



# Demographic Study

for the

**Parsippany-Troy Hills Township  
School District**

**June 2024**

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## **Executive Summary**

Statistical Forecasting LLC (“Statistical Forecasting”) completed a demographic study update for the Parsippany-Troy Hills Township School District, projecting grade-by-grade enrollments from 2024-25 through 2028-29, a five-year period. The previous study was completed for the district in June 2020. 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, by grade configuration (PK-5, 6-8, and 9-12), and by school,
- determined historical birth counts for each elementary attendance area,
- researched new housing starts and the impact on the school district, and
- compared building capacities to current and projected enrollments.

### *Community Overview*

In the 2020 Census, Parsippany-Troy Hills Township (“Parsippany-Troy Hills”) had 56,162 residents, which is a gain of 2,924 persons (+5.5%) from 2010. Forecasts prepared by the North Jersey Transportation Planning Authority project the population to be 56,566 in 2050, which would be a 0.7% increase from the 2020 Census and a gain of 404 persons.

While Whites are the largest race in Parsippany-Troy Hills, their population is declining. In the 2020 Census, Parsippany-Troy Hills was 44.4% White as compared to 56.8% in 2010, which is a loss of 12.4 percentage points. Asians were the second-largest race at 38.6% in 2020, which is a gain of 9.6 percentage points from the 2010 percentage (29.0%). Hispanics were the third-largest race consisting of 10.0% of the population in 2020.

With respect to nativity, 36.6% of Parsippany-Troy Hills’ residents were foreign-born in the 2018-2022 American Community Survey (“ACS”), which is greater than that of New Jersey (23.5%). India and China are the largest sources, accounting for 49.5% and 14.1%, respectively, of the township’s foreign-born population.

### *Historical Enrollment Trends*

Historical enrollments (PK-12) were analyzed from 2014-15 through 2023-24, a ten-year period. Enrollments slowly increased through 2019-20 before reversing trend. However, in 2020-21 and 2021-22, enrollments declined by 58 and 131.5 students, respectively, which was likely due to the coronavirus pandemic. In 2023-24, enrollment is 7,144, which is a gain of 219 students (+3.2%) from the 2014-15 enrollment of 6,925.

For grades PK-5, enrollments increased through 2019-20 before reversing trend. Enrollments then declined in 2020-21 (-48) and 2021-22 (-81), which was likely due to the coronavirus pandemic, before rebounding in the past two years as students returned to the school district. In 2023-24, enrollment is 3,544, which is a gain of 218 students from the 2014-15 enrollment of 3,326.

For grades 6-8, enrollments generally increased through 2017-18 before reversing trend and stabilizing. Enrollment is 1,672 in 2023-24, which is a gain of 54 students from the 2014-15 enrollment of 1,618.

Finally, for grades 9-12, enrollments were fairly stable through 2020-21 before declining. In 2023-24, enrollment is 1,928, which is a decline of 53 students from the 2014-15 enrollment of 1,981.

### *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 12<sup>th</sup> graders and the number of entering kindergarten students. In seven of the last nine years, the district has experienced positive kindergarten replacement, ranging from 13-70 students per year. 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. Conversely, 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 2023-24, the district's gain due to positive kindergarten replacement was compounded by a net inward migration of students in the other grades (K to 1, 1 to 2, 2 to 3, etc.), resulting in an even larger enrollment gain. However, in the four years prior, the district's gains due to positive kindergarten replacement were partially offset (or totally, resulting in a net enrollment decline) by a net outward migration of students in the other grades.

### *Birth Counts*

The number of births from 2009-2022 in Parsippany-Troy Hills was used to project kindergarten enrollments five years later. In general, with the exception of 2016 and 2017, the annual number of births has been steadily declining over this time period. In 2022, there were 505 births, which are 121 fewer births than in 2009 (626).

When comparing birth counts in 2009 to those in 2022 at the elementary attendance area level, seven of ten attendance areas had fewer births in 2022 as compared to 2009, although many of the differences were very small. The Lake Hiawatha and Littleton attendance areas had the largest declines (-53 and -24, respectively) in the birth count over this time period.

Upon aggregating the number of births by elementary attendance area from 2009-2022, the Knollwood attendance area had the greatest number of births (1,285) over this time period while the Lake Parsippany attendance area had the fewest (510).

### *Population Age Structure*

Age-sex diagrams from the 2010 and 2020 Censuses were created for Parsippany-Troy Hills to show the percentage of males and females in each age class. In 2010, the largest number

of individuals was aged 45-49 for both males and 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. However, in 2020, the largest cohort was aged 35-39 for males and 30-34 for females. As the largest groups were not ten years older from the 2010 cohorts, migration is likely occurring in Parsippany-Troy Hills. Over this time period, the greatest declines occurred in the 45-49 age group for males and females. The greatest gains occurred in the 65-69 age group for males and the 70-74 age group for females. If males and females are aggregated in each age class, there were gains in each age cohort for those aged 55 and up, indicating a “graying” of the overall population over this time period. On the contrary, there was a sizable decline in the 0-4 age group, which corresponds to children entering school in the near future.

### *Potential New Housing*

Parsippany-Troy Hills municipal and school district representatives provided information regarding current and future residential development in the community. In total, there is the potential for 2,309 non age-restricted housing units, all of which will consist of multi-family units such as apartments or townhouses. Of this amount, 17% of the units (401) will be set aside to meet affordable housing requirements.

An estimate was made of the number of public school children that could potentially come from the approved and proposed housing developments in Parsippany-Troy Hills. **It should be clearly stated that this is a rough estimate, as the bedroom distribution of some of the developments was unavailable, which is needed to estimate the number of public school children.** A total of 618 public school children (K-5 = 332, 6-8 = 129, and 9-12 = 157) in grades K-12 are projected to be generated from the new housing developments.

### *Home Sales*

Home sales in Parsippany-Troy Hills were analyzed from 1994-2023. After peaking at 847 sales in 2003, the number of sales declined to 333 in 2011 due to the housing market crash and banking crisis. During this period (2008-2012), the annual number of home sales was low, ranging from 333-435. Since then, home sales have rebounded. The number of sales generally increased through 2017 before stabilizing. After having 749 sales in 2021, the number of sales sharply declined to 423 in 2023, which is likely due to the increase in mortgage interest rates.

### *Enrollment Projections*

Enrollments (PK-12) were computed for a five-year period, 2024-25 through 2028-29, in two separate projections (baseline and adjusted for housing growth). In the baseline enrollment projections, which assume that the potential housing developments do not come to fruition or are not occupied within the anticipated construction timeline, enrollments are projected to decline throughout the projection period. Enrollment is projected to be 6,919 in 2028-29, which would be a decline of 225 students from the 2023-24 enrollment of 7,144. In the adjusted projections, enrollments are projected to increase for the next three years before reversing trend. Enrollment

is projected to be 7,426 in 2028-29, which would be a gain of 282 students from the 2023-24 enrollment.

For the elementary grades (PK-5), enrollments are projected to decline, in general, for the next five years in the baseline projections. Enrollment is projected to be 3,386 in 2028-29, which would be a decline of 158 students from the 2023-24 enrollment of 3,544. In the adjusted projections, enrollments are projected to increase for the next two years before stabilizing. Enrollment is projected to be 3,633 in 2028-29, which would be a gain of 89 students from the 2023-24 enrollment.

For grades 6-8, enrollments are projected to increase for the next 2-3 years before reversing trend in both the baseline and adjusted projections. In the baseline projections, enrollment is projected to be 1,648 in 2028-29, which would be slightly lower (-24) than the 2023-24 enrollment of 1,672. In the adjusted projections, enrollment is projected to be 1,774 in 2028-29, which would be a gain of 102 students from the 2023-24 enrollment.

For grades 9-12, in the baseline projections, enrollments are projected to be fairly stable for the next three years before declining. In 2028-29, enrollment is projected to be 1,885, which would be a decline of 43 students from the 2023-24 enrollment of 1,928. In the adjusted projections, enrollments are projected to increase for the next three years before reversing trend. Enrollment is projected to be 2,019 in 2028-29, which would be a gain of 91 students from the 2023-24 enrollment.

### *Building Capacities*

The capacities of the school buildings in the Parsippany-Troy Hills Township School District were compared to the current enrollments in 2023-24 and the enrollment projections in the 2028-29 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 2023-24, five elementary schools have unhoused students, with the largest being at Lake Hiawatha (-85). On the other hand, seating surpluses currently exist in the remaining elementary schools, with the greatest being at Intervale (+131). At the middle school level, while Brooklawn has surplus seating (+53), Central is nearing capacity (+6). Both high schools currently have surplus seats, with the greatest being at Parsippany High School (+215).

By 2028-29, five elementary schools are projected to have inadequate seating, with the largest being at Lake Parsippany (-76). The remaining five elementary schools are projected to have surplus seating, with the largest being at Intervale (+131). At the middle school level, due to a projected increase in enrollments, Central (-50) is projected to be overcapacity while Brooklawn is projected to have a smaller number of surplus seats (+7) and nearing capacity. At the high school level, the number of surplus seats at Parsippany High School (+313) is projected to be greater due to a projected decline in enrollment. However, Parsippany Hills High School is now projected to have a shortage of seating (-41) due to a projected gain in enrollment.

### *Final Thoughts*

Prior to the coronavirus pandemic, enrollments had been increasing in the Parsippany-Troy Hills Township School District. However, the school district declined by nearly 190 students in 2020-21 and 2021-22 before rebounding in the most recent year. If not for the impending 2,300 new non age-restricted housing units in the township, enrollments would have likely declined in the next five years. Instead, as the new housing developments come online, enrollments are projected to increase in the school district, whereby the enrollment gain is projected to occur fairly equally across the three grade configurations.

While enrollments are projected to increase due to the new housing developments, the school district should continue to monitor the status of the proposed developments as the projected increase in enrollments would be less if these developments are not constructed in the next five years. Several of these developments have yet to submit an application to the Planning Board and may be constructed outside of the enrollment projection timeframe.

## Introduction

Statistical Forecasting LLC (“Statistical Forecasting”) completed a demographic study update for the Parsippany-Troy Hills Township School District, projecting grade-by-grade enrollments from 2024-25 through 2028-29, a five-year period. The previous study was completed for the district in June 2020. 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, by grade configuration (PK-5, 6-8, and 9-12), and by school,
- determined historical birth counts for each elementary attendance area,
- researched new housing starts and the impact on the school district, and
- compared building capacities to current and projected enrollments.

## Enrollment Projections from June 2020 Report

In our previous demographic study completed in June 2020, enrollments were projected from 2020-21 through 2024-25, a five-year period. Table 1 compares the actual enrollments (PK-12) to the projected enrollments for the first four years of the projection period. The table shows the numerical differences and percent errors by year. Positive error rates indicate over-projections while negative error rates indicate under-projections. While there were two sets of projections in the previous study, baseline and adjusted for housing growth, only the baseline projections are compared to the actual enrollments as many of the new housing developments have yet to be constructed.

**Table 1**  
**Comparison of Actual to Projected Enrollments (PK-12)**  
**from June 2020 Report**

Year	Actual	Projected	Difference	% Error
<b>2020-21</b>	7,131	7,237	+106	<b>+1.5%</b>
<b>2021-22</b>	6,999.5	7,383	+383.5	<b>+5.5%</b>
<b>2022-23</b>	6,984.5	7,505	+520.5	<b>+7.5%</b>
<b>2023-24</b>	7,144	7,545	+401	<b>+5.6%</b>

In the previous study, enrollments were projected to increase throughout the projection period. In actuality, enrollments declined for the first and second years of the projection period (2020-21 and 2021-22) before stabilizing and reversing trend. The decline in enrollments was likely due to the coronavirus pandemic, as parents sought alternative educational experiences for their children in the first two years of the pandemic (2020-21 and 2021-22), or may have had to relocate. As such, enrollments were overestimated in each year of the projection period. Error rates ranged from 1.5%-7.5%, which corresponds to a numerical difference range of 106-520.5 students.

In a survey by Schellenberg and Stephens of educational planners who complete enrollment projections, two-thirds believe that an error rate of 1% per year for the total enrollment is acceptable.<sup>1</sup> For a five-year projection, this would mean that a 5% error rate in the fifth year would be acceptable. The projections were outside this parameter in each year of the projection period.

Table 2 compares the actual enrollments to the projected enrollments for the first four years of the projection period for the elementary (PK-5), middle (6-8), and high (9-12) school grade configurations.

**Table 2**  
**Comparison of Actual to Projected Enrollments**  
**by Grade Configuration from June 2020 Report**

Year		Actual	Projected	Difference	% Error
2020-21	Elementary (PK-5)	3,470	3,519	+49	+1.4%
2021-22		3,389	3,591	+202	+6.0%
2022-23		3,439	3,730	+291	+8.5%
2023-24		3,544	3,719	+175	+4.9%
Year		Actual	Projected	Difference	% Error
2020-21	Middle (6-8)	1,695	1,719	+24	+1.4%
2021-22		1,705	1,784	+79	+4.6%
2022-23		1,685	1,767	+82	+4.9%
2023-24		1,672	1,783	+111	+6.6%
Year		Actual	Projected	Difference	% Error
2020-21	High (9-12)	1,966	1,999	+33	+1.7%
2021-22		1,905.5	2,008	+102.5	+5.4%
2022-23		1,860.5	2,008	+147.5	+7.9%
2023-24		1,928	2,043	+115	+6.0%

<sup>1</sup> Schellenberg, S. J., & Stephens, C. E. (1987). Enrollment projection: variations on a theme. Paper presented at the Annual Meeting of the American Educational Research Association, Washington D.C., (ERIC Document Reproduction Service No. ED 283 879)

At the elementary level (PK-5), enrollments were projected to generally increase throughout the projection period. Instead, enrollments declined in 2020-21 and 2021-22 before reversing trend. As a result, enrollments were overestimated in each year, as error rates ranged from 1.4%-8.5%. Expressed in numbers, the projections differed from actual enrollments by 49-291 students. The overestimation, particularly in 2021-22, was likely due to the coronavirus pandemic, as some parents were reluctant to send their child to school or may have sought private schools that had full in-person learning rather than hybrid or remote instruction. Upon further inspection, most of the error was due to over-projecting kindergarten in 2021-22 and 2022-23, whose error was compounded in the following years as the students moved through the system. Of the three grade configurations, the elementary grades had the greatest percent errors in two of the four years of the projection period.

For the middle school grades (6-8), enrollments were also overestimated in each year of the projection period with the magnitude of the error rate increasing over time. Error rates ranged from 1.4%-6.6%, which corresponds to a numerical difference range of 24-111 students. Of the three grade configurations, the middle school grades had the lowest percent errors in three of the four years of the projection period.

Finally, for grades 9-12, enrollments were also overestimated in each year of the projection period with the magnitude of the error rate generally increasing over time. Error rates ranged from 1.7%-7.9%, which corresponds to a numerical difference range of 33-147.5 students.

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 coronavirus 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.

## Population Trends in Parsippany-Troy Hills Township

Located in Morris County, Parsippany-Troy Hills Township (“Parsippany-Troy Hills”) contains a land area of 23.56 square miles, with an additional 1.83 square miles of water area. In the 2020 Census, Parsippany-Troy Hills had 56,162 residents, which is 2,383.8 persons per square mile. Historical and projected populations for Parsippany-Troy Hills from 1940-2050 are shown in Table 3 and Figure 1.

**Table 3**  
**Historical and Projected Populations for Parsippany-Troy Hills Township**  
**1940-2050**

Year	Population	Percent Change
<b>Historical<sup>1</sup></b>		
<b>1940</b>	10,976	N/A
<b>1950</b>	15,290	+39.3%
<b>1960</b>	25,557	+67.1%
<b>1970</b>	55,112	+115.6%
<b>1980</b>	49,868	-9.5%
<b>1990</b>	48,478	-2.8%
<b>2000</b>	50,649	+4.5%
<b>2010</b>	53,238	+5.1%
<b>2020</b>	56,162	+5.5%
<b>Projected<sup>2</sup></b>		
<b>2050</b>	56,566	+0.7%

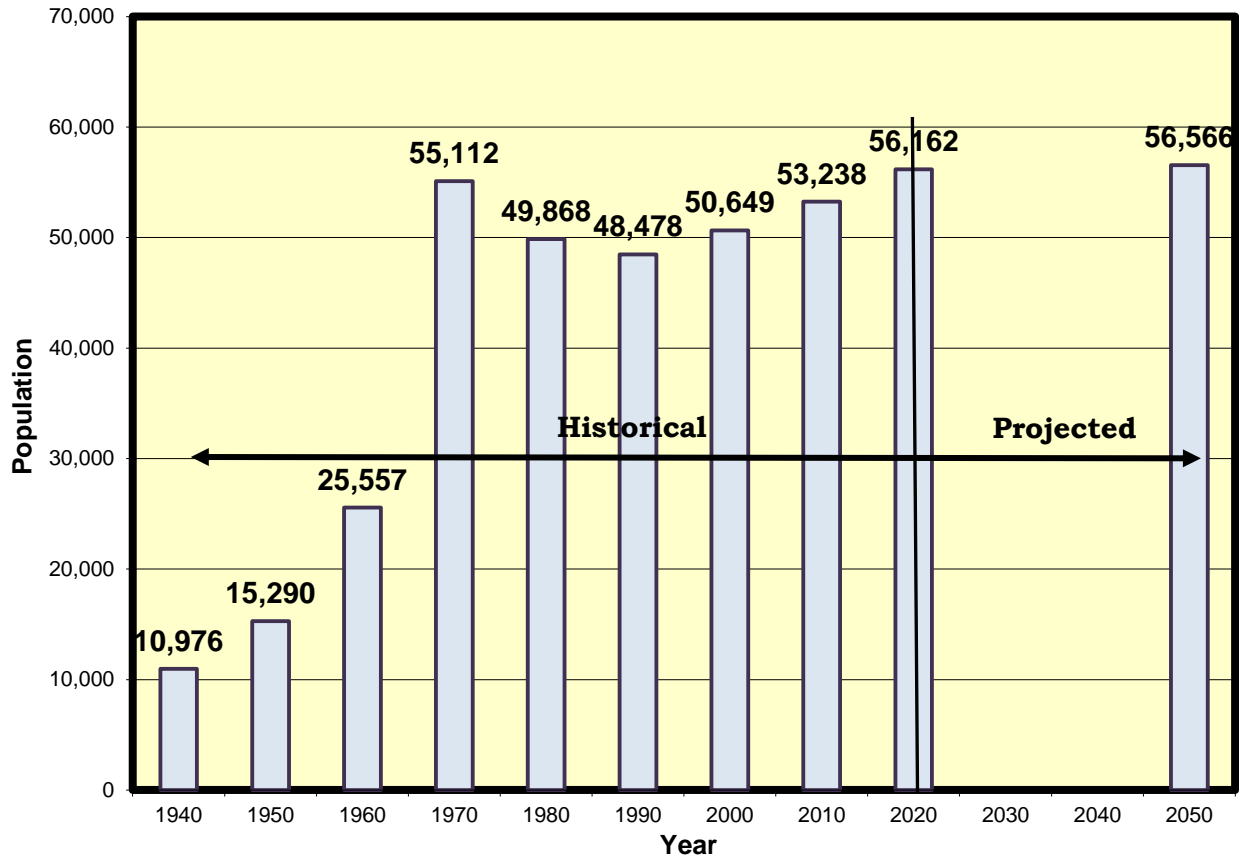
**Sources:** <sup>1</sup> United States Census Bureau

<sup>2</sup> North Jersey Transportation Planning Authority, Inc. (2021)

From 1940-1970, the population quintupled, with its greatest gain occurring in the 1960s (+115.6%) when the population more than doubled. After declines in the 1970s and 1980s, the population reversed trend and has increased in the last three decades. In the most recent decade, there was a gain of 2,924 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. However, as the projection was based off data from 2017 and the 2020 population count is nearing the 2050 projection, the NJTPA needs to revise its projection now that the 2020 Census results are available. As it currently stands, the forecast projects the population to be 56,566 in 2050, which would be a 0.7% increase from the 2020 Census and a gain of 404 persons.

**Figure 1**  
**Historical and Projected Populations for Parsippany-Troy Hills**  
**1940-2050**



## Parsippany-Troy Hills Township Demographic Profile

In Table 4, selected demographic characteristics of Parsippany-Troy Hills are compared from the 2010 and 2020 Censuses and the 2008-2012 and 2018-2022 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 Parsippany-Troy Hills, ACS data represent a sample collected over a five-year time period, where the estimates represent the average characteristics between January 2018 and December 2022, 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 2018 to 2022, 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.

While Whites are the largest race in Parsippany-Troy Hills, their population is declining. In the 2020 Census, Parsippany-Troy Hills was 44.4% White as compared to 56.8% in 2010, which is a loss of 12.4 percentage points. Asians were the second-largest race at 38.6% in 2020, which is a gain of 9.6 percentage points from the 2010 percentage (29.0%). Hispanics were the third-largest race consisting of 10.0% of the population in 2020, which is a gain of 1.7 percentage points from the 2010 percentage of 8.3%. Figures 2-4 show the White, Asian, and Hispanic percentages by Census block group, which are the three largest races in Parsippany-Troy Hills. In addition, the elementary attendance areas are shown to provide context of where the highest and lowest percentages are occurring. The White percentage is greatest throughout the township in each of the elementary attendance areas, with the exception of Northvail. The Asian percentage is greatest in the northern section of the township in the Knollwood elementary attendance area, while the Hispanic percentage is greatest in the northern and western sections of the township in the Intervale and Knollwood elementary attendance areas.

Regarding nativity, 36.6% of Parsippany-Troy Hills’ residents were foreign-born in the 2018-2022 ACS, which is a gain of 3.6 percentage points from the 2008-2012 ACS percentage (33.0%). As a point of comparison, New Jersey’s foreign-born resident percentage was 23.5% in the 2022 ACS, which is lower than that of Parsippany-Troy Hills. While not shown in the table, place of birth, which serves as a proxy for country of origin, indicates that India and China were the largest sources of immigrants in the 2008-2012 ACS, accounting for 41.1% and 13.9%, respectively, of the foreign-born population. While India continues to be the largest source according to the 2018-2022 ACS, it accounts for a larger share (49.5%) of the foreign-born population. China remains the second-largest source (14.1%) of the foreign-born population. Figures 5 and 6 show the percentage of foreign-born persons and the percentage of persons speaking English less than “Very Well” in Parsippany-Troy Hills by Census block group, which may potentially correlate with English as a New Language (“ENL”) students in need of English language instruction.

**Table 4**  
**Selected Demographic Characteristics of Parsippany-Troy Hills Township**

<b>Race Origin<sup>1</sup></b>	<b>2008-2012 ACS 2010 Census</b>	<b>2018-2022 ACS 2020 Census</b>
White	30,214 (56.8%)	24,960 (44.4%)
Black or African American	1,741 (3.3%)	1,911 (3.4%)
Hispanic or Latino	4,430 (8.3%)	5,631 (10.0%)
American Indian and Alaska Native	81 (0.2%)	77 (0.1%)
Asian	15,443 (29.0%)	21,694 (38.6%)
Native Hawaiian and Other Pacific Islander	4 (0.0%)	6 (0.0%)
Other Race	104 (0.2%)	317 (0.6%)
Two or more Races	1,221 (2.3%)	1,566 (2.8%)
<b>Place of Birth</b>		
Foreign-Born	33.0%	36.6%
<b>Age</b>		
Under 18	20.8%	19.4%
18-64	65.5%	63.4%
65 and over	13.7%	17.2%
Median age	40.5 years	40.7 years
<b>Educational Attainment</b>		
Bachelor's degree or higher	49.6%	60.8%
Graduate or professional degree	20.2%	26.2%
<b>Income</b>		
Median household income	\$86,820	\$109,308
Percentage of Persons in Poverty ages 5-17	4.2%	2.6%
<b>Housing Units</b>		
Total number	21,274	22,146
Occupied units	20,279 (95.3%)	21,346 (96.4%)
Owner-occupied units	12,693 (62.6%)	12,388 (58.0%)
Renter-occupied units	7,586 (37.4%)	8,958 (42.0%)
Median value of an owner-occupied unit	\$427,200	\$502,000
Average household size	2.58	2.60
<b>Housing Type<sup>1</sup></b>		
Total number	21,142	22,746
1-unit, attached or detached	12,971 (61.4%)	13,633 (59.9%)
Two units	586 (2.8%)	644 (2.8%)
Three or four units	382 (1.8%)	738 (3.2%)
Five to nine units	725 (3.4%)	750 (3.3%)
10 to 19 units	2,693 (12.7%)	2,398 (10.5%)
20 or more units	3,753 (17.8%)	4,560 (20.0%)
Mobile home, boat, RV, van, etc.	32 (0.2%)	23 (0.1%)

**Sources:** American Community Survey (2008-2012 and 2018-2022), United States Census (2010 and 2020)

**Notes:** <sup>1</sup> 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.

The foreign-born percentage is greatest in the central and northern sections of the township in the Eastlake, Knollwood, Lake Parsippany, and Northvail elementary attendance areas. The percentage of persons speaking English less than “Very Well” is greatest throughout the township in each of the elementary attendance areas, with the exception of Littleton and Mount Tabor.

The median age in Parsippany-Troy Hills was 40.7 years in 2020, which is nearly unchanged from 2010 (40.5 years) and is similar to 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 slightly from 20.8% to 19.4%. Figure 7 shows the percentage of school-age children (5-17) in Parsippany-Troy Hills by Census block group. The greatest percentages of school-age children are in the northern and western sections of the township in the Intervale, Knollwood, Littleton, Mount Tabor, and Northvail elementary attendance areas.

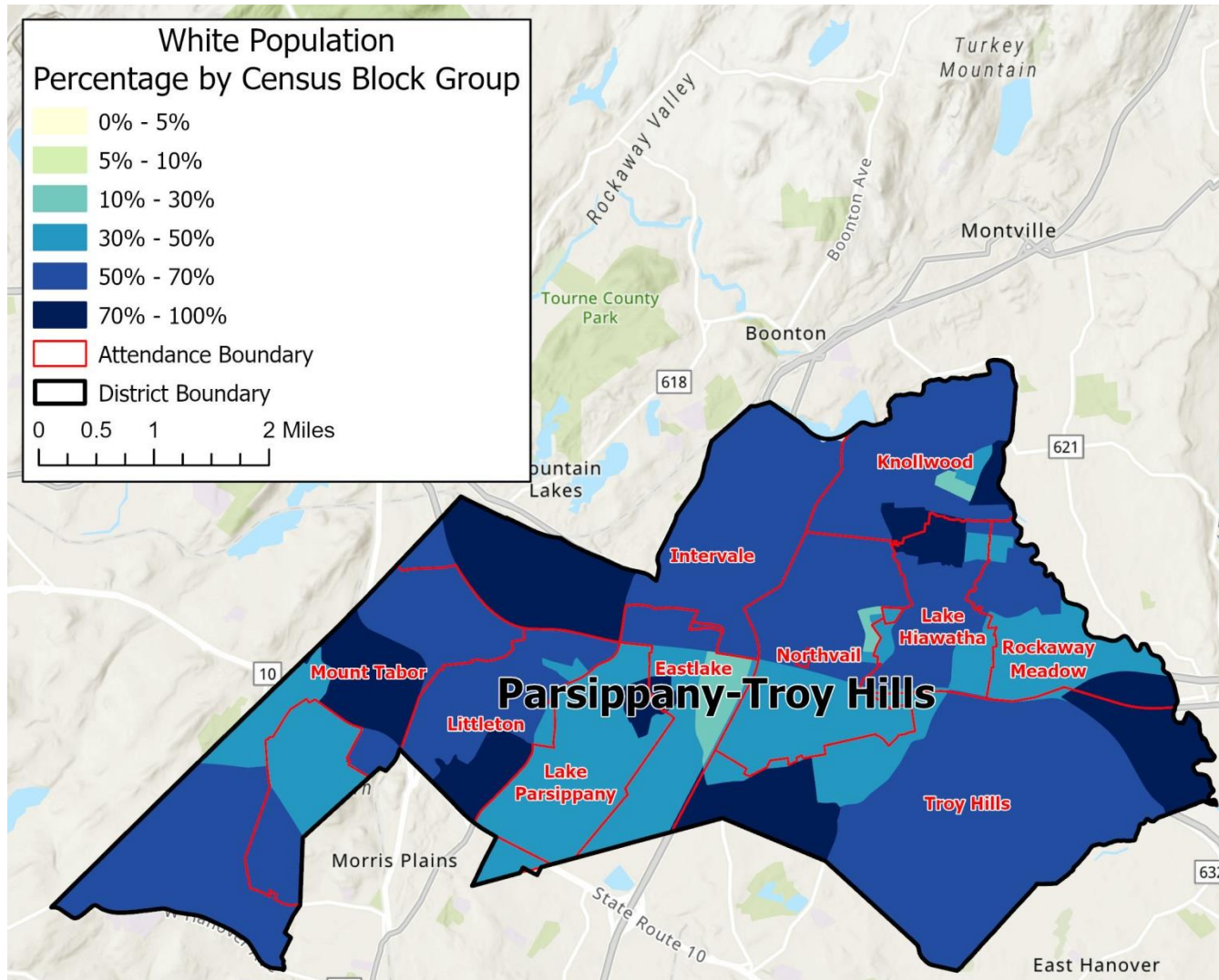
Regarding educational attainment for adults aged 25 and over, 60.8% of the population had a bachelor’s degree or higher in the 2018-2022 ACS as compared to 49.6% in the 2008-2012 ACS, which is a gain of 11.2 percentage points. Parsippany-Troy Hills is a highly-educated population, as its percentage of persons having a bachelor’s degree or higher is much greater than that of New Jersey (43.5%). Persons with graduate or professional degrees increased from 20.2% to 26.2% during this time period, a gain of 6.0 percentage points.

