



MONROE TOWNSHIP SCHOOL DISTRICT

Home of the Falcons

Enrollment and Demographic Study

Ross Haber, Ed. D

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Executive Summary

Monroe Township has been over the past decade one of the fastest growing communities in New Jersey. Table 1 shows the population growth in Monroe between 2015 and 2020. The total population grew from 42,137 to 48,594.¹ Table 1 provides an overview of key demographic data points.

Table 1: Selected Community Demographics

	2015	Percentage of Population	2020	Percentage of Population
Population	42,137		48,594	
Median Age	55.10		57.00	
Median Income	\$70,357.00		\$90,951.00	
Mean Income	\$108,071.00		\$124,633.00	
White	30,881	73.29%	30,185	62.12%
Black	1,869	4.44%	1,655	3.41%
Asian	7,079	16.80%	12,892	26.53%
Hispanic	1,559	3.70%	2,746	5.65%
Nat Am/Alasan	85	0.20%	46	0.09%
Two or More	599	1.42%	856	-1.76%
Other	65	0.15%	214	0.44%

During that same time period the overall enrollment in the Monroe Township Public Schools increased from 6,649 in 2016-17 to 6,853 in 2021-22. Table 2 on the next page provides a ten-year overview of the enrollment trends from the base year (2016-17) through the last projected year (2026-27). The long-range projection shows a decline in enrollment 6.853 in 2021-22 to 6,526 students in 2026-27 (a decrease of 327 students). This projection does not include the impact of approved new housing developments which will reverse the downward enrollment trend.

It is important to note that while there has been substantial growth in the overall population there has also been an increase in the median age of Monroe residents. The median range for residents in 2015 was 55.10 years. The median age as of the 2020 census is 57 years. As a means of comparison, the median age in the State of New Jersey is 39.9. The increase in median age indicates that much of the growth shown

¹ Data from the American Community Survey, United States Department of the Census.

between 2015 and 2020 was in the senior communities. During those five years the overall population grew by approximately 15% while the school enrollment grew by 3.07%.

Table 2: Ten Year Enrollment Overview

Ten-Year Enrollment Overview							
	2016-17	2021-22	Change	Percent Change	2026-27	Change	Percent Change
District	6,649	6,853	204	3.07%	6,526	-327	-4.77%
Barclay Brook	315	261	-54	-17.14%	258	-3	-1.15%
Brookside	413	360	-53	-12.83%	342	-18	-5.00%
Mill Lake	556	382	-174	-31.29%	375	-7	-1.83%
Woodland	413	301	-112	-27.12%	287	-14	-4.65%
Oak Tree	670	709	39	5.82%	694	-15	-2.12%
Applegarth	364	441	77	21.15%	424	-17	-3.85%
MMS	1,634	1,692	58	3.55%	1,479	-213	-12.59%
MHS	2,155	2,493	338	15.68%	2,459	-34	-1.36%
Self-Cont SE	109	160	51	46.79%	154	-6	-3.75%
PreK	20	54	34	170.00%	54	0	0.00%

Table 2 shows the changes in enrollment in the Monroe Public Schools on both a district-wide and individual school basis. The projected decline will be offset by new housing construction, however, the amount of new residential housing and its impact on the schools has been reduced from past enrollment projections. While the cohort projections (projections based upon enrollment history alone) have been well below the margin of error (the previous projections show an error of 1.78% over five years) changes in the timelines and approvals for new housing units have changed substantially. This study will include an analysis of the impact of a total of 723 new non-age restricted housing units on the public schools. The total additional student yield from these units is projected to be 447 school aged children during the next five years.

Methodology

The enrollment projections draw from two different data sets. The first data set is the history of enrollment over a six-year period. This is the cohort survival method. This tracks groups of students for the purpose of developing a five-year average of change as students move from grade level to grade level. The average of those grade-to-grade changes serves as the multiplier for the projection. Kindergarten projections are made based upon live births attributable to the community five years prior to children entering kindergarten (example: students

born in 2011 become kindergarten students in 2016. Self-contained special education students are projected based upon an average of the percentage of the total enrollment they represent for each school year. All mainstreamed special education students are calculated within the grades. In order to comply with the New Jersey Department of Education requirements the enrollment used for projections are taken from the ASSA report as of October 15th of each school year.

