

2021

The

# MEADOWLANDS

## Economic Development & Relocation Guide

The Business Resource Guide for the Greater Meadowlands Region

Meadowlands 2040 Foundation



# Open For Business.



Resources & Intelligence for Incoming and Local Businesses

Economic Profile: Metrics, Magnitude & Movement

Data From Our 32 Municipalities

Featuring Key Relocation, Expansion and Investment Insights From

- Bergen County
- Hudson County
- Choose: New Jersey

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# GROW YOUR BUSINESS

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Hackensack Meridian  
Hackensack University  
Medical Center



# Strength & Resilience

Leadership | Vision | Education | Action

The Meadowlands 2040 Foundation, a subsidiary of the Meadowlands Chamber, is pleased to present you with another edition of this guide, aimed at showcasing the vibrant economy of the Greater Meadowlands Region – a strong and resilient ecosystem of economic opportunity. This guide is intended to provide those relocating to or prospectively researching the Meadowlands as a site for relocation, expansion and investment.

“View and study a map of the world and zero in on where the earth’s economic sphere of influence exists and the Meadowlands and its surrounding region glows as the world’s economic center of gravity,” comments 2040 Foundation Board Member Senator Anthony Scardino.

The 2040 Council was established in 2009 as an economic development “think tank” comprised of leaders from small to large companies who have invested mightily here in the Meadowlands because they believe in the opportunities the region has to offer. The purpose of this initiative was to discuss “big picture” issues that affect the economy and to collaboratively create a vision plan that advances the region through the year 2040. Topics of discussion include transportation infrastructure & mobility, flood control, education & workforce development, the regulatory environment and overall economic development.

Now as a fully installed foundation, one of the driving goals for the 2040 Foundation is to enhance the local economy by strengthening the workforce and improving the overall quality of life for the Meadowlands community. The 2040 Foundation helps promote awareness of workforce training programs to ensure that our region maintains high quality human capital to meet the needs of growing businesses. An educated and highly developed workforce retains existing companies and entices new businesses to relocate or invest in the Meadowlands. Since the onset of the

COVID-19 pandemic, the 2040 Foundation has been providing support to the Meadowlands Chamber, working tirelessly to power the economy through the COVID-19 crisis.

The group is comprised of prominent business leaders that have deep roots here in the region—and a strong commitment to improving the area for those who live and work here. Today the Meadowlands Regional 2040 Foundation has a ten-member board of trustees led by Chairman Fletch Creamer of J. Fletcher Creamer & Son and Vice Chair Bill Hanson of NAI James E. Hanson.

## Meadowlands 2040 Foundation: Board of Trustees



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Vice Chairman Bill Hanson of NAI James E. Hanson



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Jim Kirkos, Meadowlands Chamber

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If you would like more copies of this guide, please contact Meadowlands Media at (201) 939-0707.



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2021

The

# MEADOWLANDS

REGION

OPEN FOR BUSINESS.



The Northeast Megalopolis, also known as the Northeast Corridor or the Boston-Washington corridor, is the most populous and developed area of the United States. And when you look at a map of this vast urban agglomeration, the Meadowlands in particular stands out for two key reasons: We are the geographic core and we host the central point of Megalopolis's main roadway Interstate 95, locally called the New Jersey Turnpike.

Well located just a few miles outside of New York City and nestled in the very heart of the bustling Northeast Megalopolis, the Meadowlands' ideal location offers businesses convenient access to some of the country's most frequented transit networks of road, rail, sea and air.

With a high-density marketplace right here and well over 50 million consumers within just a day's drive, the Meadowlands enjoys a thriving economy of immense financial resources and unlimited prospects—and is the perfect destination for businesses to relocate to, start up, expand or invest. With over 37,000 employers, businesses flock here to capitalize on the ideal location, invaluable & highly skilled human capital pool and highly developed infrastructure.

The Meadowlands proudly hosts not just an ecosystem of rebounding, flourishing nature but also a surging ecosystem of profound economic opportunity and boundless connections.

The Meadowlands is open for business. And we invite you to discover how your business can grow with us here in the Meadowlands.



PUBLISHED BY:



SUPPORTED BY:





## GROW WITH US.

Home to the largest business growth & GDP growth in New Jersey.

—SmartAsset

### BY THE NUMBERS

**Total Population:** 985,011 people

**Median Household Income:** \$77,550

**Labor Force:** 532,000 people

**Number of Employers:** 37,745

**Office & Industrial Space:** Over 40 million sq. ft. in total (Over 25 million sq. ft. in the Greater Meadowlands region and 14.5 million sq. ft. in Jersey City)



### ADVANTAGES & BENEFITS

Well-educated and highly trained workforce; 41.5% of population has a postsecondary degree (associates, bachelors or masters)

Well-developed infrastructure and transit system to complement and enable businesses to capitalize on the ideal location—Easy access to other markets nearby and abroad

Ideal location just miles outside of Manhattan—right along the New Jersey Turnpike and in the heart of the Northeast Corridor

Highly dense and diverse population with strong consumer spending indicators 22 percent higher than national average in the United States

Home to Teterboro Airport, and nearby to Newark Liberty International Airport (just 10 miles away), LaGuardia Airport (16 miles) and John F. Kennedy International Airport (21 miles)

Adjacent to Port of New York and New Jersey, the largest port on the East Coast and the second busiest in North America—home to an abundance of international businesses

Home to 20 colleges and universities and over 300 institutions located within 50 miles

Aggressive economic development programs, with over \$1 billion in investment incentives at work

### SUPPORTED BY:



Hackensack  
Meridian Health

FORSGATE INDUSTRIAL PARTNERS

For more information contact (201) 939-0707 or email [mrc@meadowlands.org](mailto:mrc@meadowlands.org)  
A special thank you to our economic development partners (see page 32).



# POWERING PROGRESS

EMPOWERING PEOPLE > POWERING LIFE

*Our vision for the future of New Jersey is one where we use less energy and the energy is cleaner, more reliable, more resilient and affordable.*



**PSEG**

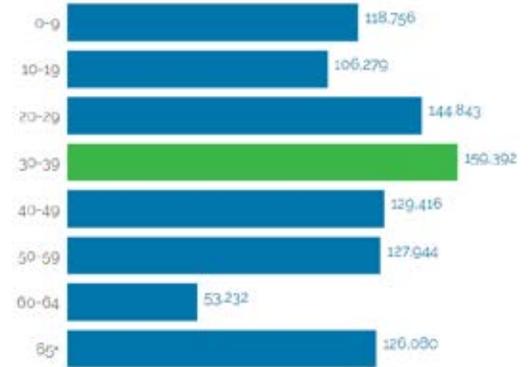
*We make things work for you.*

# MEASUREMENTS, MAGNITUDE & MOVEMENT

**985,011**  
PEOPLE



Age Distribution



Median Age

**38**



Home to the largest business growth & GDP growth in New Jersey.