Median household income increased from \$86,820 in the 2008-2012 ACS to \$109,308 in the 2018-2022 ACS, a gain of 25.9%. By comparison, median household income in New Jersey is \$96,346, which is \$13,000 lower than that of Parsippany-Troy Hills. During this time period, the percentage of school-age children (5-17) that are in poverty declined from 4.2% to 2.6%. Figure 8 shows the percentage of persons living in poverty in Parsippany-Troy Hills by Census block group. The percentage of persons living in poverty is greatest in the central and western sections of the township in the Lake Hiawatha, Lake Parsippany, Littleton, and Mount Tabor elementary attendance areas.

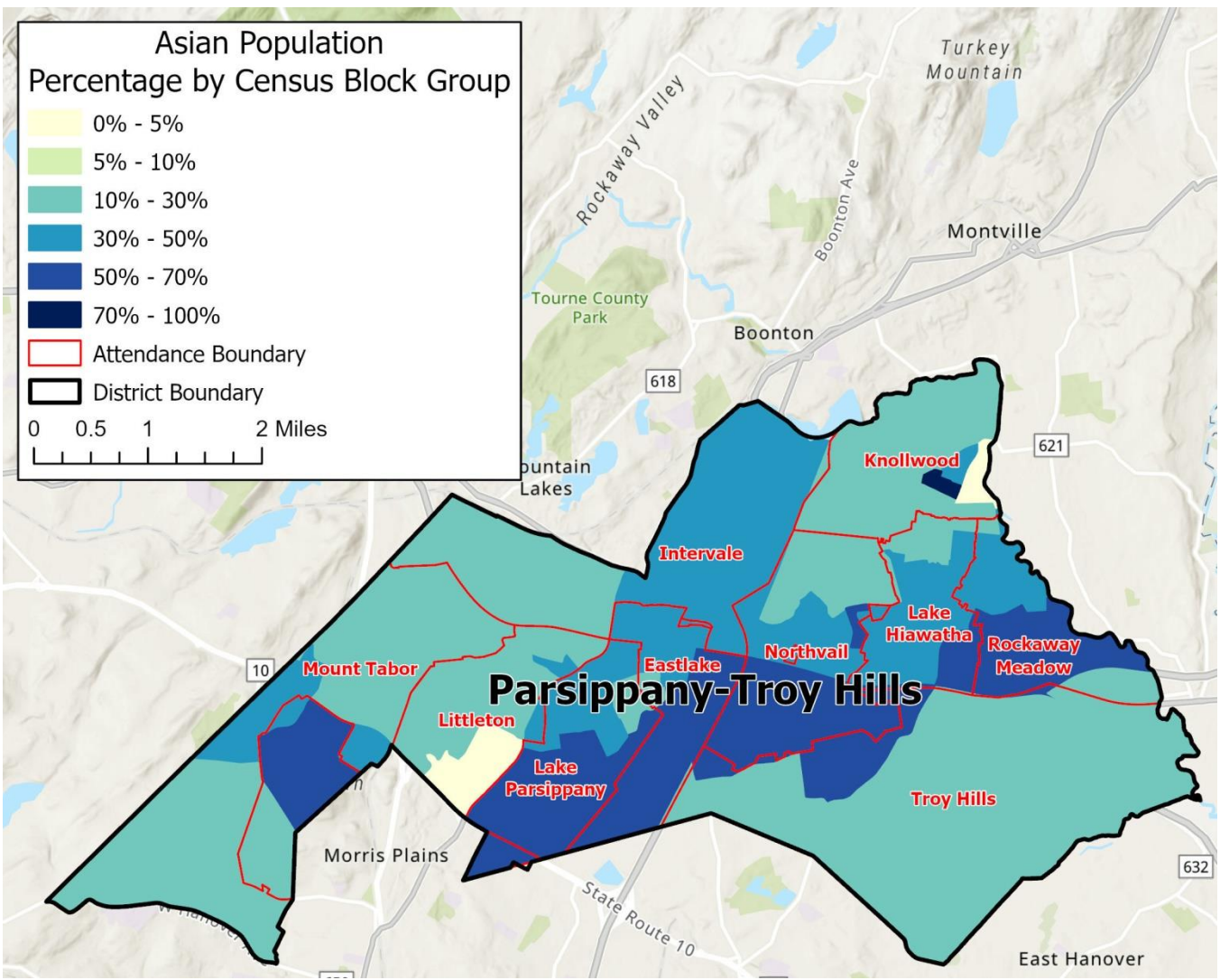
Regarding housing, there were 22,146 housing units in Parsippany-Troy Hills in 2020, which is a gain of 872 units (+4.1%) since 2010. Over this time period, the overall occupancy rate increased slightly from 95.3% to 96.4%, while the average household size remained nearly constant (2.60 persons in 2020). Renter-occupied units accounted for 42.0% of the occupied units in 2020, which is a gain of 4.6 percentage points from the 2010 percentage (37.4%). As a point of comparison, the percentage of renter-occupied units in Parsippany-Troy Hills is slightly higher than that of New Jersey (38.7%). Finally, the median home price of an owner-occupied unit in the 2018-2022 ACS was \$502,000, which is a 17.5% increase from the value reported in the 2008-2012 ACS (\$427,200). The median home price of an owner-occupied unit in Parsippany-Troy Hills is \$73,000 greater than New Jersey’s (\$428,900).

With respect to housing type, 59.9% of homes in the 2018-2022 ACS were one-unit, either attached or detached, which is a 1.5 percentage-point decline from the 2008-2012 ACS percentage (61.4%). Housing with 20 or more units, which contains renters, was the second-largest type of housing in the 2018-2022 ACS and consisted of 20.0% of the housing stock. In general, there has been little change in the housing type percentages since the 2008-2012 ACS.

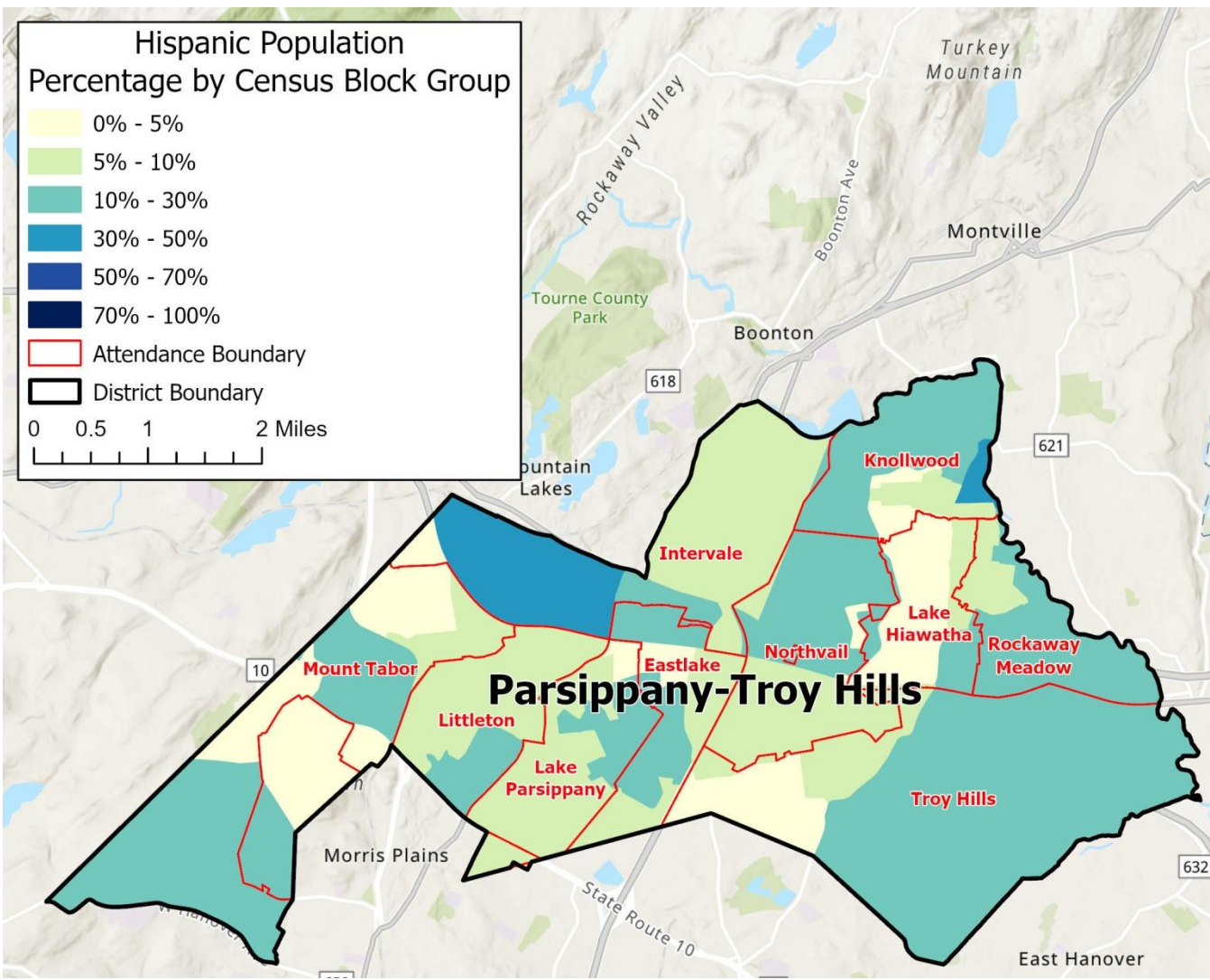
**Figure 2**  
**Parsippany-Troy Hills Township White Percentage**



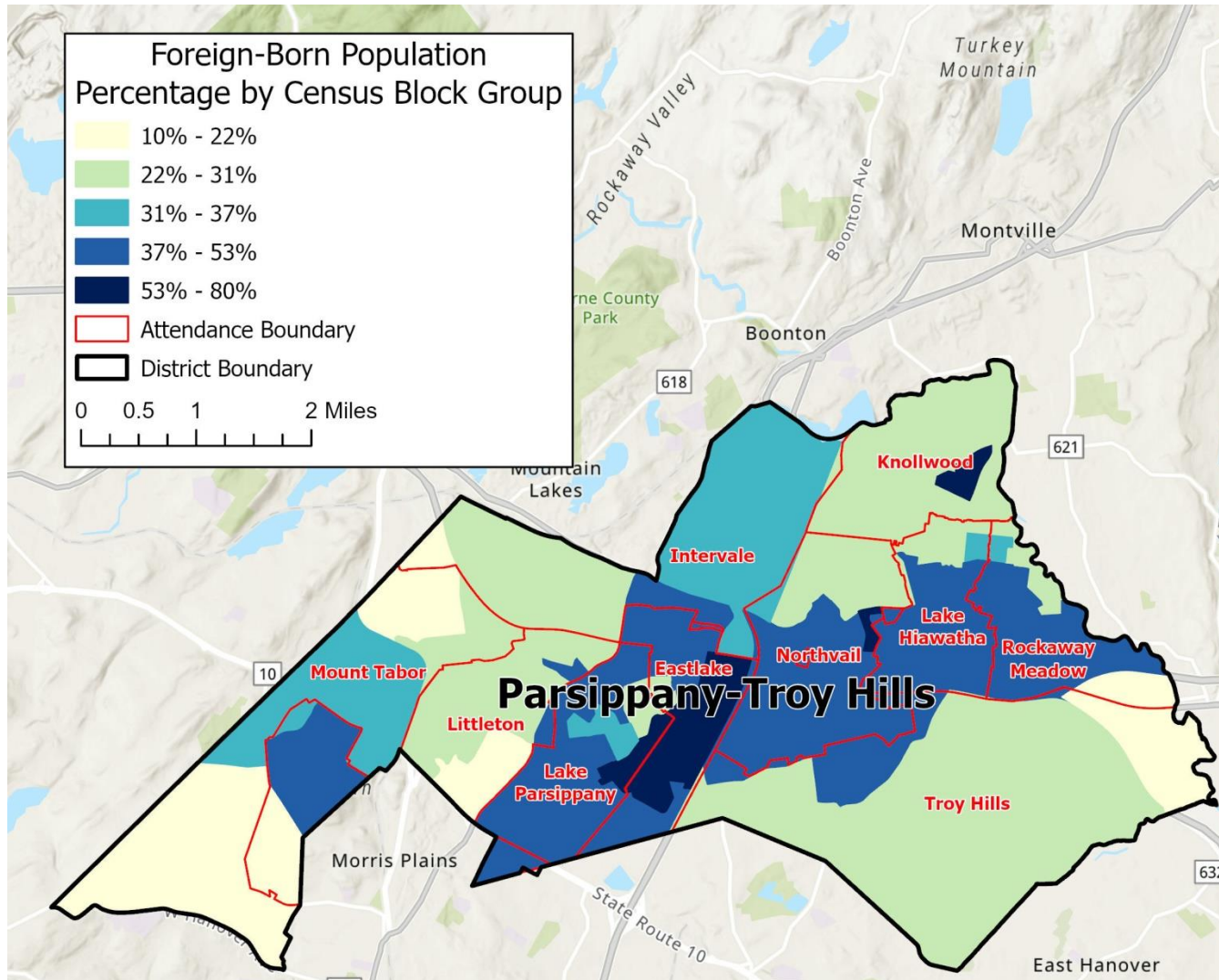
**Figure 3**  
**Parsippany-Troy Hills Township Asian Percentage**



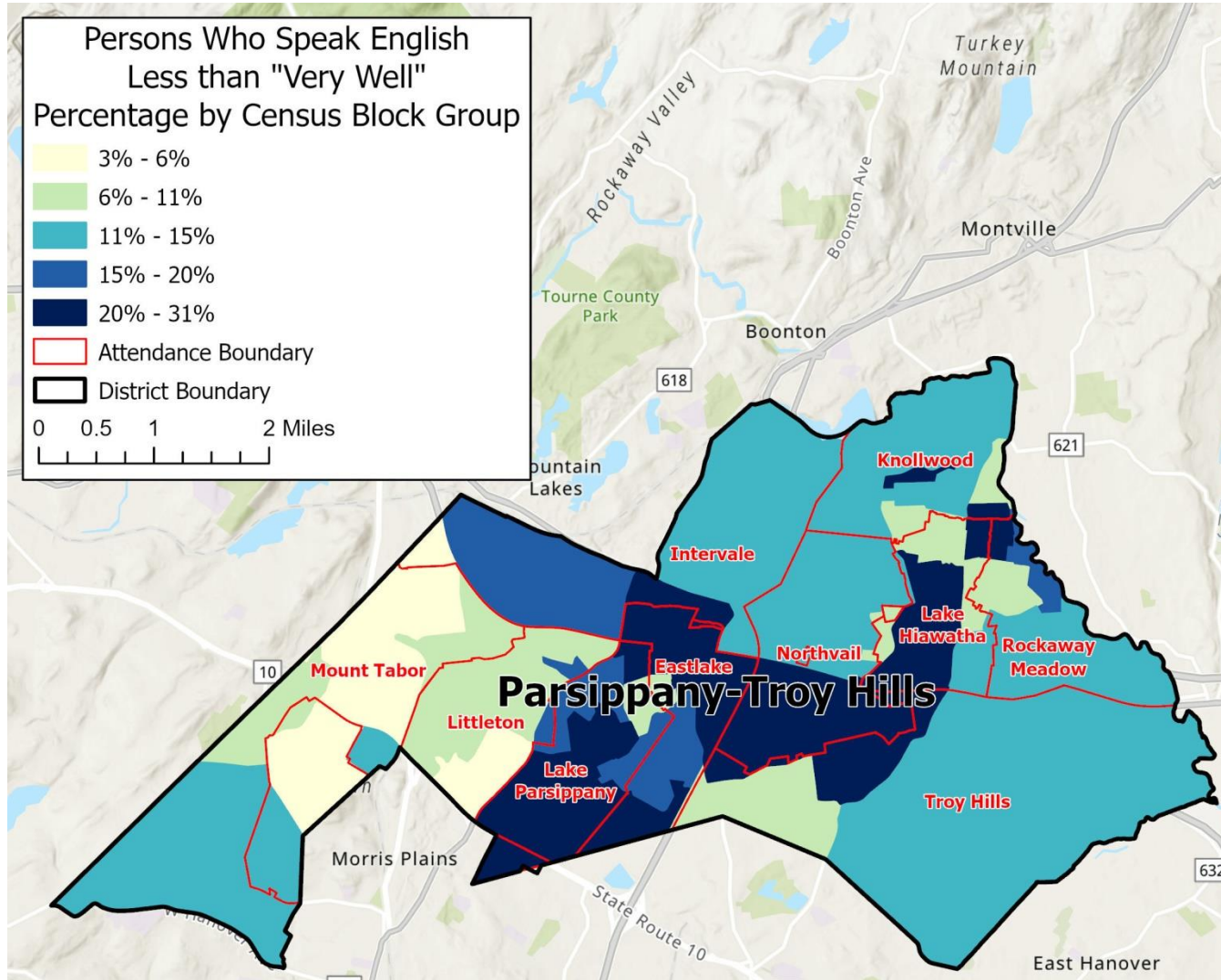
**Figure 4**  
**Parsippany-Troy Hills Township Hispanic Percentage**



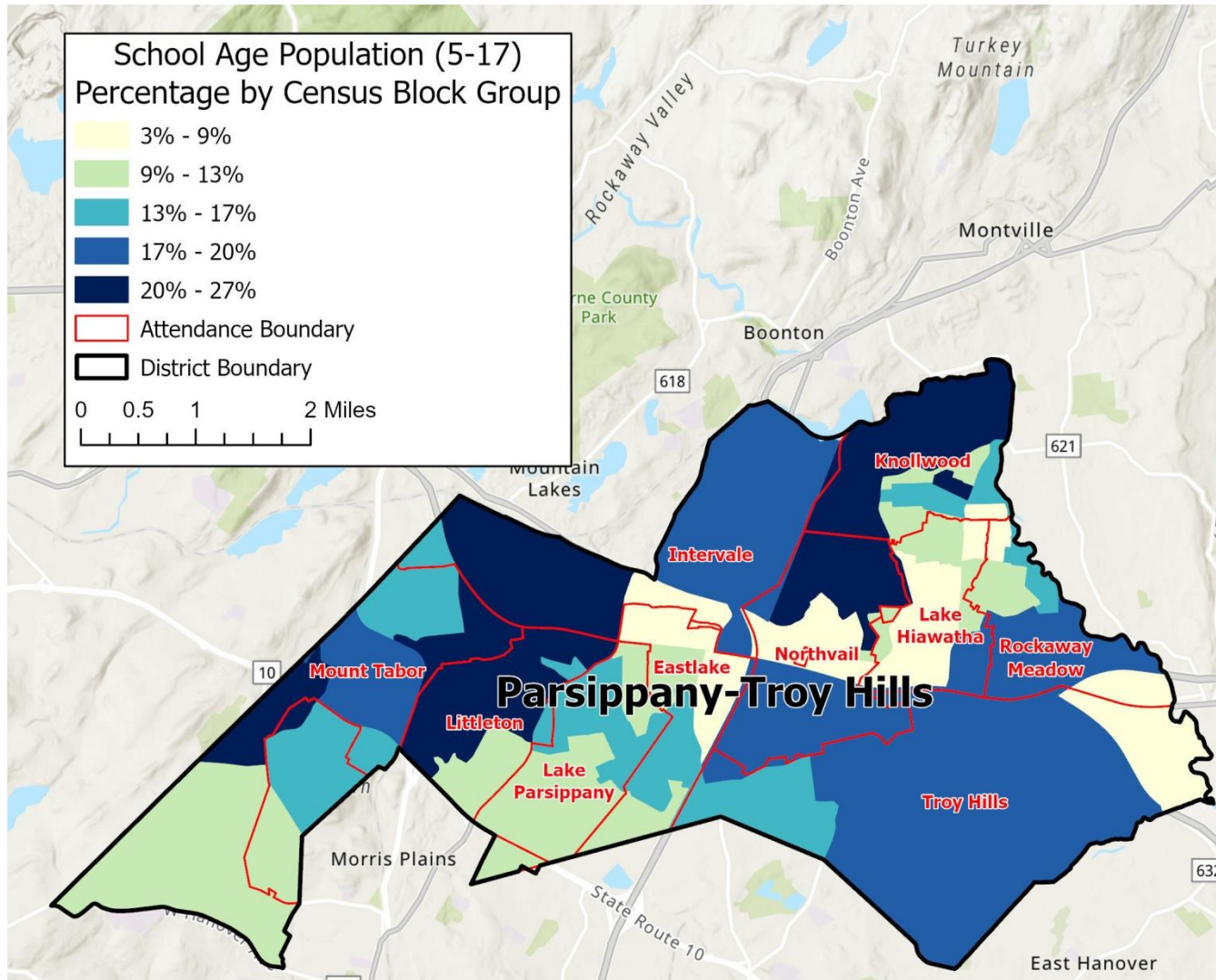
**Figure 5**  
**Parsippany-Troy Hills Township Foreign-Born Percentage**



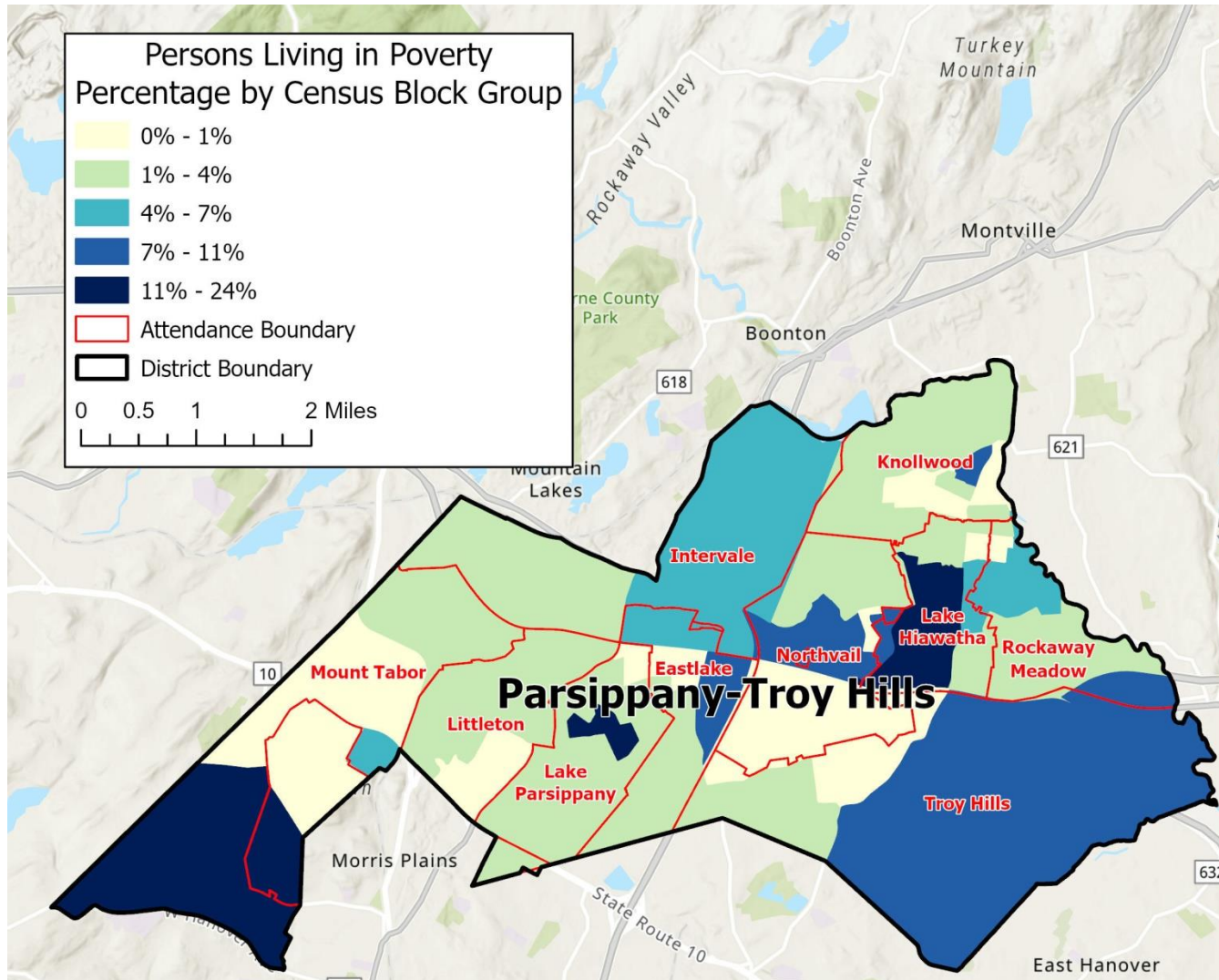
**Figure 6**  
**Parsippany-Troy Hills Township Percentage of Persons Speaking English Less than "Very Well"**



**Figure 7**  
**Parsippany-Troy Hills Township School-Age Population (5-17) Percentage**



**Figure 8**  
**Parsippany-Troy Hills Township Percentage of Persons Living in Poverty**



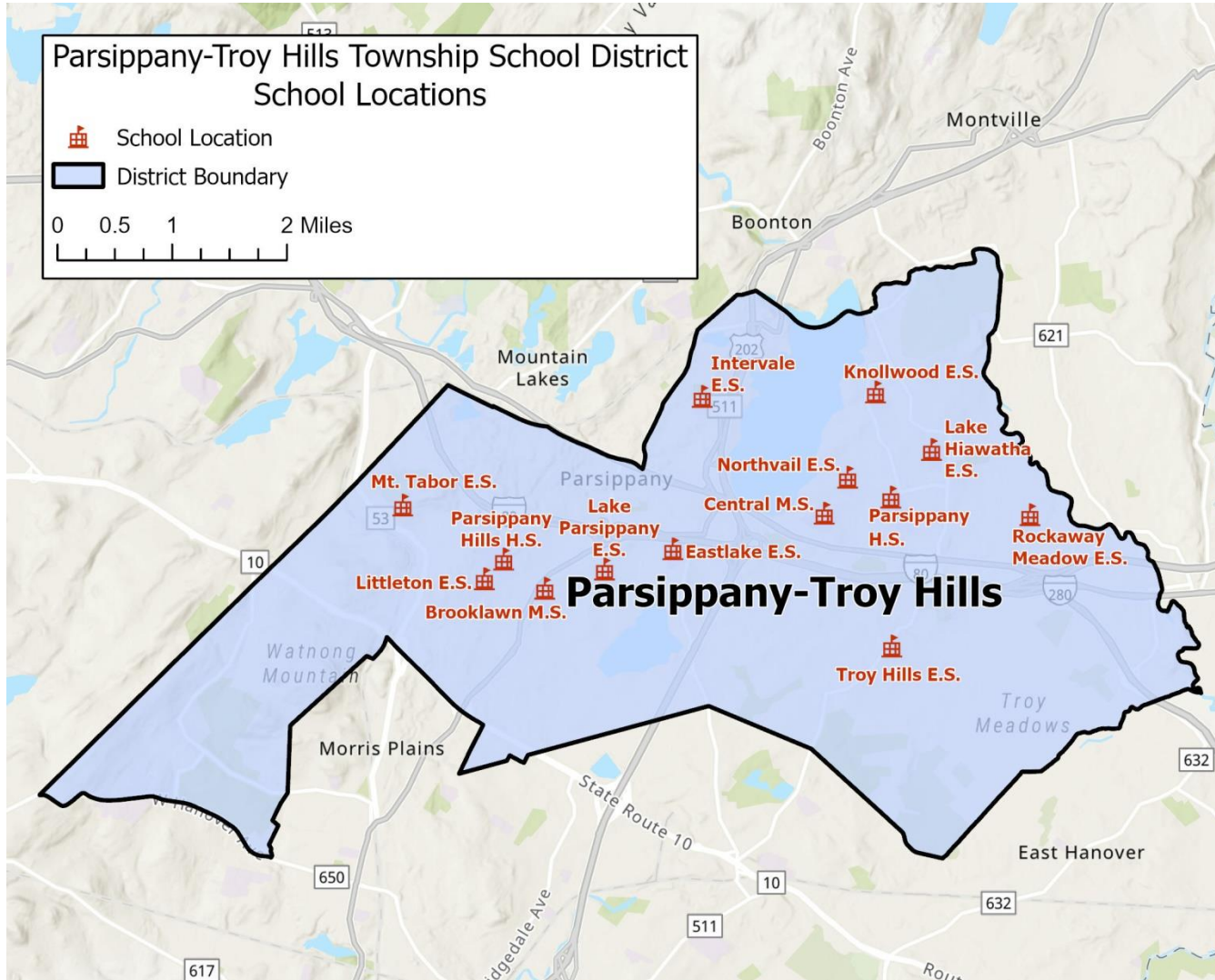
## District Overview

The Parsippany-Troy Hills Township School District has fourteen schools that educate children in grades pre-kindergarten through twelfth. In Figure 9, the location of each of the district's schools is shown with respect to the municipal boundaries. Children attend one of ten (10) elementary schools for grades PK-5: Eastlake Elementary School ("Eastlake"), Intervale Elementary School ("Intervale"), Knollwood Elementary School ("Knollwood"), Lake Hiawatha Elementary School ("Lake Hiawatha"), Lake Parsippany Elementary School ("Lake Parsippany"), Littleton Elementary School ("Littleton"), Mount Tabor Elementary School ("Mount Tabor"), Northvail Elementary School ("Northvail"), Rockaway Meadow Elementary School ("Rockaway Meadow"), or Troy Hills Elementary School ("Troy Hills"). For grades 6-8, children attend either Brooklawn Middle School ("Brooklawn") or Central Middle School ("Central"). Central receives children from Knollwood, Lake Hiawatha, Northvail, Rockaway Meadow, and Troy Hills. Brooklawn receives children from Eastlake, Intervale, Lake Parsippany, Littleton, and Mount Tabor. Finally, for grades 9-12, students attend either Parsippany High School or Parsippany Hills High School. Parsippany High School receives children from Central while Parsippany Hills High School receives children from Brooklawn. Figure 10 shows the elementary schools and their respective attendance areas while Figures 11 and 12 show the middle and high schools and their respective attendance areas.

