

2023 Denville BOE Space Assessment & Recommendations

Denville Space Considerations
Ad Hoc Committee



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Mission Statement

Ad Hoc Committee Mission Statement

“Due to the growth in residential developments that is projected to increase student enrollment and under the direction of Strategic Plan Goal Operations #1, the committee will consider the immediate and long range instructional space needs of the district, investigating, proposing, and reporting solutions.”

Goal #	Goal
1	Evaluate Worst Case Scenario without a new building or addition and without going to referendum <ul style="list-style-type: none">• Utilize statistics from existing January 2022 Demographic Study (aka Dr Grip’s Study)• Include maxing out Riverview Annex• Possibly include Full Pre-K Classes
1a	Define “running out of space”
1b	Determine when we will “run out” of space
1c	Define time elements for our recommendations

TWO Questions

How many more students will the District need to accommodate?

- Have the increase in home sales and housing turnover, lead to younger households?
- What is the impact of the new housing developments to future student enrollments?
- **How much larger will the future enrollments be?**

What is the maximum capacity for the District today?

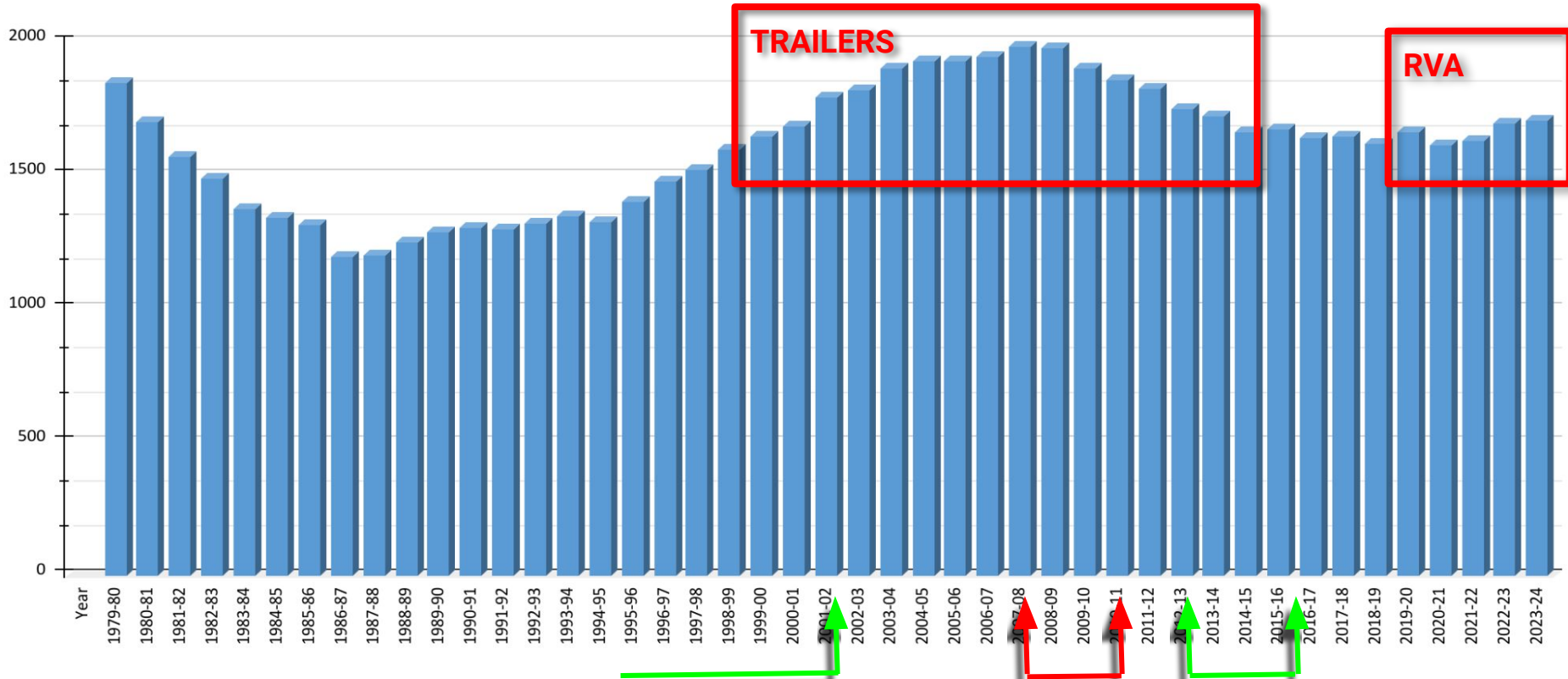
- Different estimates of the capacity
- **Do we have enough space?**

