Demographic Study

for the

Somerset Hills School District

October 2026

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Executive Summary

Statistical Forecasting LLC ("Statistical Forecasting") completed a demographic study for the Somerset Hills School District, projecting grade-by-grade enrollments from 2026-27 through 2030-31, a five-year period. In addition, the following tasks were completed:

- analyzed community population trends and age structure, demographic characteristics, birth counts, and fertility rates,
- examined historical enrollment trends districtwide and by grade configuration (PK-4, 5-8, and 9-12),
- researched new housing starts and analyzed their impact on the school district, and
- compared the school building capacities to current and projected enrollments.

Community Overviews

The Somerset Hills School District ("Somerset Hills") receives students from the Borough of Bernardsville ("Bernardsville"), Borough of Far Hills ("Far Hills"), and Borough of Peapack-Gladstone ("Peapack-Gladstone") for grades PK-12. Census and American Community Survey ("ACS") data were analyzed for each of the communities, including:

- Historical and projected populations
- Racial composition
- Age distribution
- Nativity
- Educational attainment
- Income
- Housing occupancy and housing types.

When comparing the data of the communities, the following represents some of the highlights:

- The aggregated population of the three communities in 2020 was 11,375, which is a gain of 167 persons (+1.5%) from 2010. Bernardsville (7,893) had the largest population, accounting for 69% of the total.

- Whites are the largest race in each municipality while Hispanics are the second-largest race in each community.

- Far Hills has the highest median age (50.9 years) while Bernardsville has the lowest median age (41.5 years) of the three communities. Each community's median age is higher than the median age in New Jersey (39.9 years).

- The foreign-born percentages range from 13.5% in Bernardsville to 17.1% in Peapack-Gladstone. Each community's foreign-born percentage is much lower than that of New Jersey (25.0%).

- The percentage of persons with a bachelor's degree or higher ranges from 61.7% in Far Hills to 72.9% in Bernardsville, which are much greater than that of New Jersey (44.5%).

- Bernardsville has the highest median household income ($236,115) while Far Hills has the lowest ($143,250). Each community's median household income is much higher than that of New Jersey ($104,294).

- Peapack-Gladstone has the highest percentage (23.6%) of renter-occupied units while Bernardsville has the lowest (16.9%). Each community's percentage of renter-occupied units is much lower than that of New Jersey (38.7%).

- Peapack-Gladstone has the highest median value of an owner-occupied unit ($868,800) while Far Hills has the lowest ($792,100), which are much higher than that of New Jersey ($496,000).

Historical Enrollment Trends

Historical enrollments (PK-12) were analyzed from 2016-17 through 2025-26, a ten-year period. With the exception of the 2022-23 school year, enrollments have declined annually for the last decade. In 2025-26, enrollment is 1,532, which is a decline of 449 students (-22.7%) from the 2016-17 enrollment of 1,981.

For grades PK-4 at Bedwell Elementary School, enrollments have generally declined throughout the last decade. Enrollments declined sharply (-94) in 2020-21, which was likely due to the COVID-19 pandemic. In 2025-26, enrollment is 453, which is a decline of 141 students from the 2016-17 enrollment of 594.

For grades 5-8 at Bernardsville Middle School, enrollments have also generally declined throughout the last decade. In 2025-26, enrollment is 388, which is a decline of 161 students from the 2016-17 enrollment of 549.

For grades 9-12 at Bernards High School, enrollments increased through 2018-19 before reversing trend. Enrollment is 691 in 2025-26, which is a decline of 147 students from the 2016-17 enrollment of 838.

Kindergarten Replacements

Kindergarten replacements were analyzed to determine whether there was any relationship between overall enrollment change and kindergarten replacement, which is the numerical difference between the number of graduating 12th graders and the number of entering kindergarten students. In each of the last nine years, the district has experienced negative kindergarten replacement, ranging from 95.5-151 students per year, which is due in part to having a sending-receiving relationship with Bedminster Township that increases the size of the graduating 12th grade cohorts. Negative kindergarten replacement occurs when the number of kindergarten

students entering the district is less than the number of graduating twelfth grade students from the prior year.

In each of the last nine years, the district's losses due to negative kindergarten replacement were partially offset (or totally, resulting in a net enrollment gain) by a net inward migration of students in the other grades (K to 1, 1 to 2, 2 to 3, etc.). The inward migration is primarily related to the incoming 9th grade students from the Bedminster School District.

Birth Counts

The aggregated number of births in the three communities from 2011-2025 was used to project kindergarten enrollments five years later. The aggregated annual number of births has ranged from 79-125 over this time period. Birth counts have been generally higher since 2020, which is largely due to the increase in the number of births in Bernardsville. In 2025, there was a total of 125 births in the three communities, which is 32 additional births than the 2011 birth count (93).

Population Age Structure

Age-sex diagrams were created from the 2010 and 2020 Censuses using the aggregated population counts of the three feeder communities in Somerset Hills to show the percentages of males and females in each age class. In 2010, the largest number of individuals was aged 45-49 and 50-54 (tie) for males and 45-49 for females. In communities with little inward or outward migration and low mortality, the largest cohort in subsequent years is typically the next oldest cohort as people advance in age. As such, the largest cohort for females in 2020 was aged 55-59 as they aged in place. However, the largest male cohort in 2020 was aged 15-19. As the largest group for males was not ten years older from the 2010 cohort, some migration is likely occurring in the regional. Over this time period, the greatest declines occurred in the 45-49 age group for both males and females. The greatest gains occurred in the 20-24 age group for both males and females, which corresponds with the college-aged and early career-aged population. If males and females are aggregated in each age class, there were gains in every age group from 50-79, indicating a "graying" of the overall population over this time period. On the contrary, there was a notable decline in the 5-9 age group, which corresponds primarily with the elementary school population.

Potential New Housing

Municipal representatives from Bernardsville, Far Hills, and Peapack-Gladstone provided information regarding current and future residential development in their respective communities. In addition, municipal representatives from Bedminster, which sends students in grades 9-12 to Bernards High School, were also contacted. In total, there is the potential for 460 non age-restricted housing units, the majority of which will be multi-family housing units such as apartments, duplexes, or townhouses. Of the four communities, the greatest number (179) of units will be located in Bernardsville.

An estimate was made of the number of public school children that could potentially come from the approved housing developments. In total, 145 public school children (K-4 = 57, 5-8 = 41, and 9-12 = 47) in grades K-12 are projected to be generated from the new housing developments.

Home Sales

The number of annual home sales was tabulated for each community from 1986-2025. If the data from each community are aggregated, the greatest number of sales occurred from 1994-2005 before declining to a low in 2009 due to the housing market crash and banking crisis. The number of sales then generally increased from 2010-2021, peaking during the COVID-19 pandemic. Since peaking in 2021, the number of sales has been much lower in the last four years, which is likely due to the increase in mortgage interest rates and lower inventory (fewer homes being put up for sale).

Enrollment Projections

Enrollments (PK-12) were computed for a five-year period, 2026-27 through 2030-31, in two separate projections (baseline and adjusted for housing growth). In the baseline projection, which only reflects developments that are under construction and does not include developments that are proposed or approved but have yet to begin construction, enrollments are projected to decline in 2026-27 before reversing trend. Enrollment is projected to be 1,612 in 2030-31, which would be a gain of 80 students from the 2025-26 enrollment of 1,532. In the adjusted projection, which reflects all proposed and approved developments regardless of their construction status, enrollments are also projected to decline in 2026-27 before reversing trend. Enrollment is projected to be 1,665 in 2030-31, which would be a gain of 133 students from the 2025-26 enrollment.

For grades PK-4 at Bedwell, enrollments are projected to increase throughout the projection period in both projections. In the baseline projection, enrollment is projected to be 586 in 2030-31, which would be a gain of 133 students from the 2025-26 enrollment of 453. In the adjusted projection, enrollment is projected to be 594 in 2030-31, which would be a gain of 141 students from the 2025-26 enrollment.

For grades 5-8 at Bernardsville Middle School, enrollments are projected to be fairly stable for the next three years before increasing near the end of the projection period in both projections. In the baseline projection, enrollment is projected to be 427 in 2030-31, which would be a gain of 39 students from the 2025-26 enrollment of 388. In the adjusted projection, enrollment is projected to be 440 in 2030-31, which would be a gain of 52 students from the 2025-26 enrollment.

For grades 9-12 at Bernardsville High School, enrollments are projected to decline for the next four years before stabilizing in both the baseline and adjusted projections. In the baseline projection, enrollment is projected to be 599 in 2030-31, which would be a decline of 92 students from the 2025-26 enrollment of 691. In the adjusted projection, enrollment is projected to be 631 in 2030-31, which would be a decline of 60 students from the 2025-26 enrollment.

Building Capacities

The capacities of the schools in the district were compared to the current enrollments in 2025-26 and the enrollment projections in the 2030-31 school year. Using the building capacities from the district's Long Range Facilities Plan, the differences between capacity and current/projected number of students were computed. Positive values indicate available extra seating while negative values indicate inadequate seating (also known as "unhoused students").

In 2025-26, there is currently surplus seating in each school in the district, with the largest occurring at Bernards High School (+181), followed by Bernardsville Middle School (+96) and Bedwell Elementary School (+86).

By 2030-31, Bedwell is projected to have a shortage of seating (-55) due to a projected increase in enrollment. In the upper-level schools, Bernardsville Middle School (+44) is projected to have a smaller number of surplus seats due to a projected increase in enrollment, while Bernards High School (+241) is projected to have a greater number of surplus seats due to a projected decline in enrollment.

Final Thoughts

In the last decade, enrollments (PK-12) have been generally declining in the Somerset Hills School District. Looking ahead, enrollments are projected to reverse trend and increase beginning in 2027-28, which is primarily due to an increase in the birth rate in Bernardsville and an influx of new non age-restricted residential developments. However, the projected enrollment gain is not expected to occur equally across the three grade configurations, as the largest enrollment gains are projected in the elementary and middle school grades. On the contrary, an enrollment decline is projected in the high school grades (9-12) as the district's existing smaller middle school cohorts move through the system.

Introduction

Statistical Forecasting LLC ("Statistical Forecasting") completed a demographic study for the Somerset Hills School District ("Somerset Hills"), projecting grade-by-grade enrollments from 2026-27 through 2030-31, a five-year period. In addition, the following tasks were completed:

- analyzed community population trends and age structure, demographic characteristics, birth counts, and fertility rates,
- examined historical enrollment trends districtwide and by grade configuration (PK-4, 5-8, and 9-12),
- researched new housing starts and analyzed their impact on the school district, and
- compared the school building capacities to current and projected enrollments.

Somerset Hills receives students from the Borough of Bernardsville, Borough of Far Hills, and Borough of Peapack-Gladstone for grades PK-12. An overview of each community's population trends follows.

Population Trends

1. Borough of Bernardsville

Located in Somerset County, the Borough of Bernardsville ("Bernardsville") contains a land area of 12.84 square miles and an additional 0.08 square miles of water area. In the 2020 Census, Bernardsville had 7,893 residents, which is 614.7 persons per square mile. Historical and projected populations for Bernardsville from 1940-2050 are shown in Table 1 and Figure 1. Bernardsville has the largest population of the three communities comprising the regional.

Table 1
Historical and Projected Populations for Bernardsville
1940-2050

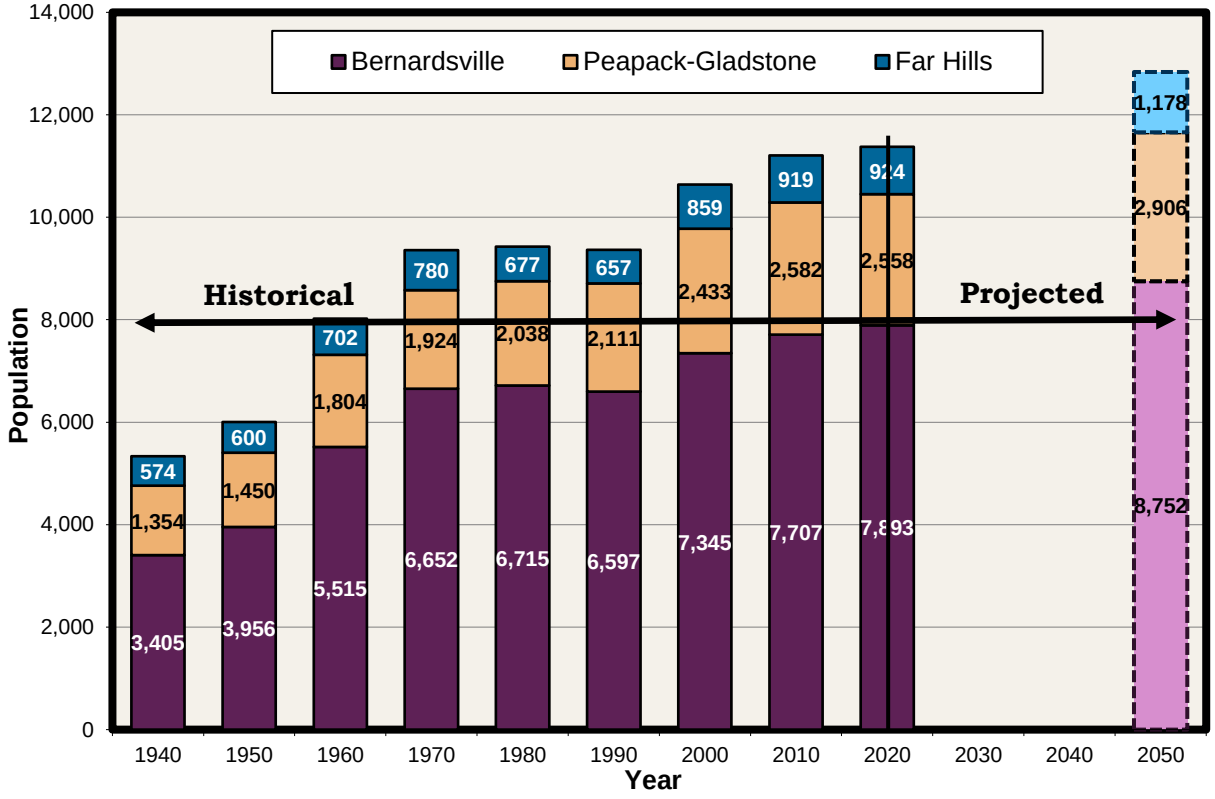
Year	Population	Percent Change
Historical[1]		
1940	3,405	N/A
1950	3,956	+16.2%
1960	5,515	+39.4%
1970	6,652	+20.6%
1980	6,715	+0.9%
1990	6,597	-1.8%
2000	7,345	+11.3%
2010	7,707	+4.9%
2020	7,893	+2.4%
Projected[2]		
2050	8,752	+10.9%

Sources: [1] United States Census Bureau
[2] North Jersey Transportation Planning Authority, Inc. *Municipal Forecast 2050* (2025).

From 1940-1970, Bernardsville's population steadily increased, nearly doubling over this time period, with its greatest population gain (+39.4%) occurring in the 1950s. While the population was fairly stable from 1970-1990, it has increased in the last three decades, albeit at a smaller rate. In the most recent decade (2010-2020), there was a gain of 186 persons.

A population projection for 2050, which was prepared by the North Jersey Transportation Planning Authority ("NJTPA"), indicates that the population will continue to increase. The forecast from NJTPA projects the population to be 8,752 in 2050, which would be a 10.9% increase from the 2020 Census and a gain of 859 persons.

Figure 1
Historical and Projected Populations
1940-2050



2. Borough of Far Hills

The Borough of Far Hills ("Far Hills"), which is also located in Somerset County, contains a land area of 4.85 square miles, with an additional 0.06 square miles of water area. In 2020, Far Hills had 924 residents, which is 190.5 persons per square mile. Historical and projected populations for Far Hills from 1940-2050 are shown in Table 2 and Figure 1.

Table 2
Historical and Projected Populations for Far Hills
1940-2050

Year	Population	Percent Change
Historical[1]		
1940	574	N/A
1950	600	+4.5%
1960	702	+17.0%
1970	780	+11.1%
1980	677	-13.2%
1990	657	-3.0%
2000	859	+30.7%
2010	919	+7.0%
2020	924	+0.5%
Projected[2]		
2050	1,178	+27.5%

Sources: [1] United States Census Bureau
[2] North Jersey Transportation Planning Authority, Inc. *Municipal Forecast 2050* (2025).

From 1940-1970, the population in Far Hills slowly increased. After declines in the 1970s and 1980s, the population reversed trend and has increased in the last three decades with its greatest population gain in the 1990s (+30.7%). In the most recent decade (2010-2020), the population was nearly unchanged, increasing by only five (5) persons. Far Hills has the smallest population of the three communities comprising the regional.

Forecasts prepared by the NJTPA project that the population in Far Hills will increase. In 2050, the population is projected to be 1,178, which would be a 27.5% increase from the 2020 Census and a gain of 254 persons.

3. Borough of Peapack-Gladstone

The Borough of Peapack-Gladstone ("Peapack-Gladstone"), which is also located in Somerset County, contains a land area of 5.73 square miles, with an additional 0.07 square miles of water area. In 2020, Peapack-Gladstone had 2,558 residents, which is 446.4 persons per square mile. Historical and projected populations for Peapack-Gladstone from 1940-2050 are shown in Table 3 and Figure 1.

Table 3
Historical and Projected Populations for Peapack-Gladstone
1940-2050

Year	Population	Percent Change
Historical[1]		
1940	1,354	N/A
1950	1,450	+7.1%
1960	1,804	+24.4%
1970	1,924	+6.7%
1980	2,038	+5.9%
1990	2,111	+3.6%
2000	2,433	+15.3%
2010	2,582	+6.1%
2020	2,558	-0.9%
Projected[2]		
2050	2,906	+13.6%

Sources: [1] United States Census Bureau
[2] North Jersey Transportation Planning Authority, Inc. *Municipal Forecast 2050* (2025).

From 1940-2010, the population in Peapack-Gladstone nearly doubled before stabilizing in the latest decade. The greatest population gain in the borough occurred in the 1950s (+24.4%). In the most recent decade (2010-2020), the population was nearly unchanged, decreasing by 24 persons.

