
DEMOGRAPHIC STUDY

for the

FRANKLIN LAKES BOARD OF EDUCATION

Franklin Lakes, Bergen County, State of New Jersey

Prepared By:

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Whereas, all New Jersey Public School Districts are required by N.J.A.C. 6A:26-2.1 to prepare a Long Range Facility Plan and,

Whereas, N.J.A.C. 6A:26-2.2 requires the certification of the school district's Long Range Facility Plan demographics by a qualified demographer and,

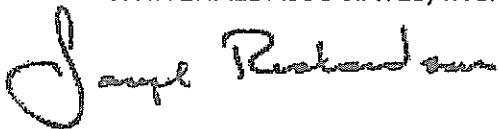
Whereas, Whitehall Associates, Inc. is considered a qualified demographer by the New Jersey Department of Education.

Therefore, Whitehall Associates, Inc. states that the demographic report it prepared for the Franklin Lakes Board of Education was prepared in compliance with the appropriate law and administrative code.

IMPORTANT NOTICE: The enrollments for these demographics begin with the 2011-2012 school year and end with the 2016-2017 school year. The enrollment projections are through the 2021-2022 school year. They take into account the dynamics of the district and may or may not agree with the report posted on the web by the New Jersey Department of Education (NJDOE). The NJDOE report does not take into account some of the dynamics such as residential development or changes in programs. Bernard Piaia, at the NJDOE Office of School Facilities, has agreed to accept this report for review and consideration, if it is submitted in its complete final form, with an original signature, along with the NJDOE cohort survival worksheets for the Long Range Facility Plan.

The original of this report is on electronic file at the offices of Whitehall Associates, Inc. and is available for examination by the appropriate authorities.

For:
WHITEHALL ASSOCIATES, INC.

A handwritten signature in dark ink, appearing to read "Joseph Richardson". The signature is fluid and cursive, with a large initial "J" and a stylized "R".

Joseph Richardson, PhD
President

TABLE OF CONTENTS

Introduction	4
Overview of the District	4
Special Note Concerning the Long Range Facility Plan	4
Special Note Concerning Pre-School Reporting	4
Note Concerning the Source of Enrollment Data	5
Enrollment Data and Projections	5
Municipal Population Trends	8
Table 1: Pre-School Data	9
Table 2: Enrollment Data, Past Six Years	10
Table 3: Enrollment Projections	11
Table 4: Residential Development Impact	12
Table 5: Enrollment Projections By School, By Grade	13

INTRODUCTION

Whitehall Associates was retained by the Franklin Lakes Board of Education to prepare a demographic study for the Franklin Lakes Public Schools. The information in this demographic report is suitable for inclusion in any document to be forwarded to the New Jersey Department of Education for matters concerning school facilities.

OVERVIEW OF THE DISTRICT

The Borough of Franklin Lakes is a suburban residential community covering 9.46 square miles in northern Bergen County, New Jersey approximately seven miles northwest of Central Park in New York City. The school district is in District Factor Group I. The Board of Education maintains four schools in a Pre-K-8 district. Board offices are located at 490 Pulis Avenue in Franklin Lakes. Students have the option to attend either Indian Hills High School in Oakland or Ramapo High School in Franklin Lakes.

SPECIAL NOTE CONCERNING THE LONG RANGE FACILITY PLAN SUBMISSION

If the cohort projections, as developed in the New Jersey Department of Education (NJDOE) Long Range Facility Plan (LRFP) electronic data sheets, do not fit a particular district, the correct information may be entered manually. Even so there are some cells on the worksheets that cannot be modified, such as the birth to kindergarten ratio in districts where the birth figures are inaccurate. If a reason exists not to use the birth to kindergarten ratios and some other method is used, such as a regression analysis of the kindergarten figures, the information may be entered manually. Any modification to the NJDOE worksheets will be fully explained in this report. In

some instances there is no way to rectify this report with the NJDOE worksheets. The Office of the Chief of Staff - School Facilities of the NJDOE will accept this report in its final form if submitted, in its entirety, along with the NJDOE worksheets. This report must be submitted with an original signature on page 2.