**-SmartAsset**  
(Hudson & Bergen Counties)

**32** MUNICIPALITIES



**6** MILES FROM NYC

(FROM THE MEADOWLANDS SPORTS & ENTERTAINMENT COMPLEX)



**50 MILLION+**

CONSUMERS WITHIN A DAY'S DRIVE



The Meadowlands has a workforce of 532,000 people.



**532,000** PEOPLE IN THE WORKFORCE



**37,745** EMPLOYERS



14% of population has earned a graduate degree, compared with 9% nationally.



# Healthcare/Social Services is top industry, followed by Retail/Tourism/Hospitality, Sciences & Manufacturing



## TOP INDUSTRIES



## TOP JOBS



## WORKER DISTRIBUTION



40%

Blue Collar



59%

White Collar

## EDUCATION LEVELS



## ACCESS TO HIGHER ED.



The median household income is 30% higher than U.S. median.

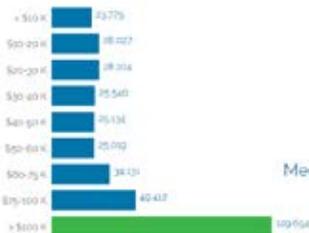
## HOUSEHOLD INCOME

## HOUSEHOLD SPENDING

\$77,550  
Median Household Income



Income Distribution



\$68,559  
Median Household Expenditure



Shelter  
\$14,602



Transportation  
\$12,341



Food and Beverages  
\$10,090



Health Care  
\$5,653



Utilities  
\$4,956

Consumer spending index is 22% higher than the national index.



## TRANSPORTATION



## INCENTIVE INVESTMENTS



Average Commute Time

28 Minutes in the Meadowlands

34 Minutes in New Jersey as a whole

35 Minutes in NYC Metropolitan region as a whole



\$1,117,000,00 in incentives



29% of incentives within New Jersey

Well-developed infrastructure & transit system

Access to major highways, rail, bus & ferry

Located along the New Jersey Turnpike/I-95

Adjacent to Port of New York & New Jersey

Home to Teterboro Airport

Nearby to Newark Liberty International Airport (10 miles) LaGuardia Airport (16 miles) & John F. Kennedy International Airport (21 miles)

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## MEADOWLANDS



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# Municipality Profiles

## • • BERGEN COUNTY • •

### Bogota

**Mayor:** Christopher M. Kelemen  
**Telephone Number:** (201) 342-1736  
**Website:** bogotaonline.org  
**Population in 2020:** 8,366  
**Median Household Income:** \$86,194  
**Median Home Value:** \$385,739  
*Key Employer: Bogota Savings Bank*

### Carlstadt

**Mayor:** Bob Zimmerman  
**Telephone Number:** (201) 939-2850  
**Website:** carlstadtnj.us  
**Population in 2020:** 6,127  
**Median Household Income:** \$103,297  
**Median Home Value:** \$445,007  
*Key Employers: Allied Beverage Group L.L.C.; Pinnacle Environmental Corporation; Unimac Graphics; Russo Development LLC; Onyx Equities LLC*

### Cliffside Park

**Mayor:** Thomas Calabrese  
**Telephone Number:** (201) 945-3456  
**Website:** cliffsideparknj.gov  
**Population in 2020:** 27,597  
**Median Household Income:** \$73,782  
**Median Home Value:** \$518,638

### East Rutherford

**Mayor:** Jeffrey Lahullier  
**Telephone Number:** (201) 933-3444  
**Website:** eastrutherfordnj.net  
**Population in 2020:** 9,955  
**Median Household Income:** \$84,514  
**Median Home Value:** \$466,912  
*Key Employers: American Dream; MetLife Stadium; New York Giants; New York Jets; Meadowlands Racetrack; MWWPR*

### Fairview

**Mayor:** Vincent Bellucci Jr.  
**Telephone Number:** (201) 943-3300  
**Website:** fairviewborough.com  
**Population in 2020:** 14,383  
**Median Household Income:** \$62,287  
**Median Home Value:** \$491,085



### Garfield

**Mayor:** Richard Rigoglioso  
**Telephone Number:** (973) 340-2000  
**Website:** garfieldnj.org  
**Population in 2020:** 31,582  
**Median Household Income:** \$60,681  
**Median Home Value:** \$389,962  
*Key Employer: Fidelity Care Inc.*

### Hackensack

**Mayor:** John P. Labrosse, Jr.  
**Telephone Number:** (201) 646-3980  
**Website:** hackensack.org  
**Population in 2020:** 44,851  
**Median Household Income:** \$66,704  
**Median Home Value:** \$343,387  
*Key Employers: J. Fletcher Creamer & Son Inc.; Hackensack Meridian Health, Hackensack University Medical Center; Innodata, Inc.*

### Hasbrouck Heights

**Mayor:** John "Jack" DeLorenzo  
**Telephone Number:** (201) 288-0195  
**Website:** hasbrouck-heights.nj.us  
**Population in 2020:** 12,109  
**Median Household Income:** \$93,218  
**Median Home Value:** \$464,940  
*Key Employers: Shin Ei Fuji of Hasbrouck Heights, Inc.; Motor Inn Associates, LLC*

### Leonia

**Mayor:** Judah Zeigler  
**Telephone Number:** (201) 592-5780  
**Website:** leonianj.gov  
**Population in 2020:** 9,321  
**Median Household Income:** \$90,671  
**Median Home Value:** \$598,603  
*Key Employers: Field Station; Dinosaurs*

### Little Ferry

**Mayor:** Mauro D. Raguseo  
**Telephone Number:** (201) 641-9234  
**Website:** littleferrynj.org  
**Population in 2020:** 10,755  
**Median Household Income:** \$67,393  
**Median Home Value:** \$378,921  
*Key Employers: Dassault Falcon Jet Corp.*

### Lodi

**Mayor:** Scott A. Luna  
**Telephone Number:** (973) 365-4005  
**Website:** lodi-nj.org  
**Population in 2020:** 24,507  
**Median Household Income:** \$62,200  
**Median Home Value:** \$417,912  
*Key Employers: Labor Ready; Atlantic Detroit Diesel-Allison, LLC; The Star Group*

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## Lyndhurst

**Mayor:** Robert B. Giangeruso  
**Telephone Number:** (201) 804-2457  
**Website:** lyndhurstnj.org  
**Population in 2020:** 23,336  
**Median Household Income:** \$80,487  
**Median Home Value:** \$404,609  
*Key Employers: Y International USA; Alpha Industries, Inc.; H Mart (headquarters)*

## Moonachie

**Mayor:** Dennis Vaccaro  
**Telephone Number:** (201) 641-1813  
**Website:** moonachie.us  
**Population in 2020:** 2,800  
**Median Household Income:** \$74,422  
**Median Home Value:** \$418,954  
*Key Employers: Avanti Linens; LPS Industries Inc.; FLOMO/Glitzzie*

## North Arlington

**Mayor:** Daniel H. Pronti  
**Telephone Number:** (201) 991-6060  
**Website:** northarlington.org  
**Population in 2020:** 15,819  
**Median Household Income:** \$82,447  
**Median Home Value:** \$406,523  
*Key Employers: AM Cosmetics Inc.; Labor Management Concepts, Inc.*

