2025 – 2035 Demographic Report for Matawan Aberdeen Regional School District

PRESENTED BY
FRED HEJAZI

citygate GIS
Intelligence Mapped

esri Partner Network Silver 20 YEARS 1999-2019

38th 1986 - 2024 ANNIVERSARY

Introduction – Citygate



- Citygate
  - 38-year-old company
  - Consulting firm specializing in redistricting & school planning
    - Redistricting software (Desktop and Internet)
    - Enrollment Projection
    - Bus Routing (Desktop and Internet)
  - 28 years of continuous demographic/redistricting experience
    - K12, School Boards, Council, Water, Legislative, Congressional …
- Fred Hejazi
  - 27 years hands on demographic experience
  - Multiple school projects
  - Extensive mapping and analysis experience

Methodology

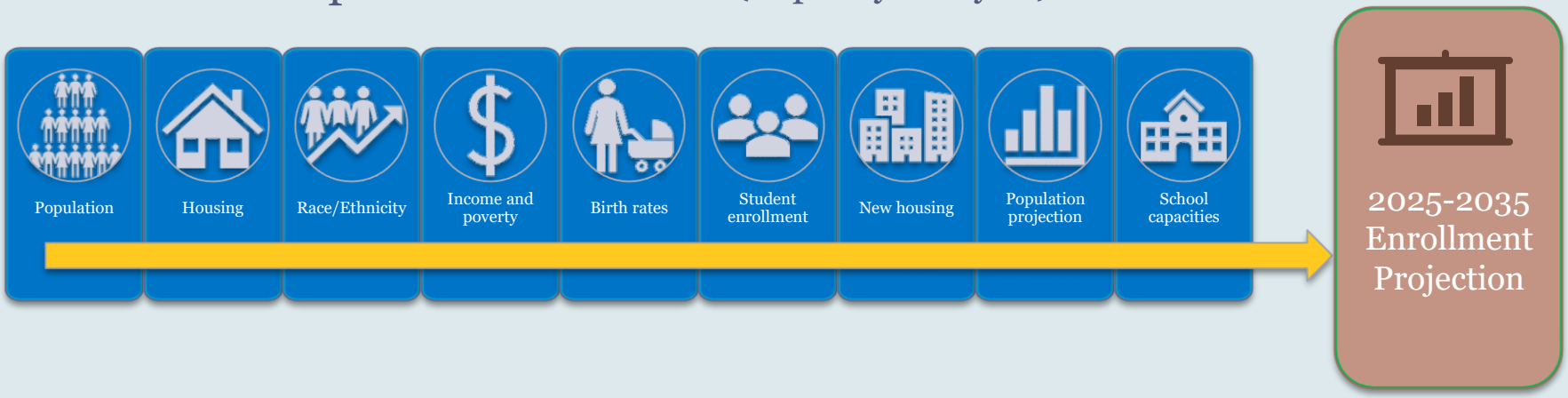


- Review relevant demographics nationally, regionally and locally
- Analyze data from US Census, State of NJ, Monmouth County, Borough of Matawan, Township of Aberdeen and & MARSD
- Determine changes affecting student enrollment
  - In total population
  - In housing
  - Race and Hispanic origin
  - Income and poverty
  - Birth rates

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Methodology

- Determine past trends in student enrollment (cohort survival)
- Identify factors affecting future enrollment such as
  - Proposed new housing construction
  - Population projection
  - School capacities
- Create enrollment projection
- Determine impact to each school (Capacity analysis)



