



Enrollment Study

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Executive Summary



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Monroe Township has experienced a great deal of new residential construction during the past twenty years. The construction has included a variety of types of dwelling units including apartments, town homes, duplexes and single-family dwellings. Included in these units are approval, age restricted units which have had virtually no impact on the public schools. The median age in Monroe Township was 50.7 years in 2000 increased to 56.2 years in 2024.*

The total enrollment in the district in 2010 was 5,694 students. As a result of the increased new residential units built in that time span the enrollment increased to 6,885 in 2019-20 and peaked 6,933 in 2022-23. Following that year the enrollment began to trend downward to 6,746 students in 2024-25 which was a drop over a six- year period of 139 students. This trend is expected to continue through the 2029-30 school where the projection, based solely on historical enrollment, will drop to 6,344 students. While most of housing construction has been completed there are still approximately 195 units which have approval, and which should be completed within the next five years. These units may produce as many as 182 students. This will mitigate the decline resulting in a total of 6,407 students by 2029-30, an offset to the decline and a possible reversal of the downward enrollment trend. It is important to note that the inclusion of new students is not linear but is integrated with cohort survival table (projections without new housing) and is subject to the results of the cohort table. The net gain (over the historical enrollment projection) in enrollment between 2024-25 and 2029-30 with the inclusion of new housing is projected to be approximately sixty-three students. There are, however, units not approved, pending court cases and some of which may be part of the final affordable settlement. However, with no plans, approvals or unit details it is unlikely that these developments will have any impact on the schools in the foreseeable future. It would be advisable to monitor any changes regarding this potential units.

* American community survey, United States Census

Methodology

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 2014 become kindergarten students in 2019). 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.

Note: The enrollment data used in this report is the ASSA data generated by the district's SIS (Genesis).



Residential Developments

Table 1: Potential New Developments

Remaining Non-Age Restricted Units to be Built

	(To Be Built)	(To Be Built)	(To Be Built)	Students	Schools			
						0.7	0.2	0.1
Stratford at Monroe	90			121	OT/AP	85	25	13
Monroe Park 2		105		61	BB/BR	43	13	6

These developments do not have final Planning Board approval:

- Market Place North JSM @33 (sections 1 and 3 have approval section 2 does not). This, when completed, will have a total of 920 units consisting of Duplexes, townhomes and apartments. It is unlikely that a substantial number of these units will be completed over the next five years. We have no unit breakdowns or bedroom counts. This should be monitored regularly to assess the progress of this development.
- Eagles Nest Shared Properties 2 will consist of 215 Townhomes and apartments. It is our understanding this development is currently in litigation.
- Market Place South (Route 33) – no application, future applications included in court order. The total number of units (undefined) is 1,386. It is highly unlikely that this will have any impact on enrollment in foreseeable future.

Note: Data from Monroe Township Planning and Zoning

Enrollment Tables

Table 2: District-wide Enrollment History and Projection

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
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
				1.365		1.104		1.056		1.085		1.085		1.067		1.045		1.024		1.093		1.026		1.011		1.031								
2022-23	233	1.137	265		378		372		417		497		484		577		560		599		624		672		665		590	2413	1736	2551	6700	70	163	6933
				1.358		1.056		1.091		1.046		1.028		1.058		1.028		1.021		1.042		1.016		1.004		1.020								
2023-24	225	1.227	276		360		399		406		436		511		512		593		572		624		634		675		678	2388	1677	2611	6676	68	151	6895
				1.341		1.039		1.048		1.054		1.030		1.018		1.029		1.030		1.077		1.026		1.002		1.004								
2024-25	199	1.276	254		370		374		418		428		449		520		527		611		616		640		635		678	2293	1658	2569	6520	53	173	6746
Av		1.207		1.333		1.073		1.061		1.052		1.049		1.054		1.031		1.018		1.074		1.019		1.002		1.024						0.000		
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
2025-26	218		265		338		396		421		439		449		471		548		543		622		662		652		636	2308	1562	2572	6442	61	155	6658
2026-27	233		268		364		363		418		443		460		473		486		558		583		634		663		668	2316	1517	2548	6381	63	160	6604
2027-28	206		264		357		390		432		447		485		485		488		495		599		594		635		679	2375	1468	2507	6350	63	160	6573
2028-29	219		248		352		384		413		454		469		511		500		497		532		610		595		650	2320	1508	2387	6215	62	160	6437
2029-30	219		273		326		378		408		435		476		494		527		509		534		542		611		609	2296	1530	2296	6122	60	162	6344

Table 2 shows the district-wide enrollment history and projection without considering the new housing developments.