## Palisades Park

**Mayor:** Christopher J. Chung  
**Telephone Number:** (201) 585-4100  
**Website:** mypalisadespark.com  
**Population in 2020:** 21,062  
**Median Household Income:** \$70,807  
**Median Home Value:** \$701,311  
*Key Employer: Time Warner Cable*

## Ridgefield

**Mayor:** Anthony R. Suarez  
**Telephone Number:** (201) 943-5215  
**Website:** ridgefieldnj.gov  
**Population in 2020:** 11,287  
**Median Household Income:** \$74,185  
**Median Home Value:** \$523,630  
*Key Employer: Carolace Embroidery Co., Inc.*

## Ridgefield Park

**Mayor:** John H. Anlian  
**Telephone Number:** (201) 641-4950  
**Website:** ridgefieldpark.org  
**Population in 2020:** 13,008  
**Median Household Income:** \$78,311  
**Median Home Value:** \$388,489  
*Key Employers: Samsung Electronics American, Inc.; FORT Group*

## Rutherford

**Mayor:** Frank Nunziato  
**Telephone Number:** (201) 460-3022  
**Website:** rutherfordboronj.com  
**Population in 2020:** 18,523  
**Median Household Income:** \$97,890  
**Median Home Value:** \$529,829  
*Key Employers: Cancer Genetics, Inc.; Blue Foundry Bank; Newmark Grubb Knight Frank; Robert Half International*

## South Hackensack

**Mayor:** James Anzevino  
**Telephone Number:** (201) 440-1815  
**Website:** southhackensacknj.org  
**Population in 2020:** 2,451  
**Median Household Income:** \$70,683  
**Median Home Value:** \$452,294  
*Key Employers: Naturex Inc.; Boswell Engineering*

## Teaneck

**Mayor:** James Dunleavy  
**Telephone Number:** (201) 837-1600  
**Website:** teanecknj.gov  
**Population in 2020:** 40,617  
**Median Household Income:** \$115,084  
**Median Home Value:** \$433,345  
*Key Employers: Cognizant Technology Solutions*

## Teterboro

**Mayor:** John P. Watt  
**Telephone Number:** (201) 288-1200  
**Website:** teterboronj.org  
**Population in 2020:** 70  
**Median Household Income:** \$62,499  
**Median Home Value:** \$316,831  
*Key Employers: Teterboro Airport; Quest Diagnostics Clinical Laboratories, Inc.; NAI James E. Hanson; Jet Aviation; Forsgate Industrial Partners*

## Wallington

**Mayor:** Mark W. Tomko  
**Telephone Number:** (973) 777-0318  
**Website:** wallingtonnj.org  
**Population in 2020:** 12,039  
**Median Household Income:** \$68,342  
**Median Home Value:** \$414,345  
*Key Employers: Farmland Dairies LLC; McNally International Corp.*

## Wood-Ridge

**Mayor:** Paul A. Sarlo  
**Telephone Number:** (201) 939-0202  
**Website:** njwoodridge.org  
**Population in 2020:** 9,257  
**Median Household Income:** \$108,556  
**Median Home Value:** \$452,359  
*Key Employers: Terminal Construction Corporation; Meadowlink/EZ Ride; Fujitec Elevator Co. Inc.*





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## GTL Construction of New Jersey, Inc.

GTL Construction is a leading General Contracting & Construction Management firm based in the New Jersey Metropolitan area. We are committed to building long-term relationships with clients in a wide range of commercial fields.

GTL understands that the wants and needs of our clients are dynamic. As they evolve with every passing year, so does GTL. The diversified background of our team enables us to implement innovative business procedures that continuously expand the depth and breadth of our operations. We strive to be the contractor your firm wants to engage with time and time again, knowing we will do the right job and put your needs first.



**100%  
COVID  
SAFE** ✓

Hudson Regional Hospital has always maintained a commitment to the health needs of our community. Surrounding the COVID-19 pandemic, this commitment has never been more important to us. **As the designated Hudson County COVID-19 testing site, HRH has screened over 15,000 residents, first responders, and emergency workers. We have treated over 300 individuals with COVID-19, and couldn't be more proud of our team who continues to go beyond the call of duty.** By implementing new protocols like designated testing and treatment areas, visitor restrictions, and more, we've enhanced our health and safety standards at HRH and want to assure you there's no need to put your health on hold.

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## Municipality Profiles

### • • HUDSON COUNTY • •

#### East Newark

**Mayor:** Dina M. Grilo  
**Telephone Number:** (973) 481-2902  
**Website:** boroughofeastnewark.com  
**Population in 2020:** 2,507  
**Median Household Income:** \$63,994  
**Median Home Value:** \$424,733

#### Harrison

**Mayor:** James A. Fife  
**Telephone Number:** (973) 268-2444  
**Website:** townofharrison.com  
**Population in 2020:** 18,596  
**Median Household Income:** \$65,297  
**Median Home Value:** \$466,018  
*Key Employers: Pechters Baking Group LLC; FMB, Inc.*

#### Jersey City

**Mayor:** Steven M. Fulop  
**Telephone Number:** (201) 547-5000  
**Website:** jerseycitynj.gov  
**Population in 2020:** 269,200  
**Median Household Income:** \$71,109  
**Median Home Value:** \$518,345  
*Key Employers: GOYA Foods; Ports American, Inc.*

#### Kearny

**Mayor:** Alberto G. Santos  
**Telephone Number:** (201) 955-7979  
**Website:** kearnynj.org  
**Population in 2020:** 41,662  
**Median Household Income:** \$67,746  
**Median Home Value:** \$367,267  
*Key Employers: Fedway Associates Inc; Freeman*

#### North Bergen

**Mayor:** Nicholas J. Sacco  
**Telephone Number:** (201) 392-2005  
**Website:** northbergen.org  
**Population in 2020:** 61,235  
**Median Household Income:** \$62,819  
**Median Home Value:** \$429,313  
*Key Employers: Hackensack Meridian Health Palisades Medical Center; Keystone Freight Corp.; Big M, Inc.*

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### • • ESSEX COUNTY • •

#### Secaucus

**Mayor:** Mike Gonnelli  
**Telephone Number:** (201) 330-2005  
**Website:** secaucusnj.gov  
**Population in 2020:** 22,645  
**Median Household Income:** \$99,548  
**Median Home Value:** \$515,260  
*Key Employers: Quest Diagnostics; Ernst & Young, LLP; H&M; The Children's Place, Inc. (headquarters)*

#### Nutley

**Mayor:** Mauro G. Tucci  
**Telephone Number:** (973) 284-4969  
**Website:** nutleynj.org  
**Population in 2020:** 28,359  
**Median Household Income:** \$94,696  
**Median Home Value:** \$418,935  
*Key Employer: Indigo Systems NJ*

### • • PASSAIC COUNTY • •

#### Clifton

**Mayor:** James Anzaldi  
**Telephone Number:** (973) 470-5757  
**Website:** cliftonnj.org  
**Population in 2020:** 86,135  
**Median Household Income:** \$80,642  
**Median Home Value:** \$391,283  
*Key Employers: AVE Clifton; RCL Agencies*

#### Passaic

**Mayor:** Hector Lora  
**Telephone Number:** (973) 365-5500  
**Website:** cityofpassaic.com  
**Population in 2020:** 69,866  
**Median Household Income:** \$41,101  
**Median Home Value:** \$372,308  
*Key Employer: CMIT Solutions*

# Bergen County



**Robust development, resiliency and responsive local government make Bergen County the place to be.**

**R**eal estate, business, entertainment, sporting events, retail shopping, e-commerce, leadership, innovation, education, quality of life. All of these and more are key underpinnings for continued future economic growth in Bergen County, the state's most populous county just across the Hudson River from Manhattan.