Population change



Figure 1 - Image 12/2002- Google Earth

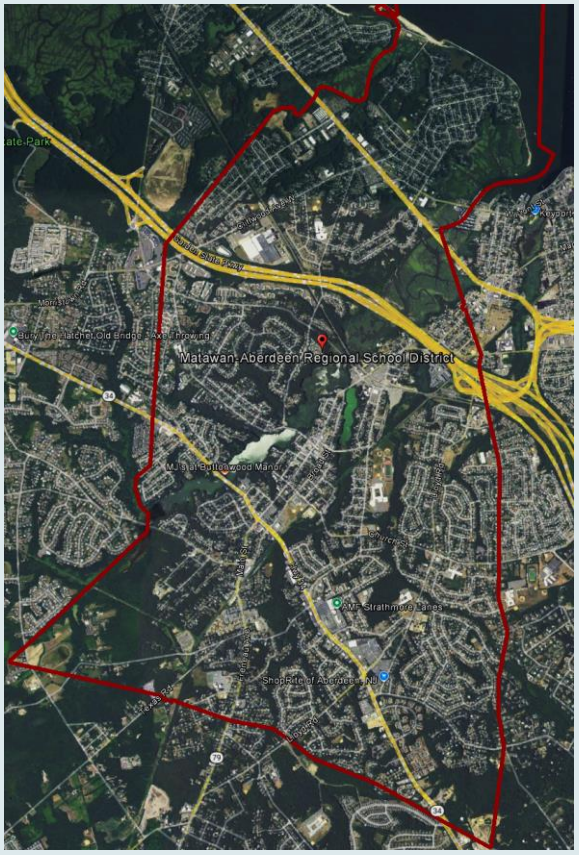


Figure 2- Image 11/2011 -Google Earth

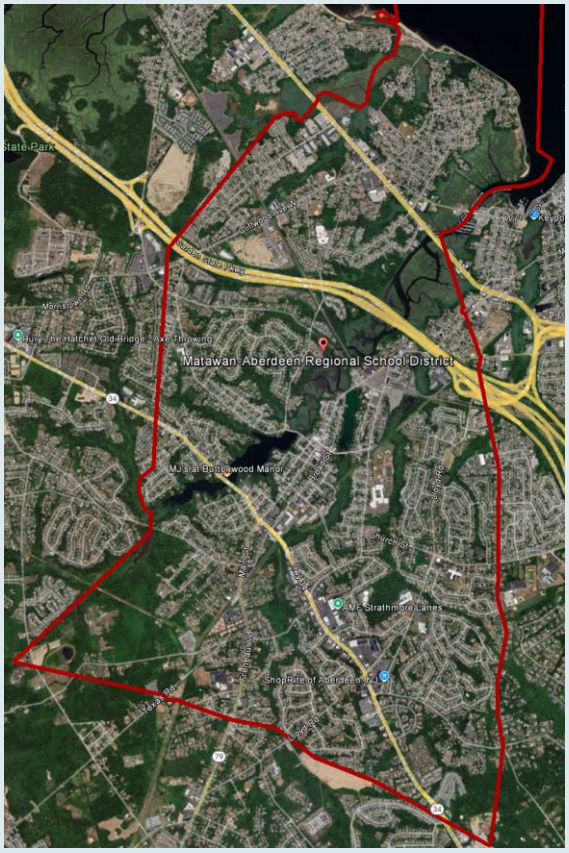
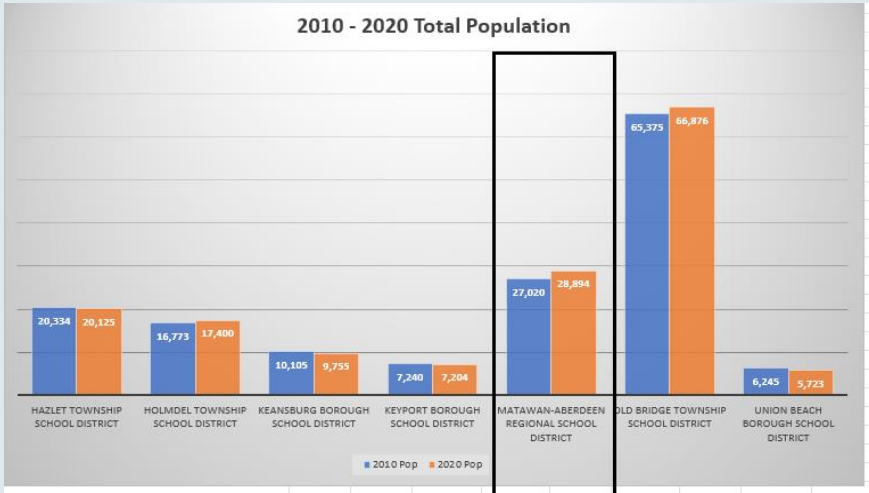
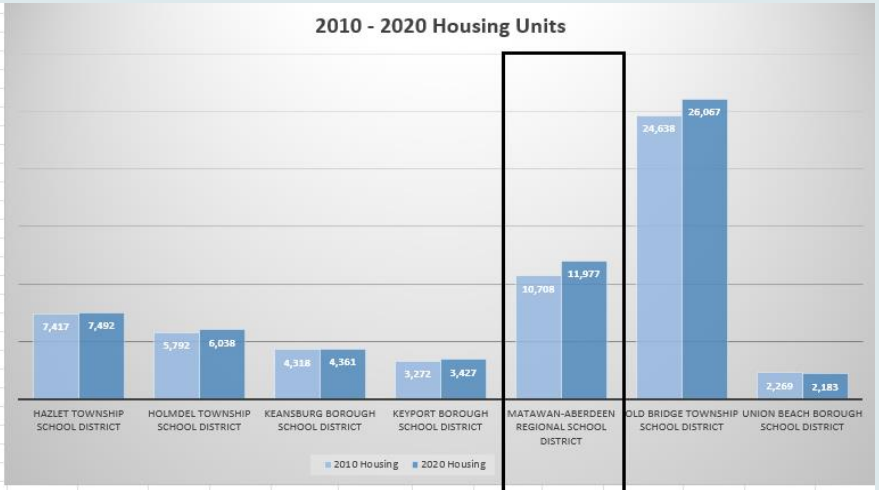
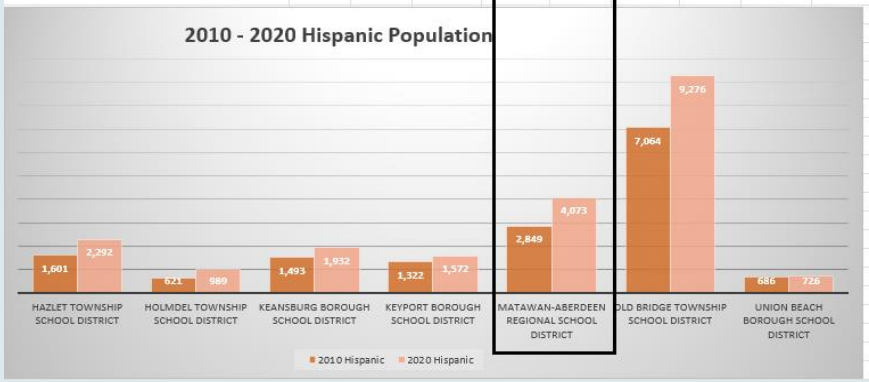


