DEMOGRAPHIC STUDY FOR THE SCHOOL DISTRICT OF THE CHATHAMS



February 2, 2026

STATISTICAL FORECASTING

- Provide demographic services for school districts in the New York-New Jersey metropolitan area since 1998.
- Performed demographic studies for approximately 200 school districts in NY & NJ.
- Demographic consultant for the NYC Public Schools since 2006.

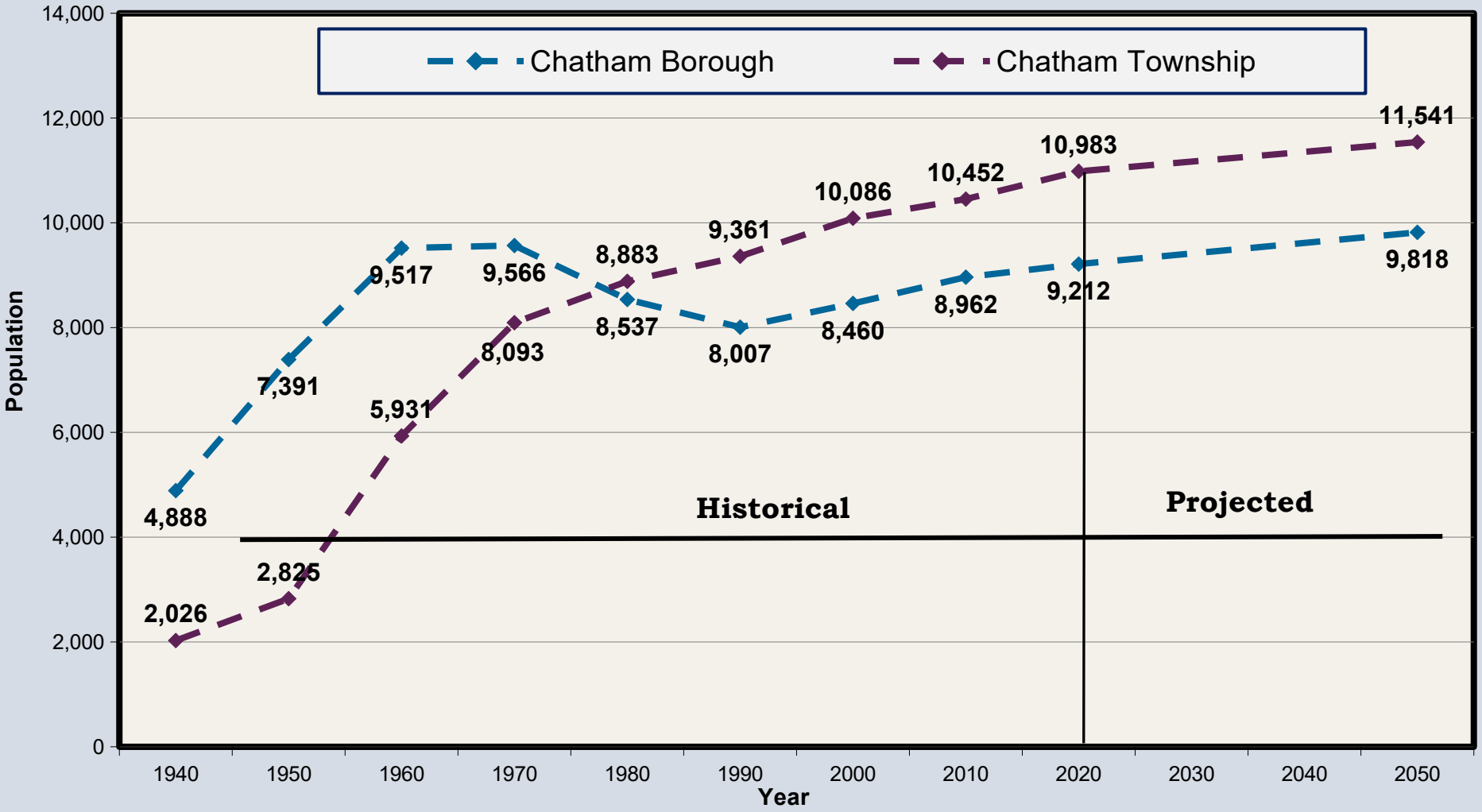
RICHARD S. GRIP ED.D.

- Executive Director
- Doctorate from Rutgers University Graduate School of Education in Educational Statistics and Measurement
- Numerous publications on school demography and presentations nationally
- Testified as an expert witness in school demography in several Administrative Law court hearings.