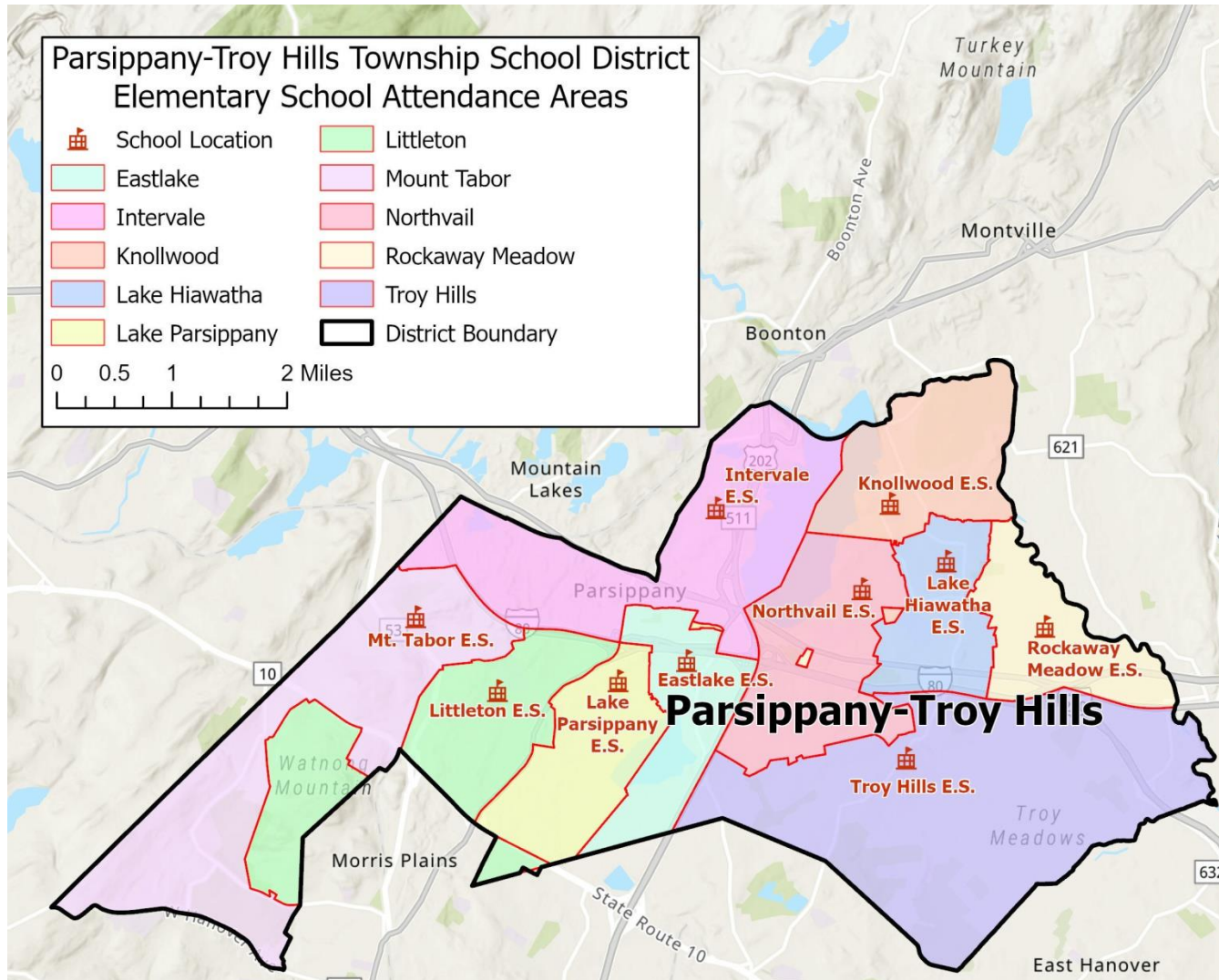
According to the district's Long Range Facility Plan ("LRFP"), total educational capacity in the district is 7,664 using District Practices methodology and 7,034 using Facilities Efficiency Standards ("FES") methodology. The District Practices methodology considers how the building is utilized by the 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") New Jersey Standards Measurement and Resource for Teaching ("NJ SMART") database were used to project enrollments five years into the future using the Cohort-Survival Ratio method.

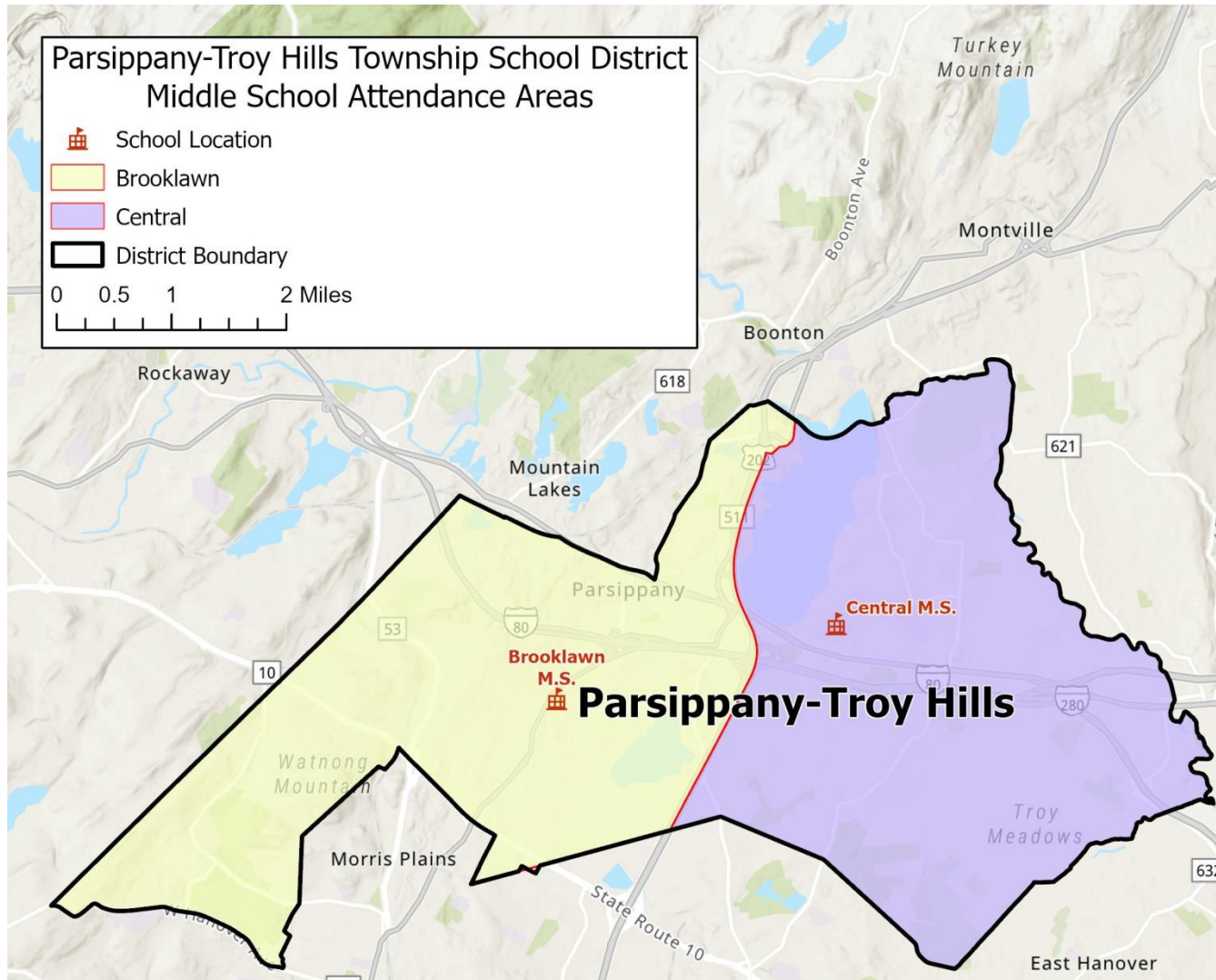
**Figure 9**  
**School Locations – Parsippany-Troy Hills Township School District**



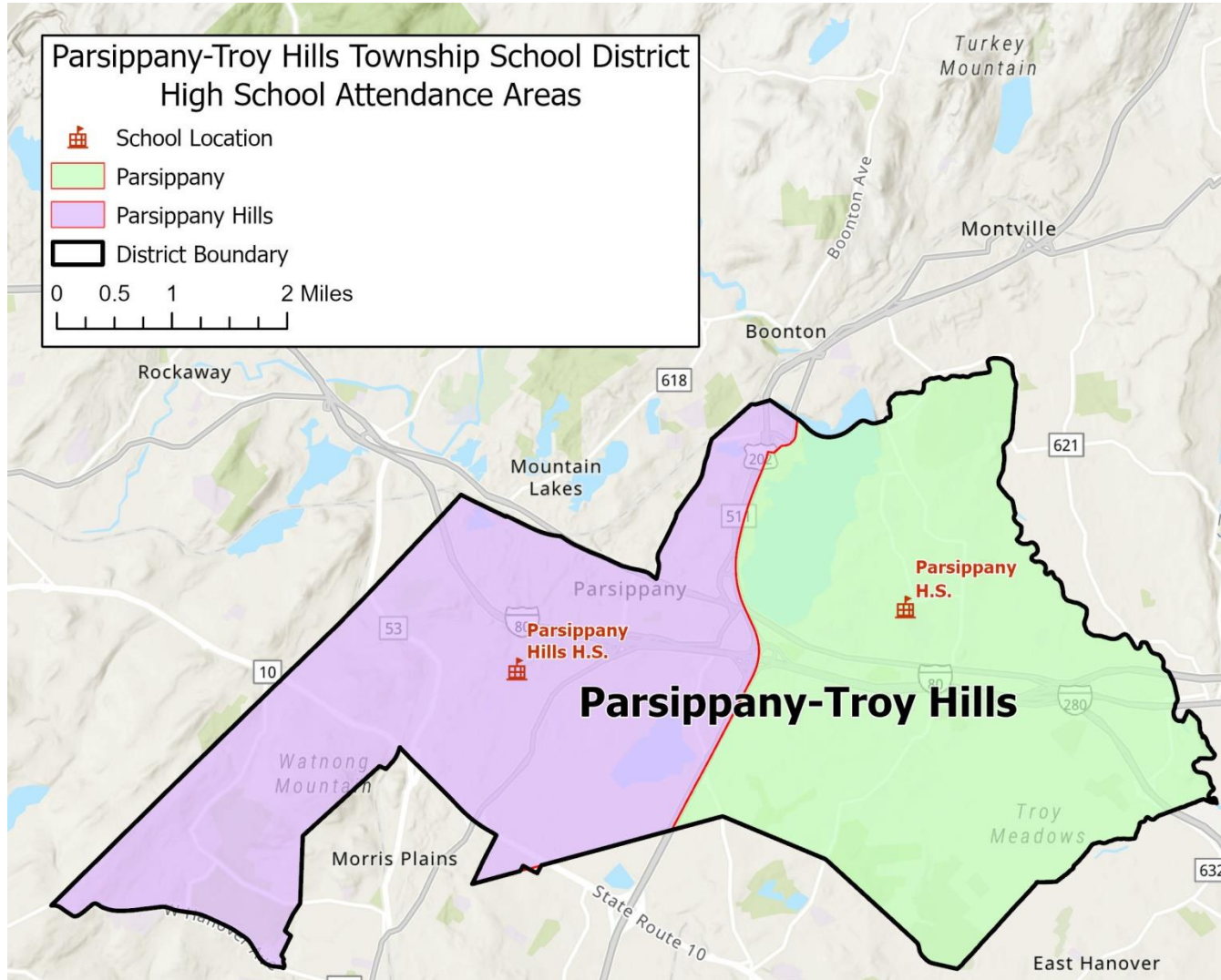
**Figure 10**  
**Elementary School Locations and Attendance Areas – Parsippany-Troy Hills Township School District**



**Figure 11**  
**Middle School Locations and Attendance Areas – Parsippany-Troy Hills Township School District**



**Figure 12**  
**High School Locations and Attendance Areas – Parsippany-Troy Hills Township 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.

### Historical Enrollment Trends

Historical enrollments for the Parsippany-Troy Hills Township School District from 2014-15 through 2023-24, a ten-year period, are shown in Figure 13 and Table 5. Enrollments slowly increased through 2019-20 before reversing trend. However, in 2020-21 and 2021-22, enrollments declined by 58 and 131.5 students, respectively, which was likely due to the coronavirus pandemic. However, in 2023-24, enrollments increased by 159.5 students. In 2023-24, enrollment is 7,144, which is a gain of 219 students (+3.2%) from the 2014-15 enrollment of 6,925.

**Figure 13**  
**Parsippany-Troy Hills Township School District**  
**Historical Enrollments**  
**2014-15 to 2023-24**

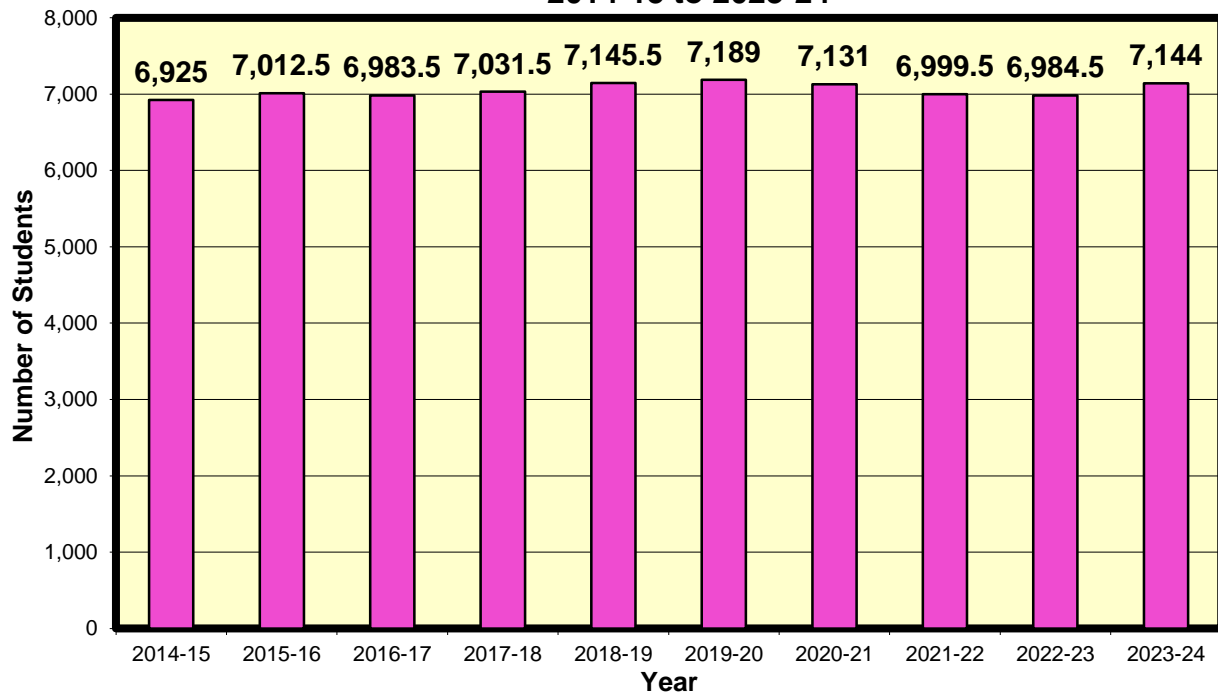


Table 6 shows computed grade-by-grade survival ratios from 2014-15 to 2023-24. In addition, the average, minimum, and maximum survival ratios are shown for the past ten years along with the five-year averages, which were used to project enrollments. The average survival ratios also indicate the net migration by grade, where values over 1.000 reflect net inward migration and values below 1.000 reflect net outward migration. Seven of the 13 average survival ratios in the five-year trend were below 1.000, which does not show a clearly defined migration trend. In 2021-22, which represents the second year of the coronavirus pandemic, seven (7) survival ratios were the lowest value in the last decade (four of which were in the elementary grades) and are bolded in the table. The decline in the ratios is likely due to the pandemic, as parents sought alternative educational experiences for their children, or may have had to relocate. In comparing the five-year averages with the ten-year averages, the differences were very small, demonstrating the long-term stability of the survival ratios over the last decade, although eight (8) of 13 differences were negative, indicating a decline in the ratios in the short term.

**Table 5**  
**Parsippany-Troy Hills Township School District Historical Enrollments**  
**2014-15 to 2023-24**

Year <sup>1</sup>	PK <sup>2</sup>	K	1	2	3	4	5	SE <sup>3</sup>	PK-5 Total	6	7	8	SE <sup>4</sup>	6-8 Total	9	10	11	12	SE <sup>5</sup>	9-12 Total	PK-12 Total
<b>2014-15</b>	138	500	472	508	523	533	537	115	<b>3,326</b>	540	535	519	24	<b>1,618</b>	468	493	493	494	33	<b>1,981</b>	<b>6,925</b>
<b>2015-16</b>	150	484	536	499	505	530	541	121	<b>3,366</b>	565	536	548	20	<b>1,669</b>	474	478	494.5	486.5	44.5	<b>1,977.5</b>	<b>7,012.5</b>
<b>2016-17</b>	169	461	520	527	508	510	539	136	<b>3,370</b>	543	563	528	21	<b>1,655</b>	481	475	474	489	39.5	<b>1,958.5</b>	<b>6,983.5</b>
<b>2017-18</b>	128	524	488	528	563	519	504	123	<b>3,377</b>	561	563	567	21	<b>1,712</b>	468	493	472	472.5	37	<b>1,942.5</b>	<b>7,031.5</b>
<b>2018-19</b>	126	531	538	493	548	567	534	139	<b>3,476</b>	533	583	575	16	<b>1,707</b>	495	475	489.5	469	34	<b>1,962.5</b>	<b>7,145.5</b>
<b>2019-20</b>	122	539	520	543	507	560	568	159	<b>3,518</b>	561	537	578	18	<b>1,694</b>	490	506	463.5	488.5	29	<b>1,977</b>	<b>7,189</b>
<b>2020-21</b>	98	508	539	545	536	526	548	170	<b>3,470</b>	586	550	539	20	<b>1,695</b>	498	493	481	467	27	<b>1,966</b>	<b>7,131</b>
<b>2021-22</b>	121	480	503	524	541	520	510	190	<b>3,389</b>	551	573	556	25	<b>1,705</b>	431	491	475	480.5	28	<b>1,905.5</b>	<b>6,999.5</b>
<b>2022-23</b>	123	518	475	512	523	555	515	218	<b>3,439</b>	540	548	570	27	<b>1,685</b>	456	433	477.5	468.5	25.5	<b>1,860.5</b>	<b>6,984.5</b>
<b>2023-24</b>	142	516	528	500	526	539	560	233	<b>3,544</b>	545	536	560	31	<b>1,672</b>	526	456	432	486	28	<b>1,928</b>	<b>7,144</b>

**Notes:** <sup>1</sup> Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Parsippany-Troy Hills Township School District.

<sup>2</sup> Pre-kindergarten regular education enrollment

<sup>3</sup> Self-contained special education enrollment/ungraded students at the elementary school level

<sup>4</sup> Self-contained special education enrollment/ungraded students at the middle school level

<sup>5</sup> Self-contained special education enrollment/ungraded students at the high school level

**Table 6**  
**Parsippany-Troy Hills Township School District Historical Survival Ratios**  
**2014-15 to 2023-24**

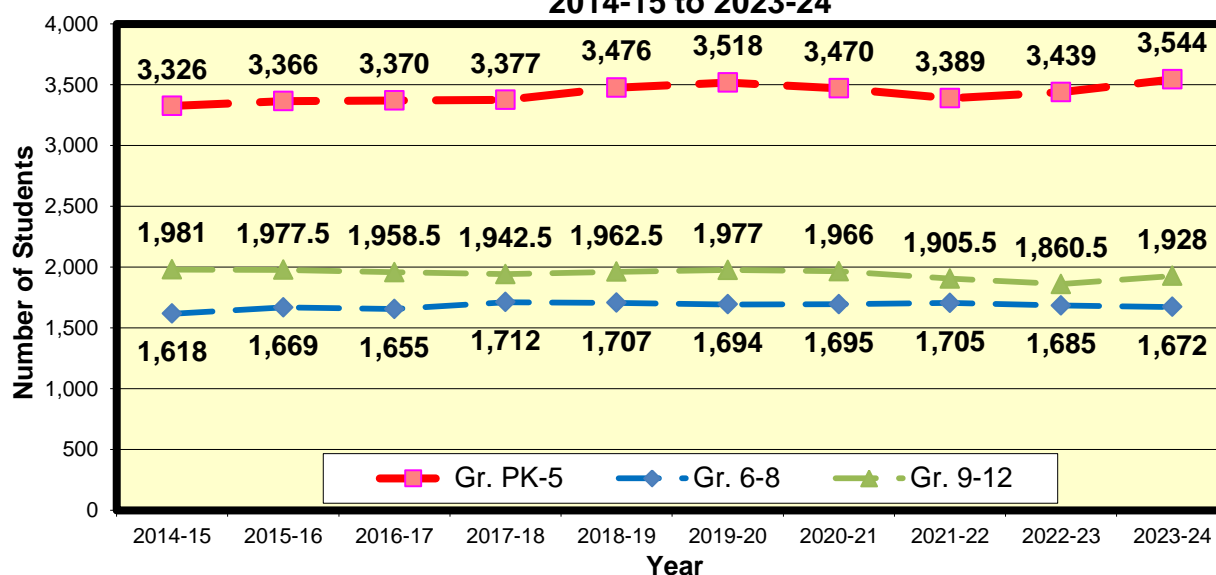
<b>Progression Years</b>	<b>B-K</b>	<b>K-1</b>	<b>1-2</b>	<b>2-3</b>	<b>3-4</b>	<b>4-5</b>	<b>5-6</b>	<b>6-7</b>	<b>7-8</b>	<b>8-9</b>	<b>9-10</b>	<b>10-11</b>	<b>11-12</b>
<b>2014-15 to 2015-16</b>	0.7896	1.0720	1.0572	0.9941	1.0134	1.0150	1.0521	0.9926	1.0243	0.9133	1.0214	1.0030	0.9868
<b>2015-16 to 2016-17</b>	0.7935	1.0744	0.9832	1.0180	1.0099	1.0170	1.0037	0.9965	0.9851	0.8777	1.0021	0.9916	0.9889
<b>2016-17 to 2017-18</b>	0.9003	1.0586	1.0154	1.0683	1.0217	0.9882	1.0408	1.0368	1.0071	0.8864	1.0249	0.9937	0.9968
<b>2017-18 to 2018-19</b>	0.9568	1.0267	1.0102	1.0379	1.0071	1.0289	1.0575	1.0392	1.0213	0.8730	1.0150	0.9929	0.9936
<b>2018-19 to 2019-20</b>	0.9694	0.9793	1.0093	1.0284	1.0219	1.0018	1.0506	1.0075	0.9914	0.8522	1.0222	0.9758	0.9980
<b>2019-20 to 2020-21</b>	0.9203	1.0000	1.0481	0.9871	1.0375	0.9786	1.0317	0.9804	1.0037	0.8616	1.0061	0.9506	1.0076
<b>2020-21 to 2021-22</b>	0.7754	0.9902	0.9722	0.9927	0.9701	0.9696	1.0055	0.9778	1.0109	0.7996	0.9859	0.9635	0.9990
<b>2021-22 to 2022-23</b>	0.8423	0.9896	1.0179	0.9981	1.0259	0.9904	1.0588	0.9946	0.9948	0.8201	1.0046	0.9725	0.9863
<b>2022-23 to 2023-24</b>	0.9365	1.0193	1.0526	1.0273	1.0306	1.0090	1.0583	0.9926	1.0219	0.9228	1.0000	0.9977	1.0178
<b>Maximum Ratio</b>	0.9694	1.0744	1.0572	1.0683	1.0375	1.0289	1.0588	1.0392	1.0243	0.9228	1.0249	1.0030	1.0178
<b>Minimum Ratio</b>	<b>0.7754</b>	0.9793	<b>0.9722</b>	0.9871	<b>0.9701</b>	<b>0.9696</b>	1.0037	<b>0.9778</b>	0.9851	<b>0.7996</b>	<b>0.9859</b>	0.9506	0.9863
<b>Avg. 5-Year Ratios</b>	0.8888	0.9998	1.0227	1.0013	1.0160	0.9869	1.0386	0.9863	1.0078	0.8510	0.9992	0.9711	1.0027
<b>Avg. 10-Year Ratios</b>	0.8760	1.0233	1.0185	1.0169	1.0153	0.9998	1.0399	1.0020	1.0067	0.8674	1.0091	0.9824	0.9972
<b>Diff. Between 5-Year and 10-Year Ratios</b>	+0.0128	-0.0236	+0.0042	-0.0156	+0.0007	-0.0129	-0.0013	-0.0157	+0.0011	-0.0164	-0.0100	-0.0113	+0.0055

**Note:** Bolded values reflect survival ratios from 2020-21 to 2021-22, which represents the second year of the coronavirus 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 Parsippany-Troy Hills 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 the Parsippany-Troy Hills Township School District, 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 14 by the district's grade configuration (PK-5, 6-8, and 9-12). Self-contained special education/ungraded students were incorporated into the totals by grade configuration. For grades PK-5, enrollments increased through 2019-20 before reversing trend. Enrollments then declined in 2020-21 (-48) and 2021-22 (-81), which was likely due to the coronavirus pandemic, before rebounding in the past two years as students returned to the school district. In 2023-24, enrollment is 3,544, which is a gain of 218 students from the 2014-15 enrollment of 3,326. For grades 6-8, enrollments generally increased through 2017-18 before reversing trend and stabilizing. Enrollment is 1,672 in 2023-24, which is a gain of 54 students from the 2014-15 enrollment of 1,618. Finally, for grades 9-12, enrollments were fairly stable through 2020-21 before declining. In 2023-24, enrollment is 1,928, which is a decline of 53 students from the 2014-15 enrollment of 1,981.

**Figure 14**  
**Parsippany-Troy Hills Township School District**  
**Historical Enrollments by Grade Configuration**  
**2014-15 to 2023-24**



## 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 12<sup>th</sup> graders and the number of entering kindergarten students. In seven of the last nine years, the district has experienced positive kindergarten replacement. 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. Conversely, 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. As shown in Figure 15, positive kindergarten replacement has ranged from 13-70 students per year. In the instances when the magnitude of the kindergarten replacements was relatively small, this indicates that the incoming kindergarten classes and outgoing 12<sup>th</sup> grade classes are fairly similar in size. The change from negative to positive kindergarten replacement beginning in 2017-18 was due to the increasing sizes of the entering kindergarten classes. In 2023-24, there was a gain of 47.5 students due to kindergarten replacement, as 468.5 twelfth graders graduated in 2022-23 and were replaced by 516 kindergarten students in 2023-24.

