



Readington Township Housing Development Projections

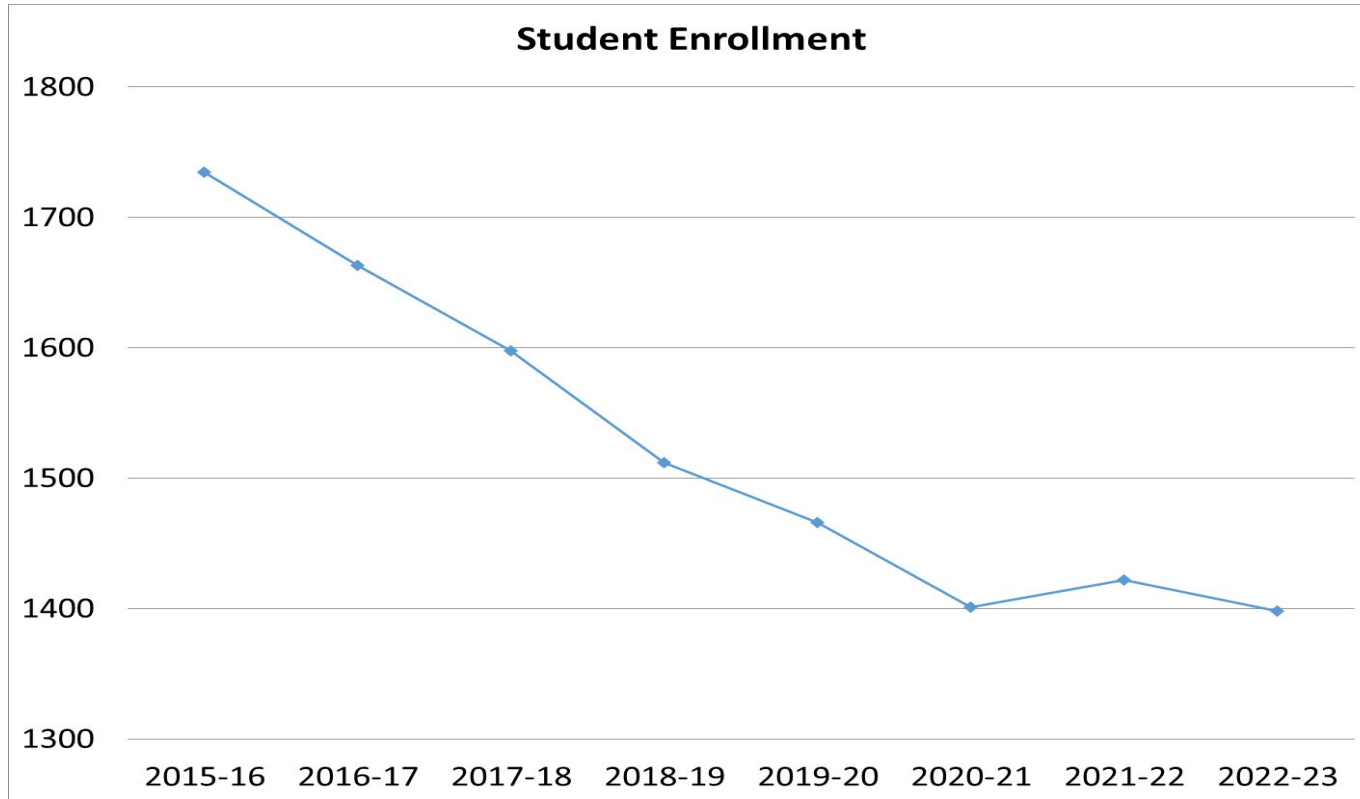
Jonathan Hart, Ph.D. Superintendent of Schools

- February 9, 2021 Board of Education Meeting
- April 12, 2021 Parent/Community Information Session
- May 25, 2021 Parent/Community Information Session (with minor updates)
- December 14, 2021 Board of Education Meeting (with updates on slides 3-5, 13, 14, 23-27 in blue)
- January 17, 2023 Board of Education Meeting (with updates on slides 3-6, 10, 15-16, 26-29 in blue)

