

Working Draft 2.01.07

Borough of Rutherford
Bergen County, New Jersey

2007 COMMUNITY PROFILE

HIGHLIGHTS

Sections included in this draft:

- I. Introduction**
 - II. Population Characteristics**
 - III. Housing Characteristics**
 - VI. Economic Characteristics**
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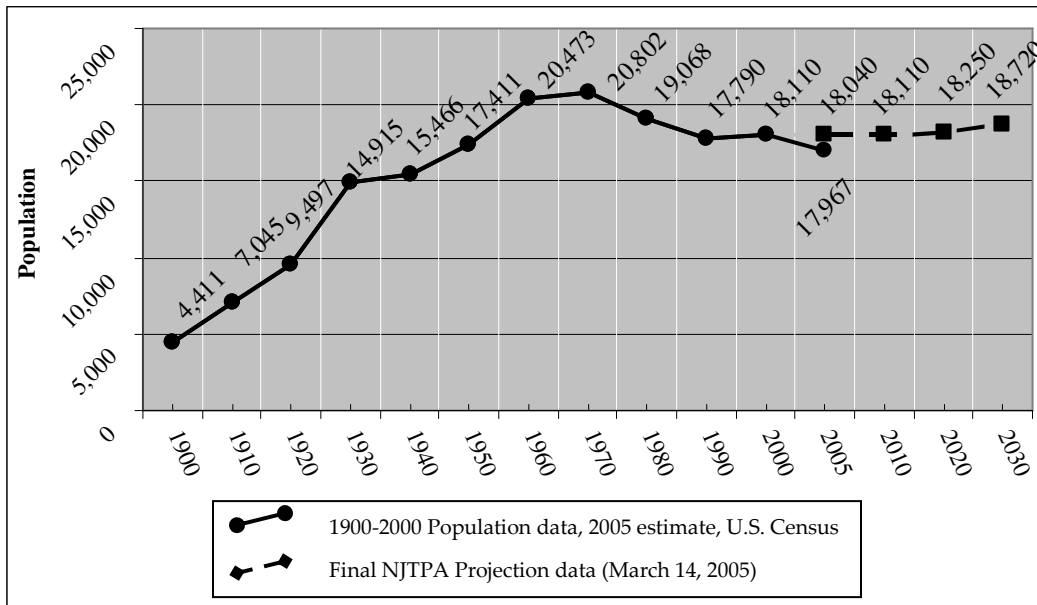
POPULATION CHARACTERISTICS

Population Trends

The 2000 Census recorded a total population of 18,110 persons in Rutherford. This reflects an increase of 320 persons since the 1990 Census, the first increase since 1970 when the Borough reached its population peak of 20,802.

- 1970 – **20,802** → Historic Peak
- 2000 – **18,110** → 15th out of 70 municipalities in Bergen County
- 2005 *census estimate* – **17,967** (-143; .78%)
- 2030 *NJTPA forecast* – **18,720**

