



Readington Township Housing Developments

Jonathan Hart, Ph.D. Superintendent of Schools

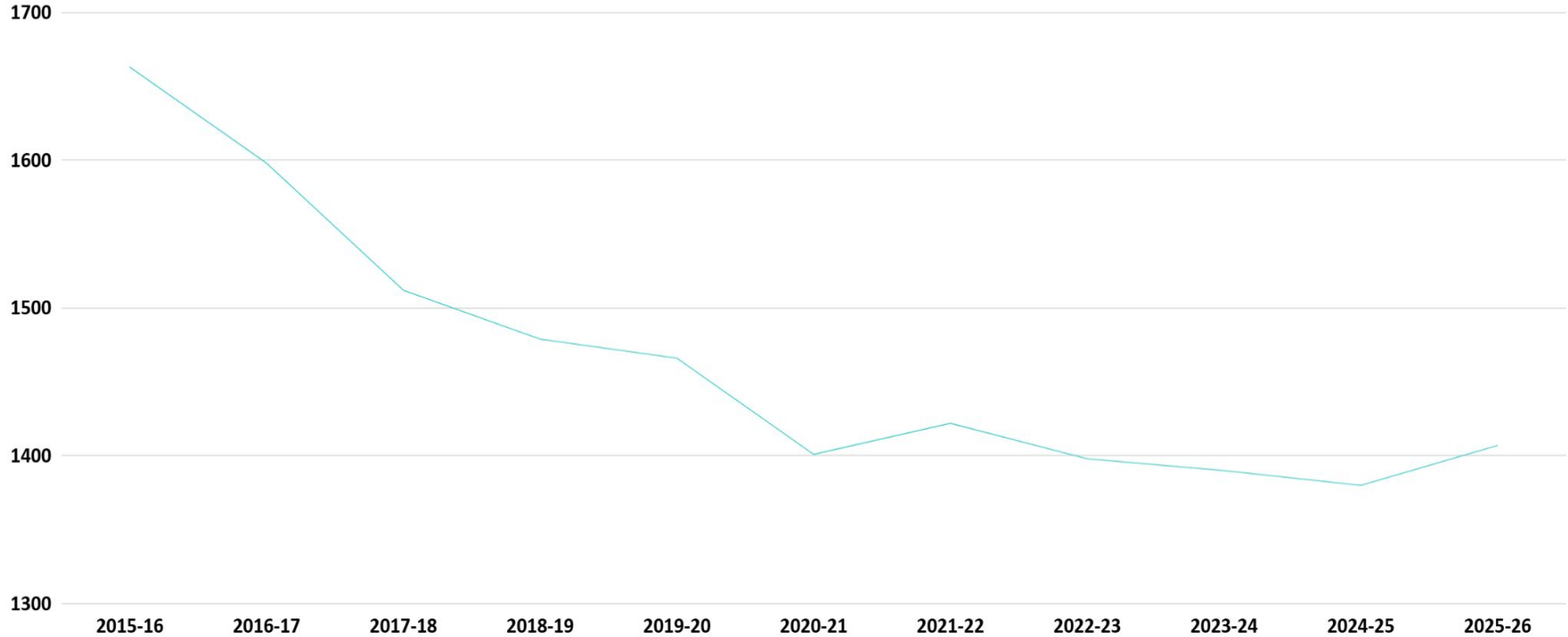
- *February 9, 2021 Board of Education Meeting*
- *April 12, 2021 Parent/Community Information Session*
- *May 25, 2021 Parent/Community Information Session (with minor updates)*
- *December 14, 2021 Board of Education Meeting (with updates on slides 3-5, 13, 14, 23-27 in blue)*
- *January 17, 2023 Board of Education Meeting (with updates on slides 3-6, 10, 15-16, 26-29 in blue)*
- *January 23, 2024 Board of Education Meeting (with updates on slides 3-6, 8-9, 10, 14-15, 24-25, 27-28, 31 in blue)*
- *January 21, 2025 Board of Education Meeting (with updates on slides 3-7, 9-12, 16, 24, 27, 28, 30 in blue)*
- *January 20, 2026 Board of Education Meeting (with updates on slides 3-6, 9-12, 14-15, 25-28, 30-32 in blue)*

1.