**Figure 15**  
**Parsippany-Troy Hills Township School District**  
**Historical Kindergarten Replacement**

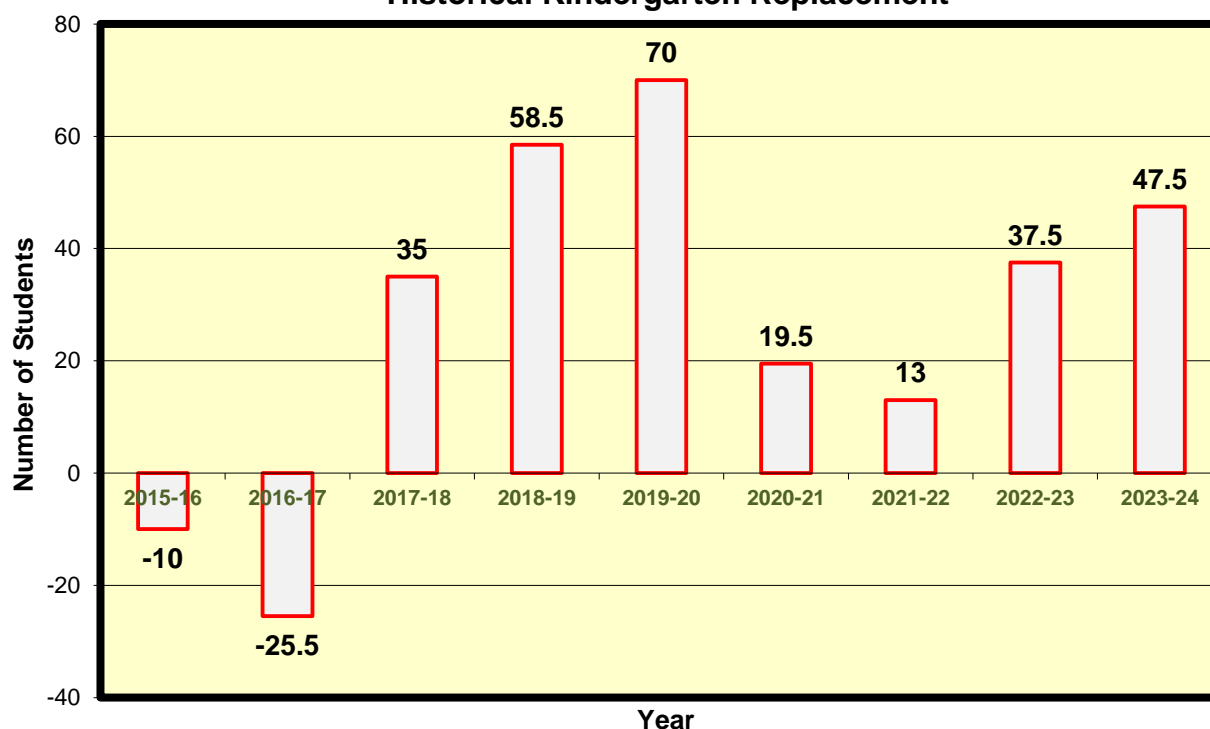
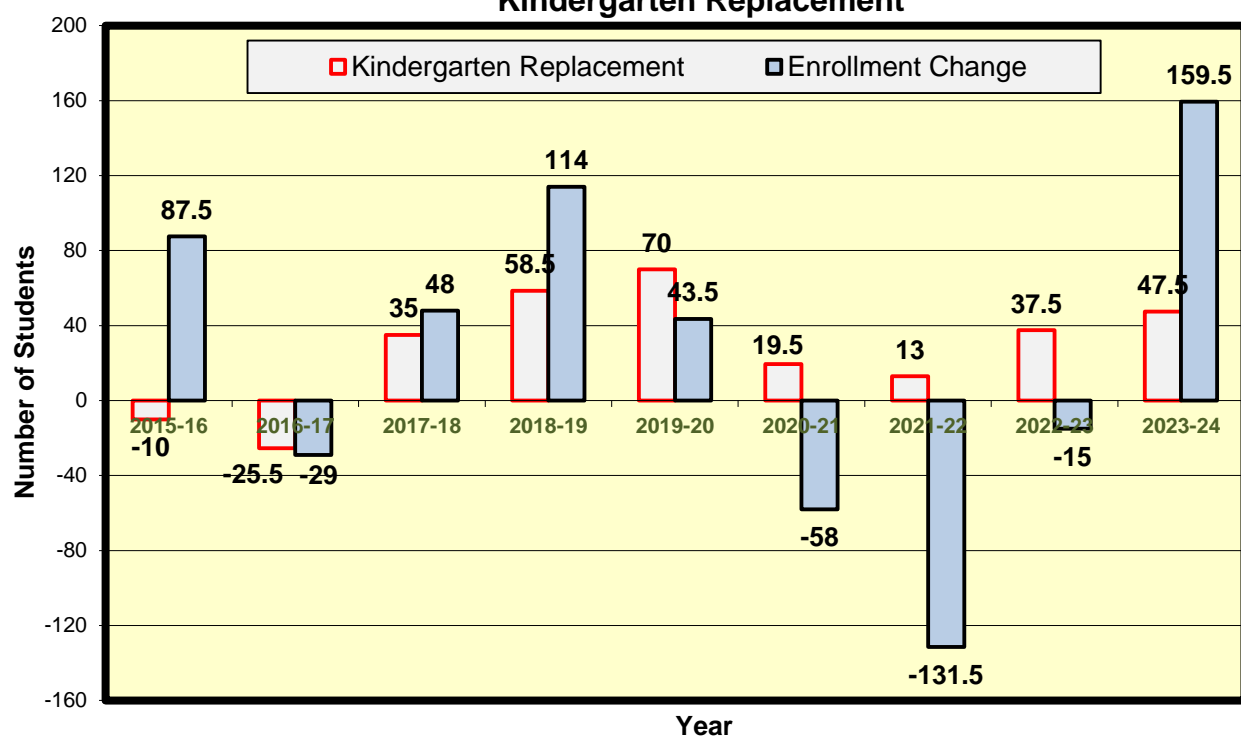


Figure 16 shows the annual change in total enrollment compared to kindergarten replacement. As the figure demonstrates, there appears to be a moderately strong relationship, statistically speaking, between the overall change in enrollment and kindergarten replacement. Although this data represents a small sample, the correlation coefficient between the two variables was +0.414. 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 +0.414, there appears to be a moderately strong relationship between kindergarten replacement and enrollment change in the school district in the last nine years.

In 2023-24, the district's gain due to positive kindergarten replacement was compounded by a net inward migration of students in the other grades (K to 1, 1 to 2, 2 to 3, etc.), resulting in an even larger enrollment gain. However, in the four years prior, the district's gains due to positive kindergarten replacement were partially offset (or totally, resulting in a net enrollment decline) by a net outward migration of students in the other grades.

**Figure 16**  
**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 are lagged five years behind their respective kindergarten classes, were used to calculate the survival ratio for each birth-to-kindergarten cohort. For instance, in 2018, there were 551 births in Parsippany-Troy Hills. Five years later (the 2023-24 school year), 516 children enrolled in kindergarten, which is equal to a survival ratio of 0.936 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 community's 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**  
**Parsippany-Troy Hills Township School District**

<b>Birth Year<sup>1</sup></b>	<b>Number of Births Parsippany-Troy Hills Township</b>	<b>Kindergarten Students Five Years Later</b>	<b>Birth-to-Kindergarten Survival Ratio</b>
<b>2009</b>	626	500	0.799
<b>2010</b>	613	484	0.790
<b>2011</b>	581	461	0.793
<b>2012</b>	582	524	0.900
<b>2013</b>	555	531	0.957
<b>2014</b>	556	539	0.969
<b>2015</b>	552	508	0.920
<b>2016</b>	619	480	0.775
<b>2017</b>	615	518	0.842
<b>2018</b>	551	516	0.936
<b>2019</b>	513	N/A	N/A
<b>2020</b>	536	N/A	N/A
<b>2021</b>	511	N/A	N/A
<b>2022</b>	505	N/A	N/A

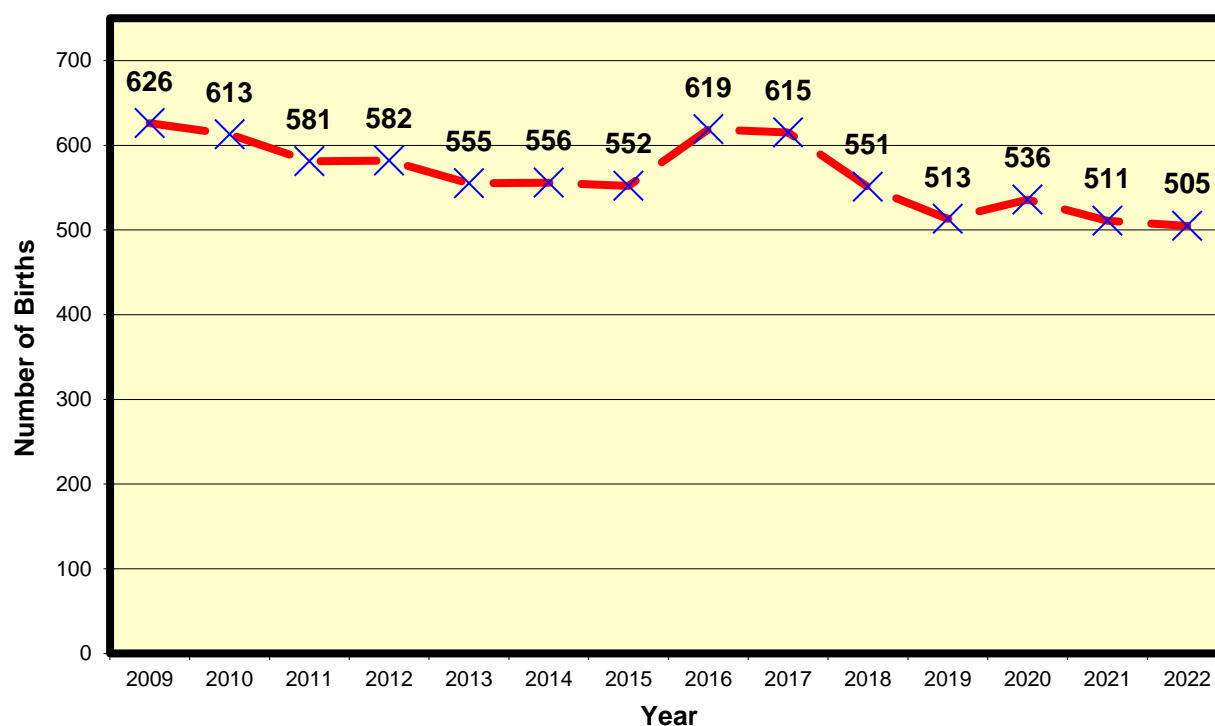
**Note:** <sup>1</sup> Birth data were provided by the New Jersey Center for Health Statistics.

Birth-to-kindergarten survival ratios have been below 1.000 in each of the last ten years, yet have been fairly inconsistent, ranging from 0.775-0.969. The low birth-to-kindergarten survival ratio in 2021-22 (0.775) was likely due to the coronavirus pandemic as parents sought alternative educational experiences for their children, or may have had to relocate. As the birth-to-kindergarten survival ratios have been consistently below 1.000, this indicates that some children who were born in Parsippany-Troy Hills 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 2009-2022 by assigning geographic coordinates to a birth mother based on her street address. Since the NJCHS did not have birth data for 2023, an estimate was formulated by averaging historical births. Birth counts were needed for 2023 since this cohort will become the kindergarten class of 2028.

Figure 17 shows the annual number of births in Parsippany-Troy Hills from 2009-2022. In general, with the exception of 2016 and 2017, the annual number of births has been steadily declining over this time period. In 2022, there were 505 births, which are 121 fewer births than in 2009 (626). Despite the declining number of births, the kindergarten enrollment in 2023-24 (516) is greater than the 2014-15 enrollment (500), as a greater percentage of children born in the township are now attending the Parsippany-Troy Hills Township School District.

**Figure 17**  
**Parsippany-Troy Hills Township Historical Birth Counts**  
**2009-2022**



Using mapping software, elementary school attendance area boundaries, and NJCHS birth data by Census block, the number of births from 2009-2022 was determined for each elementary school attendance area and is displayed in Table 8. In each year, some addresses of the mothers within Parsippany-Troy Hills were unknown. The greatest number of unknown addresses occurred in 2010, accounting for 68 of the 613 births (11.1%) in that year. For the purpose of projecting enrollments, the unknown addresses were redistributed into the ten elementary attendance areas using proportional allocations of the births in each school attendance area with respect to the total number of births.

For comparison purposes, Figures 18 and 19 show the number of births by elementary attendance area in 2009 and 2022. In 2009 and 2022, the greatest number of births occurred in the Knollwood attendance area. In 2009, the fewest number of births occurred in the Lake Parsippany attendance area while the Lake Hiawatha attendance area had the fewest number of births in 2022.

Figure 20 shows the differences in the birth counts by attendance area when comparing birth counts in 2009 to 2022. Seven of ten attendance areas had fewer births in 2022 as compared to 2009, although many of the differences were very small. The Lake Hiawatha and Littleton attendance areas had the largest declines (-53 and -24, respectively) in the birth count over this time period.

Figure 21 shows the aggregated number of births by attendance area from 2009-2022. The Knollwood attendance area had the greatest number of births (1,285) over this time period while the Lake Parsippany attendance area had the fewest (510).

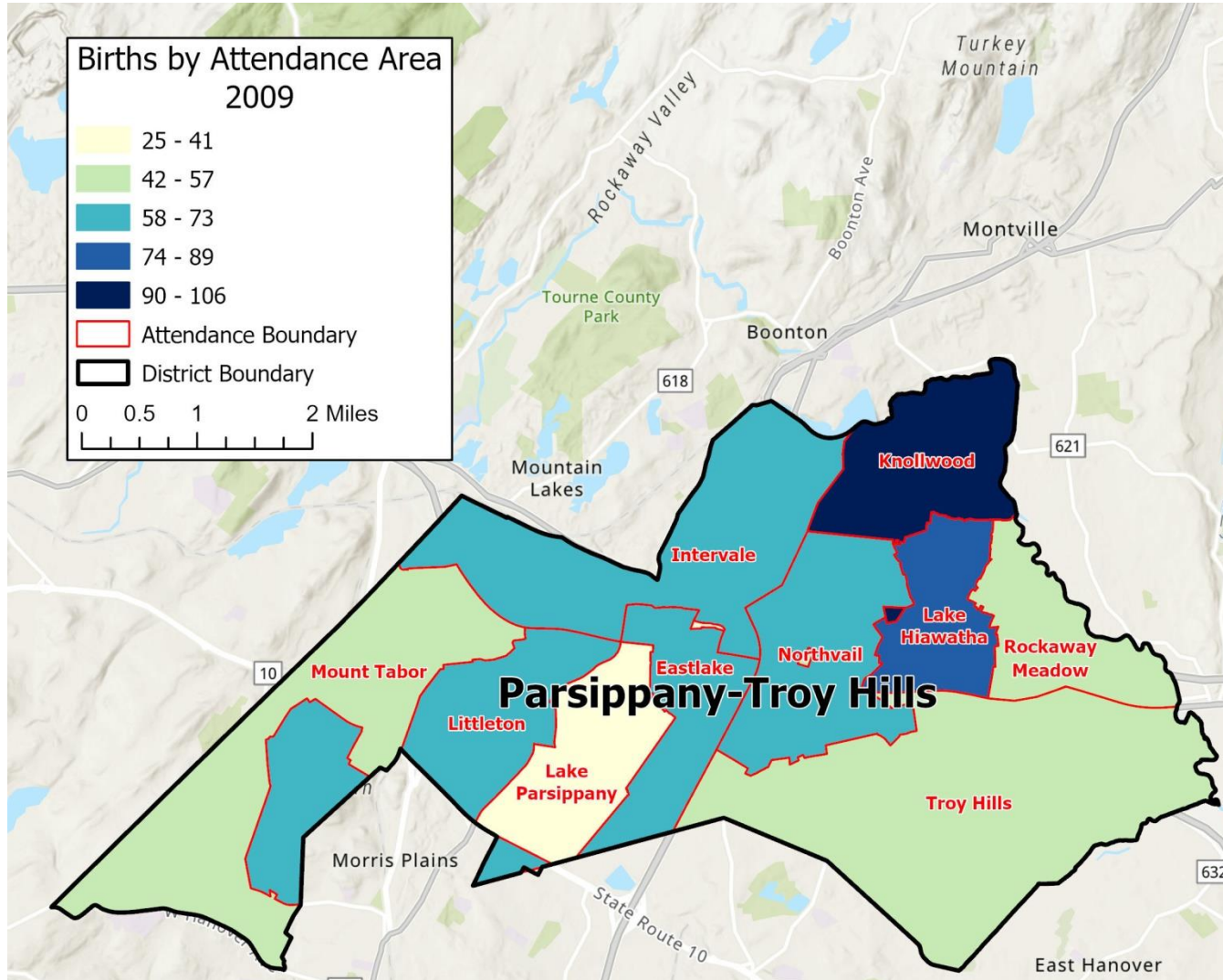
In addition, as the elementary attendance areas in the school district are fairly large, it is sometimes difficult to determine the specific locations where birth counts are changing. To show these locations, maps of births by census block were created for 2009 and 2022 and are shown in Figures 22 and 23. Census blocks are the smallest geographic unit in which data are collected by the Census Bureau. Blocks are typically bound by streets, roads, or bodies of water. In 2009, the greatest number of births, which are shaded dark blue, occurred in the central, eastern, and western sections of the township in the Eastlake, Lake Hiawatha, Mount Tabor, Northvail, and Troy Hills attendance areas. In 2022, the greatest number of births (using the same scale) occurred in the central and northern sections of the township in the Knollwood and Lake Hiawatha attendance areas. However, there are fewer blocks shaded dark blue, blue, and aqua, which indicates a decline in the number of births in those census blocks.

Figure 24 shows the aggregated number of births by census block from 2009-2022. The greatest number of births, which is shaded dark blue, occurred in the central and eastern sections of the township in the Lake Hiawatha, Northvail, and Troy Hills attendance areas.

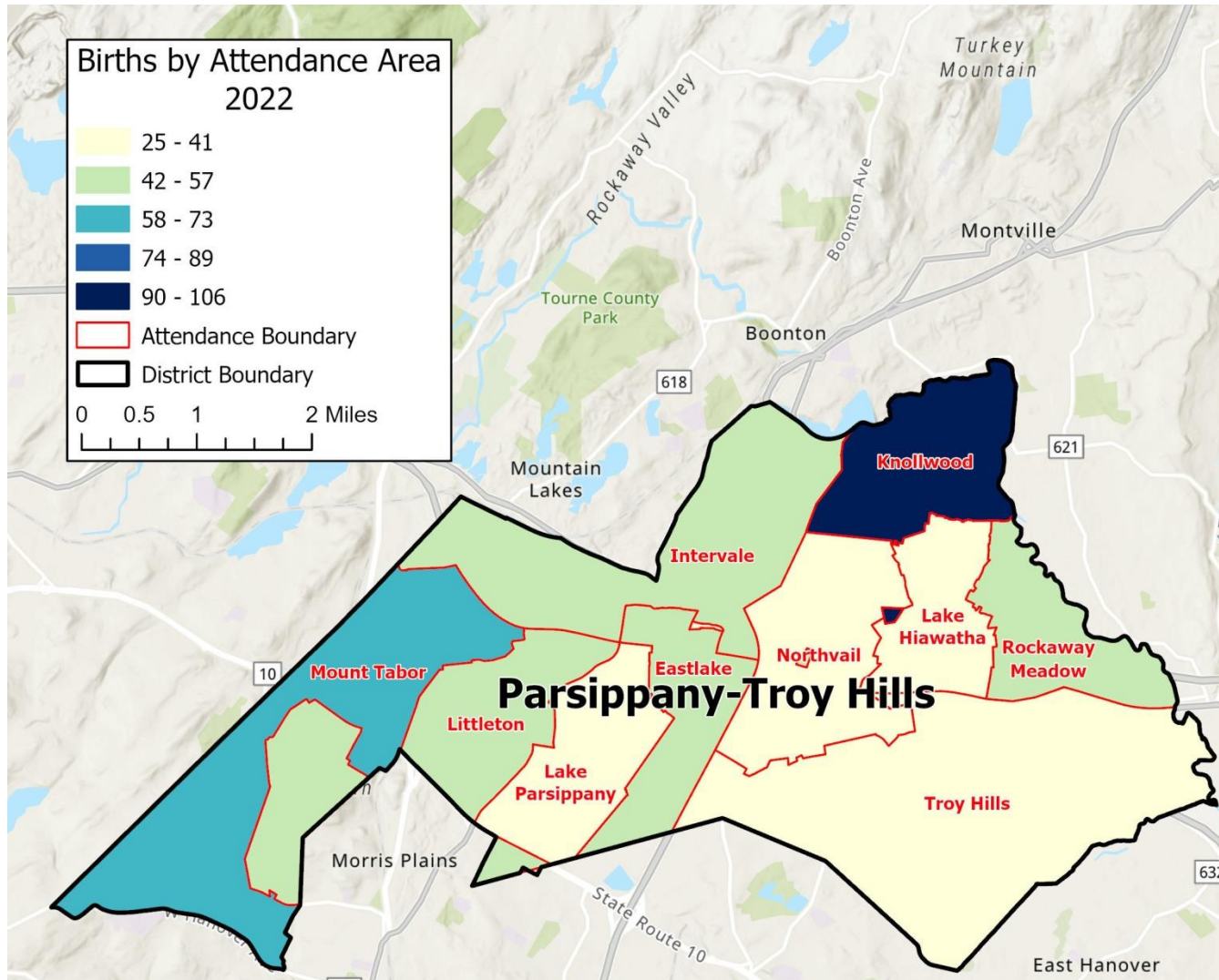
**Table 8**  
**Births by Elementary School Attendance Area**  
**Parsippany-Troy Hills Township School District**  
**2009-2022**

<b>Birth Year</b>	<b>Eastlake</b>	<b>Intervale</b>	<b>Knollwood</b>	<b>Lake Hiawatha</b>	<b>Lake Parsippany</b>	<b>Littleton</b>	<b>Mount Tabor</b>	<b>Northvail</b>	<b>Rockaway Meadow</b>	<b>Troy Hills</b>	<b>Unknown</b>
<b>2009</b>	60	68	92	78	41	67	56	59	42	48	15
<b>2010</b>	72	51	66	111	40	67	19	28	42	49	68
<b>2011</b>	70	59	74	74	30	55	54	38	40	49	38
<b>2012</b>	53	51	86	79	36	61	54	35	49	49	29
<b>2013</b>	72	51	89	63	37	60	48	34	45	50	6
<b>2014</b>	52	48	97	89	34	43	76	32	34	40	11
<b>2015</b>	65	40	108	79	31	52	42	41	40	40	14
<b>2016</b>	74	60	104	105	43	46	62	35	34	43	13
<b>2017</b>	61	64	118	95	41	47	65	25	47	43	9
<b>2018</b>	62	49	99	86	28	49	53	40	39	41	5
<b>2019</b>	47	50	76	72	35	50	54	43	40	37	9
<b>2020</b>	49	51	81	88	45	45	64	30	39	34	10
<b>2021</b>	44	46	89	64	32	53	63	45	39	36	0
<b>2022</b>	46	47	106	25	37	43	72	38	54	37	0
<b>Total 2009-2022</b>	<b>827</b>	<b>735</b>	<b>1,285</b>	<b>1,108</b>	<b>510</b>	<b>738</b>	<b>782</b>	<b>523</b>	<b>584</b>	<b>596</b>	
<b>Difference 2009-2022</b>	<b>-14</b>	<b>-21</b>	<b>+14</b>	<b>-53</b>	<b>-4</b>	<b>-24</b>	<b>+16</b>	<b>-21</b>	<b>+12</b>	<b>-11</b>	

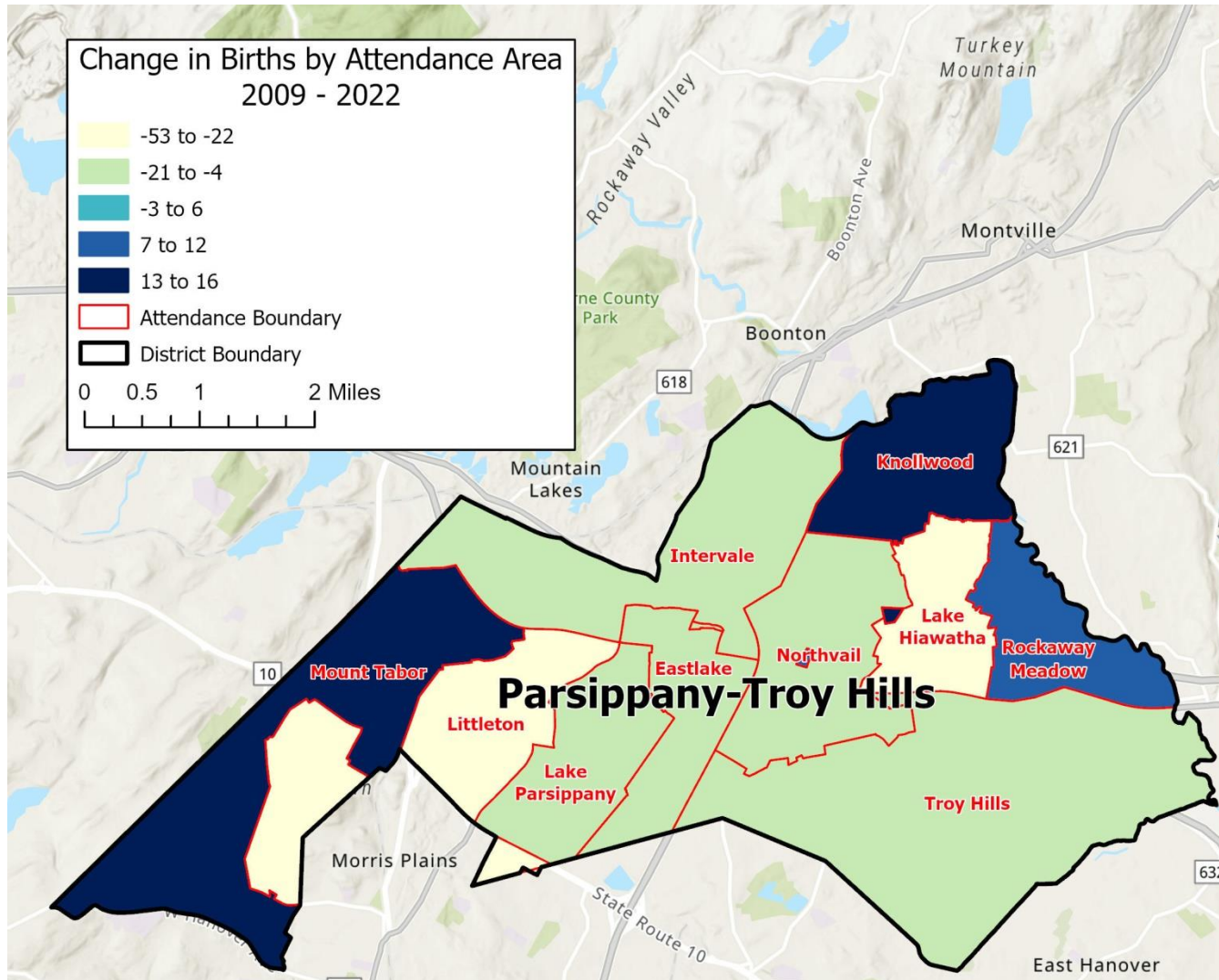
**Figure 18**  
**Parsippany-Troy Hills Township Births by Elementary Attendance Area**  
**2009**



