# DEMOGRAPHIC STUDY

for the

# TEANECK SCHOOL DISTRICT

Teaneck, Bergen County, State of New Jersey

Prepared By:

## Whitehall Associates, Inc.

Educational Facilities Planning Consultants
65 Fayson Lakes Road
Kinnelon, New Jersey 07405-3129

**www.whitehallnj.com**

April 10, 2019

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Kinnelon, New Jersey 07405

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**Whereas**, all New Jersey Public School Districts are required by N.J.A.C. 6A:26-2.1 to prepare a Long Range Facility Plan and,

**Whereas**, N.J.A.C. 6A:26-2.2 requires the certification of the school district's Long Range Facility Plan demographics by a qualified demographer and,

**Whereas**, Whitehall Associates, Inc. is considered a qualified demographer by the New Jersey Department of Education.

**Therefore**, Whitehall Associates, Inc. states that the demographic report it prepared for the Teaneck Board of Education was prepared in compliance with the appropriate law and administrative code.

**IMPORTANT NOTICE:** The enrollments for these demographics begin with the 2013-2014 school year and end with the 2018-2019 school year. The enrollment projections are through the 2023-2024 school year. They take into account the dynamics of the district and may or may not agree with the report posted on the web by the New Jersey Department of Education (NJDOE). The NJDOE report does not take into account some of the dynamics such as residential development or changes in programs. Bernard Piaia, at the NJDOE Office of School Facilities, has agreed to accept this report for review and consideration, if it is submitted in its complete final form, with an original signature, along with the NJDOE cohort survival worksheets for the Long Range Facility Plan.

The original of this report is on electronic file at the offices of Whitehall Associates, Inc. and is available for examination by the appropriate authorities.

For:
WHITEHALL ASSOCIATES, INC.

Joseph Richardson, PhD
President

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## INTRODUCTION

Whitehall Associates was retained by the Teaneck Board of Education to prepare a demographic study for the Teaneck Public School District. The information in this demographic report is suitable for inclusion in any document to be forwarded to the New Jersey Department of Education for matters concerning school facilities.

## OVERVIEW OF THE DISTRICT

Teaneck Township covers 6.05 square miles in Bergen County, New Jersey. The school district is in District Factor Group **GH**. The Board of Education maintains seven schools in a PK-12 district. Board offices are located at 1 Merrison Street in Teaneck.

## SPECIAL NOTE CONCERNING
## THE LONG RANGE FACILITY PLAN SUBMISSION

If the cohort projections, as developed in the New Jersey Department of Education (NJDOE) Long Range Facility Plan (LRFP) electronic data sheets, do not fit a particular district, the correct information may be entered manually. Even so there are some cells on the worksheets that cannot be modified, such as the birth to kindergarten ratio in districts where the birth figures are inaccurate. If a reason exists not to use the birth to kindergarten ratios and some other method is used, such as a regression analysis of the kindergarten figures, the information may be entered manually. Any modification to the NJDOE worksheets will be fully explained in this report. In some instances there is no way to rectify this report with the NJDOE worksheets. The Office of the Chief of Staff - School Facilities of the NJDOE will accept this report for review and consideration in its final form if submitted, in its entirety, along with the NJDOE worksheets. This report must be submitted with an original signature on page 2.

## NOTE CONCERNING THE SOURCE OF ENROLLMENT DATA

Official student enrollments are now obtained from the NJSMART data base using the **Program Type Codes**. This was done to standardize reporting and make it simpler for the NJDOE to prepare reports that are needed by Federal, State, and local entities.

## ENROLLMENT DATA AND PROJECTIONS

In studies for the New Jersey Department of Education, enrollment data, by grade, as of October 15th of each year for the past six years is required. A five year enrollment projection based on these data and computed by the cohort survival method is required. The resulting enrollments are used as a factor in determining the adequacy of the educational facilities. Birth figures are obtained from the Center for Health Statistics of the New Jersey Department of Health. Enrollment figures are as described in the previous section. The only special education students in this report are those in self-contained classrooms. Self-contained special education students are defined as those with 39 percent or less time in regular classes. All other special education students are listed in their respective grades. The self-contained students are grouped together as "ungraded" or "UG".

