

- 3.2.5.4 **Semi-Public Facility.** This land use designation is reserved for houses of worship, utility-owned properties, and major cemeteries. No changes are proposed for this land use category.
- 3.2.5.5 **Assisted Care Facility.** The primary uses that either exist or are envisioned for this land use category include the existing Spectrum for Living home for the disabled, the Jewish Home for the Aged which is under construction, and a consolidated band of property approximately 400 feet deep along the northern side of Piermont Avenue. A portion of the Edgewood Country Club currently occupies this latter property. Land uses envisioned for this property include such facilities as assisted living, congregate care, skilled nursing, long-term medical care, and senior housing. The Plan recommends that the HDD Housing District for the Disabled regulations be revised to accommodate and enable all of these uses, and that it be assigned to govern land use in these three locations. The HDD zone currently only governs the Spectrum for Living site. The Plan for these properties also designates open space, recreation, and parkland as legitimate secondary uses for the underlying land use and building zone, and as such considers this category as having an ORP Overlay designation.

4. COMMUNITY PROFILE ELEMENT

4.1 BACKGROUND

The size and characteristics of the Township's population, including anticipated growth and change, are important bases for planning land uses and community services and facilities. This section analyzes current trends and offers some explanation of those trends, as well as attempts to project the results of the future trends if they are not changed naturally or as a result of public policy.

Most information used in this report was obtained from the 2000 U.S. decennial Census, the New Jersey Department of Labor, and the Bergen County Department Planning and Economic Development. Projections prepared by the State Planning office (Office of Smart Growth) were also considered.

4.2 RIVER VALE DEMOGRAPHICS

River Vale is located in the Pascaack Valley Region of Bergen County, which also includes Emerson, Hillsdale, Montvale, Park Ridge, Washington Township, Westwood and Woodcliff Lake (see Figure 1). River Vale has experienced tremendous changes since its incorporation into Bergen County in 1906. The Township began with 266 people and has blossomed into a community of close to 9,500. The greatest increase occurred between 1950 and 1970 when the population grew by more than 800%. This exponential spurt of growth in the Township coincided with those of the Region and County, as well as with the nationwide population increases during the "Baby Boom" era. This growth is credited in part to the prosperity brought on by the post World War II economy. Another factor that may have fueled the growth was the addition of a piece of territory that was acquired from the Borough of Montvale.

Afterwards, the population growth slowed, but it continued to increase with a slight dip in the 1980-1990 decade. This slight dip in the Township population may have been caused by the migration of jobs to the Sunbelt Cities, which also reflected a changeover from a manufacturing to a services oriented economy.

Another factor that may have contributed to the dip was the natural decrease in births due to the trend at that time of smaller families, and the increased use of birth control. The halting of growth in River Vale during the 1980-1990 decade coincided with a similar trend in the Region and County. The Region and County actually lost population in the two decades between 1970-1990. The Township's population continued to climb after 1990, and the 2000 Census shows a population of 9,449, which is a slight increase from the 1990 Census with 9,410 persons. This increase corresponds with a significant amount of residential building permits (77) being authorized in the year 2000 alone. 2000 is the year with the highest number of authorized building permits, as contrasted with only six such permits in 1990. Table 1 below illustrates the population changes of the Township, Region and County.

Table 1: Historic Population 1940-2010

Year	River Vale	% Change	Pascack Valley	% Change	Bergen County	% Change
1940	1112	-	21,516	-	409,646	-
1950	1699	52.8	26,872	24.9	539,139	31.6
1960	5616	230.5	54,951	104.5	780,255	44.7
1970	8883	58.2	75,108	36.7	897,148	15.0
1980	9489	6.8	71,803	-4.4	845,385	-5.8
1990	9410	-0.8	68,335	-4.8	825,380	-2.4
2000	9449	0.4	70,056	2.5	884,118	7.1
2005*	9063	-4.1	66,717	-4.8	895,040	1.2
2010*	8629	-4.8	66,112	-0.9	891,599	-0.4