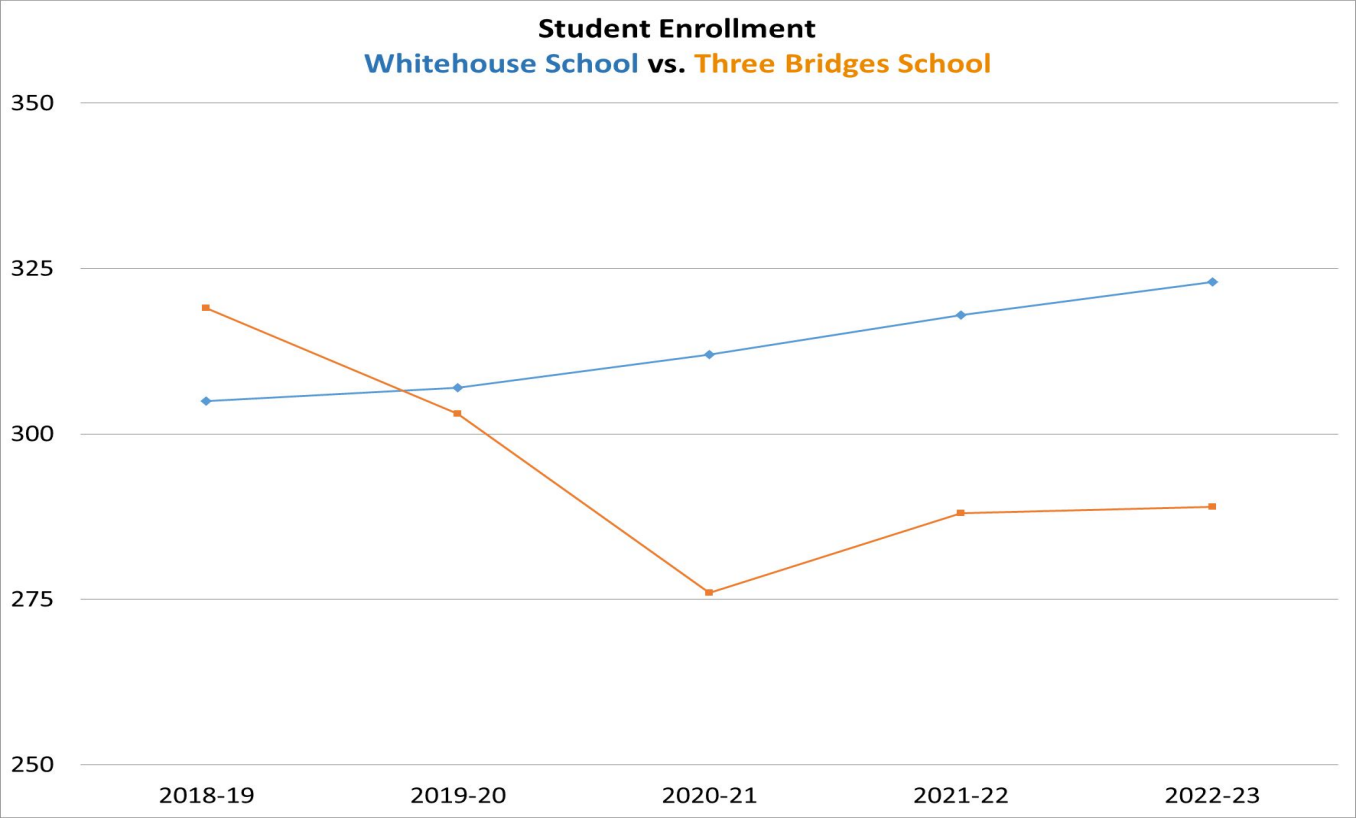
1.

Enrollment Trends and Current Enrollment

Our Enrollment History



Three Bridges & Whitehouse History (Oct. Snapshots)



Our School Configuration K-3 (Dec. 2022 Enrollment Report)

Three Bridges School

Grades Preschool through 3

Enrollment **290**



Whitehouse School

Grades K through 3

Enrollment **325**

Our School Configuration 4-8

Holland Brook School

Grades 4 and 5

Enrollment 305



Readington Middle School

Grades 6, 7, and 8

Enrollment 492

2.