Enrollment Trends and Current Enrollment

Our Enrollment History K-8

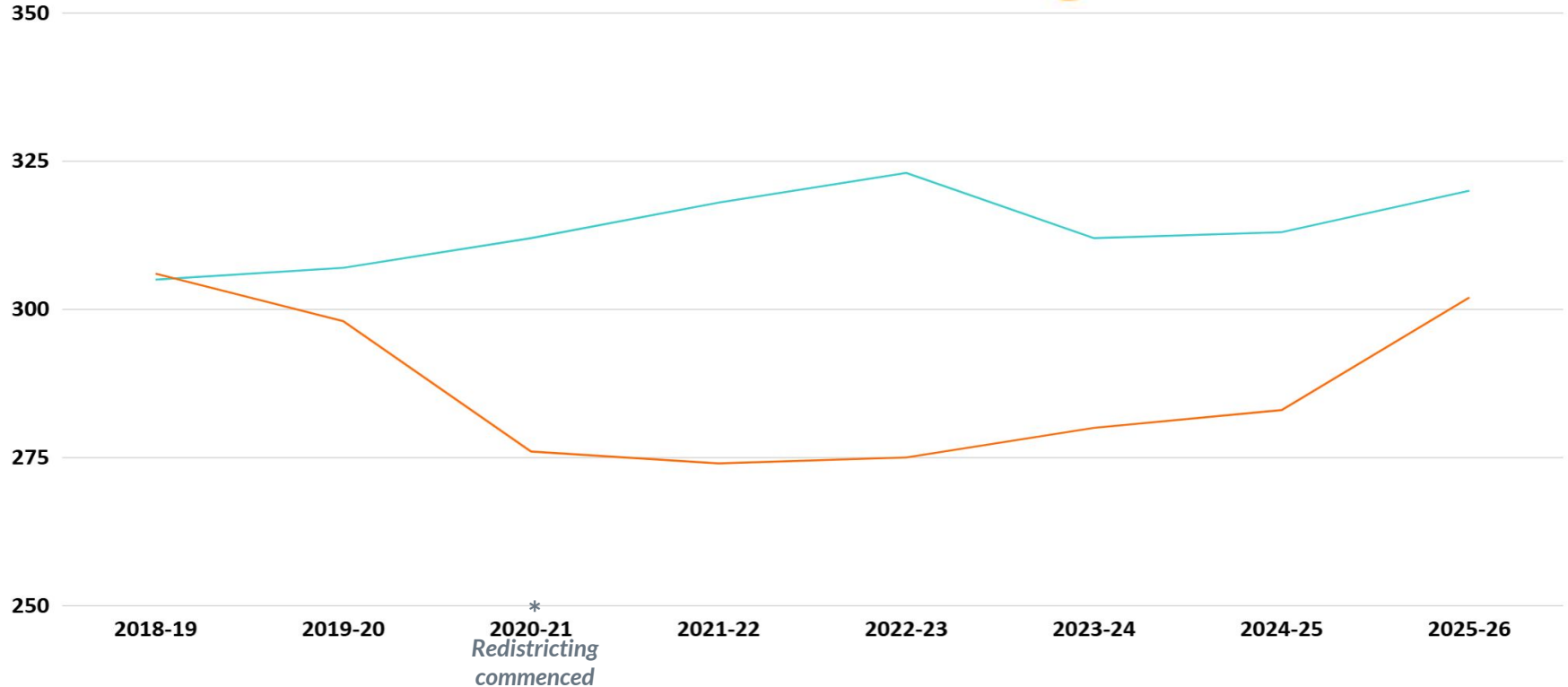
District Student Enrollment



Three Bridges & Whitehouse History K-3 (Oct. Snapshots)

Student Enrollment

Whitehouse School vs. Three Bridges School



Our School Configuration K-3 (Dec. 2025 Enrollment Report)

Three Bridges School

Grades Preschool through 3

Enrollment **313**



Whitehouse School

Grades Preschool through 3

Enrollment **335**

Our School Configuration 4-8

Holland Brook School

Grades 4 and 5

Enrollment **320**



Readington Middle School

Grades 6, 7, and 8

Enrollment **462**

Current Preschool Providers



Whitehouse Prep: 4 classrooms



Stanton Learning Center: 2 classrooms



Berry Patch: 4 classrooms



Global Pioneer: 3 classrooms

2.

