

**C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSAL, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIAL AND CHANGES IN STATE, COUNTY, AND MUNICIPAL POLICIES AND OBJECTIVES.**

Since the City adopted the 2004 Master Plan there have been significant changes at the local, county and state levels that may have an impact on the City's planning efforts. This section analyzes the affect that these changes have had on the assumptions, policies and objectives that form the basis of the City's Master Plan



At the time of the 2004 Master Plan, data from the 2000 Census was the most current data available. The US Census Bureau recently released some of the data from the 2010 Census and the following updates include the available data from the 2010 Census as well as other data sources.

## Census Data

### Population

The City of New Brunswick, although a developed and established City, has experienced population growth since 2000. According to the 2010 Census, the City reached its population high of 55,181 in 2010 which represented a 13.6 percent increase over the City's population in 2000. The City's rate of population growth between 2000 and 2010 was higher than Middlesex County as a whole which had a population growth rate of 8 percent.



The North Jersey Transportation Planning Authority (NJTPA) published population projections in 2005 and 2009 which indicated that New Brunswick would continue to experience modest population growth over the next several decades. As shown in the table below, population growth was expected to range from approximately 7% to 14% per decade through 2035, slightly lower than the population growth rates between 2000 and 2010.

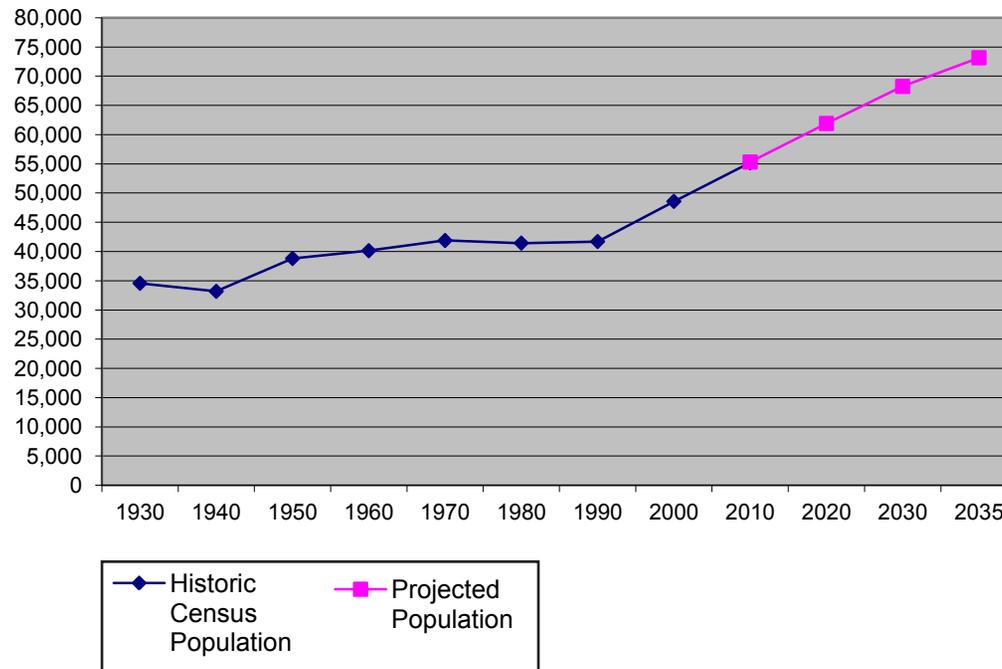
NEW BRUNSWICK POPULATION CHANGE – PROJECTED			
Year	Population	Change	
		Number	Percent
2010	55,310	6,737	13.8%
2020	61,910	6,600	12%
2030	68,250	<b>6,340</b>	10.2%
2035	73,150	<b>4,900</b>	7.2%

Source: US Census 2000 and NJTPA / 2010 Census population /NJTPA 2005 and 2009 projections

The last five year population forecasts completed by the NJTPA in 2005 anticipated an average annual increase of 12 percent between 2010 and 2030. The population forecast completed by the NJTPA in 2009 however anticipates a population increase of 7.2 percent between 2030 and 2035.

POPULATION CHANGE – NEW BRUNSWICK & MIDDLESEX COUNTY						
Year	New Brunswick			Middlesex County		
	Population	Change		Population	Change	
		Number	Percent		Number	Percent
2000	48,573	6,862		750,162	78,382	
2010	55,181	6,608	13.6%	809,858	59,696	8%

Source: U.S. Bureau of the Census 2010



**Population Composition**

From 2000 to 2010, New Brunswick experienced significant changes in its racial composition, as shown in the table below. The key changes were the substantial decrease in the African American population and the increase in the Hispanic/Latino population. Almost half of the population is Hispanic/Latino.