"We have a lot to be proud of in Bergen County," County Executive James Tedesco III proclaimed in a recent speech. "The state of the county is strong and only growing stronger."

One of Bergen County's largest economic developments is the American Dream, an entertainment destination alongside MetLife Stadium where the NY Giants and NY Jets football teams play. Expected to draw 40 million visitors annually when fully open, The American Dream includes Nickelodeon Universe, Big Snow indoor ski, a DreamWorks water park, NHL-size ice rink and hundreds of retail stores and restaurants. Since the outbreak of COVID-19, opening and reopening dates were postponed as a safeguard against the spread of the virus. The American Dream, along with all other assets throughout Bergen County, will monitor the situation and follow the guidance of federal, state and county officials and public health agencies. That includes the Westfield Garden State Plaza, a mall that attracts over 20 million visitors a year (almost the same as Walt Disney World in Florida's 20.5 million visitors annually.)

In addition to our many assets, what creates the overall success of Bergen County commerce is our highly skilled talent pool of over 510,000. This combined with close proximity to Manhattan, outstanding colleges and universities, top-rate hospitals and medical centers and the highest possible AAA bond rating makes Bergen County one of the most attractive and productive regions in the Country to site selectors and prospective businesses.

Want proof? Many marquee corporations call Bergen home. Corporations including Becton Dickinson, Stryker, Jaguar, Unilever, Samsung, Dassault Falcon, Volvo, Sharp, Konica Minolta, LG Electronics, BMW and others. What's more, thousands of small businesses and Main Street shops line our 70 municipalities. And since we're talking numbers, in total, there are over 46,000 business establishments in Bergen, and 1,500 are manufacturers.

For prospective businesses and site selectors, the team that makes us the Bergen County Division of Economic Development is key to help identify sites for relocation and expansion projects, hire and train skilled workers, apply for loans and incentives and more. Our [www.bergenforbusiness.com](http://www.bergenforbusiness.com) website gives business owners and site selectors a list of available properties, business data, community infographics, demographics, maps and community comparisons. Visi-



*The Bergen Performing Arts Center (bergenPAC) is located in Englewood.*



*Bergen County Freeholder Tracy Zur and Bergen County Executive Jim Tedesco with Vilma Sonntag of the Saint Vincent de Paul Food Pantry at the Holy Trinity Church in Hackensack.*

## Bergen County at a glance

- Aaa bond rating
- Tax base of nearly \$170 billion
- More than 940,000 residents
- Median HH income of \$97,483 which is 53% > the nation's
- 46,000+ businesses and over 510,000 skilled workers
- Diverse mix of 70 beautiful towns
- 9,000+ acres of park and recreation
- 73 highly-sought-after school districts
- Nationally ranked medical centers and hospitals
- Over 15 colleges and universities
- Vibrant downtowns for dining and shopping
- Theaters, arenas and concert halls
- Home of two major NFL teams



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**The Bergen County Zoo is located in Paramus.**

*Bergen County is a wonderful place to live, work and raise a family – even during this difficult pandemic which has affected us all. Nearly one million people live in our 70 unique and vibrant municipalities. Pre-pandemic, our county attracted thousands of visitors each day to our businesses, educational facilities, historical sites and special events – and we are hopeful that once we conquer COVID-19, we can return to even better times for those who want to visit our beautiful county. Our retail shopping facilities are second to none and Bergen Community College attracts students from across the county, state and country. Places to visit include the Meadowlands, the Steuben House (home to the Bergen County Historical Society), Overpeck Park, the Bergen County Zoo in Van Saun Park and the New Jersey Naval Museum – just to name a few which have reopened to the public after months of quarantine.*

*As the largest county in New Jersey, Bergen County offers a sizable pool of diverse, well-educated, highly skilled workers who have adapted well to working remotely during this turbulent time. Our business community is a thriving mix of Fortune 500 companies and small businesses alike. My administration is always proud to partner with agencies and organizations to grow our economy and capitalize on opportunities for public-private partnerships.*

*We continue to strive every single day to make Bergen County the best place for our residents, businesses and visitors. This guide is a valuable resource of information for anyone who lives or works in Bergen County. I urge you to take advantage of the programs and opportunities available in Bergen County government for future growth and opportunities. Should you ever need anything, please do not hesitate to reach out to me and my staff by calling (201) 336-7300 or emailing countyexecutive@co.bergen.nj.us. My staff and I are always happy to help.*



*Sincerely,*

*Jim Tedesco III  
Bergen County Executive*

tors to the site can access all information anytime free of charge.

Last but certainly not least, it's the way Bergen County government rises to the occasion to help the business community that's worth touting.

"The COVID-19 pandemic has had a serious financial impact on our business community," said Tedesco. "It's important that we use available resources to support one of the hardest hit sectors -- small, mom-and-pop shops -- who were forced to close their doors."

On June 30, 2020, County Executive Jim Tedesco announced the Bergen County CARES Small Business Grant Program to assist local businesses including home-based, nonprofits and more financially impacted by the government ordered shutdown. Businesses would be eligible to receive up to \$10,000 in financial relief to cover rent, property mortgage and utilities expenses. Approximately 20 million will be awarded to thousands of small businesses with 19 or less employees when all is said and done. This grant program for many has been the deciding factor in reopening doors or closing up shop permanently. Mr. Tedesco went straight to the source – the small business community – and listened to their stories. Really listened. Then he acted quickly. "These local businesses are the backbone of Main Street, Bergen County and it is critical to support them as we begin to reopen," said Tedesco. Under his leadership, businesses will always be supported.

To learn more, visit [co.bergen.nj.us](http://co.bergen.nj.us) today.

*By Joanne Cimiluca, Bergen County Director of Economic Development and Ron Marsico, Contributing Writer from Apr. 20, 2020 'Bergen County's Dreams Come True'*



**Bergen County OEM staff distributing PPE to municipal partners**



**Bergen County Executive Jim Tedesco and Freeholder Chairwoman Mary Amoroso presenting Jimmy Lucca, owner of Batista Barbershop, with a check from the Bergen County CARES Small Business Grant Program.**

# Bergen County COVID-19 Response

The County of Bergen has been working overtime since the outbreak of COVID-19 to help protect residents in all of our 70 municipalities as much as possible through numerous efforts which we are continuing until we defeat this virus.