Housing Developments

The Willows at Whitehouse Station (Nelson Street)

72 total units

14 one bed, 40 two bed, 18 three bed

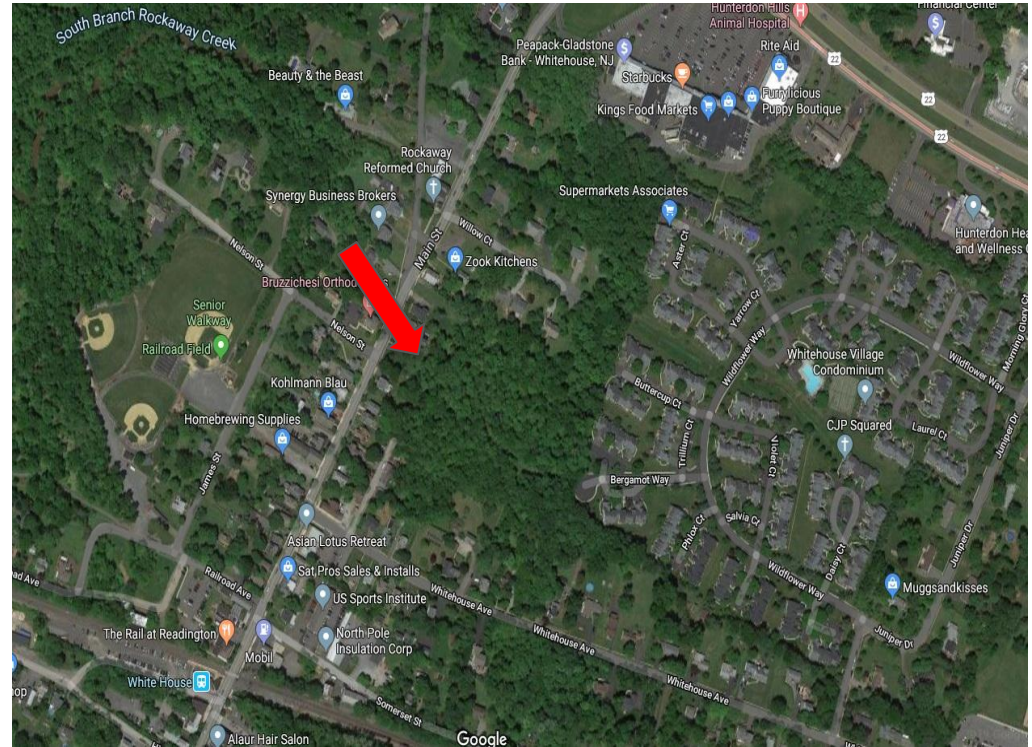
72 affordable units (100%)

Completed in 2020

33 students enrolled PK-8

29 students enrolled K-8

16 students enrolled K-3 (WHS)



The Ridge at Readington (Route 22 West)

254 total units

64 affordable units (25%)

12 one bed, 39 two bed, 13 three bed

190 market rate units (75%)