Like the prior communities, the NJTPA projects that the population in Peapack-Gladstone will increase. In 2050, the population is projected to be 2,906, which would be a 13.6% increase from the 2020 Census and a gain of 348 persons.

Demographic Profiles

In Table 4, selected demographic characteristics of Bernardsville, Far Hills, and Peapack-Gladstone are compared from the 2010 and 2020 Censuses and the 2010-2014 and 2020-2024 American Community Surveys ("ACS"). While some Census variables account for everyone in the population (e.g., age and race), other variables are collected from a sample (e.g., median household income, educational attainment, poverty status, etc.). The ACS replaced the long form of the Census, last administered in 2000 to approximately 16% of the population in the United States. For communities with fewer than 65,000 persons such as these, ACS data represent a sample collected over a five-year time period, where the estimates represent the average characteristics between January 2020 and December 2024, for example. This information does not represent a single point in time like the long form of earlier Censuses. The five-year ACS contains 1% annual samples from all households and persons from 2020 to 2024, resulting in a 5% sample of the population. Due to the small sample size, the sampling error is quite large, which increases the degree of uncertainty of the estimated values. Therefore, the forthcoming ACS data should be interpreted with caution.

1. Borough of Bernardsville

While Whites are the largest race in Bernardsville, their population is declining. In the 2020 Census, Bernardsville was 75.1% White as compared to 83.1% in 2010, which is a loss of 8.0 percentage points. Hispanics were the second-largest race at 16.1% in 2020, which is a gain of 4.4 percentage points from the 2010 percentage (11.7%). Asians were the third-largest race, consisting of 4.3% of the population in 2020, which is a gain of 1.1 percentage points from the 2010 percentage of 3.2%. The percentage of Blacks/African Americans ("Blacks") was below 1.0% in both decades.

Regarding nativity, 13.5% of Bernardsville residents were foreign-born in the 2020-2024 ACS, which is a loss of 1.8 percentage points from the 2010-2014 ACS percentage (15.3%). As a point of comparison, New Jersey's foreign-born resident percentage was 25.0% in the 2024 ACS, which is much higher than that of Bernardsville. While not shown in the table, place of birth, which serves as a proxy for country of origin, indicates that Guatemala and Argentina were the largest sources of immigrants in the 2010-2014 ACS, accounting for 16.1% and 8.8%, respectively, of the foreign-born population. In the 2020-2024 ACS, the United Kingdom is now the largest source (9.9%) of the foreign-born population while Australia is now the second-largest source (4.9%).

The median age in Bernardsville remained nearly constant from 2010 to 2020 (41.5 years in 2020), which is slightly higher than the median age in New Jersey (39.9 years). During the same time period, the percentage of people under the age of 18 years, which corresponds predominantly to school-age children, declined from 28.6% to 25.4%.

Table 4
Selected Demographic Characteristics

	Bernardsville		Far Hills		Peapack-Gladstone	
Race Origin[1]	**2010-2014 ACS 2010 Census**	**2020-2024 ACS 2020 Census**	**2010-2014 ACS 2010 Census**	**2020-2024 ACS 2020 Census**	**2010-2014 ACS 2010 Census**	**2020-2024 ACS 2020 Census**
White	6,402 (83.1%)	5,927 (75.1%)	799 (86.9%)	745 (80.6%)	2,124 (82.3%)	2,061 (80.6%)
Black or African American	58 (0.8%)	49 (0.6%)	6 (0.7%)	8 (0.9%)	99 (3.8%)	60 (2.3%)
Hispanic	903 (11.7%)	1,272 (16.1%)	88 (9.6%)	107 (11.6%)	281 (10.9%)	319 (12.5%)
American Indian and Alaska Native	2 (0.0%)	3 (0.0%)	0 (0.0%)	0 (0.0%)	3 (0.1%)	0 (0.0%)
Asian	248 (3.2%)	343 (4.3%)	17 (1.8%)	42 (4.5%)	47 (1.8%)	50 (2.0%)
Native Hawaiian and Other Pacific Islander	5 (0.1%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	1 (0.0%)	0 (0.0%)
Other Race	4 (0.1%)	29 (0.4%)	0 (0.0%)	3 (0.3%)	5 (0.2%)	7 (0.3%)
Two or more Races	85 (1.1%)	270 (3.4%)	9 (1.0%)	19 (2.1%)	22 (0.9%)	61 (2.4%)
Place of Birth						
Foreign-Born	15.3%	13.5%	13.9%	16.1%	14.0%	17.1%
Age						
Under 18	28.6%	25.4%	24.0%	16.9%	26.5%	23.1%
18-64	59.1%	60.0%	59.6%	59.3%	61.5%	60.6%
65 and over	12.2%	14.5%	16.3%	23.8%	12.0%	16.3%
Median age	41.1 years	41.5 years	45.5 years	50.9 years	42.0 years	44.5 years
Educational Attainment						
Bachelor's degree or higher	69.5%	72.9%	62.1%	61.7%	64.0%	72.1%
Graduate or professional degree	37.5%	30.9%	25.9%	34.5%	26.6%	38.4%
Income						
Median household income	$103,903	$236,115	$106,250	$143,250	$150,795	$202,578
% of Persons in Poverty aged 5-17	0.0%	0.0%	8.5%	1.3%	3.3%	0.0%
Housing Units						
Total number	2,871	2,953	418	418	949	937
Occupied units	2,685 (93.5%)	2,756 (93.3%)	376 (90.0%)	372 (89.0%)	887 (93.5%)	887 (94.7%)
Owner-occupied units	2,247 (83.7%)	2,290 (83.1%)	290 (77.1%)	295 (79.3%)	682 (76.9%)	678 (76.4%)
Renter-occupied units	438 (16.3%)	466 (16.9%)	86 (22.9%)	77 (20.7%)	205 (23.1%)	209 (23.6%)
Median value of an owner-occupied unit	$642,600	$793,800	$744,100	$792,100	$735,600	$868,800
Average household size	2.87	2.86	2.44	2.48	2.72	2.88
Housing Type[1]						
Total number	3,122	2,826	432	452	993	996
1-unit, attached or detached	2,732 (87.5%)	2,540 (89.9%)	354 (81.9%)	380 (84.1%)	903 (90.9%)	976 (98.0%)
Two units	187 (6.0%)	28 (1.0%)	4 (0.9%)	8 (1.8%)	43 (4.3%)	20 (2.0%)
Three or four units	111 (3.6%)	127 (4.5%)	37 (8.6%)	42 (9.3%)	40 (4.0%)	0 (0.0%)
Five to nine units	57 (1.8%)	53 (1.9%)	16 (3.7%)	1 (0.2%)	0 (0.0%)	0 (0.0%)
10 to 19 units	0 (0.0%)	64 (2.3%)	3 (0.7%)	9 (2.0%)	4 (0.4%)	0 (0.0%)
20 or more units	35 (1.1%)	14 (0.5%)	14 (3.2%)	12 (2.7%)	3 (0.3%)	0 (0.0%)
Mobile home, Boat, Van, RV, etc.	0 (0.0%)	0 (0.0%)	4 (0.9%)	0 (0.0%)	0 (0.0%)	0 (0.0%)

Sources: American Community Survey (2010-2014 and 2020-2024), United States Census (2010 and 2020)

Notes: [1] Data may not sum to 100.0% due to rounding.

Cells shaded orange are from the decennial Census while cells shaded blue are from the American Community Survey

Regarding educational attainment for adults aged 25 and over, 72.9% of the population had a bachelor's degree or higher in the 2020-2024 ACS as compared to 69.5% in the 2010-2014 ACS, which is a gain of 3.4 percentage points. Bernardsville is a highly-educated population, as its percentage of persons having a bachelor's degree or higher is much greater than that of New Jersey (44.5%). The percentage of persons with graduate or professional degrees decreased from 37.5% to 30.9% during this time period.

Median household income more than doubled from $103,903 in the 2010-2014 ACS to $236,115 in the 2020-2024 ACS. The median household income in Bernardsville is $132,000 higher than that of New Jersey ($104,294) and is the highest of the three communities that comprise the regional. During this time period, there were no school-age children (5-17) in poverty.

Regarding housing, there were 2,953 housing units in Bernardsville in 2020, which is a gain of 82 units (+2.9%) from 2010. Over this time period, the overall occupancy rate remained nearly unchanged (93.3% in 2020) as well as the average household size (2.86 persons in 2020). Renter-occupied units accounted for 16.9% of the housing units in 2020, which is nearly unchanged from the 2010 percentage (16.3%). As a point of comparison, the percentage of renter-occupied units in Bernardsville is much lower than that of New Jersey (38.7%). Finally, the median home price of an owner-occupied unit in the 2020-2024 ACS was $793,800, which is a 23.5% gain from the value reported in the 2010-2014 ACS ($642,600). The median home price of an owner-occupied unit in Bernardsville is $298,000 higher than that of New Jersey ($496,000).

With respect to housing type, 89.9% of homes in the 2020-2024 ACS were one-unit, either attached or detached, which is a gain of 2.4 percentage points from the 2010-2014 ACS percentage (87.5%). One-unit homes are the largest home type in Bernardsville. Housing with 3 or 4 units was the second-largest type of housing in the 2020-2024 ACS and consisted of 4.5% of the housing stock. In general, there has been little change in the housing type percentages since the 2010-2014 ACS, with two-unit homes (duplexes) experiencing the largest percentage-point change (-5.0) over this time period.

2. Borough of Far Hills

In Far Hills, Whites are also the largest race yet their population is declining. In 2020, Far Hills was 80.6% White as compared to 86.9% in 2010, which is a loss of 6.3 percentage points. Hispanics were the second-largest race at 11.6% in 2020, which is a 2.0 percentage-point increase from the 2010 percentage (9.6%). Asians were the third-largest race consisting of 4.5% of the population in 2020, which is a 2.7 percentage-point gain from 2010 (1.8%). Like Bernardsville, the percentage of Blacks was below 1.0% in both decades.

Regarding nativity, 16.1% of Far Hills residents were foreign-born in the 2020-2024 ACS, which is a 2.2 percentage-point gain from the 2010-2014 ACS percentage (13.9%). The foreign-born percentage in Far Hills is lower than that of New Jersey (25.0%). While not shown in the table, place of birth, which serves as a proxy for country of origin, indicates that Ecuador and India were the largest sources of immigrants in the 2010-2014 ACS, accounting for 22.2% and 17.6%, respectively, of the foreign-born population. In the 2020-2024 ACS, Korea is now the largest

source (9.2%) of the foreign-born population while Portugal is now the second-largest source (6.5%).

From 2010 to 2020, the median age in Far Hills increased from 45.5 years to 50.9 years, which is much higher than the median age in New Jersey (39.9 years) and is the highest of the three communities that comprise the regional. During the same time period, the percentage of people under the age of 18 years, which corresponds predominantly to school-age children, decreased from 24.0% to 16.9%, a loss of 7.1 percentage points.

Regarding educational attainment for adults aged 25 and over, 61.7% of the population had a bachelor's degree or higher in the 2020-2024 ACS, which is nearly unchanged from the 2010-2014 ACS percentage (62.1%). Far Hills' percentage of persons having a bachelor's degree or higher is greater than that of New Jersey (44.5%). The percentage of persons with graduate or professional degrees was 34.5% in the 2020-2024 ACS, which is an 8.6 percentage-point gain from the 2010-2014 ACS (25.9%).

Median household income increased from $106,250 in the 2010-2014 ACS to $143,250 in the 2020-2024 ACS, a gain of 34.8%. By comparison, median household income in New Jersey is $104,294, which is $39,000 lower than that of Far Hills. The median household income in Far Hills is the lowest of the three communities that comprise the regional. During this time period, the percentage of school-age children (5-17) that are in poverty decreased from 8.5% to 1.3%, a 7.2 percentage-point decline.

Regarding housing, there were 418 housing units in Far Hills in 2020, which is unchanged from 2010. Over this time period, the occupancy rate was nearly unchanged (89.0% in 2020) as well as the average household size (2.48 persons in 2020). Renter-occupied units accounted for 20.7% of the occupied units in 2020, which is a 2.2 percentage-point decline from the 2010 percentage (22.9%). The percentage of renter-occupied units in Far Hills is lower than that of New Jersey (38.7%). The median home price of an owner-occupied unit in the 2020-2024 ACS was $792,100, which is a 6.5% gain from the value reported in the 2010-2014 ACS ($744,100). The median home price of an owner-occupied unit in Far Hills is $296,000 higher than that of New Jersey ($496,000) and is similar to that of Bernardsville ($793,800).

With respect to housing type, the percentage of one-unit homes, either attached or detached, increased from 81.9% in the 2010-2014 ACS to 84.1% in the 2020-2024 ACS, which is a gain of 2.2 percentage points. Housing with 3 or 4 units was the second-largest type of housing in the 2020-2024 ACS and consisted of 9.3% of the housing stock. In general, there has been little change in the housing type percentages since the 2010-2014 ACS, as housing with 5-9 units experienced the largest percentage-point change (-3.5) over this time period.

3. Borough of Peapack-Gladstone

In Peapack-Gladstone, Whites are the largest race at 80.6% in 2020, which is a slight decline of 1.7 percentage points from 2010 (82.3%). Hispanics were the second-largest race at 12.5% in 2020, which is a 1.6 percentage-point increase from the 2010 percentage (10.9%). Blacks were the third-largest race, consisting of 2.3% of the population in 2020, which is a decline of 1.5

percentage points from 2010 (3.8%). The Asian percentage was 2.0% in 2020, which is nearly unchanged from the 2010 percentage (1.8%).

Regarding nativity, 17.1% of Peapack-Gladstone residents were foreign-born in the 2020-2024 ACS, which is a 3.1 percentage-point gain from the 2010-2014 ACS percentage (14.0%). The foreign-born percentage in Peapack-Gladstone is lower than that of New Jersey (25.0%). While not shown in the table, place of birth, which serves as a proxy for country of origin, indicates that Cuba and Canada were the largest sources of immigrants in the 2010-2014 ACS, accounting for 22.7% and 12.2%, respectively, of the foreign-born population. In the 2020-2024 ACS, Argentina is now the largest source (14.6%) of the foreign-born population while the United Kingdom is now the second-largest source (12.5%).

From 2010 to 2020, the median age in Peapack-Gladstone increased from 42.0 years to 44.5 years, which is higher than the median age in New Jersey (39.9 years). During the same time period, the percentage of people under the age of 18 years, which corresponds predominantly to school-age children, decreased from 26.5% to 23.1%.

Regarding educational attainment for adults aged 25 and over, 72.1% of the population had a bachelor's degree or higher in the 2020-2024 ACS as compared to 64.0% in the 2010-2014 ACS, which is a gain of 8.1 percentage points. Peapack-Gladstone's percentage of persons having a bachelor's degree or higher is much greater than that of New Jersey (44.5%). The percentage of persons with graduate or professional degrees was 38.4% in the 2020-2024 ACS, which is an 11.8 percentage-point gain from the 2010-2014 ACS (26.6%).

Median household income increased from $150,795 in the 2010-2014 ACS to $202,578 in the 2020-2024 ACS, a gain of 34.3%. By comparison, median household income in New Jersey is $104,294, which is $98,000 lower than that of Peapack-Gladstone. During this time period, the percentage of school-age children (5-17) that are in poverty declined from 3.3% to 0.0%.

Regarding housing, there were 937 housing units in Peapack-Gladstone in 2020, which is a loss of 12 units (-1.3%) from 2010 (949). Over this time period, the occupancy rate increased from 93.5% to 94.7% and the average household size increased from 2.72 to 2.88 persons. Renter-occupied units accounted for 23.6% of the occupied units in 2020, which is nearly unchanged from the 2010 percentage (23.1%). The percentage of renter-occupied units in Peapack-Gladstone is lower than that of New Jersey (38.7%), yet is the highest percentage of the three boroughs that comprise the regional. The median home price of an owner-occupied unit in the 2020-2024 ACS was $868,800, which is an 18.1% gain from the value reported in the 2010-2014 ACS ($735,600). The median home price of an owner-occupied unit in Peapack-Gladstone is $373,000 higher than that of New Jersey ($496,000) and is the highest of the three communities in the regional.

With respect to housing type, the percentage of one-unit homes, either attached or detached, increased from 90.9% in the 2010-2014 ACS to 98.0% in the 2020-2024 ACS, which is a gain of 7.1 percentage points. Two-unit homes (duplexes) were the second-largest type of housing in the 2020-2024 ACS and consisted of 2.0% of the housing stock. Over this time period, the largest percentage-point change occurred in one-unit homes (+7.1 percentage points).

Demographic Overview Maps

The following section utilizes 2020-2024 ACS data at the Census block group level to pictorially represent specific demographic characteristics of Bernardsville, Far Hills, and Peapack-Gladstone.

Figures 2 and 3 show the White and Hispanic percentages in the three communities by Census block group, which are the two largest races in Bernardsville, Far Hills, and Peapack-Gladstone. In addition, the municipal boundaries are shown to provide context of where the highest and lowest percentages are occurring. The White percentage is greatest in all of Far Hills and Peapack-Gladstone, as well as the central, southeastern, and western sections of Bernardsville. The Hispanic percentage is greatest throughout Far Hills as well as the northeastern and southern sections of Bernardsville.

Figures 4 and 5 show the percentage of foreign-born persons and the percentage of persons speaking English less than "Very Well" by Census block group, which may potentially correlate with English as a New Language ("ENL") students in need of English language development instruction. The foreign-born percentage is greatest in the southern section of Bernardsville. The percentage of persons speaking English less than "Very Well" is also greatest in the southern section of Bernardsville in the same Census block group as the largest foreign-born percentages.

Figure 6 shows the percentage of school-age children (5-17) by Census block group. The greatest percentages of school-age children are in the eastern half of Peapack-Gladstone and in the southeastern section of Bernardsville.

Figure 7 shows the percentage of persons living in poverty by Census block group. While the percentages are very small, the largest percentages are located throughout Far Hills.