In developing a projection of five year enrollments, the cohort-survival method has been used as a base. This method is the one required by law and expected by the New Jersey Department of Education unless a cogent reason exists for another method to be used. The use of a different method must be explained and justified to the satisfaction of the Commissioner of Education.

The cohort-survival method acquires its name from the use of grade to grade survival figures derived from a recent history of the school district. Grade survival ratios at each level can then be computed on the basis of the recent years' known enrollment with an

average survival ratio per grade determined. Ratios less than one usually reflect such factors as out-transfers, ex-migration from the school district and other such losses. A survival ratio of more than one usually reflects such factors as in-transfers and in-migration. Projections of enrollment can then be made by applying the individual grade by grade survival ratio to each grade level for future years with a base of known enrollments for the present year. In reports for districts with self-contained special education students, projections are made by using the percent of population method. That is, the number of special education students is divided by the total school population to arrive at a percentage for each year. The last year's percentage in Table 2 is used to project the number of special education students reported in Table 3.

With some adaptation to local circumstances, the cohort survival method is the most accurate we have to project enrollments. In rapidly developing districts, the impact of new residential development must be taken into account. This is accomplished by using data developed by the Center for Urban Policy Research at Rutgers University and Whitehall's research. In Teaneck's case there is proposed residential development that will warrant the modification of the cohort survival projections.

**MUNICIPAL POPULATION TRENDS**

This table lists the population of Teaneck since 1930.

**TABLE 1**

The pre-kindergarten data for the district, both the "universe" and the actual is provided. As of June 13, 2008, The NJDOE promulgated N.J.A.C. 6A-13A which established the ground rules for state funded pre-school programs. One of the factors was determining the "universe". According to the definitions in paragraph 1.2, "Universe

of eligible three- and four-year-old children" means all three- and four-year-old general education children eligible for preschool pursuant to the School Funding Reform Act (P.L. 2007, c. 260) in a public school district providing a *universal* or *targeted* pre-school program. This is different than what was previously used by demographers. Previously, the "universe" was considered the maximum number of students that could be expected to be enrolled in pre-school programs. It was generally accepted that this figure would be the live births for that cohort. The NJDOE Data Center now combines the pre-kindergarten figures and list them as **PK**.

**TABLE 2**

The district's enrollment history is exhibited wherein the survival ratios mentioned in the preceding paragraphs are developed. Student enrollments used were those provided by the district administration to the New Jersey Department of Education or to Whitehall Associates directly. These figures are for students housed in the district schools and do not include out of district placements. This method is standard and is fully acceptable by the Department of Education and required by law as the source of enrollments. Birth figures were obtained from the Center for Health Statistics of the New Jersey Department of Health (NJDOH). This also is standard and is required by law.

**TABLE 3**

This is the main table and is designed to be used in conferences and meetings and conforms to the NJDOE worksheet. It allows the participant to be able to refer to one page rather than searching through a document for more information. The back-up for Table 3 entries will be found in other tables. All calculations are carried to eight or more decimal places. Since there cannot be fractions of a

student, the district totals may vary by one or two students if added manually. These projections can and should be updated every year.

The solid boxed area to the lower left of the table is an area of low confidence in that these children have either not been born or reported. Births in the red dashed boxed area may be shown as a regression, an average of the last eight year's births, or the last known birth figure. In this case we used a regression analysis.

Table 3 shows the live births attributed to Teaneck five years prior to the kindergarten year shown. Due to a program at NJDOE, there is an increase in pre-kindergarten enrollment. The change is reflected in the 252 students projected for 2019 and subsequent years.

The projection of student enrollment for the next five years has been made. The total school population is expected to decrease by 55 students or 1.56 percent in the next five years, excluding any residential development impact.