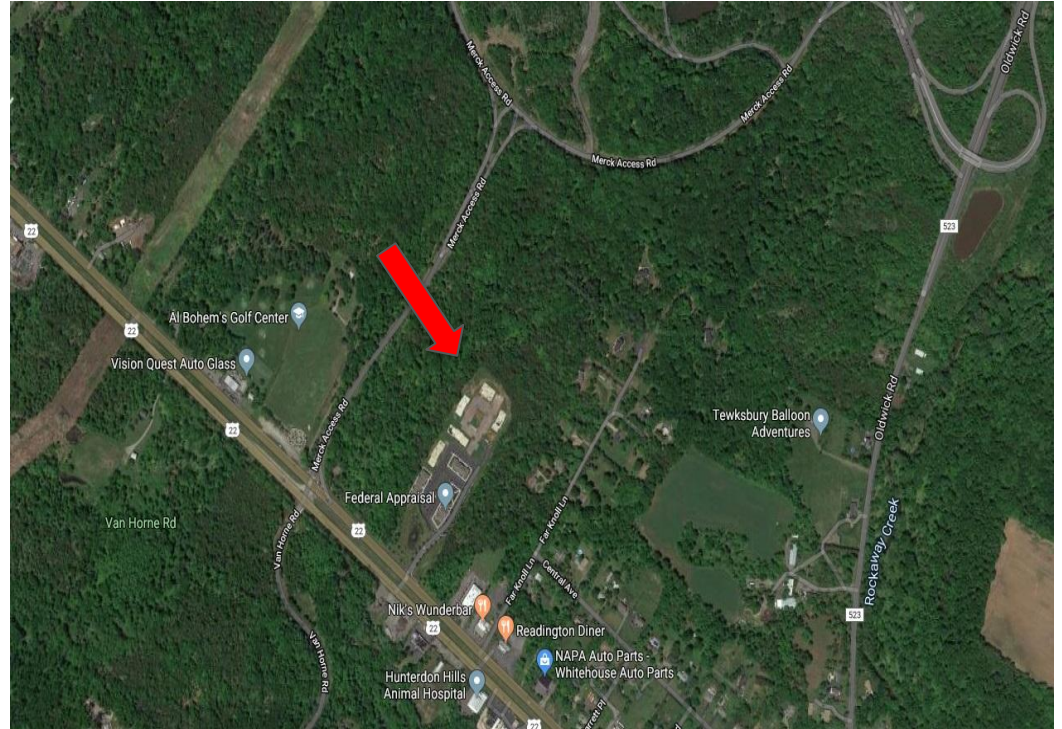
58 one bed, 132 two bed, 0 three bed

Completed 2023

37 students enrolled PK-8

30 students enrolled K-8

21 students enrolled K-3 (WHS)



Diaz Property (Route 202, Three Bridges)