Figure 2
Somerset Hills White Percentage

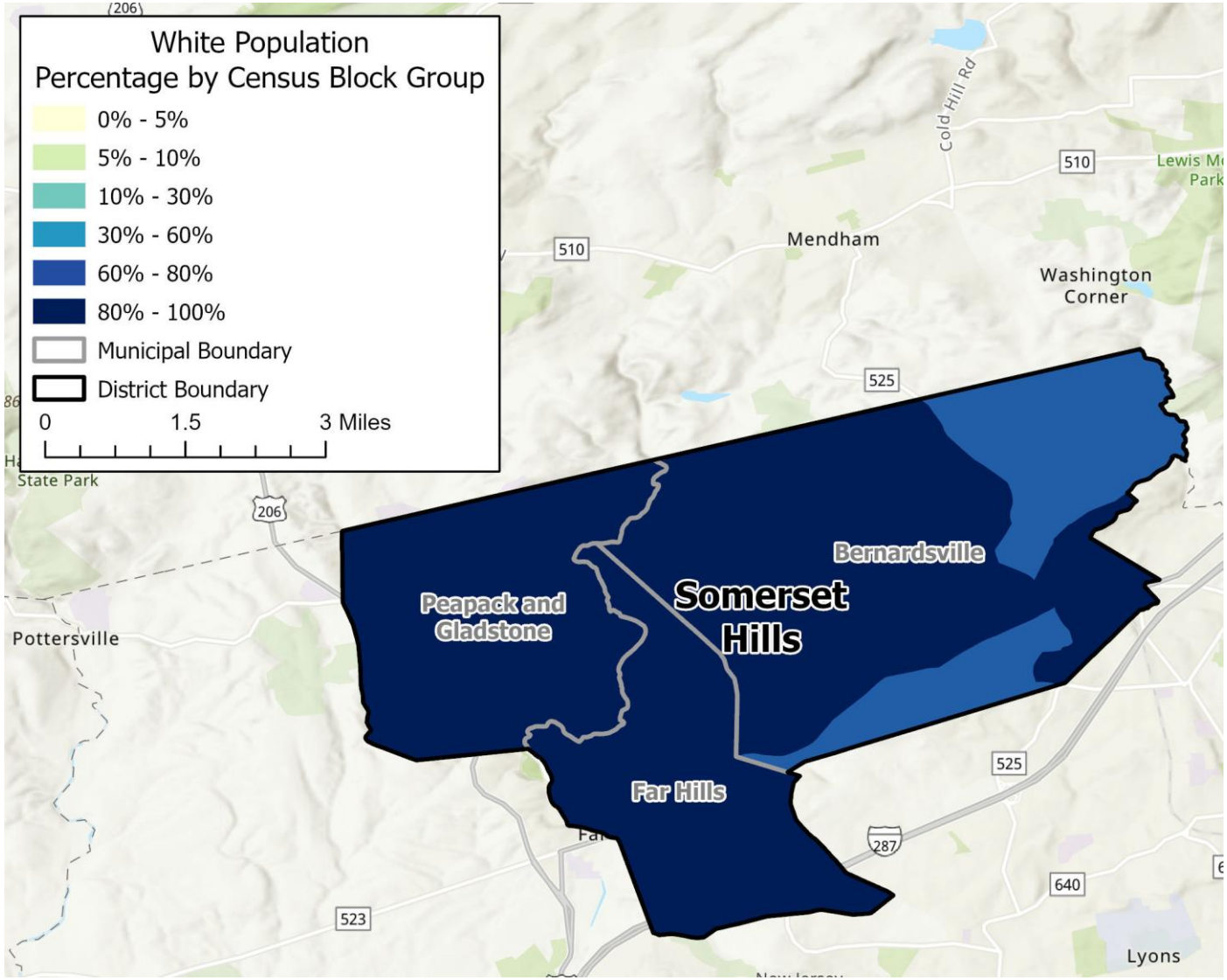


Figure 3
Somerset Hills Hispanic Percentage

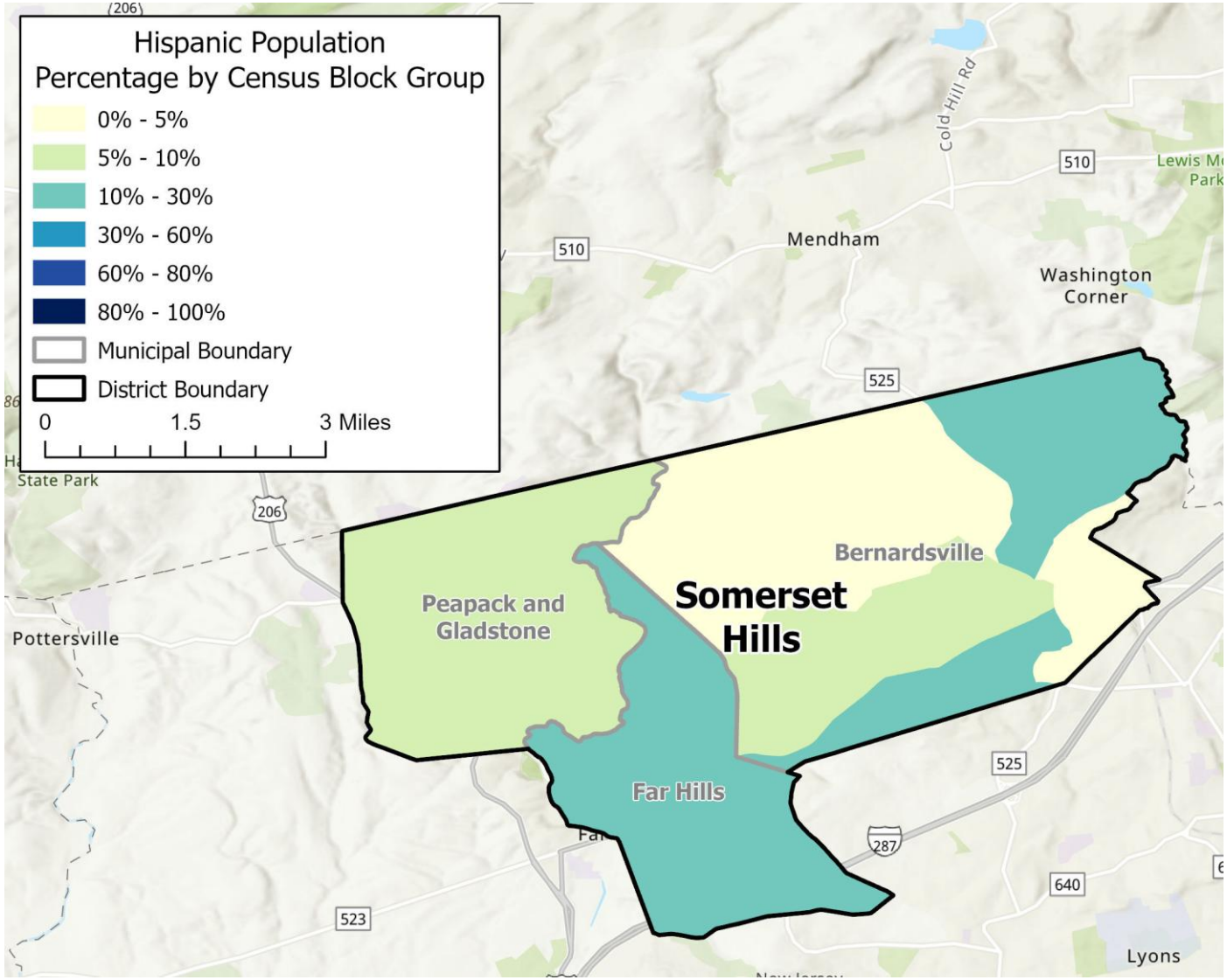


Figure 4
Somerset Hills Foreign-Born Percentage

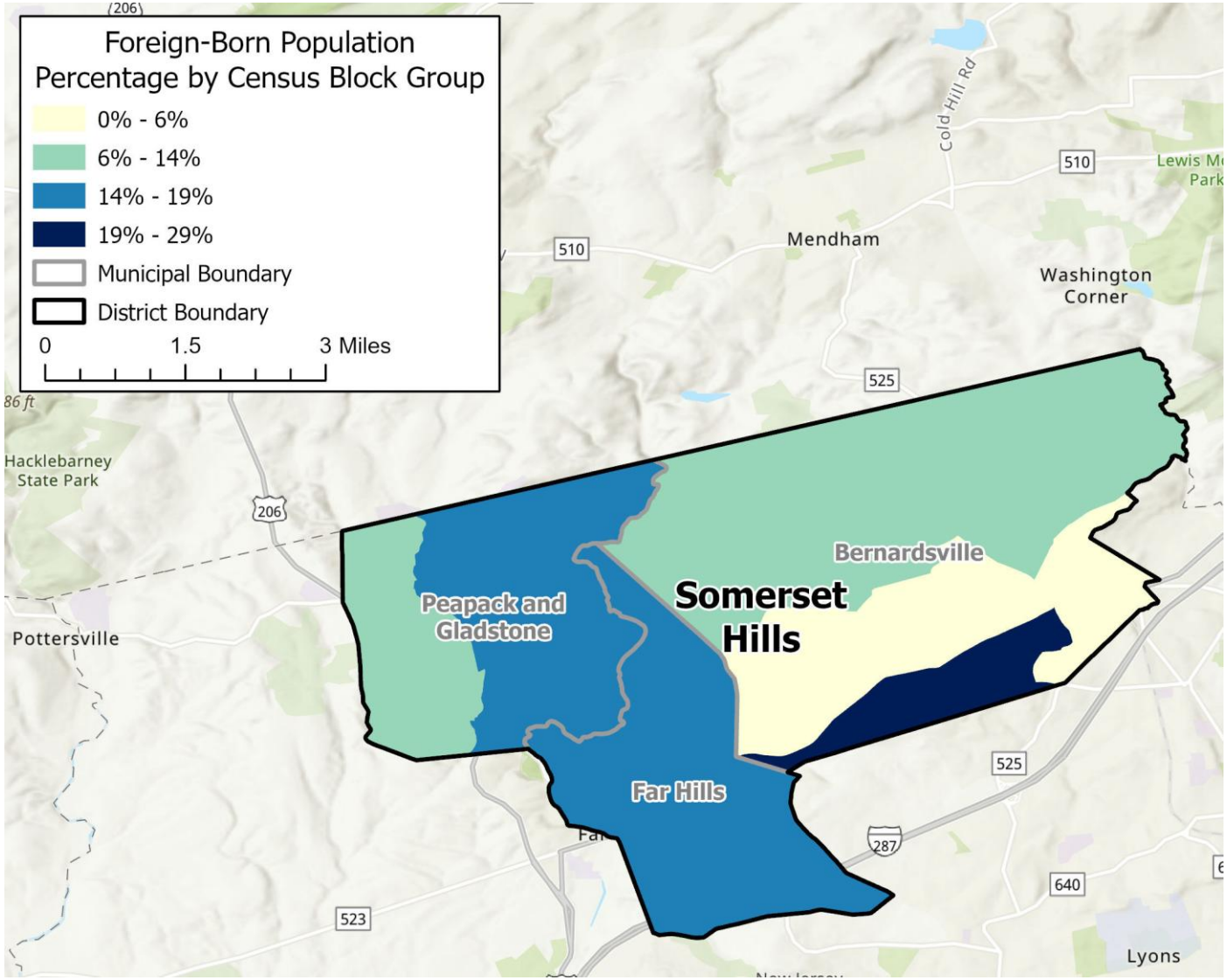


Figure 5
Somerset Hills Percentage of Persons Speaking English Less than "Very Well"