Figure II-1
Rutherford Population: 1900 to 2030

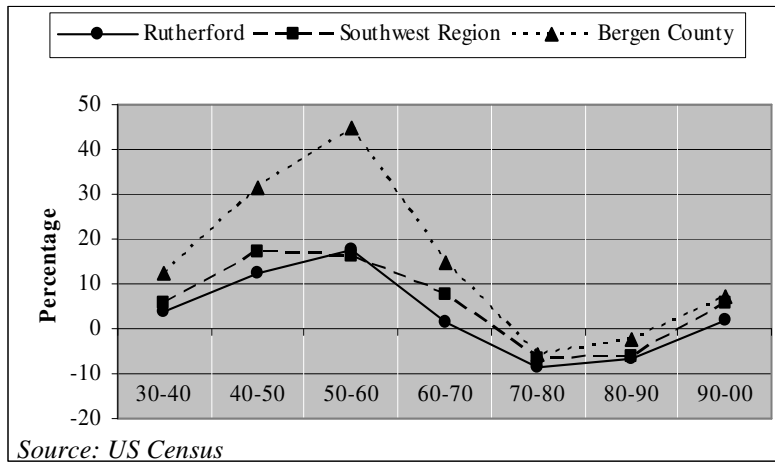


POPULATION CHARACTERISTICS

Rate of Growth

Peak Decade → 1950 – 1960 → 17% increase

Figure II-2
Population Growth Rates by Decade



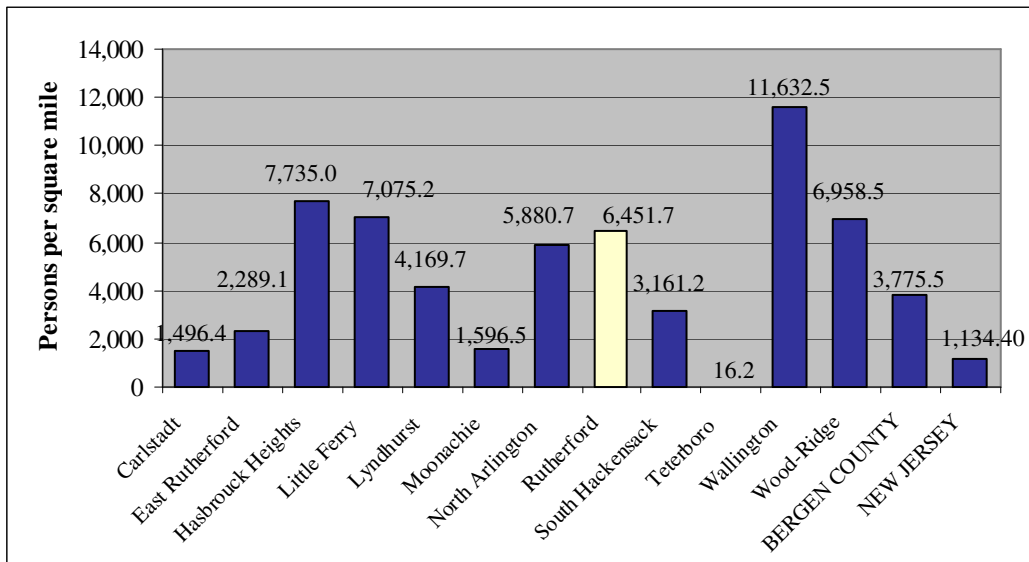
POPULATION CHARACTERISTICS

Population Density

Rutherford's 2000 population density surpassed the density in both the County and State.

Rutherford – 6,451 persons per square mile
Bergen County – 3,775 persons per square mile
New Jersey – 1,134 persons per square mile