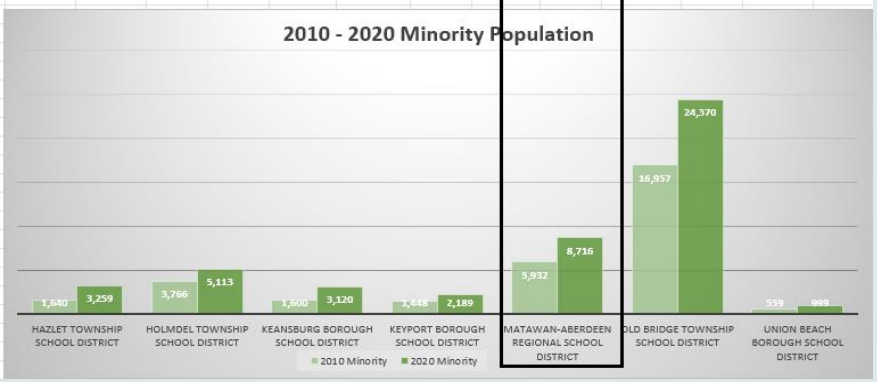
Figure 3 - Image 11/2022 - Google Earth

Population change 2010-2020





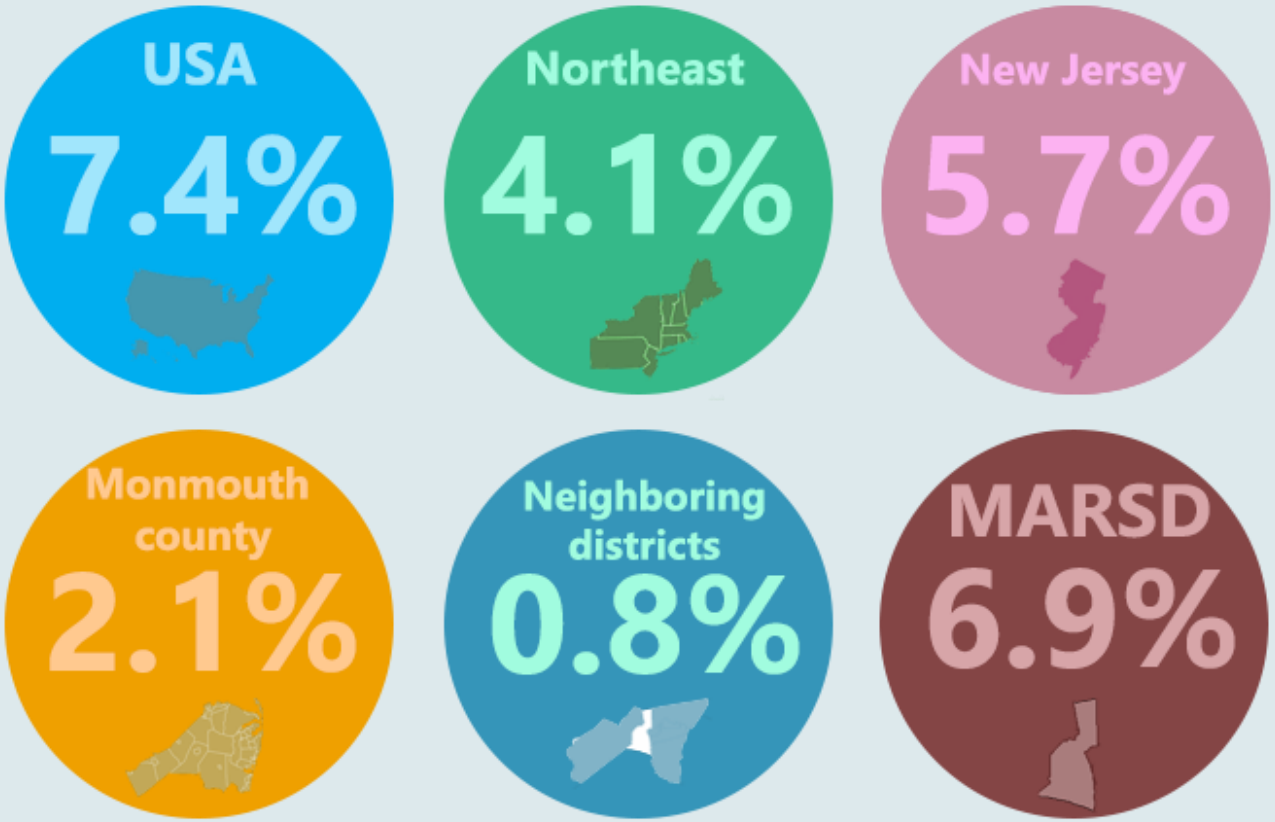




Source: US Census Bureau

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Population change 2010-2020



Source: US Census Bureau

MARSD Population change 2010-2020



Population

2010 - 27,020
2020 - 28,894

Change 1,874
+6.9%

White alone

2010 – 21,088
2020 – 20,178

Change -910
-4.3%

AfrAm alone

2010 – 2,781
2020 – 2,757

Change -24
-0.86%

Minority

2010 – 5,932
2020 – 8,716

Change 2784
+47%

Hispanic

2010 – 2,849
2020 – 4,073

Change 1224
+43%

Source: US Census Bureau

MARSD change in housing units 2010-2020



Housing

2010 – 10,708