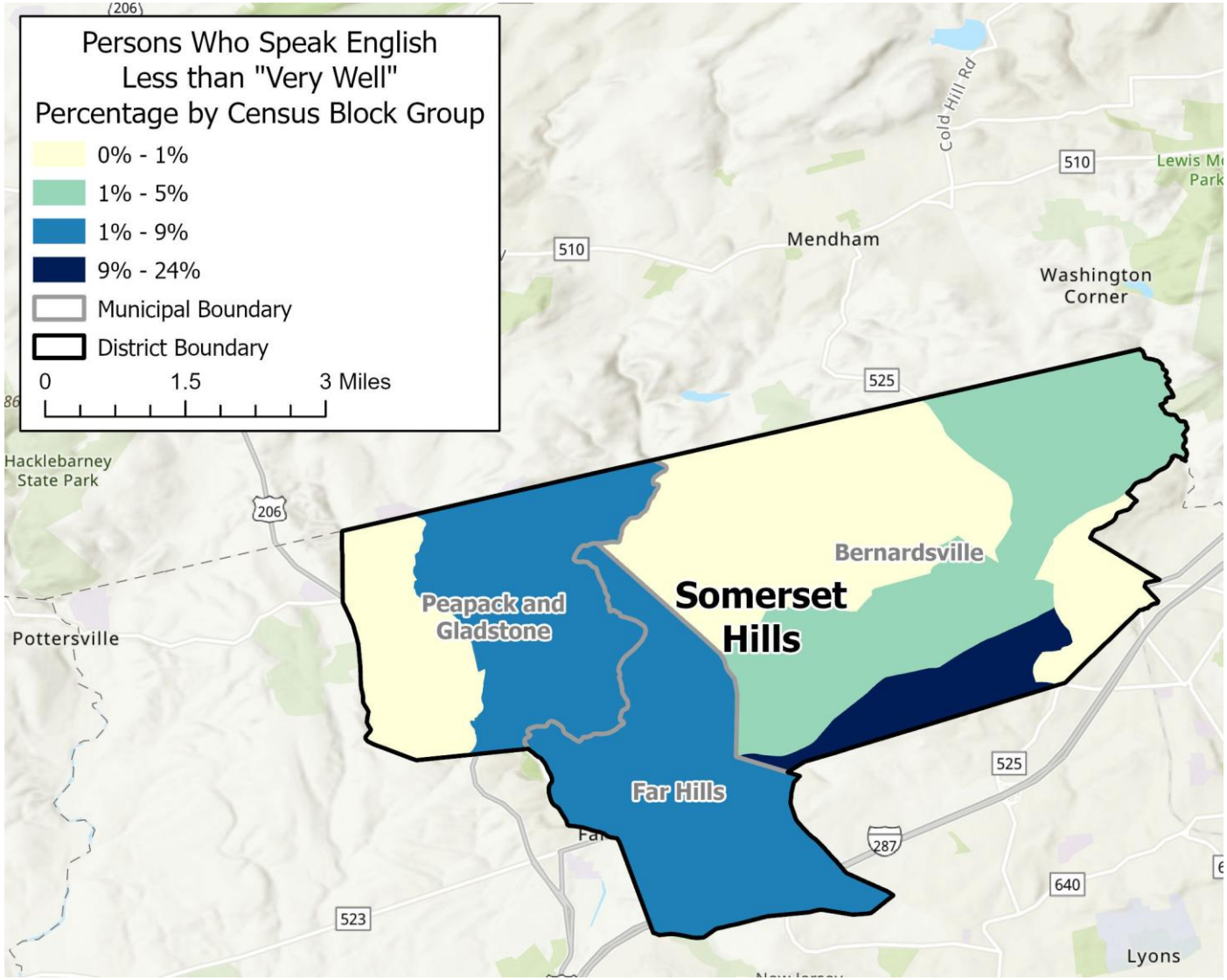


Figure 6
Somerset Hills School-Age Population (5-17) Percentage

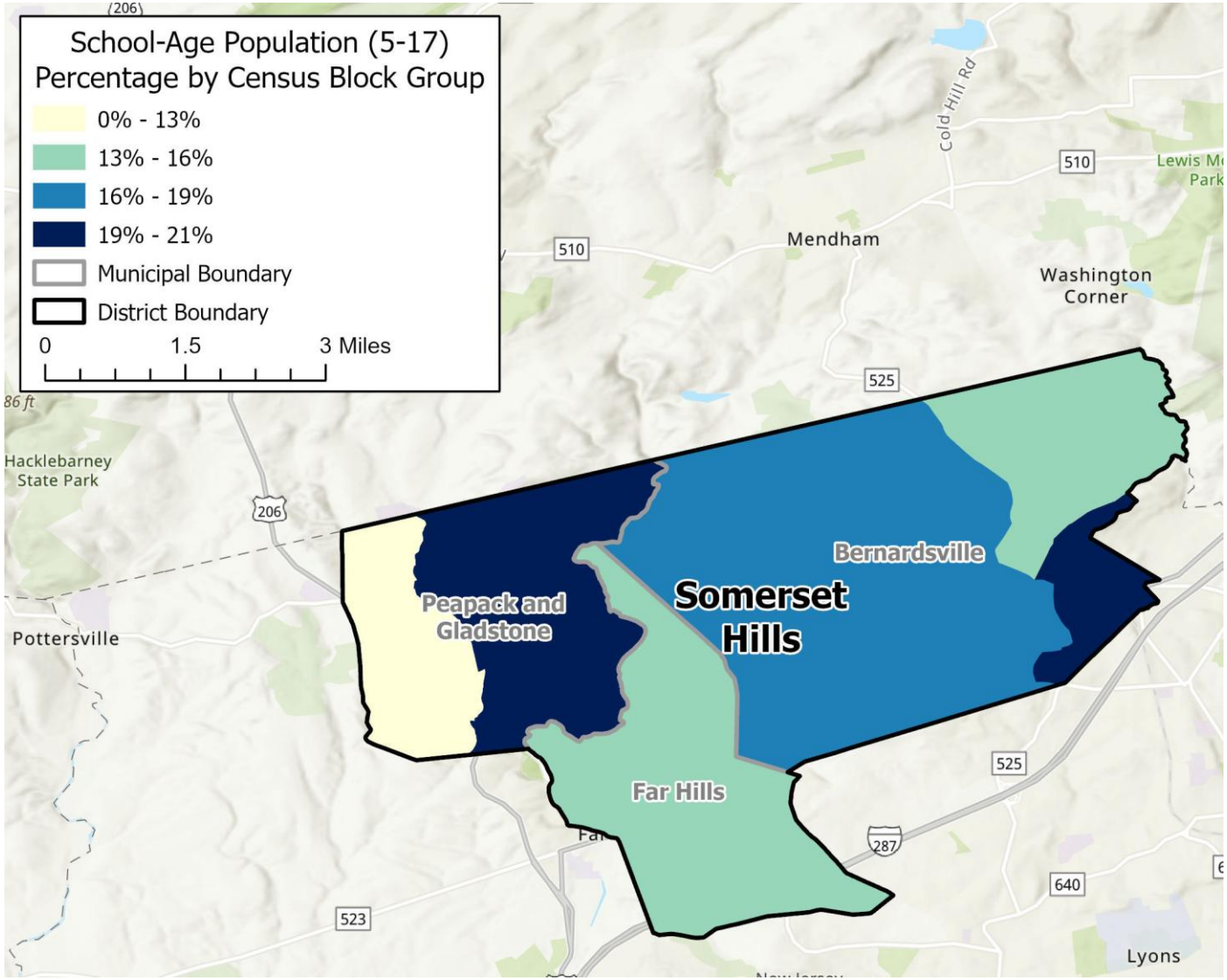
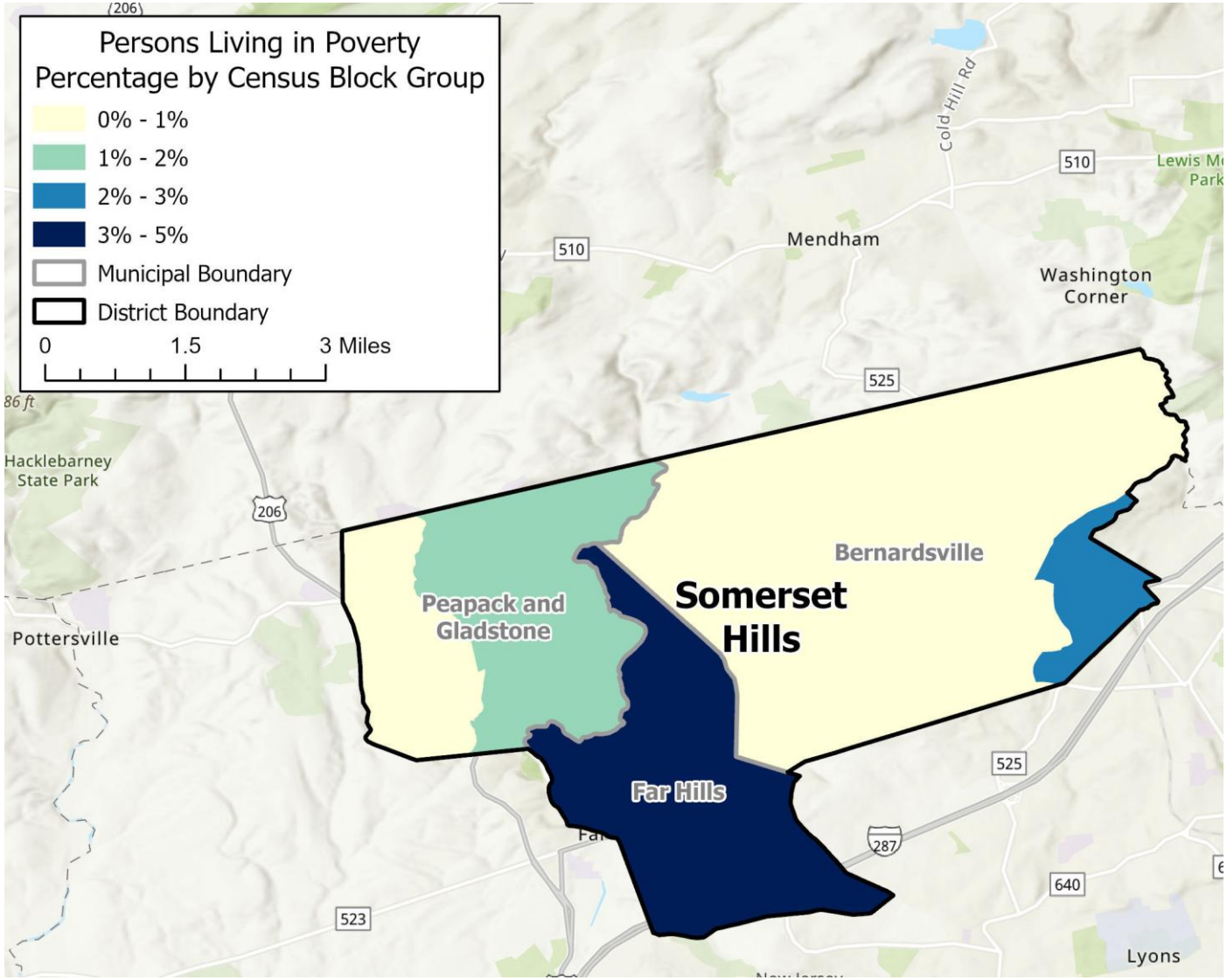


Figure 7
Somerset Hills Percentage of Persons Living in Poverty



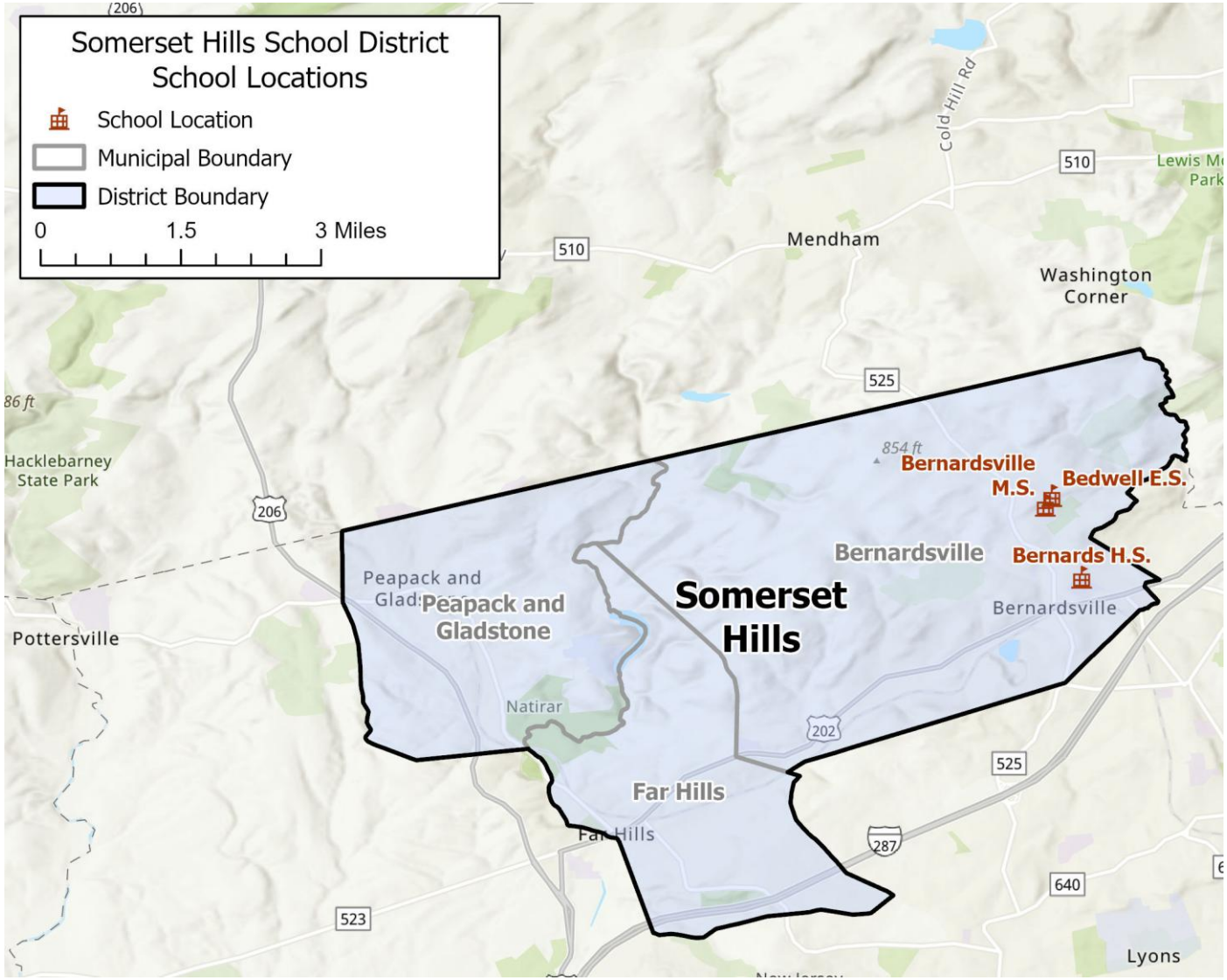
District Overview

The Somerset Hills School District ("Somerset Hills") has three (3) schools that educate children in grades pre-kindergarten through twelfth. In Figure 8, the location of each of the district's schools is shown with respect to the municipal boundaries. Each school is located in Bernardsville. Children attend Marion T. Bedwell ("Bedwell") Elementary School for grades PK-4. All children then attend Bernardsville Middle School for grades 5-8 before advancing to Bernards High School for grades 9-12. In addition, the district receives children in grades 9-12 from Bedminster Township through a formal sending-receiving agreement.

According to the district's Long Range Facilities Plan ("LRFP"), total educational capacity in the district is 1,895 using District Practices methodology and 1,604 using Facilities Efficiency Standards ("FES") methodology. The District Practices methodology considers how a building is utilized by the school district and its targeted student-teacher ratios, while the FES methodology utilizes FES-recommended class sizes. Capacity using FES methodology is often lower, particularly for middle and high schools, than when using District Practices methodology. Since buildings cannot be 100% utilized, due in part to scheduling conflicts, most districts employ either an 85% or 90% utilization factor to determine school capacity. A comparison of each school's capacity to current and projected enrollments is provided later in the report.

In this study, historical enrollments from the New Jersey Department of Education ("NJDOE") database were used to project enrollments five years into the future using the Cohort-Survival Ratio method.

Figure 8
School Locations – Somerset Hills School District



Explanation of the Cohort-Survival Ratio Method

In 1930, Dublin and Lodka provided an explicit age breakdown, which enabled analysts to follow each cohort through its life stages and apply appropriate birth and death rates for each generation. A descendant of this process is the Cohort-Survival Ratio ("CSR") method, which is the NJDOE-approved methodology to project public school enrollments. In this method, a survival ratio is computed for each grade progression, which essentially compares the number of students in a particular grade to the number of students in the previous grade during the previous year. The survival ratio indicates whether the enrollment is stable, increasing, or decreasing. A survival ratio of 1.00 indicates stable enrollment, less than 1.00 indicates declining enrollment and outward migration, while greater than 1.00 indicates increasing enrollment and inward migration. If, for example, a school district had 100 fourth graders and the next year had 95 fifth graders, the survival ratio would be 0.95.

The CSR method assumes that what happened in the past will also happen in the future. The CSR method is most applicable for districts that have relatively stable trends without any major unpredictable fluctuations from year to year. In school districts encountering rapid growth or decline not experienced historically (a change in the historical trend), the CSR method must be modified and supplemented with additional information. In this study, survival ratios were calculated using historical data for birth to kindergarten, kindergarten to first grade, first grade to second grade, etc. Due to the fluctuation in survival ratios from year to year, it is appropriate to calculate an average survival ratio, which is then used to calculate grade-level enrollments five years into the future.

The accuracy of the projections is contingent on the most recent historical trends continuing into the future. If there is a departure from these trends caused by, for example, migration or withdrawal of students due to the COVID-19 pandemic, numerous new housing starts (or planned housing starts that do not occur), changes in school district policy, changes to immigration laws, an economic downturn, a change in the housing resale market, etc., the enrollment projections presented are less likely to be accurate in future years, as this analysis does not forecast future trends. Therefore, the projections need to be revised annually to detect potential reversals in enrollment trends. Changes in enrollment are dependent on several factors such as birth counts, migration of students into or out of the school district, the presence of charter schools, private schools, or parochial schools, and school district policy changes.

Historical Enrollment Trends

1. Somerset Hills School District

Historical enrollments (PK-12) for Somerset Hills from 2016-17 through 2025-26, a ten-year period, are shown in Figure 9 and Table 5. With the exception of the 2022-23 school year, enrollments have declined annually for the last decade. In 2025-26, enrollment is 1,532, which is a decline of 449 students (-22.7%) from the 2016-17 enrollment of 1,981.

Figure 9
Somerset Hills Historical Enrollments
2016-17 to 2025-26

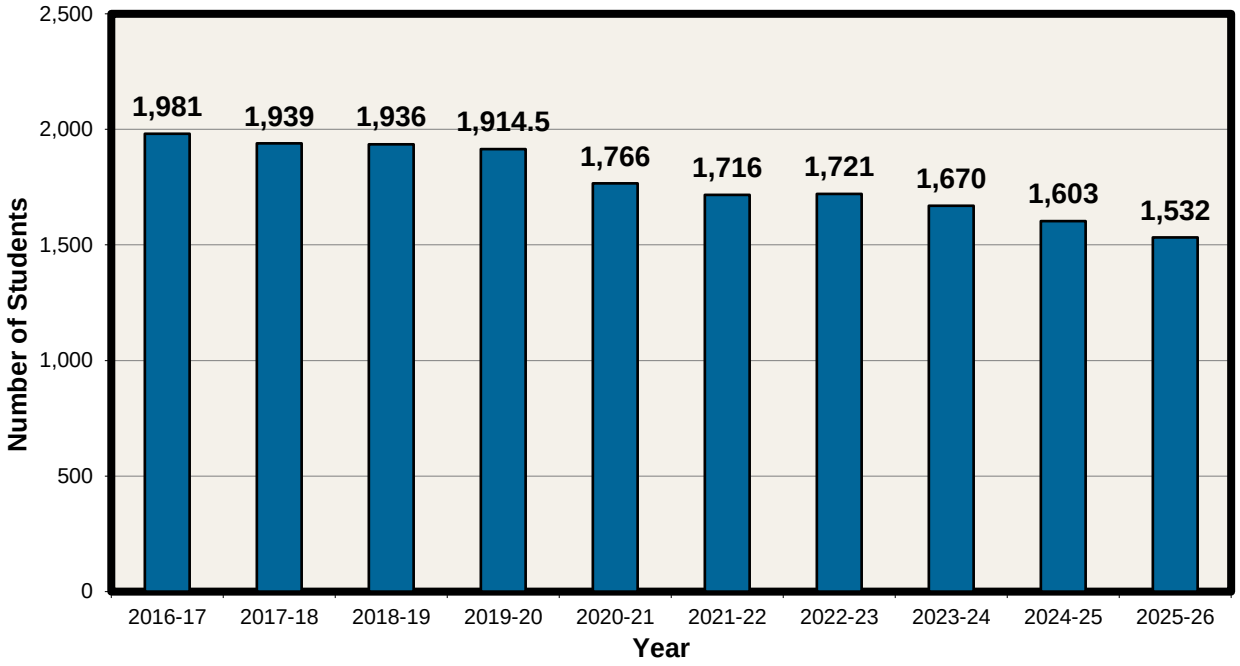


Table 6 shows computed grade-by-grade survival ratios from 2016-17 to 2025-26. In addition, the average, minimum, and maximum survival ratios are shown for the past ten years along with the five-year averages, which were used to project enrollments. The average survival ratios also indicate the net migration by grade, where values over 1.000 reflect net inward migration and values below 1.000 reflect net outward migration. Eight of the 13 average survival ratios in the five-year trend were above 1.000, indicating a slight net inward migration of students. Of the five average survival ratios that were below 1.000, three were in the high school grades. In 2020-21, which represents the first year of the COVID-19 pandemic, seven survival ratios (four of which were in the elementary grades) were the lowest value in the last decade. The lower ratios were likely due to the pandemic, as parents sought alternative educational experiences (private or parochial schools, homeschooling, etc.) for their children, or may have had to relocate. In comparing the five-year averages with the ten-year averages, the most notable differences were for birth-to-kindergarten and grade 8 to 9, which have experienced a decline and increase, respectively, in their ratios in the near term. The remaining differences were very small, demonstrating the long-term stability of the survival ratios over the last decade.