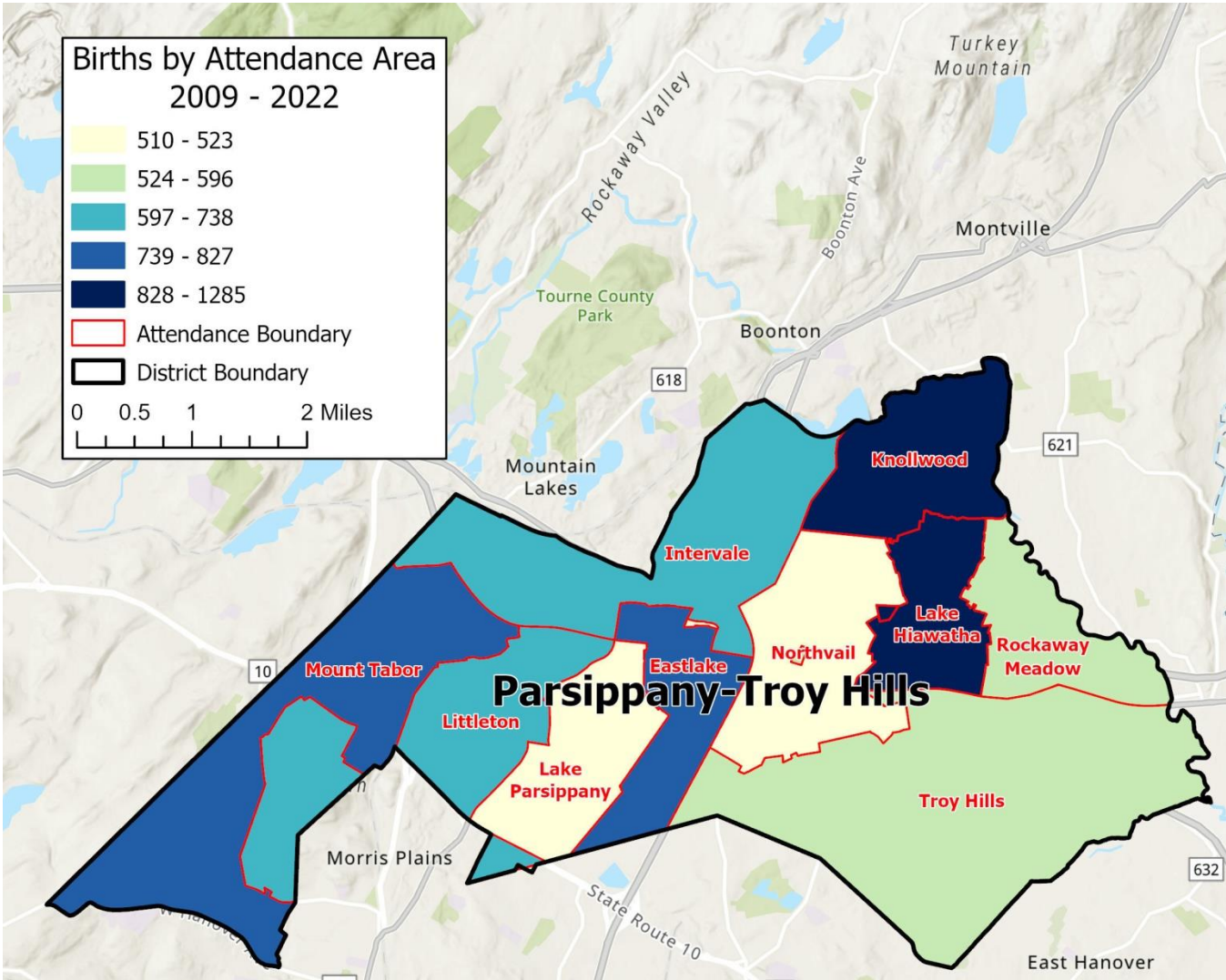
**Figure 19**  
**Parsippany-Troy Hills Township Births by Elementary Attendance Area**  
**2022**



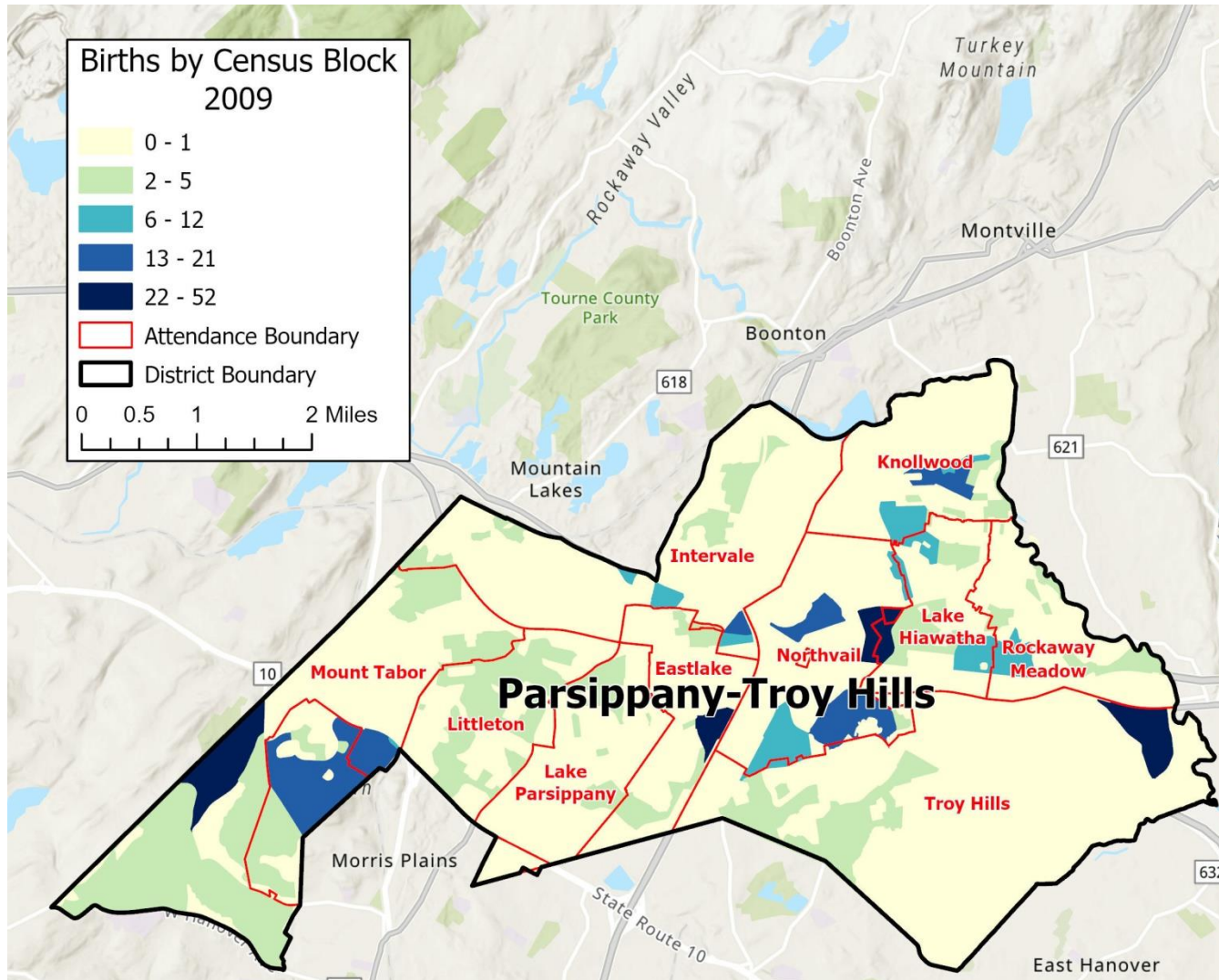
**Figure 20**  
**Parsippany-Troy Hills Township Change in the Number of Births by Elementary Attendance Area 2009-2022**



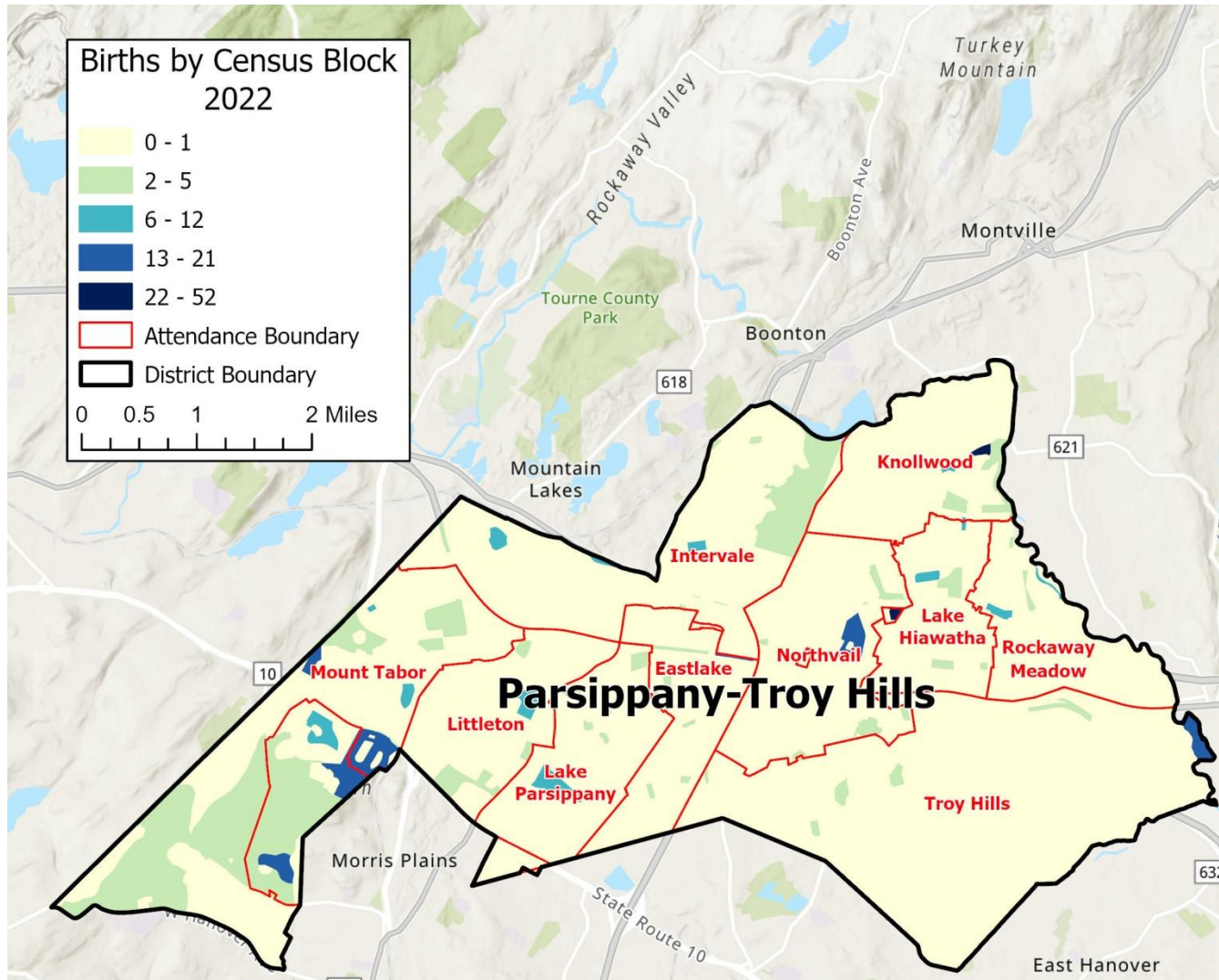
**Figure 21**  
**Parsippany-Troy Hills Township Total Number of Births by Elementary Attendance Area**  
**2009-2022**



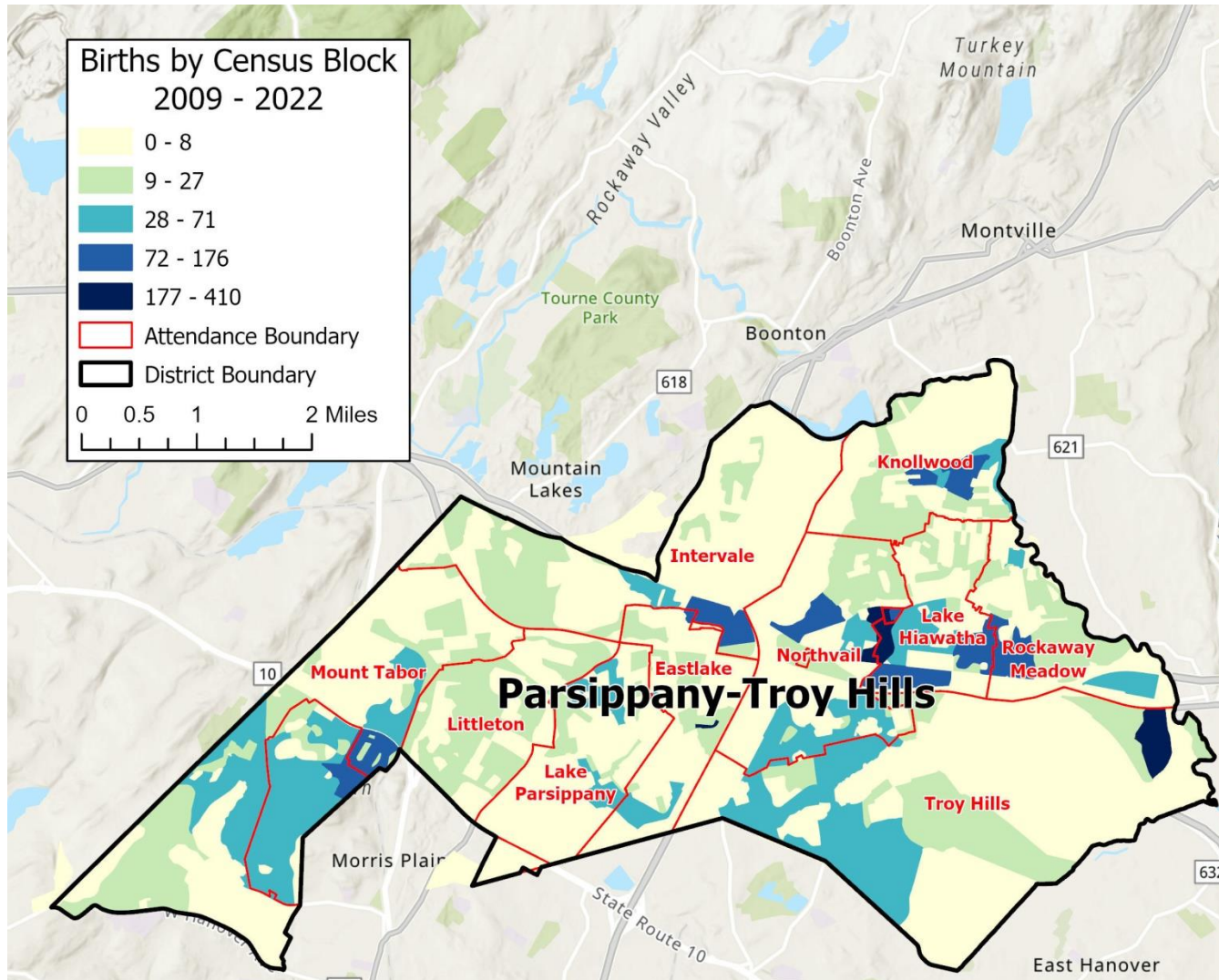
**Figure 22**  
**Parsippany-Troy Hills Township Births by Census Block**  
**2009**



**Figure 23**  
**Parsippany-Troy Hills Township Births by Census Block**  
**2022**



**Figure 24**  
**Parsippany-Troy Hills Township Births by Census Block**  
**2009-2022**

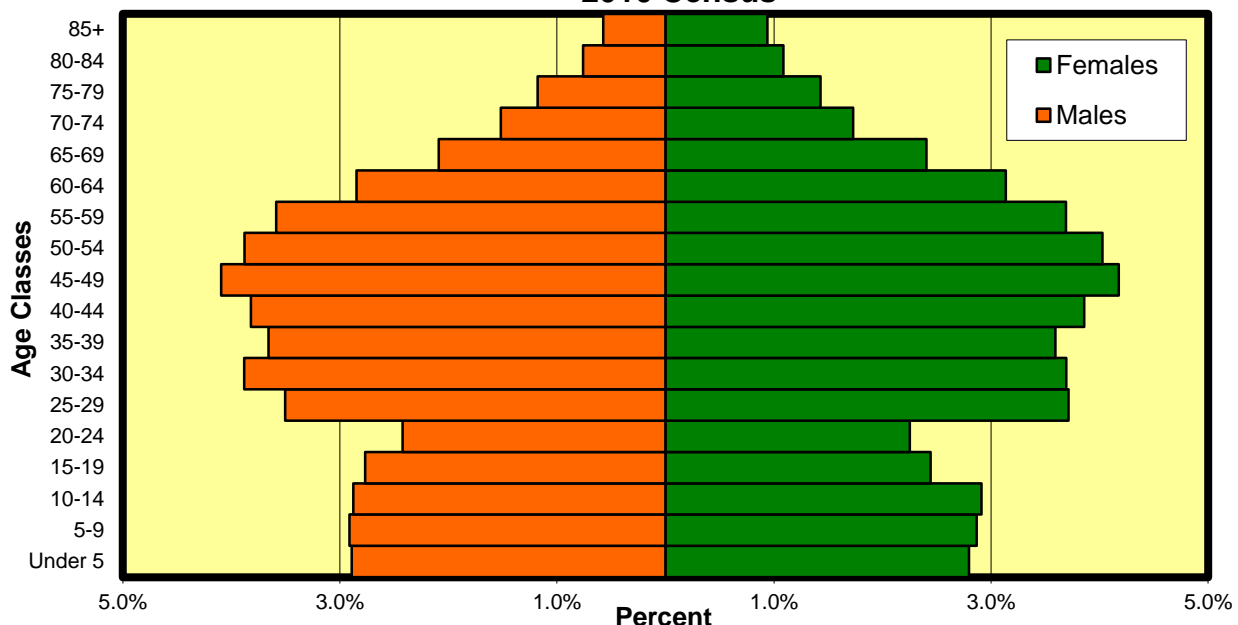


Regarding fertility rates, the rate in Parsippany-Troy Hills is lower than that of both Morris County and the State of New Jersey. According to the 2018-2022 ACS, the fertility rate of women aged 15 to 50 in Parsippany-Troy Hills was 45 births per 1,000 women. In comparison, as reported by the NJCHS, the 2022 Morris County fertility rate was 56.1 births per 1,000 women (ages 15-44) and was 58.7 births per 1,000 women in New Jersey. However, it should be noted that while all three values are based on a sample, the Parsippany-Troy Hills 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 community.

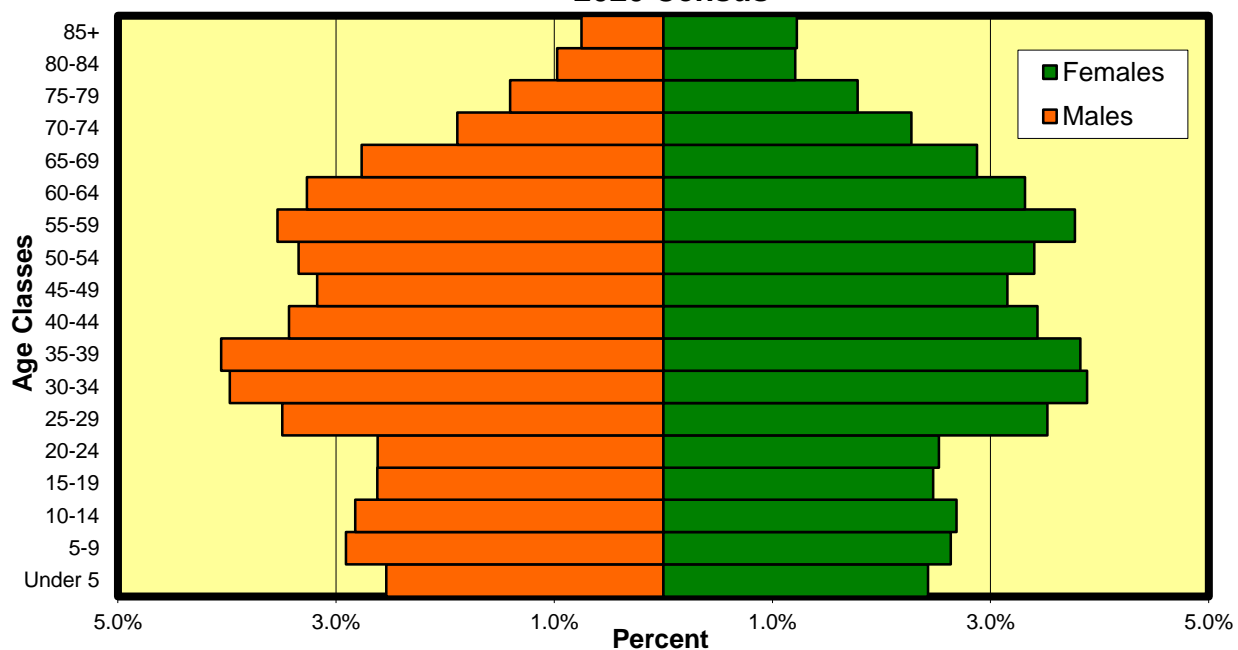
## Population Age Structure

Figures 25 and 26 show the age pyramids of males and females in Parsippany-Troy Hills from both the 2010 and 2020 Censuses. In 2010, the largest number of individuals was aged 45-49 for both males and 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. However, in 2020, the largest cohort was aged 35-39 for males and 30-34 for females. As the largest groups were not ten years older from the 2010 cohorts, migration is likely occurring in Parsippany-Troy Hills. As shown in Table 9, the greatest declines (shaded red) over this time period, both in number and percentage points, occurred in the 45-49 age group for males and females. The greatest gains (shaded blue), both in number and percentage points, occurred in the 65-69 age group for males and the 70-74 age group for females. If males and females are aggregated in each age class, there were gains in each age cohort for those aged 55 and up, indicating a “graying” of the overall population over this time period. On the contrary, there was a sizable decline in the 0-4 age group, which corresponds to children entering school in the near future.

**Figure 25**  
**Population Pyramid of Parsippany-Troy Hills Township**  
**2010 Census**



**Figure 26**  
**Population Pyramid of Parsippany-Troy Hills Township**  
**2020 Census**



**Table 9**  
**Numerical and Percentage Point Changes of Males and Females**  
**Parsippany-Troy Hills Township**  
**2010-2020**

Age Group	Males		Females	
	Numerical Change	Percentage Point Change	Numerical Change	Percentage Point Change
Under 5	-113	-0.4	-126	-0.4
5-9	+83	0.0	-46	-0.2
10-14	+54	-0.1	-40	-0.2
15-19	-2	-0.1	+89	0.0
20-24	+182	+0.2	+221	+0.3
25-29	+97	0.0	0	-0.2
30-34	+165	+0.1	+216	+0.2
35-39	+329	+0.4	+235	+0.2
40-44	-106	-0.4	-128	-0.4
45-49	-397	-0.9	-451	-1.0
50-54	-187	-0.2	-233	-0.6
55-59	+77	+0.7	+155	+0.1
60-64	+319	+1.2	+194	+0.2
65-69	+441	+1.2	+336	+0.5
70-74	+253	+0.7	+358	+0.5
75-79	+162	+0.6	+240	+0.4
80-84	+141	+0.4	+102	+0.1
85+	+117	+0.2	+187	+0.3

**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 in Parsippany-Troy Hills Township**

Parsippany-Troy Hills municipal and school district representatives provided information regarding current and future residential development in the community. A list of approved and proposed developments, location, affected school attendance areas, number of units, bedroom distribution (if available), housing type, and project status is shown in Table 10, which is an update to the table shown in the June 2020 demographic study. Since the June 2020 report, one subdivision application was withdrawn (Pine View Homes), one will no longer have residential units (Westmount Plaza), and one was completed (Watersedge). These developments have been removed from the table. Changes to the status in a development since the last report have been bolded. Two developments have been added to the table since the last study (SIG 6 Sylvan, LLC and 240 Littleton Road) and are shaded blue. 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 April 2019, Parsippany-Troy Hills approved a settlement agreement with the Fair Share Housing Center regarding its affordable housing obligation and identified potential residential developments to address the obligation. Many of the developments shown in the table will help to address the township's affordable housing obligation. In total, there is the potential for 2,309 non age-restricted housing units, all of which will consist of multi-family units such as apartments or townhouses. Of this amount, 17% of the units (401) will be set aside to meet affordable housing requirements. Of the ten elementary attendance areas, the largest impact will be on Lake Parsippany and Eastlake, which will contain 30% and 26%, respectively, of the new housing units. At the middle and high school levels, the largest impact will be on Brooklawn and Parsippany Hills High School, which will contain 94% of the units. The location of each of the developments is shown in Figure 27.

It should be noted that Table 10 does not include a new independent and assisted-living facility consisting of 156 units (1050 Littleton Road) or 250 age-restricted apartment units (1500 Littleton Road). As these developments are age-restricted, they would have no impact on the school district. While there should be no direct impact on the school district, there could be an indirect impact if current Parsippany-Troy Hills residents move into the new housing units and sell their existing homes to families with children. While the potential for new schoolchildren exists under this scenario, it is unknown whether current residents will purchase/rent these units and what the demographic characteristics of the buyers will be of the existing homes in Parsippany-Troy Hills.

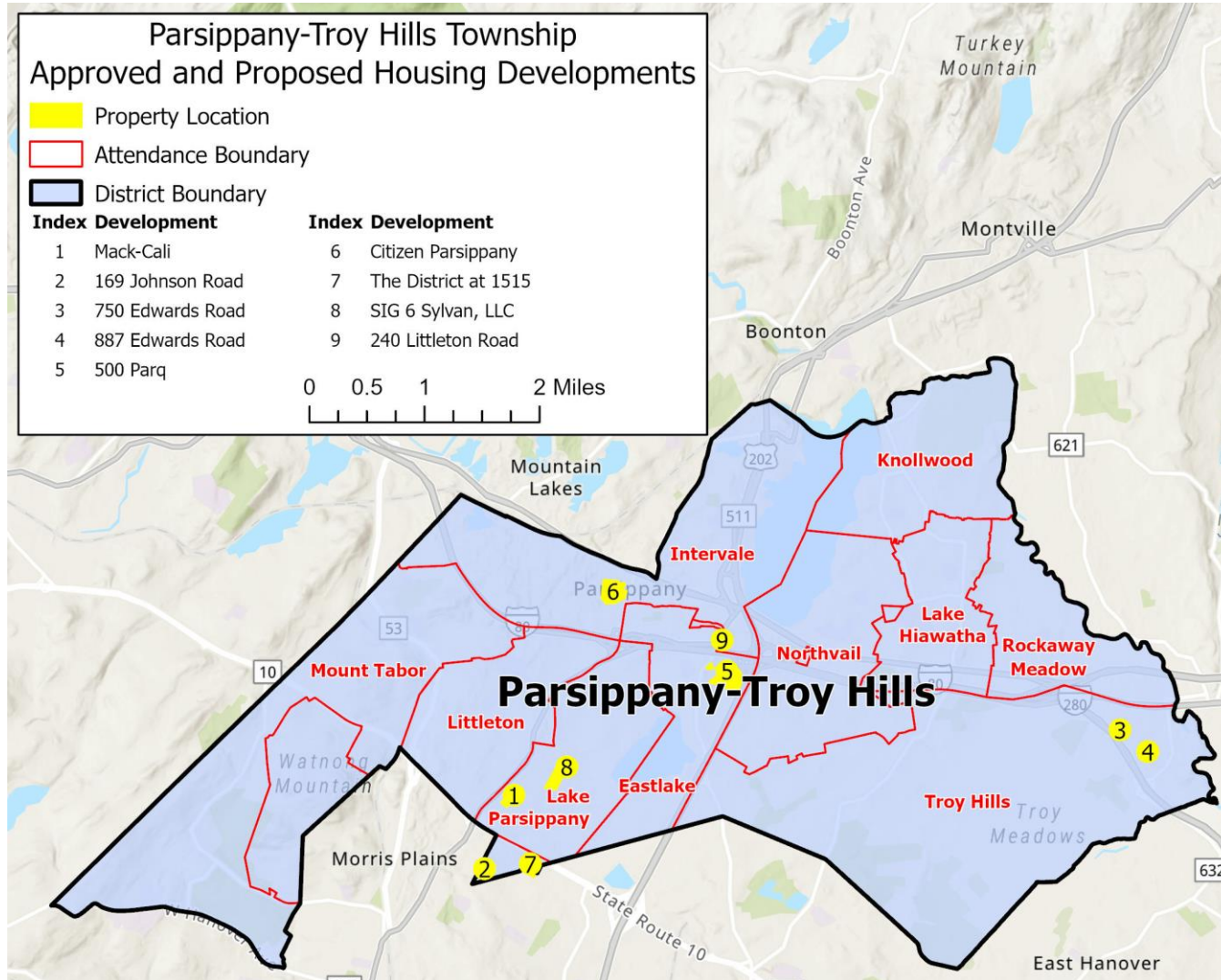
**Table 10**  
**Approved and Proposed Residential Developments in Parsippany-Troy Hills Township**

Development/ (Location)	Attendance Areas	Number of Units	Bedroom Distribution	Housing Type	Notes/Project Status
<b>Mack-Cali</b> (2 and 3 Campus Drive)	Lake Parsippany/Brooklawn/ Parsippany Hills H.S.	410	Market-Rate APT (327) 164 1-BR 163 2-BR  Affordable APT (83) 16 1-BR 50 2-BR 17 3-BR	Apartment (Market-Rate and Affordable)	<b>Approved by the Planning Board.</b> Project is included in the township's Master Plan for redevelopment. Would replace former Mack-Cali office building. 83 units will be set aside for Low-Moderate Income households.
<b>169 Johnson Road</b>	Littleton/Brooklawn/ Parsippany Hills H.S.	87	N/A	Apartments (market-rate and affordable)	<b>Approved by the Planning Board.</b> Would replace Weichert Realtors office building. 18 units will be set aside for Low-Moderate Income households.
<b>750 Edwards Road</b>	Troy Hills/Central/ Parsippany H.S.	114	N/A	Apartments (market-rate and affordable)	<b>No application has been submitted.</b> Project is included in the township's Master Plan for redevelopment. 23 units will be set aside for Low-Moderate Income households.
<b>887 Edwards Road</b>	Troy Hills/Central/ Parsippany H.S.	24	N/A	Apartments (market-rate and affordable)	<b>No application has been submitted.</b> Project is included in the township's Master Plan for redevelopment. 5 units will be set aside for Low-Moderate Income households.
<b>500 Parq</b> (Lanidex Plaza)	Eastlake/Brooklawn/ Parsippany Hills H.S.	600	Market-Rate APT (405) 43 0-BR 278 1-BR 80 2-BR 4 3-BR  Affordable APT (120) 24 1-BR 72 2-BR 24 3-BR  Townhouses (75) 75 3-BR	Apartments (market-rate and affordable)  Townhouses (market-rate)	<b>Approved by the Planning Board and is under construction. In the process of leasing.</b> 275 units to be built in Phase 1 in six-story building and 250 units to be built in Phase 2. 120 units will be set aside for Low-Moderate Income households.