* Denotes projections from NJTPA

Source: US Census

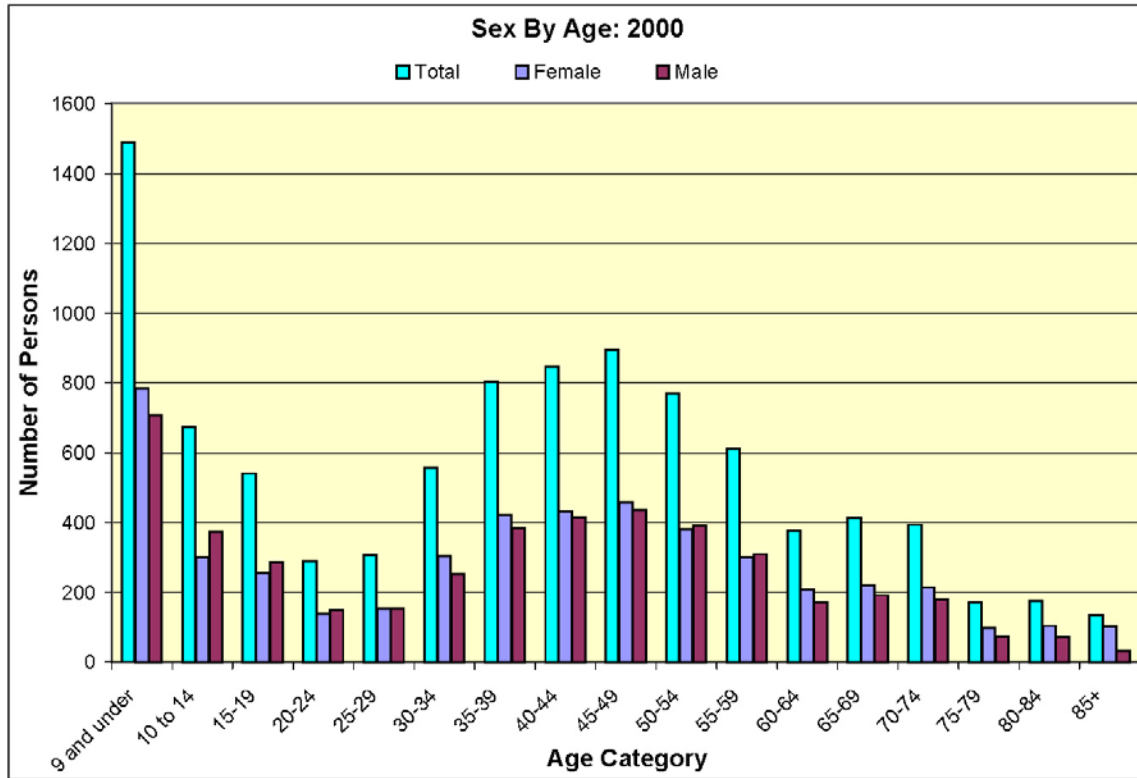
According to The New Jersey Transportation Planning Authority (NJTPA) projection for 2005, the Township's population will decrease to 9063; and for 2010 it is expected to fall further to 8629. Peter Kortright (the Division Director for Master Planning for the Bergen County Department of Planning and Economic Development) however, disagrees with these projections. He states the projections are a statistical anomaly and do not reflect reality, based on the number of building permits the county has been recording for the Township. One of the factors he reasoned which may contribute to the projected decline in the future population is the gradual aging of the Baby Boomers. But otherwise, the Township is expected to have an increase in its population.

Regardless of the trends in population growth the Township takes, future population will be determined largely as a result of the capacity of land in River Vale and Township development policies as expressed in the Plan.

4.3 POPULATION CHARACTERISTICS

Certain population characteristics, such as age and gender, may help forecast the needs to better accommodate the residents of the Township. For example, a large young population may indicate a need to expand school facilities while an aging population may indicate a need to add senior housing and senior-oriented recreational activities. The following chart shows the age characteristics by sex in the Township.