Table 5
Somerset Hills School District Historical Enrollments (PK-12)
2016-17 to 2025-26

Year[1]	PK[2]	K	1	2	3	4	SE[3]	PK-4 Total	5	6	7	8	SE[4]	5-8 Total	9	10	11	12	SE[5]	9-12 Total	PK-12 Total
2016-17	16	117	104	107	108	131	11	**594**	146	115	132	156	0	**549**	208	217	208	196.5	9	**838**	**1,981**
2017-18	17	101	114	110	108	110	8	**568**	131	146	115	131	0	**523**	214.5	202.5	219.5	201.5	10	**848**	**1,939**
2018-19	22	84	99	124	113	110	14	**566**	110	135	147	121	1	**514**	201	226.5	205	219	5	**856**	**1,936**
2019-20	0	114	89	100	121	121	21	**566**	115	111	138	159	3	**526**	194	205	220	202	2	**822.5**	**1,914.5**
2020-21	10	51	106	88	91	119	7	**472**	111	110	110	139	6	**476**	210	191	199	214	4	**818**	**1,766**
2021-22	17	77	66	105	86	98	1	**450**	115	119	115	117	5	**471**	198.5	217	184	194.5	1	**795**	**1,716**
2022-23	12	82	80	73	113	93	0	**453**	100	119	121	116	2	**458**	206	207	212	183.5	2	**810**	**1,721**
2023-24	21	70	84	82	76	108	0	**441**	96	98	117	124	0	**435**	181	197.5	201	210.5	4	**794**	**1,670**
2024-25	23	90	71	87	80	84	0	**435**	108	102	94	115	1	**420**	173.5	177.5	195	200	2	**748**	**1,603**
2025-26	18	97	96	71	88	83	0	**453**	82	109	102	95	0	**388**	163	169.5	168.5	189	1	**691**	**1,532**

Notes: [1] Data were provided by the New Jersey Department of Education (http://www.nj.gov/education/data/enr/) and the Somerset Hills School District.
[2] Pre-kindergarten regular education enrollment
[3] Self-contained special education enrollment/ungraded students at the elementary school level
[4] Self-contained special education enrollment/ungraded students at the middle school level
[5] Self-contained special education enrollment/ungraded students at the high school level

Table 6
Somerset Hills School District Historical Survival Ratios
2016-17 to 2025-26

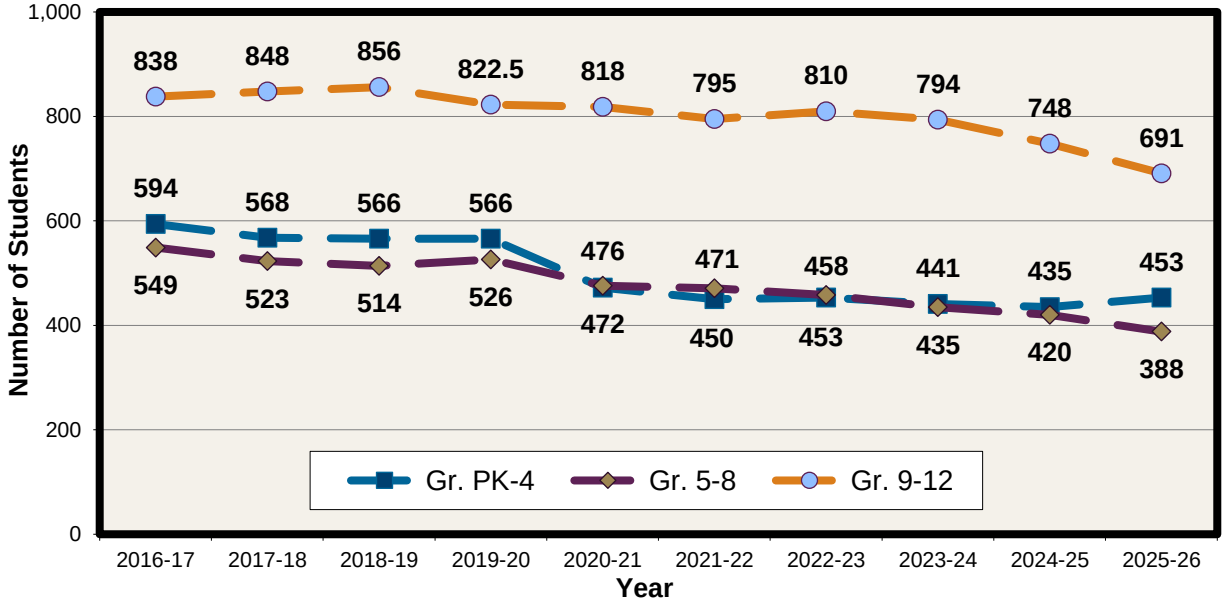
Progression Years	B-K	K-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12
2016-17 to 2017-18	1.0860	0.9744	1.0577	1.0093	1.0185	1.0000	1.0000	1.0000	0.9924	1.3750	0.9736	1.0115	0.9711
2017-18 to 2018-19	0.8077	0.9802	1.0877	1.0273	1.0185	1.0000	1.0305	1.0068	1.0522	1.5344	1.0559	1.0123	0.9954
2018-19 to 2019-20	1.1633	1.0595	1.0101	0.9758	1.0708	1.0455	1.0091	1.0222	1.0816	1.6033	1.0199	0.9691	0.9854
2019-20 to 2020-21	0.6456	0.9298	0.9888	0.9100	0.9835	0.9174	0.9565	0.9910	1.0072	1.3208	0.9845	0.9707	0.9749
2020-21 to 2021-22	0.7476	1.2941	0.9906	0.9773	1.0769	0.9664	1.0721	1.0455	1.0636	1.4281	1.0333	0.9634	0.9774
2021-22 to 2022-23	0.8542	1.0390	1.1061	1.0762	1.0814	1.0204	1.0348	1.0168	1.0087	1.7607	1.0403	0.9770	0.9973
2022-23 to 2023-24	0.6731	1.0244	1.0250	1.0411	0.9558	1.0323	0.9800	0.9832	1.0248	1.5603	0.9587	0.9734	0.9929
2023-24 to 2024-25	0.9375	1.0143	1.0357	0.9756	1.1053	1.0000	1.0625	0.9592	0.9829	1.3992	0.9807	0.9873	0.9950
2024-25 to 2025-26	0.9065	1.0667	1.0000	1.0115	1.0375	0.9762	1.0093	1.0000	1.0106	1.4174	0.9769	0.9493	0.9692
Maximum Ratio	1.1633	1.2941	1.1061	1.0762	1.1053	1.0455	1.0721	1.0455	1.0816	1.7607	1.0559	1.0123	0.9973
Minimum Ratio	**0.6456**	**0.9298**	**0.9888**	**0.9100**	0.9558	**0.9174**	**0.9565**	0.9592	0.9829	**1.3208**	0.9587	0.9493	0.9692
Avg. 5-Year Ratios	0.8238	1.0361	1.0417	1.0261	1.0450	1.0072	1.0216	0.9898	1.0068	1.5344	0.9892	0.9717	0.9886
Avg. 10-Year Ratios	0.8690	1.0425	1.0335	1.0005	1.0387	0.9953	1.0172	1.0027	1.0249	1.4888	1.0027	0.9793	0.9843
Diff. Between 5-Year and 10-Year Ratios	-0.0453	-0.0064	+0.0082	+0.0256	+0.0063	+0.0119	+0.0044	-0.0129	-0.0181	+0.0456	-0.0135	-0.0076	+0.0043

Note: Bolded values reflect survival ratios from 2019-20 to 2020-21, which represents the first year of the COVID-19 pandemic.

Factors related to inward migration include families with school-age children purchasing an existing home or new housing unit, or renting an apartment. The reasons for families moving into a community vary. For instance, a family could move into Bernardsville, Far Hills, or Peapack-Gladstone to be close to work, the presence of affordable housing, or to be near family members. Another plausible reason for inward migration is the reputation of the school district, as the appeal of a school district draws families into a community, resulting in the transfer of students into the district. On the flip side, outward migration is caused by families with children moving out of the community, perhaps due to difficulty in finding employment or affordable housing. Outward migration in the school district can also be caused by parents choosing to withdraw their children from public school to attend private, parochial, or charter schools, to be homeschooled, or to attend a different public school district. In the case of Somerset Hills, the reasons for migration are not explicitly known (such as for economic reasons or the appeal of the school district), as exit and entrance interviews would need to be conducted for all children leaving or entering the district.

Historical enrollments are also shown in Table 5 and Figure 10 by grade configuration (PK-4, 5-8, and 9-12). Self-contained special education/ungraded students were incorporated into the totals by grade configuration. For grades PK-4 at Bedwell, enrollments have generally declined throughout the last decade. Enrollments declined sharply (-94) in 2020-21, which was likely due to the COVID-19 pandemic. In 2025-26, enrollment is 453, which is a decline of 141 students from the 2016-17 enrollment of 594. For grades 5-8 at Bernardsville Middle School, enrollments have also generally declined throughout the last decade. In 2025-26, enrollment is 388, which is a decline of 161 students from the 2016-17 enrollment of 549. For grades 9-12 at Bernards High School, enrollments increased through 2018-19 before reversing trend. Enrollment is 691 in 2025-26, which is a decline of 147 students from the 2016-17 enrollment of 838.

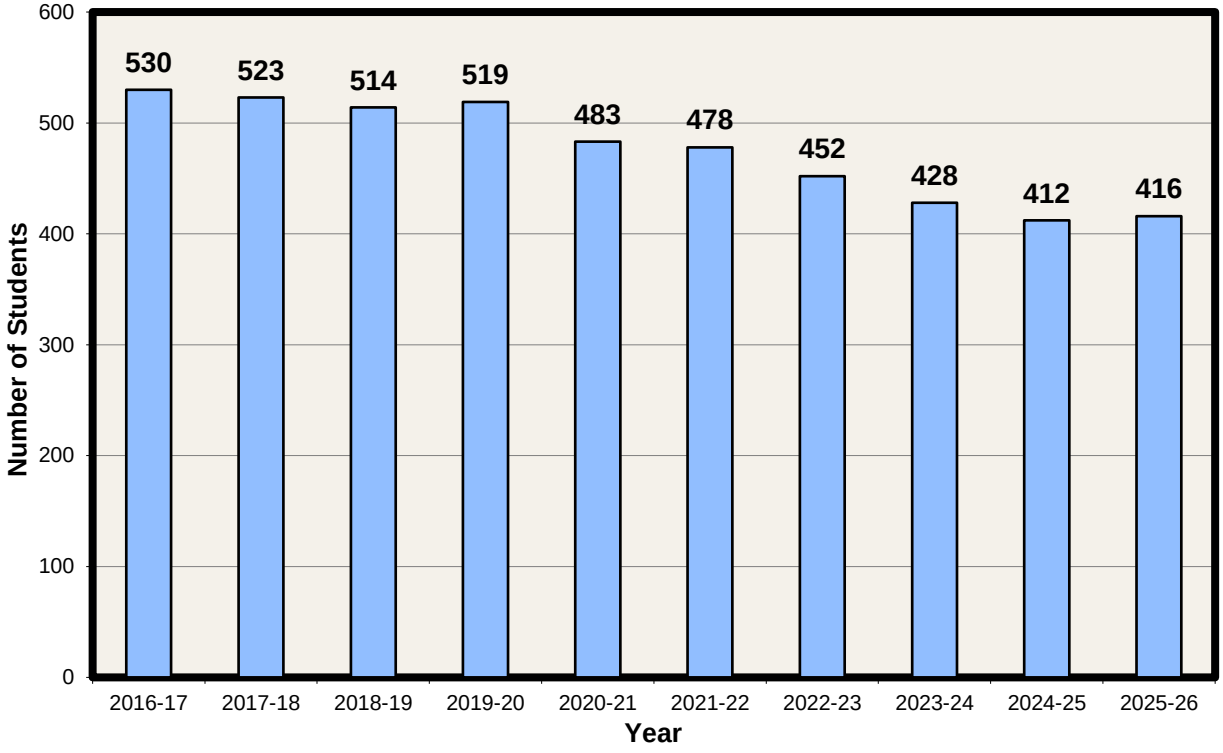
Figure 10
Somerset Hills School District
Historical Enrollments by Grade Configuration
2016-17 to 2025-26



2. Bedminster School District

As discussed previously, Somerset Hills receives students in grades 9-12 from Bedminster Township ("Bedminster") through a formal sending-receiving agreement. Bedminster educates its PK-8 students in the Bedminster School District, which consists of one school, Bedminster Township School. Figure 11 displays the enrollments (PK-8) of the Bedminster School District from 2016-17 to 2025-26, which were used to project the number of Bedminster students that will attend Bernards High School in the future. Enrollments have generally declined over the last decade. In 2025-26, enrollment is 416, which is a decline of 114 students (-21.5%) from the 2016-17 enrollment of 530.

Figure 11
Historical Enrollments of Bedminster School District (PK-8)
2016-17 to 2025-26



Kindergarten Replacement

Kindergarten replacements were analyzed to determine whether there was any relationship between overall enrollment change and kindergarten replacement, which is the numerical difference between the number of graduating 12th graders and the number of entering kindergarten students. The district has experienced negative kindergarten replacement in each of the last nine years. Negative kindergarten replacement occurs when the number of kindergarten students entering the district is less than the number of graduating twelfth grade students from the prior year. Conversely, positive kindergarten replacement occurs when the number of kindergarten students entering the district is greater than the number of graduating twelfth grade students from the prior year. As shown in Figure 12, negative kindergarten replacement has ranged from 95.5-151 students per year, which is due in part to having a sending-receiving relationship with Bedminster that increases the size of the graduating 12th grade cohorts. The large negative kindergarten replacement (-151) in 2020-21 was due to the COVID-19 pandemic and a resulting small entering kindergarten class (51 students). In 2025-26, there was a loss of 103 students due to kindergarten replacement, as 200 twelfth graders graduated in 2024-25 and were replaced by 97 kindergarten students in 2025-26.

Figure 12
Somerset Hills School District
Historical Kindergarten Replacement

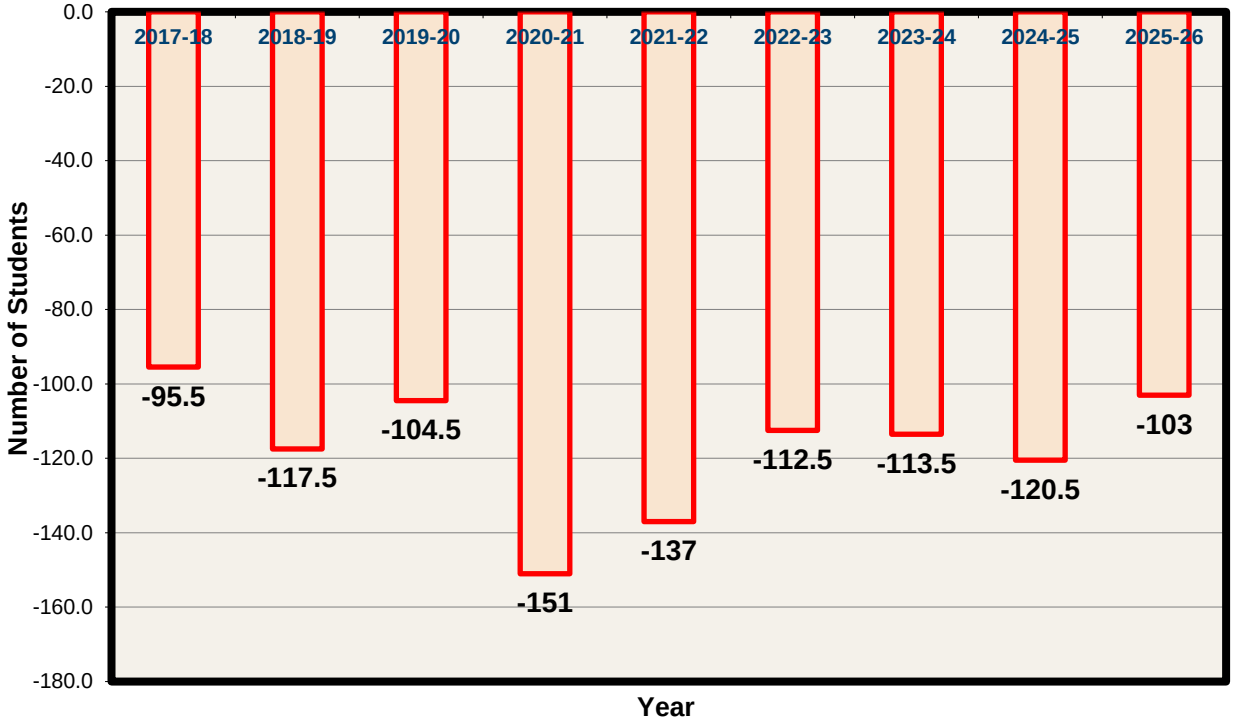
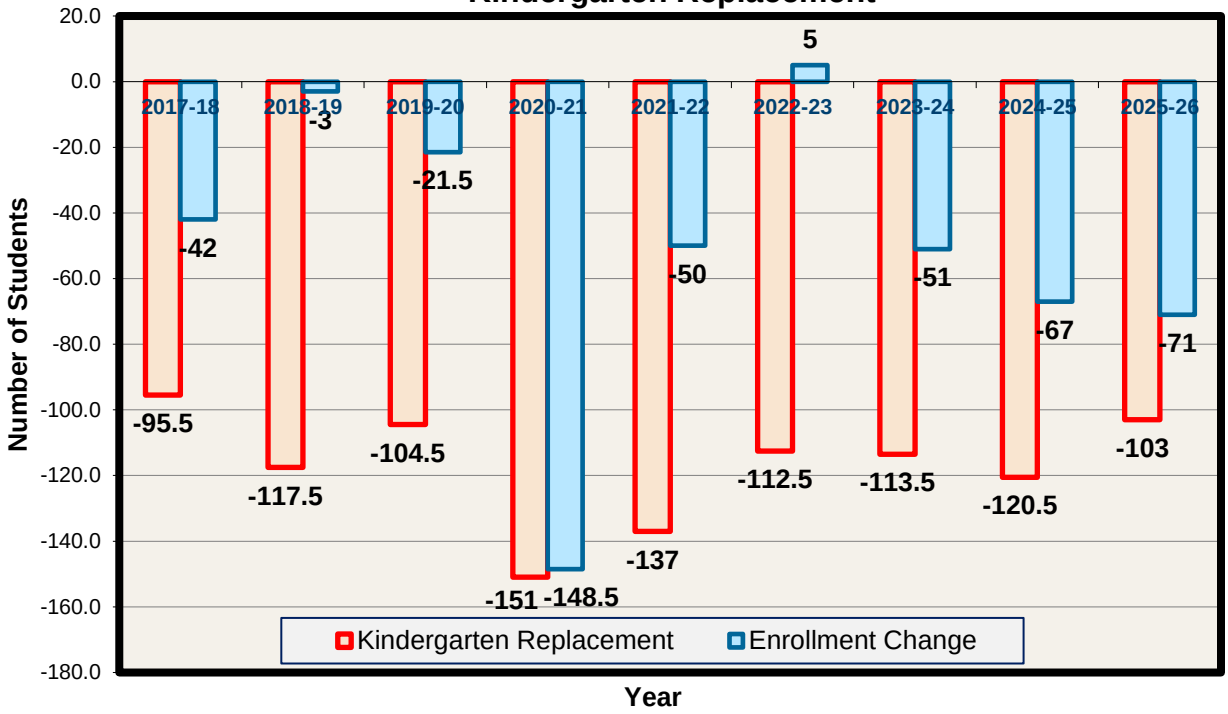


Figure 13 shows the annual change in enrollment compared to kindergarten replacement. As the figure demonstrates, there appears to be a moderate relationship, statistically speaking, between the overall change in enrollment and kindergarten replacement. Although this data represents a small sample, the correlation coefficient between the two variables was +0.611. Correlation coefficients measure the relationship or association between two variables; this does not imply that there is cause and effect between the two variables. Other variables, known as lurking variables, may have an effect on the true relationship between kindergarten replacement and total enrollment change. Negative correlation coefficients indicate that as one variable is increasing (decreasing), the other variable is decreasing (increasing). Positive correlation coefficients indicate that as one of the variables increases (decreases), the other variable increases (decreases) as well. The computed linear correlation coefficient is always between -1 and +1. Values near -1 or +1 indicate a strong linear relationship between the variables while values near zero indicate a weak linear relationship. Based on the correlation of +0.611, there appears to be a moderate statistical relationship between kindergarten replacement and enrollment change in the school district in the last nine years.

