

DEMOGRAPHIC STUDY

FOR THE

MOUNTAIN LAKES

SCHOOL DISTRICT

July 15, 2024



STATISTICAL FORECASTING

- Provide demographic services for school districts in the New York-New Jersey metropolitan area since 1998.
- Performed demographic studies for approximately 200 school districts in NY & NJ.
- Demographic consultant for the NYC Public Schools since 2006.

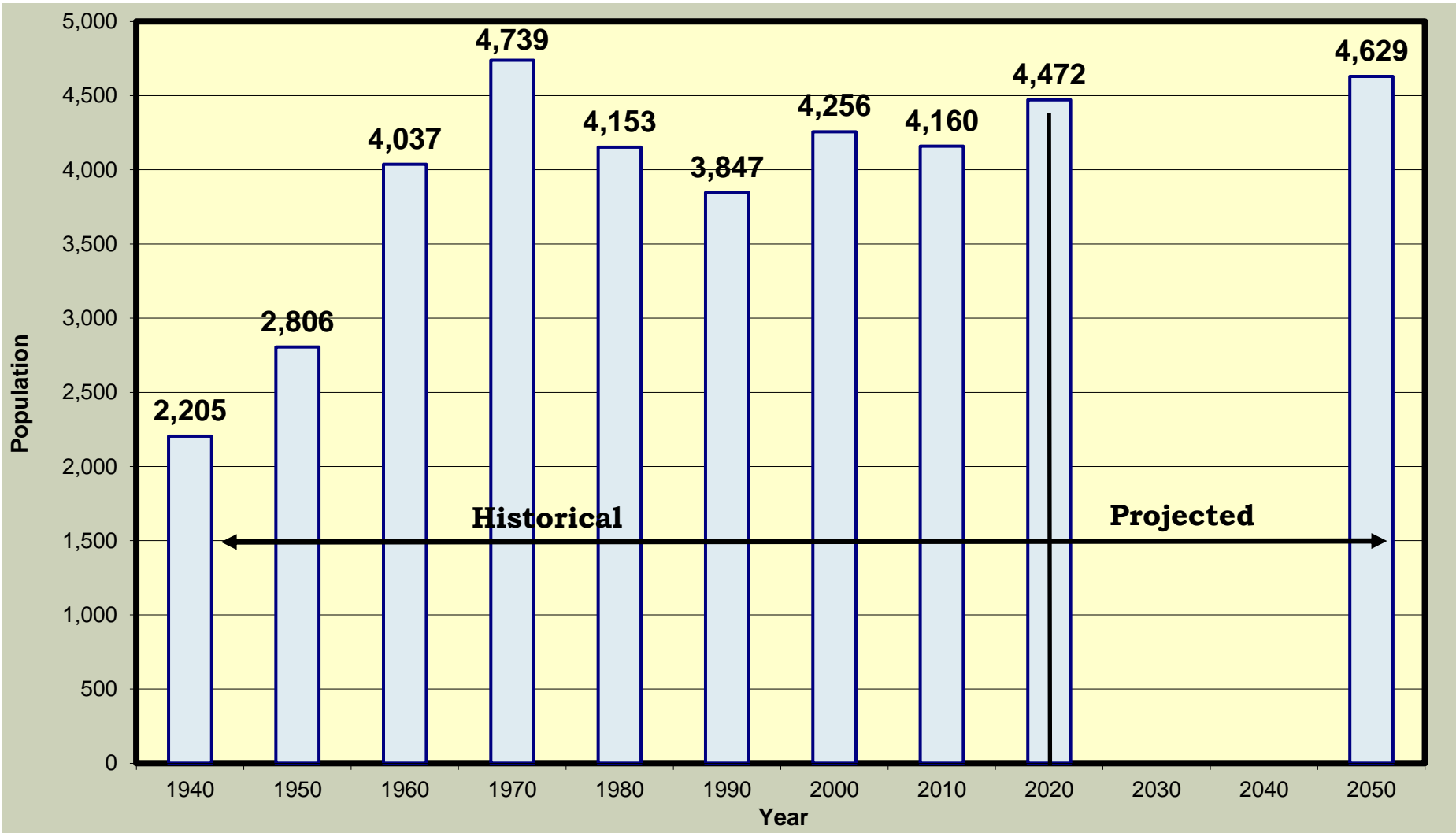
RICHARD S. GRIP ED.D.

- Executive Director
- Doctorate from Rutgers University Graduate School of Education in Educational Statistics and Measurement
- Numerous publications on school demography and presentations nationally
- Testified as an expert witness in school demography in several Administrative Law court hearings.

PURPOSE OF THE STUDY

- ❑ Project grade-by-grade enrollments from 2024-25 through 2028-29, a 5-year period
- ❑ Analyze community population trends, demographic characteristics and age structure, birth counts, and fertility rates
- ❑ Examine historical enrollments districtwide, by grade configuration (PK-5, 6-8, and 9-12), and by school
- ❑ Research new housing starts and the impact on the school district
- ❑ Compare building capacities to current and projected enrollments