<b>Citizen Parsippany</b> (100 and 120 Cherry Hill Road)	Intervale/Brooklawn/ Parsippany Hills H.S.	325	Market-Rate APT (260) 12 0-BR 198 1-BR 50 2-BR  Affordable APT (65) 13 1-BR 39 2-BR 13 3-BR	Apartments (market-rate and affordable)	<b>Under construction. In the process of leasing. Will consist of two four-story buildings.</b> 65 units will be set aside for Low-Moderate Income households.
<b>The District at 1515</b> (1515 Route 10)	Littleton/Brooklawn/ Parsippany Hills H.S.	449	Market-Rate APT (407) 167 0-BR 165 1-BR 75 2-BR  Affordable APT (42) 8 1-BR 25 2-BR 9 3-BR	Apartments (market-rate and affordable)	<b>Approved by the Planning Board and is under construction. Anticipated opening in late 2024.</b> To be completed in several phases. 42 units will be set aside for Low-Moderate Income households. Does not include 49 age-restricted units.
<b>SIG 6 Sylvan, LLC</b> (6 Sylvan Way)	Lake Parsippany/Brooklawn/ Parsippany Hills H.S.	280	Market-Rate APT (239) 4 0-BR 135 1-BR 100 2-BR  Affordable APT (41) 4 0-BR 19 2-BR 18 3-BR	Apartments (market-rate and affordable)	Has received Preliminary & Final Site Plan approval and Preliminary & Final Major Subdivision approval. 41 units will be set aside for Low-Moderate Income households.
<b>240 Littleton Road</b>	Intervale/Brooklawn/ Parsippany Hills H.S.	20	N/A	Apartments (market-rate and affordable)	Vacant parcel approved for 16 market-rate units, with four (4) additional units to be set aside for Low-Moderate Income households.
<b>Total</b>					<b>2,309 Units</b>

**Sources:** Parsippany-Troy Hills Township Planning Department and the Parsippany-Troy Hills Township School District

**Figure 27**  
**Parsippany-Troy Hills Township Approved and Proposed Housing Developments**



### *Student Yield Analysis*

In the June 2020 demographic study, student yields (children per housing unit) were computed for townhouses/condominiums and apartments in Parsippany-Troy Hills. To complete this task, the parcel-level MOD IV database of Parsippany-Troy Hills was joined to the school district's 2019-20 student database. As student yields do not change significantly over a short period of time, the student yields computed in the June 2020 demographic study were used in this analysis to estimate the number of public school children from the new housing developments. Student yields for each development and housing type from the June 2020 demographic study are reproduced in the Appendix in Tables A1 and A2. Table 11 summarizes the student yields for each of the housing types.

**Table 11**  
**Student Yields by Housing Type in Parsippany-Troy Hills Township**

Housing Type	K-12 Student Yield <sup>1</sup>
Townhouse/Condominium	0.287
Apartment	0.211

**Note:** <sup>1</sup> Based on 2019-20 enrollments in the Parsippany-Troy Hills Township School District

### *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 and proposed housing developments in Parsippany-Troy Hills. **It should be clearly stated that this is a rough estimate, as the bedroom distribution of some of the developments was unavailable, which is needed to estimate the number of public school children.** In addition, since many of the township's existing affordable housing units are for senior citizens (e.g., Baldwin Oaks, Brookside, and Vail Manor) and there are a limited number of comparable affordable apartment complexes in the township, *Who Lives in New Jersey Housing?*<sup>2</sup>, published by the Rutgers University Center for Urban Policy Research ("CUPR"), was also 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 Parsippany-Troy Hills.

<sup>2</sup> Listokin, David, and Voicu, Alexandru. (2018). *Who Lives in New Jersey Housing?* Updated New Jersey Demographic Multipliers. Rutgers University Center for Urban Policy Research.

2. As the bedroom distributions in 169 Johnson Road, 750 Edwards Road, 887 Edwards Road, and 240 Littleton Road were unavailable, the market-rate units were assumed to be an equal mix of one- and two-bedroom units.
3. When not available, affordable apartment units were assumed to have the following distribution: 1-bedroom = 20%, 2-bedroom = 60%, 3-bedroom = 20%.
4. All affordable apartment units were assumed to have the following student yield multipliers: 1-bedroom = 0.088, 2-bedroom = 0.408, 3-bedroom = 1.087.
5. All market-rate 1-2 bedroom apartment units were assumed to have the average township student yield multiplier for 1-2 bedroom apartment units: 0.207.
6. All market-rate apartment units with three bedrooms were assumed to have the CUPR student yield multiplier for 3-bedroom apartments: 0.614.
7. All market-rate 3-bedroom townhouse units were assumed to have the average township student yield multiplier for 2-4 bedroom townhouse units: 0.452.
8. The full build-out and occupation of Citizen Parsippany would be completed in the 2024-25 school year.
9. The full build-out and occupation of 240 Littleton Road and The District at 1515 would be completed in the 2025-26 school year.
10. The full build-out and occupation of 500 Parq would be completed over a two-year period (2024-25 and 2025-26).
11. The full build-out and occupation of Mack-Cali, 169 Johnson Road, and SIG 6 Sylvan, LLC would be completed over a two-year period (2025-26 and 2026-27).
12. The full build-out and occupation of 750 Edwards Road and 887 Edwards Road would be completed over a two-year period (2026-27 and 2027-28).

A total of 618 public school children (K-5 = 332, 6-8 = 129, and 9-12 = 157) in grades K-12 are projected according to the following distribution:

- Mack-Cali – 108 (58 K-5, 22 6-8, 28 9-12)
- 169 Johnson Road – 24 (13 K-5, 5 6-8, 6 9-12)
- 750 Edwards Road – 30 (16 K-5, 6 6-8, 8 9-12)
- 887 Edwards Road – 6 (3 K-5, 1 6-8, 2 9-12)
- 500 Parq – 177 (93 K-5, 39 6-8, 45 9-12)
- Citizen Parsippany – 86 (46 K-5, 18 6-8, 22 9-12)
- The District at 1515 – 105 (59 K-5, 21 6-8, 25 9-12)
- SIG 6 Sylvan, LLC – 77 (41 K-5, 16 6-8, 20 9-12)

- 240 Littleton – 5 (3 K-5, 1 6-8, 1 9-12)

### *Historical Residential Construction*

With respect to historical new construction, the number of housing units constructed in Parsippany-Troy Hills from 2018-2023 is shown by elementary attendance area in Table 12. Figure 28 shows the location of each recently-constructed housing unit. A total of 200 housing units were built over this time period, with the greatest number occurring in the Troy Hills (42) and Intervale (38) elementary attendance areas. Of the units constructed in the Troy Hills attendance area, 39 were townhouse units in Forge Pond (2018). Of the units constructed in the Intervale attendance area, 32 were townhouse units in Watersedge (2018-2022). 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, 114 housing units (primarily single-family or two-family) were demolished during the same time period as reported by the New Jersey Department of Community Affairs, which results in a net gain of 86 non age-restricted housing units since 2018.

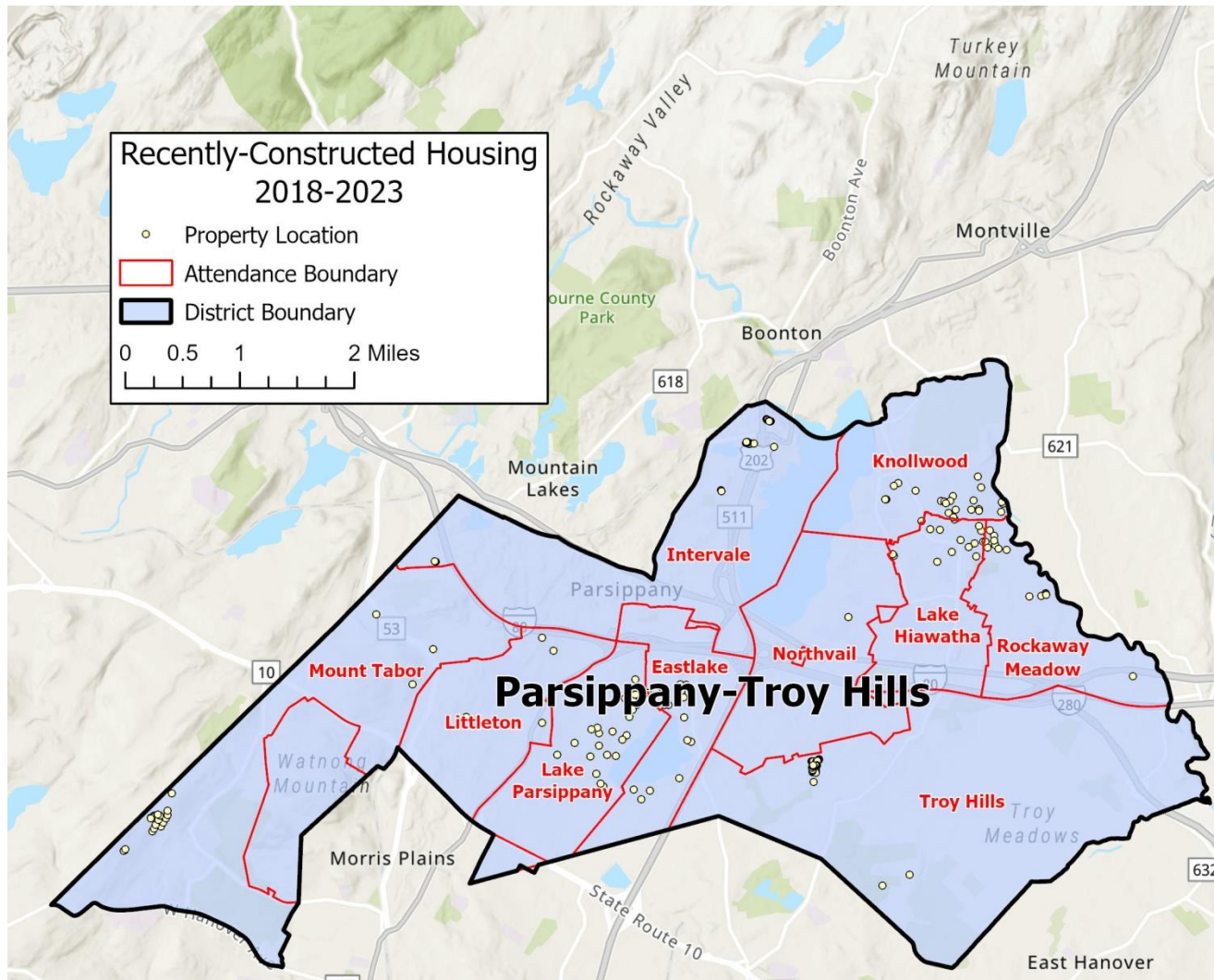
When determining the impact of future new housing, it should be clearly stated that enrollment projections utilize cohort survival ratios that do take into account prior new home construction growth. Children who move into new homes during the historical period are captured by the survival ratios, as 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 projections should only be adjusted if the projected housing growth is significantly greater than prior housing growth. From 2018-2023, there was a net gain of 86 housing units in Parsippany-Troy Hills. With respect to future construction, there is the potential for 2,309 new housing units, which would be significantly greater than the number built since 2018. Therefore, the baseline enrollment projections were modified to account for additional children from the new housing developments. The modifications occurred in the attendance areas where the new housing is being constructed. **The modification to the enrollment projections assumes that all potential developments listed in Table 10 will be built and occupied in the next five years. While several of these developments (750 Edwards Road and 887 Edwards Road) are listed in the township’s Master Plan, there are no definitive plans at this time to move forward with these projects, as no applications have been submitted to the Planning Board. As such, these developments may be constructed outside of the enrollment projection timeframe, may change in scope, or may not be built at all.**

**Table 12**  
**Number of New Housing Units by Elementary Attendance Area**  
**2018-2023**

Year	Eastlake	Intervale	Knollwood	Lake Hiawatha	Lake Parsippany	Littleton	Mount Tabor	Northvail	Rockaway Meadow	Troy Hills	Total <sup>1</sup>
<b>2018</b>	0	27	5	1	4	2	3	1	4	39	<b>86</b>
<b>2019</b>	6	2	6	5	3	0	5	0	3	1	<b>31</b>
<b>2020</b>	4	1	3	3	4	0	10	0	3	0	<b>28</b>
<b>2021</b>	3	5	3	3	3	2	3	0	2	1	<b>25</b>
<b>2022</b>	1	2	3	1	8	0	1	0	1	1	<b>18</b>
<b>2023</b>	2	1	3	1	4	0	0	0	1	0	<b>12</b>
<b>Total</b>	<b>16</b>	<b>38</b>	<b>23</b>	<b>14</b>	<b>26</b>	<b>4</b>	<b>22</b>	<b>1</b>	<b>14</b>	<b>42</b>	<b>200</b>

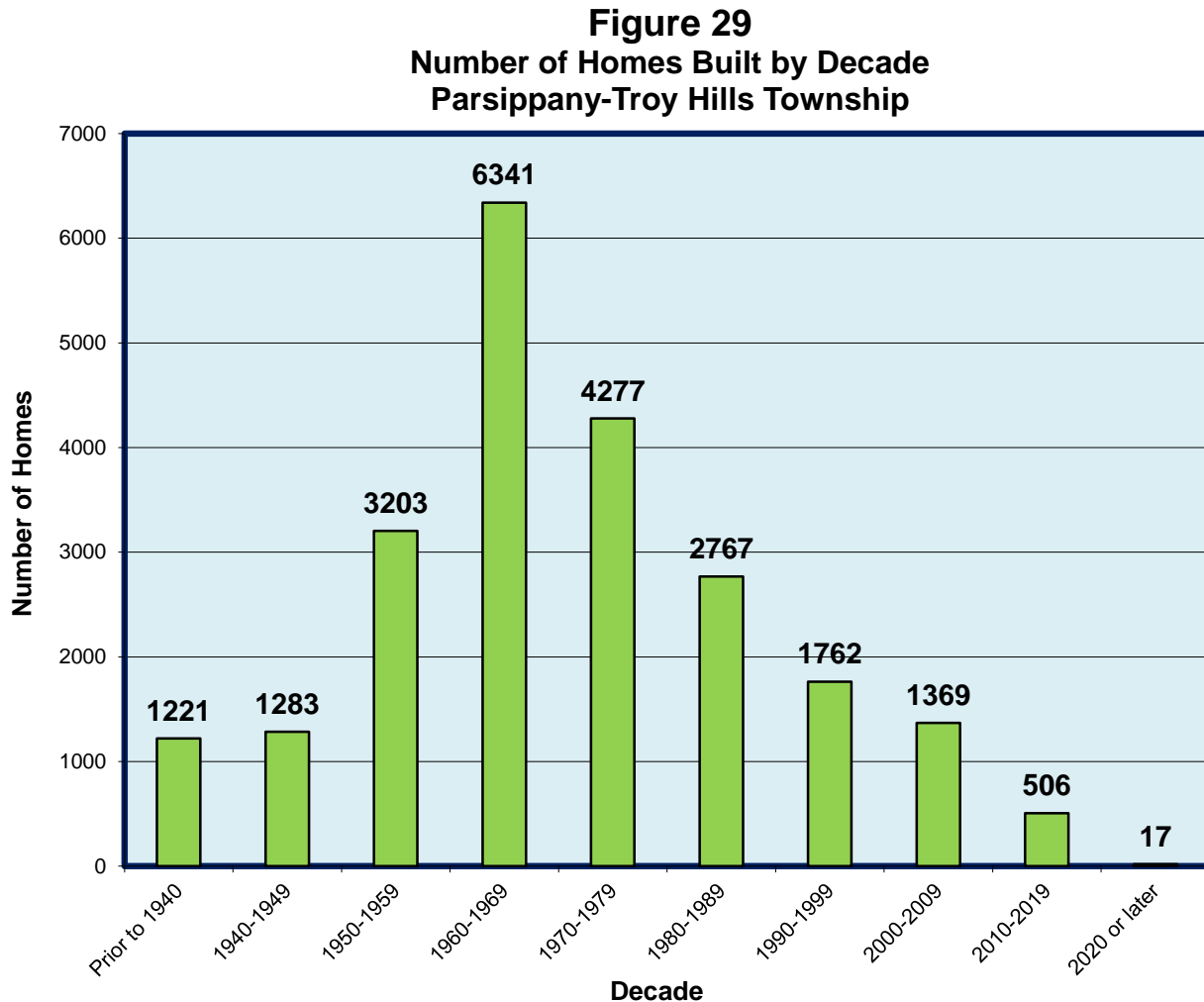
**Note:** <sup>1</sup> As derived from the Parsippany-Troy Hills Township property database

**Figure 28**  
**Parsippany-Troy Hills Township**  
**Recently-Constructed Housing by Elementary Attendance Area**  
**2018-2023**



### *Distribution of Homes by Decade Built*

Figure 29 shows the number of homes built by decade in Parsippany-Troy Hills as provided by the 2018-2022 ACS. As shown in the figure, Parsippany-Troy Hills has an older housing stock, with nearly three-quarters (72%) of the homes being built prior to 1980. The number of homes built per decade peaked in the 1960s before declining. Of the decades shown, the greatest number of homes was built in the 1960s, which is 28% of the housing stock and corresponds to the significant population gain (+115.6%) in Parsippany-Troy Hills in that decade as shown previously in Table 3.



Home Sales

In Figure 30, the number of annual home sales in Parsippany-Troy Hills is shown from 1994-2023. Data for 2024 were incomplete and are not shown in the figure. The information was retrieved from the Morris County Tax Board 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 below. After peaking at 847 sales in 2003, the number of sales declined to 333 in 2011 due to the housing market crash and banking crisis. During this period (2008-2012), the annual number of home sales was low, ranging from 333-435. Since then, home sales have rebounded. The number of sales generally increased through 2017 before stabilizing. After having 749 sales in 2021, the number of sales sharply declined to 423 in 2023, which is likely due to the increase in mortgage interest rates.

**Figure 30**  
**Parsippany-Troy Hills Township Home Sales**  
**1994-2023**

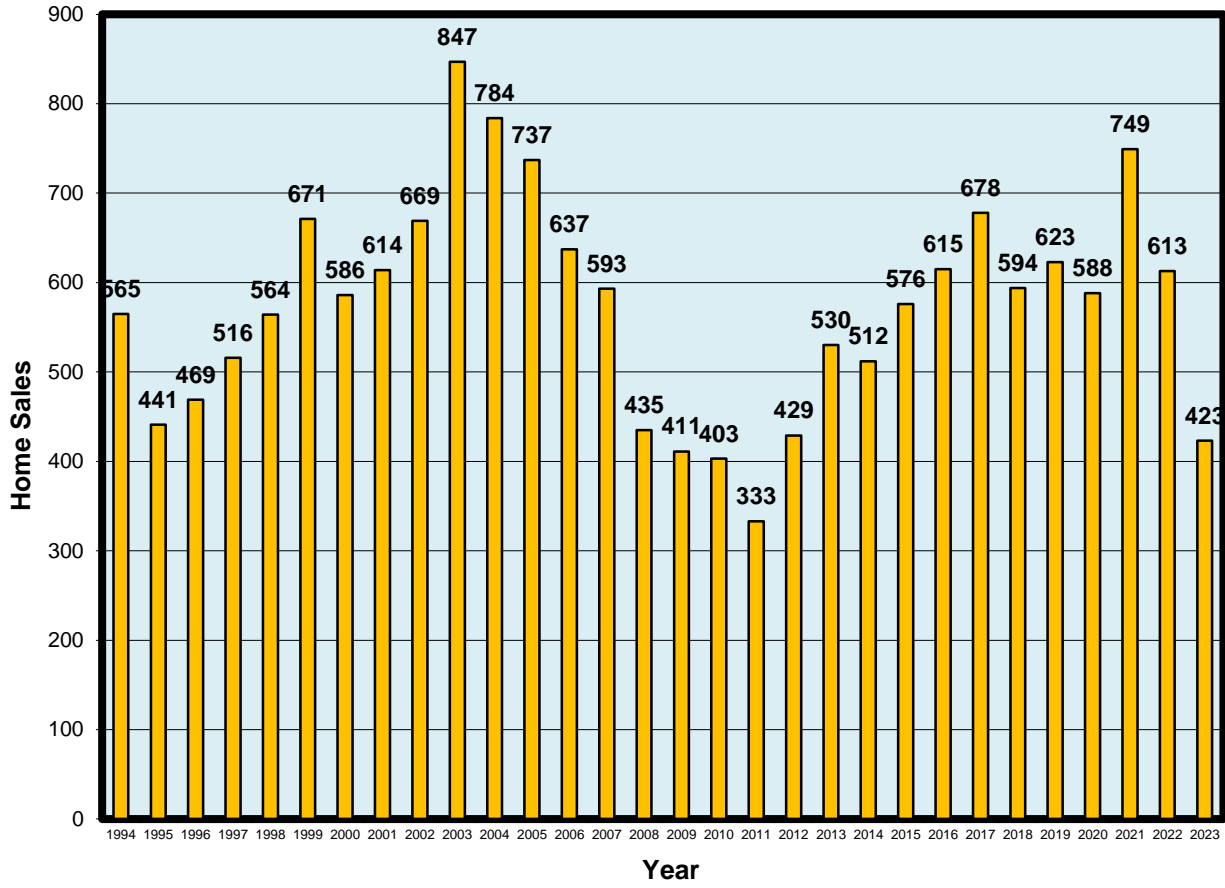
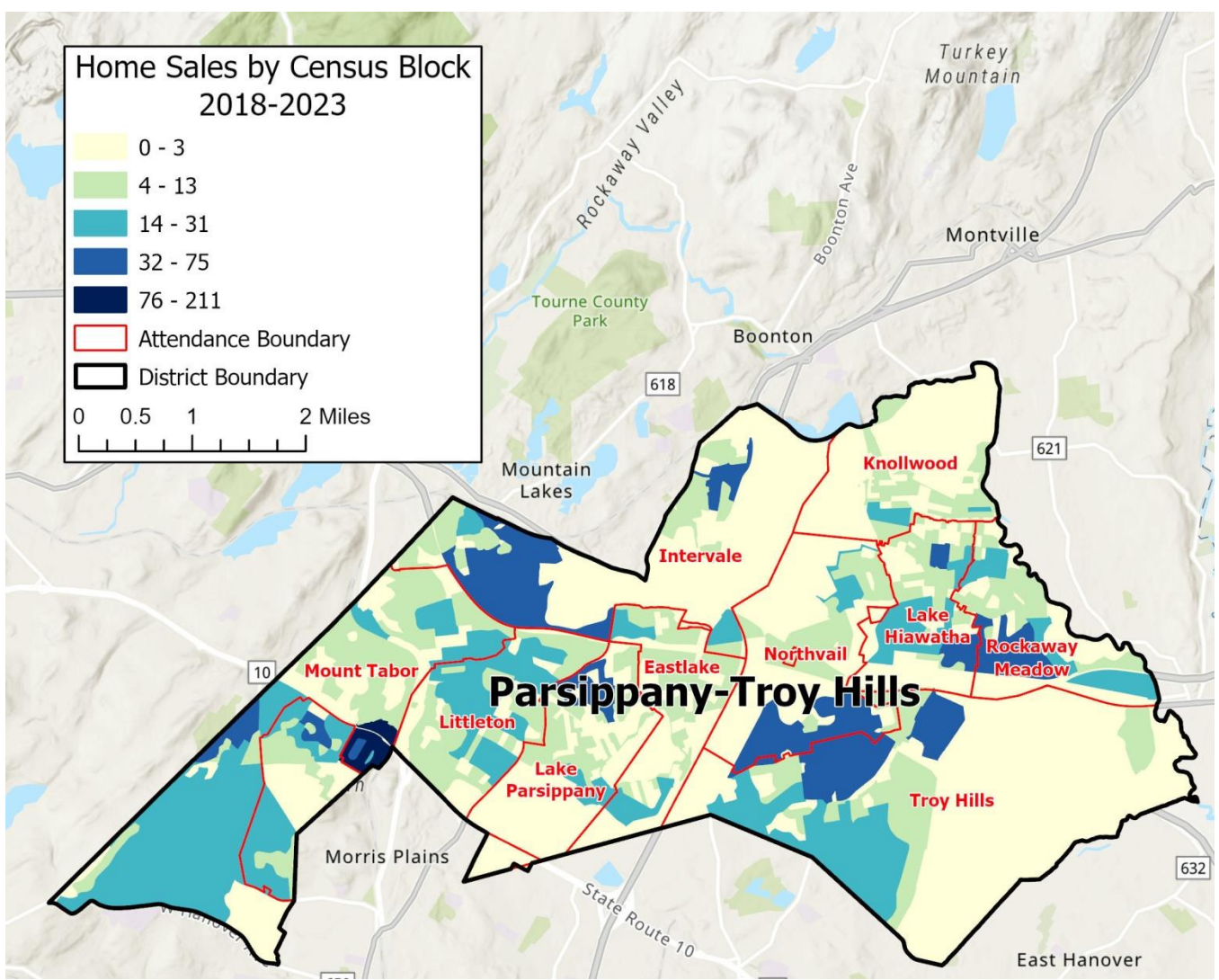


Figure 31 shows the aggregated number of home sales by census block in Parsippany-Troy Hills from 2018-2023. Over this time period, the greatest number of sales occurred in census blocks in the southwestern section of the township, which is located in the Littleton and Mount Tabor elementary attendance areas.

**Figure 31**  
**Parsippany-Troy Hills Township Home Sales**  
**2018-2023**



## Enrollment Projections

In two separate projections, enrollments were calculated at the school level from 2024-25 through 2028-29, a five-year period. The first set of projections (referred to as “baseline”) do not reflect the anticipated housing growth in Parsippany-Troy Hills. If the housing developments shown previously do not come to fruition or are not built within the anticipated construction timeline, the baseline enrollment projections would best reflect the future enrollments in the school district. The second set of projections (referred to as “adjusted”) reflects projected enrollments adjusted for housing growth, assuming the timeline of construction and occupancy discussed previously. In the latter projections, it was also assumed that the number of pre-kindergarten and special education students shown in the baseline projections would remain the same. Since the grade counts in the school-level projections are smaller as compared to computing districtwide grade counts, the reliability of the school projections are lower than the overall districtwide projections. In general, the smaller the forecasted population, the higher the probability of error associated with the projection.

Enrollments for the self-contained special education/ungraded classes were computed by calculating the historical proportions of self-contained special education/ungraded students with respect to the regular education subtotals in each school and multiplying an average proportion by the future regular education subtotals. The proportions will be shown in the forthcoming tables. Pre-kindergarten children with special needs are included in the special education projections.

With respect to grade-level pre-kindergarten students in Eastlake and Lake Hiawatha, enrollments were projected by computing an average based on historical data and using this value throughout the five-year projection period. In the last five years (excluding 2020-21), grade-level pre-kindergarten enrollments in the district have been fairly stable, ranging from 121-142 students per year. After aggregating the projections from the individual elementary schools, it was estimated that there would be 133 students in the program annually in the future.

Historically, some students in the school district do not attend their zoned school for kindergarten but instead attend an “overflow” school to keep kindergarten classes at a cap of 25 students. Students then return to their home school for first grade. For the purpose of the projections, it was assumed that these overflow enrollment patterns would continue into the future. However, if the Board decides to change the overflow patterns, or keep kindergarten students in their home schools by increasing class sizes, the accuracy of the forthcoming projections would be affected by the policy change, as the projections assume that current policies will remain in effect.