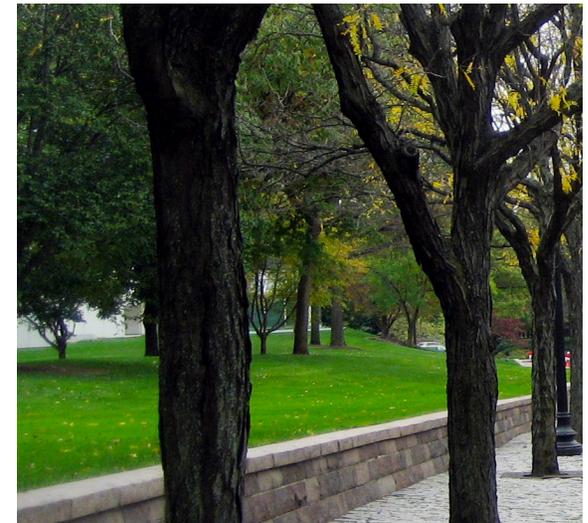
POPULATION BY RACE - NEW BRUNSWICK (2000 & 2010)						
	2000		2010		Change 2000-2010	
	Number	Number	Number	Percent	Number Change	Percent Change
White	23,701	49%	25,071	45.4%	1,370	5.7%
Black/ African American	11,185	23%	8,852	16.0%	-2,333	-20%
American Indian/ Alaska Native	224	0.5%	498	0.9%	274	122%
Asian or Pacific Islander	2,584	5%	4,215	7.6%	1,631	63%
Other Race	8,820	18%	14,122	26.5%	5,302	60%
Two or More Races	2,059	4%	2,424	4.4%	365	17%
Hispanic or Latino (of any race)	18,947	39%	27,553	49.9%	8,606	45%

Source: U.S. Bureau of Census

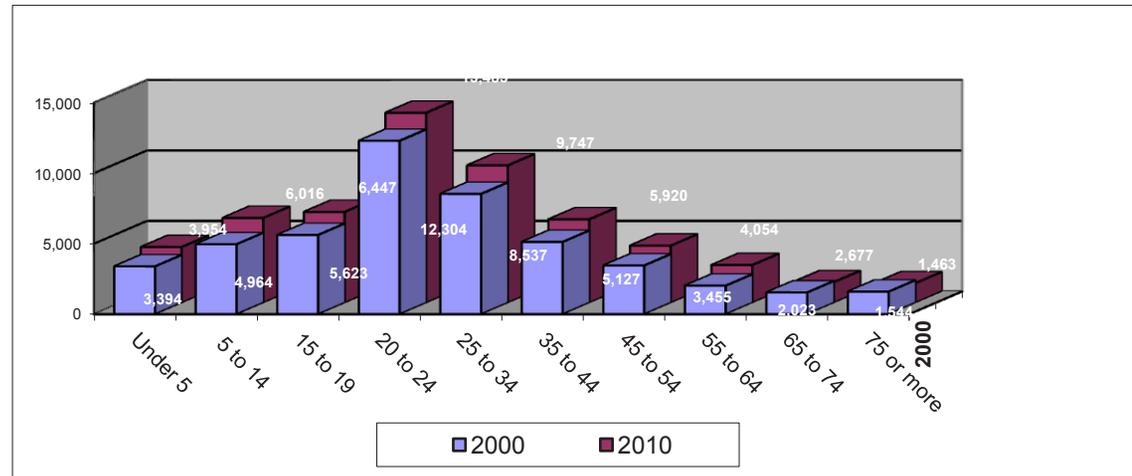
**Age Characteristics**

There were no major changes in the City’s age profile between 2000 and 2010. That is, the percentage of persons within different age groups (e.g., the percentage of City population between 20 to 24, 25 to 34, etc.) was substantially similar in 2010 to what it was in 2000. For example, the percentage of City residents between 25 and 34 years of age only dropped from 18% in 2000 to 17.6% in 2010. The number of residents between 35 and 44 years of age remained constant at 11%. Other age cohorts (such as the under 5 population, and the 5 to 14 age cohort) experienced very slight (i.e., approximately 1%) increase in terms of percentage of City population.