The second data set used for the projections is based upon approved new housing developments. Different values, known as multipliers, are assigned to different types of housing units. These multipliers determine the number of students that can reasonably be expected from various types of housing units (i.e.- single family, multi-family, apartment, condominium, townhome). The multipliers are based upon several sources. The baseline in this study is the 2018 Rutgers Study which was an update of the original 2006 document. However, every community is unique and based upon criteria such as costs of units, prior yields from previous similar units and a comparative assessment of similar communities' adjustments are made to the multipliers.

The multipliers used in this study are similar to the ones that have been used in prior reports.

Table 3: District-wide Enrollment History and Projection (without new Housing Units).

Enrollment History and Projection without New Housing Impact																											
Year	Birhs		K	1	2	3	4	5	6	7	8	9	10	11	12	K-5	6-8	9-12	Total	PK	SC	Total					
2016-17	234	1.325	310	405	450	498	524	544	500	546	588	554	514	568	519	2731	1634	2155	6520	20	109	6649					
			1.403	1.086	1.102	1.042	1.053	1.061	1.028	1.007	1.104	1.016	0.992	1.005													
2017-18	239	1.155	276	435	440	496	519	552	577	514	550	649	563	510	571	2718	1641	2293	6652	28	105	6785					
			1.442	1.060	1.045	1.032	1.046	1.051	1.016	1.014	1.071	0.998	1.009	1.006													
2018-19	208	1.274	265	398	461	460	512	543	580	586	521	589	648	568	513	2639	1687	2318	6644	56	107	6807					
			1.483	1.065	1.041	1.048	1.031	1.048	1.026	1.010	1.086	1.000	0.992	1.019													
2019-20	247	1.089	269	393	424	480	482	528	569	595	592	566	589	643	579	2576	1756	2377	6709	54	122	6885					
			1.383	1.102	1.050	1.075	1.056	1.076	1.025	1.034	1.093	1.009	0.992	1.025													
2020-21	226	1.226	277	372	433	445	516	509	568	583	615	647	571	584	659	2552	1766	2461	6779	20	129	6928					
			1.217	1.062	1.058	1.002	1.048	1.053	1.030	0.979	1.065	1.017	1.002	1.041													
2021-22	215	1.288	277	337	395	458	446	541	536	585	571	655	658	572	608	2454	1692	2493	6639	54	160	6853					
Av		1.226	1.386	1.075	1.059	1.040	1.047	1.058	1.025	1.009	1.084	1.008	0.997	1.019													
Year	Births		K	1	2	3	4	5	6	7	8	9	10	11	12	K-5	6-8	9-12	Total	PK	SC	Total					
2022-23	233		286	384	362	418	476	467	572	549	590	619	660	656	583	2393	1711	2518	6622	54	152	6828					
2023-24	225		276	396	413	383	435	498	494	586	554	640	624	658	668	2401	1634	2590	6625	54	146	6825					
2024-25	199		244	383	426	437	398	455	527	506	591	601	645	622	671	2343	1624	2539	6506	54	152	6712					
2025-26	218		267	338	412	451	454	417	481	540	511	641	606	643	634	2339	1532	2524	6395	54	151	6600					
2026-27	218		267	370	363	436	469	475	441	493	545	554	646	604	655	2380	1479	2459	6318	54	154	6526					

Table 3 is the cohort survival model which does not consider the impact of new housing in the district. The birth column indicates births five years prior to students entering kindergarten. The this is averaged for six years and applies to future kindergarten enrollment. The Av row is the average of previous years birth to kindergarten. The birth column are the births attributable to Monroe five years prior to their enrollment in kindergarten.²

The grade level calculations are made as students move through the grade level (students in grade 1 in 2016-17 became second grade

² Birth data from the New Jersey Department of Health, Bureau of Vital Statistics.

students in 2017-18. The group grew by approximately 8.6 %. This is done for all grades for six years and the average (Av) is used to project subsequent grades. This table indicates that without the new housing units the enrollment will decline by 327 students.

Housing Developments

Monroe has seen a great deal of new housing construction over the past ten years. The current enrollment reflects that new construction, but it also appears that the level of new non-age restricted housing is not quite as strong as it has been. The area of strength in new housing construction currently appears to be in senior housing. However, there are still approximately 723 new housing units which are projected to be completed and occupied over the next five years. In addition, there are two developments with plans but without approval (we believe that zoning for these developments has been approved, but there is no indication as to when ground may be broken for either one. One of these developments, Eagles Nest, is currently in litigation. There is one large development which has been discussed and is part of the court ordered mandated.

