READINGTON TOWNSHIP PUBLIC SCHOOLS

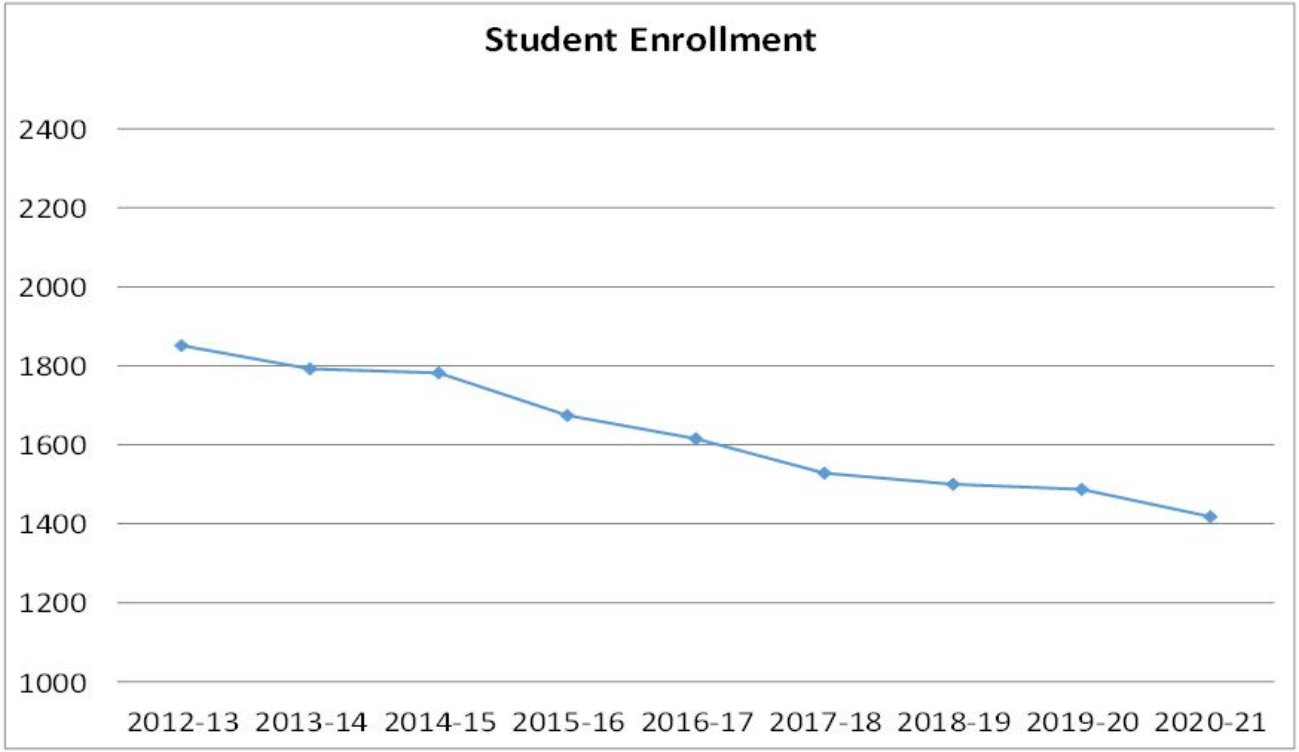
Readington Township Housing Development Projections

Jonathan Hart, Ph.D. Superintendent of Schools
February 9, 2021 Board of Education Meeting

1.

Enrollment Trends and Current Enrollment

Our Enrollment History



Note: Were it not for COVID, school enrollment would have increased in 2020-2021 by approximately 10 students.

Our School Configuration K-3

Three Bridges School

Grades Preschool through 3

Enrollment 276

Whitehouse School

Grades K through 3

Enrollment 311

Our School Configuration 4-8

Holland Brook School

Grades 4 and 5

Enrollment 319

Readington Middle School

Grades 6, 7, and 8

Enrollment 496

2.