Due to the overall increase in City population from 2000 to 2010, the number of people within most of the age groups increased. Notable increases include the 25 to 34 age group (which experienced a 1,210 person increase), the 20 to 24 age group (which increased by almost 1,179) and the number of children between the ages of 5 and 14 (which increased by 1,052 persons). The increases in the number of school-aged children and the changing demographics had, and will continue to have important implications on the City’s education system. The increases in the number of persons in the 25 to 24 and 35 to 44 age groups is likely to have attributed to the increase in the number of school-aged children and also suggests that the increase in the number of children is likely to continue.



PERSONS BY AGE & SEX –NEW BRUNSWICK



Source: U.S. Bureau of Census



As identified in the 2004 Master Plan, the City continued to experience a decrease in the number and percentage of residents within the older age categories (i.e., 65 to 74, and 75 and over). This decrease is contrary to the overall increase (14%) in City population from 2000 to 2010. It is also contrary to State and National trends (i.e., the number and percentage of older people continues to rise substantially throughout the country and the State).

Due to the slight increases in the percentage of children and decreases in the older age groups, the City is slightly younger in 2010 than it was in 2000. In 2000, the median age was 23.6 years of age, while in 2010 the median age dropped

to 23.3 years of age.

*Housing Characteristics*

As shown in the table below, the total number of housing units in New Brunswick increased moderately from 13,893 units in 2000 to 15,053 units in 2010, an increase of 1,160 units (or about 7.7%). This increase correlates with the increase of population. In 2010, the vast majority of units (93.8%) were occupied; however it constituted a slight decrease from 2000.

Approximately 76 percent (10,747 units) of the occupied housing units in the City were retenant-occupied units in 2010. This represents a 3 percent increase from 2000.

HOUSING CHARACTERISTICS NEW BRUNSWICK, 2000 AND 2010				
	2000		2010	
	Number	Percent	Number	Percent
<b>Housing</b>				
Total Housing Units	13,893	100%	15,053	100%
Occupied Housing Units	13,057	94.0 %	14,119	93.8 %
Vacant Units	836	6.0 %	934	6.2 %
Owner Occupied Housing Units	3,431	26.3%	3,372	23.9%
Renter Occupied Housing Units	9,626	73.7%	10,747	76.1%
Number of units built from 1990-2000	NA	-	1,160	-

Source: U.S. Bureau of Census

POVERTY RATES 2009			
City	Poverty Rate 2009	% of Poverty Population in College	% of Total Population in Poverty not in College
Camden	37.3%	3%	36.2%
Paterson	23.9%	3%	23.2%
Elizabeth	16.2%	3%	15.7%
Trenton	21.5%	5%	20.4%
Passiac	27.5%	3%	26.7%
Atlantic City	25.0%	4%	24.0%
Perth Amboy	16.9%	4%	16.2%
Irvington	12.9%	4%	12.4%
Newark	24%	6%	22.6%
Jersey City	16.4%	10%	14.8%
<b>New Brunswick</b>	<b>25.2%</b>	<b>40%</b>	<b>15.12%</b>

Source: US Census American Community of 2009

*Poverty*

The population dynamics create an interesting scenario within the City relating to poverty. According to the US Census American Community of 2009, New Brunswick had a poverty rate of 25.2 percent and ranked as the third highest poverty rate city in the State behind Camden and Passiac. However, the survey also showed that the makeup of the population in poverty was much different that the other high poverty rate cities. The survey showed that 40 percent of the population in poverty was identified as college students. By comparison, only 3 percent of Camden's and Passiac's population were college students. Below is a comparison of the poverty rates of New Brunswick and other major cities in the State.

### *Employment/Unemployment*

The City of New Brunswick has always been an important employment center in the state. The City is home to Rutgers University, the headquarters of Johnson, and Johnson Inc., Bristol-Meyers Squibb Inc., Robert Wood Johnson University Hospital, Saint Peter's University Hospital, as well as the University of Medicine and Dentistry of New Jersey. All of these entities serve as some of the largest employers in the County. Since 2004, the City has seen a net employment increase of 2,340 jobs, while the county has seen a net decrease of -8,621. However, like County, the City's employment numbers were impacted by the recession. The City had an employment decrease of 3 percent between 2008 and 2009 and a .78 percent decrease between 2009 and 2010. These employment decreases, from a percentage standpoint, were similar to that seen countywide.