PURPOSE OF THE STUDY

- Project grade-by-grade enrollments from 2026-27 through 2030-31, a 5-year period. Previous study completed in October 2022.
- Analyze community population trends, demographic characteristics and age structure, birth counts, and fertility rates
- Examine historical enrollment trends districtwide, by grade configuration. and by school
- Investigate district's historical enrollments by race/poverty status
- Determine historical birth counts for each elementary attendance area
- Compute student yields (children per housing unit) by housing type (e.g. 1- to 4-family, townhouse/condo, and apartment)
- Research new housing starts and analyze their impact on the school district
- Compare school building capacities to current and projected enrollments

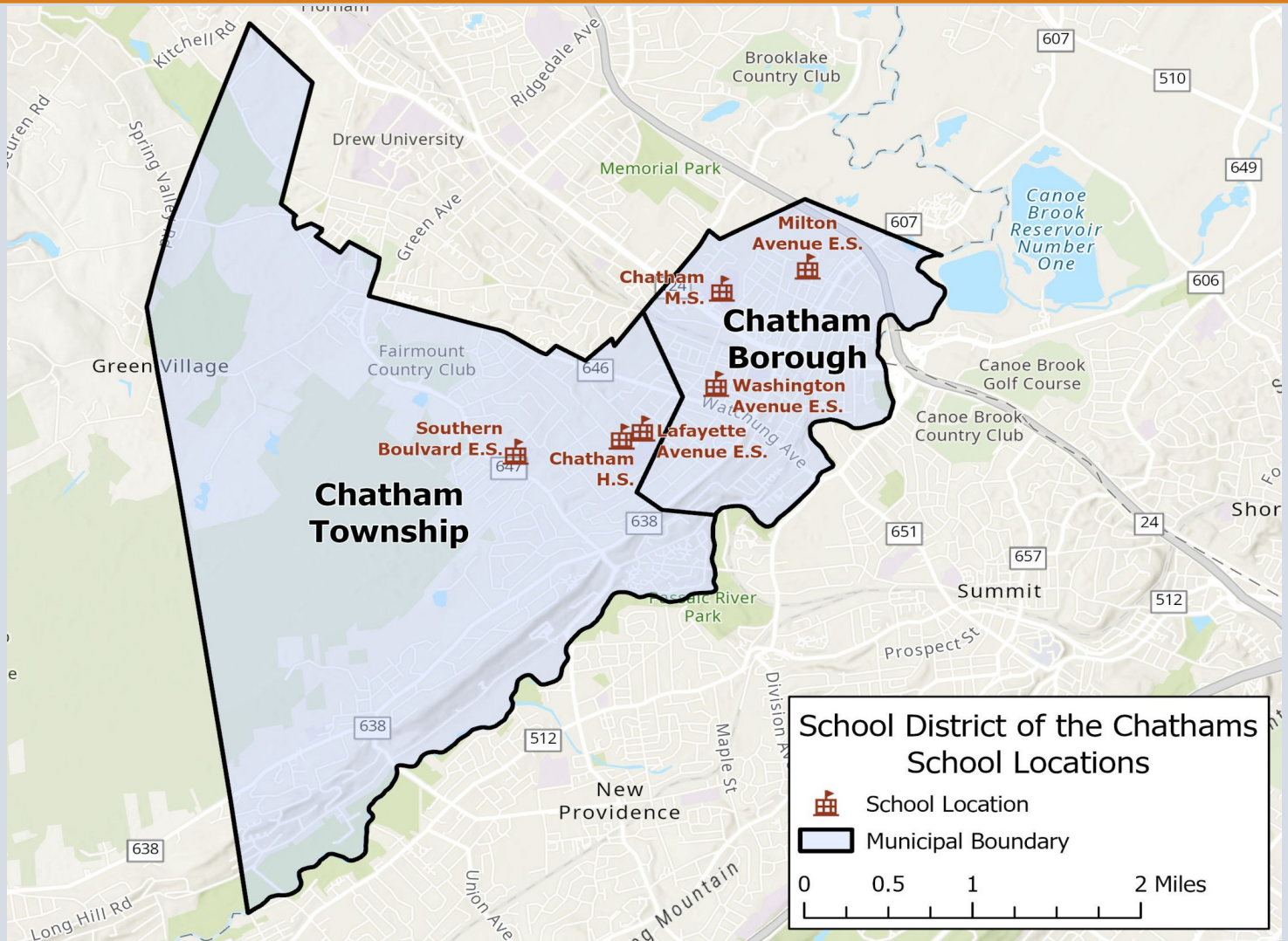
HISTORICAL AND PROJECTED POPULATIONS 1940-2050



