median Value	\$295,407	
Average Value	\$327,652	

Source: U.S. Bureau of Census, Decennial Census 1999 – 2013.
N.J. Department of Labor – Building Permits Authorized: 2005-2013 Table 6.

MIDDLESEX COUNTY, NEW JERSEY
RETAIL SALES (\$000 omitted)

<u>Year</u>	<u>Middlesex County</u>	<u>Percent Change</u>
1994	\$6,644,103	14.4%
1995	7,137,733	7.4
1996	7,578,704	6.2
1997	7,786,334	2.7
1998	8,242,514	5.9
1999	N/A	N/A
2000	5,943,534	-2.8
2001	8,110,364	36.5
2002	8,150,589	0.5
2003	N/A	N/A
2004	8,874,629	8.9
2005	8,869,354	-0.1
2012	8,702,769	-1.9
2013	10,843,308	24.6

Source: Sales & Marketing Management Magazine 1993 – 2005. ESHI Retail Market Place Profile 2013.