MOUNTAIN LAKES HISTORICAL AND PROJECTED POPULATIONS 1940-2050

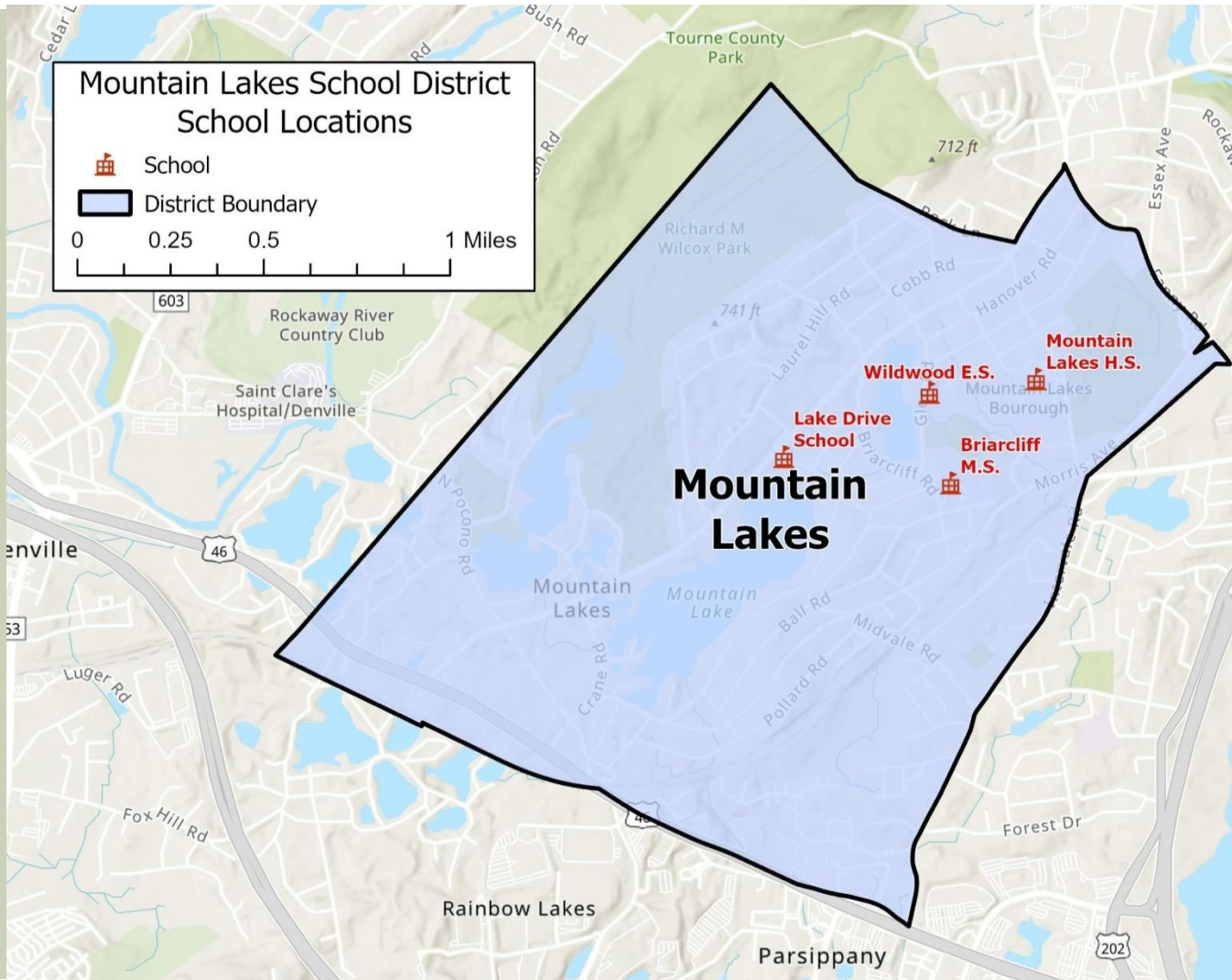


MOUNTAIN LAKES

DEMOGRAPHIC PROFILE

- ❑ 73.5% White, 15.5% Asian, and 5.5% Hispanic in 2020 (increasing Asian and Hispanic populations and declining White population from 2010)
- ❑ Median age = 41.7 years (NJ = 39.9 years)
- ❑ 14.8% of population is foreign-born (NJ=23.5%). China and India are the largest sources.
- ❑ Bachelor's Degree or Higher = 80.5% (NJ = 43.5%)
- ❑ Median household income = \$250K+ (NJ = \$96K)
- ❑ 1,429 housing units, of which 99.7% are 1-unit homes (attached or detached).
- ❑ 6.5% of housing units are renter-occupied (NJ = 38.7%).
- ❑ Median value of owner-occupied unit = \$870K (NJ = \$429K).