SPECIAL NOTE CONCERNING PRE-SCHOOL REPORTING

As of June 13, 2008, The NJDOE promulgated N.J.A.C. 6A-13A which established the ground rules for state funded pre-school programs. One of the factors was determining the "universe". According to the definitions in paragraph 1.2, "Universe of eligible three- and four-year-old children" means all three- and four-year-old general education children eligible for preschool pursuant to the School Funding Reform Act (P.L. 2007, c. 260) in a public school district providing a *universal* or *targeted* pre-school program. This is different than what was previously used by demographers. Previously, the "universe" was considered the maximum number of students that could be expected to be enrolled in pre-school programs. It was generally accepted that this figure would be the live births for that cohort. The NJDOE Data Center now combines the pre-kindergarten figures and list them as **PK**.

Of special concern, at the time this report is being prepared, is the reporting of pre-school students to NJDOE by the district, whose figures are used to prepare this report. Current instructions from NJSMART give an option to the district NOT to report pre-school students under certain circumstances. This can substantially affect the total enrollment figures and provide a false number of students for which the district must provide space. The problem has been presented to NJDOE by Whitehall and several concerned districts. At this time there is no definitive solution. Whitehall must rely on the

district to provide the correct numbers at the time the draft is reviewed or preferably before.

NOTE CONCERNING THE SOURCE OF ENROLLMENT DATA

In 2010 the Fall Survey Report, which was previously used as the basis for demographic projections dealing with facilities, was eliminated by the New Jersey Department of Education (NJDOE). Official student enrollments are now computed from NJSMART using the **Program Type Codes**. This was done to standardize reporting and make it simpler for the NJDOE to prepare reports that are needed by Federal, State, and local entities.

The projections for the pre-school students are calculated by the cohort survival method. We have found this to be the most accurate method.

ENROLLMENT DATA AND PROJECTIONS

In studies for the New Jersey Department of Education, enrollment data, by grade, as of October 15th of each year for the past six years is required. A five year enrollment projection based on these data and computed by the cohort survival method is required. The resulting enrollments are used as a factor in determining the adequacy of the educational facilities. Birth figures are obtained from the Center for Health Statistics of the New Jersey Department of Health. Enrollment figures are as described in the previous section. The only special education students in this report are those in self-contained classrooms. Self-contained students are defined as those with 39 percent or less time in regular classes. Prior to the 2010-11 school year these students were reported by classification as special education students and by grade grouping such as pre-kindergarten,

K-5, 6-8, and 9-12. Now they are grouped together as “ungraded” or “UG”.

In developing a projection of five year enrollments, the cohort-survival method has been used as a base. This method is the one required by law and expected by the New Jersey Department of Education unless a cogent reason exists for another method to be used. The use of a different method must be explained and justified to the satisfaction of the Commissioner of Education.

The cohort-survival method acquires its name from the use of grade to grade survival figures derived from a recent history of the school district. Grade survival ratios at each level can then be computed on the basis of the recent years' known enrollment with an average survival ratio per grade determined. Ratios less than one usually reflect such factors as out-transfers, ex-migration from the school district and other such losses. A survival ratio of more than one usually reflects such factors as in-transfers and in-migration. Projections of enrollment can then be made by applying the individual grade by grade survival ratio to each grade level for future years with a base of known enrollments for the present year. In reports for districts with self-contained special education students, projections are made by using the percent of population method. That is, the number of special education students is divided by the total school population to arrive at a percentage for each year. The last year's percentage in Table 2 is used to project the number of special education students reported in Table 3.

With some adaptation to local circumstances, the cohort survival method is the most accurate we have to project enrollments. In rapidly developing districts, the impact of new residential development must be taken into account. This is accomplished by using data

derived from the Center for Urban Policy Research at Rutgers University and Whitehall’s research. In Franklin Lakes’s case there is proposed residential development that will warrant the modification of the cohort survival projections.

MUNICIPAL POPULATION TRENDS

This table lists the population of Franklin Lakes since 1930. The borough population increased by more than 60 percent in the 1940's and 1950's. It more than doubled in the 1960's . The population has stabilized and has remained relatively flat through 2015.

TABLE 1

The pre-kindergarten data for the district, both the “universe” and the actual is provided. Please refer back to the special comments on page 4 concerning pre-school enrollment projections.

