



Readington Township Housing Developments

Jonathan Hart, Ph.D. Superintendent of Schools

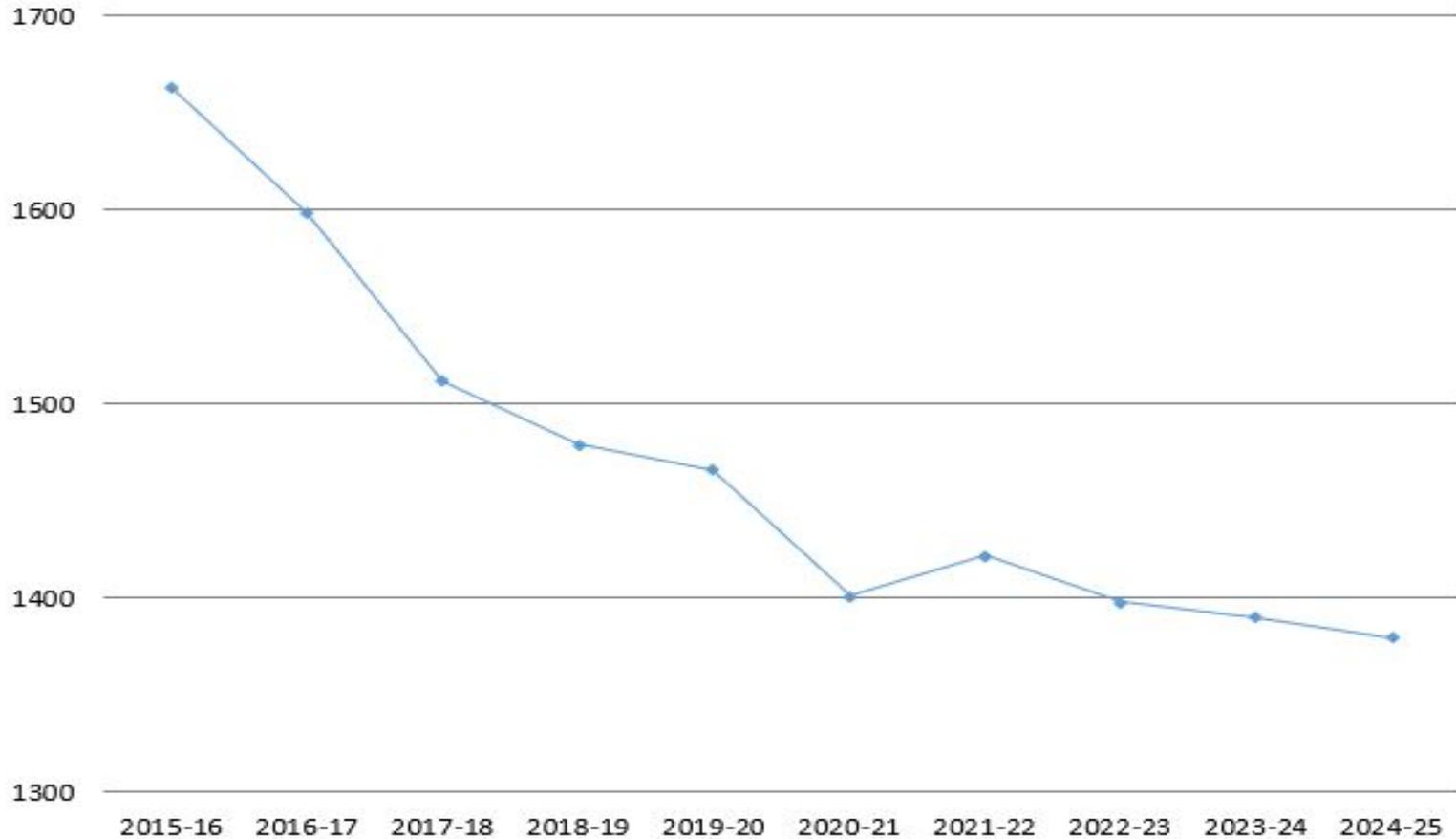
- *February 9, 2021 Board of Education Meeting*
- *April 12, 2021 Parent/Community Information Session*
- *May 25, 2021 Parent/Community Information Session (with minor updates)*
- *December 14, 2021 Board of Education Meeting (with updates on slides 3-5, 13, 14, 23-27 in blue)*
- *January 17, 2023 Board of Education Meeting (with updates on slides 3-6, 10, 15-16, 26-29 in blue)*
- *January 23, 2024 Board of Education Meeting (with updates on slides 3-6, 8-9, 10, 14-15, 24-25, 27-28, 31 in blue)*
- *January 21, 2025 Board of Education Meeting (with updates on slides 3-7, 9-12, 16, 24, 27, 28, 30 in blue)*

1.