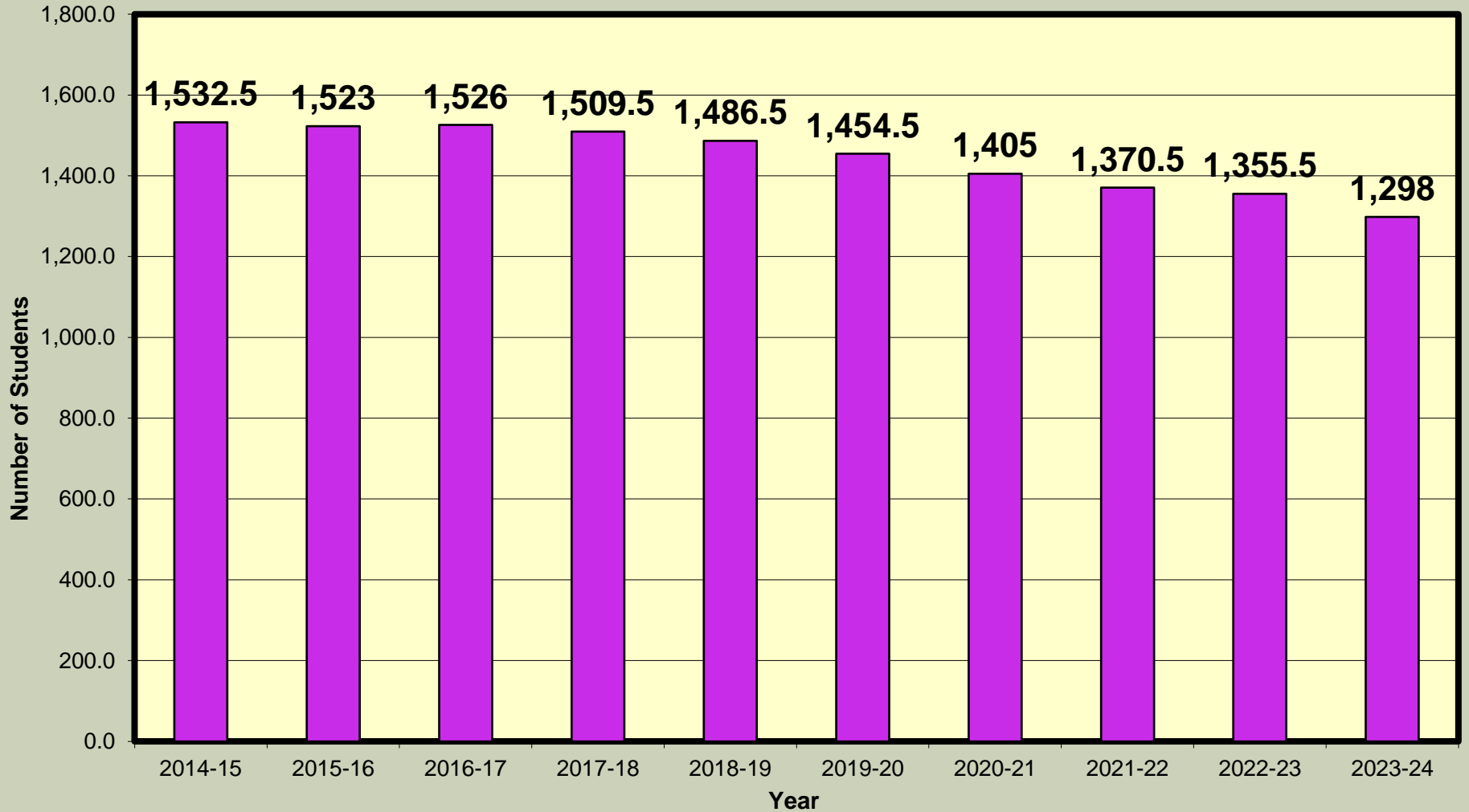
SCHOOL LOCATIONS



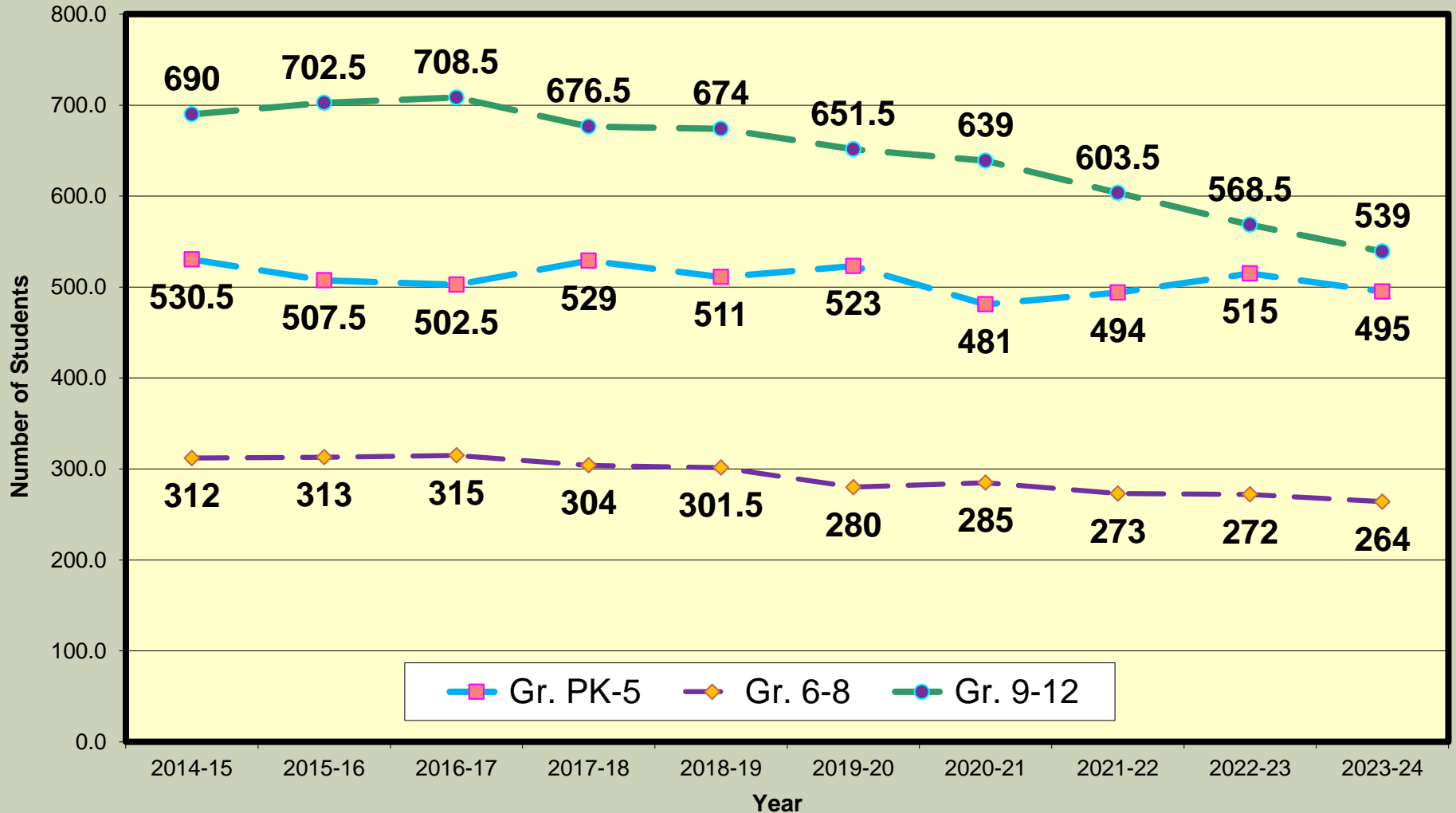
HISTORICAL ENROLLMENT TRENDS

- ❑ District's 2023-24 enrollment (10/15/23) is 1,298.
- ❑ 2014-15 enrollment = 1,532.5 (decline of 234.5 students in 10 years)
- ❑ Enrollments have declined in last 7 years.
- ❑ Declines in 2020-21 (-49.5) and 2021-22 (-34.5) likely due to coronavirus pandemic.
- ❑ Cohort-Survival Ratio Method (CSR) was used to project enrollments five years into the future.

HISTORICAL ENROLLMENTS (PK-12) 2014-15 TO 2023-24



HISTORICAL ENROLLMENTS BY GRADE CONFIGURATION 2014-15 TO 2023-24



ENROLLMENT PROJECTION METHOD

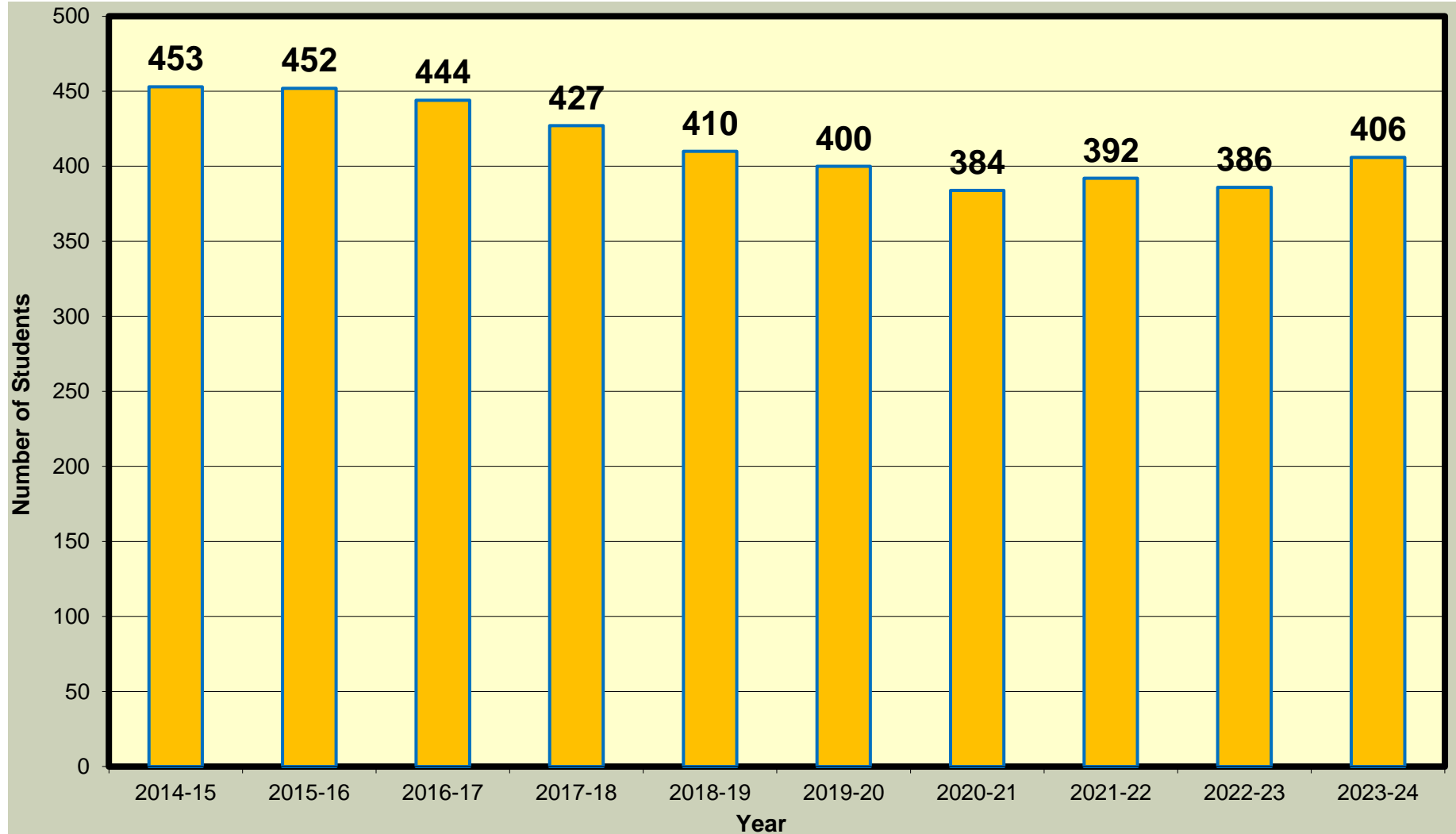
COHORT SURVIVAL RATIO

- ❑ Ratios are calculated for each grade progression. Ex. 100 1st graders in 2022-23 become 95 2nd graders in 2023-24 = 0.95)
- ❑ Ratios above 1.000 = inward migration, below 1.000 = outward migration
- ❑ Survival ratios were computed for ten historical years. 9 of 13 average ratios were above 1.000, which reflects general net inward migration.
- ❑ 2 of 4 average ratios that were below 1.000 were in the HS grades.
- ❑ 3 survival ratios in 2020-21 (1st year of pandemic) were the lowest value in the last decade.
- ❑ Average ratios were applied to current enrollments to project future enrollments.