Housing Development Projects

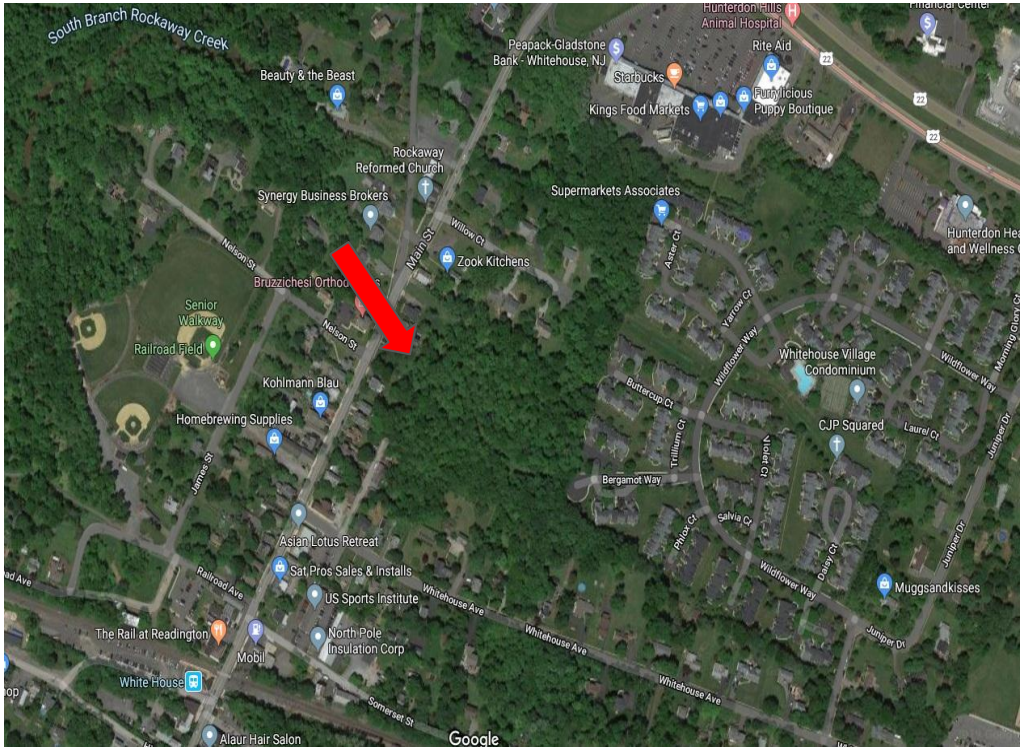
The Willows at Whitehouse Station (Nelson Street)

72 total units
14 one bed, 40 two bed, 18 three bed

72 affordable units (100%)

Completed in 2020

20 students enrolled district wide



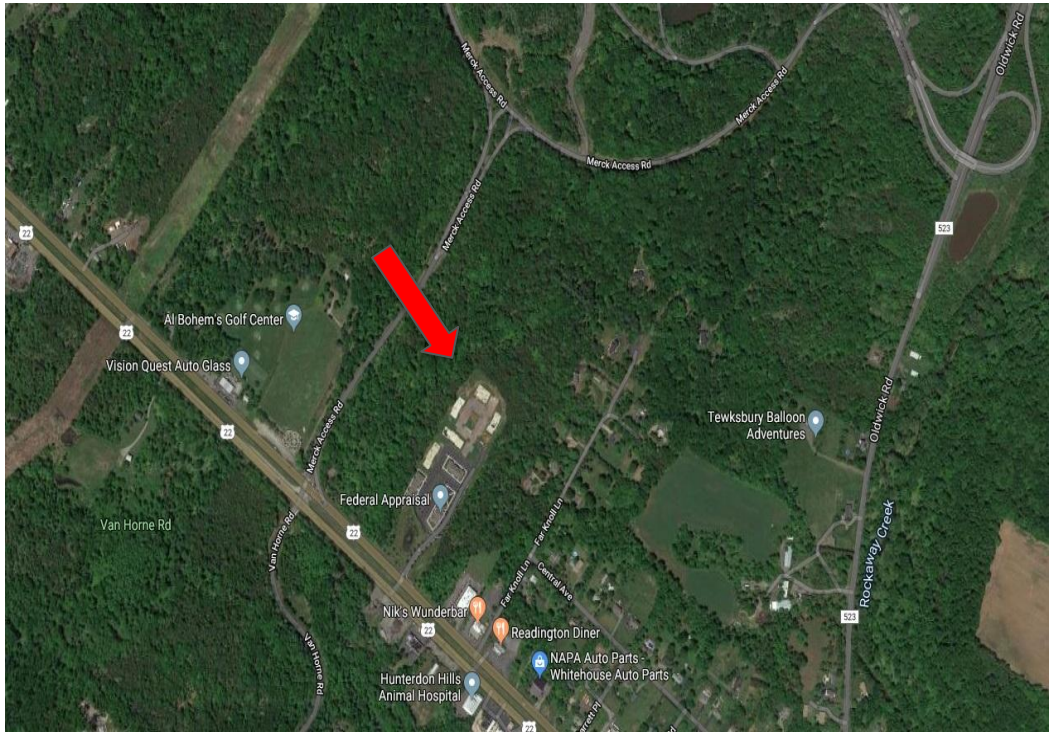
Readington Commons (Route 22 West)