TABLE 2

The district’s enrollment history is exhibited wherein the survival ratios mentioned in the preceding paragraphs are developed. Student enrollments used were those provided by the district administration to the New Jersey Department of Education or to Whitehall Associates directly. These figures are for students housed in the district schools and do not include out of district placements. This method is standard and is fully acceptable by the Department of Education and required by law as the source of enrollments. Birth figures were obtained from the Center for Health Statistics of the New Jersey Department of Health and Senior Services (NJDOH). This also is standard and is required by law.

SPECIAL NOTE REGARDING DECLINING BIRTH RATES

There has been a decrease in the birth rate in Franklin Lakes within the past nine years. This has contributed to a decrease in the school population. Care must be exercised to keep abreast of these changes and projections should be updated on a yearly basis.

There are four *Wall Street Journal* articles. The first is from February 2, 2013 and entitled “America’s Baby Bust”. The second is from June 26, 2014 and entitled “Generational Race Gap Grows”. The third is from December 4, 2014 and entitled “Baby Bust Threatens Growth”. The fourth is from May 11, 2016 and entitled “Low Birth Rate Poses Economic Challenge”.

There are two *Star Ledger* articles. The first is from March 27, 2015 entitled “Immigrants filling the void as residents flee N.J. by the tens of thousands.” The second is from September 4, 2016 entitled “N.J. School enrollment levels off”.

Also to be considered is a CNBC article of December 11, 2014 entitled “We Need More Babies! Seriously This Is A Problem.”

TABLE 3

This is the main table and is designed to be used in conferences and meetings and conforms to the NJDOE worksheet. It allows the participant to be able to refer to one page rather than searching through a document for more information. The back-up for Table 3 entries will be found in other tables. All calculations are carried to eight or more decimal places. Since there cannot be fractions of a student, the district totals may vary by one or two students if added manually. These projections can and should be updated every year.

The solid boxed area to the lower left of the table is an area of low confidence in that these children have either not been born or

reported to date.

Births in the red dashed boxed area may be shown as a regression, an average of the last nine year's births, or the last known birth figure. In this case we used a regression analysis.

Table 3 shows the live births attributed to Franklin Lakes for the five years prior to the kindergarten year shown.

The projection of student enrollment for the next five years has been made. The total school population is expected to decrease by 106 students or 9.24 percent in the next five years, excluding any residential development impact.

TABLE 4

This table shows the population impact of planned and approved residential development in the district. The name of the development, type, number of units, number of bedrooms and remarks were supplied by by Maria Berardi of the Franklin Lakes Planning and Zoning Board and the Franklin Lakes Engineer and Michael Solokas, the Franklin Lakes School Business Administrator.

We begin with some assumptions. The cohort survival method assumes that the rate of growth during the period the data is collected will remain the same for the period of population projection. Therefore the rate of growth indicated in Table 2 will carry over to Table 3 in all cases. Now if something were to happen that changes the rate of growth, that event must be taken into account. Residential development is one of those factors. There are several options at this point:

- a. If the development impact in Table 4 is less than the projected five year increase in student population shown in Table 3, the Table 4 impact is ignored. To do otherwise would be double

counting.

- b. If the development impact in Table 4 is more than the projected five year increase in student population shown in Table 3, the net impact is shown on the line labeled **Net Development Impact** in Table 3.
- c. If there is a projected decrease in the student population in Table 3, the entire Table 4 impact is considered and shown on the line labeled **Net Development Impact** in Table 3.
- d. If, within the past five years, there has been no development of the magnitude shown in Table 4, the entire Table 4 impact is considered and shown on a line labeled **Net Development Impact** in Table 3.

Since there is a projected decrease in student population in Table 3, the entire Table 4 impact is considered and shown on the line labeled **Net Development Impact** in Table 3.

Usually the **Net Development Impact** is added to the last year of enrollment projections. This becomes the planning figure for new facilities. It is understood that the developments could contribute additional students throughout the five year period of projections. However, there is no competent way to determine how many students will be added in any particular year.

TABLE 5

The enrollment projections by school, by grade for the year 2021-22 are enrollment data supplied by the district. The ratio of students was taken from the October 14, 2016 enrollment data, and applied to the 2021-22 district wide projections. This method is required by the NJDOE in the Long Range Facilities Plan.

