

## **4.16 Social And Economic Conditions**

### **4.16.1 Existing Conditions**

The socioeconomic character of an area is defined in terms of its population, housing and economic activities. For purposes of this analysis, census data from the 2000 United States Census Bureau was obtained for census block groups either entirely or partially within one-quarter mile of the study area, for the municipalities that are located within the study area as well those municipalities within one-quarter mile of the study area, and for all of Bergen County. For this analysis, the study area data from Census Tract 50, Block Group 6 will not be included in this analysis because its population (3) is less than one percent of the total study area population.

As illustrated in Table 4.16-1, the study area has an estimated population of 8,834. The study area population is 16.9 percent of the aggregate population of the municipalities within the study area, and 1.0 percent of the population in Bergen County. Census Tract 120, Block Group 9, and Census Tract 311, Block Group 5 have the lowest residential populations of all census block groups within the study area. This is most likely because Census Tract 120, Block Group 9 encompasses the entire Meadowlands Sports Complex, and because it is situated within a zoning district that does not permit residential development. Tract 311, Block Group 5, falls within a zoning district that encourages environmental conservation and as a result does not permit additional residential development.

Approximately 76 percent of the study area's population is white, with Asian residents constituting approximately nine percent of the study area's population, Blacks or African-Americans constituting almost three percent, and residents of other races comprising about three-tenths of a percent. Across all races, slightly more than 10 percent of the population is of Hispanic or Latino origin. With the exception of Census Tract 120, Block Group 9, the study area's racial breakdown is similar to that of each of the study area municipalities and Bergen County.

**Table 4.16-1: 2000 Population Estimates by Area/Block Group**

Area	Total Population	Race								Hispanic or Latino <sup>2</sup>	%
		White; Not Hispanic or Latino	%	Black or African-American; Not Hispanic or Latino	%	Asian; Not Hispanic or Latino	%	Other; Not Hispanic or Latino <sup>1</sup>	%		
Census Tract 50, Block Group 4 (Carlstadt)	1,349	1,114	82.3	25	1.9	83	6.2	10	0.7	110	8.2
Census Tract 50, Block Group 6 (Carlstadt)	-	-	-	-	-	-	-	-	-	-	-
Census Tract 120, Block Group 4 (East Rutherford)	1,648	1,133	68.8	80	4.9	216	13.1	6	0.4	188	11.4
Census Tract 120, Block Group 6 (East Rutherford)	1,427	994	69.7	36	2.6	151	10.6	1	0.7	209	14.6
Census Tract 120, Block Group 9 (East Rutherford)	123	75	61.0	40	32.6	0	0	0	0	2	1.6
Census Tract 311, Block Group 4 (Lyndhurst)	642	539	84.0	1	0.2	30	4.7	0	0	69	10.7
Census Tract 311, Block Group 5 (Lyndhurst)	85	73	86.0	0	0	6	7.1	0	0	3	3.5
Census Tract 514, Block Group 1 (Rutherford)	830	559	67.4	49	5.9	88	10.6	12	0.1	106	12.8
Census Tract 514, Block Group 3 (Rutherford)	718	522	72.7	4	0.6	71	9.9	6	0.8	106	14.8
Census Tract 514, Block Group 4 (Rutherford)	1,199	979	81.6	13	1.1	101	8.4	3	0.3	97	8.1
Census Tract 514, Block Group 5 (Rutherford)	813	703	86.5	0	0	55	6.8	1	.12	50	6.2
<b>Study Area</b>	<b>8,834</b>	<b>6,693</b>	<b>75.8</b>	<b>249</b>	<b>2.8</b>	<b>801</b>	<b>9.1</b>	<b>28</b>	<b>0.3</b>	<b>940</b>	<b>10.6</b>
Carlstadt	5,917	4,970	84.0	64	1.1	366	6.2	14	0.2	473	8.0
East Rutherford	8,716	6,410	73.5	292	3.4	930	10.7	17	0.2	928	10.6
Lyndhurst	19,383	16,166	83.4	98	0.5	1,042	5.4	51	0.2	1,744	9.0
Rutherford	18,110	13,696	75.6	475	2.7	2,054	11.3	51	0.3	1,555	8.6
<b>Study Area Municipalities</b>	<b>52,126</b>	<b>41,242</b>	<b>79.1</b>	<b>929</b>	<b>1.8</b>	<b>4,392</b>	<b>8.4</b>	<b>133</b>	<b>0.3</b>	<b>4,700</b>	<b>9.0</b>
<b>Bergen County</b>	<b>884,118</b>	<b>638,953</b>	<b>72.3</b>	<b>44,149</b>	<b>5.0</b>	<b>93,979</b>	<b>10.6</b>	<b>2,620</b>	<b>0.3</b>	<b>91,377</b>	<b>10.4</b>