NEW BRUNSWICK AND MIDDLESEX COUNTY						
	Middlesex County Employment	Number Change	% Change	New Brunswick Employment	Number Change	% Change
2004	394,840			22,742		
2005	398,420	3,580	.9%	25,162	2,420	10.6%
2006	403,617	5,197	1.3%	25,591	429	1.7%
2007	405,451	1,834	.45%	25,854	267	1%
2008	403,891	-1,560	-.38%	26,059	205	.79%
2009	389,276	-14,615	-3.6%	25,276	-783	-3%
2010	386,219	-3,057	-.78%	25,078	-198	-.78%
<b>Total</b>		<b>-8,621</b>	<b>-2.11%</b>		<b>2,340</b>	<b>10.31%</b>

Source: NJ Department of Labor and Workforce Development

The unemployment in New Brunswick has been consistent with Middlesex County as a whole. Prior to the recession, the unemployment rate dropped to 4.2 percent in 2007. The unemployment rate in 2010 was 8.1 percent which was lower than the 8.7 percent at the County level. New Brunswick seems to have weathered the recession slightly better than the county as a whole.

UNEMPLOYMENT RATES- NEW BRUNSWICK AND MIDDLESEX COUNTY		
	Middlesex County Unemployment Rate	New Brunswick City Unemployment Rate
2004	4.6%	7.3%
2005	4.2%	4.6%
2006	4.3%	4.8%
2007	3.9%	4.2%
2008	5.0%	5.1%
2009	8.5%	8.0%
2010	8.7%	8.1%

Source: NJ Department of Labor and Workforce Development

**Existing Land Use**

An analysis of existing land use and development is a key step in any community-wide planning process. The following provides an update to the 2004 Existing Land Use map.

As indicated in the table below the vast majority of the City is developed. The source of the table and map is the 2009 tax assessment data. The total land area that is not a right-of-way or water in the City is 2,727 acres. Approximately 5 percent of the City consists of vacant land scattered throughout the City. Residential land uses account for 21 percent (576 acres) of the land area in the City. School uses, which also include properties owned by Rutgers University (the City’s largest land owner), occupy approximately 16 percent (427 acres) of the land area in the City. Commercial and mixed-use development (i.e., commercial with residential) occupy approximately 303 acres within the City (about 12%). Public property consisting of City, County, and State owned property occupy 7 percent (176 acres) of the City. Parks account for 262 acres or 10 percent of the land area of the City.

EXISTING LAND USE -2009		
Land Use	Acres	Percent
Residential	576	21%
Apartments/ Condominiums	132	5%
Commercial	265	11%
Mixed Use Commercial	38	1.3%
Industrial	405	14%
Public School Property	35	2%
Other School Property	392	14%
Public Property	176	7%
Public Parks, Open Space, and Recreation	262	10%
Place of Worship/Quasi-Public Uses	148	5%
Vacant	149	5%
Rail Road/ Other	150	5%



 **UMDNJ**  
UNIVERSITY OF MEDICINE &  
DENTISTRY OF NEW JERSEY

 **RUTGERS**  
THE STATE UNIVERSITY  
OF NEW JERSEY

The Hon. Jon S. Corzine  
*Governor of the State of New Jersey*

William F. Owen, Jr., MD  
*President of the University of Medicine and Dentistry of New Jersey*

Richard L. McCormick, PhD  
*President of Rutgers, The State University of New Jersey*

Joseph R Bertino, MD  
*Interim Director of the Stem Cell Institute of New Jersey*

**Stem Cell Institute  
of New Jersey**



### Affordable Housing

On October 8, 2010 the Appellate Division released its decision in the challenges to the 22 appeals of the June and October 2008 regulations promulgated by the Council on Affordable Housing (COAH). The Court struck down portions of the regulations, invalidated the growth share concept and directed the agency to develop new regulations by March 8, 2011. The New Jersey Supreme Court previously stayed portions of the Appellate Division decision, including the March 8, 2011 deadline. The Supreme Court is hearing appeals of the Appellate Division decision, and will likely decide the fate of COAH and the affordable housing requirements in the State. The court decision will likely have broad policy and regulatory implications with respect to the provision of affordable housing. The City should continue to monitor the Court process and decision.





### Renewable and Alternative Energy

Since the 2004 Master Plan, New Jersey has enacted a series of laws that effectuated changes to the Municipal Land Use Law to help facilitate the development of renewable and alternative energy sources in the State. The definition of "Inherently Beneficial Use" was changed to include wind and solar uses. Wind and solar facilities are now permitted by right on industrial zoned properties of 20 acres or more. The following are the applicable changes in the MLUL relating to renewable and alternative energy.

