



August 26, 2020

MEMORANDUM TO: Patricia Craven, Wharton Planning Board Secretary
FROM: Jessica C. Caldwell, P.P., A.I.C.P., L.E.E.D. – G.A., Board Planner
SUBJECT: Morris Regional School District Long-Range Facilities Plan Review

On July 13, 2020, the Morris Regional School District submitted its Long-Range Facilities Plan to the Planning Board for review. According to Municipal Land Use Law, N.J.S.A. 40:55D-31b, the Planning Board shall review and issue findings concerning any long-range facilities plan (“LRFP”) submitted to the Board pursuant to the “Educational Facilities Construction and Financing Act,” P.L.2000, c.72 (*C.18A-7G-1 et al.*) for the purpose of review of extent to which the LRFP is informed by, and consistent with, at least the land use plan element and the housing element contained within the municipal master plan. The Morris Hills Regional Board of Education retained FKA Architects to update the LRFP in accordance with New Jersey Department of Education requirements.

After reviewing the Long-Range Facilities Plan against the Borough’s Master Plan, it was found that the LRFP is consistent with the Land Use Element. The projected actions listed through the year 2025 do not require significant changes to existing infrastructure or any additions to the total existing area utilized by school facilities, nor do they change the underlying use of any educational facility. Additionally, facilities for the Morris Hills Regional School District are located in Rockaway Township. Wharton Borough has developments proposed that include residential units. As a result, potential increases to school children are reviewed in this plan review.

The LRFP was also reviewed for consistency against the 2016 Housing Element and Fair Share Plan, which discussed future development opportunities and required affordable housing set-asides for certain developments. At present, the schools within the Morris Hills Regional School District (Morris Hills Adult H.S., Morris Hills High, and Morris Knolls High) have an enrollment of 2,622 students. Using calculations derived from a 2018 Rutgers University Center for Real Estate study, it is estimated that current housing development and redevelopment projects in Wharton, once completed, could potentially increase the number of school-aged children in the Borough by approximately 84 children (see attached table). However, the Rutgers study does not distinguish between elementary-aged and high-school-aged children. To account for this, the percentage breakdown of elementary and high school children in the Borough was applied to the total. In total there are 1,102 school-aged children in Wharton, of those, 408 are in high school, about 37 percent. Therefore, it is estimated that of the 84 new school-aged children, about 31 would go to one of the Morris Regional School Facilities.

It should be noted that school district enrollment has been steadily declining over the last four years. The decline started in the 2017-'18 school year, dropping 3.9% (111 students) since 2011. Going into the 2018-'19 school year, there was a decrease of 0.1%, or 3 students. The 2019-'20 school year declined by 3.4%, or 93 students. Finally, the 2020-'21 school year saw a decrease of about 1%, or 23 students. Over the past ten years, the enrollment dropped 8% in total (230 students).

Should all of the potential developments come to fruition, the influx of students (approximately 84 students total and 31 of those high-school aged) would not surpass even the highest enrollment period (2,834 students in the 2006-'07 school year). An additional 31 students would bring the current enrollment, based on the 2020-'21 school year, to 2,653. The current functional capacity of all three of these schools is 2,910, and the capital improvements proposed in the LRFP do not impact the area, and subsequently the functional capacity, of the school district. Additionally, some developments in the calculation have not yet been proposed or approved. The build-out scenario for the units reviewed is likely around ten years.

The following improvements are proposed in the LRFP 2020 Update: room renovations that do not alter capacity, HVAC replacements, security improvements, structural upgrades, sound and lighting replacements, and electrical upgrades.

Because these developments would not increase student enrollment beyond capacity, and the LRFP maintains the schools' ability to meet the needs of an influx of approximately 31 students, the LRFP is consistent with Wharton's Housing Element and Fair Share Plan.

Very truly yours,



Jessica C. Caldwell, P.P., A.I.C.P.

J. CALDWELL & ASSOCIATES, LLC.

Borough of Wharton Board Planner

School Year											
2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2017-2018	2018-2019	2019-2020	2020-2021
2,478	2,661	2,774	2,834	2,776	2,760	2,785	2,852	2,741	2,738	2,645	2,622
Change in Enrollment	183	113	61	(58)	(16)	25	67	(111)	(3)	(93)	(23)
	7.4%	4.2%	2.2%	-2.0%	-0.6%	0.9%	2.4%	-3.9%	-0.1%	-3.4%	-0.9%

Wharton Woods

Affordable					
Height	Bedrooms	# Each BR Type	Column 1	# school-age per 100 units	Subtotal
n/a	1 BR	5	10.3	0.103	0.5
n/a	2 BR	5	72.1	0.721	3.6
n/a	3+BR	2	108.9	1.089	2.2
Market Rate					
Height	Bedrooms	# Each BR Type	Applicable Column (2-8)	# school-age per 100 units	Subtotal
n/a	1 BR	0	0	0	0
n/a	2 BR	0	0	0	0
n/a	3+BR	0	0	0	0
Total # School-Aged Children					6.3