Figure II-4
Population Density-2000



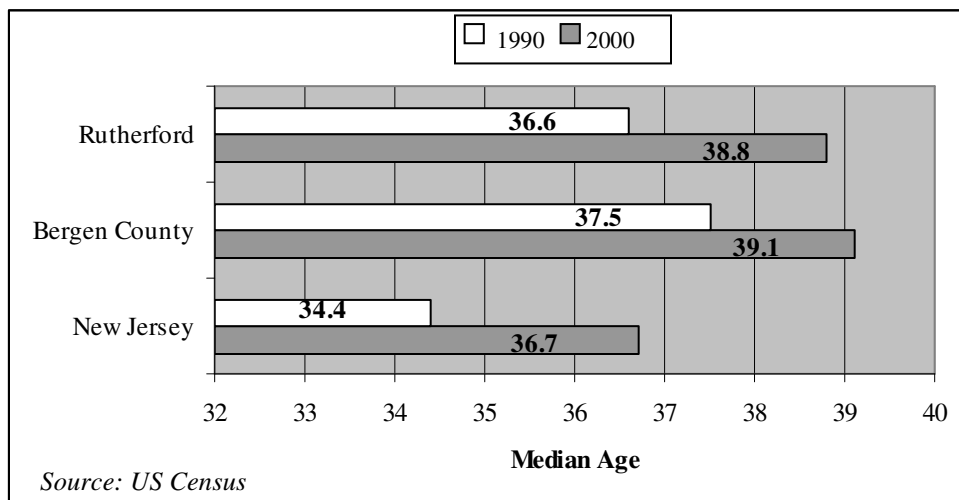
Source: US Census

POPULATION CHARACTERISTICS

Median Age

The median age in Rutherford rose by more than 2 years between 1990 and 2000, **from 36.6 to 38.8**. The County and State median age rose by similar margins. In both 1990 and 2000, Rutherford's median age was **lower than the County** median and **higher than the statewide** median. This maturing trend is mirrored in the immediate region where all towns except for Teterboro surpassed the statewide median age.

Figure II-5
Median Age Comparison



Bergen County had third highest median age of all 21 counties.

Cape May = 42.3

Ocean = 41

Bergen = 39.1

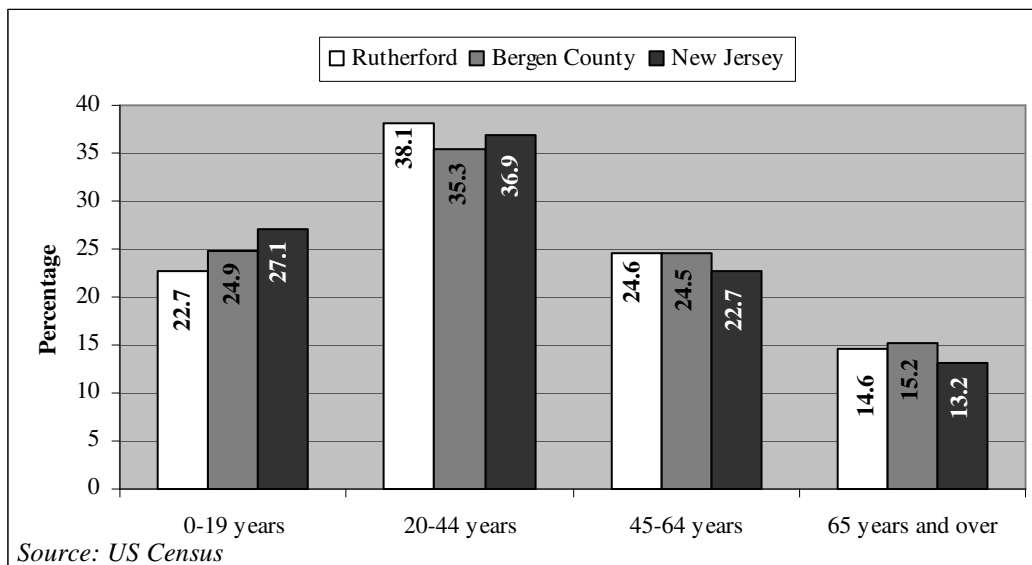
POPULATION CHARACTERISTICS

Age Cohorts

In 2000...

- Rutherford had a lower percentage of residents under age 20 than both the County and State;
- Exceeded the County and State in the young adult cohort – 20 to 44 years old;
- Equaled the County and exceeded the State in the 45 -64 cohort; and
- Fell between the County and State rate in terms of residents 65 years and older.