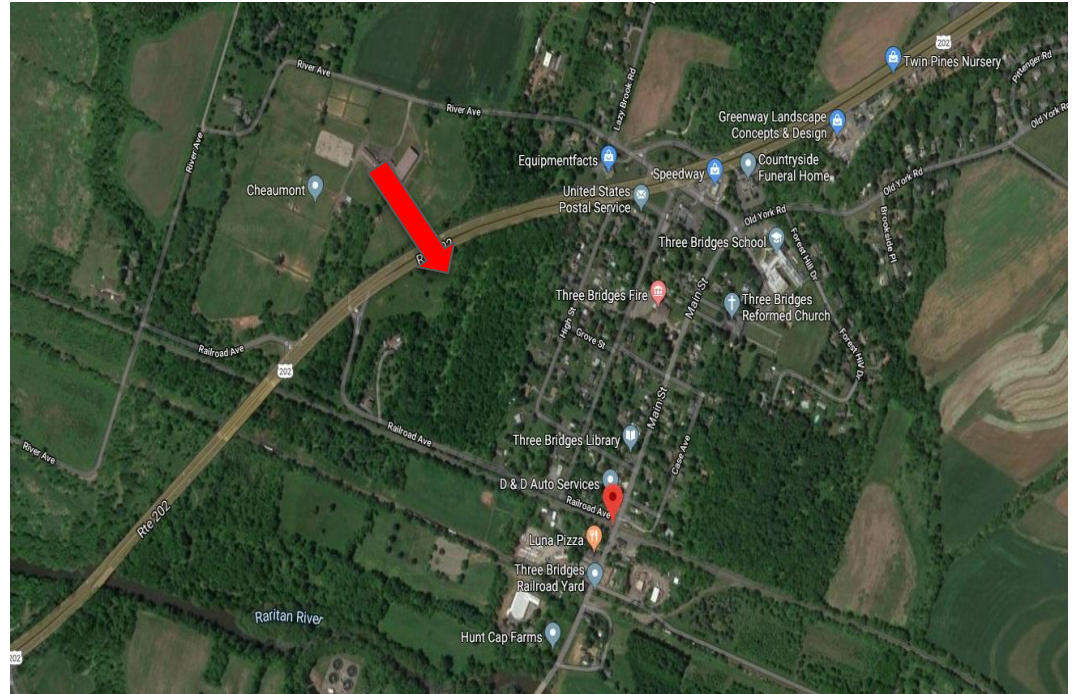
80 total units

80 total affordable units (100%)
15 one bed, 45 two bed, 20 three bed

Developer has been identified

Estimated completion late 2026
to early 2027

Anticipated Enrollment for
2026-2027:
20-30 students PreK-8
10-15 students K-3 (TBS)



Camelot (formerly Bramco/Interstate Ironworks on Mullen Road)

192 total units

48 affordable units (25%)

8 one bed, 30 two bed, 10 three bed

144 market rate (75%)

57 one bed, 87 two bed, 0 three bed



3.

Planning for the Enrollment Impact

Our Baseline: The Rutgers Formula

The Rutgers Center for Real Estate published a white paper that is intended to provide estimates of school-aged children associated with new developments of market-rate and affordable housing in NJ.

This was a product of large-scale surveys.

Provides a formula for local areas to estimate numbers of school-aged children moving into housing developments.

Not needed anymore. The Willows and the Ridge provide a new baseline for enrollment.

Enrollment Impact: Actual and Projected

Development	Actual Enrollment K-8 2026	Actual K-3 Enrollment 2026	Predicted Total Enrollment K-8	Predicted K-3 Enrollment (approx. 50% of total enrollment)
The Willows (complete)	29	16 (WHS)	N/A	N/A
The Ridge (complete)	30	21 (WHS)	N/A	N/A
Camelot (projected)	N/A	N/A	30*	15 (WHS)*
Diaz Property (projected)	N/A	N/A	29*	14 (TBS)*

**Predictions are now based on actual enrollment of The Willows and The Ridge*

Camelot Prediction: 30 students (Based on The Ridge actual enrollment)

Diaz Prediction: 29 students (based on The Willows actual enrollment)

Our Planning K-3



Whitehouse and Three Bridges Schools

- ▷ Three (3) of the four (4) developments are located in the northern portion of the Township (i.e. the Whitehouse School sending area)
- ▷ One (1) of the four (4) developments is located in the southern portion of the Township (i.e. the Three Bridges sending area)
- ▷ We have used the Willows and the Ridge developments to predict how many students will enroll in grades K-8 and then K-3 as well.
- ▷ Redistricting neighborhoods was necessary to balance enrollment in grades K-3 at Whitehouse and Three Bridges.

4.

The Redistricting Plan

Redistricting Options Considered

Option 1: Select developments in the Whitehouse sending region and begin redistricting students to Three Bridges starting with Kindergarten (gradual).

Option 2: Select developments in the Whitehouse sending region and begin redistricting students to Three Bridges across grades K-3 (all at once).

Option 3: Redistrict the entire Township and create three (3) schools housing grades K-5 and feeding into RMS at grade 6.

Option 4: Move students in grade 3 to Holland Brook School, leaving Whitehouse and Three Bridges as grades K-2.

Preferred Option

Option #1 is the preferred option. It provides gradual movement of students from Whitehouse to Three Bridges as they enter Kindergarten.

This allows for:

- ▷ A slow, deliberate transition of students from Whitehouse to Three Bridges.
- ▷ Students who are already enrolled at Whitehouse to stay at Whitehouse, maintaining continuity for their social, emotional and educational needs.
- ▷ Continued monitoring of enrollment as developments are built.

Phase In Approach: A 5 Year Plan

2021-2022 School Year: Offer families who register for Kindergarten in this redistrict area the option to attend WHS or TBS. All new move-ins would be districted to TBS.

2022-2023 School Year: All entering Kindergarten students in the redistrict area would attend TBS.