Port Oram Village

Affordable					
Height	Bedrooms	# Each BR Type	Column 1	# school-age per 100 units	Subtotal
n/a	1 BR	0	0	0	0.0
n/a	2 BR	0	0	0	0.0
n/a	3+BR	0	0	0	0.0
Market Rate					
Height	Bedrooms	# Each BR Type	Applicable Column (2-8)	# school-age per 100 units	Subtotal
Mid-Rise	1 BR	22	1.6	0.016	0.352
Mid-Rise	2 BR	27	13.4	0.134	3.618
Mid-Rise	3+BR	0	17.5	0.175	0
Total # School-Aged Children					4.0

CHA Urban Renewal (Downtown)

Affordable					
Height	Bedrooms	# Each BR Type	Column 1	# school-age per 100 units	Subtotal
n/a	1 BR	1	10.3	0.103	0.1
n/a	2 BR	2	72.1	0.721	1.4
n/a	3+BR	1	108.9	1.089	1.1
Market Rate					
Height	Bedrooms	# Each BR Type	Applicable Column (2-8)	# school-age per 100 units	Subtotal
Mid-Rise	1 BR	20	1.6	0.016	0.32
Mid-Rise	2 BR	29	13.4	0.134	3.586
Mid-Rise	3+BR	1	17.6	0.176	0
Total # School-Aged Children					7.0

CHA Urban Renewal (Second St)

Affordable					
Height	Bedrooms	# Each BR Type	Column 1	# school-age per 100 units	Subtotal
n/a	1 BR	0	0	0	0.0
n/a	2 BR	0	0	0	0.0
n/a	3+BR	0	0	0	0.0
Market Rate					
Height	Bedrooms	# Each BR Type	Applicable Column (2-8)	# school-age per 100 units	Subtotal
Townhome	1 BR	8	7.6	0.076	0.608
Townhome	2 BR	8	56.7	0.567	4.536
n/a	3+BR	0	0	0	0
Total # School-Aged Children					5.1

170 N. Main (LE Carpenter Site)

Affordable					
Height	Bedrooms	# Each BR Type	Column 1	# school-age per 100 units	Subtotal
n/a	1 BR	4	10.3	0.103	0.4
n/a	2 BR	4	72.1	0.721	2.9
n/a	3+BR	1	108.9	1.089	1.1
Market Rate					
Height	Bedrooms	# Each BR Type	Applicable Column (2-8)	# school-age per 100 units	Subtotal
Mid/High-Rise	1 BR	32	1.6	0.016	0.512
Mid/High-Rise	2 BR	32	13.4	0.134	4.288
Mid/High-Rise	3+BR	2	17.6	0.176	0.352
Total # School-Aged Children					9.5

Equinet Properties (Canal House)

Affordable					
Height	Bedrooms	# Each BR Type	Column 1	# school-age per 100 units	Subtotal
n/a	1 BR	1	10.3	0.103	0.1
n/a	2 BR	4	72.1	0.721	2.9
n/a	3+BR	1	108.9	1.089	1.1
Market Rate					
Height	Bedrooms	# Each BR Type	Applicable Column (2-8)	# school-age per 100 units	Subtotal
Mid/High-Rise	1 BR	43	1.6	0.016	0.688
Mid/High-Rise	2 BR	11	13.4	0.134	1.474
Mid/High-Rise	3+BR	0	17.6	0.176	0
Total # School-Aged Children					6.2

Harry Shupe Boulevard

Affordable					
Height	Bedrooms	# Each BR Type	Column 1	# school-age per 100 units	Subtotal
n/a	1 BR	9	10.3	0.103	0.9
n/a	2 BR	27	72.1	0.721	19.5
n/a	3+BR	9	108.9	1.089	9.8
Market Rate					
Height	Bedrooms	# Each BR Type	Applicable Column (2-8)	# school-age per 100 units	Subtotal
Mid/High-Rise	1 BR	155	1.6	0.016	2.48
Mid/High-Rise	2 BR	100	13.4	0.134	13.4
Mid/High-Rise	3+BR	0	17.6	0.176	0
Total # School-Aged Children					46.1

Notes and Assumptions
 Equinet Properties/Canal House: 21 units complete to date, assuming mid- or high-rise.
 Harry Shupe Boulevard: Assuming a mid- or high-rise building with approximately 300 units; for-rent (15%; 45 affordable units).
 All market-rate units: Assumed income of \$50K - \$100K for market-rate families (U.S. Census Bureau, ACS 5-Year Estimates; 2018 median income was \$69,271)

Total Additional School-age Children	84
37%	31

Note: Using past school year enrollment numbers, approximately 37% of all of Wharton's school-aged children were high school aged and therefore would attend the Morris Hills Regional District.