**BOROUGH OF FRANKLIN LAKES
MUNICIPAL POPULATION TRENDS**

LAND AREA = 9.46 Sq. Mi.

YEAR	POPULATION	INCREASE	% INCREASE
1930	893		
		310	34.71%
1940	1,203		
		818	68.00%
1950	2,021		
		1,295	64.08%
1960	3,316		
		4,234	127.68%
1970	7,550		
		1,219	16.15%
1980	8,769		
		1,104	12.59%
1990	9,873		
		549	5.56%
2000	10,422		
		168	1.61%
2010	10,590		
		168	1.59%
2015	10,899		

SOURCE: U.S. Census Bureau

TABLE 1
FRANKLIN LAKES SCHOOL DISTRICT
PRE-SCHOOL STUDENT ENROLLMENT HISTORY

PRE-SCHOOL UNIVERSE CALCULATIONS

District Factor Group: 1

Universal Districts = 1st Grade X 2 = 186

Targeted Districts = 1st Grade X 2 X % of free and reduced (K-12) = 2

Number of free and reduced lunches (K-12) = 10

Percent of free and reduced lunches = 0.87

YEAR	PK
ACTUAL	
11-12	38
12-13	33
13-14	34
14-15	32
15-16	39
16-17	47
PROJECTED	
17-18	34
18-19	44
19-20	37
20-21	37
21-22	37

NOTES:

1. The method for Pre-school universe calculations shown to the left above is that required by the NJDOE Pre-School Education Office.
2. The table to the right is a cohort survival calculation of regular pre-school enrollments as of the 2015-16 school year, exclusive of Pre-K handicapped. Pre-K handicapped students are accounted for with the "UNGRADED" students.
3. Please read the narrative concerning the Pre-school projections.

TABLE 2
FRANKLIN LAKES SCHOOL DISTRICT
STUDENT ENROLLMENT HISTORY

School Year	Births 5 Yrs. Ago	PK	K	1st Gr.	2nd Gr.	3rd Gr.	4th Gr.	5th Gr.	6th Gr.	7th Gr.	8th Gr.	UNGRADED	DISTRICT TOTAL
2011-12	58	0.45 38	1.52 88	1.10 127	1.02 126	1.00 156	0.99 141	1.00 159	1.69	0.99 158	1.00 173	60	1395
2012-13	85	0.41 33	1.06 90	1.20 97	1.07 130	1.09 126	1.03 155	0.99 141	1.60	1.00 167	0.99 158	42	1299
2013-14	80	0.57 34	1.18 94	1.02 108	1.07 104	1.03 142	1.03 130	1.03 154	1.38	1.00 160	0.97 165	47	1276
2014-15	60	0.46 32	1.68 101	1.10 96	1.04 116	1.08 107	1.01 146	0.98 134	1.50	1.07 138	0.96 155	49	1224
2015-16	69	0.78 39	1.13 78	1.19 111	0.99 100	1.05 125	1.05 108	1.02 143	1.36	0.98 160	0.96 133	40	1173
2016-17	50	0.70 47	1.68 84	1.12 93	1.04 110	1.05 105	1.02 131	0.99 110	1.40	1.01 133	0.98 154	43	1150
Average Survival Ratio		0.56	1.37	1.12	1.04	1.05	1.02	1.00	1.01	0.98			

TABLE 3
FRANKLIN LAKES SCHOOL DISTRICT
STUDENT ENROLLMENT PROJECTIONS

School Year	Births 5 Yrs. Ago	PK	K	1st Gr.	2nd Gr.	3rd Gr.	4th Gr.	5th Gr.	PK-5 Total	6th Gr.	7th Gr.	8th Gr.	6-8 Total	UNGRADED	DISTRICT TOTAL
2017-18	67	34	1.37 92	94	97	115	107	132	672	109	141	130	380	41	1092
		0.56		1.12	1.04	1.05	1.02	1.00		0.99	1.01	0.98			
2018-19	61	44	84	103	98	102	118	108	657	130	110	138	378	40	1075
2019-20	79	37	109	94	108	103	104	119	673	107	131	107	345	40	1057
2020-21	66	37	90	122	98	113	105	104	669	117	107	128	353	40	1062
2021-22	65	37	90	101	127	103	115	106	678	103	118	105	327	39	1044
NET DEVELOPMENT IMPACT		4	10	11	12	12	12	13	74	13	13	13	39	4	118
2021-22 TOTAL ENROLLMENT		41	100	113	139	115	128	118	753	116	132	118	366	43	1162