2020 – 11,977

Change 1,874
+6.9%

Occupied

2010 – 10,234
2020 – 11,546

Change 1312
13%

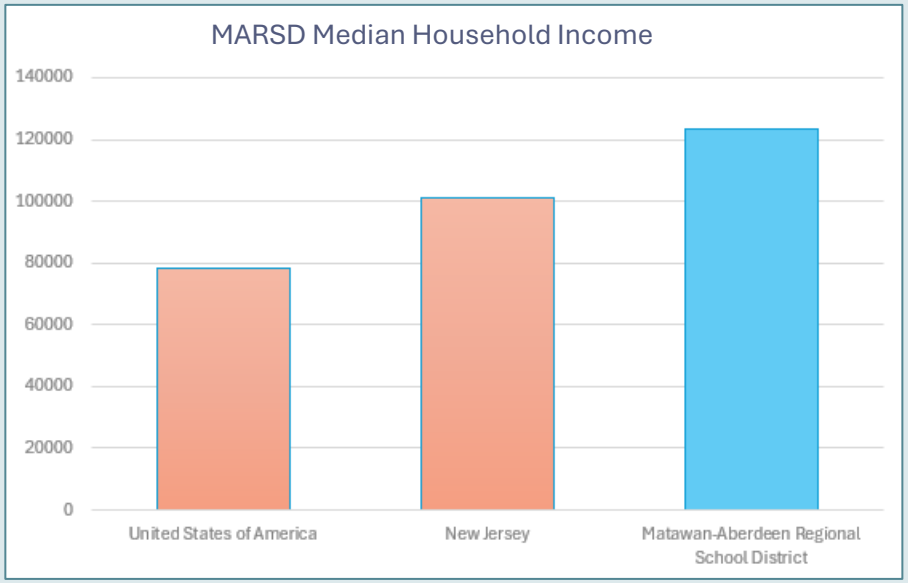
Vacant

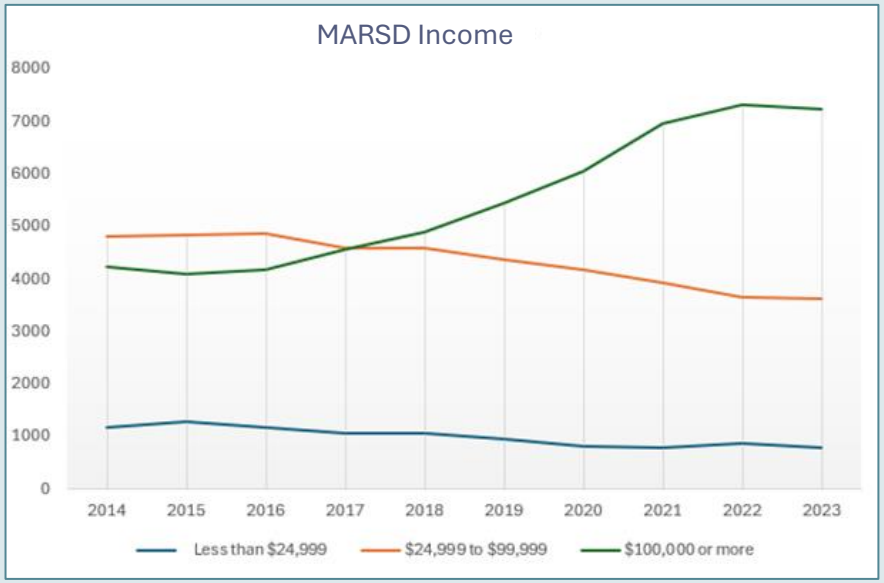
2010 – 471 4.4%
2020 – 431 3.6%

Change -40
-8.5%

Source: US Census Bureau

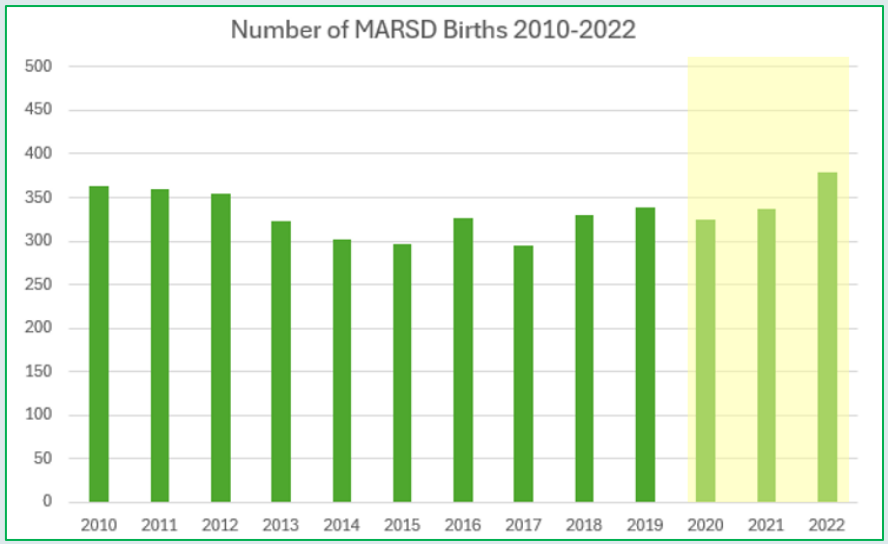
MARSD Income and poverty

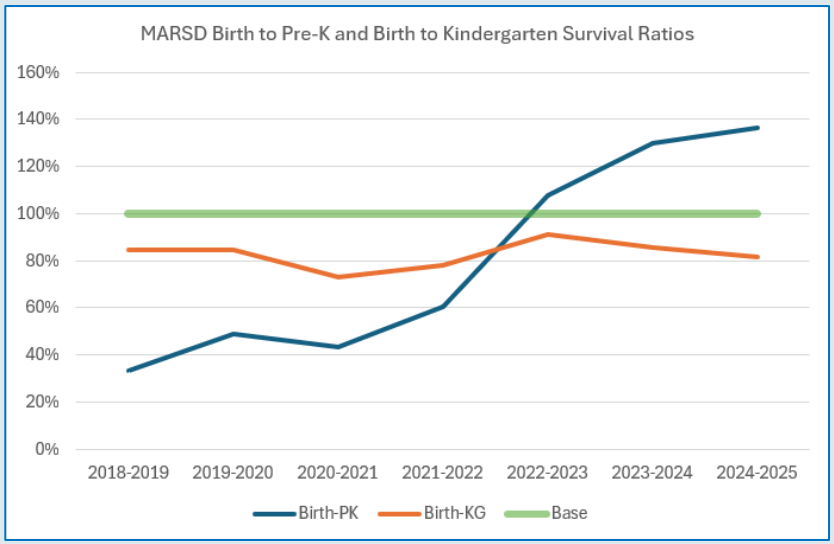




Source: US Census Bureau

MARSD Number of Births 2010-2022

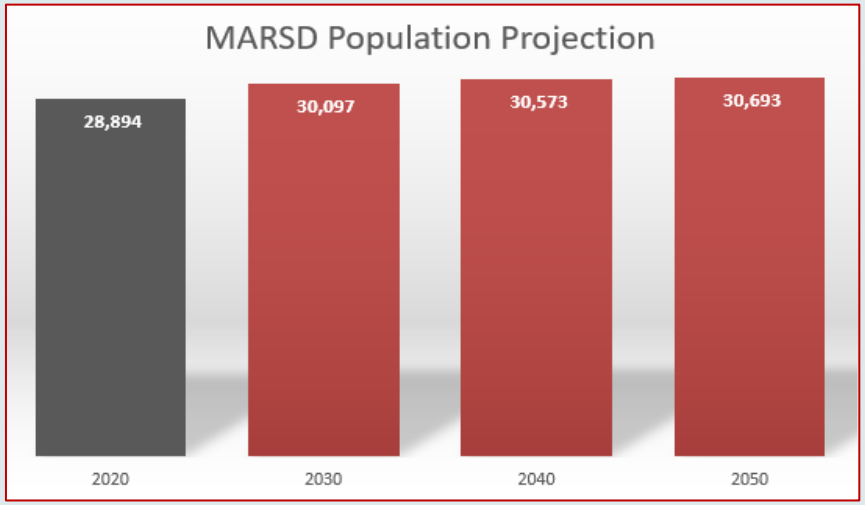




Source: NJ Department of Health

Source: MARSD

MARSD Projected population





	2020	2030	Change	%Change
Under 5	1541	1700	159	10%
5 to 9	1495	1606	111	7.4%
10 to 14	1647	1508	-139	-8.4%
15 to 19	1603	1514	-89	-5.6%
Total	6286	8328	42	1%
MARSD	3656			