254 total units

64 affordable units (25%)
12 one bed, 39 two bed, 13 three bed

190 market rate units (75%)
58 one bed, 132 two bed, 0 three bed

Estimated completion 2022



Bramco/Interstate Ironworks (Mullen Road)

192 total units

48 affordable units (25%)

144 market rate (75%)

No details yet on number one, two or three bedroom units

Estimated completion 2023-2024

Diaz Property (Route 202, Three Bridges)

80 total units

80 total affordable units (100%)
15 one bed, 45 two bed, 20 three bed

Estimated completion: Unknown

3.
Analyzing the Enrollment Impact

The Rutgers Formula

The Rutgers Center for Real Estate published a white paper that is intended to provide estimates of school-aged children associated with new developments of market-rate and affordable housing in NJ.

This was a product of large-scale surveys.

Provides a formula for local areas to estimate numbers of school-aged children moving into housing developments.

Davis, M.A. et al. (2018) *School-aged children in rental units in New Jersey: Results from a survey of developers and property managers.* Rutgers White Paper.

Enrollment Impact: The Steps

- Establish the number of 1, 2, and 3 bedroom units in each development.
- Establish the number of units as either affordable or market rate.
- Apply the Rutgers Formula for determining the estimated number of K-12 students in each development.
- Since we are a K-8 district, we must adjust the Rutgers formula to get our estimated K-8 enrollment.
- Use the Willows as a baseline for Readington enrollment.
  - The Rutgers formula estimated 48 students enrolling K-12
  - The Willows saw 20 students enroll in grades K-8 in year one (42%)
- Our projects are based on 42% of the Rutgers formula.

Enrollment Impact: The Projections

Updated Projection as of November 2020*				
Built		Projected		K-3 Students^
Willows		**Diaz**		
Number Predicted	48	Number Predicted	54	
Actual Enrolled	20	Predicted Enroll	23	11 Students TBS
Percent	42%	Based on Percent	42%	
		Commons Affordable		
		Number Predicted	42	
		Predicted Enroll	18	9 Students WHS
		Based on Percent	42%	
		Commons Mkt Rate		
		Number Predicted	167	
		Predicted Enroll	70	35 Students at WHS
		Based on Percent	42%	
		Total Diaz	23	
		Total Commons	88	
		Total	111	

*This chart uses the Rutgers formula as the 'Number Predicted' and then the Percent based on the Willows to project 'Predited Enroll'

^K-3 students is based on the number of students who enrolled at the K-3 level at WHS (50%)

Our Planning K-3

Whitehouse and Three Bridges Schools

- Three (3) of the four (4) developments are located in the northern portion of the Township (i.e. the Whitehouse School sending area)
- One (1) of the four (4) developments is located in the southern portion of the Township (i.e. the Three Bridges sending area)
- We have used the Willows development to predict how many students will enroll in grades K-3. Approximately 50% of total projected number of students will be in grades K-3.
- Redistricting neighborhoods will be necessary to balance enrollment in grades K-3 at Whitehouse and Three Bridges.