Housing Development Projects

The Willows at Whitehouse Station (Nelson Street)

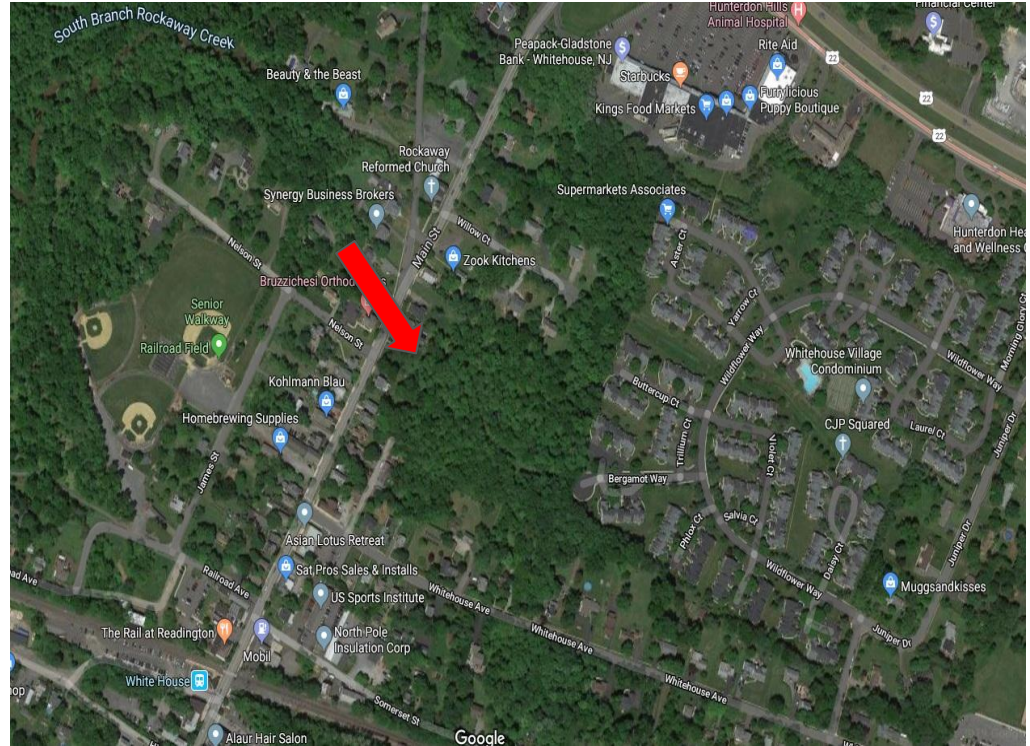
72 total units

14 one bed, 40 two bed, 18 three bed

72 affordable units (100%)

Completed in 2020

~31 students enrolled district wide



The Ridge at Readington (Route 22 West)

254 total units

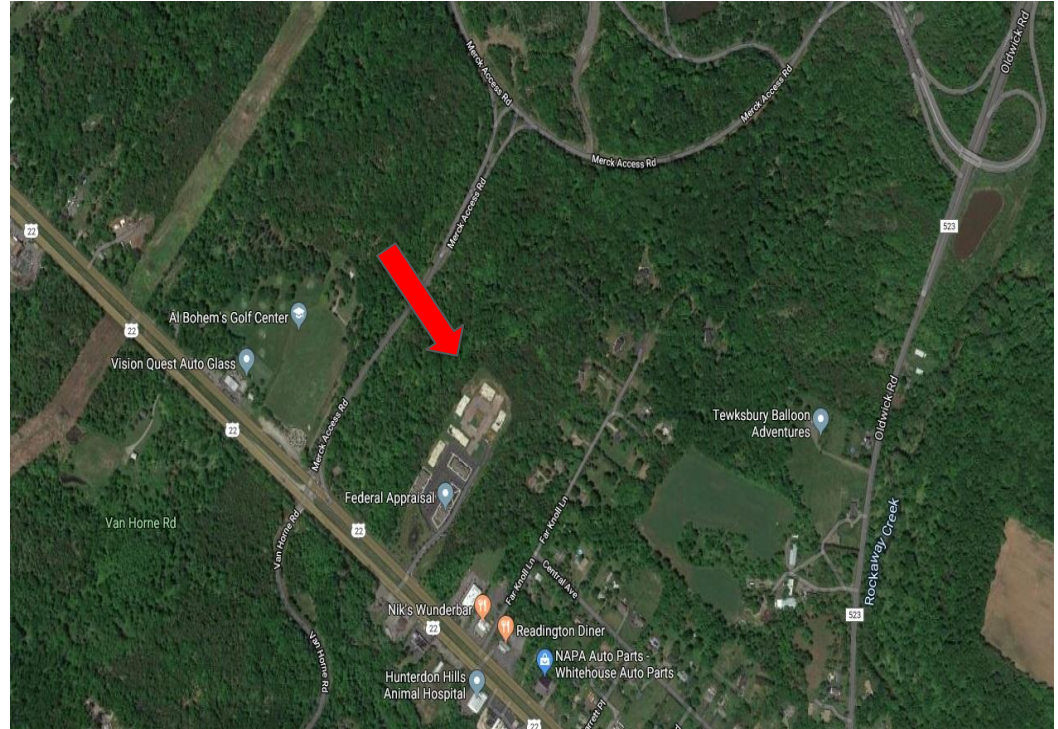
64 affordable units (25%)