## Mobile Testing

Working with our public county-owned hospital, Bergen New Bridge Medical Center, the County of Bergen created a mobile testing program that has served as a regional model for not only for the rest of the state but the entire country. The program hosted 41 locations in the summer of 2020 performing nearly 35,000 tests, 9,123 of which were antibody and 25,311 diagnostic with approximately 22,500 staff hours donated to support all aspects of the operation.

The program resumed operations again in the fall of 2020 as a one-stop shop for residents to receive a COVID-19 saliva test and yearly flu shot. The program prioritized testing of healthcare workers and first responders working on the frontlines in the fight against COVID-19. The fall iteration of the program also partnered with school systems across the county to provide easy access for teachers, faculty, and staff of Bergen County public schools.

Bergen County Executive Jim Tedesco explains the importance of continuing to test for COVID-19, “To win the fight against COVID-19, wide availability and easy access to testing must become part of our new normal. It is more important than ever to continue our mobile program and expand testing to include our school systems as well as the residents in our communities. Please, help keep Bergen County safe by getting tested. Our saliva testing program is painless, quick and free.”

## Food Security Task Force

This year the County established a new task force to tackle hunger and food insecurity issues affecting Bergen County residents. The Bergen County Food Security Task Force aims to alleviate lingering effects of the COVID-19 global health crisis that has left many county residents struggling with financial hardship and food insecurity.

The Bergen County Food Security Task Force brings together County advisors with nonprofit partners to address food security issues on a regional scale. While Bergen County has more than 80 food pantries, and



numerous other food initiatives have sprung up through the generosity of the community, many such local efforts have encountered issues with meeting an increased demand, difficulty in sourcing nutritious food products and logistical issues due to social distancing guidelines.

“The Task Force serves as a critical matchmaker and facilitator, connecting local community-based food efforts with local food supplies to help overcome new hurdles brought on by

COVID-19. By taking a convening role to pull together stakeholders confronting hunger in their communities and using existing relationships with larger nonprofits and private organizations, the County is strengthening the food safety net that many residents are relying on” said Bergen County Freeholder Tracy Zur, Liaison to the Bergen County Food Security Task Force.

## Small Business Grant Program

The County of Bergen has been a leader in helping our beloved main street businesses weather financial struggles caused by the COVID-19 global health crisis. The County launched the Bergen County CARES Small Business Grant Program to provide up to \$10,000 in financial relief to small businesses with 19 or fewer full-time employees. The program, which was initially available only to “non-essential” businesses forced to close as a measure to mitigate the spread of COVID-19, was expanded in September to assist all small businesses. The program is expected to award over \$20,000,000 in total

to thousands of small businesses across Bergen County.

“Many months during the COVID-19 pandemic were scary and uncertain, as I faced the reality of whether or not my shop could stay in business. Thanks to the Bergen County CARES Small Business Grant Program, I was able to keep my doors open and my dad’s legacy alive,” said Jimmy Lucca, owner of Batista Barbershop in Bergen County.

## Personal Protection Equipment (PPE)

The Bergen County Office of Emergency Management distributed a shipment of personal protection equipment (PPE) free of charge to municipal partners throughout the County. Utilizing FEMA and CARES Act relief funds, the County made a bulk cooperative purchase upwards of nearly \$4 million for assorted PPE including masks, gowns, face shields and gloves to ensure that the County and its municipal partners have the resources necessary in preparation of a potential second COVID-19 wave. This is a program that will continue for as long as possible to ensure safety and protection equipment are distributed to those who need them the most.

“The donation of supplies will go a long way to help ensure that the City of Garfield has the necessary supplies needed for our first responders on the front lines in the event of a second COVID-19 wave. The County went over and above to help ensure that Garfield is prepared for the absolute worst and we cannot thank them enough” said Mayor Richard Rigoglioso.

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# Hudson County

The right place for you and your business



*Minutes from Manhattan, Hudson County offers accessibility to major markets via extensive mass transit options.*

**H**udson County continues to drive growth and economic activity both statewide and internationally due to its highly educated, global workforce and strategic location. Providing easy access to the nation’s top markets, Hudson County’s dynamic business community – comprising global brands and individual entrepreneurs – has distinguished itself through the cultivation of a unique ecosystem of public and private partnerships. The future of Hudson County’s workforce continues to be an area of focus for these organizations through dynamic programs, accessible training and funding.

Comprised of 12 municipalities, the County’s rich heritage and diversity add to the vibrancy of regional communities. Thriving local retail corridors with award-winning dining, family-owned and operated retail stores, art, culture and open spaces make Hudson County an ideal place to live, work and play.

## Investing in education

New Jersey is home to the best state education system in the country, according to a new national ranking from Education Week, due to the State’s ongoing investment

in the quality of private and public institutions. Hudson County’s significant commitment to providing accessible education is unique to the region’s heritage which continues to serve as a gateway to a global community.

Hudson County Community College (HCCC) is a critical driver of the economic development and health of Hudson County and the surrounding area as well as a cornerstone of Hudson County’s uniquely diverse educational community. Serving more than 18,000 credit and non-credit students annually, the College offers more than 60 degree and certificate programs, including STEM, Nursing and Health Services, Culinary Arts/Hospitality Management, Business and Computer Science. In 2017, the Equality of Opportunity Project ranked HCCC in the top 5% of 2,200 U.S. higher education institutions for social mobility. The College has earned national, state and local recognition. The institution is the only community college in the country, in partnership with The Aspen Institute Economic Opportunities Program, to lead and fund a Workforce Leadership Academy to supercharge leadership networks to build a future-proof workforce.

## Leading the way in workforce development and training

New Jersey has a well-earned reputation for educational and training programs responsive to rapidly changing economies and the needs of employers.

Hudson County Community College’s relationships with area corporations and institutions including RWJBarnabas Health, Eastern Millwork, Goldman Sachs, Compass Group and Sysco strengthen the financial foundation of the region to create a dynamic community ecosystem which is best exemplified by The Hudson County/ Jersey City Workforce Development Board. The powerful partnership engages leaders from the private sector, agencies, labor unions and community-based organizations to guide Hudson County’s workforce and economic development strategies.