Source: UVA Weldon Cooper Center

MARSD Planned residential construction

	Name of the Development	Number of units
Aberdeen Township		
1	Ken Gardens	21
2	Glass Works	**199**
Matawan Borough		
3	~~JSM at Matawan~~	~~51~~
4	Matawan Junction	**100**
5	Emlenrich	60
6	114-116 Main LLC	39
7	NJ Transit Rehab	122
8	Santander	46
9	Toll Brothers	62
	Total	**700**

Possible development

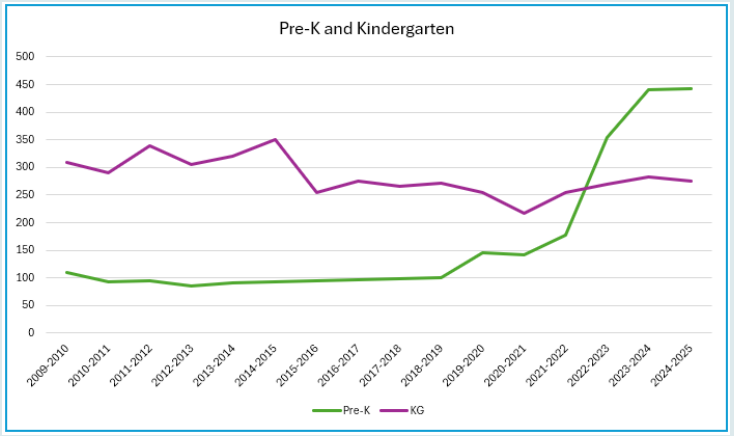
Total housing units	**11,957** (2023)		**299**	**401**
Birth and Student data	**students**	**Student yield per 100 Units of Housing**	**2026-27**	**2029-30**
Birth	351	2.9	9	12
Pre-K	441	3.7	11	15
KG	282	2.4	7	9
Grade 1	271	2.3	7	9
Grade 2	273	2.3	7	9
Grade 3	262	2.2	7	9
Grade 4	260	2.2	7	9
Grade 5	275	2.3	7	9
Grade 6	279	2.3	7	9
Grade 7	280	2.3	7	9
Grade 8	244	2.0	6	8
Grade 9	307	2.6	8	10
Grade 10	263	2.2	7	9
Grade 11	258	2.2	6	9
Grade 12	308	2.6	8	10
Total Students	**4003**	**37**	**111**	**145**

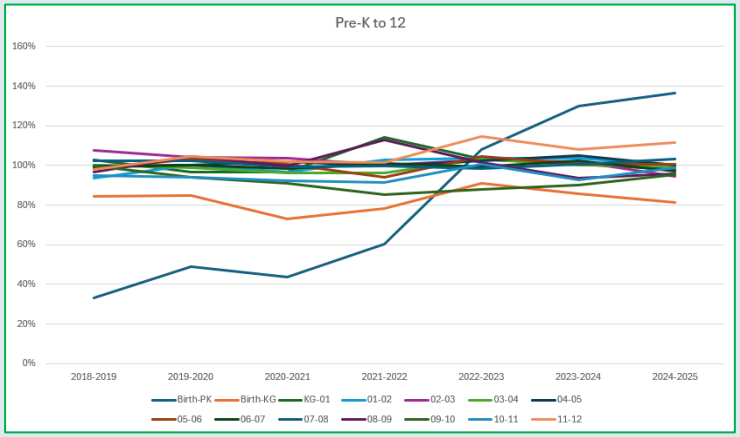
National average number of school age children Per 100 Homes: **41** *Source: National Association of Home Builders*

Source: Matawan Borough & Aberdeen Township Planning

MARSD Cohort survival ratios

Grade Level	Average Survival Ratio	Relative Standard Deviation
Birth-PK	96%	44%
Birth-KG	83%	7%
KG-01	102%	6%
01-02	100%	4%
02-03	102%	4%
03-04	99%	2%
04-05	101%	2%
05-06	100%	3%
06-07	100%	2%
07-08	101%	2%
08-09	101%	6%
09-10	92%	5%
10-11	95%	4%
11-12	106%	6%