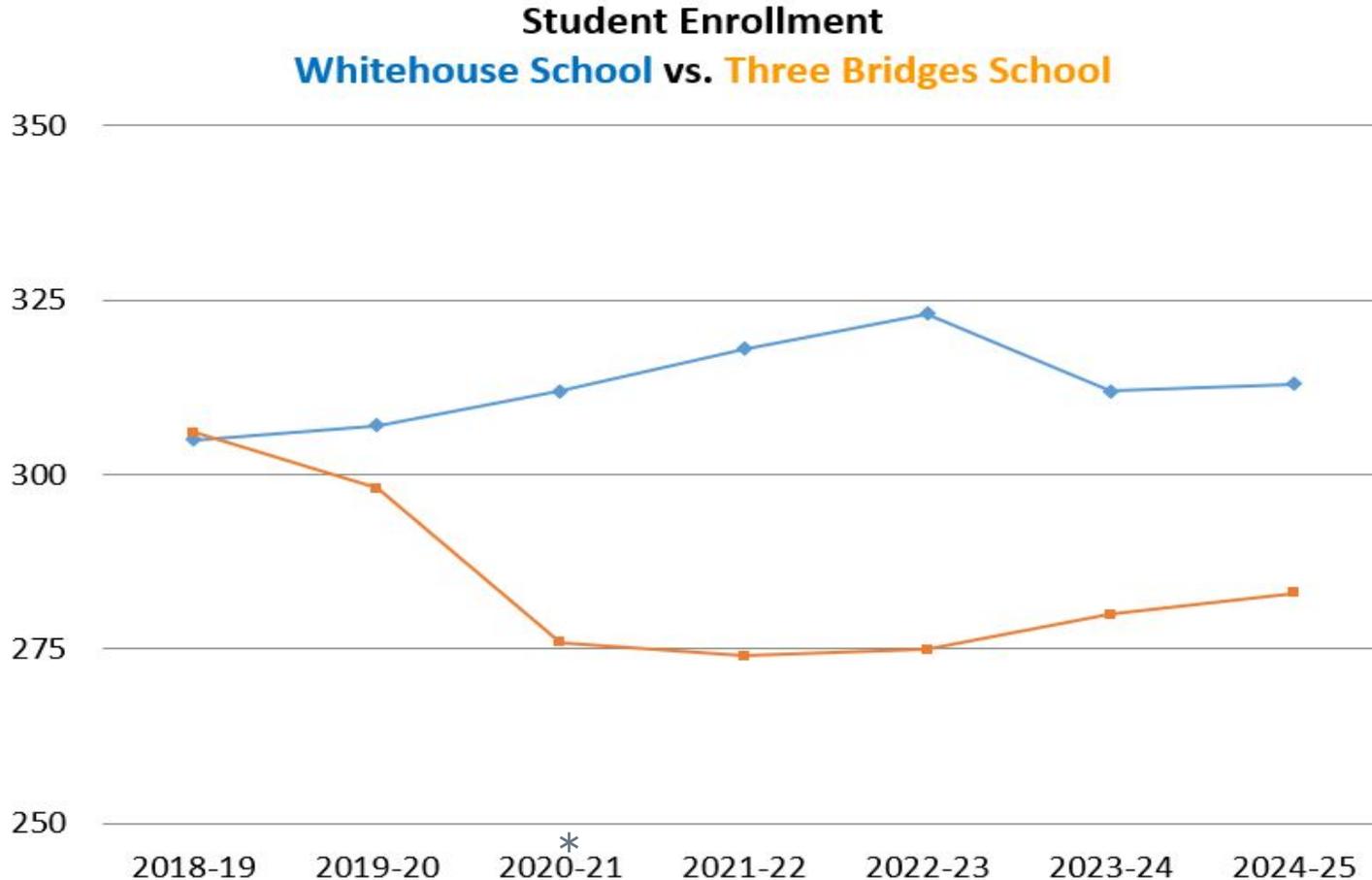
Enrollment Trends and Current Enrollment