As discussed earlier in the report, the school district had seven survival ratios that were the lowest value in the last decade in 2021-22, which represents the second year of the coronavirus pandemic. Most of the impact was in the elementary grades (K-5) as parents sought alternative educational experiences for their children, or may have had to relocate. To avoid underestimating future enrollments, the 2021-22 enrollments were not used in computing average survival ratios in the schools whose enrollments were greatly affected by the pandemic.

On September 10, 2010, former 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 Parsippany-Troy Hills Township 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<sup>3</sup> (“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.

In a different pre-school initiative, the administration of Governor Phil Murphy announced the availability of Preschool Education Expansion Aid (“PEEA”) 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 had 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 PEEA 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 PEEA. It appears that the Murphy administration may be moving towards a pre-school program for all children, rather than just for those who are low-income. The Parsippany-Troy Hills Township School District has not received a PEEA grant and therefore has no bearing on the outcome of this study.

Projected enrollments (PK-12) follow in Table 13. In the baseline projections, enrollments are projected to decline throughout the projection period. Enrollment is projected to be 6,919 in 2028-29, which would be a decline of 225 students from the 2023-24 enrollment of 7,144. In the adjusted projections, enrollments are projected to increase for the next three years before reversing trend. Enrollment is projected to be 7,426 in 2028-29, which would be a gain of 282 students from the 2023-24 enrollment.

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<sup>3</sup> 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.

**Table 13**  
**Parsippany-Troy Hills Township School District Projected Enrollments**  
**2024-25 to 2028-29**

Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	SE <sup>1</sup>	Total
<b>Baseline</b>																
<b>2024-25</b>	133	479	515	540	500	535	532	582	538	541	477	526	442	433	285	<b>7,058</b>
<b>2025-26</b>	133	507	474	529	541	510	526	552	574	543	460	477	511	443	287	<b>7,067</b>
<b>2026-27</b>	133	474	505	488	528	549	503	546	544	579	462	460	464	513	284	<b>7,032</b>
<b>2027-28</b>	133	508	472	520	488	537	543	521	538	549	493	462	447	466	281	<b>6,958</b>
<b>2028-29</b>	133	496	501	485	523	496	530	564	514	542	467	493	449	449	277	<b>6,919</b>
<b>Adjusted for Housing Growth</b>																
<b>2024-25</b>	133	494	528	555	514	550	546	594	550	553	488	536	453	444	285	<b>7,223</b>
<b>2025-26</b>	133	531	509	561	574	543	559	587	605	574	488	506	539	472	287	<b>7,468</b>
<b>2026-27</b>	133	493	530	525	562	584	538	588	586	617	495	494	500	547	284	<b>7,476</b>
<b>2027-28</b>	133	535	500	555	534	580	587	558	580	591	525	495	481	502	281	<b>7,437</b>
<b>2028-29</b>	133	523	536	521	566	551	581	610	551	585	503	525	481	483	277	<b>7,426</b>

**Note:** <sup>1</sup> Self-contained special education enrollment/ungraded students

## Projected Enrollments by Grade Configuration

In Table 14, projected enrollments are shown by grade configuration (PK-5, 6-8, and 9-12) in the Parsippany-Troy Hills Township School District. Ungraded special education students were reassigned into each of the grade configurations.

For the elementary grades (PK-5), enrollments are projected to decline, in general, for the next five years in the baseline projections. Enrollment is projected to be 3,386 in 2028-29, which would be a decline of 158 students from the 2023-24 enrollment of 3,544. In the adjusted projections, enrollments are projected to increase for the next two years before stabilizing. Enrollment is projected to be 3,633 in 2028-29, which would be a gain of 89 students from the 2023-24 enrollment.

For grades 6-8, enrollments are projected to increase for the next 2-3 years before reversing trend in both the baseline and adjusted projections. In the baseline projections, enrollment is projected to be 1,648 in 2028-29, which would be slightly lower (-24) than the 2023-24 enrollment of 1,672. In the adjusted projections, enrollment is projected to be 1,774 in 2028-29, which would be a gain of 102 students from the 2023-24 enrollment.

For grades 9-12, in the baseline projections, enrollments are projected to be fairly stable for the next three years before declining. In 2028-29, enrollment is projected to be 1,885, which would be a decline of 43 students from the 2023-24 enrollment of 1,928. In the adjusted projections, enrollments are projected to increase for the next three years before reversing trend. Enrollment is projected to be 2,019 in 2028-29, which would be a gain of 91 students from the 2023-24 enrollment.

**Table 14**  
**Projected Enrollments for Grades PK-5, 6-8, and 9-12**  
**2024-25 to 2028-29**

<b>Historical</b>	<b>PK-5</b>		<b>6-8</b>		<b>9-12</b>	
<b>2023-24</b>	<b>3,544</b>		<b>1,672</b>		<b>1,928</b>	
<b>Projected</b>	<b>PK-5 Baseline</b>	<b>PK-5 Adjusted</b>	<b>6-8 Baseline</b>	<b>6-8 Adjusted</b>	<b>9-12 Baseline</b>	<b>9-12 Adjusted</b>
<b>2024-25</b>	3,463	3,549	1,690	1,726	1,905	1,948
<b>2025-26</b>	3,450	3,640	1,699	1,796	1,918	2,032
<b>2026-27</b>	3,408	3,593	1,698	1,820	1,926	2,063
<b>2027-28</b>	3,428	3,651	1,636	1,757	1,894	2,029
<b>2028-29</b>	3,386	3,633	1,648	1,774	1,885	2,019
<b>5-year Change</b>	<b>-158</b>	<b>+89</b>	<b>-24</b>	<b>+102</b>	<b>-43</b>	<b>+91</b>

## Projections by School

### Eastlake Elementary School

Historical enrollments for Eastlake from 2014-15 to 2023-24, and projected enrollments from 2024-25 to 2028-29, are shown in Table 15. From 2016-17 to 2021-22, enrollments were fairly stable before increasing in the last two years. In 2023-24, enrollment is 396, which is a gain of 80 students from the 2014-15 enrollment of 316. In the baseline projections, enrollments are projected to decline throughout the projection period. In 2028-29, enrollment is projected to be 334, which would be a decline of 62 students from the 2023-24 enrollment. In the adjusted projections, enrollments are projected to increase for the next two years before reversing trend. In 2028-29, enrollment is projected to be 397, which would be nearly identical (+1) to the 2023-24 enrollment.

**Table 15**  
**Historical and Projected Enrollments of Eastlake Elementary School**

Year	PK	K	1	2	3	4	5	SE <sup>2</sup>	Total
<b>Historical<sup>1</sup></b>									
<b>2014-15</b>	51	48	33	42	39	40	40	23	<b>316</b>
<b>2015-16</b>	47	39	47	36	41	40	39	26	<b>315</b>
<b>2016-17</b>	75	40	45	46	39	39	38	31	<b>353</b>
<b>2017-18</b>	62	45	45	49	50	34	37	30	<b>352</b>
<b>2018-19</b>	62	50	43	44	47	46	34	24	<b>350</b>
<b>2019-20</b>	66	36	50	41	42	55	43	29	<b>362</b>
<b>2020-21</b>	52	42	47	53	44	48	54	27	<b>367</b>
<b>2021-22</b>	59	47	40	45	52	42	44	30	<b>359</b>
<b>2022-23</b>	74	40	52	41	43	55	45	20	<b>370</b>
<b>2023-24</b>	82	49	44	58	45	47	48	23	<b>396</b>
<b>CSR 5-Yr. Ratios</b>		0.7115 <sup>3</sup>	1.0397 <sup>4</sup>	1.0395	1.0269	1.0620	0.9607	0.0753 <sup>5</sup>	
<b>Projected – Baseline</b>									
<b>2024-25</b>	78	34	51	46	60	48	45	27	<b>389</b>
<b>2025-26</b>	78	36	35	53	47	64	46	27	<b>386</b>
<b>2026-27</b>	78	31	37	36	54	50	61	26	<b>373</b>
<b>2027-28</b>	78	33	32	38	37	57	48	24	<b>347</b>
<b>2028-29</b>	78	33	34	33	39	39	55	23	<b>334</b>
<b>Projected – Adjusted for Housing Growth</b>									
<b>2024-25</b>	78	42	58	54	68	56	53	27	<b>436</b>
<b>2025-26</b>	78	44	51	68	62	79	62	27	<b>471</b>
<b>2026-27</b>	78	39	45	52	69	65	76	26	<b>450</b>
<b>2027-28</b>	78	41	40	46	53	72	63	24	<b>417</b>
<b>2028-29</b>	78	41	42	41	47	55	70	23	<b>397</b>

**Notes:** <sup>1</sup> Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Parsippany-Troy Hills Township School District.

<sup>2</sup> Self-contained special education enrollment/ungraded students

<sup>3</sup> Birth-to-kindergarten survival ratio based on birth data five years prior using the last two years of historical data

<sup>4</sup> Outlier survival ratio from 2020-21 was not used in the computation of the average ratio.

<sup>5</sup> Average proportion of self-contained special education/ungraded students with respect to PK-5 subtotals

## Intervale Elementary School

Historical enrollments for Intervale from 2014-15 to 2023-24, and projected enrollments from 2024-25 to 2028-29, are shown in Table 16. Enrollments slowly declined through 2021-22 before reversing trend. In 2023-24, enrollment is 276, which is slightly lower (-21) than the 2014-15 enrollment of 297. In the baseline projections, enrollments are projected to decline throughout the projection period. In 2028-29, enrollment is projected to be 242, which would be a decline of 34 students from the 2023-24 enrollment. In the adjusted projections, enrollments are projected to increase in 2024-25 before reversing trend. In 2028-29, enrollment is projected to be 276, which would be identical to the 2023-24 enrollment.

**Table 16**  
**Historical and Projected Enrollments of Intervale Elementary School**

Year	PK	K	1	2	3	4	5	SE <sup>2</sup>	Total
<b>Historical<sup>1</sup></b>									
<b>2014-15</b>	0	43	48	50	51	54	47	4	<b>297</b>
<b>2015-16</b>	0	56	40	47	48	51	52	4	<b>298</b>
<b>2016-17</b>	0	46	61	40	45	49	49	5	<b>295</b>
<b>2017-18</b>	0	43	43	60	39	45	47	10	<b>287</b>
<b>2018-19</b>	0	44	39	38	61	39	44	13	<b>278</b>
<b>2019-20</b>	0	42	38	41	44	60	43	12	<b>280</b>
<b>2020-21</b>	0	44	39	37	43	47	60	5	<b>275</b>
<b>2021-22</b>	0	41	43	39	37	40	45	10	<b>255</b>
<b>2022-23</b>	0	46	39	42	43	39	36	21	<b>266</b>
<b>2023-24</b>	0	39	47	36	47	42	37	28	<b>276</b>
<b>CSR 5-Yr. Ratios</b>		0.7518 <sup>3</sup>	0.9697	0.9684	1.0676	1.0073	0.9515	0.0993 <sup>4</sup>	
<b>Projected – Baseline</b>									
<b>2024-25</b>	0	38	38	46	38	47	40	25	<b>272</b>
<b>2025-26</b>	0	39	37	37	49	38	45	24	<b>269</b>
<b>2026-27</b>	0	35	38	36	40	49	36	23	<b>257</b>
<b>2027-28</b>	0	35	34	37	38	40	47	23	<b>254</b>
<b>2028-29</b>	0	37	34	33	40	38	38	22	<b>242</b>
<b>Projected – Adjusted for Housing Growth</b>									
<b>2024-25</b>	0	45	44	53	44	54	46	25	<b>311</b>
<b>2025-26</b>	0	44	45	43	56	45	52	24	<b>309</b>
<b>2026-27</b>	0	40	43	44	46	56	43	23	<b>295</b>
<b>2027-28</b>	0	40	39	42	46	46	54	23	<b>290</b>
<b>2028-29</b>	0	42	39	38	45	46	44	22	<b>276</b>

**Notes:** <sup>1</sup> Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Parsippany-Troy Hills Township School District.

<sup>2</sup> Self-contained special education enrollment/ungraded students

<sup>3</sup> Birth-to-kindergarten survival ratio based on birth data five years prior using the last two years of historical data

<sup>4</sup> Average proportion of self-contained special education/ungraded students with respect to PK-5 subtotals based on the last two years of historical data

## Knollwood Elementary School

Historical enrollments for Knollwood from 2014-15 to 2023-24, and projected enrollments from 2024-25 to 2028-29, are shown in Table 17. Enrollments increased through 2018-19 before reversing trend. In 2023-24, enrollment is 389, which is a gain of 38 students from the 2014-15 enrollment of 351. In the baseline projections, enrollments are projected to decline for the next three years before stabilizing. In 2028-29, enrollment is projected to be 351, which would be a decline of 38 students from the 2023-24 enrollment. As there are no new housing units planned in the Knollwood attendance area, the baseline projections were not adjusted.

**Table 17**  
**Historical and Projected Enrollments of Knollwood Elementary School**

Year	PK	K	1	2	3	4	5	SE <sup>2</sup>	Total
<b>Historical<sup>1</sup></b>									
<b>2014-15</b>	0	72	67	46	62	47	57	0	<b>351</b>
<b>2015-16</b>	0	66	73	68	50	60	48	0	<b>365</b>
<b>2016-17</b>	0	57	58	70	69	52	61	0	<b>367</b>
<b>2017-18</b>	0	86	61	62	72	73	47	0	<b>401</b>
<b>2018-19</b>	0	73	78	63	59	72	69	0	<b>414</b>
<b>2019-20</b>	0	74	69	73	65	55	66	0	<b>402</b>
<b>2020-21</b>	0	71	78	60	70	59	48	0	<b>386</b>
<b>2021-22</b>	0	70	72	66	51	66	55	0	<b>380</b>
<b>2022-23</b>	0	68	58	73	55	50	54	0	<b>358</b>
<b>2023-24</b>	0	75	67	60	75	61	51	0	<b>389</b>
<b>CSR 5-Yr. Ratios</b>		0.7217 <sup>3</sup>	0.9705	0.9410	0.9174	0.9850	0.9108	0.0000 <sup>4</sup>	
<b>Projected – Baseline</b>									
<b>2024-25</b>	0	56	73	63	55	74	56	0	<b>377</b>
<b>2025-26</b>	0	60	54	69	58	54	67	0	<b>362</b>
<b>2026-27</b>	0	64	58	51	63	57	49	0	<b>342</b>
<b>2027-28</b>	0	77	62	55	47	62	52	0	<b>355</b>
<b>2028-29</b>	0	66	75	58	50	46	56	0	<b>351</b>

**Notes:** <sup>1</sup>Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Parsippany-Troy Hills Township School District.

<sup>2</sup> Self-contained special education enrollment/ungraded students

<sup>3</sup> Birth-to-kindergarten survival ratio based on birth data five years prior with outlier survival ratio from 2022-23 removed

<sup>4</sup> Average proportion of self-contained special education/ungraded students with respect to PK-5 subtotals

## Lake Hiawatha Elementary School

Historical enrollments for Lake Hiawatha from 2014-15 to 2023-24, and projected enrollments from 2024-25 to 2028-29, are shown in Table 18. Enrollments were fairly stable before increasing in the last two years. In 2023-24, enrollment is 462, which is a gain of 60 students from the 2014-15 enrollment of 402. In the baseline projections, enrollments are projected to decline throughout the projection period. In 2028-29, enrollment is projected to be 387, which would be a decline of 75 students from the 2023-24 enrollment. As there are no new housing units planned in the Lake Hiawatha attendance area, the baseline projections were not adjusted.

**Table 18**  
**Historical and Projected Enrollments of Lake Hiawatha Elementary School**

Year	PK	K	1	2	3	4	5	SE <sup>2</sup>	Total
<b>Historical<sup>1</sup></b>									
<b>2014-15</b>	65	49	46	60	56	64	45	17	<b>402</b>
<b>2015-16</b>	74	50	54	53	60	56	64	18	<b>429</b>
<b>2016-17</b>	70	46	54	54	52	60	52	16	<b>404</b>
<b>2017-18</b>	66	50	49	51	57	54	59	9	<b>395</b>
<b>2018-19</b>	64	52	56	50	50	59	54	23	<b>408</b>
<b>2019-20</b>	56	67	51	62	46	55	65	25	<b>427</b>
<b>2020-21</b>	46	66	63	51	61	50	55	31	<b>423</b>
<b>2021-22</b>	62	49	66	60	48	54	49	29	<b>417</b>
<b>2022-23</b>	49	72	57	65	66	51	56	33	<b>449</b>
<b>2023-24</b>	60	49	63	60	65	73	51	41	<b>462</b>
<b>CSR 5-Yr. Ratios</b>		0.7354 <sup>3</sup>	0.9490 <sup>4</sup>	0.9975	1.0063	1.0352	1.0043	0.0884 <sup>5</sup>	
<b>Projected – Baseline</b>									
<b>2024-25</b>	55	54	47	63	60	67	73	37	<b>456</b>
<b>2025-26</b>	55	66	51	47	63	62	67	36	<b>447</b>
<b>2026-27</b>	55	47	63	51	47	65	62	34	<b>424</b>
<b>2027-28</b>	55	43	45	63	51	49	65	33	<b>404</b>
<b>2028-29</b>	55	50	41	45	63	53	49	31	<b>387</b>

**Notes:** <sup>1</sup>Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Parsippany-Troy Hills Township School District.

<sup>2</sup>Self-contained special education enrollment/ungraded students

<sup>3</sup>Birth-to-kindergarten survival ratio based on birth data five years prior with outlier survival ratio from 2021-22 removed

<sup>4</sup>Outlier survival ratio from 2022-23 was not used in the computation of the average ratio.

<sup>5</sup>Average proportion of self-contained special education/ungraded students with respect to PK-5 subtotals based on the last two years of historical data

## Lake Parsippany Elementary School

Historical enrollments for Lake Parsippany from 2014-15 to 2023-24, and projected enrollments from 2024-25 to 2028-29, are shown in Table 19. Enrollments declined through 2019-20 before reversing trend. In 2023-24, enrollment is 301, which is slightly lower (-18) than the 2014-15 enrollment of 319. In the baseline projections, enrollments are projected to increase for the next four years before stabilizing. In 2028-29, enrollment is projected to be 332, which would be a gain of 31 students from the 2023-24 enrollment. In the adjusted projections, enrollments are projected to increase throughout the projection period. In 2028-29, enrollment is projected to be 422, which would be a gain of 121 students from the 2023-24 enrollment.

**Table 19**  
**Historical and Projected Enrollments of Lake Parsippany Elementary School**

Year	PK	K	1	2	3	4	5	SE <sup>2</sup>	Total
<b>Historical<sup>1</sup></b>									
<b>2014-15</b>	0	44	42	46	54	60	50	23	<b>319</b>
<b>2015-16</b>	0	40	48	41	42	51	58	18	<b>298</b>
<b>2016-17</b>	0	46	41	46	41	46	53	19	<b>292</b>
<b>2017-18</b>	0	42	40	40	54	44	43	21	<b>284</b>
<b>2018-19</b>	0	45	37	39	44	51	43	24	<b>283</b>
<b>2019-20</b>	0	36	42	35	38	46	47	16	<b>260</b>
<b>2020-21</b>	0	37	41	43	40	37	49	14	<b>261</b>
<b>2021-22</b>	0	38	37	42	51	42	42	19	<b>271</b>
<b>2022-23</b>	0	48	38	39	43	53	43	37	<b>301</b>
<b>2023-24</b>	0	40	52	41	41	44	53	30	<b>301</b>
<b>CSR 5-Yr. Ratios</b>		1.1474 <sup>3</sup>	1.0556	1.0453	1.1010	1.0215	1.0560	0.1254 <sup>4</sup>	
<b>Projected – Baseline</b>									
<b>2024-25</b>	0	40	42	54	45	42	46	34	<b>303</b>
<b>2025-26</b>	0	53	42	44	59	46	44	36	<b>324</b>
<b>2026-27</b>	0	37	56	44	48	60	49	37	<b>331</b>
<b>2027-28</b>	0	42	39	59	48	49	63	38	<b>338</b>
<b>2028-29</b>	0	44	44	41	65	49	52	37	<b>332</b>
<b>Projected – Adjusted for Housing Growth</b>									
<b>2024-25</b>	0	40	42	54	45	42	46	34	<b>303</b>
<b>2025-26</b>	0	53	42	44	59	46	44	36	<b>324</b>
<b>2026-27</b>	0	37	56	44	48	60	49	37	<b>331</b>
<b>2027-28</b>	0	50	47	68	56	57	71	38	<b>387</b>
<b>2028-29</b>	0	52	60	57	82	66	68	37	<b>422</b>

**Notes:** <sup>1</sup> Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Parsippany-Troy Hills Township School District.

<sup>2</sup> Self-contained special education enrollment/ungraded students

<sup>3</sup> Birth-to-kindergarten survival ratio based on birth data five years prior with outlier survival ratios from 2021-22 and 2023-24 removed

<sup>4</sup> Average proportion of self-contained special education/ungraded students with respect to PK-5 subtotals based on the last two years of historical data

## Littleton Elementary School

Historical enrollments for Littleton from 2014-15 to 2023-24, and projected enrollments from 2024-25 to 2028-29, are shown in Table 20. Enrollments increased through 2019-20 before reversing trend and stabilizing. In 2023-24, enrollment is 427, which is a gain of 60 students from the 2014-15 enrollment of 367. In the baseline projections, enrollments are projected to decline for the next two years before stabilizing. In 2028-29, enrollment is projected to be 400, which would be a decline of 27 students from the 2023-24 enrollment. In the adjusted projections, enrollments are projected to generally increase through 2026-27 before stabilizing. In 2028-29, enrollment is projected to be 451, which would be a gain of 24 students from the 2023-24 enrollment.

**Table 20**  
**Historical and Projected Enrollments of Littleton Elementary School**

Year	PK	K	1	2	3	4	5	SE <sup>2</sup>	Total
<b>Historical<sup>1</sup></b>									
<b>2014-15</b>	22	51	51	57	67	57	54	8	<b>367</b>
<b>2015-16</b>	29	49	61	53	57	68	64	13	<b>394</b>
<b>2016-17</b>	24	50	57	54	57	60	75	12	<b>389</b>
<b>2017-18</b>	0	66	67	55	58	56	61	12	<b>375</b>
<b>2018-19</b>	0	59	73	69	59	68	66	11	<b>405</b>
<b>2019-20</b>	0	71	70	80	73	69	71	12	<b>446</b>
<b>2020-21</b>	0	56	66	69	74	76	69	12	<b>422</b>
<b>2021-22</b>	0	57	63	73	68	76	76	9	<b>422</b>
<b>2022-23</b>	0	55	56	66	74	72	76	12	<b>411</b>
<b>2023-24</b>	0	72	56	61	64	81	80	13	<b>427</b>
<b>CSR 5-Yr. Ratios</b>		1.2138 <sup>3</sup>	1.0138	1.0572	0.9735	1.0554	1.0278	0.0280 <sup>4</sup>	
<b>Projected – Baseline</b>									
<b>2024-25</b>	0	62	73	59	59	68	83	11	<b>415</b>
<b>2025-26</b>	0	56	63	77	57	62	70	11	<b>396</b>
<b>2026-27</b>	0	64	57	67	75	60	64	11	<b>398</b>
<b>2027-28</b>	0	52	65	60	65	79	62	11	<b>394</b>
<b>2028-29</b>	0	59	53	69	58	69	81	11	<b>400</b>
<b>Projected – Adjusted for Housing Growth</b>									
<b>2024-25</b>	0	62	73	59	59	68	83	11	<b>415</b>
<b>2025-26</b>	0	67	74	88	68	73	80	11	<b>461</b>
<b>2026-27</b>	0	69	69	79	87	72	76	11	<b>463</b>
<b>2027-28</b>	0	57	70	72	77	91	74	11	<b>452</b>
<b>2028-29</b>	0	64	58	74	70	81	93	11	<b>451</b>

**Notes:** <sup>1</sup> Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Parsippany-Troy Hills Township School District.

<sup>2</sup> Self-contained special education enrollment/ungraded students

<sup>3</sup> Birth-to-kindergarten survival ratio based on birth data five years prior using the last four years of historical data

<sup>4</sup> Average proportion of self-contained special education/ungraded students with respect to PK-5 subtotals

## Mount Tabor Elementary School

Historical enrollments for Mount Tabor from 2014-15 to 2023-24, and projected enrollments from 2024-25 to 2028-29, are shown in Table 21. Enrollments slowly increased through 2018-19 before reversing trend. In 2023-24, enrollment is 348, which is a decline of 64 students from the 2014-15 enrollment of 412. In the baseline projections, enrollments are projected to decline in 2024-25 before reversing trend. In 2028-29, enrollment is projected to be 371, which would be a gain of 23 students from the 2023-24 enrollment. As there are no new housing units planned in the Mount Tabor attendance area, the baseline projections were not adjusted.

**Table 21**  
**Historical and Projected Enrollments of Mount Tabor Elementary School**

Year	PK	K	1	2	3	4	5	SE <sup>2</sup>	Total
<b>Historical<sup>1</sup></b>									
<b>2014-15</b>	0	61	61	58	57	76	84	15	<b>412</b>
<b>2015-16</b>	0	56	65	69	63	61	76	13	<b>403</b>
<b>2016-17</b>	0	53	67	69	73	62	65	17	<b>406</b>
<b>2017-18</b>	0	72	61	70	86	78	69	4	<b>440</b>
<b>2018-19</b>	0	64	78	65	74	81	80	7	<b>449</b>
<b>2019-20</b>	0	68	69	74	63	69	81	1	<b>425</b>
<b>2020-21</b>	0	50	65	73	72	62	66	0	<b>388</b>
<b>2021-22</b>	0	35	50	65	74	67	63	0	<b>354</b>
<b>2022-23</b>	0	53	42	56	66	80	74	0	<b>371</b>
<b>2023-24</b>	0	50	57	44	57	58	82	0	<b>348</b>
<b>CSR 5-Yr. Ratios</b>		0.9409 <sup>3</sup>	1.0274 <sup>4</sup>	1.0564	1.0050	0.9686	1.0255	0.0005 <sup>5</sup>	
<b>Projected – Baseline</b>									
<b>2024-25</b>	0	52	51	60	44	55	59	0	<b>321</b>
<b>2025-26</b>	0	61	53	54	60	43	56	0	<b>327</b>
<b>2026-27</b>	0	59	63	56	54	58	44	0	<b>334</b>
<b>2027-28</b>	0	68	61	67	56	52	59	0	<b>363</b>
<b>2028-29</b>	0	63	70	64	67	54	53	0	<b>371</b>

**Notes:** <sup>1</sup>Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Parsippany-Troy Hills Township School District.

<sup>2</sup> Self-contained special education enrollment/ungraded students

<sup>3</sup> Birth-to-kindergarten survival ratio based on birth data five years prior using the last four years of historical data with outlier survival ratio from 2021-22 removed

<sup>4</sup> Outlier survival ratio from 2022-23 was not used in the computation of the average ratio.

<sup>5</sup> Average proportion of self-contained special education/ungraded students with respect to PK-5 subtotals

## Northvail Elementary School

Historical enrollments for Northvail from 2014-15 to 2023-24, and projected enrollments from 2024-25 to 2028-29, are shown in Table 22. Enrollments were fairly stable before increasing outside of the historical range in the last year. In 2023-24, enrollment is 392, which is a gain of 28 students from the 2014-15 enrollment of 364. In the baseline projections, enrollments are projected to be fairly stable throughout the projection period, ranging from 383-399. In 2028-29, enrollment is projected to be 399, which would be slightly higher (+7) than the 2023-24 enrollment. As there are no new housing units planned in the Northvail attendance area, the baseline projections were not adjusted.

**Table 22**  
**Historical and Projected Enrollments of Northvail Elementary School**

Year	PK	K	1	2	3	4	5	SE <sup>2</sup>	Total
<b>Historical<sup>1</sup></b>									
<b>2014-15</b>	0	50	58	69	57	59	71	0	<b>364</b>
<b>2015-16</b>	0	50	70	65	64	61	64	0	<b>374</b>
<b>2016-17</b>	0	50	59	73	64	66	58	0	<b>370</b>
<b>2017-18</b>	0	50	63	58	72	64	70	0	<b>377</b>
<b>2018-19</b>	0	50	57	60	65	72	68	0	<b>372</b>
<b>2019-20</b>	0	50	58	55	63	61	69	0	<b>356</b>
<b>2020-21</b>	0	49	67	75	55	70	54	11	<b>381</b>
<b>2021-22</b>	0	50	66	61	71	55	59	21	<b>383</b>
<b>2022-23</b>	0	50	47	66	64	66	57	19	<b>369</b>
<b>2023-24</b>	0	50	57	55	71	64	73	22	<b>392</b>
<b>CSR 5-Yr. Ratios</b>		1.4736 <sup>3</sup>	1.1917	1.0934	1.0179	1.0102	0.9676	0.0573 <sup>4</sup>	
<b>Projected – Baseline</b>									
<b>2024-25</b>	0	50	60	62	56	72	62	21	<b>383</b>
<b>2025-26</b>	0	50	60	66	63	57	70	21	<b>387</b>
<b>2026-27</b>	0	50	60	66	67	64	55	21	<b>383</b>
<b>2027-28</b>	0	50	60	66	67	68	62	21	<b>394</b>
<b>2028-29</b>	0	50	60	66	67	68	66	22	<b>399</b>

**Notes:** <sup>1</sup>Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Parsippany-Troy Hills Township School District.