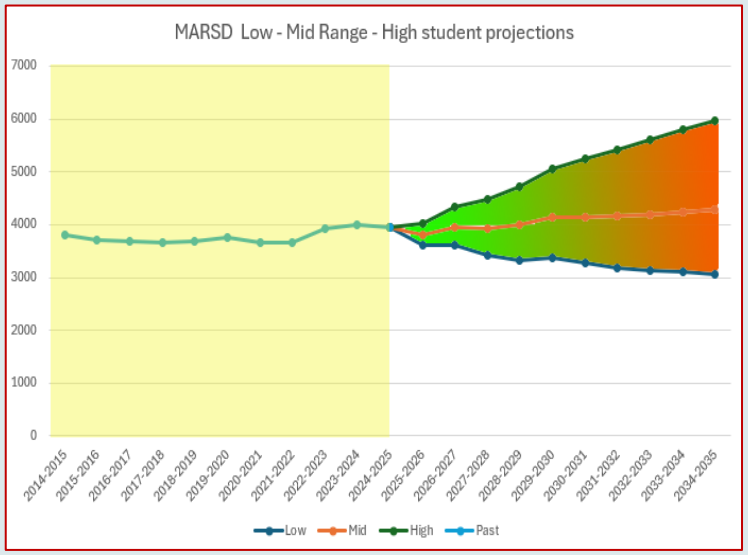


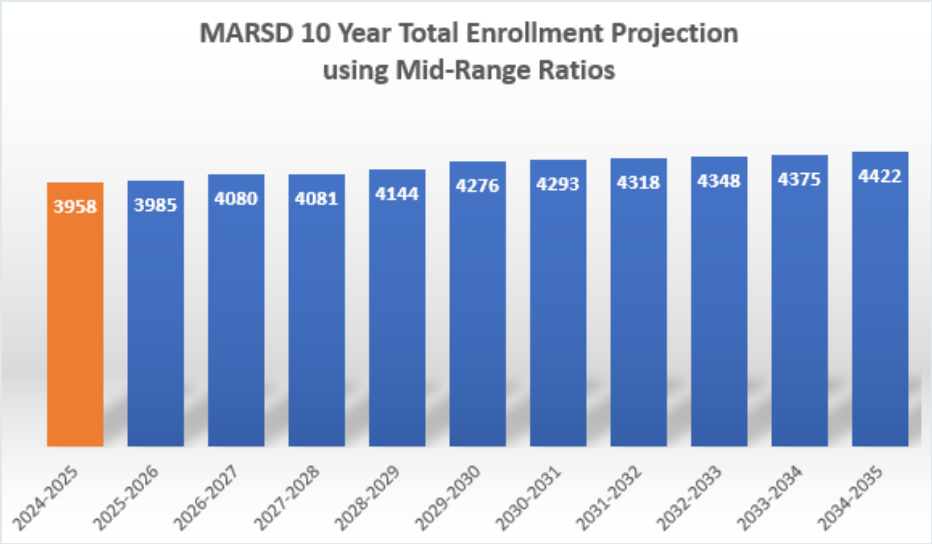


Source: MARSD

MARSD 10-year enrollment projection

Year	Birth	Pre-K	KG	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 6	Grade 7	Grade 8	Grade 9	Grade 10	Grade 11	Grade 12	Total
2024-2025	352	442	276	276	272	258	261	261	277	271	289	234	293	260	288	3958
2025-2026	354	492	268	281	276	278	256	264	262	276	273	291	215	278	275	3985
2026-2027	356	495	286	279	288	289	282	266	272	268	285	283	274	211	302	4080
2027-2028	358	495	313	291	280	294	286	285	267	271	270	286	260	260	223	4081
2028-2029	360	495	290	319	291	285	291	290	286	266	273	272	263	247	276	4144
2029-2030	362	495	301	304	328	306	292	304	300	295	276	285	259	259	272	4276
2030-2031	364	495	293	306	304	335	303	295	305	299	297	278	263	246	274	4293
2031-2032	364	495	302	298	306	311	332	307	296	304	302	299	256	250	260	4318
2032-2033	365	495	296	307	298	313	308	336	308	295	307	303	275	243	264	4348
2033-2034	365	495	298	301	307	304	310	312	337	307	298	309	279	261	257	4375
2034-2035	366	495	309	303	301	314	302	314	313	336	309	300	284	265	277	**4422**





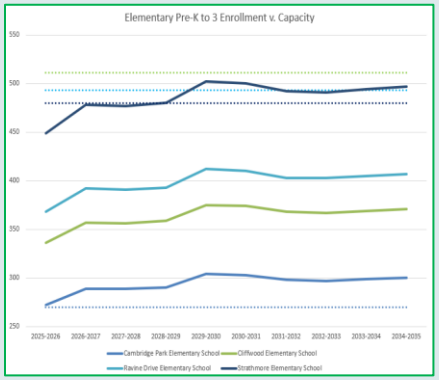
Source: MARSD

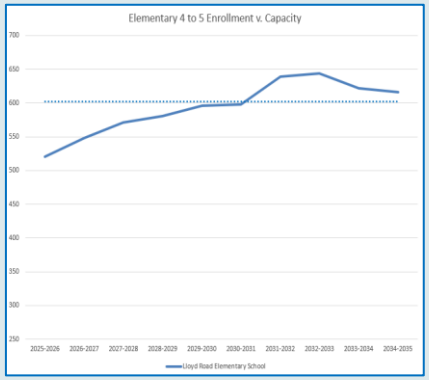
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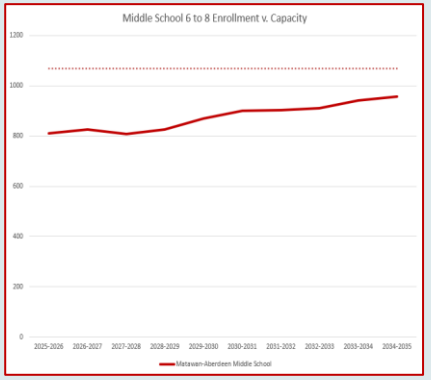
MARSD Capacity Analysis

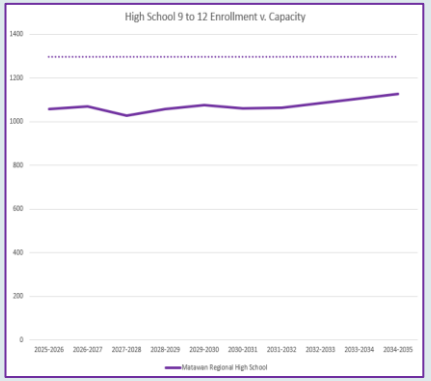
School	Grades	Capacity	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035
Cambridge Park Elementary School	PreK-K	270	285	272	289	289	290	304	303	298	297	299	300
Cliffwood Elementary School	PreK-3	511	352	336	357	356	359	375	374	368	367	369	371
Ravine Drive Elementary School	PreK-3	493	386	368	392	391	393	412	410	403	403	405	407
Strathmore Elementary School	PreK-3	480	471	449	478	477	480	502	500	492	491	494	497
Lloyd Road Elementary School	4-5	602	523	520	548	571	581	596	598	639	644	622	616
Matawan-Aberdeen Middle School	6-8	1070	837	811	825	808	825	871	901	902	910	942	958
Matawan Regional High School	9-12	1298	1075	1059	1070	1029	1058	1075	1061	1065	1085	1106	1126

School	Grades	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035
Cambridge Park Elementary School	PreK-K	-13	17	0	1	14	-1	-5	-1	2	1
Cliffwood Elementary School	PreK-3	-16	21	-1	3	16	-1	-6	-1	2	2
Ravine Drive Elementary School	PreK-3	-18	24	-1	2	19	-2	-7	0	2	2
Strathmore Elementary School	PreK-3	-22	29	-1	3	22	-2	-8	-1	3	3
Lloyd Road Elementary School	4-5	-3	28	23	10	15	2	41	5	-22	-6
Matawan-Aberdeen Middle School	6-8	-26	14	-17	17	46	30	1	8	32	16
Matawan Regional High School	9-12	-16	11	-41	29	17	-14	4	20	21	20