Our Enrollment History

District Student Enrollment



Three Bridges & Whitehouse History K-3 (Oct. Snapshots)



*
Redistricting
commenced

Our School Configuration K-3 (Nov. 2024 Enrollment Report)

Three Bridges School

Grades Preschool through 3

Enrollment **294**



Whitehouse School

Grades Preschool through 3

Enrollment **331**

Our School Configuration 4-8

Holland Brook School

Grades 4 and 5

Enrollment **311**



Readington Middle School

Grades 6, 7, and 8

Enrollment **463**

Preschool Providers



Whitehouse Prep: 4 classrooms



Stanton Learning Center: 2 classrooms



Berry Patch: 3 classrooms



Global Pioneer: 2 classrooms

2.

Housing Developments

The Willows at Whitehouse Station (Nelson Street)

72 total units

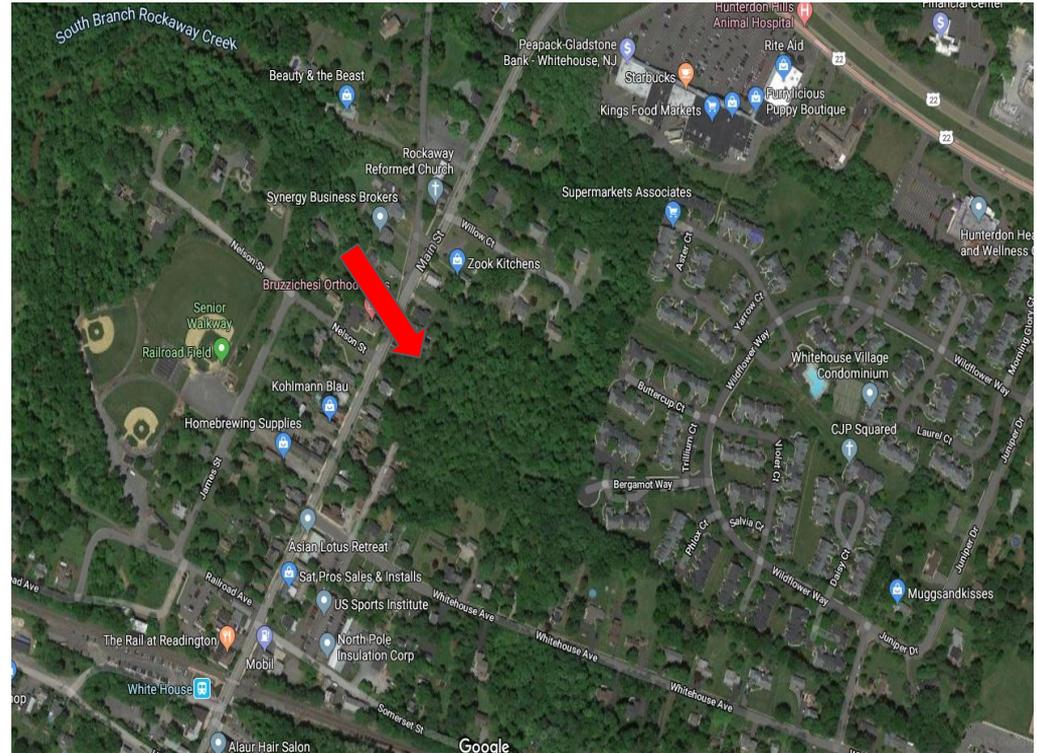
14 one bed, 40 two bed, 18 three bed

72 affordable units (100%)

Completed in 2020

29 students enrolled PK-8

25 students enrolled K-8



The Ridge at Readington (Route 22 West)

254 total units

64 affordable units (25%)