<sup>2</sup> Self-contained special education enrollment/ungraded students

<sup>3</sup> Birth-to-kindergarten survival ratio based on birth data five years prior

<sup>4</sup> Average proportion of self-contained special education/ungraded students with respect to PK-5 subtotals based on the last three years of historical data

## Rockaway Meadow Elementary School

Historical enrollments for Rockaway Meadow from 2014-15 to 2023-24, and projected enrollments from 2024-25 to 2028-29, are shown in Table 23. Enrollments have been fairly stable in the last decade, ranging from 228-268. In 2023-24, enrollment is 259, which is slightly higher (+9) than the 2014-15 enrollment of 250. In the baseline projections, enrollments are projected to generally increase for the next four years before stabilizing. In 2028-29, enrollment is projected to be 282, which would be a gain of 23 students from the 2023-24 enrollment. As there are no new housing units planned in the Rockaway Meadow attendance area, the baseline projections were not adjusted.

**Table 23**  
**Historical and Projected Enrollments of Rockaway Meadow Elementary School**

Year	PK	K	1	2	3	4	5	SE <sup>2</sup>	Total
<b>Historical<sup>1</sup></b>									
<b>2014-15</b>	0	43	37	39	29	40	44	18	<b>250</b>
<b>2015-16</b>	0	35	44	38	39	31	39	17	<b>243</b>
<b>2016-17</b>	0	40	34	40	36	36	36	24	<b>246</b>
<b>2017-18</b>	0	25	28	34	45	39	37	20	<b>228</b>
<b>2018-19</b>	0	48	33	32	35	51	42	16	<b>257</b>
<b>2019-20</b>	0	47	37	35	38	37	52	22	<b>268</b>
<b>2020-21</b>	0	52	33	44	34	43	37	23	<b>266</b>
<b>2021-22</b>	0	47	35	33	46	35	42	20	<b>258</b>
<b>2022-23</b>	0	37	40	33	35	45	36	22	<b>248</b>
<b>2023-24</b>	0	45	38	39	33	35	43	26	<b>259</b>
<b>CSR 5-Yr. Ratios</b>		1.2349 <sup>3</sup>	0.7493 <sup>4</sup>	1.0268	1.0194	1.0348	0.9902	0.0954 <sup>5</sup>	
<b>Projected – Baseline</b>									
<b>2024-25</b>	0	51	34	39	40	34	35	22	<b>255</b>
<b>2025-26</b>	0	49	38	35	40	41	34	23	<b>260</b>
<b>2026-27</b>	0	48	37	39	36	41	41	23	<b>265</b>
<b>2027-28</b>	0	67	36	38	40	37	41	25	<b>284</b>
<b>2028-29</b>	0	53	50	37	39	41	37	25	<b>282</b>

**Notes:** <sup>1</sup>Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Parsippany-Troy Hills Township School District.

<sup>2</sup> Self-contained special education enrollment/ungraded students

<sup>3</sup> Birth-to-kindergarten survival ratio based on birth data five years prior with outlier survival ratio from 2022-23 removed

<sup>4</sup> Outlier survival ratio from 2023-24 was not used in the computation of the average ratio.

<sup>5</sup> Average proportion of self-contained special education/ungraded students with respect to PK-5 subtotals

## Troy Hills Elementary School

Historical enrollments for Troy Hills from 2014-15 to 2023-24, and projected enrollments from 2024-25 to 2028-29, are shown in Table 24. Enrollments were fairly stable from 2014-15 to 2017-18 before increasing through 2020-21 and stabilizing. In 2023-24, enrollment is 294, which is a gain of 46 students from the 2014-15 enrollment of 248. In the baseline projections, enrollments are projected to be fairly stable throughout the projection period, ranging from 288-301. In 2028-29, enrollment is projected to be 288, which would be slightly lower (-6) than the 2023-24 enrollment. In the adjusted projections, enrollments are also projected to be fairly stable throughout the projection period, ranging from 292-306. In 2028-29, enrollment is projected to be 297, which would be slightly higher (+3) than the 2023-24 enrollment.

**Table 24**  
**Historical and Projected Enrollments of Troy Hills Elementary School**

Year	PK	K	1	2	3	4	5	SE <sup>2</sup>	Total
<b>Historical<sup>1</sup></b>									
<b>2014-15</b>	0	39	29	41	51	36	45	7	<b>248</b>
<b>2015-16</b>	0	43	34	29	41	51	37	12	<b>247</b>
<b>2016-17</b>	0	33	44	35	32	40	52	12	<b>248</b>
<b>2017-18</b>	0	45	31	49	30	32	34	17	<b>238</b>
<b>2018-19</b>	0	46	44	33	54	28	34	21	<b>260</b>
<b>2019-20</b>	0	48	36	47	35	53	31	42	<b>292</b>
<b>2020-21</b>	0	41	40	40	43	34	56	47	<b>301</b>
<b>2021-22</b>	0	46	31	40	43	43	35	52	<b>290</b>
<b>2022-23</b>	0	49	46	31	34	44	38	54	<b>296</b>
<b>2023-24</b>	0	47	47	46	28	34	42	50	<b>294</b>
<b>CSR 5-Yr. Ratios</b>		1.0952 <sup>3</sup>	0.9796 <sup>4</sup>	1.0278	0.9358	0.9987	0.9811	0.2155 <sup>5</sup>	
<b>Projected – Baseline</b>									
<b>2024-25</b>	0	42	46	48	43	28	33	52	<b>292</b>
<b>2025-26</b>	0	37	41	47	45	43	27	52	<b>292</b>
<b>2026-27</b>	0	39	36	42	44	45	42	53	<b>301</b>
<b>2027-28</b>	0	41	38	37	39	44	44	52	<b>295</b>
<b>2028-29</b>	0	41	40	39	35	39	43	51	<b>288</b>
<b>Projected – Adjusted for Housing Growth</b>									
<b>2024-25</b>	0	42	46	48	43	28	33	52	<b>292</b>
<b>2025-26</b>	0	37	41	47	45	43	27	52	<b>292</b>
<b>2026-27</b>	0	40	36	43	45	46	43	53	<b>306</b>
<b>2027-28</b>	0	42	40	38	41	46	46	52	<b>305</b>
<b>2028-29</b>	0	42	41	41	36	41	45	51	<b>297</b>

**Notes:** <sup>1</sup> Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Parsippany-Troy Hills Township School District.

<sup>2</sup> Self-contained special education enrollment/ungraded students

<sup>3</sup> Birth-to-kindergarten survival ratio based on birth data five years prior

<sup>4</sup> Average survival ratio using three years of historical data

<sup>5</sup> Average proportion of self-contained special education/ungraded students with respect to PK-5 subtotals based on the last three years of historical data

## Brooklawn Middle School

Historical enrollments for Brooklawn, from 2014-15 to 2023-24, and projected enrollments from 2024-25 to 2028-29, are shown in Table 25. Enrollments increased through 2017-18 before reversing trend. After declining through 2020-21, enrollments have reversed trend again. In 2023-24, enrollment is 940, which is a gain of 80 students from the 2014-15 enrollment of 860. In the baseline projections, enrollments are projected to decline through 2027-28 before stabilizing. In 2028-29, enrollment is projected to be 863, which would be a decline of 77 students from the 2023-24 enrollment. In the adjusted projections, enrollments are projected to increase for the next two years before reversing trend. In 2028-29, enrollment is projected to be 986, which would be a gain of 46 students from the 2023-24 enrollment.

**Table 25**  
**Historical and Projected Enrollments of Brooklawn Middle School**

Year	6	7	8	SE <sup>2</sup>	Total
<b>Historical<sup>1</sup></b>					
<b>2014-15</b>	273	290	281	16	<b>860</b>
<b>2015-16</b>	290	276	298	15	<b>879</b>
<b>2016-17</b>	295	295	277	14	<b>881</b>
<b>2017-18</b>	300	310	296	13	<b>919</b>
<b>2018-19</b>	278	312	320	8	<b>918</b>
<b>2019-20</b>	284	275	308	10	<b>877</b>
<b>2020-21</b>	289	280	280	13	<b>862</b>
<b>2021-22</b>	303	287	290	18	<b>898</b>
<b>2022-23</b>	296	307	285	16	<b>904</b>
<b>2023-24</b>	301	302	316	21	<b>940</b>
<b>CSR 5-Yr. Ratios</b>	1.0564 <sup>3</sup>	1.0031	1.0191	0.0204 <sup>5</sup>	
<b>Projected – Baseline</b>					
<b>2024-25</b>	317	302	308	19	<b>946</b>
<b>2025-26</b>	288	318	308	19	<b>933</b>
<b>2026-27</b>	276	289	324	18	<b>907</b>
<b>2027-28</b>	268	277	295	17	<b>857</b>
<b>2028-29</b>	295	269	282	17	<b>863</b>
<b>Projected – Adjusted for Housing Growth</b>					
<b>2024-25</b>	329	314	320	19	<b>982</b>
<b>2025-26</b>	323	349	339	19	<b>1,030</b>
<b>2026-27</b>	318	331	362	18	<b>1,029</b>
<b>2027-28</b>	304	319	337	17	<b>977</b>
<b>2028-29</b>	339	305	325	17	<b>986</b>

**Notes:** <sup>1</sup> Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Parsippany-Troy Hills Township School District.

<sup>2</sup> Self-contained special education enrollment/ungraded students

<sup>3</sup> Grade 5-6 ratio based on 5<sup>th</sup> grade enrollments of feeder elementary schools

<sup>4</sup> Average proportion of self-contained special education/ungraded students with respect to 6-8 subtotals based on the last three years of historical data

## Central Middle School

Historical enrollments for Central, from 2014-15 to 2023-24, and projected enrollments from 2024-25 to 2028-29, are shown in Table 26. In general, enrollments slowly increased through 2020-21 before reversing trend. In 2023-24, enrollment is 732, which is a decline of 26 students from the 2014-15 enrollment of 758. In the baseline projections, enrollments are projected to increase for the next three years before stabilizing. In 2028-29, enrollment is projected to be 788, which would be a gain of 56 students from the 2023-24 enrollment. As there are few students anticipated from the new housing developments planned in the Central attendance area, the baseline projections were not adjusted.

**Table 26**  
**Historical and Projected Enrollments of Central Middle School**

Year	6	7	8	SE <sup>2</sup>	Total
<b>Historical<sup>1</sup></b>					
<b>2014-15</b>	267	245	238	8	<b>758</b>
<b>2015-16</b>	275	260	250	5	<b>790</b>
<b>2016-17</b>	248	268	251	7	<b>774</b>
<b>2017-18</b>	261	253	271	8	<b>793</b>
<b>2018-19</b>	255	271	255	8	<b>789</b>
<b>2019-20</b>	277	262	270	8	<b>817</b>
<b>2020-21</b>	297	270	259	7	<b>833</b>
<b>2021-22</b>	248	286	266	7	<b>807</b>
<b>2022-23</b>	244	241	285	11	<b>781</b>
<b>2023-24</b>	244	234	244	10	<b>732</b>
<b>CSR 5-Yr. Ratios</b>	1.0176 <sup>3</sup>	0.9671	0.9957	0.0141 <sup>4</sup>	
<b>Projected – Baseline</b>					
<b>2024-25</b>	265	236	233	10	<b>744</b>
<b>2025-26</b>	264	256	235	11	<b>766</b>
<b>2026-27</b>	270	255	255	11	<b>791</b>
<b>2027-28</b>	254	261	254	11	<b>780</b>
<b>2028-29</b>	271	246	260	11	<b>788</b>

**Notes:** <sup>1</sup> Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Parsippany-Troy Hills Township School District.

<sup>2</sup> Self-contained special education enrollment/ungraded students

<sup>3</sup> Grade 5-6 ratio based on 5<sup>th</sup> grade enrollments of the feeder elementary schools

<sup>4</sup> Average proportion of self-contained special education/ungraded students with respect to 6-8 subtotals based on the last two years of historical data

## Parsippany High School

Historical enrollments for Parsippany High School from 2014-15 to 2023-24, and projected enrollments from 2024-25 to 2028-29, are shown in Table 27. In the last decade, enrollments have been fairly stable, ranging from 876.5-936. Enrollment is 933 in 2023-24, which is nearly identical (+3) to the 2014-15 enrollment of 930. In the baseline projections, enrollments are projected to decline for the next four years before stabilizing. In 2028-29, enrollment is projected to be 835, which would be a decline of 98 students from the 2023-24 enrollment. As there are few students anticipated from the new housing developments planned in the Parsippany High School attendance area, the baseline projections were not adjusted.

**Table 27**  
**Historical and Projected Enrollments of Parsippany High School**

Year	9	10	11	12	SE <sup>2</sup>	Total
<b>Historical<sup>1</sup></b>						
<b>2014-15</b>	212	235	249	217	17	<b>930</b>
<b>2015-16</b>	220	215	239.5	244.5	17	<b>936</b>
<b>2016-17</b>	221	222	211	238.5	16.5	<b>909</b>
<b>2017-18</b>	219	224	218.5	209.5	15	<b>886</b>
<b>2018-19</b>	235	224	222	210.5	10.5	<b>902</b>
<b>2019-20</b>	210	240	218.5	223.5	17.5	<b>909.5</b>
<b>2020-21</b>	238	216	224	218	18	<b>914</b>
<b>2021-22</b>	210	234	205	222	21	<b>892</b>
<b>2022-23</b>	226	209	227.5	198	16	<b>876.5</b>
<b>2023-24</b>	255	222	203	236	17	<b>933</b>
<b>CSR 5-Yr. Ratios</b>	0.8592 <sup>3</sup>	0.9973	0.9565	0.9980	0.0202 <sup>4</sup>	
<b>Projected – Baseline</b>						
<b>2024-25</b>	210	254	212	203	18	<b>897</b>
<b>2025-26</b>	200	209	243	212	17	<b>881</b>
<b>2026-27</b>	202	199	200	243	17	<b>861</b>
<b>2027-28</b>	219	201	190	200	16	<b>826</b>
<b>2028-29</b>	218	218	192	190	17	<b>835</b>

**Notes:** <sup>1</sup> Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Parsippany-Troy Hills Township School District.

<sup>2</sup> Self-contained special education enrollment/ungraded students

<sup>3</sup> Grade 8-9 ratio based on 8<sup>th</sup> grade enrollments of Central Middle School

<sup>4</sup> Average proportion of self-contained special education/ungraded students with respect to 9-12 subtotals

## Parsippany Hills High School

Historical enrollments for Parsippany Hills High School from 2014-15 to 2023-24, and projected enrollments from 2024-25 to 2028-29, are shown in Table 28. Enrollments were fairly stable through 2020-21 before declining. Enrollment is 995 in 2023-24, which is a decline of 56 students from the 2014-15 enrollment of 1,051. In the baseline and adjusted projections, enrollments are projected to increase for the next four years before reversing trend. In 2028-29, enrollment is projected to be 1,050 in the baseline projections, which would be a gain of 55 students from the 2023-24 enrollment. In the adjusted projections, enrollment is projected to be 1,184 in 2028-29, which would be a gain of 189 students from the 2023-24 enrollment.

**Table 28**  
**Historical and Projected Enrollments of Parsippany Hills High School**

Year	9	10	11	12	SE <sup>2</sup>	Total
<b>Historical<sup>1</sup></b>						
<b>2014-15</b>	256	258	244	277	16	<b>1,051</b>
<b>2015-16</b>	254	263	255	242	27.5	<b>1,041.5</b>
<b>2016-17</b>	260	253	263	250.5	23	<b>1,049.5</b>
<b>2017-18</b>	249	269	253.5	263	22	<b>1,056.5</b>
<b>2018-19</b>	260	251	267.5	258.5	23.5	<b>1,060.5</b>
<b>2019-20</b>	280	266	245	265	11.5	<b>1,067.5</b>
<b>2020-21</b>	260	277	257	249	9	<b>1,052</b>
<b>2021-22</b>	221	257	270	258.5	7	<b>1,013.5</b>
<b>2022-23</b>	230	224	250	270.5	9.5	<b>984</b>
<b>2023-24</b>	271	234	229	250	11	<b>995</b>
<b>CSR 5-Yr. Ratios</b>	0.8444 <sup>3</sup>	1.0022	0.9840	1.0060	0.0095 <sup>4</sup>	
<b>Projected – Baseline</b>						
<b>2024-25</b>	267	272	230	230	9	<b>1,008</b>
<b>2025-26</b>	260	268	268	231	10	<b>1,037</b>
<b>2026-27</b>	260	261	264	270	10	<b>1,065</b>
<b>2027-28</b>	274	261	257	266	10	<b>1,068</b>
<b>2028-29</b>	249	275	257	259	10	<b>1,050</b>
<b>Projected – Adjusted for Housing Growth</b>						
<b>2024-25</b>	278	282	241	241	9	<b>1,051</b>
<b>2025-26</b>	288	297	296	260	10	<b>1,151</b>
<b>2026-27</b>	293	295	300	304	10	<b>1,202</b>
<b>2027-28</b>	306	294	291	302	10	<b>1,203</b>
<b>2028-29</b>	285	307	289	293	10	<b>1,184</b>

**Notes:** <sup>1</sup> Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Parsippany-Troy Hills Township School District.

<sup>2</sup> Self-contained special education enrollment/ungraded students

<sup>3</sup> Grade 8-9 ratio based on 8<sup>th</sup> grade enrollments of Brooklawn Middle School

<sup>4</sup> Average proportion of self-contained special education/ungraded students with respect to 9-12 subtotals

## Capacity Analysis

Table 29 shows the educational capacities of the school buildings in the Parsippany-Troy Hills Township School District in comparison to both the current enrollments in 2023-24 and the enrollment projections in the 2028-29 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 and proposed housing developments are constructed and occupied. Using the building capacities from the 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.

**Table 29**  
**Capacity Analysis**  
**Parsippany-Troy Hills Township School District**

School	Capacity <sup>1,2</sup>	Current Enrollment 2023-24	Difference	Projected Enrollment 2028-29	Difference
Eastlake E.S. (PK-5)	348	396	-48	397	-49
Intervale E.S. (K-5)	407	276	+131	276	+131
Knollwood E.S. (K-5)	374	389	-15	351	+23
Lake Hiawatha E.S. (PK-5)	377	462	-85	387	-10
Lake Parsippany E.S. (K-5)	346	301	+45	422	-76
Littleton E.S. (K-5)	391	427	-36	451	-60
Mount Tabor E.S. (K-5)	381	348	+33	371	+10
Northvail E.S. (K-5)	338	392	-54	399	-61
Rockaway Meadow E.S. (K-5)	346	259	+87	282	+64
Troy Hills E.S. (K-5)	336	294	+42	297	+39
Brooklawn M.S. (6-8)	993	940	+53	986	+7
Central M.S. (6-8)	738	732	+6	788	-50
Parsippany H.S. (9-12)	1,148	933	+215	835	+313
Parsippany Hills H.S. (9-12)	1,143	995	+148	1,184	-41

**Notes:** <sup>1</sup> District Practices capacity from the Parsippany-Troy Hills Township School District Long Range Facility Plan (2022)

<sup>2</sup> The actual capacities of the buildings in 2023-24 may have changed if the buildings' instructional spaces are being used differently than when the capacities were computed.

In 2023-24, five elementary schools have unhoused students, with the largest being at Lake Hiawatha (-85). On the other hand, seating surpluses currently exist in the remaining elementary schools, with the greatest being at Intervale (+131). At the middle school level, while Brooklawn has surplus seating (+53), Central is nearing capacity (+6). Both high schools currently have surplus seats, with the greatest being at Parsippany High School (+215).

By 2028-29, five elementary schools are projected to have inadequate seating, with the largest being at Lake Parsippany (-76). The remaining five elementary schools are projected to have surplus seating, with the largest being at Intervale (+131). At the middle school level, due to a projected increase in enrollments, Central (-50) is projected to be overcapacity while Brooklawn is projected to have a smaller number of surplus seats (+7) and nearing capacity. At the high school level, the number of surplus seats at Parsippany High School (+313) is projected to be greater due to a projected decline in enrollment. However, Parsippany Hills High School is now projected to have a shortage of seating (-41) due to a projected gain in enrollment.

## **Appendix**

**Table A1**  
**Parsippany-Troy Hills Student Yields (K-12) for Condominiums and Townhouses**

<b>Development</b>	<b>Approx. Price (\$)<sup>1</sup></b>	<b>Year Built</b>	<b>Bedrooms</b>	<b>1-BR</b>	<b>2-BR</b>	<b>3-BR</b>	<b>Number of Units<sup>2</sup></b>	<b>K-5 Students</b>	<b>6-8 Students</b>	<b>9-12 Students</b>	<b>K-12 Students<sup>3</sup></b>	<b>2019-20 Student Yield</b>
<b>Atrium</b>	335,000	1983	2-BR	0	40	0	40	2	0	1	3	<b>0.075</b>
<b>Brookstone</b>	420,000	1986	3-BR	0	0	35	35	7	1	4	12	<b>0.343</b>
<b>Cambridge Village</b>	175,000	1960	1-2 BR	100	30	0	130	17	5	7	29	<b>0.223</b>
<b>Cedar Brook</b>	185,000	1960	1-2 BR	150	48	0	198	7	4	5	16	<b>0.081</b>
<b>Forge Pond</b>	450,000	2017-2018	2-3 BR	0	20	32	52	17	3	1	21	<b>0.404</b>
<b>Glenmont Commons</b>	375,000	2000-2005	2-3 BR	0	99	165	264	50	22	37	109	<b>0.413</b>
<b>Hunting Ridge</b>	465,000	1998-1999	2-3 BR	0	N/A	N/A	208	82	40	24	146	<b>0.702</b>
<b>Lincoln Gardens</b>	175,000	1960	1-BR	58	0	0	58	0	1	0	1	<b>0.017</b>
<b>Manor (1 and 2)</b>	125,000	1960	1 & 3-BR	212	0	2	214	10	1	4	15	<b>0.070</b>
<b>Mazdabrook Commons</b>	425,000	2001-2004	2-3 BR	0	59	163	222	56	45	22	123	<b>0.554</b>
<b>Mountain Club</b>	220,000	1960	1-2 BR	514	188	0	702	58	20	29	107	<b>0.152</b>
<b>Powder Mill Village</b>	425,000	1982-1983	2-3 BR	0	127	200	327	67	32	30	129	<b>0.394</b>
<b>Skyview Heights</b>	425,000	1990-1998	2-4 BR	0	115	75	190	26	7	14	47	<b>0.247</b>
<b>Total</b>							<b>2,640</b>	<b>399</b>	<b>181</b>	<b>178</b>	<b>758</b>	<b>0.287</b>

**Notes:** <sup>1</sup> Sale price information was obtained from [www.njcondos.net](http://www.njcondos.net).

<sup>2</sup> As derived from the Parsippany-Troy Hills Township property database

<sup>3</sup> Based on 2019-20 enrollments in the Parsippany-Troy Hills Township School District

**Table A2**  
**Parsippany-Troy Hills Student Yields (K-12) for Apartments**

<b>Development (Property Address)</b>	<b>Rent (\$)<sup>1</sup></b>	<b>Year Built</b>	<b>Bedrooms</b>	<b>Studio (0-BR)</b>	<b>1-BR</b>	<b>2-BR</b>	<b>3-BR</b>	<b>Number of Units<sup>1</sup></b>	<b>K-5 Students</b>	<b>6-8 Students</b>	<b>9-12 Students</b>	<b>K-12 Students<sup>2</sup></b>	<b>2019-20 Student Yield</b>
<b>87C N. Beverwyck Road</b>	N/A	N/A	1-BR	0	8	0	0	8	0	0	0	0	<b>0.000</b>
<b>89 N. Beverwyck Road</b>	1325	1961	1-BR	0	6	0	0	6	0	0	0	0	<b>0.000</b>
<b>Baldwin Manor (200 Baldwin Road)</b>	1290-1690	1965	1-2 BR	0	198	42	0	240	53	6	10	69	<b>0.288</b>
<b>Beverwyck Gardens (87B N. Beverwyck Road)</b>	1395-1695	1960	1-2 BR	0	21	6	0	27	0	0	0	0	<b>0.000</b>
<b>Camelot Gardens (649 Littleton Road)</b>	1465-1740	1920	1-2 BR	0	78	16	0	94	3	1	3	7	<b>0.074</b>
<b>Colonial Heights (300 Parsippany Road)</b>	1425-1925	1950	1-2 BR	0	300	100	0	400	54	16	8	78	<b>0.195</b>
<b>Dartmouth Village (270 Baldwin Road)</b>	1395-1895	1964	1-2 BR	0	167	55	0	222	16	10	7	33	<b>0.149</b>
<b>Edwards Garden (889 Edwards Road)</b>	1275-1575	1974	1-BR	0	104	0	0	104	3	4	0	7	<b>0.067</b>
<b>Intervale Gardens (3379 Rte. 46)</b>	1350-1550	1960	1-2 BR	0	174	74	0	248	11	5	12	28	<b>0.113</b>
<b>Knoll Gardens (63 Dafrack Drive)</b>	1220-1525	N/A	1-2 BR	0	832	276	0	1108	199	49	55	303	<b>0.273</b>
<b>Lakeview Gardens (200 Vail Road)</b>	1375-1765	1963	1-2 BR	0	162	52	0	214	9	1	8	18	<b>0.084</b>
<b>Meadowbrook Gardens (3579 Rte. 46)</b>	1550-1750	1964	1-2 BR	0	115	36	0	151	42	13	21	76	<b>0.503</b>
<b>Mill Run at Parsippany<sup>3</sup> (2889 Rte. 10)</b>	1660-2110	N/A	1-2 BR	0	N/A	N/A	0	80	3	5	4	12	<b>0.150</b>

<b>Park Lake Village</b> (350 Baldwin Road)	1330-1895	1965	1-2 BR	0	184	62	0	246	12	6	10	<b>28</b>	<b>0.114</b>
<b>Parsippany Gardens</b> (380 Parsippany Road)	1195-3098	1956	0- 2 BR	24	83	15	0	122	16	5	4	<b>25</b>	<b>0.205</b>
<b>Parsippany Village</b> (2429 Rte. 10)	1350	1965	1-BR	0	30	0	0	30	0	1	0	<b>1</b>	<b>0.033</b>
<b>Partridge Run</b> (130 New Road)	1350-1825	1965	1-2 BR	0	189	56	0	245	13	4	7	<b>24</b>	<b>0.098</b>
<b>Powder Mill Heights</b> (2110 Gates Court)	1950-3200	1995	1-3 BR	0	47	268	40	355	65	26	31	<b>122</b>	<b>0.344</b>
<b>Redstone Gardens</b> (1 Redstone Drive)	1405-1750	N/A	1-2 BR	0	74	18	0	92	6	1	3	<b>10</b>	<b>0.109</b>
<b>Rutgers Village</b> (80 New Road)	1310	1965	1-BR	0	321	102	0	423	37	13	11	<b>61</b>	<b>0.144</b>
<b>The Mark Parsippany</b> (former Modera) (1715 Rte. 46)	1775-3203	2017	0-2 BR	6	112	94	0	212	8	7	9	<b>24</b>	<b>0.113</b>
<b>Tivoli Gardens</b> (1100 Parsippany Blvd.)	1300-1740	1964	1-2 BR	0	290	96	0	386	25	18	22	<b>65</b>	<b>0.168</b>
<b>Troy Gardens</b> (220 Littleton Road)	1395-1695	1960	1-2 BR	0	84	24	0	108	13	8	8	<b>29</b>	<b>0.269</b>
<b>Troy Hills Village</b> (1480 Rte. 46)	1410-2850	1965	1-3 BR	0	571	166	16	753	145	40	32	<b>217</b>	<b>0.288</b>
<b>Vail Gardens</b> (100 Vail Road)	1200-1650	N/A	0- 2 BR	7	222	50	0	279	26	15	5	<b>46</b>	<b>0.165</b>
<b>Westgate Gardens</b> (350 Parsippany Road)	1349-2015	1970	1-2 BR	0	120	32	0	152	31	9	9	<b>49</b>	<b>0.322</b>
<b>Total</b>								<b>6,305</b>	<b>790</b>	<b>263</b>	<b>279</b>	<b>1,332</b>	<b>0.211</b>

**Notes:** <sup>1</sup> As derived from internet research

<sup>2</sup> Based on 2019-20 enrollments in the Parsippany-Troy Hills Township School District

<sup>3</sup> Contains 16 affordable units