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 mid-2023



Ridge at Readington Occupancy Timeline: Updated

Garden Buildings:

Garden building #10 & #3: October 1, 2022

Garden building #9: October 15, 2022

Garden building #8: January 2023

Garden building #7: February 2023

Garden building #4: April 2023

Garden building #5: July 2023

Elevator Buildings:

Elevator building #2: May 2023

Elevator building #6: July 2023



Bramco/Interstate Ironworks (Mullen Road)

192 total units

48 affordable units (25%)

8 one bed, 30 two bed, 10 three bed

144 market rate (75%)

57 one bed, 87 two bed, 0 three bed

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.

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 28 students enroll in grades K-8 in year two (58%) and 31 students enroll in grades K-8 in year three (65%).
- ▷ Our projections are based on 58%-65% of the Rutgers formula.

Enrollment Impact: The Projections

Development	Rutgers Prediction	Actual* or Predicted Total Enrollment Based on The Willows	Number of Predicted Students at K-3 Grades
The Willows	48	28* (Yr. 2) 31* (Yr. 3)	16* (WHS) (Yr. 3)
The Ridge (affordable)	42	24-27	12-13 (WHS)
The Ridge (market rate)	167	97-108	49-54 (WHS)
Bramco (affordable)	33	19-21	10-11 (WHS)
Bramco (market rate)	110	64-71	32-35 (WHS)
Diaz Property	54	31-35	16-18 (TBS)

235-262 total (Willows not included).

103-113 predicted WHS students, 16-18 predicted TBS students



Based on Willows
year 2-3 enrollment

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-8 and then K-3 as well.
- ▷ 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.