- NOTES:**
1. Births in the dashed boxes were calculated by a regression analysis. Students in those year groups have not been born or reported to date.
 2. The solid boxed area to the lower left of the table is an area of low confidence in that these children have not been born or reported to date.
 3. All calculations are carried to eight or more decimal places. Since there cannot be fractions of a student, the district total may vary by one or two students if added manually.
 4. The line **2021-22 TOTAL ENROLLMENT** must be entered manually into the Long Range Facility Plan Worksheet along with the explanation that the normal cohort did not consider residential development impact.

**TABLE 4
BOROUGH OF FRANKLIN LAKES
RESIDENTIAL DEVELOPMENT IMPACT**

DEVELOPMENT	TYPE OF UNIT	NUMBER OF		REMARKS	STUDENTS	
		UNITS	BEDROOMS		TOTAL	K-8
Toll Bros (High Mountain Golf Course)	Single Family - Detached	60	4		46	35
	Single Family - Attached	160	3-4		75	54
	Multifamily (5+ units - own)	11	1	affordable	1	1
	Multifamily (5+ units - own)	33	2	affordable	7	6
	Multifamily (5+ units - own)	11	3	affordable	7	5
Franklin Lakes Supportive Housing	Multifamily (5+ units - rent)	40	1	age restricted - special needs	0	0
Franklin Lakes Realty (was GS Realty)	Multifamily (5+ units - rent)	20	1		1	1
	Multifamily (5+ units - rent)	62	2		17	13
	Multifamily (5+ units - rent)	5	3		4	3
TOTALS					157	118

NOTES:

1. The name of the development, type, number of units, number of bedrooms, and remarks were supplied by Maria Berardi of the Franklin Lakes Planning and Zoning Board and Michael Solokas, the Franklin Lakes School Business Administrator.
2. All calculations are carried to eight or more decimal places. Since there cannot be fractions of a student, the district total may vary by one or two students if added manually.
3. If there is a projected decrease in student population in Table 3, the entire Table 4 impact is considered and shown on the line labeled **NET DEVELOPMENT IMPACT** in Table 3.
4. Any net development impact must be added to the normal 2020-21 projection and entered manually into the Long Range Facility Plan Worksheet along with an appropriate explanation.

TABLE 5 MODIFIED
FRANKLIN LAKES SCHOOL DISTRICT
OCTOBER 15, 2016 ENROLLMENT, BY SCHOOL, BY GRADE

SCHOOL	PK	K	1	2	3	4	5	6	7	8	UG	TOTAL
Franklin Avenue M.S. (015)	0	0	0	0	0	0	0	140	133	154	9	436
Colonial Road School (040)	0	25	32	47	32	57	37	0	0	0	21	251
High Mountain Road E.S. (020)	47	17	29	24	30	36	33	0	0	0	0	216
Woodside Avenue E.S. (030)	0	42	32	39	43	38	40	0	0	0	13	247
TOTAL	47	84	93	110	105	131	110	140	133	154	43	1150

PROJECTED ENROLLMENT BY SCHOOL, BY GRADE - FOR 2021-22

SCHOOL	PK	K	1	2	3	4	5	6	7	8	UG	TOTAL
Franklin Avenue M.S. (015)	0	0	0	0	0	0	0	116	132	118	9	375
Colonial Road School (040)	0	27	35	54	31	50	36	0	0	0	21	254
High Mountain Road E.S. (020) w/Development Impact	41	28	43	39	42	44	44	0	0	0	0	282
Woodside Avenue E.S. (030)	0	45	35	45	42	33	38	0	0	0	13	251
TOTAL	41	100	113	138	116	128	118	116	132	118	43	1162

TABLE 3 PROJECTIONS FOR 2021-22	41	100	113	139	115	128	118	116	132	118	43	1162
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