Table 3: District-wide Enrollment History and Projections with New Housing Developments

Enrollment History and Projection with 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
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
				1.365		1.104		1.056		1.085		1.085		1.067		1.045		1.024		1.093		1.026		1.011		1.031								
2022-23	233	1.137	265		378		372		417		497		484		577		560		599		624		672		665		590	2413	1736	2551	6700	70	163	6933
				1.358		1.056		1.091		1.046		1.028		1.058		1.028		1.021		1.042		1.016		1.004		1.020								
2023-24	225	1.227	276		360		399		406		436		511		512		593		572		624		634		675		678	2388	1677	2611	6676	68	151	6895
				1.341		1.039		1.048		1.054		1.030		1.018		1.029		1.030		1.077		1.026		1.002		1.004								
2024-25	199	1.276	254		370		374		418		428		449		520		527		611		616		640		635		678	2293	1658	2569	6520	53	173	6746
Av		1.207		1.333		1.073		1.061		1.052		1.049		1.054		1.031		1.018		1.074		1.019		1.002		1.024							0.000	
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
2025-26	218		267		340		398		423		441		451		473		551		544		623		663		653		637	2320	1568	2576	6464	61	155	6680
2026-27	233		270		366		364		420		445		462		477		490		563		585		636		665		670	2327	1530	2556	6413	63	160	6636
2027-28	206		266		357		392		434		449		487		489		494		501		606		597		638		682	2385	1484	2523	6392	63	160	6615
2028-29	219		250		354		384		415		456		471		515		506		505		539		619		600		655	2330	1526	2413	6269	62	160	6491
2029-30	219		275		328		380		410		437		478		498		533		517		543		550		621		615	2308	1548	2329	6185	60	162	6407

Table 3 shows the district-wide enrollment projections with the projected housing developments. As stated earlier in this report the students estimated from new housing are integrated with the cohort table (table 2).

Table 3: Barclay Brook

Barclay Brook								
Year	Births	K	1	2	Sub	SC	PK	Total
2019-20	247	65	96	98	259	36	29	324
2020-21	226	64	87	107	258	21	16	295
2021-22	215	76	83	102	261	34	36	331
2022-23	233	64	116	97	277	42	38	357
2023-24	225	90	92	134	316	33	45	394
2024-25	199	79	113	98	290	33	37	360

Year	Births	K	1	2	Sub	SC	PK	Total
2025-26	218	87	110	120	317	33	37	387
2026-27	233	88	114	119	321	33	37	391
2027-28	206	87	116	125	328	33	37	398
2028-29	218	87	116	120	323	33	37	393
2029-30	215	81	112	121	314	33	37	384

Table 4: Brookside

Brookside						
Year	3	4	5	Sub	SC	Total
2019-20	119	132	143	394	23	417
2020-21	100	137	134	371	32	403
2021-22	115	102	143	360	31	391
2022-23	112	131	124	367	24	391
2023-24	118	121	144	383	23	406
2024-25	140	131	130	401	30	431

Year	3	4	5	Sub	SC	Total
2025-26	110	144	132	386	31	417
2026-27	126	122	149	397	31	428
2027-28	129	133	129	391	31	422
2028-29	127	130	137	394	31	425
2029-30	123	128	132	383	32	415

Table 5: Mill Lake

Mill Lake									
Year	Births	K	1	2	3	Sub	SC	PK	Total
2019-20	247	93	105	129	161	488	23	25	536
2020-21	226	74	107	95	124	400	22	46	468
2021-22	215	74	91	103	114	382	34	40	456
2022-23	233	84	106	106	109	405	28	52	485
2023-24	225	94	110	109	116	429	42	23	494
2024-25	199	82	114	114	118	428	34	16	478