HISTORICAL ENROLLMENTS

BOONTON TOWNSHIP SCHOOL DISTRICT (PK-8)

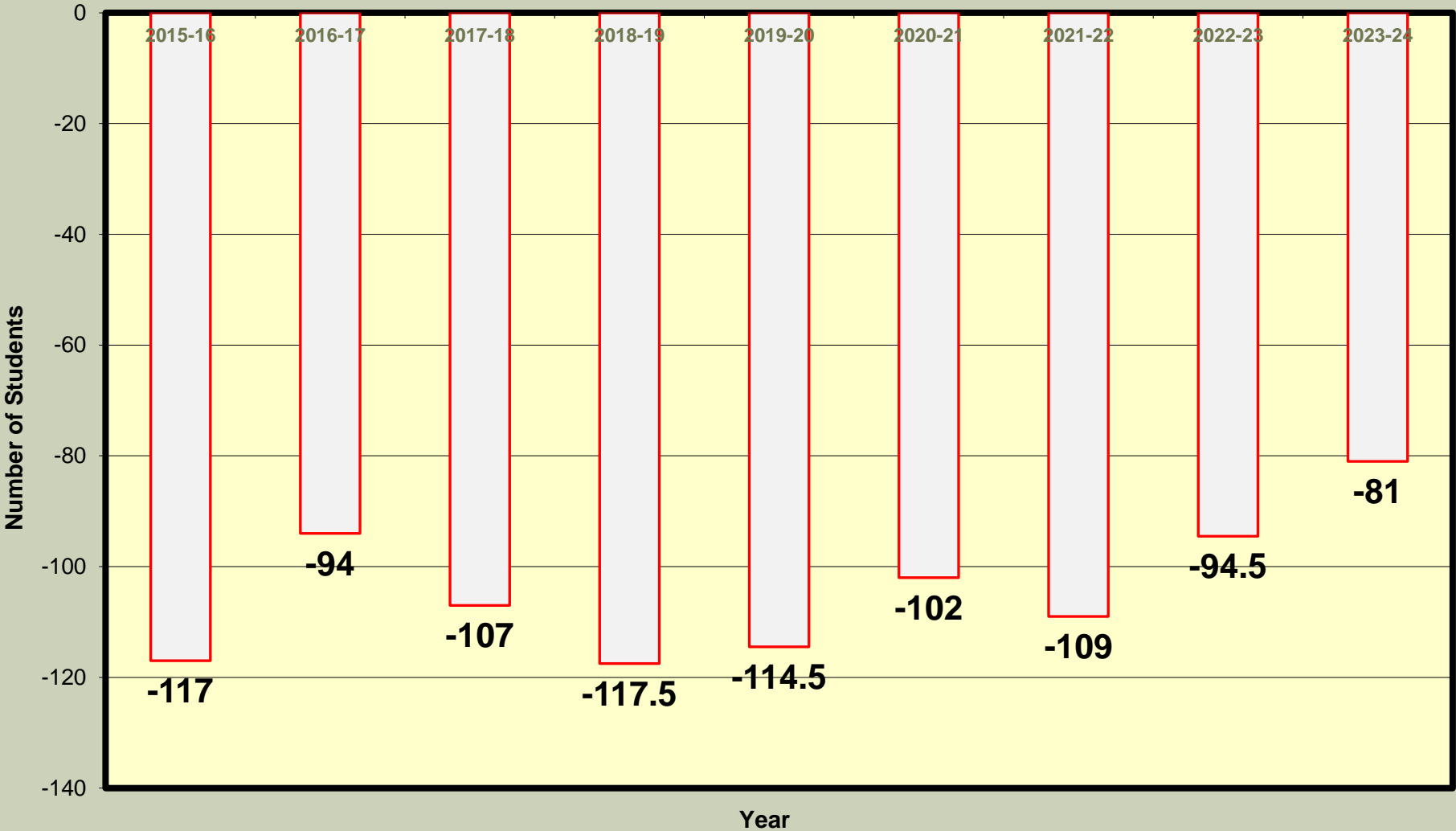
2014-15 TO 2023-24



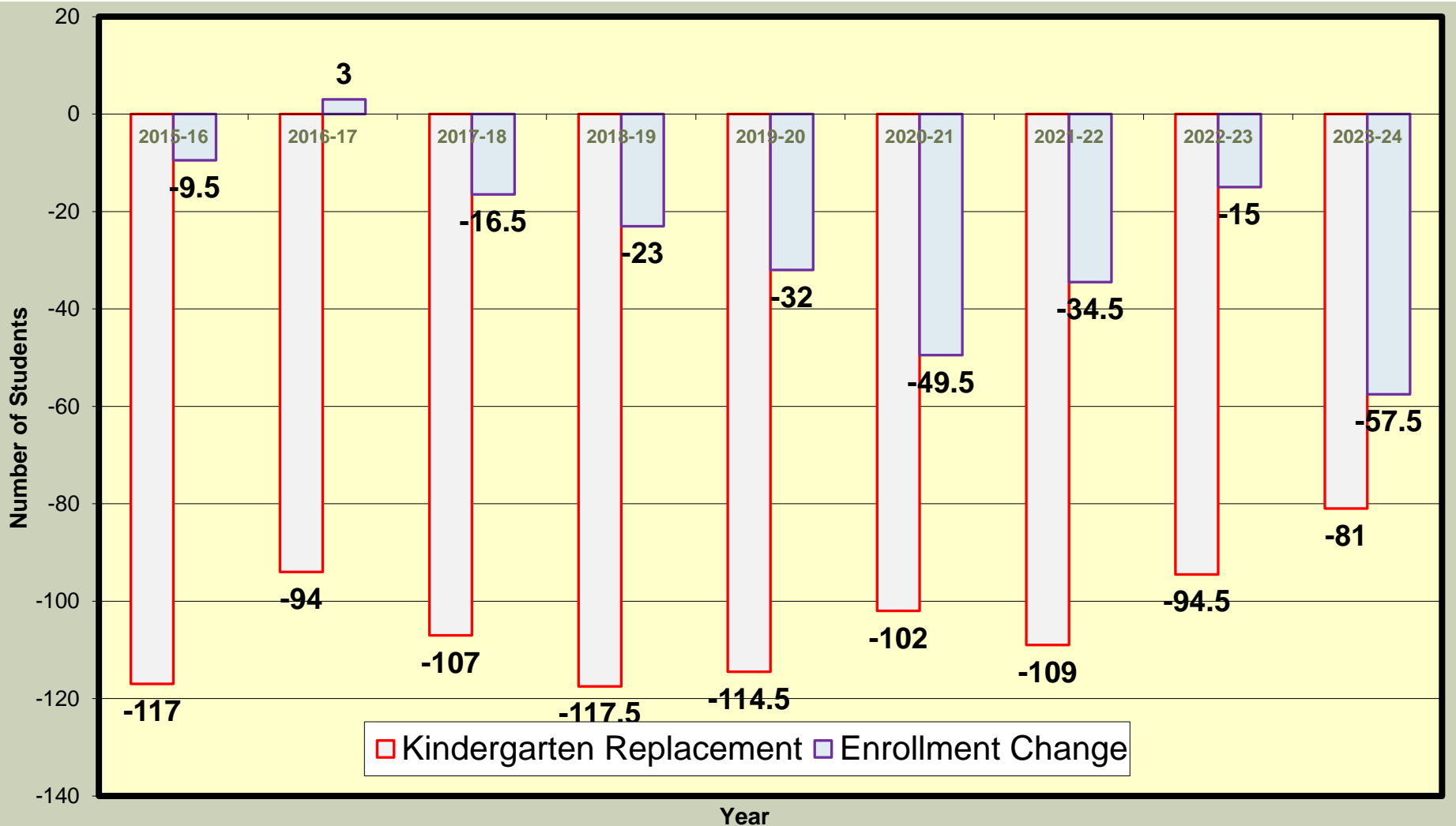
KINDERGARTEN REPLACEMENT

- ❑ Negative kindergarten replacement (KR) has occurred in each of last 9 years, ranging from 81-117.5 students per year.
- ❑ Negative KR- Number of entering kindergarten students is less than number of graduating 12th grade students from prior year.