## TABLE 4

This table shows the population impact of planned and approved residential development in the district. The name of the development, type, number of units, number of bedrooms and remarks were supplied by Dean B. Kazinci, the Interim Township Manager.

We begin with some assumptions. The cohort survival method assumes that the rate of growth during the period the data is collected will remain the same for the period of population projection. Therefore the rate of growth indicated in Table 2 will carry over to Table 3 in all cases. Now if something were to happen that changes the rate of growth, that event must be taken into account. Residential development is one of those factors. There are several options at this point:

a. If the development impact in Table 4 is less than the projected five year increase in student population shown in Table 3, the Table 4 impact is ignored. To do otherwise would be double counting.

b. If the development impact in Table 4 is more than the projected five year increase in student population shown in Table 3, the net impact is shown on the line labeled **Net Development Impact** in Table 3.

c. If there is a projected decrease in the student population in Table 3, the entire Table 4 impact is considered and shown on the line labeled **Net Development Impact** in Table 3.

d. If, within the past five years, there has been no development of the magnitude shown in Table 4, the entire Table 4 impact is considered and shown on a line labeled **Net Development Impact** in Table 3.

Since there is a projected decrease in the student population in Table 3, the entire Table 4 impact is considered and shown on the line labeled **Net Development Impact** in Table 3.

Usually the **Net Development Impact** is added to the last year of enrollment projections. This becomes the planning figure for new facilities. It is understood that the developments could contribute additional students throughout the five year period of projections. However, there is no guarantee as to how many students will be added in any particular year.

## TABLE 5

The enrollment projections by school, by grade for the year 2023-24 are based on enrollment data supplied by the district. The ratio of students was taken from the October 15, 2018 enrollment data, and applied to the 2023-24 district wide projections. This method is required by the NJDOE in the Long Range Facilities Plan.

# TOWNSHIP OF TEANECK
## MUNICIPAL POPULATION TRENDS

### LAND AREA = 6.05 Sq. Mi.

| YEAR | POPULATION | INCREASE | % INCREASE |
|------|-----------|----------|------------|
| 1930 | 16,513 | | |
| | | 8,762 | 53.06% |
| 1940 | 25,275 | | |
| | | 8,497 | 33.62% |
| 1950 | 33,772 | | |
| | | 8,313 | 24.62% |
| 1960 | 42,085 | | |
| | | 270 | 0.64% |
| 1970 | 42,355 | | |
| | | -3,348 | -7.90% |
| 1980 | 39,007 | | |
| | | -1,182 | -3.03% |
| 1990 | 37,825 | | |
| | | 1,435 | 3.79% |
| 2000 | 39,260 | | |
| | | 516 | 1.31% |
| 2010 | 39,776 | | |
| | | 1,535 | 3.86% |
| 2017 | 41,311 | | |

**SOURCE:** U.S. Census Bureau

# TABLE 1

## TEANECK SCHOOL DISTRICT

## PRE-SCHOOL STUDENT ENROLLMENT HISTORY

| YEAR | PK |
|---|---|
| **ACTUAL** | |
| 13-14 | 18 |
| 14-15 | 5 |
| 15-16 | 78 |
| 16-17 | 75 |
| 17-18 | 96 |
| 18-19 | 81 |
| **PROJECTED** | |
| 19-20 | 252 |
| 20-21 | 276 |
| 21-22 | 241 |
| 22-23 | 252 |
| 23-24 | 250 |

### PRE-SCHOOL UNIVERSE CALCULATIONS

District Factor Group: | GH |

Universal Districts = 1st Grade X 2 = | 402 |

Targeted Districts = 1st Grade X 2 X % of free and reduced (K-12) = | 158 |

Number of free and reduced lunches (K-12) = | 1377 |

Percent of free and reduced lunches = | 39.30 |

NOTES:

1. The method for Pre-school universe calculations shown to the left above is that required by the NJDOE Pre-School Education Office.

2. The table to the right is a cohort survival calculation of regular pre-school enrollments as of the 2018-19 school year, exclusive of Pre-K handicapped. Pre-K handicapped students are accounted for with the "UNGRADED" students.