Disclaimers

- The minutiae of running a school district will not be included in this analysis, ie the number of LV Kindergarten classrooms
- Assumptions, projections and estimates made during the presentation are guidelines.
 - The figures presented today are meant to help the Denville Board of Education understand the current situation and provide recommendations to help make the best possible decisions for the near future.

Future Enrollment

Enrollments from 1979 to 2023



Demographic Report Projections

Demographic Study for the Denville Township School District, January 2022, Statistical Forecasting LLC (Dr Richard Grip)

Table 19
Denville Township School District Projected Enrollments
2022-23 to 2026-27

Year	PK	K	1	2	3	4	5	6	7	8	SE ¹	Total
Baseline												
2022-23	34	182	175	179	189	189	182	169	165	189	1	1,654
2023-24	34	182	188	181	182	195	190	188	169	165	1	1,675
2024-25	34	206	188	194	184	187	196	196	188	169	1	1,743
2025-26	34	186	212	194	197	189	188	203	196	188	1	1,788
2026-27	34	190	192	219	197	203	190	194	203	196	1	1,819
Adjusted for Housing Growth												
2022-23	34	185	177	182	191	192	185	172	168	192	1	1,679
2023-24	34	186	195	187	189	202	197	195	177	172	1	1,735
2024-25	34	208	193	202	192	195	204	206	196	179	1	1,810
2025-26	34	190	214	199	205	197	196	211	206	196	1	1,849
2026-27	34	194	196	221	202	211	198	203	211	206	1	1,877

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

Initial projection of 1,877 students for 2026-27 school year (includes 4 of 6 developments currently underway)

Denville Township Developments Updates

Dr Grip estimates that the district can see an additional 198 students from the new developments upon completion

Name	Rent/Own	Location	Total Units	3BR	%	2BR	%	1BR	%	COAH	%	Proj Students - Grip
TOTALS		TOTALS	529	396	74.9%	97	18.3%	34	6.4%	95	18.0%	198
Toll Brothers (Enclave)	Own	Franklin by MKHS	116	96	82.8%	16	13.8%	4	3.4%	24	20.7%	41
Bacala (Meadows)	Own	Franklin by Alexis Diner	62	50	80.6%	8	12.9%	2	3.2%	12	19.4%	21
Glenmont	Rent	Near Zeek Road	65	57	87.7%	6	9.2%	2	3.1%	10	15.4%	23
Station Village	Rent	Route 53 near Chico's	60	1	1.7%	40	66.7%	19	31.7%	9	15.0%	13
Lennar DR Horton	Own / Rent	Thurmont (train Denville station)	106	93	87.7%	10	9.4%	3	2.8%	16	15.1%	58
Silver Springs - Pulte	Own	3045 Route 10 E (Near Nissan)	120	99	82.5%	17	14.2%	4	3.3%	24	20.0%	42

Estimated TOTAL STUDENTS for 2026-27 School Year = 2,000

Current Capacity

Current Capacity – Summary of LRFP Analysis

- In the 2019 LRFP, total capacity ranges from 1,431 to 1,499 students
- Based on FES calculations, the District has already exceeded capacity