HISTORICAL KINDERGARTEN REPLACEMENT



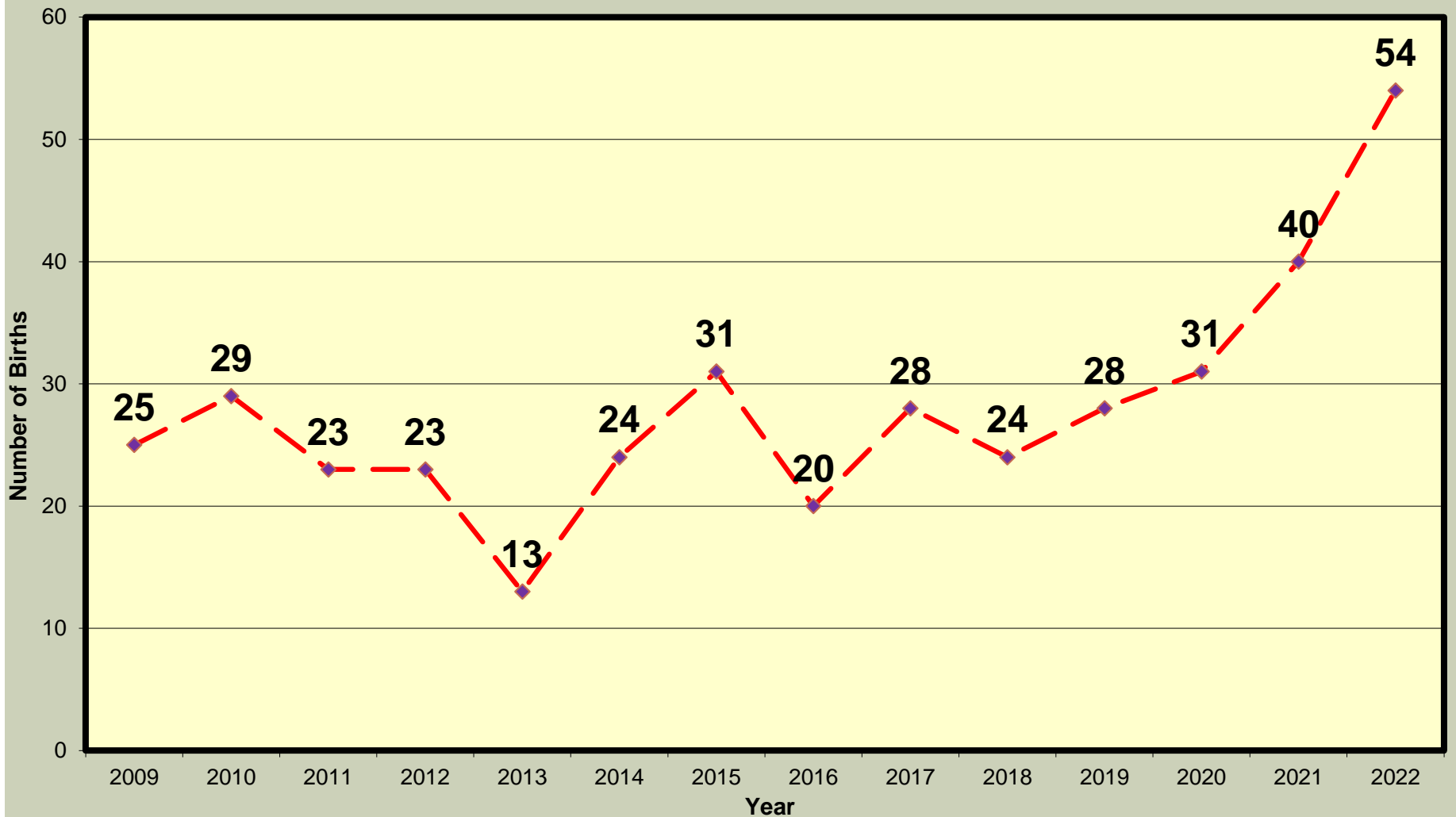
TOTAL ENROLLMENT CHANGE VS. KINDERGARTEN REPLACEMENT



BIRTH COUNTS

- ❑ Births are used to project kindergarten students 5 years later.
- ❑ Analyzed birth data from 2009-2022. Births were fairly stable from 2009-2020, ranging from 13-31.
- ❑ However, births have increased outside of historical range in 2021 and 2022.
- ❑ 54 births in 2022, which is 29 more than in 2009 (25).

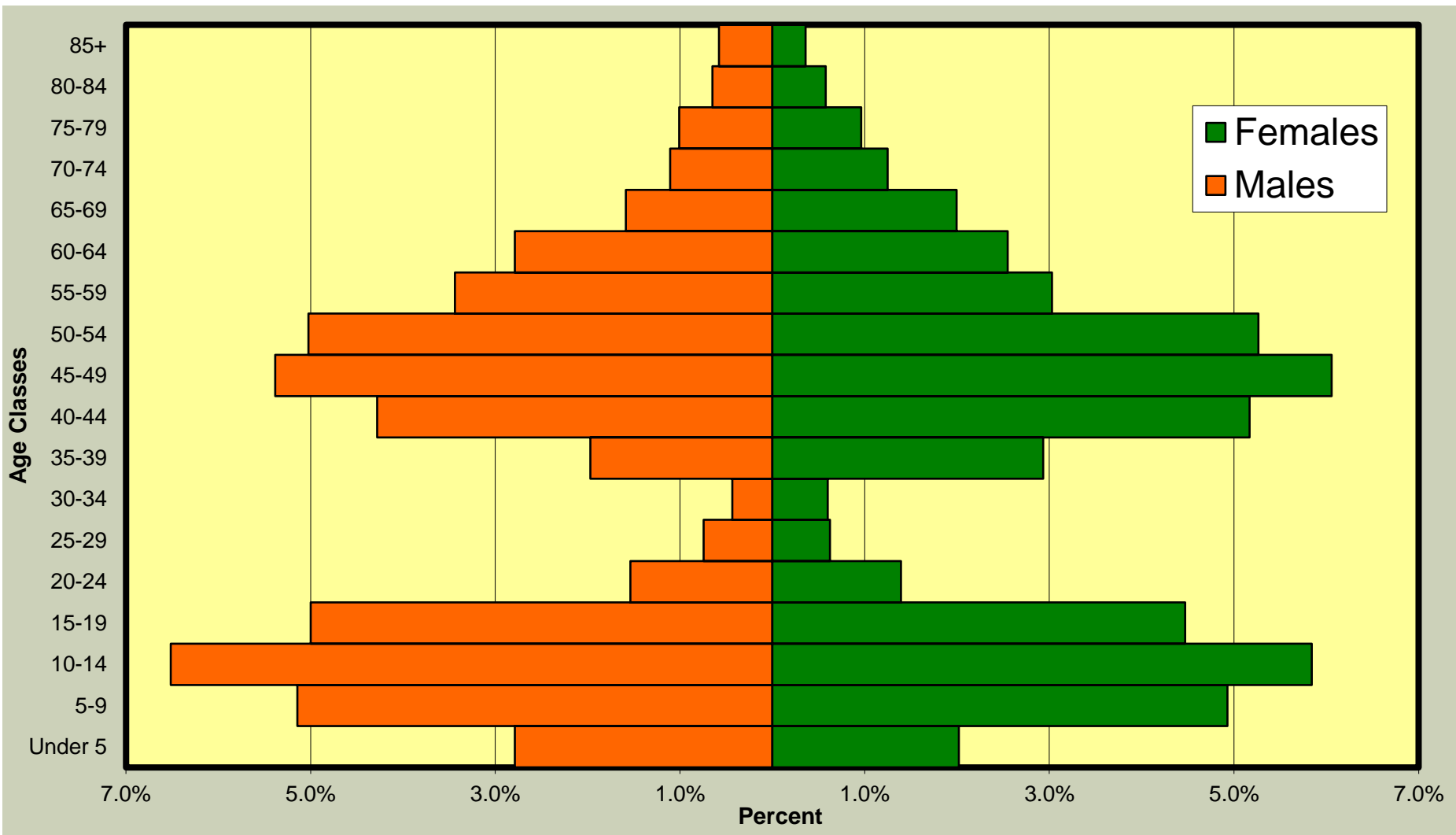
MOUNTAIN LAKES HISTORICAL BIRTH COUNTS 2009-2022