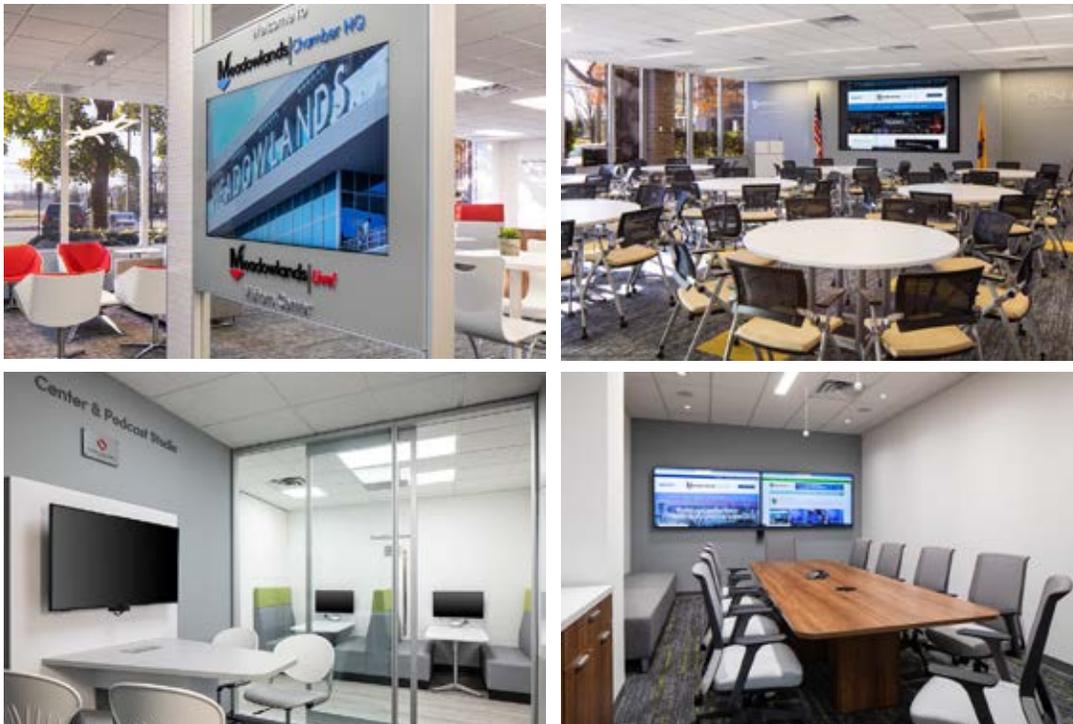
“HCCC has been instrumental in creating a vision and realizing it to the benefit of our community. Thanks to their pioneering efforts we have been able to train, hire, appoint and promote many Hudson County residents. As one of the nation’s best healthcare systems and the largest employer in the State, the College’s

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The Hudson Waterfront, often called “The Gold Coast” is densely populated, culturally rich and a sought after destination for residents and businesses.

*New Jersey’s resilience has been proven time and time again as we come together to support our communities and invest in a collective future. With unique assets and a talented, diverse population, Hudson County has become the fastest growing region in the state and continues to drive economic activity and growth.*

*Whether you’re contemplating a relocation or preparing to grow your business in Hudson, you can rely on the strength of our local partnerships, easy to access resources and well-thought-out and established support services to navigate local regulatory requirements.*

*As a team, we often reflect upon that first week in March of 2020. Now as I’m writing this seven months after Governor Murphy’s March 9, 2020, declaration of a State of Emergency and a Public Health Emergency, I am pleased to report that Hudson’s recovery is well underway.*

*Our County administration has consistently embraced the opportunity to collaborate with our Mayors and elected officials, together we share a long history of opening doors in Hudson County. From the first day of the COVID-19 crisis, we addressed the needs of the most vulnerable communities by providing access and resources.*

*Guided by the Governor and health officials, we implemented systems to help control the outbreak while never losing focus of the concurrent economic impact unfolding in our County. As a County, we joined together and reached out to business owners who were at risk of losing their life’s work. The combination of grant and loan programs offered by the County and our nonprofit economic development partner, the Hudson County Economic Development Corporation (HCEDC), helped fill the void across the County.*

*Commitment to the environment and justice takes on a greater importance today. During my administration, we have prioritized our open space programs and invested heavily in the County park system. Today, these spaces serve as a resource to all, promoting good health and overall quality of life.*

*We continue our commitment to reentry and affordable housing as we explore ways to ensure our most vulnerable citizens have access to the resources and support they desperately need to thrive and contribute to our unique community.*

*I invite you to read through our Hudson section and learn more about what Hudson County has to offer: an educated and talented workforce; transportation hubs and access to global markets; quality of life enhanced by thriving diverse communities and open spaces; and a local team of committed public institutions and private partnerships.*



Sincerely,  
  
Tom DeGise  
Hudson County Executive



contributions are important to our ongoing growth,” said Lourdes Valdes, Director of Workforce Development and Grants, Human Resources and Corporate Services, RWJBarnabas Health.

Hudson County Community College is a member of the Community College Consortium for Workforce and Economic Development. The Consortium, founded in 2004 by the State’s community colleges, provides coordinated, one-stop statewide education and training services for businesses and industries. New Jersey companies have access to the resources of all the State’s 18 community colleges through HCCC, including over 1,700 programs taught by faculty with business and industry experience.

### Supporting growth through opportunity

**“Too many American communities have been left behind by widening geographic disparities... [Opportunity Zones] will unlock new private investment for communities where millions of Americans face the crisis of closing business, lack of access to capital, and declining entrepreneurship.”**

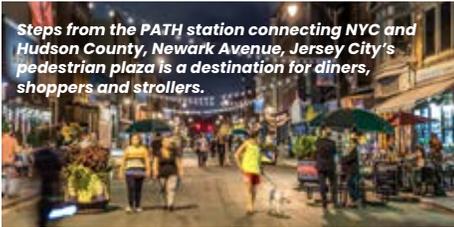
— U.S Senators Tim Scott (R-SC) and Cory Booker (D-NJ)

The Opportunity Zone program, co-sponsored by New Jersey Senator Cory Booker and South Carolina Senator Tim Scott, is strategically designed to drive long-term capital investment into underserved rural and urban communities by granting generous tax benefits to investors.

The ongoing COVID-19 pandemic has disproportionately impacted the health and economic fortitude of Opportunity Zone communities. By investing in these regions, investors empower communities



Dr. Velino Joasil (second from left) lectures to biology students in one of Hudson County Community College's STEM labs.



Steps from the PATH station connecting NYC and Hudson County, Newark Avenue, Jersey City's pedestrian plaza is a destination for diners, shoppers and strollers.

to become increasingly self-sufficient and resilient. The program's rules provide great flexibility to start your own business or invest in partnership with existing businesses and landowners.

Hudson County is home to twenty-one Qualified Opportunity Zones in six municipalities: Bayonne, Jersey City, Kearny, North Bergen, Union City, and West New York. Hudson's access to labor and consumer markets and its variety of transportation hubs and options offers a mix of investment opportunities in businesses, multifamily residential, vacant land, industrial and commercial development.

### Driving success through the power of partnerships

The Hudson County Economic Development Corporation (HCEDC) is a not-for-profit economic development organization that plays a unique role in a network of partners serving businesses in Hudson County.