Table 4: Approved Housing Developments³

Development Name	Single Family Homes to be built	Multifamily Units to be built	Type	Projected Students	Impacted Schools	Market Rate	Affordable	Total School Aged Children
Straford at Monroe	170		Single Family		OT/AP	All		179
Monroe Park Section 1		150	Condos		BB/BR	All		105
			Townhomes			All		
			Apartments			All		
Countryside Developers		213	2 Bedroom Townhomes		OT/AP	160	53	76
Monroe Park Section 2		171	2 Bedroom Townhomes		OT/AP	105	66	69
Small Sub-Divisions								
Pushtel	6		Single Family		BB/BR			2
Barclay Brook Estates	1		Single Family		BB/BR			2
Majestic Woods	1		Single Family		BB/BR			2
Old Forge LLC	11		Single Family		ML/WD			12

³ Provided by Monroe Township Department of Planning and Zoning.

Table 4 shows the total number of housing units with approval to begin construction. It appears that these 723 units will be built and occupied within the five years of the projection. These units are projected to yield approximately 447 students. Table 4 shows the elementary schools that will be impacted by this development. The grade level distribution is approximately 70% of these students will be in grades K-5 (approximately 312 students); 90 will be in the middle school; and 45 to the high school.

Table 5: Units Not Likely to be Built within the Next Five Years

Development Name	Single Family Homes to be built	Mult-Family Units to be built	Type	Projected Students	Impacted Schools	Market Rate	Affordable	
Market Place North JSM*	920	Duplexes, Townhomes, Apartments						
Eagles Nest**	215	Townhomes, Apartments						

These two developments currently have Zoning Board approval but do not have Planning Board approval. In the past these units were projected to have at least some units started and were considered in the projection. At this point there is no indication as to when Market Place North will be bought before the Planning Board for approval and Eagle’s Nest is currently in litigation. In speaking with the Township, it does not appear that either of these units will have approval any time soon. It is, however, important for the Board of Education to monitor any changes that might indicate when these will be built.

Table 6: Court Ordered Mandate

Court Ordered Mandate with no Plan Presented.								
Development Name	Single Family Homes to be built	Mult-Family Units to be built	Type	Projected Students	Impacted Schools	Market Rate	Affordable	
Market Place JSM Route 33 S		1,386						

This development has been considered in previous studies. It was believed that at some point over the past five years there would be some movement with this rather large development which is part of the court ordered mandate. At this time there is no information available

regarding any description of this development, and date as to when it may get to the Planning Board, nor any specific or tangible plans regarding this project. As with the units shown in table 5 this should be monitored regularly.

Table 7: Enrollment Projection with New Housing Units

Five-Year Projection With Housing																											
Year	Birhs		K	1	2	3	4	5	6	7	8	9	10	11	12	K-5	6-8	9-12	Total	PK	SC	Total					
2016-17	234	1.325	310	405	450	498	524	544	500	546	588	554	514	568	519	2731	1634	2155	6520	20	109	6649					
			1.403	1.086	1.102	1.042	1.053	1.061	1.028	1.007	1.104	1.016	0.992	1.005													
2017-18	239	1.155	276	435	440	496	519	552	577	514	550	649	563	510	571	2718	1641	2293	6652	28	105	6785					
			1.442	1.060	1.045	1.032	1.046	1.051	1.016	1.014	1.071	0.998	1.009	1.006													
2018-19	208	1.274	265	398	461	460	512	543	580	586	521	589	648	568	513	2639	1687	2318	6644	56	107	6807					
			1.483	1.065	1.041	1.048	1.031	1.048	1.026	1.010	1.086	1.000	0.992	1.019													
2019-20	247	1.089	269	393	424	480	482	528	569	595	592	566	589	643	579	2576	1756	2377	6709	54	122	6885					
			1.383	1.102	1.050	1.075	1.056	1.076	1.025	1.034	1.093	1.009	0.992	1.025													
2020-21	226	1.226	277	372	433	445	516	509	568	583	615	647	571	584	659	2552	1766	2461	6779	20	129	6928					
			1.217	1.062	1.058	1.002	1.048	1.053	1.030	0.979	1.065	1.017	1.002	1.041													
2021-22	215	1.288	277	337	395	458	446	541	536	585	571	655	658	572	608	2454	1692	2493	6639	54	160	6853					
Av		1.226	1.386	1.075	1.059	1.040	1.047	1.058	1.025	1.009	1.084	1.008	0.997	1.019													
Year	Births		K	1	2	3	4	5	6	7	8	9	10	11	12	K-5	6-8	9-12	Total	PK	SC	Total					
2022-23	233		289	343	470	428	488	467	569	567	603	576	710	663	583	2485	1739	2532	6756	54	152	6962					
2023-24	225		286	411	379	508	455	521	497	586	575	656	583	710	678	2560	1658	2627	6845	54	146	7045					
2024-25	199		254	406	452	411	538	486	554	512	594	625	663	583	725	2547	1660	2596	6803	54	152	7009					
2025-26	218		279	364	448	491	439	575	526	580	520	646	632	663	596	2596	1626	2537	6759	54	151	6964					
2026-27	218		279	399	403	486	523	472	620	551	597	566	653	632	678	2562	1768	2529	6859	54	154	7067					