2023-2024 School Year: All entering Kindergarten students in the redistrict area would attend TBS. First grade will continue at TBS.

2024-2025 School Year: All entering Kindergarten students in the redistrict area would attend TBS. First and second grade will continue at TBS.

2025-2026 School Year: All entering Kindergarten students in the redistrict area would attend TBS. First, second, third grade will continue at TBS. Transition complete.

Impacted Street Names

Arrowhead Road

Blacksmith Road

Casper Berger Road

Cherry Court

Cole Road

Conover Road

Dalley Street

Distillery Road

Erskine Road

Groendyke Road

Hamilton Road

Heath Road

Hillcrest Road

Holland Brook Road

Housel Road

Indian Run

Jennings Lane

Kinney's Sawmill Road

Militia Road

Militia Road East

Pine Bank Road

Readington Road

Rebel Road

Roosevelt Road

Smith Road

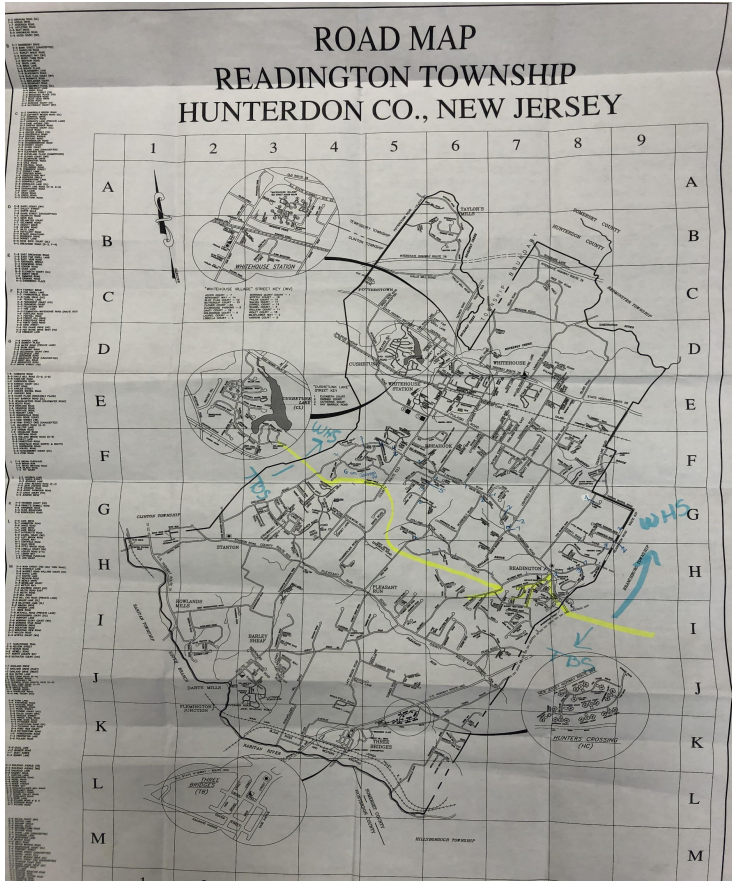
Sutphen Lane

Swackhamer Road

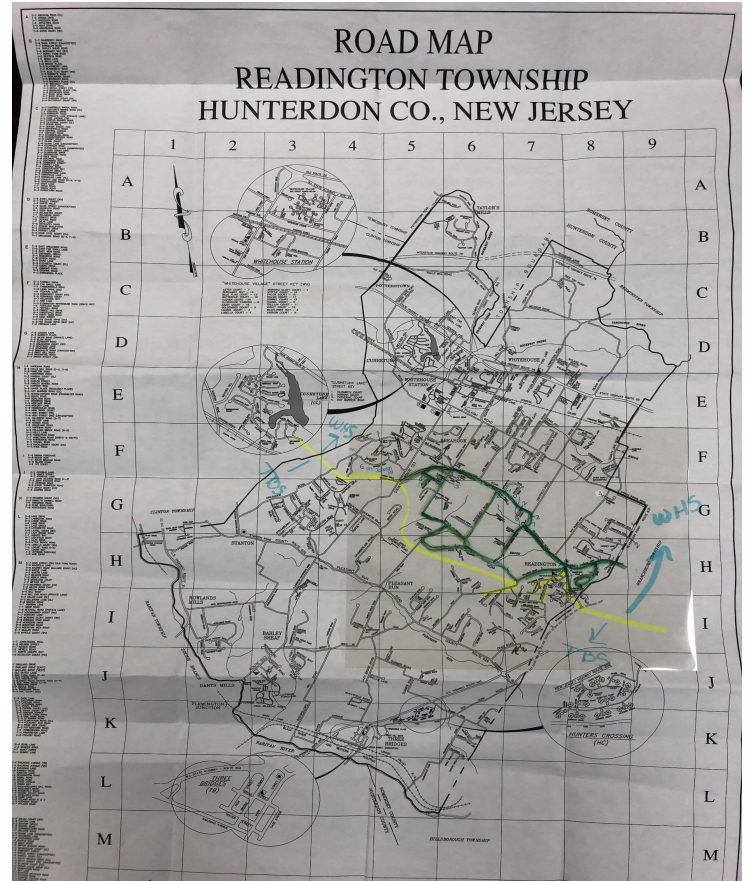
Van Pelt Drive

Maps Representing the Redistrict Area

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Interactive Map

Search Feature



Readington Public Sc...
Matthew Lonschein

Use the search icon to enter your address and select it. If your address is in the red area, your children will attend Whitehouse School. If your address is in the blue area, your children will attend Three Bridges School.

35 views
Published 22 minutes ago
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Readington Public Schools - WHS/TBS Dist...

- WHS District
- TBS District

The map displays various locations including Bethlehem Township, Clinton, Lebanon, and Readington Township. Key landmarks like Lake Solitude Waterfall and Spruce Run Recreation Area are also visible.

5.