3. Please read the narrative concerning the Pre-school projections.

# TABLE 2
## TEANECK SCHOOL DISTRICT
## STUDENT ENROLLMENT HISTORY

| School Year | Births 5 Yrs. Ago | PK | K | 1st Gr. | 2nd Gr. | 3rd Gr. | 4th Gr. | 5th Gr. | 6th Gr. | 7th Gr. | 8th Gr. | 9th Gr. | 10th Gr. | 11th Gr. | 12th Gr. | UNGRADED | DISTRICT TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2013-14 | 530 | 0.04 — 18 | 0.36 — 192 | 216 | 242 | 237 | 227 | 250 | 236 | 268 | 281 | 308 | 331 | 294 | 342 | 260 | 3702 |
| *ratio* | | | | 0.96 | 1.04 | 0.99 | 1.04 | 0.98 | 0.98 | 1.02 | 1.01 | 1.10 | 1.06 | 1.02 | 1.04 | | |
| 2014-15 | 479 | 0.01 — 5 | 0.44 — 210 | 185 | 225 | 239 | 247 | 222 | 246 | 241 | 272 | 308 | 326 | 339 | 305 | 244 | 3614 |
| *ratio* | | | | 1.05 | 1.05 | 0.97 | 0.92 | 1.02 | 1.06 | 0.97 | 1.02 | 1.15 | 1.08 | 1.03 | 0.97 | | |
| 2015-16 | 478 | 0.17 — 78 | 0.40 — 191 | 220 | 195 | 219 | 221 | 251 | 236 | 239 | 245 | 313 | 333 | 337 | 330 | 239 | 3647 |
| *ratio* | | | | 0.97 | 0.94 | 1.02 | 1.05 | 1.02 | 1.03 | 1.02 | 1.07 | 1.13 | 0.96 | 1.01 | 0.96 | | |
| 2016-17 | 465 | 0.16 — 75 | 0.39 — 181 | 185 | 207 | 198 | 229 | 225 | 259 | 241 | 256 | 276 | 299 | 336 | 322 | 264 | 3553 |
| *ratio* | | | | 1.12 | 1.10 | 1.04 | 1.01 | 1.09 | 1.07 | 1.04 | 1.05 | 1.11 | 0.99 | 1.02 | 1.02 | | |
| 2017-18 | 482 | 0.21 — 96 | 0.40 — 193 | 202 | 204 | 216 | 200 | 250 | 240 | 269 | 253 | 283 | 273 | 305 | 344 | 257 | 3585 |
| *ratio* | | | | 1.04 | 1.00 | 1.04 | 1.03 | 1.13 | 1.03 | 1.02 | 1.00 | 1.10 | 1.00 | 1.01 | 0.99 | | |
| 2018-19 | 454 | 0.20 — 81 | 0.41 — 186 | 201 | 202 | 212 | 222 | 225 | 257 | 244 | 268 | 279 | 284 | 275 | 303 | 265 | 3504 |
| Average Survival Ratio | | 0.18 | 0.40 | 1.03 | 1.03 | 1.01 | 1.01 | 1.05 | 1.03 | 1.01 | 1.03 | 1.12 | 1.02 | 1.02 | 1.00 | | |

**NOTE:** Only the last four years were used to compute the average birth to pre-kindergarten survival ratio. See note 4 in Table 3.

