



Economic Development Opportunities in the New Jersey Highlands

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Morris County Cultural Center



Can we have prosperity without growth?

The Problem: “Growth”, especially *economic* growth, is believed to be infinite. However, it takes place in a finite reality: “Nothing can grow infinitely in a finite system”.

So, what do we mean by “growth”?

Two different meanings:

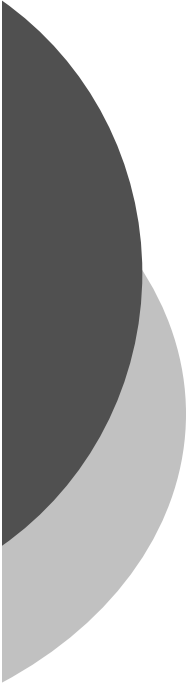
Expansion: Getting Bigger

Development: Getting Better



Recognizing “Uneconomic Growth”

- **jobless growth**, where the economy grows, but does not expand opportunities for employment;
- **ruthless growth**, where the proceeds of economic growth mostly benefit one segment of the community;
- **voiceless growth**, where economic growth is not accompanied by extension of democracy or empowerment;
- **rootless growth**, where economic growth squashes people’s cultural identity; and
- **futureless growth**, where the present generation squanders resources needed by future generations.



What Condition is your Community In?

“Know Where You Are. Be There!”

Declining?:

Business failures, loss of jobs and population, no opportunities for the young, deteriorating infrastructure, hopelessness. Often a narrow economic base.

Phillipsburg Town Population

1940	18,314
1950	18,919
1960	18,502
1970	17,849
1980	16,647
1990	15,757
2000	15,166



Rapidly Expanding?

Greater than 2% per year

Parsippany-Troy Hills Township

1940	10,976
1950	15,290
1960	25,557
1970	55,112
1980	49,868
1990	48,478
2000	50,649



Slowly Expanding?

But, Expansion cannot continue indefinitely within resource base and infrastructure.

Bloomsbury Borough

1940	722
1950	838
1960	879
1970	864
1980	704
1990	890
2000	886



Watch Out For Exponential Growth

- Growth may not be linear. A steady annual growth rate results in “compounding” of actual growth shortening the “doubling time” as follows:

Annual growth rate(%)	Doubling Time in Years
1	70
2	35
3	23
4	18
5	14
6	12
7	10
10	7



“When natural Resources are spent like income, the local economy operates like a business in liquidation.” *Michael Kinsley*

Some Guidelines:

- Use Renewable Resources No Faster Than They Can Be Renewed.
- Use Non-renewable Resources Understanding That Someday a Renewable Substitute Will be required.
- Seek Ways to Strengthen the Economy Without Increasing “Throughput”.
- Focus More on Getting Better, Less on Getting Bigger.
- Seek Development That Increases Diversity and Self-Reliance.
- Put Waste to Work
- Regard the Quality of Life As An Essential asset



More Guidelines

- Consider the Effects of Today's Decisions on Future Generations
- Consider the Off-site effects of Decisions
- Consider the Cumulative Effects of a Series of Decisions.
- Measure Whether Actions Do What They're Intended to Do



Four Principles for Economic Renewal

- **Plug the Leaks:** Evaluate the flows of wealth from your community and seek substitutes if the flow is outward.
- **Support Existing Businesses:** Small businesses are the economic heart of the community, the largest source of job creation. Think about promoting energy audits, use of renewables, co-op buying.
- **Encourage New Local Enterprises:** Encourage value added activity, rather than raw material export for example.
- **Recruit Compatible New Businesses:** Avoid feeling desperate for any economic activity. Consider economic activities that complement the natural resources of the community.



Thank You!

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