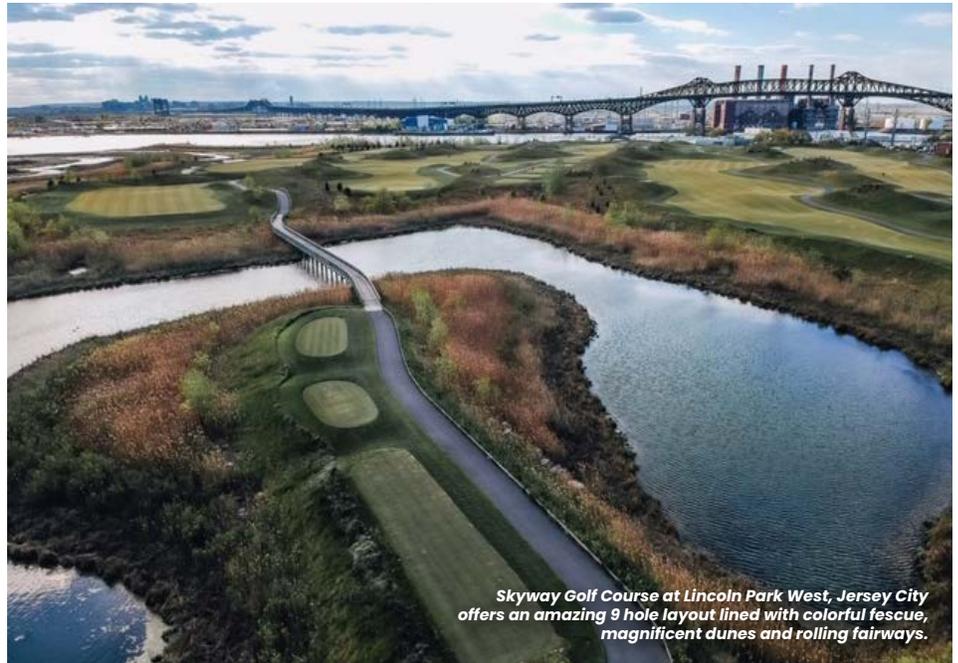
The organization's work supporting local businesses contributes to a thriving

**All of our work is through partnerships, so we're able to find solutions and resources for our business clients, no matter their size or industry.**

— Michelle Richardson,  
Executive Director, HCEDC

**We are proud of what we have accomplished through our work with HCEDC. Simply put, the UCEDC and HCEDC staff take the time to understand the needs and concerns of every individual client and then provide the resources that best fit their needs. This could take the form of providing attractive financing options, one-on-one mentoring, enrolling in a variety of training programs focused on growing a business as well as connecting the business with the services of other resource partners or government agencies. We are grateful to have found a partner aligned with UCEDC in both mission and values.**

— Adam Farrah, President, UCEDC



Skyway Golf Course at Lincoln Park West, Jersey City offers an amazing 9 hole layout lined with colorful fescue, magnificent dunes and rolling fairways.

Hudson economy, an ideal setting for businesses seeking to relocate or expand.

While the HCEDC works with state, county and municipal partners to attract businesses, the organization is mission-driven to serve and support the diverse local businesses and owners which comprise the backbone of Hudson's economy. These engines fuel activity in neighborhoods and retail corridors and are critical participants in the business-to-business market, offering products and services to Hudson's growth sectors, including but not limited to healthcare, financial services, transportation, distribution and logistics.

Providing expertise in the areas of access to capital, business training,

information and affordable housing, the HCEDC has successfully aligned initiatives with community development financial institutions to provide over \$2 million in financing to businesses and hundreds of professional training hours to the community that supports underserved Hudson County neighborhoods.

Businesses seeking to relocate and grow in Hudson County will find a welcoming team through HCEDC's powerful network of partnerships.

For more information or assistance, please contact Michelle Richardson at (201) 369-4370 or email us at [info@hudsonedc.org](mailto:info@hudsonedc.org).



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# New Jersey

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New Jersey is one of the most highly connected regions in the U.S., with all the assets and accessibility at a more affordable price – and more room to grow – than neighboring New York City. And it's a teeming hub for young professionals. Newark, Jersey City and Hoboken are among the State's fastest growing cities, thanks to the influx of working age millennials to the metro area. Companies that locate here are able to hire the best and brightest, move people and products quickly, and tap into an innovation ecosystem that supports growth across our key industries.

## Key Industries Poised for Growth

### A Life Sciences Powerhouse

New Jersey has shaped human health from the first CAR-T cell therapy to the first FDA approved 3-D printed drug. It's easy to see why companies can move from molecule to market here.

New Jersey is the #1 state for employed biochemists and biophysicists and the #2 state for biotech strength. New Jersey is home to 13 of the world's 20 largest pharmaceutical companies including Johnson & Johnson, Merck and Novartis.

Our State's unique commercialization ecosystem is comprised of elite research universities, medical schools and some of the best hospitals in the U.S. like Hackensack Meridian Health, RWJBarnabas Health and Morristown Medical Center. That's why 50% of all FDA approvals in 2019 were from companies with a New Jersey footprint.

### A Robust Manufacturing Center

You name it, we make it here in New Jersey. More than 2,500 advanced manufacturing firms are located in our

State and two-thirds of all manufacturing employment is classified as advanced. Companies here can reach 38 million consumers within a two-hour drive. What's more, our real estate prices are more affordable than neighboring New York City. Industry leaders such as Anheuser-Busch, Benjamin Moore, Bristol-Myers Squibb, Lockheed Martin and Mondelez have manufacturing operations within our State.

### A Rising Tech Ecosystem

New Jersey is home to technology giants like Audible, Panasonic, Verizon and Samsung changing the way we work, communicate and create. Newark has one of the fastest fiber optic networks in the world and was ranked among the top 10 cities in the U.S. for computer programmers to live and work. The New Jersey region ranks #2 in employment for software and application developers and #3 in cybersecurity analysts.

New Jersey has more than 70 collaborative workspaces, incubators and accelerators that help young companies scale, in addition to investors like Newark Venture Partners. Entrepreneurs find the

support they need to thrive in New Jersey. In fact, Jersey City leads the world in highest percentage of female-founded startups.

### The Food Capital of America

Home to global leaders like Mars Wrigley, Campbell Soup and Goya, New Jersey has a long, celebrated history in the food industry. Our world-class transportation infrastructure makes it easy to transport products to customers, suppliers and retailers. New Jersey is the #1 state in the Northeastern U.S. for share of food production that is exported globally.

Rutgers Food Innovation Center (FIC) is the only “soft landings” incubator in the world for food companies seeking to establish a presence in the U.S. Impossible Foods, maker of the plant-based Impossible Burger, credits FIC as critical to its scale up path to develop production lines and seed the market.

New Jersey is also home to 134 of the worlds’ leading flavor, fragrance and ingredient manufacturers. In fact, eight of the top 10 flavor and fragrance companies worldwide have a presence in New Jersey.

### A Global Logistics Hub

Retailers are looking for ways to keep up with customer expectations for next-day or same-day delivery. E-commerce sales continue to rise, leading to a surge of shipping volume requiring a robust network to quickly deliver packages. New Jersey’s warehouses, distribution and fulfillment centers are supporting this demand. That’s why Amazon announced its opening 14 new facilities in New Jersey in 2020, and is one of the top private employers in the State.