Redistricting Outcome and Budget Planning

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2025-2026 School Year: All entering Kindergarten students in the redistrict area would attend TBS. First, second, third grade will continue at TBS. All new move-ins would be districted to TBS. (Final phase)

Redistricting K-3: Creating Balance

2022-2023: 12 Kindergarteners and 10 students in other grades were redistricted to TBS

2023-2024: 11 Kindergarteners and 1 student in other grades were redistricted to TBS

2024-2025: 12 Kindergarteners and 0 students in other grades were redistricted to TBS.

2025-2026: 11 Kindergarteners and 0 students in other grades were redistricted to TBS.

Total over these years: 57 (all K-3 students)

Three Bridges Current Enrollment K-3: **302**

Whitehouse Current Enrollment K-3: **315**

Planning for Enrollment Increases at TBS 2026-2027

In the 2026-2027 school year TBS may see students enrolled from the Diaz Property development.

The district will consider class sizes and leave some room to grow during the school year.

Additional personnel may be needed or reallocation of current staff.

Historic WHS and TBS Enrollment

Year*	TBS	WHS
2012	378	374
2013	352	340
2014	328	338
2015	342	349
2016	332	350
2017	321	330
2018	311	308
2019	328	304
2020	309	305
2021	277	322

Notes:

**Taken from May Enrollment reports*

*A 2009 snapshot of enrollment shows:
TBS at 421
WHS at 410, however this was prior to full-day K and Preschool.*

What about grades 4-8?

Do we need to redistrict grades 4-8? The chart below is a snapshot of enrollment history at Holland Brook and RMS:

Year	Holland Brook	RMS
2012	429	748
2013	405	708
2014	378	688
2015	414	641
2016	360	607
2017	335	577
2018	319	540
2019	330	532