12 one bed, 39 two bed, 13 three bed

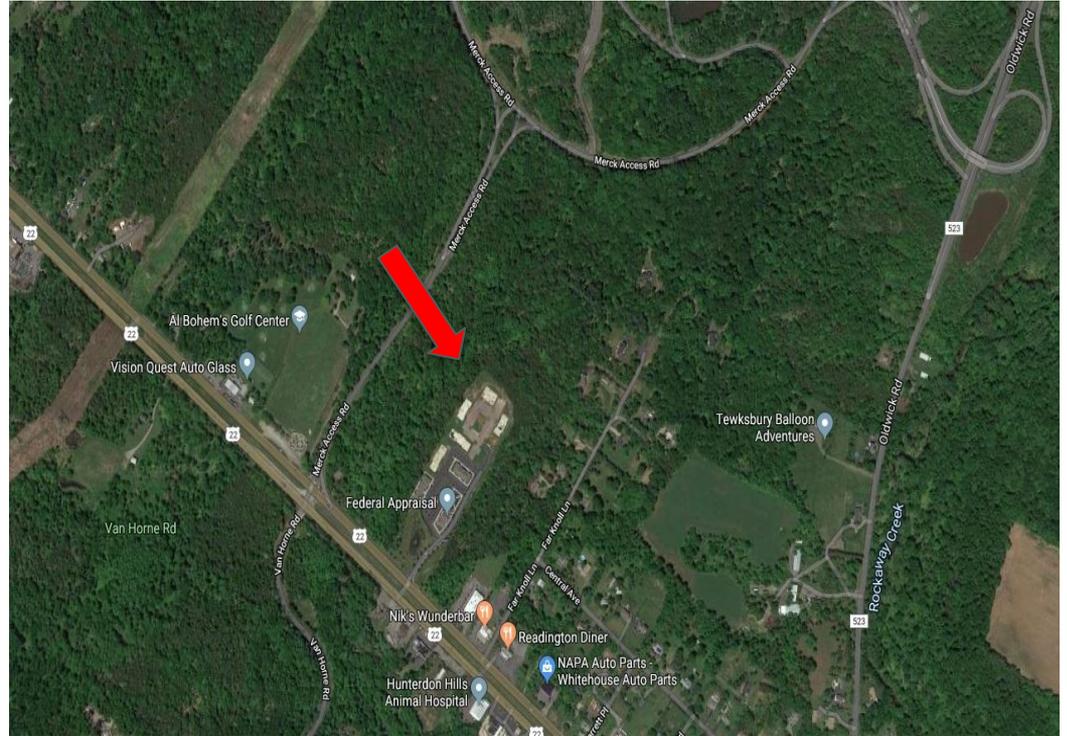
190 market rate units (75%)

58 one bed, 132 two bed, 0 three bed

Completed 2023

33 students enrolled (PK-8)

28 students enrolled (K-8)



Camelot (formerly Bramco/Interstate Ironworks on Mullen Road)

192 total units

48 affordable units (25%)

8 one bed, 30 two bed, 10 three bed

144 market rate (75%)