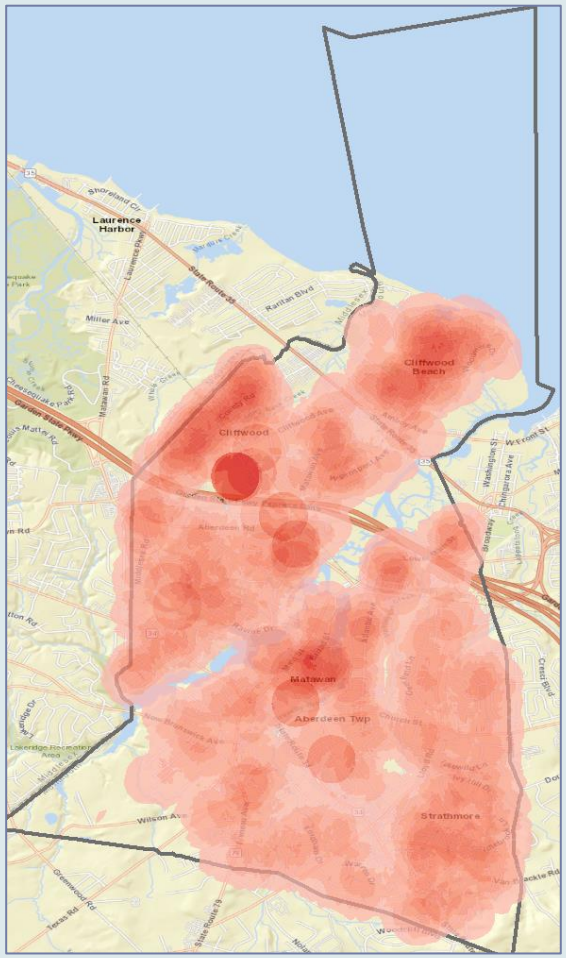




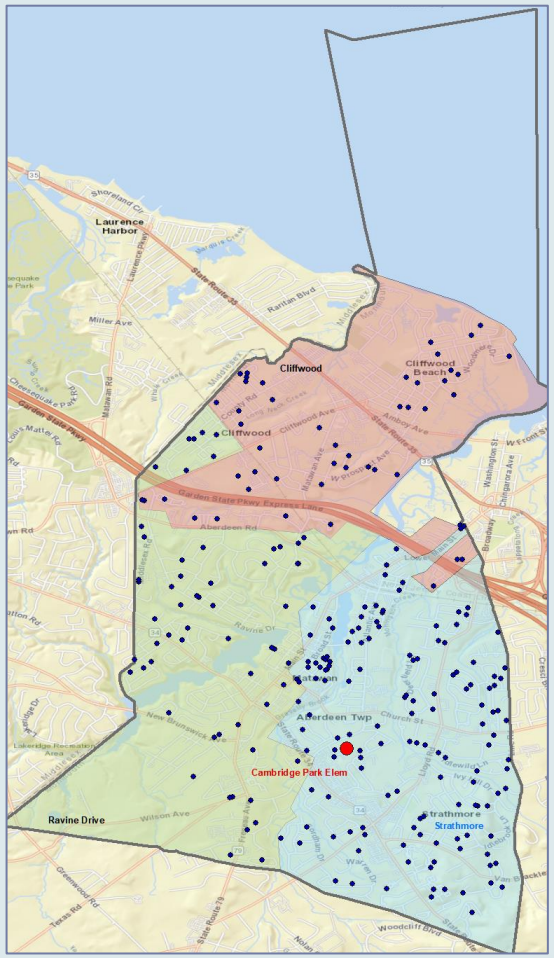
Source for Capacities: FVHD Architects-Planners, Trenton, NJ.

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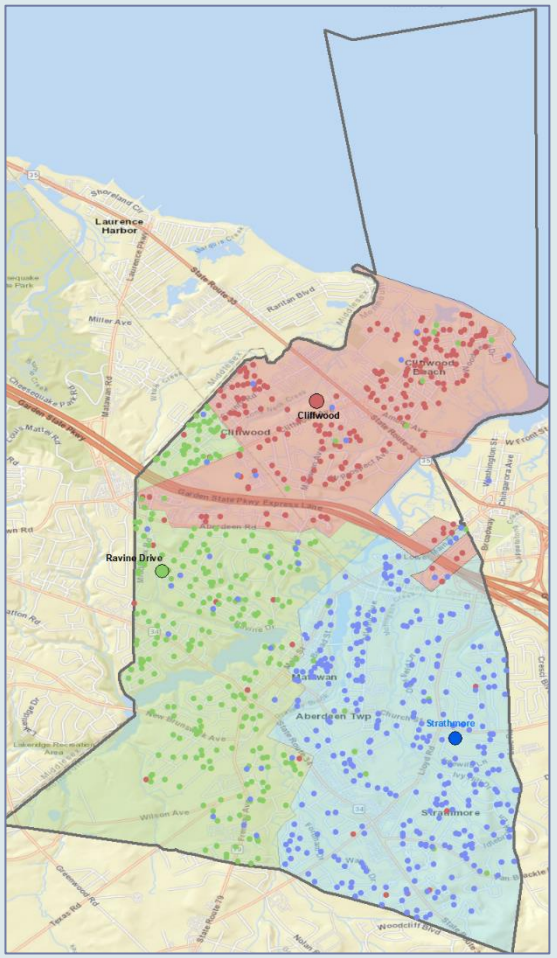
MARSD Where Students Reside