# TABLE 3

## TEANECK SCHOOL DISTRICT

## STUDENT ENROLLMENT PROJECTIONS

| School Year | Births 5 Yrs. Ago | PK | K | 1st Gr. | 2nd Gr. | 3rd Gr. | 4th Gr. | 5th Gr. | PK-5 Total | 6th Gr. | 7th Gr. | 8th Gr. | 6-8 Total | 9th Gr. | 10th Gr. | 11th Gr. | 12th Gr. | 9-12 Total | UNGRADED | DISTRICT TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019-20 | 411 | 252  0.40 | 164 | 191 | 207 | 204 | 214 | 232 | 1465 | 233 | 261 | 251 | 745 | 299 | 284 | 289 | 274 | 1147 | 275 | 3630 |
|  |  | 0.61 |  | 1.03 | 1.03 | 1.01 | 1.01 | 1.05 |  | 1.03 | 1.01 | 1.03 |  | 1.12 | 1.02 | 1.02 | 1.00 |  |  |  |
| 2020-21 | 415 | 276 | 166 | 169 | 196 | 209 | 206 | 224 | 1446 | 240 | 236 | 268 | 745 | 280 | 304 | 289 | 288 | 1163 | 274 | 3628 |
| 2021-22 | 454 | 241 | 182 | 171 | 174 | 199 | 211 | 216 | 1393 | 232 | 244 | 243 | 718 | 300 | 285 | 310 | 288 | 1183 | 270 | 3564 |
| 2022-23 | 397 | 252 | 159 | 187 | 175 | 176 | 201 | 221 | 1370 | 223 | 235 | 251 | 709 | 271 | 305 | 291 | 309 | 1176 | 266 | 3521 |
| 2023-24 | 415 | 250 | 166 | 163 | 192 | 177 | 177 | 210 | 1335 | 228 | 226 | 242 | 697 | 280 | 276 | 311 | 290 | 1156 | 261 | 3449 |
| NET DEVELOPMENT IMPACT | | 11 | 7 | 7 | 8 | 8 | 9 | 9 | 59 | 10 | 10 | 11 | 30 | 12 | 12 | 13 | 12 | 49 | 11 | 150 |
| 2023-24 TOTAL ENROLLMENT | | 260 | 173 | 171 | 200 | 185 | 186 | 219 | 1394 | 238 | 237 | 252 | 727 | 292 | 288 | 323 | 302 | 1206 | 272 | 3599 |

NOTES:
1. Births in the dashed box were calculated by a regression analysis. Students in that year group have not been born or reported to date.
2. The solid boxed area to the lower left of the table is an area of low confidence in that these children have not been born or reported to date.
3. All calculations are carried to eight or more decimal places. Since there cannot be fractions of a student, the district total may vary by one or two students if added manually.
4. Due to a program at NJDOE, there is an increase in pre-kindergarten enrollment. The change is reflected in the 252 students projected by the NJDOE Division of Early Childhood Education for October 2019.
5. The line **2023-24 TOTAL ENROLLMENT** must be entered manually into the Long Range Facility Plan Worksheet along with the explanation that the normal cohort did not consider residential development impact.

## TABLE 4

## TOWNSHIP OF TEANECK

## RESIDENTIAL DEVELOPMENT IMPACT

| DEVELOPMENT | TYPE OF UNIT | NUMBER OF | | REMARKS | TOTAL STUDENTS |
|---|---|---|---|---|---|
| | | UNITS | BEDROOMS | | |
| 1500 Teaneck Road | Multifamily (5+ units - rent) | 126 | 1 | | 8 |
| | Multifamily (5+ units - rent) | 74 | 2 | | 20 |
| | Multifamily (5+ units - rent) | 23 | 2 | affordable | 14 |
| | Multifamily (5+ units - rent) | 3 | 3 | | 2 |
| 1775 Windsor Road | Multifamily (5+ units - rent) | 121 | 1 | | 7 |
| | Multifamily (5+ units - rent) | 82 | 2 | | 23 |
| | Multifamily (5+ units - rent) | 25 | 2 | affordable | 16 |
| | Multifamily (5+ units - rent) | 20 | 3 | | 17 |
| 890 Palisade Avenue | Multifamily (5+ units - rent) | 7 | 2 | affordable | 4 |
| 1387 Hill Street | Multifamily (5+ units - rent) | 7 | 2 | | 2 |
| 764 New Bridge Road | Multifamily (5+ units - rent) | 18 | 1 | | 1 |
| | Multifamily (5+ units - rent) | 1 | 2 | | 0 |
| 1475 Palisade Avenue | Multifamily (5+ units - rent) | 31 | 1 | affordable | 4 |
| | Multifamily (5+ units - rent) | 89 | 2 | | 24 |
| 227 Teaneck Road | Multifamily (5+ units - rent) | 3 | 1 | | 0 |
| | Multifamily (5+ units - rent) | 20 | 2 | | 6 |
| | Multifamily (5+ units - rent) | 1 | 3 | | 1 |
| | | | | **TOTALS** | 150 |