Source: United States Bureau of the Census, Census 2000

<sup>1</sup> Other includes American Indian and Alaska Native alone; Native Hawaiian and Other Pacific Islander alone; some other race alone

<sup>2</sup> White, Black or African-American, Asian, and Other may also be Hispanic

As shown in Table 4.16-2, the population of the study area grew by nearly nine percent while the population in the study area municipalities grew by about five percent and Bergen County grew by approximately seven percent. With the exception of Census Tract 120, Block Group 9, each of the block groups increased in population between 1990 and 2000.

**Table 4.16-2: Population Growth, 1990-2000 by Area/Block Group**

Area	Total Population 1990	Total Population 2000	Population % Change 1990-2000
Census Tract 50, Block Group 4 ( <i>Carlstadt</i> )	1,281	1,349	5.3
Census Tract 50, Block Group 6/ 1990 Block Group 9 ( <i>Carlstadt</i> )	-	-	-
Census Tract 120, Block Group 4 ( <i>East Rutherford</i> )	1,394	1,648	18.2
Census Tract 120, Block Group 6 ( <i>East Rutherford</i> )	1,262	1,427	13.1
Census Tract 120, Block Group 9 ( <i>East Rutherford</i> )	167	123	-26.4
Census Tract 311, Block Group 4 ( <i>Lyndhurst</i> )	603	642	6.5
Census Tract 311, Block Group 5, 1990 Block Group 9 ( <i>Lyndhurst</i> )	56	85	51.8
Census Tract 514, Block Group 1 ( <i>Rutherford</i> )	715	830	16.1
Census Tract 514, Block Group 3 ( <i>Rutherford</i> )	713	718	0.7
Census Tract 514, Block Group 4 ( <i>Rutherford</i> )	1,167	1,199	2.7
Census Tract 514, Block Group 6 ( <i>Rutherford</i> )	766	813	6.1
<b>Study Area</b>	<b>8,124</b>	<b>8,834</b>	<b>8.7</b>
<b>Carlstadt</b>	<b>5,510</b>	<b>5,917</b>	<b>7.4</b>
<b>East Rutherford</b>	<b>7,902</b>	<b>8,716</b>	<b>10.3</b>
<b>Lyndhurst</b>	<b>18,262</b>	<b>19,383</b>	<b>6.1</b>
<b>Rutherford</b>	<b>17,790</b>	<b>18,110</b>	<b>1.8</b>
<b>Study Area Municipalities</b>	<b>49,464</b>	<b>52,126</b>	<b>5.4</b>
<b>Bergen County</b>	<b>825,380</b>	<b>884,118</b>	<b>7.1</b>

Source: United States Bureau of the Census, Census 2000

Socioeconomic data presented in Table 4.16-3 indicates that the study area as a whole has a higher median household income than Bergen County and each of the municipalities within the study area. The estimated 2000 median household income for the study area, approximately \$67,000, is slightly more than that for Bergen County (\$65,241), and significantly more than the average for the study area municipalities (\$55,604). In the study area, median household incomes range from a high of over \$100,000 in Census Tract 311, Block Group 5, to a low of \$32,188 in Census Tract 120, Block Group 6. Census Tract 120, Block Group 9 does not have any households present within its boundaries, thus a median household income is not available.

The per capita income for the study area (\$31,208) is slightly higher than the average for the study area municipalities (\$28,305) and just less than the per capita income for Bergen County (\$33,638). In the study area, per capita income range from a high of \$32,699 in Census Tract 514, Block Group 4 to a low of \$17,974 in Census Tract 120, Block Group 9, the only block group with a per capita income below \$27,000.