School Code	Existing School Name	Proposed School Name	Proposed Grades	Proposed School Enrollment	Existing Capacity				Proposed Capacity			
					FES Capacity		District Practices Capacity		FES Capacity		District Practices Capacity	
					Existing FES Capacity	Capacity Status	Existing District Practices Capacity	Capacity Status	Proposed FES Capacity	Capacity Status	Proposed District Practices Capacity	Capacity Status
050	Lakeview Elementary School	Lakeview Elementary School	K, 1, 2, 3, 4, 5, PK4, SCSEK5	592	643.72	51.72	635.32	43.32	604.99	12.99	596.59	4.59
070	Riverview Elementary School	Riverview Elementary School	K, 1, 2, 3, SCSEK5	254	325.09	71.09	320.81	66.81	266.49	12.49	262.22	8.22
P01	St. Mary's (Gr. 4-5)	St. Mary's (Gr. 4-5)	4, 5, SCSEK5	111	0.00	-111.00	0.00	-111.00	122.13	11.13	122.13	11.13
080	Valleyview Middle School	Valleyview Middle School	6, 7, 8, SCSE68	491	465.44	-25.56	543.64	52.64	437.45	-53.55	512.05	21.05
District Totals				1,448	1,434.25	-13.75	1,499.77	51.77	1,431.06	-16.94	1,492.99	44.99
Grade Totals:		Overassigned Students	Unassigned Students									
PK		0	0	45	8.04	-36.96	0.00	-45.00	8.04	-36.96	0.00	-45.00
Grades K-5		0	0	912	960.77	48.77	956.14	44.14	985.58	73.58	980.94	68.94
Grades 6-8		0	0	491	465.44	-25.56	543.64	52.64	437.45	-53.55	512.05	21.05
Grades 9-12		0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

“Overassigned” represents the number of students, based on the Proposed School Enrollments, that exceed the Proposed District-wide Enrollments.

“Unassigned” represents the number of students, based on the Proposed District-wide Enrollments, that are not assigned to a school.

Negative numbers indicate inadequate capacity; Positive numbers indicate surplus capacity.

Capacity Based on Current Sections and Policy Limits

Based on 2023/24 Enrollments and current BOE policy, the District could take on 555 additional students

Class Size Max Per BOE Policy 2312	
K-1	23
Grades 2-5	26
Grades 6-8	29

	Sections	5			Sections	4		
2023-24	LV Total	Avg per Class	Max Capacity	Room to Grow	RV Total	Avg per Class	Max Capacity	Room to grow
K	102	20.4	115	13	68	17.0	92	24
1	104	20.8	115	11	75	18.8	92	17
2	104	20.8	130	26	79	19.8	104	25
3	93	18.6	130	37	64	16.0	104	40
4	109	21.8	130	21	85	21.3	104	19
5	110	22.0	130	20	77	19.3	104	27
			LAKEVIEW	128			RIVERVIEW	152

* self contained students are not included here

ROOM TO GROW in VALLEYVIEW: 275

TOTAL ADDITIONAL STUDENTS: 555

TOTAL STUDENTS: 2,260

Conclusion

Final Assessment

Based on the projected future enrollments of roughly 2,000 students by 2026/2027 School Year and based on Policy 2312 - Class Size, the Denville School District will be able to meet the space requirements needed to educate the students enrolled,

- With 6 COAH developments
- Without the expansion of Riverview Annex, and
- Without the addition of full Pre-K enrollment.

HOWEVER

Risks to the Final Assessment

- Inaccurate forecast
- Changes to [Policy 2312 Class Size](#)
- Another round of housing developments (COAH)
- Enrollment of a full Pre-K grade level

Immediate Recommendations

Implement a “Monitoring System”

- During the monthly Regular Sessions, announce the student enrollment numbers and Dr Grip’s projected number
- Commission a new forecast analysis by Dr Grip if one of the following occurs
 - The forecast discrepancy exceeds 3-5%, or
 - When the current forecast becomes outdated in December 2026

Immediate Recommendations

Assuming 2 to 3 year project, begin the expansion to the 2nd floor of Riverview Annex

- Have the architect provide a proposal for the renovation of the 2nd floor of Riverview Annex
- This will provide the district with 4 additional classrooms or room for about additional 100 students

Other Recommendations

I&P Committee Recommendations:

- Determine the needs for Full-Time Pre-K, such as number of classrooms
- Assess if “Policy 2312 - Class Size” is currently optimized
- Determine if and when 3rd Grade classes will be needed in RVA

Continue communications with the Denville Town Council and Administration

- Any hints of additional COAH developments will require the Board to reassess space considerations for the future

Questions