Figure II-6
Comparative Age Groups 2000

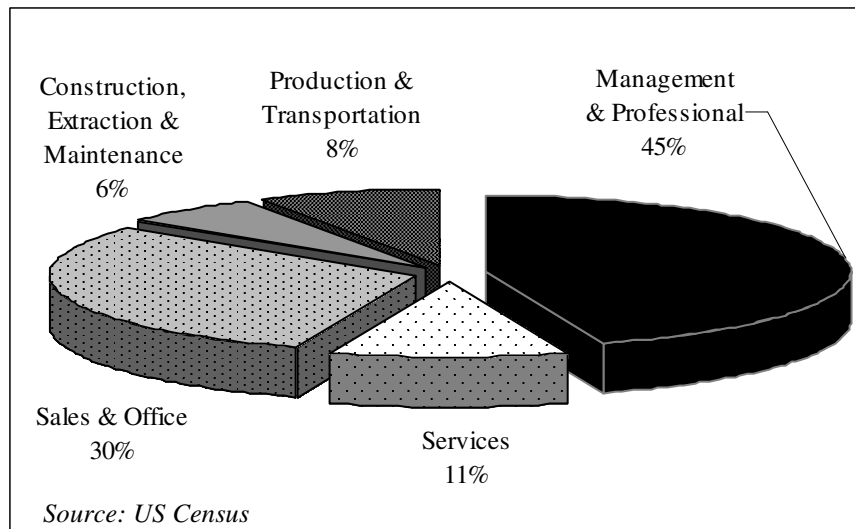


POPULATION CHARACTERISTICS

Resident Occupations

The 2000 Census reported a workforce strongly oriented towards **management, professional and related occupations**. The majority of Rutherford residents worked in either management and professional jobs (**45%**) or sales and office jobs (**30%**).

Figure II-11
Employed Labor Force by Occupation, Rutherford, 2000



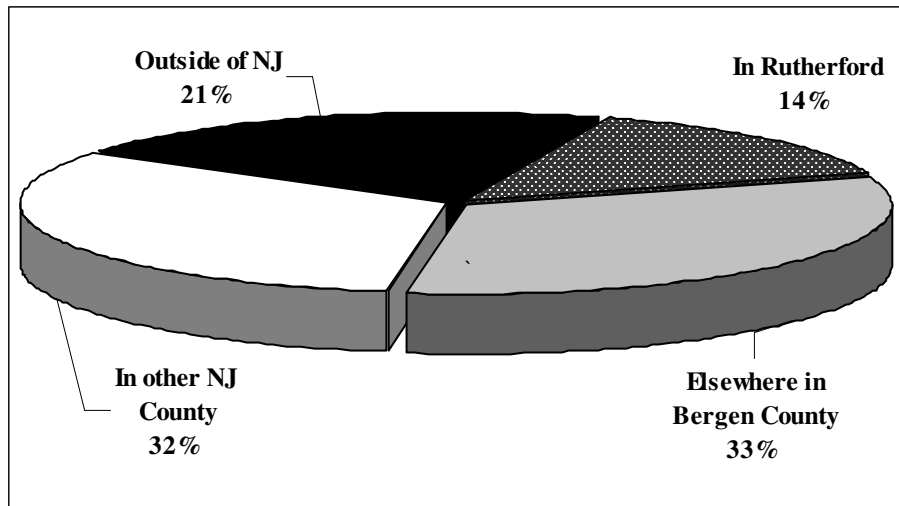
POPULATION CHARACTERISTICS

Resident Job Location

In 2000...

- Almost half of Rutherford residents (47%) worked within Bergen County,
- 14% of which worked in Rutherford.
- Approximately one fifth (21%) worked outside of the State, and
- Almost one third (32%) worked in another New Jersey County.