In each of the last nine years, the district's losses due to negative kindergarten replacement were partially offset (or totally, resulting in a net enrollment gain) by a net inward migration of students in the other grades (K to 1, 1 to 2, 2 to 3, etc.). The inward migration is primarily related to the incoming 9th grade students from the Bedminster School District.

Figure 13
Comparison of PK-12 Enrollment Change and Kindergarten Replacement



Birth Data

Birth data were needed to compute kindergarten enrollments, which were calculated as follows. Birth data, which were lagged five years behind their respective kindergarten classes, were used to calculate the survival ratio for each birth-to-kindergarten cohort. For instance, in 2020, there were a total of 107 births in Bernardsville, Far Hills, and Peapack-Gladstone. Five years later (the 2025-26 school year), 97 children enrolled in kindergarten, which is equal to a survival ratio of 0.907 from birth to kindergarten. Birth counts and birth-to-kindergarten survival ratios are displayed in Table 7. Values greater than 1.000 indicate that some children are born outside of a school district's attendance boundaries and are attending kindergarten in the school district five years later, i.e., an inward migration of children. This type of inward migration is typical in school districts with excellent reputations, because the appeal of a good school district draws families into the community. Inward migration is also seen in communities where there are a large number of new housing starts (or home resales), with families moving into the community having children of age to attend kindergarten. Birth-to-kindergarten survival ratios that are below 1.000 indicate that a number of children born within a community are not attending kindergarten in the school district five years later. This is common in communities where a high proportion of children attend private, parochial, charter, or out-of-district special education facilities, or where there is a net migration of families moving out of the community. It is also common in school districts that have a half-day kindergarten program where parents choose to send their child to a private full-day kindergarten for the first year.

Table 7
Birth Counts and Historical Birth-to-Kindergarten Survival Ratios
Somerset Hills School District

Birth Year	Bernardsville Births[1]	Far Hills Births[1]	Peapack-Gladstone Births[1]	Total Number of Births	Kindergarten Students Five Years Later	Birth-to-Kindergarten Survival Ratio
2011	64	7	22	93	117	1.258
2012	73	1	19	93	101	1.086
2013	68	8	28	104	84	0.808
2014	71	7	20	98	114	1.163
2015	54	6	19	79	51	0.646
2016	80	9	14	103	77	0.748
2017	75	6	15	96	82	0.854
2018	75	5	24	104	70	0.673
2019	72	6	18	96	90	0.938
2020	82	5	20	107	97	0.907
2021	83	2	16	101	N/A	N/A
2022	103	9	12	124	N/A	N/A
2023	97	3	21	121	N/A	N/A
2024	93	7	16	116	N/A	N/A
2025[2]	94	5	26	125	N/A	N/A

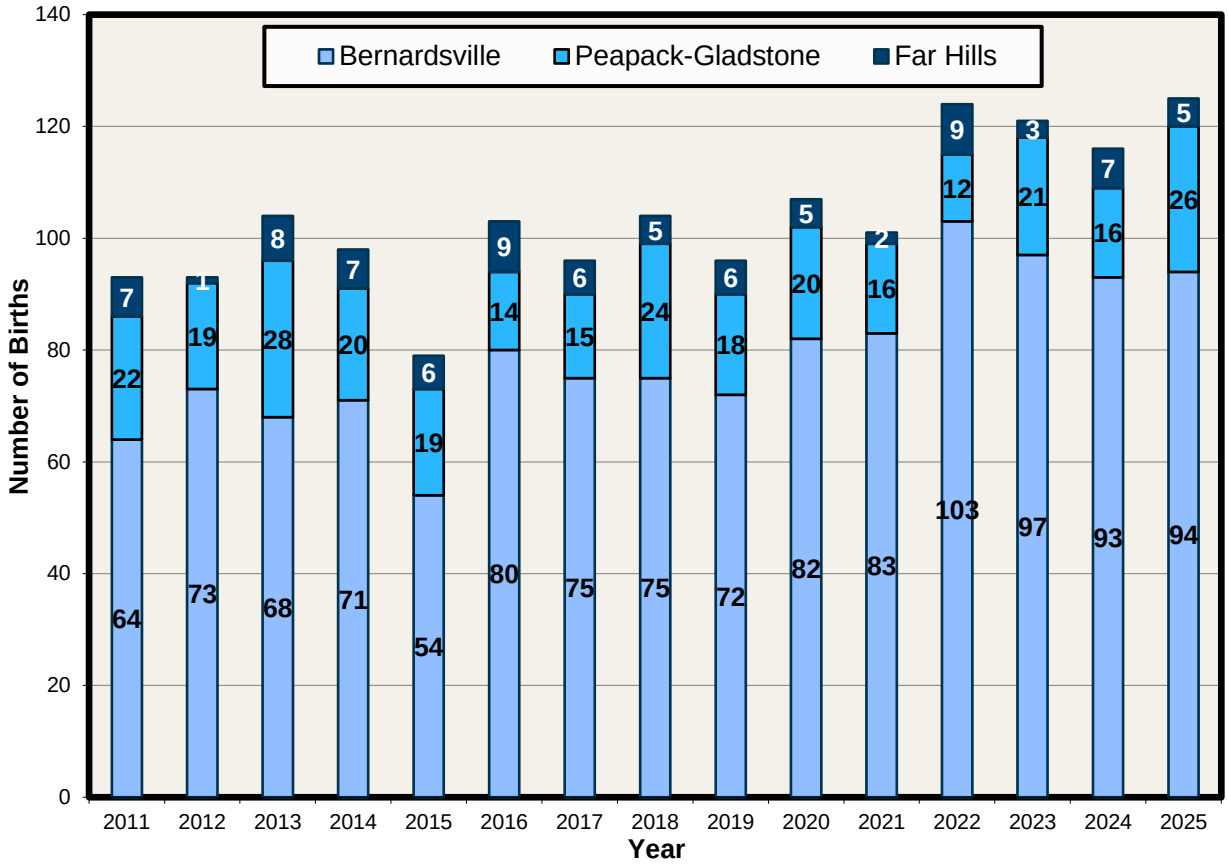
Notes: [1] Birth data were provided by the New Jersey Center for Health Statistics.
[2] Birth data from 2025 are provisional.

In seven of the last ten years, birth-to-kindergarten survival ratios in the district have been below 1.000 and have been very inconsistent, ranging from 0.646-1.258. The low birth-to-kindergarten survival ratio in 2020-21 (0.646) was likely due to the COVID-19 pandemic as parents sought alternative educational experiences for their children, or may have had to relocate. In the last six years (post-pandemic), birth-to-kindergarten ratios have been lower, ranging from 0.646-0.938 (average = 0.794), as compared to the four years prior to the 2020-21 school year when they ranged from 0.808-1.258 (average = 1.079). This may reflect that a greater number of families with children under the age of five are moving out of the communities, or that fewer parents are choosing to enroll their child in public school rather than private or parochial school, or that fewer children are moving into Bernardsville, Far Hills, or Peapack-Gladstone from other locations.

When the birth-to-kindergarten survival ratios were above 1.000, this indicates that some children who were born in other communities are moving into Bernardsville, Far Hills, or Peapack-Gladstone to enroll in kindergarten in the school district, reflecting inward migration. However, when the birth-to-kindergarten survival ratios were below 1.000, this indicates that some children who were born in Bernardsville, Far Hills, or Peapack-Gladstone have likely enrolled in private or parochial schools, or moved out before school age and are attending other public school districts for kindergarten, reflecting outward migration.

Geocoded birth data were provided by the New Jersey Center for Health Statistics ("NJCHS") from 2011-2025 by assigning geographic coordinates to a birth mother based on her street address. Births for 2025 are provisional. Figure 14 shows the annual number of births in Bernardsville, Far Hills, and Peapack-Gladstone over this time period. Of the three communities, Bernardsville consistently has had the greatest number of births. The number of births in Bernardsville has been higher since 2020, ranging from 82-103. Peapack-Gladstone has had the second-greatest number of births over this time period, ranging from 12-28 births per year. In Far Hills, the annual number of births has been much smaller, ranging from 1-9. Combining the data from the three communities, the annual number of births has ranged from 79-125 over this time period. Birth counts have been generally higher since 2020, which is largely due to the increase in the number of births in Bernardsville. In 2025, there was a total of 125 births in the three communities, which is 32 additional births than the 2011 birth count (93).

Figure 14
Historical Birth Counts
2011-2025



The fertility rate across the three communities varies greatly. In Bernardsville, the fertility rate is slightly higher than Somerset County but lower than New Jersey, while Peapack-Gladstone is higher than the rate in both the county and state. Far Hills is significantly lower than both the county and state. According to the 2020-2024 ACS, the fertility rate of women aged 15 to 50 was 43 births per 1,000 women in Bernardsville, 67 births per 1,000 women in Peapack-Gladstone, and 0 births per 1,000 women in Far Hills, which may be a function of the small size of the community and the 5% sample from the ACS. In comparison, as reported by the NJCHS, the 2024 fertility rate in Somerset County was 40.8 births per 1,000 women (ages 15-49) and was 47.8 births per 1,000 women in New Jersey. However, it should be noted that while the municipal, county, and state data are all based on a sample, the municipal data has a margin of error that is much higher than the county and state data and may not reflect the "true" fertility rate in the communities.

Population Age Structure

Figures 15 and 16 show the age pyramids of males and females from the three sending communities using aggregated populated counts from both the 2010 and 2020 Censuses. In 2010, the largest number of individuals was aged 45-49 and 50-54 (tie) for males and 45-49 for females. In communities with little inward or outward migration and low mortality, the largest cohort in subsequent years is typically the next oldest cohort as people advance in age. As such, the largest cohort for females in 2020 was aged 55-59 as they aged in place. However, the largest male cohort in 2020 was aged 15-19. As the largest group for males was not ten years older from the 2010 cohort, some migration is likely occurring in the regional. As shown in Figure 17 and Table 8, the greatest declines (shaded red) over this time period, both in number and percentage points, occurred in the 45-49 age group for both males and females. The greatest gains (shaded blue), both in number and percentage points, occurred in the 20-24 age group for both males and females, which corresponds with the college-aged and early career-aged population. If males and females are aggregated in each age class, there were gains in every age group from 50-79, indicating a "graying" of the overall population over this time period. On the contrary, there was a notable decline in the 5-9 age group, which corresponds primarily with the elementary school population.

Figure 15
Population Pyramid of Somerset Hills
2010 Census

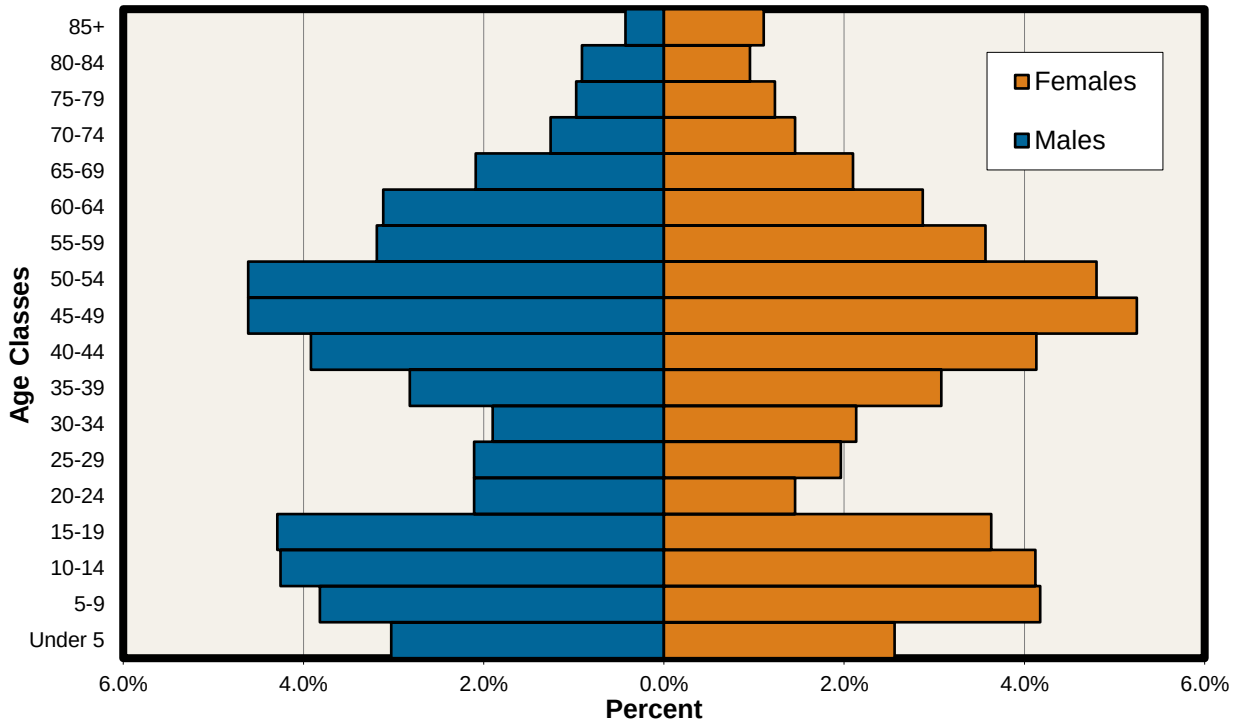


Figure 16
Population Pyramid of Somerset Hills
2020 Census

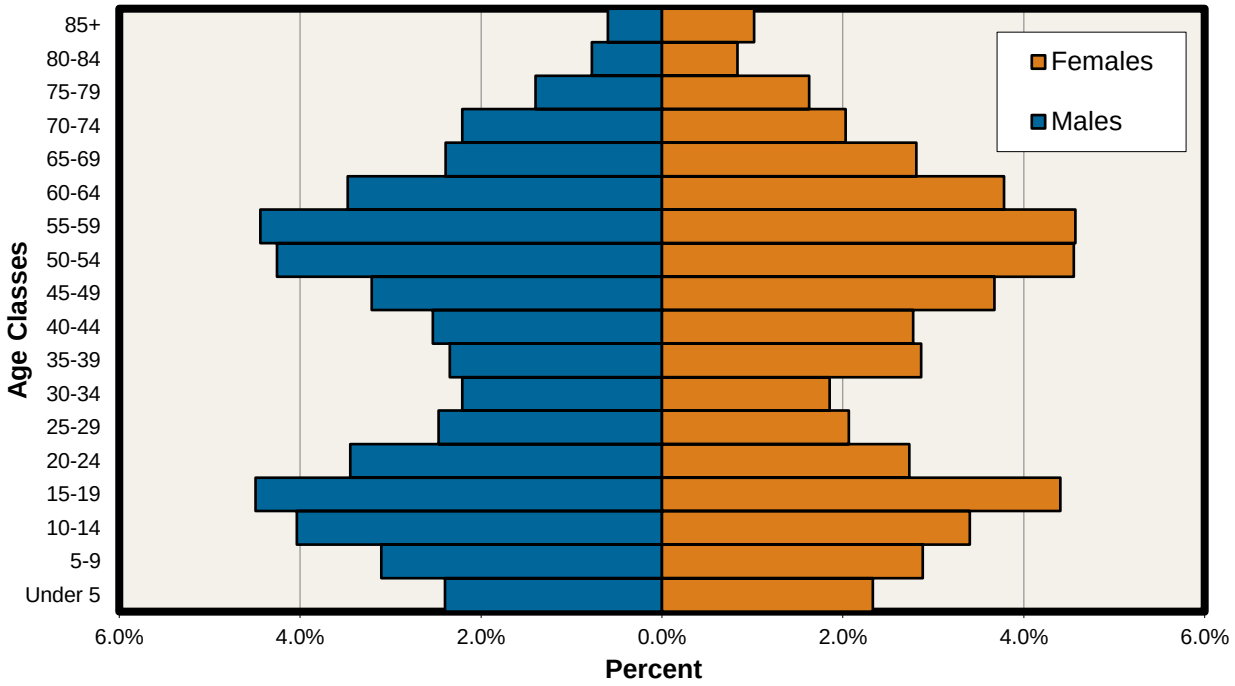


Figure 17
Population Pyramid of Somerset Hills
2020 vs. 2010

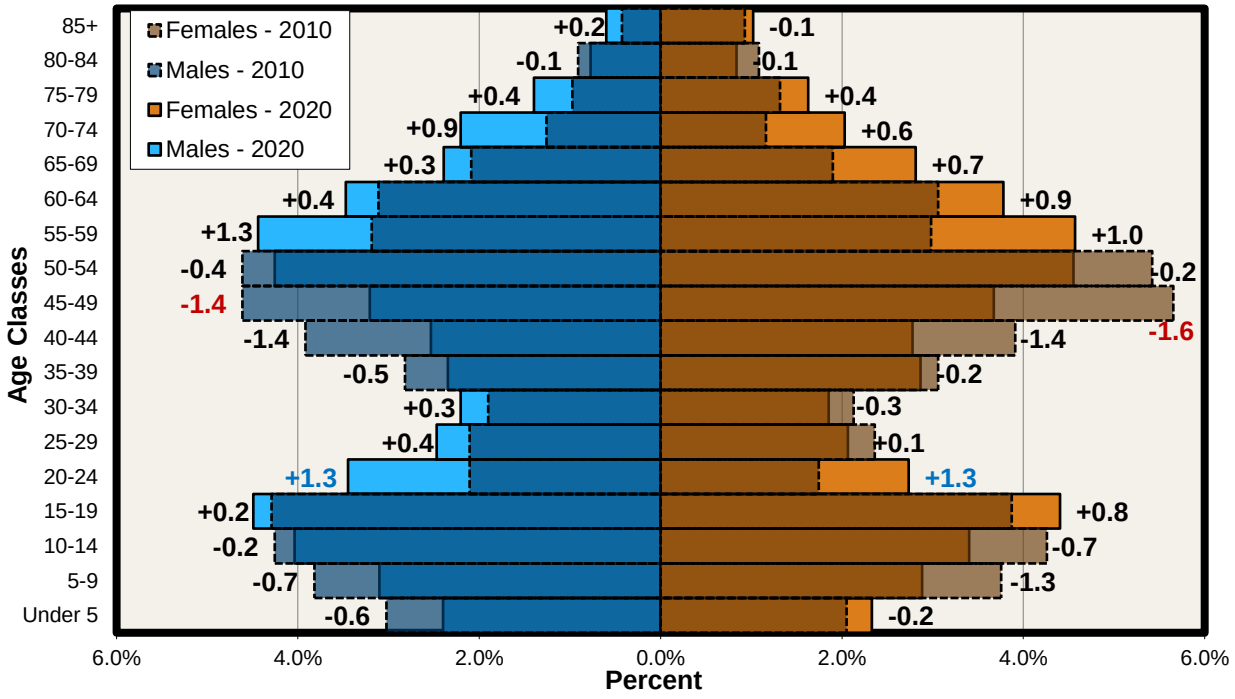


Table 8

Numerical and Percentage Point Changes of Males and Females in Somerset Hills 2010-2020

Age Group	Males		Females	
	Numerical Change	Percentage Point Change	Numerical Change	Percentage Point Change
Under 5	-66	-0.6	-22	-0.2
5-9	-75	-0.7	-140	-1.3
10-14	-18	-0.2	-75	-0.7
15-19	+30	+0.2	+94	+0.8
20-24	+156	+1.3	+148	+1.3
25-29	+45	+0.4	+15	+0.1
30-34	+38	+0.3	-28	-0.3
35-39	-49	-0.5	-19	-0.2
40-44	-151	-1.4	-147	-1.4
45-49	-152	-1.4	-170	-1.6
50-54	-33	-0.4	-20	-0.2
55-59	+148	+1.3	+120	+1.0
60-64	+46	+0.4	+108	+0.9
65-69	+38	+0.3	+85	+0.7
70-74	+110	+0.9	+68	+0.6
75-79	+50	+0.4	+47	+0.4
80-84	-14	-0.1	-12	-0.1
85+	+20	+0.2	-8	-0.1

Notes: Cells shaded blue reflect the greatest gains over the ten-year period.
Cells shaded red reflect the greatest losses over the ten-year period.