Table 7 shows the district-wide enrollment history and projection with approved new housing included. This table does show a change in the enrollment trend with the district having a *net* growth of 214 students by 2026-27. The total number of students projected to come from the new developments is 447. These students have been distributed over the grade levels for the five projected years. Because the district was projected to decline in enrollment when these students from new housing were added they became part of the cohort table, this yielding a net gain and not a gross gain in enrollment.

School Based Projections

Table 8: Barclay Brook

Barclay Brook								
Year	K	1	2	Sub	SC	PK	PSD	Total
2016-17	79	106	130	315	27	12		354
2017-18	67	108	117	292	26	20		338
2018-19	59	93	116	268	32	29		329
2019-20	65	96	98	259	36	29		324
2020-21	63	86	107	256	21	5	11	293
2021-22	76	83	102	261	34	17	19	331
Year	K	1	2	Sub	SC	PK	PSD	Total
2022-23	78	95	93	266	28	21	15	330
2023-24	76	98	107	281	29	23	15	348
2024-25	67	94	110	271	27	24	15	337
2025-26	73	83	106	262	26	24	15	327
2026-27	73	91	94	258	26	22	16	322

Table 9: Brookside

Brookside						
Year	3	4	5	Sub	SC	Total
2016-17	122	126	165	413	12	425
2017-18	136	129	133	398	13	275
2018-19	122	141	129	392	9	279
2019-20	119	132	143	394	23	298
2020-21	100	136	134	370	31	301
2021-22	115	102	143	360	31	276
Year	3	4	5	Sub	SC	Total
2022-23	105	109	123	337	14	351
2023-24	96	99	132	327	15	342
2024-25	110	91	120	321	15	336
2025-26	113	104	110	327	15	342
2026-27	109	107	126	342	16	358

Monroe Park, Section 1 which will have approximately 150 units is to be built within the Barclay Brook-Brookside attendance zone. Depending upon factors such as bedroom counts, sales of existing homes in this part of the community and price points for the units this could add as many as 70 additional students to grades K-5 in this attendance area. Of these students approximately 35 would be allocated to Barclay Brook and 35 to Brookside. These students will serve to offset the current downward trend of enrollment in these two schools. The total number of school aged children from this development is 105, 35 of which are allocated to the middle and high schools.

Table 11: Mill Lake

Mill Lake									
Year	K	1	2	3	Sub	SC	PK	PSD	Total
2016-17	112	130	143	171	556	35	8		599
2017-18	88	151	135	158	532	25	8		565
2018-19	89	121	159	136	505	26	20		551
2019-20	93	105	129	161	488	23	25		536
2020-21	73	102	104	130	409	25	8	11	453
2021-22	74	91	103	114	382	34	17	23	456
Year	K	1	2	3	Sub	SC	PK	PSD	Total
2022-23	77	104	94	105	380	23	15	22	440
2023-24	74	107	107	96	384	22	15	31	452
2024-25	66	103	111	109	389	22	15	31	457
2025-26	72	91	107	113	383	22	15	31	451
2026-27	72	100	94	109	375	22	15	31	443

Table 12: Woodland

Woodland					
Year	4	5	Sub	SC	Total
2016-17	217	196	413	3	416
2017-18	174	228	402	8	410
2018-19	162	183	345	4	349
2019-20	144	163	307		307
2020-21	162	152	314		314
2021-22	132	169	301	1	302
Year	4	5	Sub	SC	Total
2022-23	141	146	287		287
2023-24	129	156	285		285
2024-25	118	142	260		260
2025-26	134	130	264		264
2026-27	139	148	287		287

Except for one small development (Old Forge) which will have 11 single family homes there is no other major construction projects in this zone. The total number of students from this development is projected to be 12 with 8 in grades K-5 and 4 allocated to the middle and high schools.