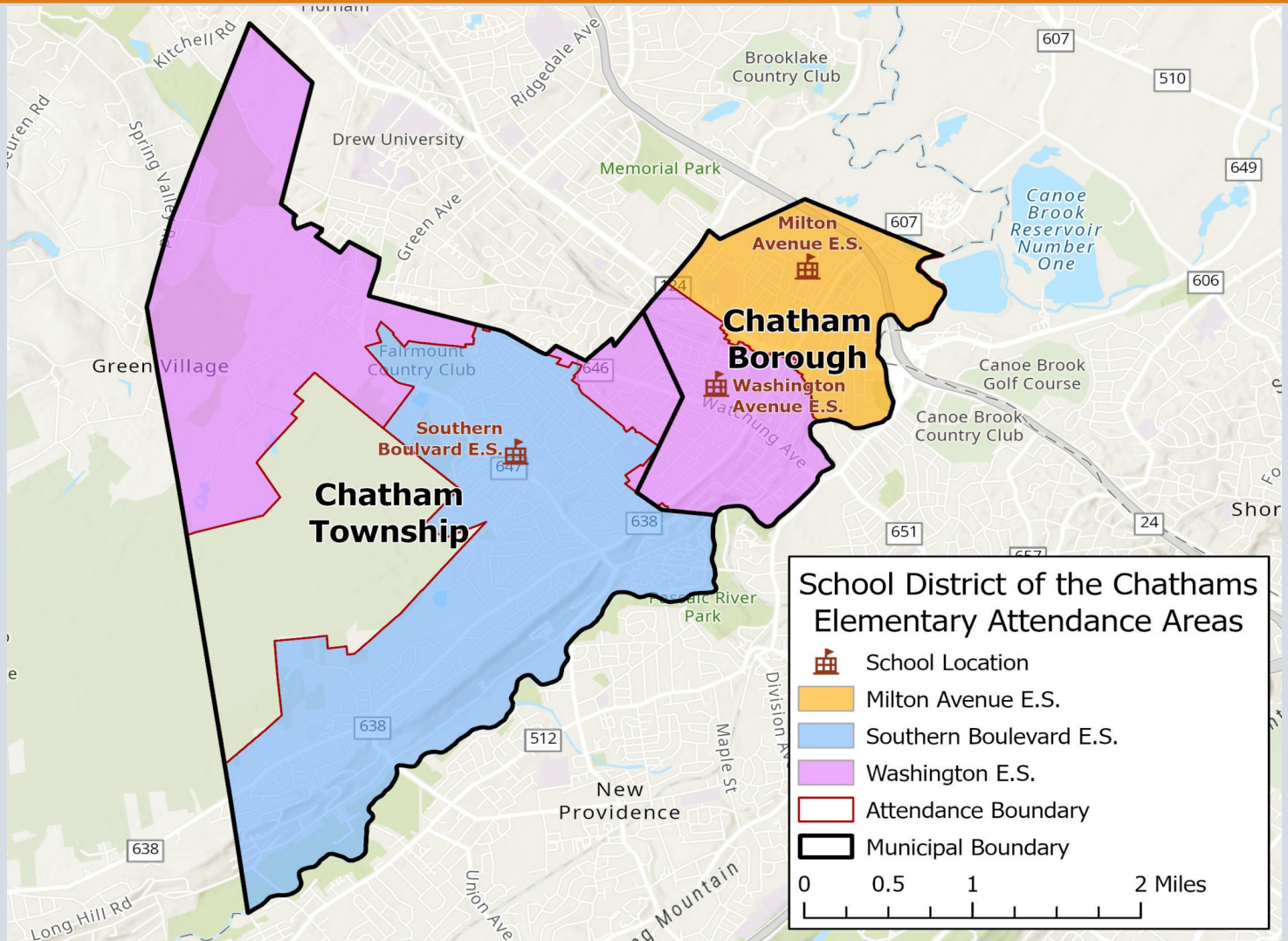
DEMOGRAPHIC PROFILES

- CB - 78% White, 9% Asian, 7% Hispanic in 2020.
- CT - 78% White, 13% Asian, 5% Hispanic in 2020. Declining White population from 2010 in both communities.
- Foreign-Born: CB – 13.1%, CT- 14.1% (NJ = 25.0%) India and China are largest sources in each community.
- Bachelor's Degree or Higher = 84.7% in CB, 82.3% in CT (NJ = 44.5%)
- Median household income = $250K+ in each community (NJ = $104K)
- 82.8% of homes in CB are SF detached or attached (townhouses), 77.1% in CT.
- 20.7% of housing units are renter-occupied in CB, 17.0% in CT. (NJ = 38.7%)
- Median value of owner-occupied unit = $944K in CB, $1.055M in CT (NJ=$496K)