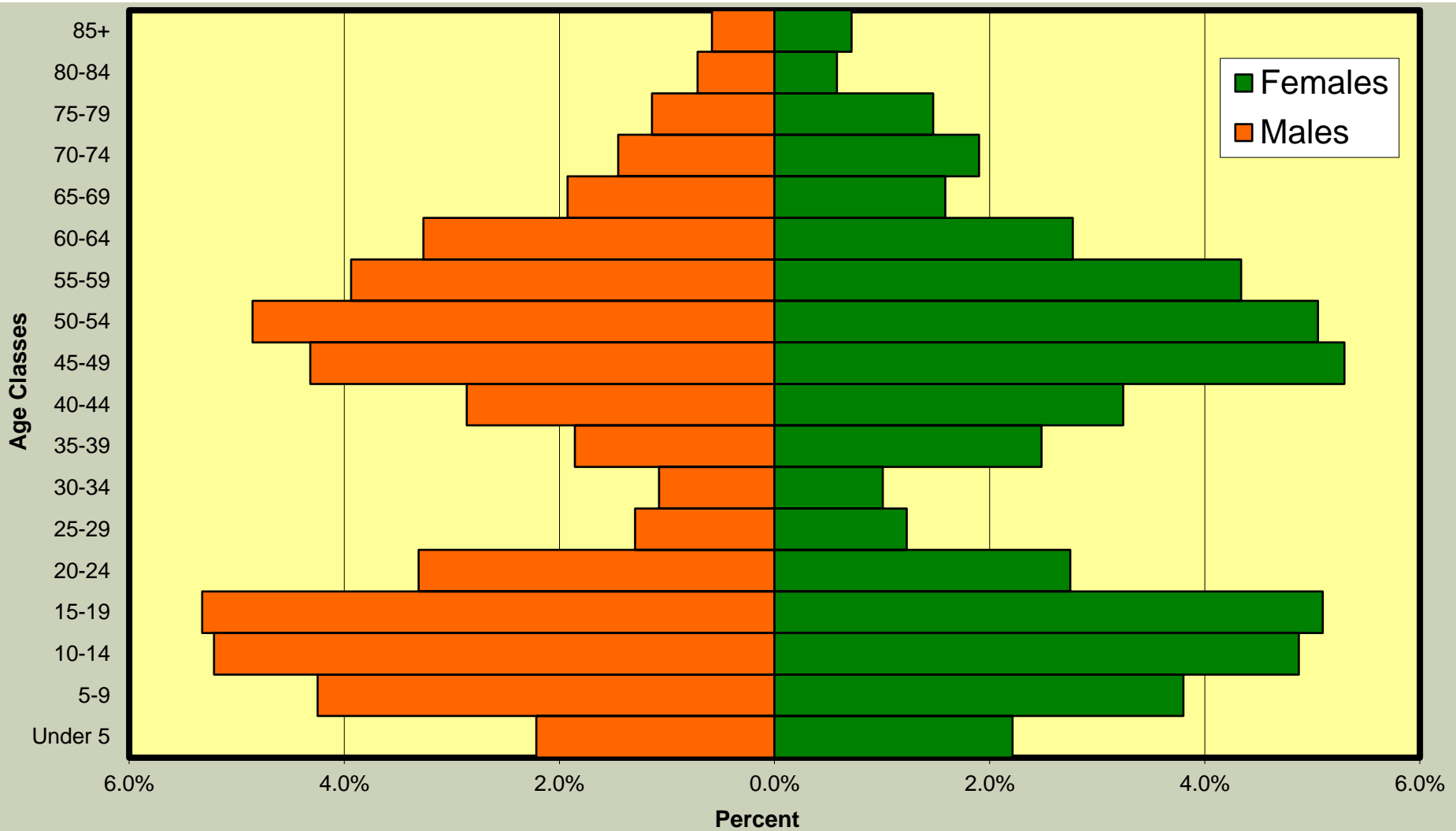
BIRTH COUNTS AND BIRTH-TO-KINDERGARTEN SURVIVAL RATIOS

Birth Year	Number of Births Mountain Lakes Borough	Kindergarten Students Five Years Later	Birth-to-Kindergarten Survival Ratio
2009	25	65	2.600
2010	29	58	2.000
2011	23	59	2.565
2012	23	76	3.304
2013	13	55	4.231
2014	24	63	2.625
2015	31	52	Pandemic → 1.677
2016	20	54	2.700
2017	28	70	2.500
2018	24	67	2.792
2019	28	N/A	N/A
2020	31	N/A	N/A
2021	40	N/A	N/A
2022	54	N/A	N/A

AGE PYRAMID MOUNTAIN LAKES 2010 CENSUS



AGE PYRAMID MOUNTAIN LAKES 2020 CENSUS



CHANGE IN MALES AND FEMALES 2010-2020 MOUNTAIN LAKES

	Males		Females	
Age Group	Numerical Change	Percentage Point Change	Numerical Change	Percentage Point Change
Under 5	-17	-0.6	+15	+0.2
5-9	-24	-0.9	-35	-1.1
10-14	-38	-1.3	-25	-1.0
15-19	+30	+0.3	+42	+0.6
20-24	+84	+1.8	+65	+1.4
25-29	+27	+0.6	+29	+0.6
30-34	+30	+0.6	+20	+0.4
35-39	+1	-0.1	-11	-0.5
40-44	-50	-1.4	-70	-1.9
45-49	-31	-1.1	-15	-0.8
50-54	+8	-0.2	+7	-0.2
55-59	+33	+0.5	+68	+1.3
60-64	+30	+0.5	+18	+0.2
65-69	+20	+0.3	-12	-0.4
70-74	+19	+0.3	+33	+0.7
75-79	+9	+0.1	+26	+0.5
80-84	+5	+0.1	+2	0.0
85+	+2	0.0	+17	+0.4