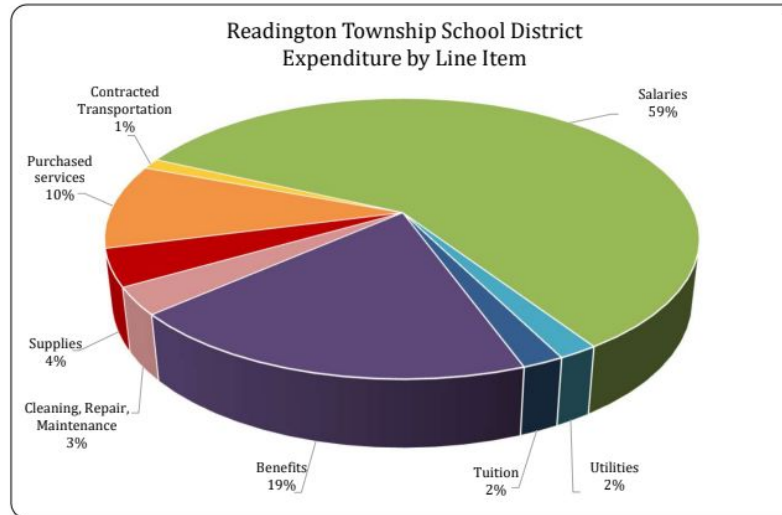
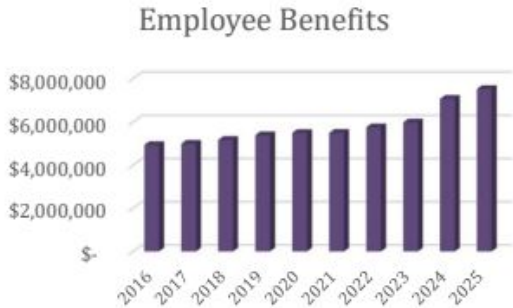
Takeaway:

There is room to grow at HBS and RMS. We had over 100 (or more) additional students approximately 10 years ago.

Budget Snapshots

Budget constraints will be a consideration as the district plans the 2026-2027 school year.

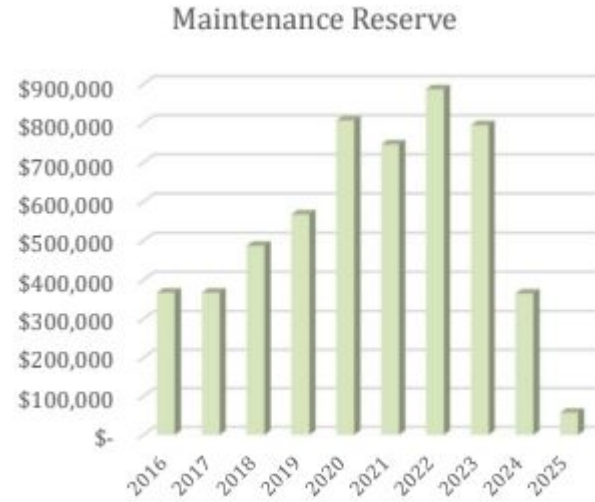
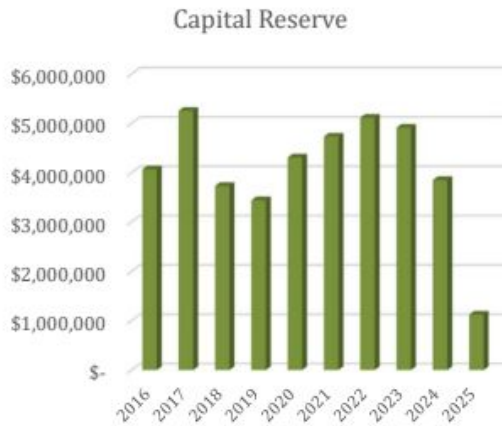
Salaries and benefits are the largest portion of the school's budget.



Reserve Budget Snapshots

Reserve accounts have been used to accomplish major facility projects over the past several years.

With the referendum these accounts are projected to increase over the years.



Concluding Thoughts

- ▷ Drawing enrollment comparisons in the future should occur with comparable properties;
- ▷ Redistricting has balanced enrollment K-3;
- ▷ Preschool may assist us in projecting future Kindergarten enrollment;
- ▷ There is room for enrollment increases in schools, however, full-day kindergarten and preschool limit enrollment growth potential;
- ▷ **Budget constraints will make staffing decisions and enrollment increases challenging.**

Thanks!

Any questions?

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