**NOTES:**

1. The name of the development, type, number of units, bedrooms, and remarks were supplied by Dean B. Kazinci, the Interim. Township Manager.
2. All calculations are carried to eight or more decimal places.  Since there cannot be fractions of a student, the district total may vary by one or two students if added manually.
3. If there is a projected decrease in student population in Table 3, the entire Table 4 impact is considered and shown on the line labeled **NET DEVELOPMENT IMPACT** in Table 3.
4. Any net development impact must be added to the normal 2023-24 projection and entered manually into the Long Range Facility Plan Worksheet along with an appropriate explanation.

## TABLE 5

## TEANECK SCHOOL DISTRICT

## OCTOBER 15, 2018 ENROLLMENT, BY SCHOOL, BY GRADE

| SCHOOL | PK | K | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | UG | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Teaneck H.S. (050) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 279 | 284 | 275 | 303 | 30 | 1171 |
| Benjamin Franklin M.S. (060) | 0 | 0 | 0 | 0 | 0 | 0 | 108 | 128 | 119 | 136 | 0 | 0 | 0 | 0 | 50 | 541 |
| Thomas Jefferson M.S.(070) | 0 | 0 | 0 | 0 | 0 | 0 | 117 | 129 | 125 | 132 | 0 | 0 | 0 | 0 | 23 | 526 |
| James Russell Lowell E.S. (130) | 0 | 18 | 55 | 78 | 71 | 66 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 333 |
| John Greenleaf Whittier E.S. (150) | 0 | 15 | 80 | 62 | 72 | 73 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 344 |
| Nathaniel Hawthorne E.S. (110) | 0 | 19 | 66 | 62 | 69 | 83 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 317 |
| William Cullen Bryant School (080) | 81 | 134 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 57 | 272 |
| TOTAL | 81 | 186 | 201 | 202 | 212 | 222 | 225 | 257 | 244 | 268 | 279 | 284 | 275 | 303 | 265 | 3504 |

## PROJECTED ENROLLMENT BY SCHOOL, BY GRADE - FOR 2023-24

| SCHOOL | PK | K | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | UG | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Teaneck H.S. (050) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 292 | 288 | 323 | 302 | 31 | 1236 |
| Benjamin Franklin M.S. (060) | 0 | 0 | 0 | 0 | 0 | 0 | 105 | 119 | 115 | 128 | 0 | 0 | 0 | 0 | 51 | 519 |
| Thomas Jefferson M.S.(070) | 0 | 0 | 0 | 0 | 0 | 0 | 114 | 120 | 121 | 124 | 0 | 0 | 0 | 0 | 24 | 503 |
| James Russell Lowell E.S. (130) | 0 | 17 | 47 | 77 | 62 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 46 | 304 |
| John Greenleaf Whittier E.S. (150) | 0 | 14 | 68 | 61 | 63 | 61 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 43 | 310 |
| Nathaniel Hawthorne E.S. (110) | 0 | 18 | 56 | 61 | 60 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 283 |
| William Cullen Bryant School (080) | 260 | 125 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 59 | 444 |
| TOTAL | 260 | 173 | 171 | 200 | 185 | 186 | 219 | 238 | 237 | 252 | 292 | 288 | 323 | 302 | 272 | 3599 |

| TABLE 3 PROJECTIONS FOR 2023-24 | 260 | 173 | 171 | 200 | 185 | 186 | 219 | 238 | 237 | 252 | 292 | 288 | 323 | 302 | 272 | 3599 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|