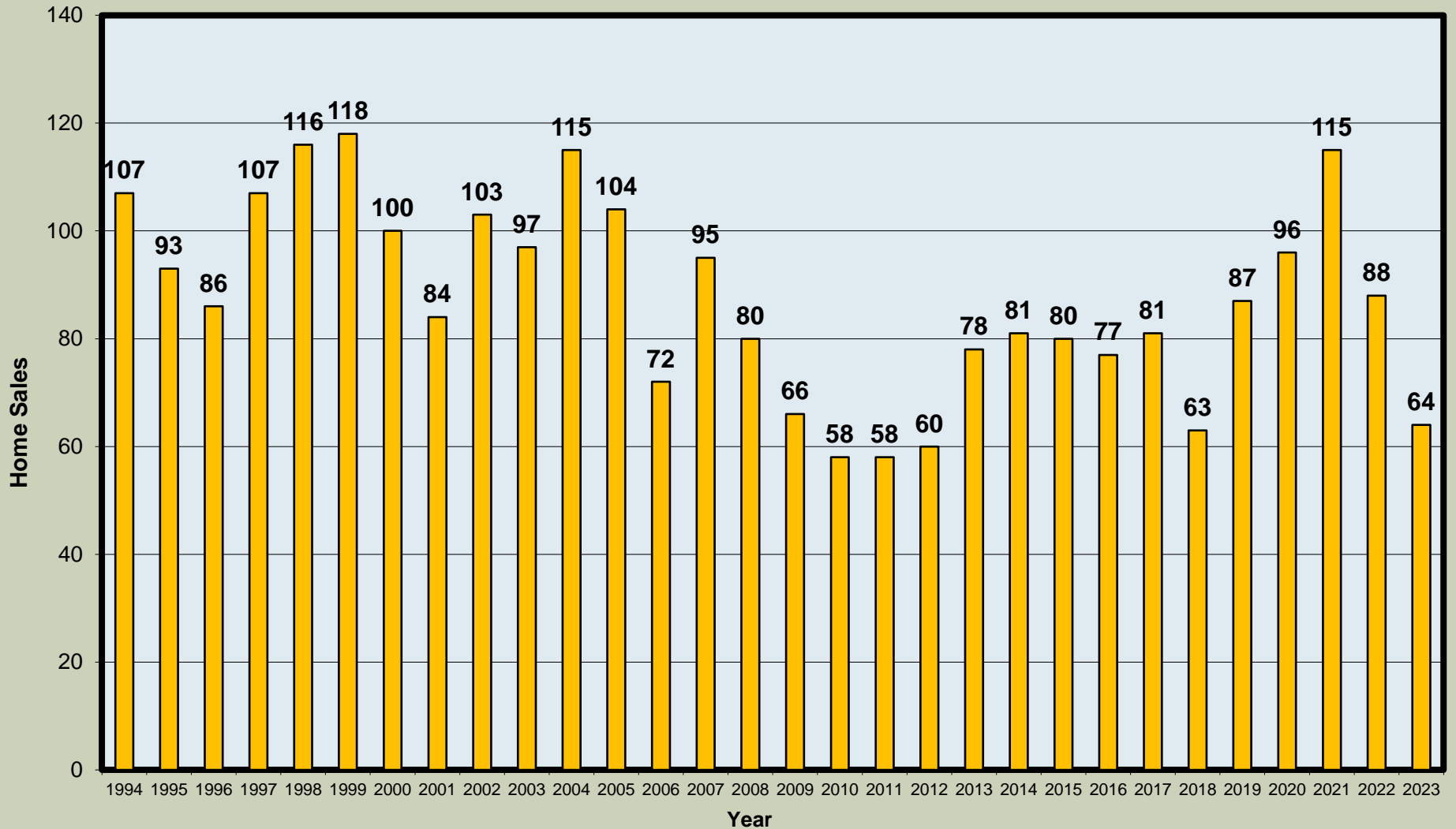
MOUNTAIN LAKES POTENTIAL NEW HOUSING

- **No residential developments under construction in Mountain Lakes, nor are there applications for residential subdivisions before the planning board.**
- **51 housing units built from 2018-2023, of which 40 were townhouse units in Enclave at Mountain Lakes (2020-2022).**

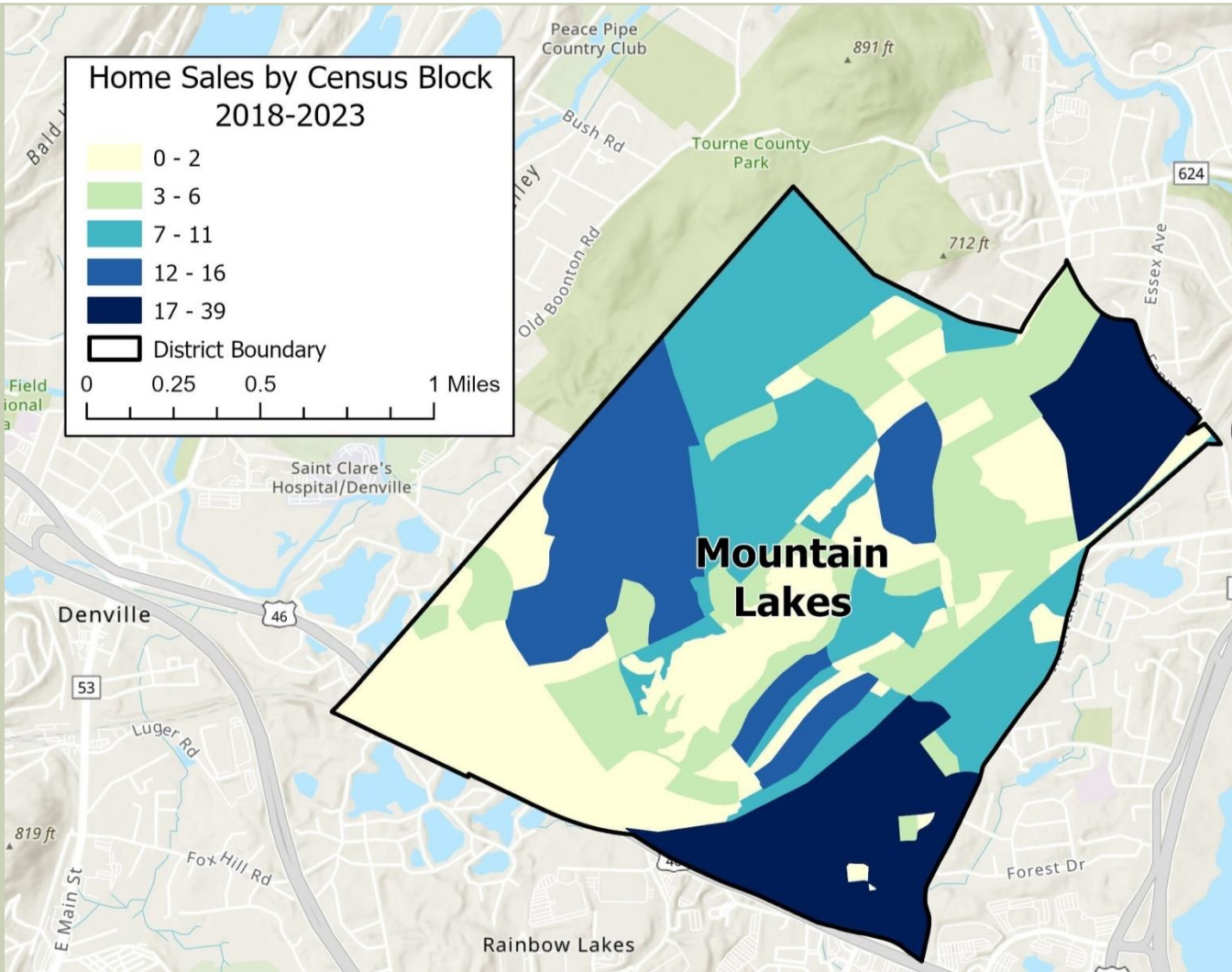
HISTORICAL CONSTRUCTION 2018-2023

Year	Total
2018	5
2019	4
2020	21
2021	19
2022	2
2023	0
Total	51

HOME SALES MOUNTAIN LAKES 1994-2023



HOME SALES BY CENSUS BLOCK MOUNTAIN LAKES 2018-2023



ENROLLMENT PROJECTIONS

- Enrollments were projected from 2024-25 through 2028-29, a 5-year period.
- Two sets of projections - CSR 4-YR and CSR 5-YR
- Enrollments are projected to decline for the next 2 years before reversing trend.
- CSR 4-YR - 1,321 in 2028-29 (+23)
- CSR 5-YR - 1,340 in 2028-29 (+42)

ENROLLMENT PROJECTIONS BY GRADE CONFIGURATION

Historical	PK-5		6-8		9-12	
2023-24	495		264		539	
Projected	PK-5 CSR 4-YR	PK-5 CSR 5-YR	6-8 CSR 4-YR	6-8 CSR 5-YR	9-12 CSR 4-YR	9-12 CSR 5-YR
2024-25	493	494	265	266	532	535
2025-26	502	507	259	261	517	519
2026-27	525	531	248	253	521	526
2027-28	579	587	232	235	515	521
2028-29	597	609	239	243	485	488
5-year Change	+102	+114	-25	-21	-54	-51