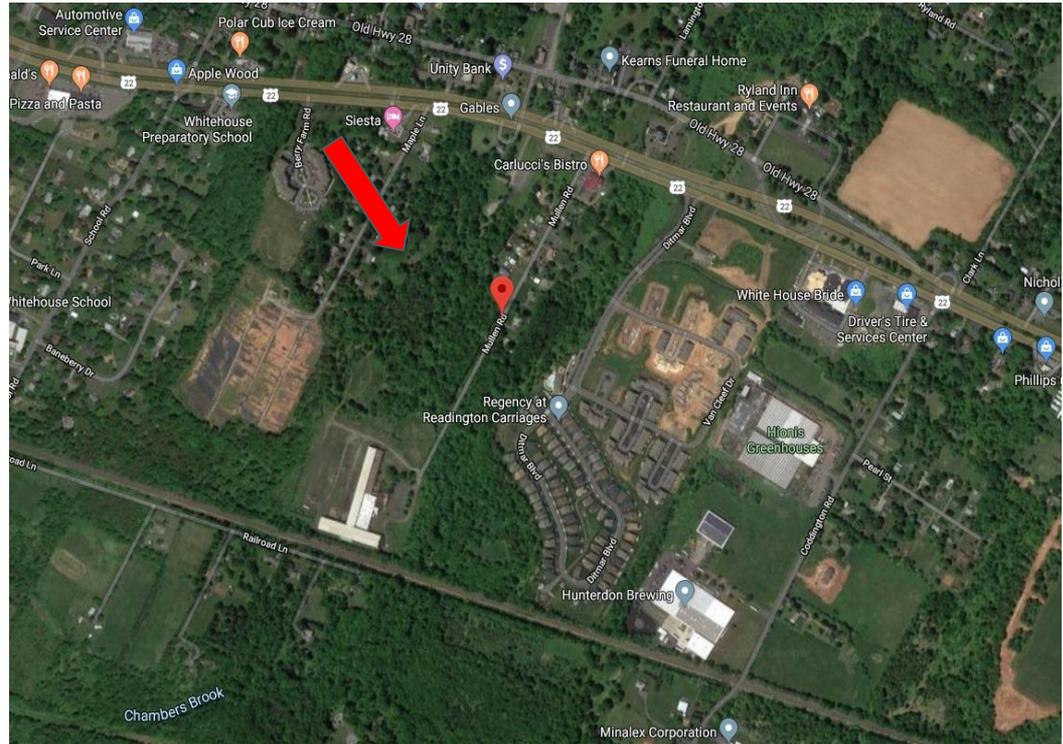
57 one bed, 87 two bed, 0 three bed

Site plan approval

Considerable work to be done:

- Sewer capacity
- Road
- Utilities

Estimated completion 2026



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 K-8 students enroll in year two (58%), 31 students enroll in year three (65%), and 26 in year four (54%) for an average of 28 students (58%).
- ▷ Our projections have been based on 58%-65% of the formula.

Enrollment Impact: The Projections

Development	Rutgers Prediction	Predicted Total Enrollment K-8	Actual Enrollment K-8 2025	Predicted K-3 Enrollment (approx. 50% of total enrollment)	Actual K-3 Enrollment 2025
The Willows	48	N/A	25	11 (Yr. 1 WHS)	12
The Ridge	209	N/A	28	60 (WHS)	16
Camelot	143	19*	N/A	10 (WHS)*	N/A
Diaz Property	54	28*	N/A	14 (TBS)*	N/A

**Predictions are now based on actual enrollment of The Willows and The Ridge
Camelot Prediction: 19 students (Based on The Ridge actual enrollment)
Diaz Prediction: 28 students (based on The Willows actual 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