#### MLUL Requirement

40:55D-4 Inherently beneficial use – means use which is universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare. Such a use includes, but is not limited to, a hospital, school, child care center, group home, or a wind, solar, or photovoltaic energy facility or structure.

40:55D-66.11 Wind and solar facilities permitted in industrial zones.

- A renewable energy facility on a parcel or parcels of land comprising 20 or more contiguous acres that are owned by the same person or entity shall be a permitted use within every industrial district of a municipality.
- For the purposes of this section:

"renewable energy facility" means a facility that engages in the production of electric energy from solar technologies, photovoltaic technologies, or wind energy.

40:55D-66.12 Municipal ordinances relative to small wind energy systems.

- Ordinances adopted by municipalities to regulate the installation and operation of small wind energy systems shall not unreasonably limit such installations or unreasonably hinder the performance of such installations. An application for development or appeal involving a small wind energy system shall comply with the appropriate notice and hearing provisions otherwise required for the application or appeal pursuant to the "Municipal Land Use Law,"





### Redevelopment Law Changes

Since the 2004 Master Plan, there have been several important decisions regarding redevelopment that have served as the impetus behind these changes. The Gallenthin Realty Development, Inc. v. Borough of Paulsboro 191 N.J. 344 (2007) decision, clarified the definition of “blighted” to not include areas considered “not fully productive.” In the 2008 Harrison Redevelopment Agency v. DeRose 398 N.J. Super. 361 (App. Div. 2008) case, the Appellate Division clarified the notice process for undertaking a redevelopment study. The legislature is considering a number of bills that would substantially amend the Local Housing and Redevelopment Law. These changes could potentially have a substantial impact on the City since the City uses the Redevelopment Laws in its revitalization efforts.





### State Plan Update

The State Plan was last re-adopted in 2001. The State is current undertaking a re-evaluation of the 2001 Plan. The state is utilizing a State strategic planning process to work with stakeholders to meet the following goals:

- Identify high-value growth sectors and future trends for which New Jersey has a set of assets uniquely situated to leverage those trends for economic growth; and
- Identify the fiscal and community costs that come from the existing planning framework;
- Identify smart growth areas where the growth sectors can flourish / expand / emerge while keeping fiscal and community costs as low as possible; and
- Identify state strategic planning issues within state government (including but not limited to capital investment, tax assessment, budget priorities & conflicting regulatory regimes) that stand in the way of sustainable economic growth; and, finally
- Evaluate the current state planning framework and budget realities and provide an assessment, highlighting its strengths and weaknesses.

The steering committee was set to submit the

report which included a final assessment and implementation recommendations in June of this year. The City should monitor the State Planning process and any revisions to the State Plan as it moves forward.





### Transit Hub Urban Tax Credit

The NJEDA administers the Urban Transit Hub Tax Credit program to encourage capital investment and employment in eligible municipalities for transit oriented development. New Brunswick is an eligible municipality. Since the 2004 Master Plan there, have been several amendments to this act. Recent amendments include the following:

- Commercial and residential developers receive tax credits for projects costing \$50 million or more
- Increases the award for residential projects (or residential portions of mixed-use projects) from 20% to 35% of capital investment.
- Developers can now qualify for credits in zones within a mile of transit centers
- Businesses also will have a longer period in which to collect the credit
- Permits businesses to carry-forward unused tax credits as an alternative to selling same to third parties at a discount
- Clarifies the application of this program to mixed-use projects containing both commercial and residential space

New Brunswick has successfully utilized the Urban Transit Hub Tax Credit program on several of its downtown projects including the Wellness Plaza and Gateway. The City should continue to utilize this program to spur redevelopment projects in

the Transit Village area.

### School Construction

The State Schools Development Authority (SDA) was established in 2007 as an independent authority and replaced the NJ Schools Construction Corporation. The SDA has undergone substantial reform since 2010.

New Brunswick is one of the 31 special needs school districts (Abbott Districts) in the State. New Brunswick has received SDA funds for the rehabilitation and new construction of schools in the City. A comprehensive review of all projects previously in the 2008 Capital Plan was completed in 2011. The review resulted in moving forward on 10 projects in 2011 including A. Chester Redshaw Elementary School in the City. The existing school has been demolished.

The City and Board of Education should continue to monitor the status of SDA project.