Chart 1



Source: US. Census

In year 2000, the largest age group in the Township was 9 years and under with a total of 1490 people. However, the age group with the highest increase between 1990 through 2000 was 35-39 with a 30% increase over this 10-year period. It is natural to assume a proportional increase in the age groups of 35 to 39 and 40 to 44 to be the corresponding parents. The increase in age group 35 to 39 supports this assumption, while the 40 to 44 age group decreased which may imply that families are leaving upon reaching their children’s adolescent years. Another factor that may explain the increase of the under 9 year old age group may be the new trend of career-focused individuals or families who are giving birth at later stages in their lives. If this factor were indeed true, then it would also explain the decline of age groups 20 to 34 in the Township. These declining age groups may be the upwardly mobile professionals who are looking for ideal opportunities in areas or environments outside the Township and who cannot yet afford to live in River Vale.

Although the age groups 20 through 34 and 60 through 64 declined, there has been an overall increase in the age groups of 45 through 59 and 65 through 85 and over. The increase also shows the female population outnumbering the male from 60 years of age onwards, which is not unusual as the nationwide sex ratio of people of 65 years and over is 0.71 male per female. These trends in population age are also reflected in a slight decline in household size from 3.0 to 2.8 between 1990 through 2000.

Thus, from the data gathered, the largest group is children under the age of 9, followed by the age group of people 60 and over, with some decline in young adults reflecting children being born later in life. This could indicate a need to:

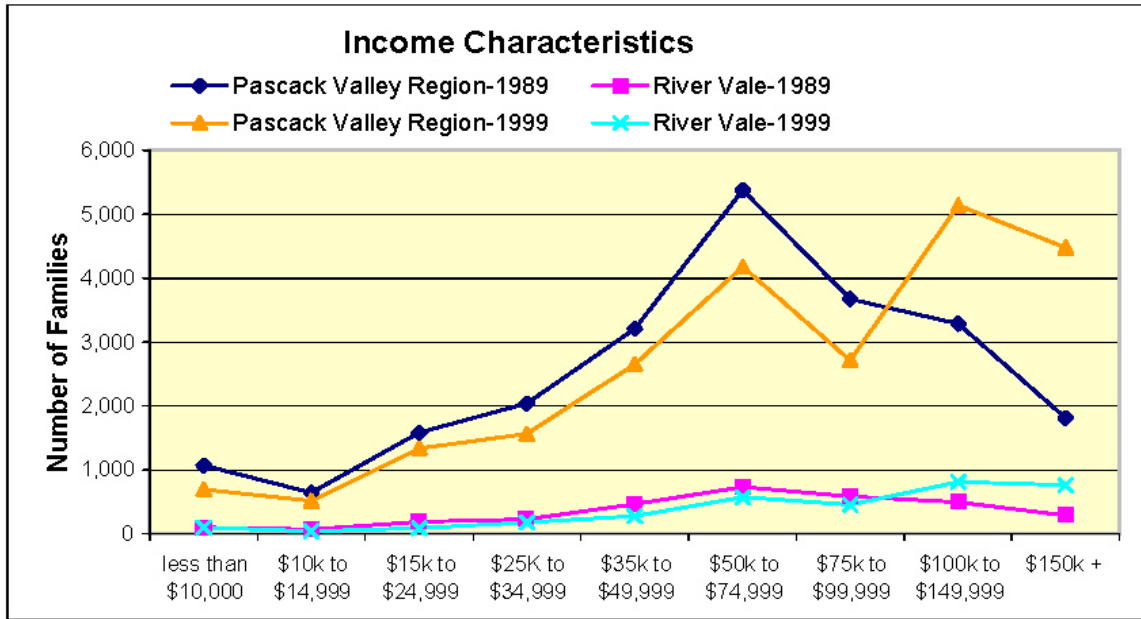
- a. expand school capacity (recently completed in River Vale);
- b. expand senior housing and senior oriented services and activities, including recreation;

- c. provide affordable housing for young families; and
- d. consider a need for smaller housing units as household sizes decrease.

4.4 EMPLOYMENT AND FAMILY INCOME

The 2000 Census data provides the family income base for 1999, and the following chart illustrates the family income (by income range). The median family income in 1999 was \$105,919. The data also indicates that 66 families are below the poverty level, and of those families 39 receive supplemental security income and/or public assistance. The chart below shows the comparison between the Region and the Township’s income levels.