**Figure VI-2
JOB LOCATION, 2000**



Source: US Census

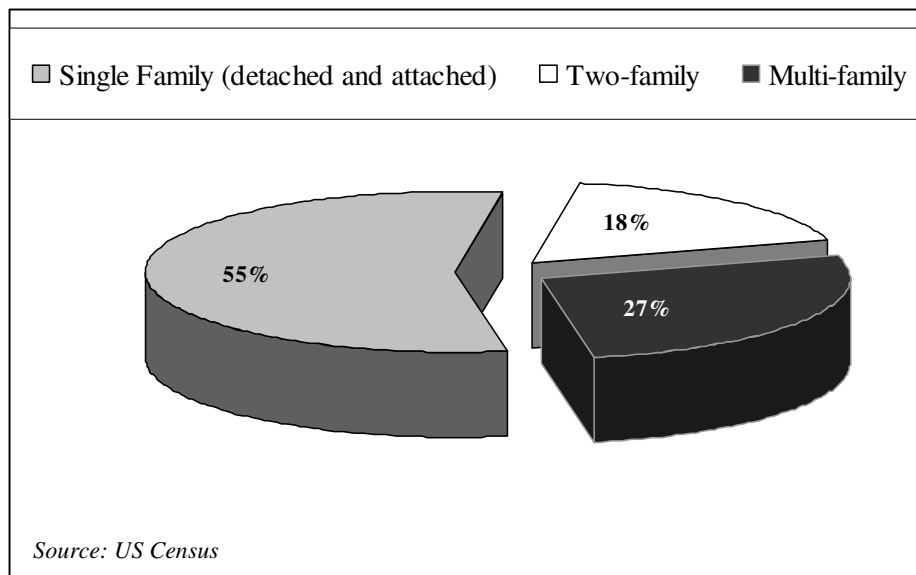
Worked →	In Bergen County	Other NJ County	Outside NJ
Rutherford	47%	32%	21%
S.W. Region	49%	37%	14%
Bergen County	58%	21%	21%

HOUSING CHARACTERISTICS

Housing Types

In 2000, **single-family homes** (detached & attached) comprised **55%** of the Borough's total housing stock. **Multi-family housing** accounted for **27%** and **two-family dwellings** were **18%** of the total.

Figure III-1
Distribution of Housing Types, Rutherford 2000

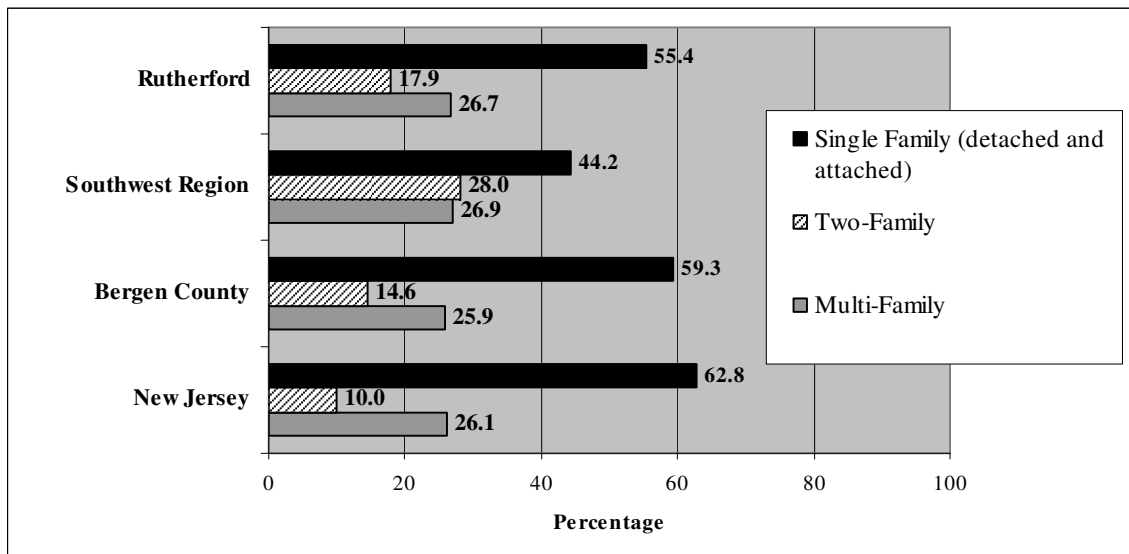


HOUSING CHARACTERISTICS

Housing Types

Rutherford%		
<i>Single-Family</i>	>	Region
	<	County
	<	State
<i>Two-family</i>	<	Region
	>	County
	>	State
<i>Multi-family</i>	=	Region
	>	County
	=	State