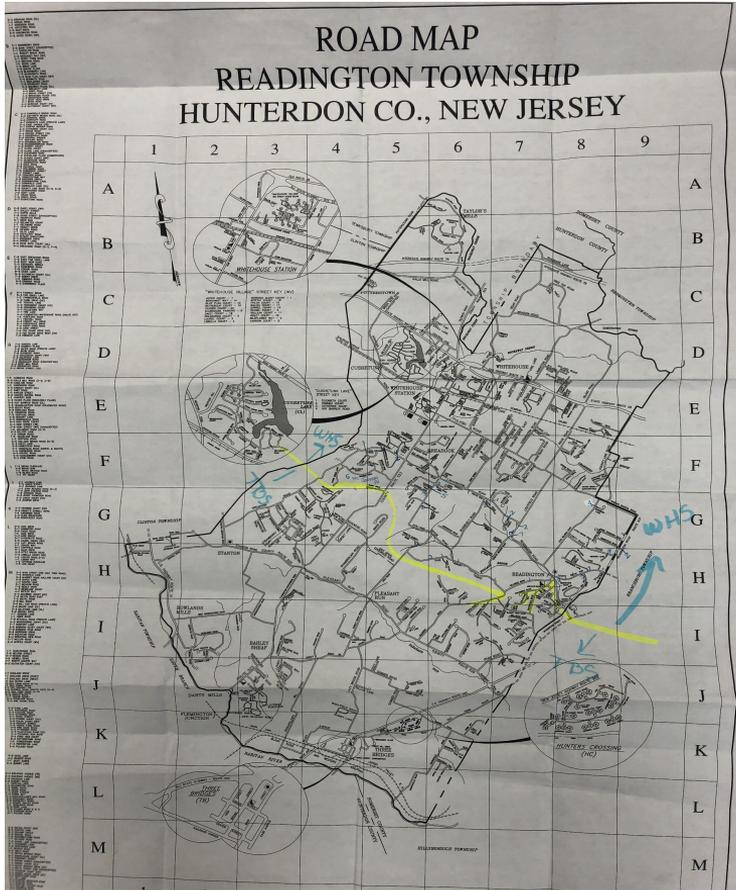
Sutphen Lane

Swackhamer Road

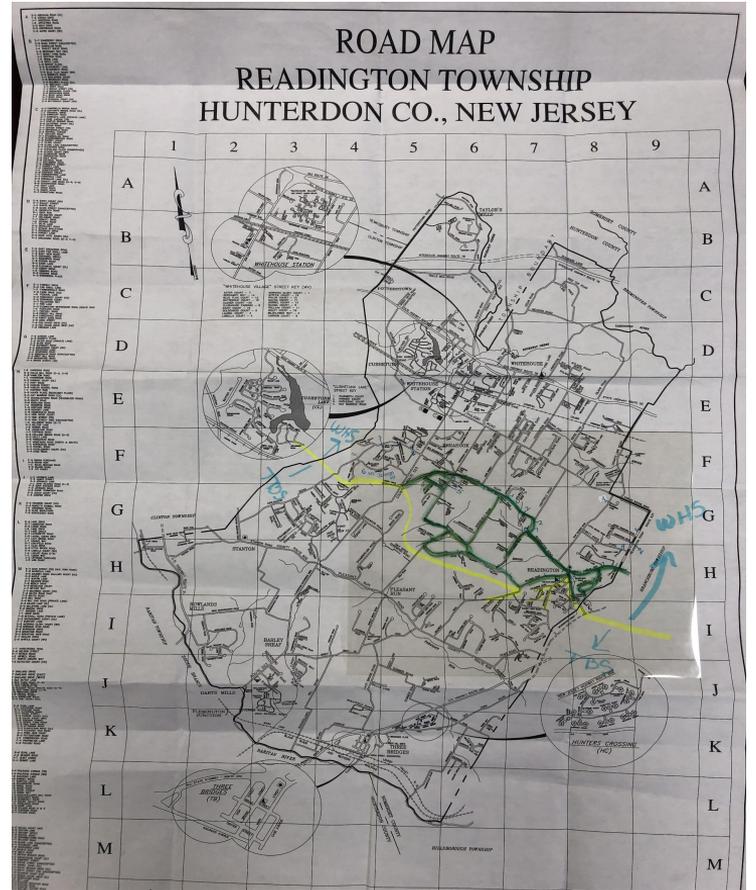
Van Pelt Drive

Maps Representing the Redistrict Area

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Interactive Map

Search Feature



Readington Public Sc...
Matthew Lonschein

Use the search icon to enter your address and select it. If your address is in the red area, your children will attend Whitehouse School. If your address is in the blue area, your children will attend Three Bridges School.

35 views
Published 22 minutes ago
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Readington Public Schools - WHS/TBS Dist...

- WHS District
- TBS District

The map displays various townships including Bethlehem, Union, Clinton, and Readington. It highlights two school districts: a red-shaded area (WHS District) and a blue-shaded area (TBS District). Landmarks such as Lake Solitude, Spruce Run Recreation Area, and various schools and parks are visible.

5.

Year 4 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 2024 Results of Year 4 Implementation: Kindergarten and Newly Enrolled Families

Kindergarten

School	Sept. Enrollment	Redistricted Students	Impact
Whitehouse School	76	12	-12
Three Bridges School	71		+12

Grades 1-3

There was an additional **1 student** in grade 1 who was redistricted from WHS to TBS.

Total: **13** redistricted students September 2024

Total Impact Year 4: September Data

2022-2023: 12 Kindergarteners and 10 students grades 1-3 were redistricted to TBS.

2023-2024: 11 Kindergarteners and 1 student in grades 2-3 were redistricted to TBS.

2024-2025: 12 Kindergarteners and 1 student in grade 1 was redistricted to TBS.

Total over 3 years: 49 (includes 2 additional students who enrolled mid-year)

School	Enrollment with Redistricting K-3	Enrollment without Redistricting K-3
TBS	261	212
WHS	308	357

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 PK-8 Enrollment from The Ridge

September 2023 Enrollment (PK-8): 29

September 2024 Enrollment (PK-8): 35

January 2024 Enrollment (PK-8): 37

January 2025 Enrollment (PK-8): 33

Enrollment at The Ridge will likely fluctuate between 30-40 with an average of approx. 35 students.

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 HBS and RMS. We had over 100 (or more) additional students approximately 10 years ago.

Concluding Thoughts

- ▷ The Willows and potential Diaz property are comparable;
- ▷ The Ridge and potential Camelot property are comparable;
- ▷ The Ridge enrollment projections may not materialize into as many students as previously anticipated;
- ▷ Drawing enrollment comparisons in the future should occur with comparable properties;
- ▷ Redistricting has balanced enrollment K-3;
- ▷ Preschool may assist us in projecting future Kindergarten enrollment.

Thanks!

Any questions?

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