Student Density



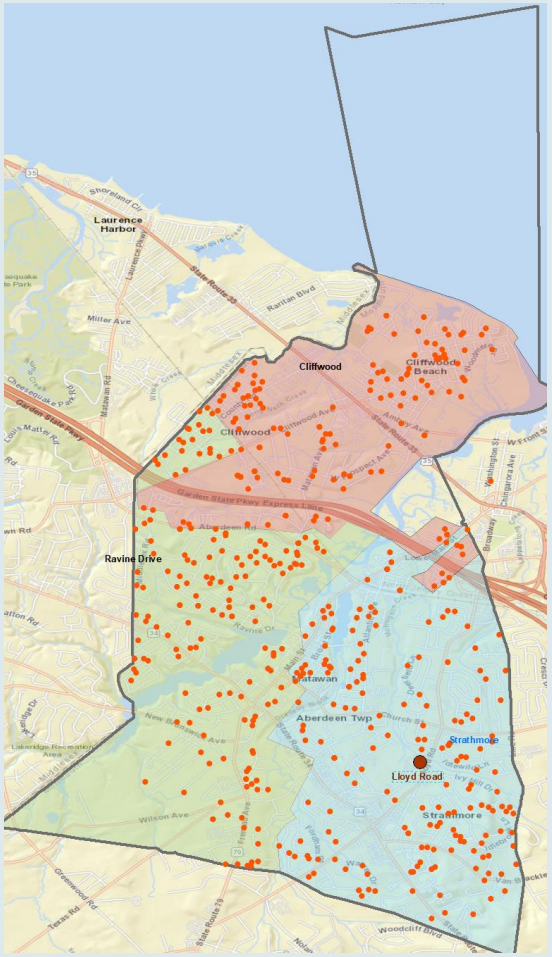
PreK to K Students attending Cambridge Park Elementary School



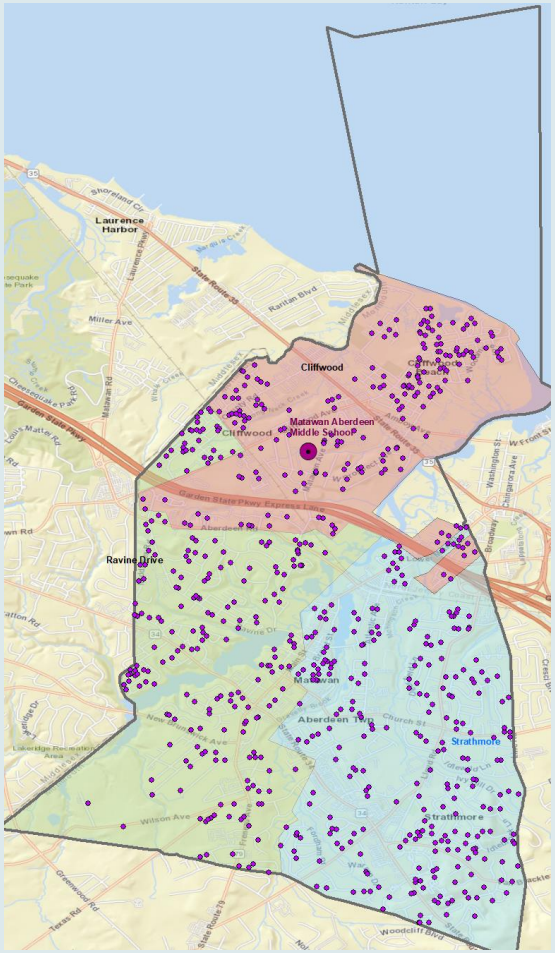
PreK - 3 Students currently at Cliffwood, Ravine Drive and Strathmore Elementary Schools

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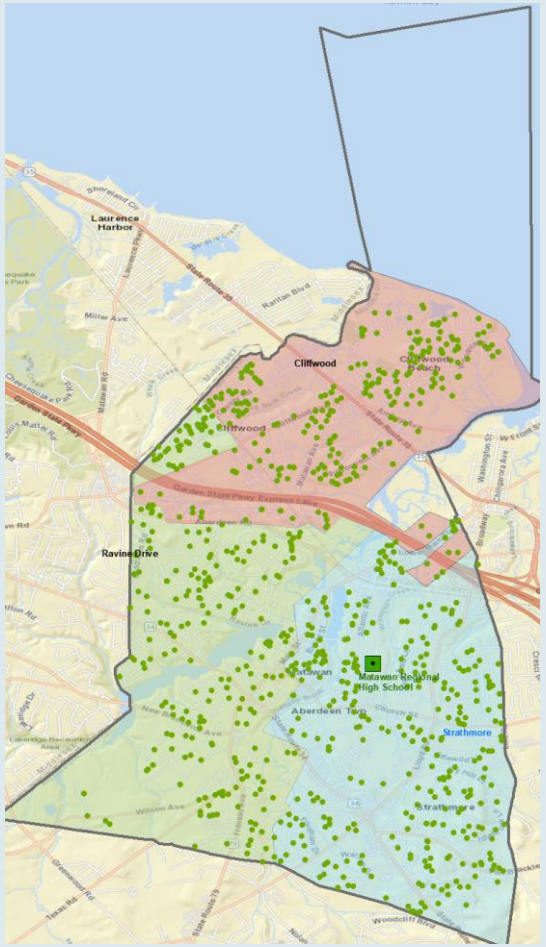
MARSD Where Students Reside



Grade 4,5 Students currently at Lloyd Road Elementary School



Grade 6-8 Students currently at Matawan Aberdeen Middle School



Grade 9-12 Students currently at Matawan Regional High School

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Conclusions



1. MARSD's population growth over the 2010 -2020 decade was on par with national levels and larger than the local and regional trends.
2. The changes in demographics indicate growth primarily through migration
3. Median income has steadily grown since 2016. ($86,000 - $123,389 per household)
4. Number of births grew 2020-2022 (the last year for which data is available).
5. MARSD population is expected to grow by 4.2% between 2020-2030 after which it will slow to 0.1%.
6. Cohort survival rates are between 95% and 102% from KG-12.
7. Birth to Pre-K is in flux. From 2009 to 2018 ranged from 92 to 110. 2008 to 2024 the range is 110-442
8. To project enrollment Birth – Pre-K was used for Pre-K and Birth to KG was used for KG. Birth to KG has been consistent.
9. Mid level projected enrollment for 2034 is 4422 or 12% for the next decade
10. Capacity issues will be primarily at the elementary school level.

Conclusions



11. Pre-K to 3 capacity issues can be addressed by adjusting class sizes and/or boundaries.
12. 4th and 5th grades currently at Lloyd Rd. Elementary. By 2032 it is expected to be 42 students over capacity. Increasing class sizes for 5th graders could address the capacity issue. Alternatively, grade reconfiguration could be considered.
13. By 2034 the enrollment at Lloyd Rd. Elementary is expected to be 14 students over capacity.
14. The Pre-K to Kindergarten enrollment has been in flux. If a pattern emerges over next 2 years, it is likely that it will continue across other grades as K-12 rates have been consistent.