New Housing

Municipal representatives from Bernardsville, Far Hills, and Peapack-Gladstone provided information regarding current and future residential development in their respective communities. In addition, municipal representatives from Bedminster, which sends students in grades 9-12 to Bernards High School, were also contacted. A list of approved developments, location, municipality, number of units, bedroom distribution, housing type, anticipated year(s) of occupation, and project status is shown in Table 9. The table excludes new houses to be built on single in-fill lots, or the subdivision of existing lots, or homes that are built after the demolition of an existing older home. In the latter instance, there is no net gain in the number of housing units. In total, there is the potential for 460 non age-restricted housing units, the majority of which will be multi-family housing units such as apartments, duplexes, or townhouses. Of the four communities, the greatest number (179) of units will be located in Bernardsville.

1. Bedminster Township

In Bedminster, there is currently one approved residential development, The Bedminster Chapter by KRE. The development will be located in the Pluckemin Village section of the township and will consist of 140 market-rate and affordable apartment units with a mix of one to three bedrooms. A total of 28 units will be set aside for Low-Moderate Income households.

2. Borough of Bernardsville

In Bernardsville, there is the potential for 179 non age-restricted housing units in seven (7) developments. The largest development, AR at Bernardsville, is part of the Palmer Square redevelopment plan and will consist of 67 market-rate apartment units with a mix of one to three bedrooms. The second-largest development is the Essex Building, which will consist of 28 market-rate and affordable apartment units in a 3-story building with primarily one or two bedrooms. Five apartment units will be set aside for Low-Moderate income households.

3. Borough of Far Hills

In Far Hills, there is currently one residential development under construction. The project, Kimbolton by Pulte Homes, is primarily an age-restricted development containing 105 age-restricted townhouse units, 4 age-restricted apartment units, and 25 affordable non age-restricted apartment units with a mix of 1-3 bedrooms. Only the non age-restricted units are shown in Table 9 as the age-restricted units should have no impact on the school district. As of July 28, 2026, prospective occupants have submitted applications for the apartment units for the rental waiting list whereby occupancy is expected soon.

Table 9
Approved Residential Developments in Somerset Hills

Development/ (Location)	Town	Number of Units	Bedroom Distribution	Housing Type	Anticipated Occupancy Year	Notes/Project Status
The Bedminster Chapter by KRE (Pluckemin Village)	Bedminster	140	Market-Rate (112) 22 1-BR 68 2-BR 22 3-BR Affordable (28) 5 1-BR 17 2-BR 6 3-BR	Apartment (Market-Rate and Affordable)	2029-2030	Approved. Development timeline is unknown. Located in the Pluckemin Village section of the township in the old Bank of America Financial Center. 28 units will be set aside for Low-Moderate Income households.
Bedminster Total		**140**				
AR at Bernardsville (35 Olcott Square, 39 Olcott Square, 5 Morristown Road)	Bernardsville	67	17 1-BR 46 2-BR 4 3-BR	Apartment (Market-Rate)	2028-2029	Part of the Palmer Square redevelopment plan. Will consist of demolishing two existing buildings and modifying the existing structure of one building for a new mixed-use building.
Equinet Properties, LLC (24-26 Claremont Road)	Bernardsville	6	6 2-BR	Townhouse (Market-Rate)	2028	Approved. Will require demolition of an existing home for the development, which is part of the Quimby Lane Redevelopment zone. While there is an application for an additional 8 apartment units, they are not included here as the application was not approved at the time of writing.
Essex Building (55 Claremont Road)	Bernardsville	28	Market-Rate (23) 15 1-BR 8 2-BR Affordable (5) 1 1-BR 3 2-BR 1 3-BR	Apartment (Market-Rate and Affordable)	2028-2029	Located at the old Essex Building office in the Downtown Core. Will become a 3-story multi-family building. 5 units will be set aside for Low-Moderate Income households.
La Maison /Greyfield Management, LLC (106 Mine Brook Road)	Bernardsville	18	6 1-BR 12 2-BR	Apartment (Market-Rate)	2026-2027	Under construction. Located in Downtown Core and will become a 3-story luxury multi-family building.
Mine Brook Urban Renewal Associates, LP (63 Bernards Avenue)	Bernardsville	22	4 1-BR 15 2-BR 3 3-BR	Apartment (Affordable)	2026-2027	Under construction. One of three 100% affordable developments by this developer.
Mine Brook Urban Renewal Associates, LP (18 Mount Airy Road)	Bernardsville	12	8 2-BR 4 3-BR	Apartment (Affordable)	2026-2027	Under construction. One of three 100% affordable developments by this developer. Two 2-story multi-family buildings will be constructed with 6 units each.

Mine Brook Urban Renewal Associates, LP (149 Mine Brook Road)	Bernardsville	26	7 1-BR 11 2-BR 8 3-BR	Apartment (Affordable)	2026-2027	Under construction. One of three 100% affordable developments by this developer. One two-story multi-family building will be constructed.
Bernardsville Total		**179**				
Kimbolton by Pulte Homes (Residences at Overleigh) (Baldwin Avenue)	Far Hills	25	5 1-BR 15 2-BR 5 3-BR	Apartment (Affordable)	2026	Under construction and nearing completion. Does not include 105 age-restricted townhouse units and 4 apartment units.
Far Hills Total		**25**				
Bethel Ridge Corporation and PG Affordable Housing Inc. (15 Apgar Avenue)	Peapack-Gladstone	10	2 1-BR 6 2-BR 2 3-BR	Duplex (Affordable)	2028-2029	Approved. In addition, two 4-BR group homes are to be constructed, which are not included in the unit count.
The Cottages at Vernon Manor (1 Railroad Avenue)	Peapack-Gladstone	19	Market-Rate (16) 16 1-BR Affordable (3) 2 1-BR 1 2-BR	Apartment (Market-Rate and Affordable)	2028-2029	Originally approved in 2006, the development's timeline is unknown. 3 units will be set aside for Low-Moderate Income households.
Peapack Crossing (Brandywine Drive)	Peapack-Gladstone	82	Detached Single-Family (2) 2 4-BR Market-Rate Townhouse (66) 66 3-BR Affordable Townhouse (14) 3 1-BR 8 2-BR 3 3-BR	Detached Single-Family (Market-Rate) and Townhouse (Market-Rate and Affordable)	2027	Under construction. Recently began selling units with first move-in date estimated to be in March 2027. Affordable units are in two stacked townhouse flat buildings. 14 units will be set aside for Low-Moderate Income households.
158 Route 206 PG, LLC (158 Route 206)	Peapack-Gladstone	5	1 1-BR 3 2-BR 1 3-BR	Apartment (Affordable)	2029-2030	Located at the existing FinPro office building. Will consist of a two-story multi-family building with 100% affordable units.
Peapack-Gladstone Total		**116**				
Total	**460 Units**					

Sources: Planning Departments from the Borough of Bernardsville, Borough of Far Hills, Borough of Peapack-Gladstone, and Bedminster Township

4. Borough of Peapack-Gladstone

In Peapack-Gladstone, there is the potential for 116 non age-restricted housing units in four (4) developments. The largest development, Peapack Crossing, is under construction and will consist of 68 market-rate three-bedroom townhouse units and four detached single-family homes with four bedrooms each. An additional 14 units will be set aside for Low-Moderate income households in stacked flat units. The second-largest development is The Cottages at Vernon Manor. The development was originally approved in 2006 and will consist of 19 market-rate and affordable apartment units with primarily one bedroom in five (5) cottage-style buildings. Three (3) units will be set aside for Low-Moderate income households.

Estimate of Public School Children from New Housing

An estimate was made of the number of public school children that could potentially come from the approved housing developments in Bernardsville, Far Hills, Peapack-Gladstone, and Bedminster. In the process of determining how many children will come from the new housing units, *Who Lives in New Jersey Housing?*[1], published by the Rutgers University Center for Urban Policy Research ("CUPR"), was utilized. The resource provides statewide housing multipliers (student yields) based on housing type, number of bedrooms, housing value, housing tenure (ownership versus rental), and whether the housing units are market-rate or affordable.

To project the number of public school children from the new housing units, several assumptions were made:

1. The student yield multipliers used from CUPR are from a sample of New Jersey homes and these multipliers would be representative of the families moving into Bernardsville, Far Hills, Peapack-Gladstone, and Bedminster.

2. All market-rate apartment units (5-49 units) were assumed to have the following student yield multipliers: 1-bedroom = 0.080, 2-bedroom = 0.355, 3-bedroom = 1.111.

3. All market-rate apartment units (50+ units) were assumed to have the following student yield multipliers: 1-bedroom = 0.031, 2-bedroom = 0.182, 3-bedroom = 0.593.

4. All market-rate townhouse units were assumed to have the following student yield multipliers: 2-bedroom = 0.289, 3-bedroom = 0.557.

5. All market-rate detached single-family homes with four bedrooms were assumed to have the following student yield multiplier: 0.945.

[1] Listokin, David, and Voicu, Alexandru. (2025). Who Lives in America's Housing? Fifty State Demographic Multipliers. Rutgers University Center for Urban Policy Research.

6. All affordable apartment/townhouse/duplex units (5-49 units) were assumed to have the following student yield multipliers: 1-bedroom = 0.088, 2-bedroom = 0.408, 3-bedroom = 1.087.

7. The full build-out and occupation of the developments would occur as indicated in Table 9.

In total, 145 public school children (K-4 = 57, 5-8 = 41, and 9-12 = 47) in grades K-12 are projected according to the following distribution:

- The Bedminster Chapter by KRE (grades 9-12 only) – 12 (9-12 = 12)
- AR at Bernardsville – 22 (K-4 = 10, 5-8 = 7, and 9-12 = 5)
- Equinet Properties, LLC – 2 (K-4 = 1, 5-8 = 0, and 9-12 = 1)
- Essex Building – 6 (K-4 = 3, 5-8 = 2, and 9-12 = 1)
- La Maison/Greyfield Management, LLC – 5 (K-4 = 2, 5-8 = 2, and 9-12 = 1)
- Mine Brook Urban Renewal Associates, LP (63 Bernards Avenue) – 10 (K-4 = 4, 5-8 = 3, and 9-12 = 3)
- Mine Brook Urban Renewal Associates, LP (18 Mount Airy Road) – 7 (K-4 = 3, 5-8 = 2, and 9-12 = 2)
- Mine Brook Urban Renewal Associates, LP (106 Mine Brook Road) – 14 (K-4 = 6, 5-8 = 4, and 9-12 = 4)
- Kimbolton by Pulte Homes – 12 (K-4 = 5, 5-8 = 4, and 9-12 = 3)
- Bethel Ridge Corporation and PG Affordable Housing Inc. – 5 (K-4 = 3, 5-8 = 1, and 9-12 = 1)
- The Cottages at Vernon Manor – 2 (K-4 = 1, 5-8 = 0, and 9-12 = 1)
- Peapack Crossing – 45 (K-4 = 18, 5-8 = 15, and 9-12 = 12)
- 158 Route 206 PG, LLC – 3 (K-4 = 1, 5-8 = 1, and 9-12 = 1)

Historical Residential Construction

With respect to historical new construction, the number of homes constructed in Bernardsville, Far Hills, and Peapack-Gladstone from 2020-2025 is shown in Table 10. A total of 80 housing units were built over this time period, with the greatest number occurring in Bernardsville (42). Of the units constructed in Bernardsville, 20 were condominium units in the Heritage at Claremont (2020). Of the 35 units constructed in Far Hills, 25 were age-restricted units at Kimbolton by Pulte Homes (2024), which is currently under construction, and nine (9) units were 100% affordable apartment units at Riverview at Far Hills (2025). Through internet research, it appears that most of the remaining homes constructed have been limited to building a new home after the demolition of an existing older home ("knockdown") or constructing new houses on single in-fill lots. While not shown in the table, 19 single-family, two-family, or multi-family housing units were demolished (11 in Bernardsville, 4 in Far Hills, and 4 in Peapack-Gladstone) during the same time period as reported by the New Jersey Department of Community Affairs, which results in a net gain of 61 housing units (36 non age-restricted units) since 2020.

Table 10
Number of New Housing Units in Somerset Hills by Municipality 2020-2025

Year	Bernardsville	Far Hills	Peapack-Gladstone	Total
2020	25	0	0	**25**
2021	3	0	0	**3**
2022	1	0	1	**2**
2023	3	1	0	**4**
2024	1	25	2	**28**
2025	9	9	0	**18**
Total	**42**	**35**	**3**	**80**

Note: [1] As derived from the Bernardsville, Far Hills, and Peapack-Gladstone property databases

When determining the impact of future new housing, it should be clearly stated that enrollment projections utilize cohort survival ratios that do take into account prior new home construction growth. Children who move into new homes during the historical period are captured by the survival ratios, as these ratios will be used to project future enrollments. Therefore, it is not appropriate to add all of the new children generated from future housing units without considering the historical period, as double counting would occur, since the survival ratios have already increased due to the new children. The baseline enrollment projection should only be adjusted if the projected housing growth is significantly greater than prior housing growth. From 2020-2025, there was a net gain of 36 non age-restricted housing units in Bernardsville, Far Hills, and Peapack-Gladstone, which generated one (1) student in Somerset Hills. With respect to future construction, there is the potential for 436 non age-restricted housing units and 133 new public school children in the school district, which would be significantly greater than that which occurred since 2020. Therefore, the baseline enrollment projection was modified to account for additional children from the new housing developments. **The modification to the enrollment projections assumes that all potential developments listed in Table 9 will be built and occupied in the next five years.**

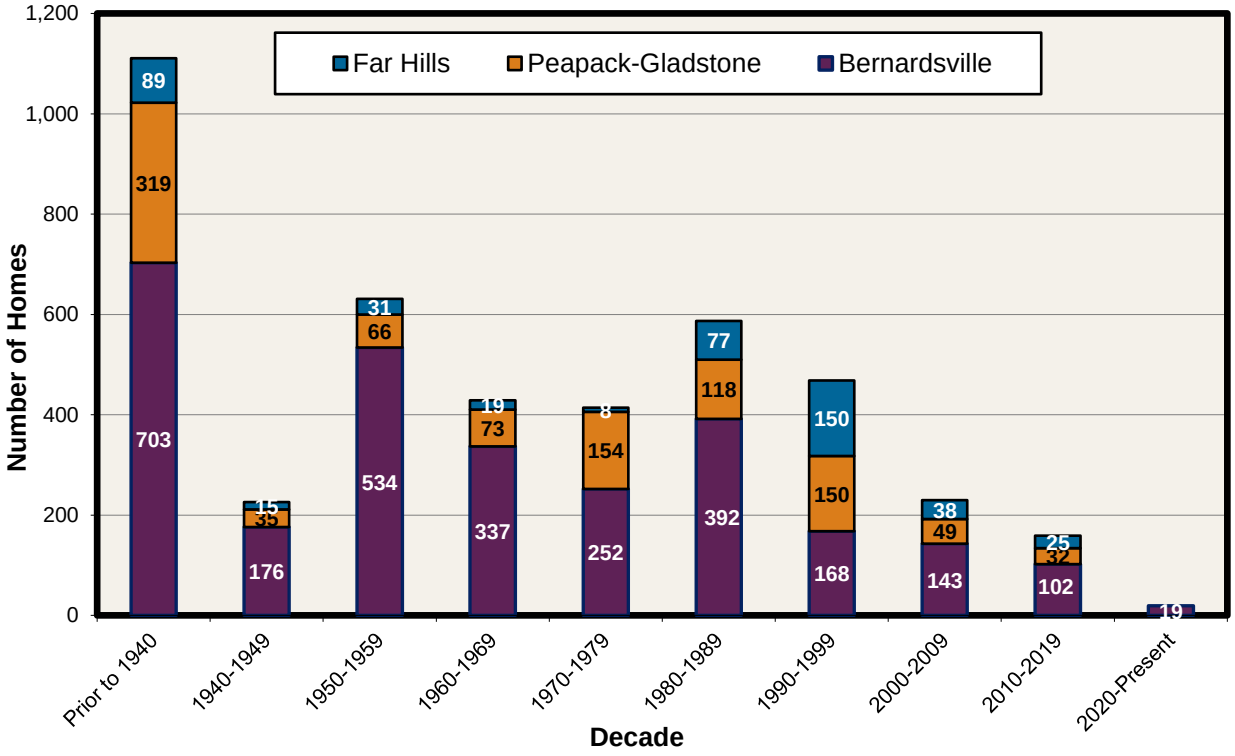
Distribution of Homes by Decade Built

Figure 18 shows the number of homes built by decade in Bernardsville, Far Hills, and Peapack-Gladstone as provided by the 2020-2024 ACS. If the data from each community are aggregated, Somerset Hills has an older housing stock, as two-thirds (66%) of the homes were built before 1980. After peaking in the 1950s, the number of homes built per decade has been generally declining. Of the decades shown, the largest number of homes was built in the 1950s, which is 15% of the housing stock.