Impacted 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 Sawmill Road

Militia Road

Militia Road East

Pine Bank Road

Readington Road

Rebel Road

Roosevelt Road

Smith Road

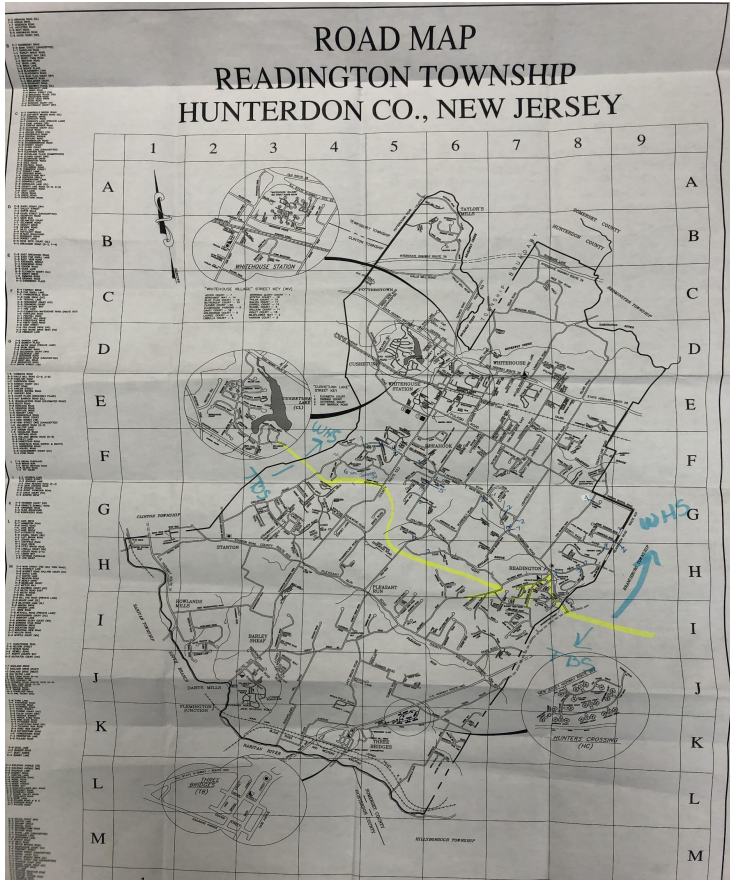
Sutphen Lane

Swackhamer Road

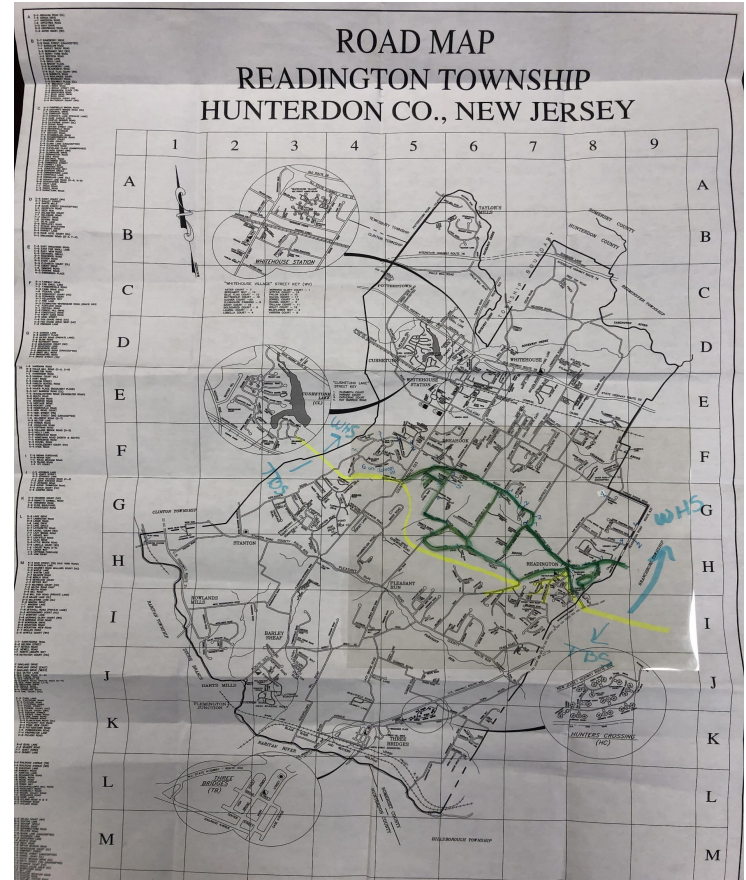
Van Pelt Drive

Maps Representing the Redistrict Area

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How have we communicated?

We sent a letter to residents living in the redistrict area in spring 2021. We anticipate the following students entering Kindergarten:

Year	Number of Kindergarten Students
2022-2023	10 students
2023-2024	4 students
2024-2025	5 students
2025-2026	2 students
2026-2027	2 students

Note: Data is self-reported from families.

5.

Year 2 Implementation and The Ridge

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. (Complete)

2022-2023 School Year: All entering Kindergarten students in the redistrict area would attend TBS. All new move-ins would be districted to TBS. (In-process)

2023-2024 School Year: All entering Kindergarten students in the redistrict area would attend TBS. First grade will continue at TBS. All new move-ins would be districted to TBS.

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

2025-2026 School Year: All entering Kindergarten students in the redistrict area would attend TBS. First, second, third grade will continue at TBS. All new move-ins would be districted to TBS.

September 2022 Results of Year 2 Implementation: Kindergarten and Newly Enrolled Families

Kindergarten

School	Sept. Enrollment	Redistricted Students	Impact
Whitehouse School	71	12	-12
Three Bridges School	60		+12

Grades 1-3

There were an additional 10 students in grades 1-3 who were redistributed from WHS to TBS.

Total: 22 redistricted students

Monitoring Enrollment from The Ridge

The district conducts monthly enrollment reports that are reported to the BOE at our meetings.

The district is also using *Genesis* to filter and search for students living at The Ridge. This offers us insight into how many students are living in the development and enrolled in our district.

Current Enrollment from The Ridge

December Enrollment: 5

January Enrollment: 7

Historic WHS and TBS Enrollment

Year*	TBS	WHS
2012	378	374
2013	352	340
2014	328	338
2015	342	349
2016	332	350
2017	321	330
2018	311	308
2019	328	304
2020	309	305
2021	277	322

Notes:

**Taken from May
Enrollment reports*

*A 2009 snapshot of
enrollment shows:
TBS at 421
WHS at 410*

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.

Thanks!

Any questions?

You can find me at:

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