The study area has a slightly higher rate of home ownership than the average for all of the study area municipalities, but a lower rate than that of Bergen County. In the study area, rates of home ownership range from a high of 95.3 percent in Census Tract 514, Block Group 5, to a low of 31.2 percent in Census Tract 120, Block Group 4. Despite the small residential population living in within Census Tract 120, Block Group 9, there are no housing units or permanent residential structures present thus a home ownership rate is not available.

Census figures reveal that the percentage of study area households living below the poverty level (seven percent) is slightly higher than the proportion of households in the combined study area municipalities (5.7 percent) and Bergen County (5.3 percent). Census Tract 120, Block Groups 4 and 6, have the highest percentage of households below the poverty level, at 11.4 percent and 13.0 percent, respectively. In general, most of the poverty figures for the block groups are less than the figures for their respective municipalities as well as the figure for Bergen County.

As shown in Table 4.16-4, census figures reveal that the percentage of study area residents who are in the labor force and unemployed is lower than the proportion of residents in the labor force and unemployed in Bergen County (4.1 percent) and the combined study area municipalities (4.9 percent). Census Tract 311, Block Groups 4 and 5, have the highest proportions of residents in the labor force and unemployed, at 6.7 percent and 8.3 percent, respectively. The block groups, which lie within Census Tract 514 in the Borough of Rutherford, with the exception Block Group 1, have the highest percentages of residents in the labor force and employed, at 99.0 percent, and 97.5 percent.

Additionally, the study area has the smallest proportion of residents who are not in the labor force (32.1 percent) when compared to the proportions for Bergen County (35.4 percent) and the combined study area municipalities (34.3 percent).

**Table 4.16.3: Housing and Income Data by Area/Block Group**

Area	Median Household Income <sup>1</sup> (Estimates)	Per Capita Income (Estimates)	% Housing Units Owner Occupied	% Households Below Poverty Level
Census Tract 50, Block Group 4 (Carlstadt)	\$ 65,234	\$ 29,753	53.2	4.8
Census Tract 50, Block Group 6 (Carlstadt)	-	-	-	-
Census Tract 120, Block Group 4 (East Rutherford)	\$ 50,106	\$ 28,020	31.2	11.4
Census Tract 120, Block Group 6 (East Rutherford)	\$ 32,188	\$ 27,094	35.8	13.0
Census Tract 120, Block Group 9 <sup>2</sup> (East Rutherford)	-	\$ 17,974	-	-
Census Tract 311, Block Group 4 (Lyndhurst)	\$ 49,375	\$ 27,765	58.9	5.6
Census Tract 311, Block Group 5 (Lyndhurst)	\$ 101,168	\$ 28,746	66.7	0
Census Tract 514, Block Group 1 (Rutherford)	\$ 51,786	\$ 30,260	46.1	5.1
Census Tract 514, Block Group 3 (Rutherford)	\$ 93,843	\$ 29,697	94.4	2.5
Census Tract 514, Block Group 4 (Rutherford)	\$ 72,000	\$ 32,699	79.9	1.1
Census Tract 514, Block Group 5 (Rutherford)	\$ 90,758	\$ 31,703	95.3	3.3
<b>Study Area</b>	<b>\$ 67,384</b>	<b>\$ 31,208</b>	<b>62.4</b>	<b>7.0</b>
Carlstadt	\$ 55,058	\$ 28,713	57.1	5.0
East Rutherford	\$ 50,163	\$ 28,072	43.4	8.6
Lyndhurst	\$ 53,375	\$ 25,940	59.8	5.5
Rutherford	\$ 63,820	\$ 30,495	65.5	4.7
<b>Study Area Municipalities</b>	<b>\$ 55,604</b>	<b>\$ 28,305</b>	<b>58.6</b>	<b>5.7</b>
<b>Bergen County</b>	<b>\$ 65,241</b>	<b>\$ 33,638</b>	<b>67.2</b>	<b>5.3</b>

Source: United States Bureau of the Census, Census 2000

<sup>1</sup> The study area's median income was calculated by taking the weighted averages of the median incomes of the census tracts within the study area. The study area municipalities' median income was calculated by taking the weighted average of the median incomes of all the municipalities within the study area.