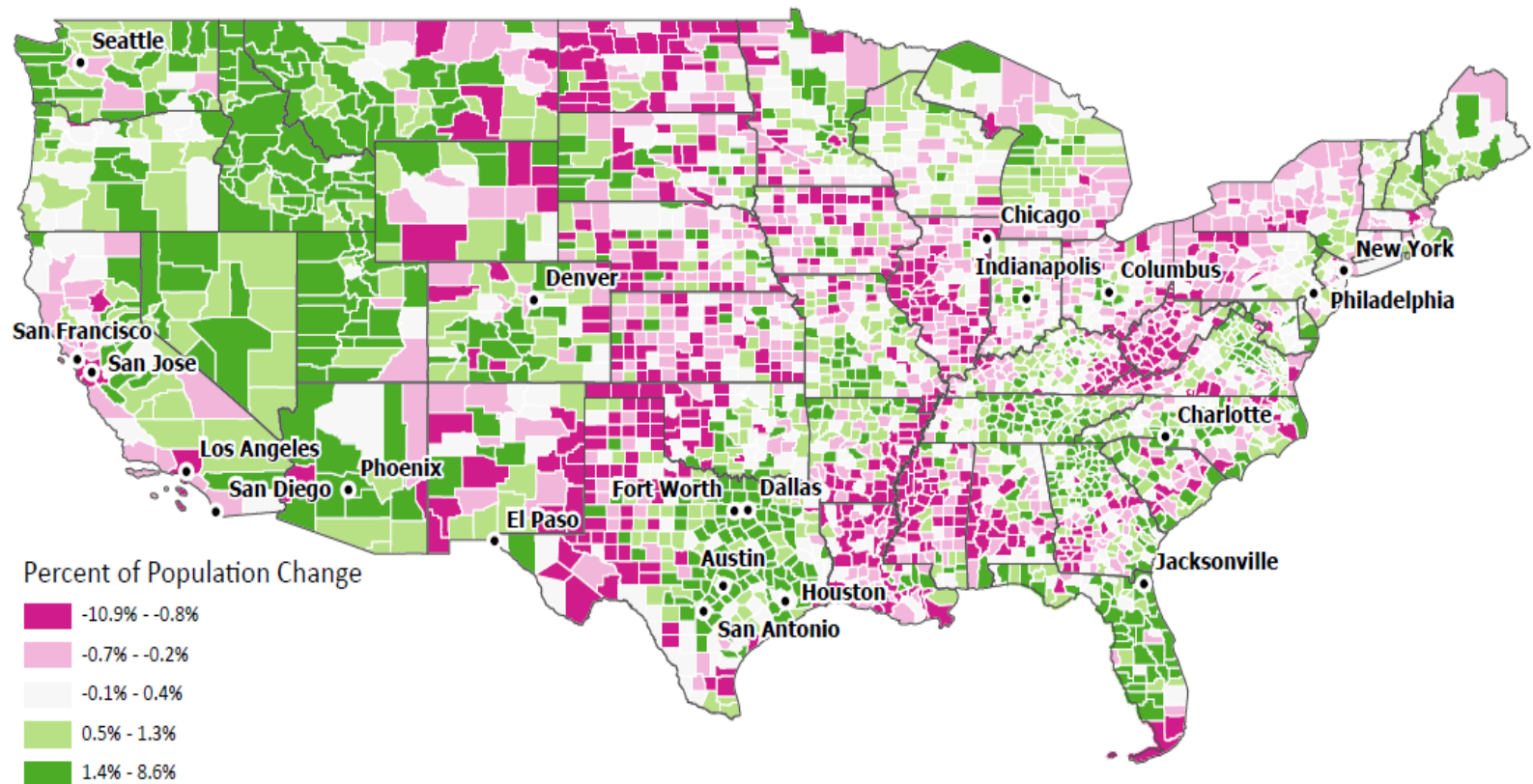
CAPACITY ANALYSIS

School	Capacity (2005)	Current Enrollment 2023-24	Difference	Projected Enrollment 2028-29	Difference
Wildwood E.S. (PK-5)	373	437	-64	557	-184
Briarcliff M.S. (6-8)	288	253	+35	242	+46
Mountain Lakes H.S. (9-12)	527	539	-12	488	+39
Lake Drive School	39	67	-28	53	-14

COVID-19

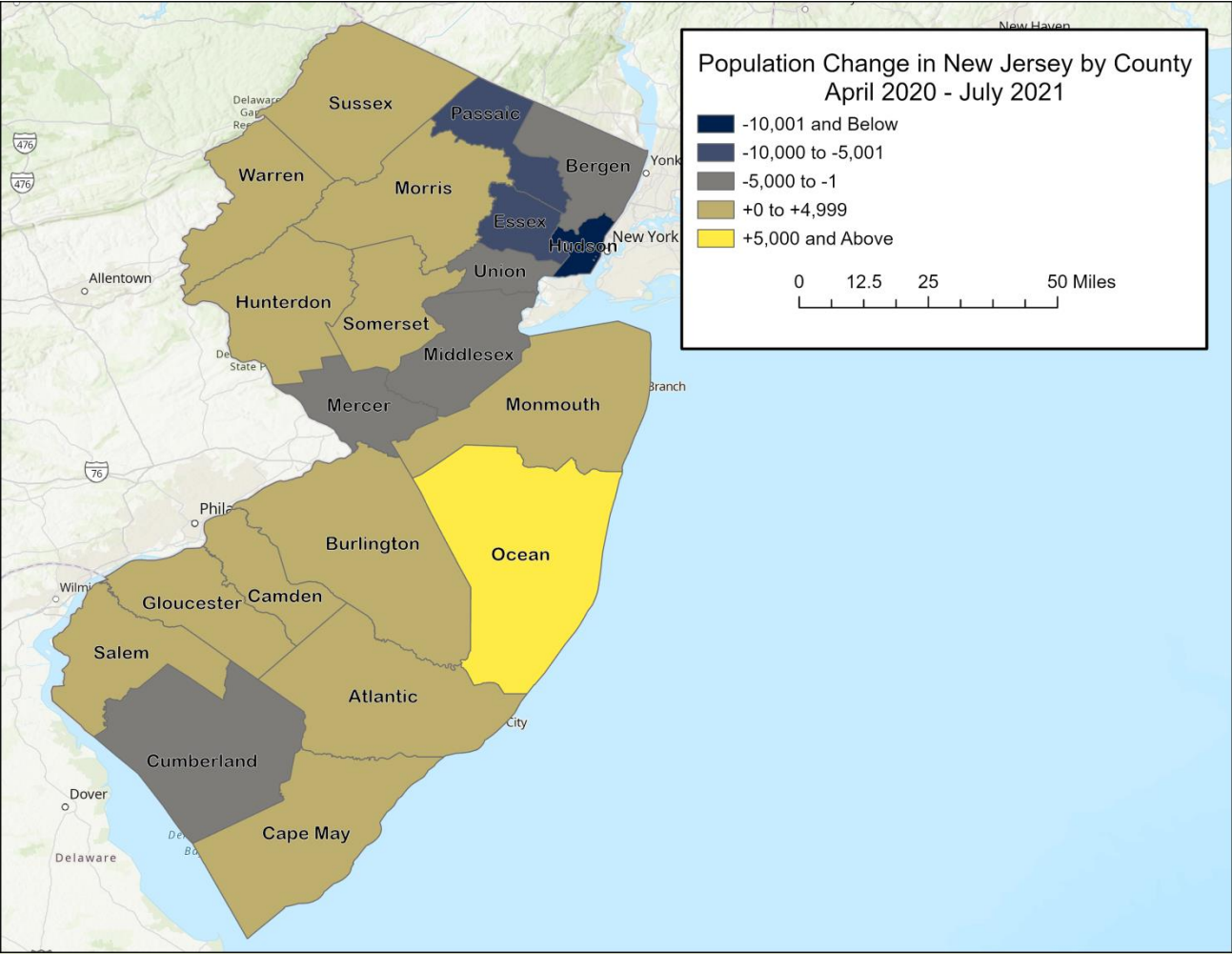
- Effects of COVID-19 on enrollment are varied across the country.
- Big declines in large school districts: Los Angeles (-11,000), Broward County (-8,500), Orange County (-8,000), Charlotte-Mecklenburg (-5,000).
- People are leaving large metro areas to live in rural areas, either in 2nd homes or a purchased home. Will they return?

USA POPULATION CHANGE APRIL 2020 TO JULY 2021



Source: US Census Bureau, Population Estimates Program 2021

NJ POPULATION CHANGE APRIL 2020 TO JULY 2021



Source: US Census Bureau, Population Estimates Program 2021

SUMMARY

- Enrollments in the Mountain Lakes School District have declined annually in last 7 years.
- Looking ahead, a change in trend is on the horizon. Enrollments are projected to decline for the next 2 years before reversing trend.
- Enrollments are projected to increase due to:
 1. an inward migration of children and
 2. an increase in borough's birth rate.
- Enrollment gains are not projected to be uniform across the grade configurations (PK-5, 6-8, 9-12).
- Enrollments are projected to increase at Wildwood E.S. while decline at Briarcliff M.S. and Mountain Lakes H.S. as existing smaller cohorts move through the system.