Table 13: Oak Tree

Oak Tree								
Year	K	1	2	3	Sub	SC	PK	Total
2016-17	119	169	177	205	670	7		677
2017-18	121	176	188	202	687	6		693
2018-19	117	184	186	202	689	8	7	704
2019-20	111	192	197	200	700		9	709
2020-21	141	184	222	215	762	6		768
2021-22	127	163	190	229	709	6		715
Year	K	1	2	3	Sub	SC	PK	Total
2022-23	131	164	225	212	732	7		739
2023-24	127	191	176	247	741	7		748
2024-25	111	185	205	194	695	7		702
2025-26	122	164	198	226	710	7		717
2026-27	122	179	175	218	694	6		700

Table 14: Applegarth

Applegarth					
Year	4	5	Sub	SC	Total
2016-17	181	183	364		364
2017-18	216	191	407		407
2018-19	209	231	440		440
2019-20	206	222	428		428
2020-21	218	223	441	9	450
2021-22	212	229	441	11	452
Year	4	5	Sub	SC	Total
2022-23	230	196	426	12	438
2023-24	210	215	425	11	436
2024-25	245	196	441	11	452
2025-26	192	228	420	11	431
2026-27	223	201	424	11	435

There are 170 single family homes and approximately 384 2-bedroom units which are a mix of market rate (265 units) and affordable 119 affordable units. The total number of school aged children projected from all these units combined is 250 of which up to 175 are allocated to Oak Tree and Applegarth with 75 allocated to the middle and high schools. With the enrollments in both these schools declining only marginally, based upon the cohort survival projection, this will offset the decline and possibly add a significant number of students to these schools. Approximately 118 would be allocated to Oak Tree and 57 to Applegarth.

Table 15: Middle School

Middle School						
Year	6	7	8	Sub-Total	SC	Total
2016-17	500	546	588	1634	18	1652
2017-18	577	514	550	1641	20	1661
2018-19	580	586	521	1687	20	1707
2019-20	569	595	592	1756	13	1769
2020-21	568	583	615	1766	9	1775
2021-22	536	585	571	1692	11	1703
Year	6	7	8	Sub-Total	SC	Total
2022-23	572	549	590	1711	10	1721
2023-24	494	586	554	1634	8	1642
2024-25	527	506	591	1624	12	1636
2025-26	481	540	511	1532	14	1546
2026-27	441	493	545	1479	14	1493

Table 16: High School

High School							
Year	9	10	11	12	Sub-Total	SC	Total
2016-17	554	514	568	519	2155	10	2165
2017-18	649	563	510	571	2293	15	2308
2018-19	589	648	568	513	2318	12	2330
2019-20	566	589	643	579	2377	12	2389
2020-21	647	571	584	659	2461	5	2466
2021-22	655	658	572	608	2493	10	2503
Year	9	10	11	12	Sub-Total	SC	Total
2022-23	619	660	656	583	2518	10	2528
2023-24	640	624	658	668	2590	8	2598
2024-25	601	645	622	671	2539	11	2550
2025-26	641	606	643	634	2524	10	2534
2026-27	554	646	604	655	2459	12	2471

Monroe Middle School and Monroe High School are showing enrollment declines over the next over the next five years. While there are new residential developments in the community, they will yield a moderate number of students to the secondary grades (43).

Conclusion

The enrollment in Monroe schools increased between 2016-17 and 2021-22. The long-range projection shows that the enrollment, without considering new housing units, will decline over the next five years. There are 723 non-age restricted units which have Planning Board approval and these could add as many as 447 additional students to the district. These students will offset the decline and will begin an upward trend. It is also important to note that in this study we are no longer projecting on developments that do not have Planning Board approval, but the Board of Education and the Monroe District administration should monitor any changes in the status of the developments shown as tables 5 and 6 on page seven.

It is also important to note that the community has undergone significant growth since 2015 but that it appears, based upon a fairly significant change in the median age in Monroe, that much of this growth is based upon the availability of senior housing and services available in Monroe Township.