Figure III-2
Summary of Housing Types, 2000



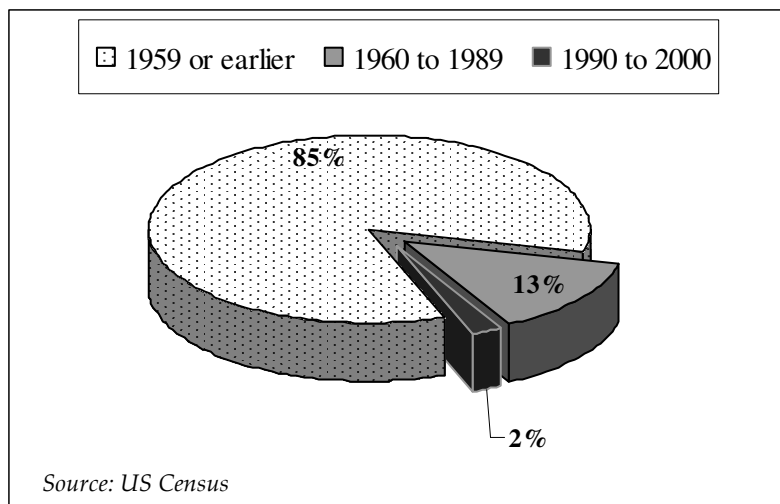
HOUSING CHARACTERISTICS

Age of Housing

Overall, Rutherford's housing stock can be described as "mature."

- In 2000, the median year of housing built in Rutherford was **1942**.
- Approximately **95%** of the housing stock was built before 1980 (**more than 20 years old**) and **85%** of the housing stock was built before 1960 (**more than 40 years old**).
- Rutherford had a substantially **higher percentage of pre-1960 housing** compared to the southwest region, County, and State.
- In 2000, the median age of the housing stock was **58** years in Rutherford, **45** years in Bergen County, and **38** years in New Jersey.

Figure III-5
Age of Housing Stock, Rutherford

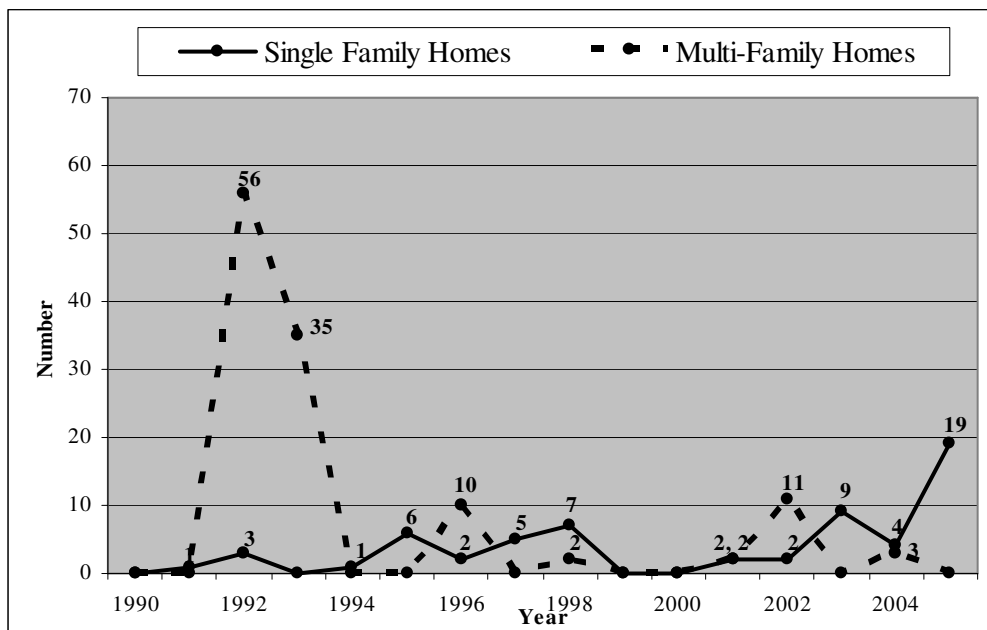


HOUSING CHARACTERISTICS

Housing Production

Between 1990 and 2000 there was a **net loss of six dwelling units** in Rutherford. Over the last 18 years the number of residential building permits in Rutherford fluctuated in line with larger market forces. Permits for multi-family homes exceeded those for single-family homes in only four of the last 15 years – 1992, 1993, 1996, and 2002