4.

The Redistricting Plans

Redistricting Options Considered

Option 1: Select developments in the Whitehouse sending region and begin redistricting students to Three Bridges starting with Kindergarten (gradual).

Option 2: Select developments in the Whitehouse sending region and begin redistricting students to Three Bridges across grades K-3 (all at once).

Option 3: Redistrict the entire Township and create three (3) schools housing grades K-5 and feeding into RMS at grade 6.

Option 4: Move students in grade 3 to Holland Brook School, leaving Whitehouse and Three Bridges as grades K-2.

Preferred Option

Option #1 is the preferred option. It provides **gradual movement of students from Whitehouse to Three Bridges as they enter Kindergarten**.

This allows for:

- A slow, deliberate transition of students from Whitehouse to Three Bridges.
- Students who are already enrolled at Whitehouse to stay at Whitehouse, maintaining continuity for their social, emotional and educational needs.
- Continued monitoring of enrollment as developments are built.

Phase In Approach: A 5 Year Plan

2021-2022 School Year: Offer families who register for Kindergarten in this redistrict area the option to attend WHS or TBS. All new move-ins would be districted to TBS.

2022-2023 School Year: All entering Kindergarten students in the redistrict area would attend TBS.

2023-2024 School Year: All entering Kindergarten students in the redistrict area would attend TBS. First grade will continue at TBS.

2024-2025 School Year: All entering Kindergarten students in the redistrict area would attend TBS. First and second grade will continue at TBS.

2025-2026 School Year: All entering Kindergarten students in the redistrict area would attend TBS. First, second, third grade will continue at TBS. Transition complete.

Neighborhoods Impacted

All students in the following neighborhoods entering Kindergarten in the 2021-2022 school year will have the **choice** of attending WHS or TBS. New families that move in during the 2021-2022 school year will attend TBS.

Students entering Kindergarten in the 2022-2023 school year will attend TBS. The only exception will be students who have older siblings already at Whitehouse. Those situations will be discussed with families directly.

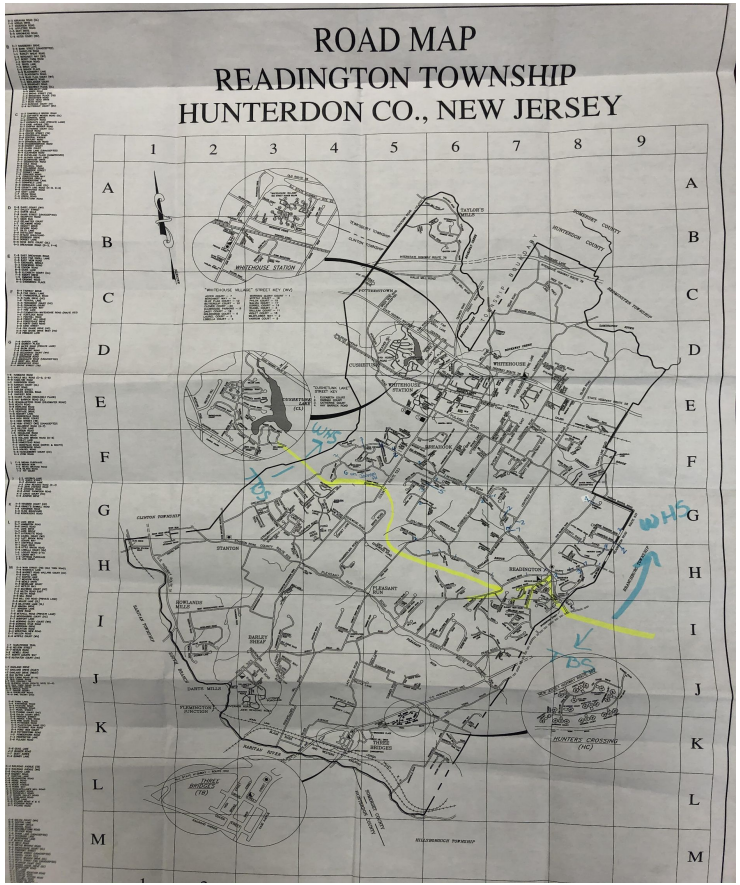
- Readington Road from Koscuiszko east to Readington Road intersection
- Hillcrest Road, Pine Bank Road, and Cole Road
- Indian Run/Van Pelt
- Holland Brook/Roosevelt Road