Chart 2



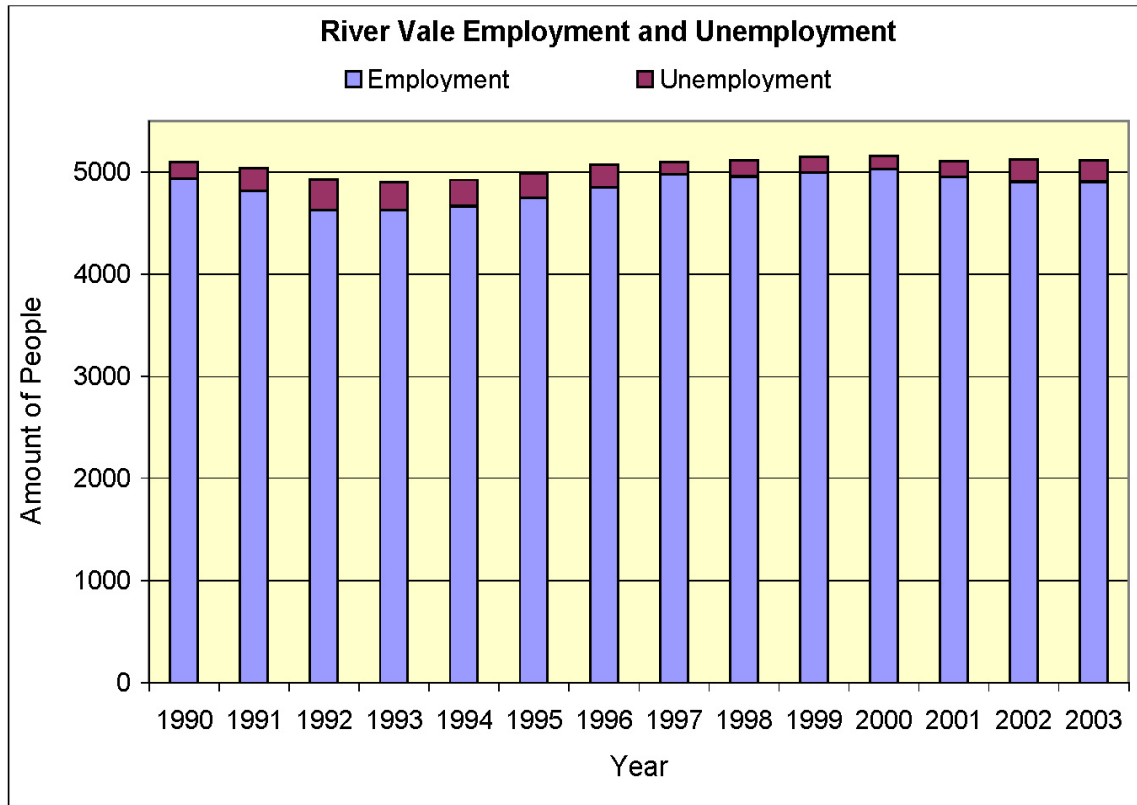
Source: US. Census

For the Township, the range of residents with incomes from \$10,000 to \$99,999 has decreased from 1989 to 1999, whereas the last two highest income ranges of \$100,000 and more have increased. This suggests that there is an increase in higher income households in the Township. The Region and County also seem to be following the same trend of having fewer residents earning between \$10,000 to \$74,999, and more residents earning in the three highest income ranges of \$75,999 and more. The \$105,919 median family income of River Vale is high compared to that of Bergen County, which is \$78,079.

4.5 UNEMPLOYMENT

The employment data obtained from the New Jersey Department of Labor indicates a steady decrease in unemployment since 1992, with a recent increase from 2000 to 2002; however, unemployment from 2002 to 2003 slowly decreased. The following chart shows the statistics of both employment and unemployment in the Township.