What’s more, we are home to the Port of New York & New Jersey, the nation’s second busiest seaport, the highest railroad density in the U.S. and five foreign trade zones. You can reach 107 million consumers within a day’s drive from anywhere in our State.

### A Clean Energy Leader

New Jersey is taking bold steps to combat one of the most pressing issues of our time: climate change. The State has committed to 100% renewable energy by 2050 with a plan to produce 7,500 megawatts of offshore wind by 2035.

Because of our geographic and geological position, New Jersey is uniquely located to serve as a capital for the offshore industry in America.

Ocean Wind, located off the coast of Atlantic City, is the largest offshore wind project in development in the U.S. The New Jersey Wind Port in Salem County will be a first-in-the-nation infrastructure investment dedicated to wind turbine production.

### A Film & Media Destination

Before Hollywood, in the early 1890s, Fort Lee was the silent film capital of the world. Today, New Jersey offers one of the most attractive film and media tax credit incentives in the country, including a 2% diversity bonus for qualified plans to hire women and minorities for key creative positions and production crew.

Here you’ll find high-quality industry talent at affordable rates, with geographic diversity ranging from beaches to mountains to cities. Our State is quickly becoming a go-to place to shoot Oscar-nominated films like *Joker* and *The Irishman*.

### Highly Educated, Highly Innovative Workforce

New Jersey offers companies an ever-growing pool of STEM talent and sets the standard for educating the next generation of innovators. From pre-school to graduate school, we invest in our students to help us build the foundation for innovation.

New Jersey boasts the #1 ranked public school system in the U.S. according to Education Week, and ranks #2 for educating students at every level, according to U.S. News & World Report. We are one of the four best states for educational excellence in CNBC’s 2019 Top States for Business rankings and 40% of New Jersey residents have a bachelor’s degree or higher (compared to the national average of 32.6%). New Jersey has the largest concentration of scientists and engineers per square mile in the U.S. – 200,000 and counting.

Over a half a million students are currently enrolled in New Jersey’s 63 colleges and universities, including #1 ranked Princeton University and research powerhouse Rutgers University. Elite institutions like Montclair State, NJCU, NJIT, Ramapo College, Rowan and Stockton Universities produce the fourth

highest share of STEM graduates in the country. Partnerships between academia and industry are accelerating discovery and driving the talent pipeline forward.

### A Global Gateway to Greatness

New Jersey’s East Coast location offers market access and convenience any forward-thinking company needs. We are located in the heart of the Northeast



Photo Credit: NJ Transit



Photo Credit: Audible



Photo Credit: Princeton University



Photo Credit: Montclair State University

# Raise a family. Build a business.



It's not just companies that grow up in New Jersey. People thrive here, too. Thanks to the #1 ranked public school system in the country. And hundreds of miles of beaches, lakes, and mountains. Not to mention cities and towns teeming with diversity, culture and charm. No wonder so many live, work and play in the State of Innovation.

**New Jersey:  
The State of Innovation**

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corridor, with 56.5 million residents and \$3.75 trillion in economic output. Our combined regional airports in Newark, New York City and Philadelphia create the #1 airport system in the U.S., serving 340+ nonstop domestic flights and 360+ nonstop international flights.

Located just 10 minutes from New York City via PATH commuter rail service or ferry, it takes less time to travel from Jersey City to Wall Street than it does from Midtown Manhattan. New Jersey offers rail access to Boston in four hours and to Washington, D.C. in three hours.

### World-Class Infrastructure

New Jersey hosts the nation’s second largest seaport, major rail lines, and extensive mass transit including New Jersey Transit, PATH and Amtrak trains.

An infrastructure powerhouse, New Jersey can help your business move its people and products like no other state. A distribution center in central New Jersey can reach more than 38 million consumers within a 2-hour drive. You can reach 33% of the US population within a day’s drive from any location in our State.

### Wired for 21<sup>st</sup> Century Business

New Jersey has one of the most extensive broadband networks with 99% of the State’s population having access to broadband 100mbps or faster and 67% with access to fiber optic service.

### Unsurpassed Quality of Life

New Jersey is home to the best education and healthcare in the country, with top entertainment and outdoor recreation opportunities. Our diverse neighborhoods

with exceptional school districts make it an ideal location to raise a family. From urban centers to leafy parks and historical sites to artsy downtowns with breweries and cafes, New Jersey has it all. Close to major cities in each direction, including a quick train ride into Manhattan or Philadelphia, New Jersey is a vibrant mix of bucolic and bustle, charm and culture.

New Jersey is ranked the #1 state to raise children with the #1 public school system in the U.S. We are also #1 for early childhood education and home to the #1 STEM high school (High Technology High School). Wallet Hub named New Jersey the “most mentally and physically fit state” and #4 happiest state overall.

### An Inspiring, Inclusive Environment

New Jersey takes care of our own. We are committed to liberty and prosperity for all. We keep our residents safe and healthy, provide access to quality education, and ensure equal opportunity for everyone. We care about our planet and are taking bold steps to combat climate change.

Residing in New Jersey’s waters, the State of Liberty represents our immigrant past and present. We are the #4 most diverse state in the nation with a 45% minority population. New Jersey proudly boasts the third-largest population of foreign-born residents in the nation. Home to more than 1,100 multinational companies and 225 foreign companies’ headquarters, New Jersey welcomes international investment.

New Jersey has the diverse talent needed to compete in a global marketplace. We know that from different backgrounds come new ideas that spur innovation. WalletHub’s

“Economic Impact of Immigration by State” 2020 study ranks New Jersey #3 overall. We placed #1 for immigrant workforce and #4 for brain gain and innovation categories. New Jersey is home to the highest percentage of jobs generated by immigrant-owned business and the highest percent of foreign-born STEM workers.

### A Legacy of Innovation

Throughout our history, New Jersey has dared to think different. We’ve established an environment that supports and strengthens innovation. A gateway where business can succeed on a global scale. A region with the infrastructure, talent and resources to take your company to the next level. And one of the best places in the world to live and work.

We invite you to choose New Jersey – The State of Innovation – for your next era of growth.

### Choose New Jersey Can Help Your Company Grow

If you are interested in relocating or expanding your business, start with Choose New Jersey, and we will ensure a streamlined process from planning through move-in. Choose New Jersey is a privately funded 501 (c)(3) economic development organization with a mission to stimulate job creation and attract capital investment to New Jersey.

We market New Jersey both domestically and internationally as the best place to grow a business in the United States. Knowledgeable, experienced staff, supported by a network of State agencies and private partners, provide free, confidential assistance to guide companies in establishing operations in New Jersey.

Our services include detailed market assessments, customized business proposal responses, site selection assistance, state resources information, introductions to public-private partnerships and public relations support

*Since 2010, Choose New Jersey has assisted 250 companies in their site selection process, created 39,000 new and retained jobs and generated \$2.6 billion in capital investment. To learn more about how we can support your company’s growth plans, visit [www.choosenj.com](http://www.choosenj.com)*

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