School-age children for Affordable Units only	Market-Rate Estimates - Average HH Income							
	< \$50K		\$50K - \$100K		> \$100K			
	High- or Mid-Rise	Low-Rise	High- or Mid-Rise	Low-Rise	High-Rise	Mid-Rise	Low-Rise	
Studio/1 Bedroom	10.3	2.6	11.4	1.6	7.6	0.4	1.3	1.9
2 Bedroom	72.1	43.6	126.4	13.4	56.7	2.2	8.9	28.2
3+ Bedroom	108.9	100	137.9	17.6	63	4.3	23.9	61.8

From the Rutgers University Center for Real Estate Study "School-Age Children in Rental Units in New Jersey: Results from a Survey of Developers and Property Managers"

Site Name	Action Description	Est. Project Year	District Est. Cost
Morris Hills High	Renovate Engineering Lab to create machine room	2020	\$ 230,704.00
Morris Hills High	Unit Ventilator Replacement Phase 1	2020	\$ 300,000.00
Morris Hills High	Renovate entry for Secure Vestibule	2021	\$ 280,000.00
Morris Hills High	Kitchen Modifications	2021	\$ 225,000.00
Morris Hills High	Replace Fire Alarm System	2021	\$ 100,000.00
Morris Hills High	Classroom/Corridor Finishes Year 1	2021	\$ 100,000.00
Morris Hills High	Masonry Upgrade Year 1	2021	\$ 20,000.00
Morris Hills High	Unit Ventilator Replacement Phase 2	2022	\$ 300,000.00
Morris Hills High	Classroom/Corridor Finishes Year 2	2022	\$ 20,000.00
Morris Hills High	Masonry Upgrade Year 2	2022	\$ 20,000.00
Morris Hills High	Unit Ventilator Replacement Phase 3	2023	\$ 300,000.00
Morris Hills High	Classroom/Corridor Finishes Year 3	2023	\$ 100,000.00
Morris Hills High	Masonry Upgrade Year 3	2023	\$ 20,000.00
Morris Hills High	Classroom/Corridor Finishes Year 4	2024	\$ 100,000.00
Morris Hills High	Masonry Upgrade Year 4	2024	\$ 20,000.00
Morris Hills High	Gymnasium Upgrades	2025	\$ 780,000.00
Morris Hills High	Classroom/Corridor Finishes Year 5	2025	\$ 100,000.00
Morris Hills High	Masonry Upgrade Year 5	2025	\$ 20,000.00
Morris Hills High	Auditorium Sound and Lighting Replacement	2025	\$ 264,000.00
Morris Hills High	New Parking at Auxilliary Field (upper Gifford Field)	2025	\$ 79,200.00
Morris Hills High	Auditorium Upgrades	2025	\$ 500,000.00
Morris Knolls High	Renovate Black Box Theater	2020	\$335,000
Morris Knolls High	Kitchen Modifications	2020	\$225,000
Morris Knolls High	Classroom/Corridor Finishes Year 1	2020	\$130,000
Morris Knolls High	Masonry Upgrades Year 1	2020	\$20,000
Morris Knolls High	AC in Library and Auditorium	2020	\$1,400,000
Morris Knolls High	Chorus Room Flooring Replacement	2020	\$18,000
Morris Knolls High	Solar Panel Installation	2020	\$0
Morris Knolls High	Renovate Entry for Secure Vestibule	2021	\$440,000
Morris Knolls High	Unit Ventilator Replacement Phase 1	2021	\$300,000
Morris Knolls High	Classroom/Corridor Finishes Year 2	2021	\$130,000
Morris Knolls High	Masonry Upgrades Year 2	2021	\$20,000
Morris Knolls High	Unit Ventilator Replacement Phase 2	2022	\$300,000
Morris Knolls High	Classroom/Corridor Finishes Year 3	2022	\$130,000
Morris Knolls High	Masonry Upgrades Year 3	2022	\$20,000
Morris Knolls High	Unit Ventilator Replacement Phase 3	2023	\$300,000
Morris Knolls High	Masonry Upgrades Year 4	2023	\$2,000
Morris Knolls High	Classroom/Corridor Finishes Year 4	2023	\$130,000
Morris Knolls High	Classroom/Corridor Finishes Year 5	2024	\$130,000
Morris Knolls High	Masonry Upgrades Year 5	2024	\$2,000
Morris Knolls High	Replace Boilers	2025	\$800,000
Morris Knolls High	Main Office HVAC Unit Replacement	2025	\$150,000
Morris Knolls High	Auditorium Sound and Lighting Replacement	2025	\$264,000
Morris Knolls High	Locker Refurbishment	2025	\$79,200
Morris Knolls High	Boy's Team Room Exhaust Installation	2025	\$11,000
Morris Knolls High	Main Office Flooring Replacement	2025	\$28,000
Morris Knolls High	Gymnasium Sound System	2025	\$15,000
Morris Knolls High	Replace Sidewalks and Steps	2025	\$290,000
Morris Knolls High	Interior Door Replacement	2025	\$58,000