Year	Births	K	1	2	3	Sub	SC	PK	Total
2025-26	218	96	105	117	115	433	34	16	483
2026-27	233	99	111	112	123	445	34	16	495
2027-28	206	100	121	126	124	471	34	16	521
2028-29	218	100	125	130	125	480	34	16	530
2029-30	215	97	120	130	131	478	34	16	528

Table 6: Woodland

Woodland					
Year	4	5	Sub	SC	Total
2019-20	144	163	307		307
2020-21	162	152	314		314
2021-22	132	169	301	1	302
2022-23	122	141	263	8	271
2023-24	121	125	246	6	252
2024-25	121	127	248	13	261

Year	4	5	Sub	SC	Total
2025-26	123	130	253	13	266
2026-27	120	128	248	13	261
2027-28	130	129	259	13	272
2028-29	125	127	252	13	265
2029-30	126	127	253	13	266

Table 7: Oak Tree

Oak Tree								
Year	Births	K	1	2	3	Sub	SC	Total
2019-20	247	111	192	197	200	700	9	709
2020-21	226	141	184	222	215	762	6	768
2021-22	215	127	163	190	229	709	6	715
2022-23	233	117	156	169	196	638	6	644
2023-24	225	92	158	156	172	558	18	576
2024-25	199	93	143	162	160	558	18	576

Year	Births	K	1	2	3	Sub	SC	Total
2025-26	218	102	144	152	172	570	18	588
2026-27	233	112	147	151	156	566	18	584
2027-28	206	113	159	158	159	589	18	607
2028-29	218	100	133	160	154	547	18	565
2029-30	215	100	142	144	164	550	18	568

Table 8: Applegarth

Applegarth					
Year	4	5	Sub	SC	Total
2019-20	206	222	428	0	428
2020-21	218	223	441	9	450
2021-22	212	229	441	11	452
2022-23	244	219	463	5	468
2023-24	194	242	436	4	440
2024-25	176	192	368	5	373

Year	4	5	Sub	SC	Total
2025-26	169	180	349	5	354
2026-27	169	170	339	5	344
2027-28	161	176	337	5	342
2028-29	158	166	324	5	329
2029-30	158	160	318	5	323

Table 9: Monroe Township HS

Monroe Township High School							
Year	9	10	11	12	Sub Total	Sp Ed	Total
2019-20	655	653	574	597	2479	28	2507
2020-21	643	571	585	647	2446	25	2471
2021-22	568	588	643	597	2396	17	2413
2022-23	621	669	664	587	2541	26	2567
2023-24	619	630	673	672	2594	25	2619
2024-25	612	638	632	671	2553	29	2582
Year	9	10	11	12	Sub Total	Sp Ed	Total
2025-26	622	662	652	636	2572	28	2600
2026-27	583	634	663	668	2548	28	2576
2027-28	599	594	635	679	2507	28	2535
2028-29	532	610	595	650	2387	28	2415
2029-30	534	542	611	609	2296	28	2324

Table 10: Monroe Township MS

Monroe Township Middle School						
Year	6	7	8	Sub Total	SpEd	Total
2019-20	531	585	581	1697	17	1714
2020-21	569	583	614	1766	15	1781
2021-22	569	594	596	1759	16	1775
2022-23	582	556	601	1739	30	1769
2023-24	505	590	568	1663	39	1702
2024-25	519	520	607	1646	34	1680
Year	6	7	8	Sub Total	SpEd	Total
2025-26	471	548	543	1562	17	1579
2026-27	473	486	558	1517	17	1534
2027-28	485	488	495	1468	17	1485
2028-29	511	500	497	1508	17	1525
2029-30	494	527	509	1530	17	1547



- Conclusion:
- The enrollment in the Monroe Township Schools has declined over the last six years.
- There are two non-age restricted residential developments which will possibly be completed by the last projected year (2029-30).
- There are several large-scale developments which have approval but would probably have little significant impact on enrollment (Market Place North and Eagles Nest) but should be monitored by the Board Education as to progress made in these development).
- There is also a large development (Market Place South) which at this time does not have approval by the Planning and Zoning Boards.