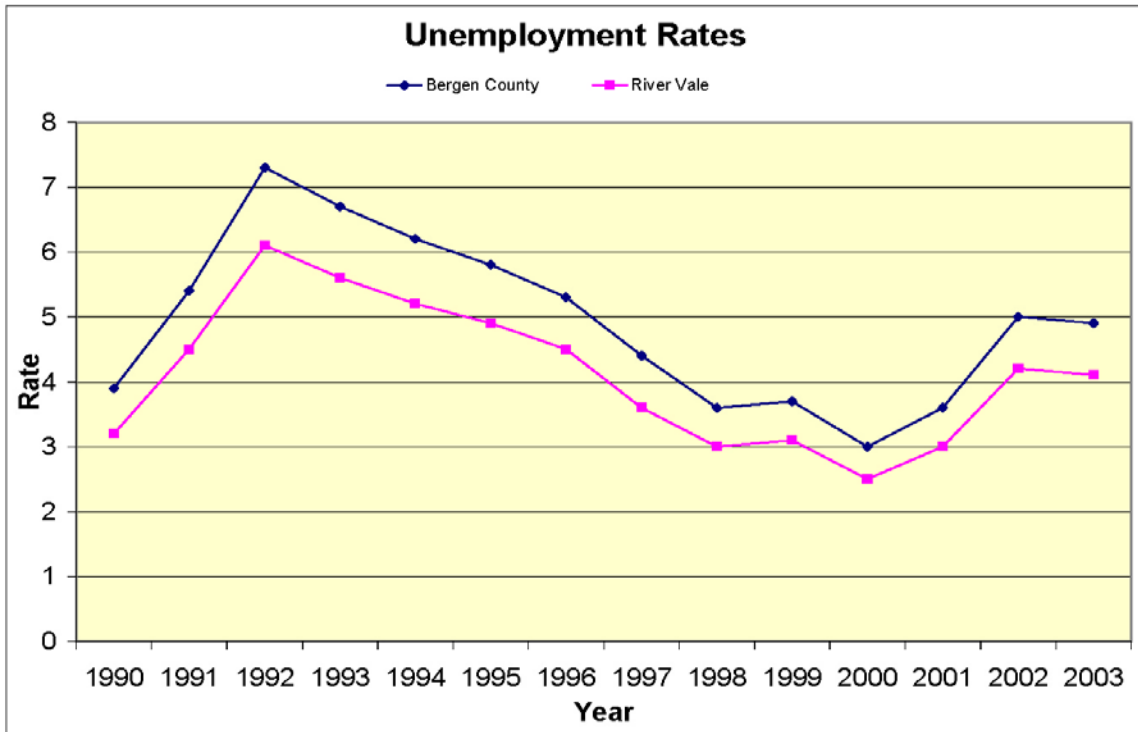
Chart 3



Source: NJ State Department of Labor

The following chart shows the Township’s unemployment rate as compared to the County’s for the past 13 years. Unemployment steadily declined since 1992 and up until year 2000, then suddenly increased from 2001 to 2002. One cause for the sudden jump may have been the post September 11, 2001 business reaction to the terrorist attacks. From 2002 onwards, however, employment of Township residents appears to be recovering slowly.

Chart 4



Source: NJ State Department of Labor

4.6 EMPLOYMENT IN RIVER VALE

A review of the private sector employment data does not show sufficient information to determine if a trend exists. As the following table indicates, information obtained from the Bergen County Department of Planning and Economic Development shows a decrease in private and government employment and a decrease in the self-employed, for both the Township and the Region. The results may indicate that there are fewer jobs available in the Township and the immediate Region, hence the decrease in the types of employment. This is not a surprising circumstance since the Township and its environs are predominantly residential.

Table 2 Type of employment	1990	River Vale	2000	River Vale
	Pascack Valley Region		Pascack Valley Region	
Private wage, salary workers	29,480	4,021	27,748	3,575
Government worker	5,715	790	3,661	434
Self-employed	2,295	359	2,277	357

Source: US Census

The types of industries listed in the 2000 Census are inconsistent with the 1990 Census categories, so direct comparison beyond general categories are not possible; therefore, trends by industries are not clearly identifiable.