Bernardsville has an older housing stock, as nearly three-quarters (71%) of the homes were built before 1980. Of the decades shown, Bernardsville had the greatest number of homes built in the 1950s, which is 19% of the housing stock and corresponds to the sizable population gain in Bernardsville (+39.4%) shown previously in Table 1.

In Far Hills, the borough has a newer housing stock, as nearly two-thirds (64%) of the homes were built after 1980. Of the decades shown, Far Hills had the greatest number of homes built in the 1990s, which is 33% of the housing stock and corresponds to the sizable population gain in Far Hills (+30.7%) shown previously in Table 2.

Figure 18
Number of Homes Built by Decade in Somerset Hills

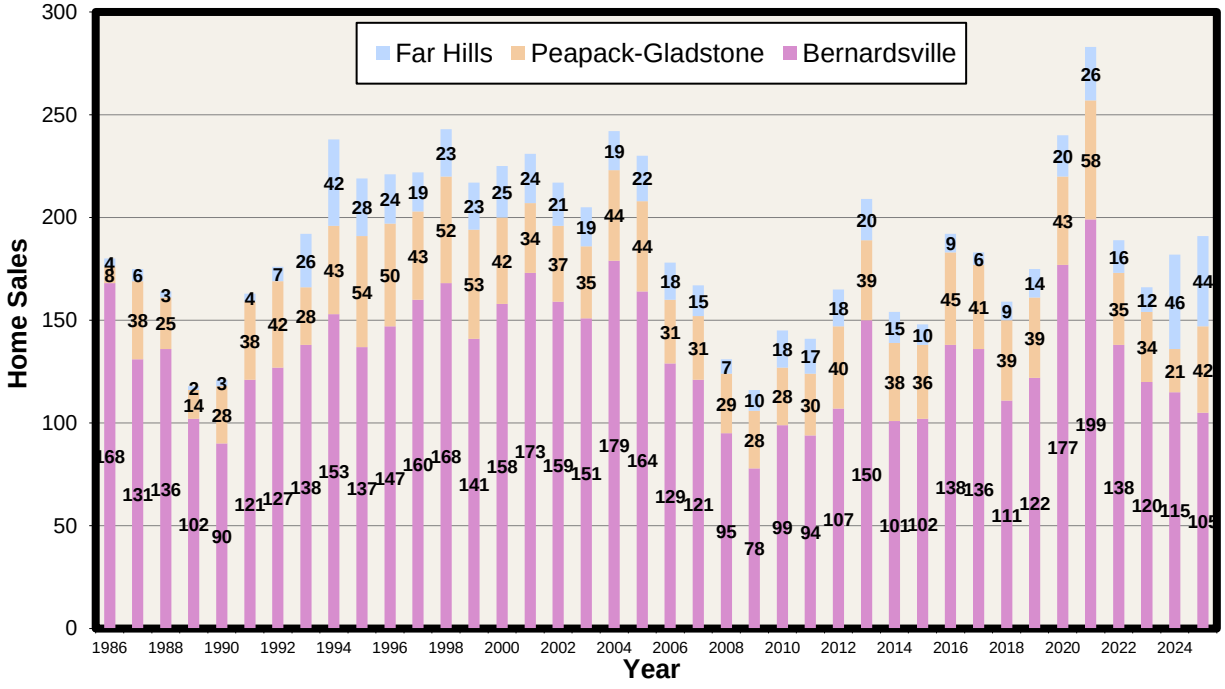


Lastly, Peapack-Gladstone has an older housing stock, as nearly two-thirds (65%) of the homes were built before 1980. Of the decades shown, Peapack-Gladstone had the greatest number of homes built in the 1970s, which is 15% of the housing stock.

Home Sales

In Figure 19, the number of annual home sales in Bernardsville, Far Hills, and Peapack-Gladstone is shown from 1986-2025. The information was retrieved from the Somerset County MOD IV database. "Paper sales," which are sales between members of the immediate family for a low price (e.g., $1 or $100) and result in a change in title but often not a change of the occupant, were excluded from the totals. If the data from each community are aggregated, the greatest number of sales occurred from 1994-2005 before declining to a low in 2009 due to the housing market crash and banking crisis. The number of sales then generally increased from 2010-2021, peaking during the COVID-19 pandemic. Since peaking in 2021, the number of sales has been much lower in the last four years, which is likely due to the increase in mortgage interest rates and lower inventory (fewer homes being put up for sale).

Figure 19
Somerset Hills Home Sales
1986-2025



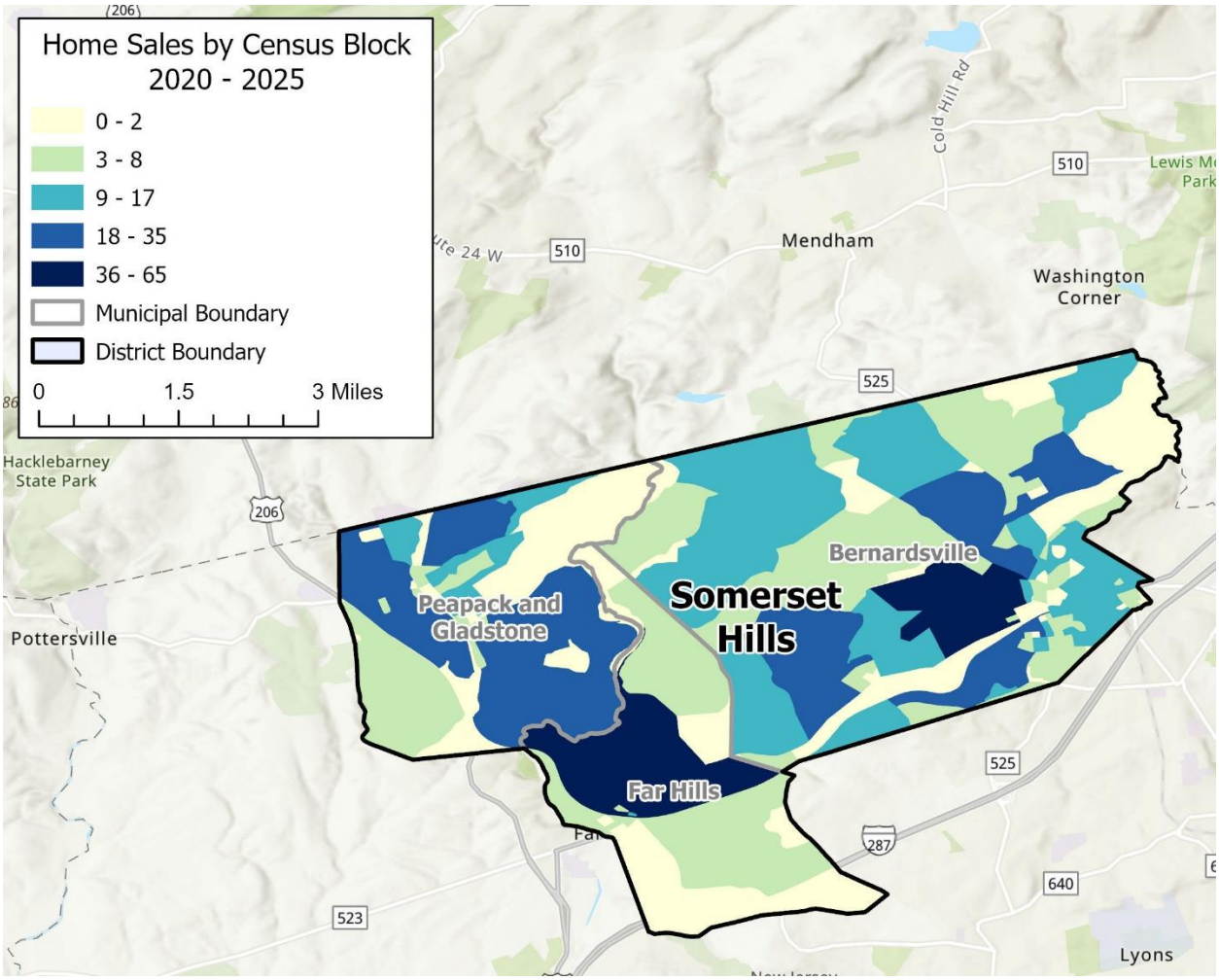
In Bernardsville, the number of home sales (179) peaked in 2004 before reversing trend and declining through 2009. Home sales then increased through 2021 before reversing trend. In 2025, there were 105 sales in the borough.

In Far Hills, home sales were fairly stable from 1997-2023, ranging from 6-26. However, home sales have been much higher in the last two years. In 2025, there were 44 sales in Far Hills.

In Peapack-Gladstone, from 1990-2025, home sales ranged from 21-58. In 2025, there were 42 sales in the borough.

Figure 20 shows the aggregated number of home sales by Census block from 2020-2025. Over this time period, the greatest number of sales occurred in Census blocks in the central section of Far Hills and the central section of Bernardsville.

Figure 20
Somerset Hills Home Sales by Census Block 2020-2025



Enrollment Projections

In two separate projections, enrollments were computed from 2026-27 through 2030-31, a five-year period. The first set of projections (referred to as "baseline") only reflects developments that are under construction and does not include developments that are proposed or approved but have yet to begin construction. The second set of projections (referred to as "adjusted") reflects projected enrollments adjusted for housing growth for all proposed and approved developments regardless of their construction status, assuming the timeline of construction and occupancy discussed previously. In the latter projection, it was also assumed that the number of pre-kindergarten and special education students shown in the baseline projection would remain the same.

Enrollments for the ungraded special education classes were computed by calculating the historical proportions of self-contained special education/ungraded students with respect to the regular education subtotals at each grade configuration (PK-4, 5-8, and 9-12) and multiplying an average proportion by the future regular education subtotals.

With respect to grade-level pre-kindergarten students, enrollments were projected by computing an average based on historical data from the last three years and using this value throughout the five-year projection period. In the last three years, grade-level pre-kindergarten enrollments have been fairly stable, ranging from 18-23 students per year (not inclusive of special education students). It was estimated that there would be 21 students in the program annually in the future. Pre-kindergarten children with special needs were not included in these counts and were instead included with the special education projections.

On September 10, 2010, New Jersey Governor Chris Christie signed into law the Interdistrict School Choice Program ("Choice"), which took effect in the 2011-12 school year. This enables students the choice in attending a school outside their district of residence if the selected school is participating in the Choice program. The Choice district sets the number of openings per grade level. The Somerset Hills School District does not participate in the program and therefore has no impact on the enrollment projections.

As part of the School Funding Reform Act of 2008 ("SFRA"), all school districts in New Jersey were to provide expanded Abbott-quality pre-school programs for at-risk 3- and 4-year olds as outlined in N.J.A.C. 6A:13A. The State of New Jersey intended to provide aid for the full-day program based on projected enrollments. School districts categorized as District Factor Group[2] ("DFG") A, B, and CD with a concentration of at-risk pupils equal to or greater than 40 percent, were required to offer a pre-school program to all pre-school aged children regardless of income, known as "Universal" pre-school. For all other school districts, a pre-school program was required only for at-risk children, known as "Targeted" preschool. School districts were required to offer these programs to at least 90% of the eligible pre-school children by 2013-14. However, due to budgetary constraints, the NJDOE postponed the roll-out of the program, which was scheduled for the 2009-10 school year.

[2] Introduced by the New Jersey Department of Education in 1975, DFG provides a system of ranking school districts in the state by their socio-economic status. While the system is no longer used, the number of pre-kindergarten students was determined by the former DFG rankings.

In a different pre-school initiative, the administration of Governor Phil Murphy announced the availability of Preschool Expansion Aid ("PEA") in 2018. In September 2018, the first round of funding ($20.6 million) was publicized, where 31 districts received aid to expand their pre-kindergarten programs. A second round of funding was announced in January 2019, providing 33 additional school districts with roughly $27 million in funding. The second round targeted districts whose free and reduced lunch percentage was above 20% and who have not previously received State preschool aid. Additional rounds of funding have occurred annually to assist school districts. Some districts that were eligible to apply for PEA would fall under the "Universal" category under SFRA while others would be considered "Targeted" districts. However, the main difference with this expansion aid is that districts under SFRA were restricted to serve low-income children where now districts can educate all pre-school age children through PEA. In 2024-25, PEA was available for districts that were partially state-funded or whose free and reduced lunch percentage was above 10%. The Somerset Hills School District has not received a PEA grant and therefore has no bearing on the outcome of this study.

Projected enrollments (PK-12) follow in Table 11. In both the baseline and adjusted projections, enrollments are projected to decline in 2026-27 before reversing trend. In the baseline projection, enrollment is projected to be 1,612 in 2030-31, which would be a gain of 80 students from the 2025-26 enrollment of 1,532. In the adjusted projection, enrollment is projected to be 1,665 in 2030-31, which would be a gain of 133 students from the 2025-26 enrollment.

Table 11
Somerset Hills School District Projected Enrollments (PK-12)
2026-27 to 2030-31

Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	SE[1]	Total
Baseline																
2026-27	21	90	103	103	75	94	87	87	110	105	137	164	167	168	2	**1,513**
2027-28	21	112	98	112	111	83	100	94	91	116	163	140	163	169	2	**1,575**
2028-29	21	106	116	102	115	116	84	102	93	92	161	161	136	161	2	**1,568**
2029-30	21	103	110	121	104	120	117	86	101	94	147	159	157	135	1	**1,576**
2030-31	21	111	107	115	124	108	121	119	85	102	143	145	155	155	1	**1,612**
Adjusted for Housing Growth																
2026-27	21	90	103	103	75	94	87	87	110	105	137	164	167	168	2	**1,513**
2027-28	21	112	98	112	111	83	100	94	91	116	165	140	163	169	2	**1,577**
2028-29	21	106	118	104	117	117	86	104	94	93	169	163	137	162	2	**1,593**
2029-30	21	102	112	125	108	123	120	90	104	96	160	163	162	138	1	**1,625**
2030-31	21	110	106	117	128	112	124	122	89	105	158	151	160	161	1	**1,665**

Note: [1] Self-contained special education enrollment/ungraded students

Projected Enrollments by Grade Configuration

In Table 12, projected enrollments are shown by grade configuration (PK-4, 5-8, and 9-12) in Somerset Hills. Ungraded special education students were reassigned into each of the grade configurations.

For grades PK-4 at Bedwell, enrollments are projected to increase throughout the projection period in both projections. In the baseline projection, enrollment is projected to be 586 in 2030-31, which would be a gain of 133 students from the 2025-26 enrollment of 453. In the adjusted projection, enrollment is projected to be 594 in 2030-31, which would be a gain of 141 students from the 2025-26 enrollment.

For grades 5-8 at Bernardsville Middle School, enrollments are projected to be fairly stable for the next three years before increasing near the end of the projection period in both projections. In the baseline projection, enrollment is projected to be 427 in 2030-31, which would be a gain of 39 students from the 2025-26 enrollment of 388. In the adjusted projection, enrollment is projected to be 440 in 2030-31, which would be a gain of 52 students from the 2025-26 enrollment.

For grades 9-12 at Bernardsville High School, enrollments are projected to decline for the next four years before stabilizing in both the baseline and adjusted projections. In the baseline projection, enrollment is projected to be 599 in 2030-31, which would be a decline of 92 students from the 2025-26 enrollment of 691. In the adjusted projection, enrollment is projected to be 631 in 2030-31, which would be a decline of 60 students from the 2025-26 enrollment.

Table 12
Projected Enrollments for Grades PK-4, 5-8, and 9-12
2026-27 to 2030-31

Historical	PK-4		5-8		9-12	
2025-26	453		388		691	
Projected	PK-4 Baseline	PK-4 Adjusted	5-8 Baseline	5-8 Adjusted	9-12 Baseline	9-12 Adjusted
2026-27	486	486	389	389	638	638
2027-28	537	537	401	401	637	639
2028-29	576	583	371	377	621	633
2029-30	579	591	398	410	599	624
2030-31	586	594	427	440	599	631
5-year Change	+133	+141	+39	+52	-92	-60

Capacity Analysis

Table 13 shows the educational capacities of the school buildings in Somerset Hills in comparison to both the current enrollments in 2025-26 and the enrollment projections in the 2030-31 school year. Since there were two sets of projections (baseline and adjusted for housing growth), only the adjusted projections are shown, as this reflects the full impact on the school district if all of the approved housing developments are constructed and occupied. Using the building capacities from the school district's LRFP, the differences between capacity and current/projected number of students were computed. Positive values indicate available extra seating while negative values indicate inadequate seating (also known as "unhoused students"). It should be noted that the capacity values are not fixed and can change from year-to-year based on classroom usage. For instance, additional small group instruction spaces in a building for special education, gifted and talented, English Language Learners, etc. would reduce the building's capacity. On the other hand, districts with unhoused students can accommodate these children by increasing class sizes, which in turn increases the school's capacity. As such, the capacity of a school is not a fixed value and can be changed depending on how the building is used.

In 2025-26, there is currently surplus seating in each school in the district, with the largest occurring at Bernards High School (+181), followed by Bernardsville Middle School (+96) and Bedwell (+86).

By 2030-31, Bedwell is projected to have a shortage of seating (-55) due to a projected increase in enrollment. In the upper-level schools, Bernardsville Middle School (+44) is projected to have a smaller number of surplus seats due to a projected increase in enrollment, while Bernards High School (+241) is projected to have a greater number of surplus seats due to a projected decline in enrollment.

Table 13
Capacity Analysis
Somerset Hills School District

School	Capacity[1]	Current Enrollment 2025-26	Difference	Projected Enrollment 2030-31	Difference
Bedwell E.S. (PK-4)	539	453	**+86**	594	**-55**
Bernardsville M.S. (5-8)	484	388	**+96**	440	**+44**
Bernards H.S. (9-12)	872	691	**+181**	631	**+241**

Note: [1] District Practices capacity from the Somerset Hills School District Long Range Facility Plan (2025 Major Amendment)