<sup>2</sup> There are no households present in Census Tract 120, Block Group 9, thus household income and poverty data are unavailable.

**Table 4.16.4: Labor Force and Employment Data by Area/Block Group**

Area	Population 16 years & older	Employment Status							
		Population 16 years and older, In Civilian Labor Force <sup>1</sup>	%	Population 16 years and older, in Civilian Labor Force and Employed	%	Population 16 years and older, in Civilian Labor Force and Unemployed	%	Population 16 years and older, Not in Labor Force <sup>2</sup>	%
Census Tract 50, Block Group 4 (Carlstadt)	1,186	910	76.7	882	96.9	28	3.1	276	23.3
Census Tract 50, Block Group 6 (Carlstadt)	-	-	-	-	-	-	-	-	-
Census Tract 120, Block Group 4 (East Rutherford)	1,142	946	65.5	912	96.4	34	3.6	496	34.4
Census Tract 120, Block Group 6 (East Rutherford)	1,187	738	62.2	691	93.6	47	6.4	449	37.8
Census Tract 120, Block Group 9 (East Rutherford)	123	123	100.0	118	95.9	5	4.1	0	0
Census Tract 311, Block Group 4 (Lyndhurst)	541	359	66.4	335	93.3	24	6.7	182	33.6
Census Tract 311, Block Group 5 (Lyndhurst)	78	48	61.5	44	91.7	4	8.3	30	38.5
Census Tract 514, Block Group 1 (Rutherford)	716	455	63.5	432	94.9	23	5.1	261	36.5
Census Tract 514, Block Group 3 (Rutherford)	586	352	60.1	343	97.4	9	2.6	234	39.9
Census Tract 514, Block Group 4 (Rutherford)	953	680	71.4	673	99.0	7	1.0	273	28.6
Census Tract 514, Block Group 5 (Rutherford)	632	442	69.9	431	97.5	11	2.5	190	30.1
<b>Study Area</b>	<b>7,444</b>	<b>5,053</b>	<b>67.9</b>	<b>4,861</b>	<b>96.2</b>	<b>192</b>	<b>3.9</b>	<b>2,391</b>	<b>32.1</b>
Carlstadt	4,915	3,332	67.8	3,223	96.7	109	3.3	1,583	32.2
East Rutherford	7,219	4,809	66.6	4,546	94.5	263	5.5	2,410	33.4
Lyndhurst	16,111	10,363	64.3	4,546	94.5	263	5.5	2,410	33.4
Rutherford	14,897	9,815	65.9	9,363	95.4	452	4.6	5,071	34.0
Study Area Municipalities	43,142	28,319	65.6	26,941	95.1	1,378	4.9	14,812	34.3
Bergen County	702,617	453,679	64.6	435,277	95.9	18,402	4.1	248,843	35.4

Source: United States Bureau of the Census, Census 2000

<sup>1</sup> The United States Bureau of the Census defines labor force to include all people classified in the civilian labor force, plus members of the U.S. Armed Forces (people on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard). The Civilian Labor Force consists of people classified as employed or unemployed.

<sup>2</sup> The United States Bureau of the Census defines not in labor force to include all people 16 years old and over who are not classified as members of the labor force. This category consists mainly of students, housewives, retired workers, seasonal workers interviewed in an off season who were not looking for work, institutionalized people, and people doing only incidental unpaid family work (less than 15 hours during the reference week).

#### **4.16.2 No-Action Alternative**

It is anticipated that social and economic conditions under the No-Action Alternative will be similar to existing conditions. Given the zoning and the development patterns of the study area, without implementation of the proposed project in the year 2007, socioeconomic conditions in the study area are not expected to change significantly from existing conditions.

#### **4.16.3 Preferred Alternative Impacts**

Since the proposed project does not have residential components, socioeconomic characteristics of the study area with the proposed project would remain as described under the future No-Action condition in the year 2007. Thus, there would be no impact to study area socioeconomic conditions with implementation of the proposed project.

#### **4.16.4 Mitigation**

The proposed project would not result in impacts to the socioeconomic condition of the study area. No mitigation would be required.