Specific Street Names

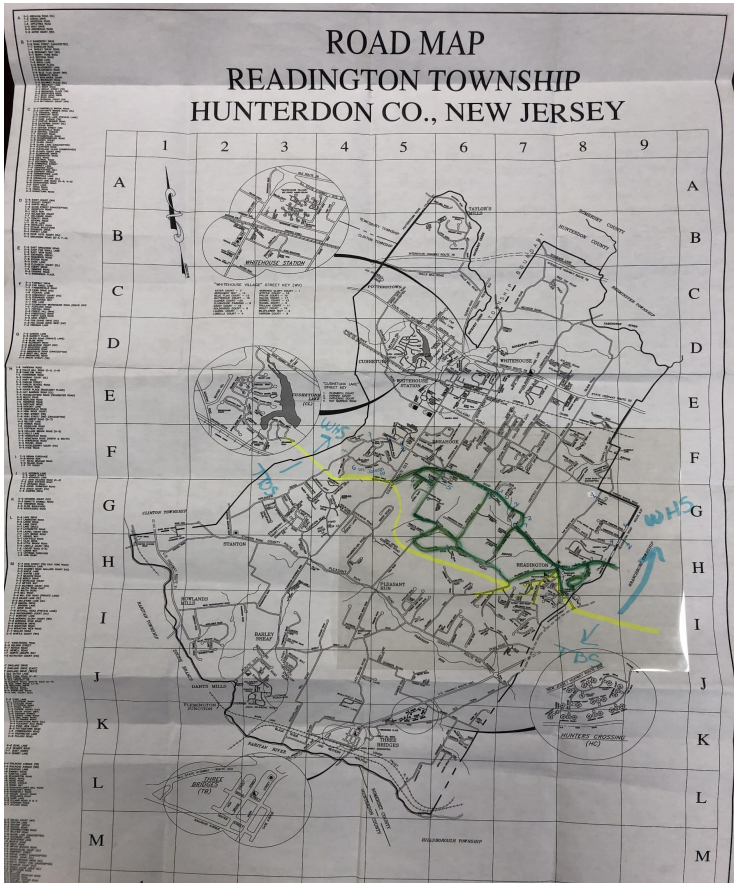
Arrowhead Road
Blacksmith Road
Casper Berger Road
Cherry Court
Cole Road
Conover Road
Dalley Street
Distillery Road
Erskine Road
Groendyke Road
Hamilton Road
Heath Road
Hillcrest Road
Holland Brook Road
Housel Road
Indian Run
Jennings Lane
Kinney's Saw Mill Road
Militia Road
Militia Road East
Pine Bank Road
Readington Road
Rebel Road
Roosevelt Road
Smith Road
Sutphen Lane
Swackhammer Road
Van Pelt Drive

Maps Representing the Redistrict Area

CURRENT



PROJECTED



What about grades 4-8?

Do we need to redistrict grades 4-8? The chart below is a snapshot of enrollment history at Holland Brook and RMS:

Year	Holland Brook	RMS
2012	429	748
2013	405	708
2014	378	688
2015	414	641
2016	360	607
2017	335	577
2018	319	540
2019	330	532

Takeaway:

There is room to grow at HSB and RMS. We had over 100 (or more) additional students approximately 10 years ago.

Future Communications

March 31, 2021 - Superintendent Coffee Chat

By Mid April - Meeting with Kindergarten registrants this year.

This spring:

- Board of Education discussions (as needed)
- Other public forum(s) and news article(s)
- Superintendent Sentinel
- Letters

Thanks!

Any questions?

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