Figure III-7
Residential Building Permits in Rutherford, 1990-2005



Source: New Jersey Construction Reporter

HOUSING CHARACTERISTICS

Household Size

Rutherford's average household size in 2000 was slightly less than the household size in the County or the State. While the average household size has decreased slightly in owner-occupied units, the average renter-occupied household size remained the same between 1990 and 2000.

Table III-5
COMPARATIVE AVERAGE HOUSEHOLD SIZE, 1990 & 2000

Average Household Size	Rutherford		Bergen County	NJ
	1990	2000	2000	2000
All Households	2.59	2.52	2.64	2.68
Owner-occupied dwellings	2.84	2.77	2.82	2.81
Renter-occupied dwellings	2.05	2.05	2.26	2.43

Source: US Census

ECONOMIC CHARACTERISTICS

At Place Jobs

The US Census reported that in 2004, there were **647 businesses** located in Rutherford employing **7,972 people**. Professional, Scientific and Technical Services, Finance and Insurance, and Other Services were the top three industries accounting for 266 out of the 647 establishments.

Table VI-3
BUSINESSES BY EMPLOYMENT SIZE, 2004
(Expressed as a % of total business establishments)

Jurisdiction	Number of Employees								
	1-4	5-9	10-9	20-49	50-99	100-249	250-499	500-999	1000 or ore
	Percent of Total Jobs								
Rutherford	62.6	18.2	9.9	5.1	2.3	1.1	0.5	0.2	0.2
Southwest Region	53.8	17.5	11.3	9.4	4.1	3.1	0.7	0.1	0.1
Bergen County	60.8	17.0	10.3	7.1	2.6	1.6	0.4	0.1	0.1
New Jersey	57.7	17.9	11.3	7.9	2.8	1.7	0.5	0.2	0.1

Source: US Census

ECONOMIC CHARACTERISTICS

Employment Projections

The North Jersey Transportation Planning Authority forecasts continued job growth for both the Borough and the County to the year 2030. Between 2000 and 2015, NJTPA forecasts a growth rate of **9.4%** for the Borough and **6.6%** for the County. Between 2015 and 2030, the forecasts are **12.3%** for the Borough and **8.2%** for the County.

**Table VI-5
EMPLOYMENT PROJECTIONS IN THE REGION**

Jurisdiction	2000	2015	% Change 2000-2015	2030	% Change 2015-2030
Carlstadt	16,210	16,930	4.4	17,590	3.9
East Rutherford	16,180	25,310	56.4	25,310	0.0
Hasbrouck Heights	5,460	5,880	7.7	6,490	10.4
Little Ferry	4,520	4,620	2.2	4,980	7.8
Lyndhurst	10,340	11,600	12.2	13,930	20.1
Moonachie	6,030	6,460	7.1	6,870	6.3
North Arlington	3,790	4,140	9.2	4,730	14.3
Rutherford	7,340	8,030	9.4	9,020	12.3
South Hackensack	290	360	24.1	430	19.4
Teterboro	17,810	18,090	1.6	18,250	0.9
Wallington	2,140	2,500	16.8	3,000	20.0
Wood-Ridge	2,290	2,440	6.6	2,700	10.7
Southwest Region	92,400	106,360	15.1	113,300	6.5
Bergen County	480,600	512,500	6.6	554,300	8.2

Final NJTPA (March 18, 2005)