SCHOOL LOCATIONS



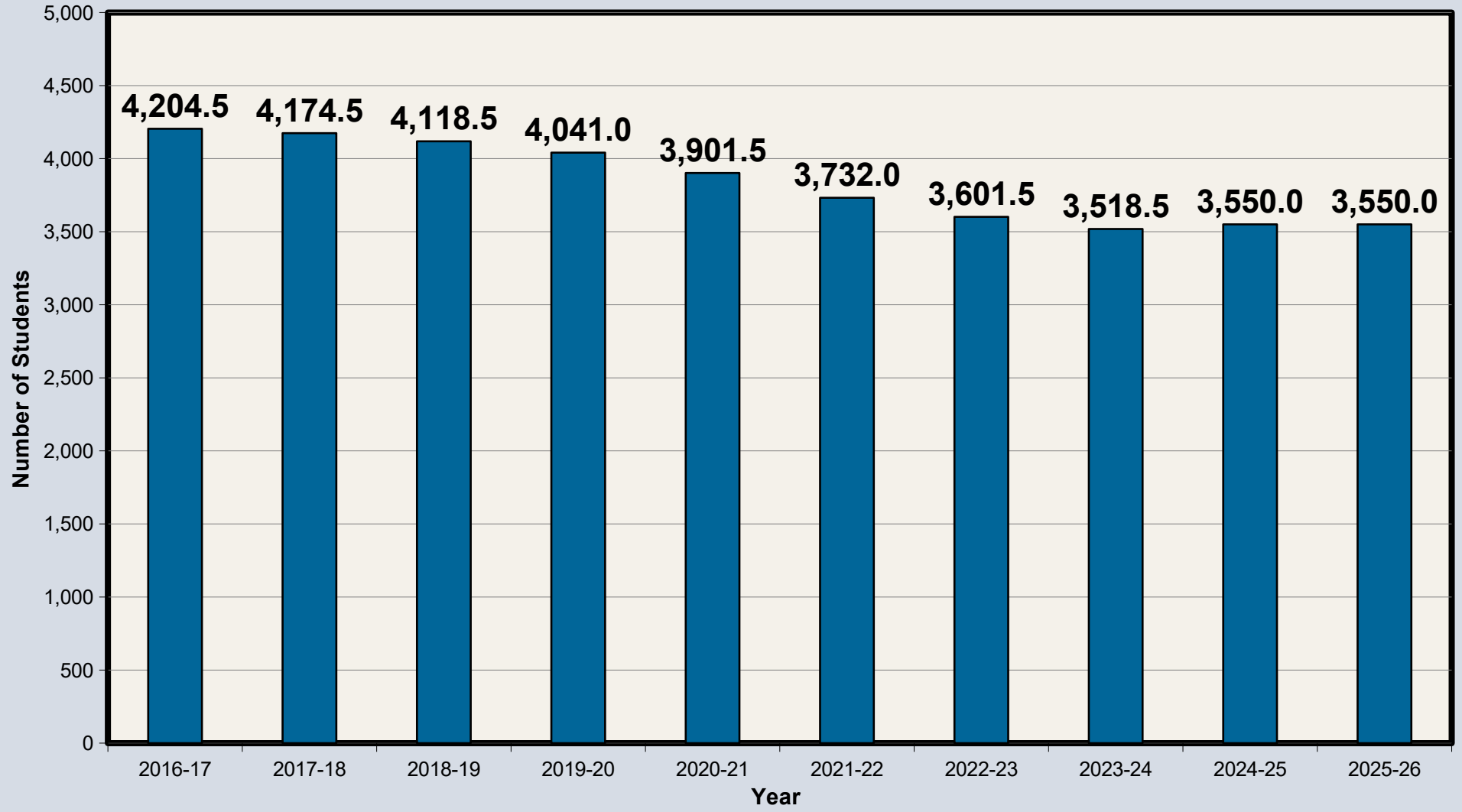
ELEMENTARY ATTENDANCE AREAS



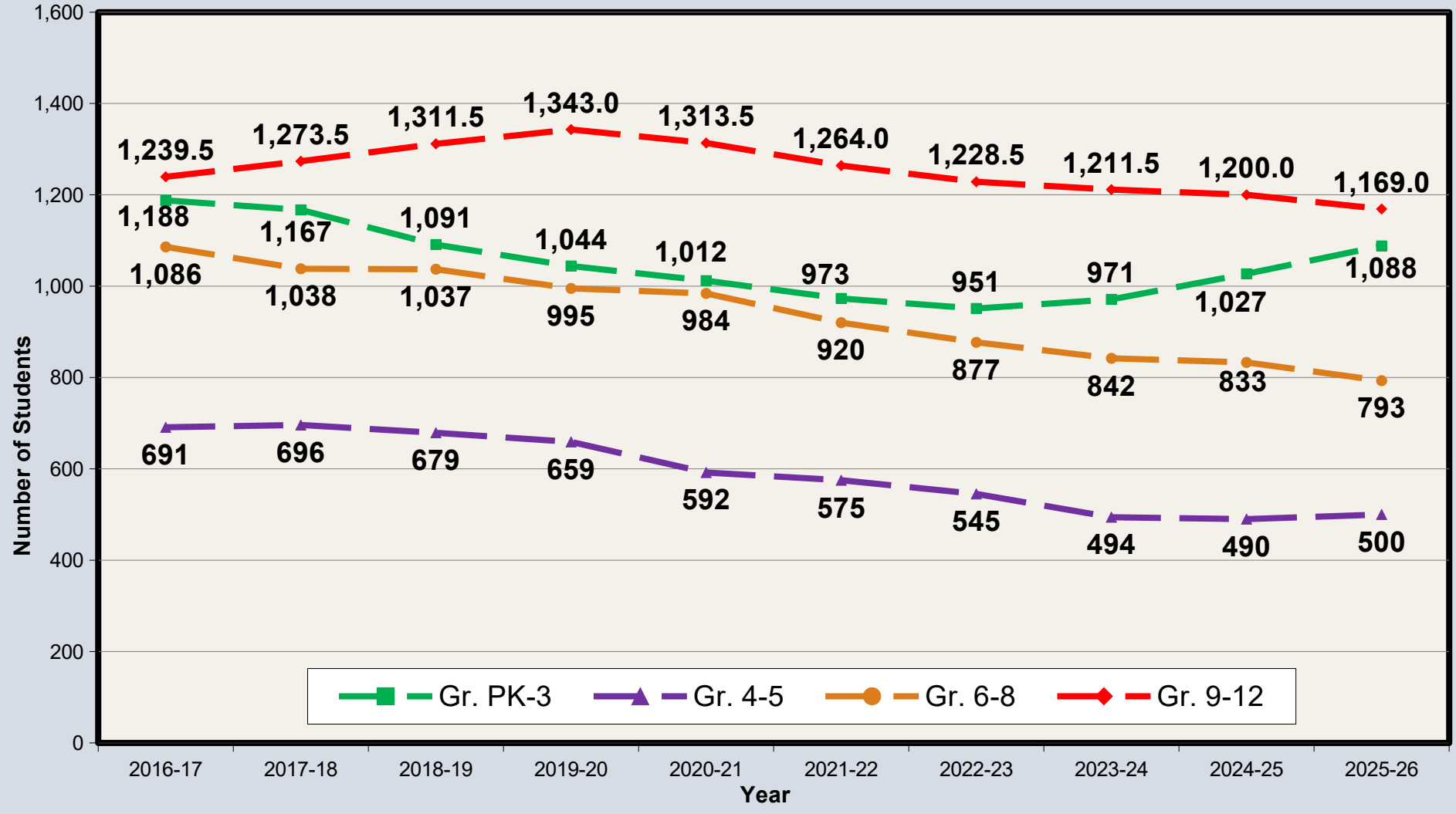
HISTORICAL ENROLLMENT TRENDS

- District's 2025-26 enrollment (PK-12) on 10/15/25 was 3,550.
- 2016-17 enrollment = 4,204.5 (decline of 654.5 students in 10 years)
- Loss of 309 students in 2020-21 & 2021-22 (COVID-19 pandemic)
- Enrollments steadily declined through 2023-24 before stabilizing.
- Cohort-Survival Ratio Method (CSR) was used to project enrollments five years into the future.

HISTORICAL ENROLLMENTS (PK-12)
2016-17 TO 2025-26



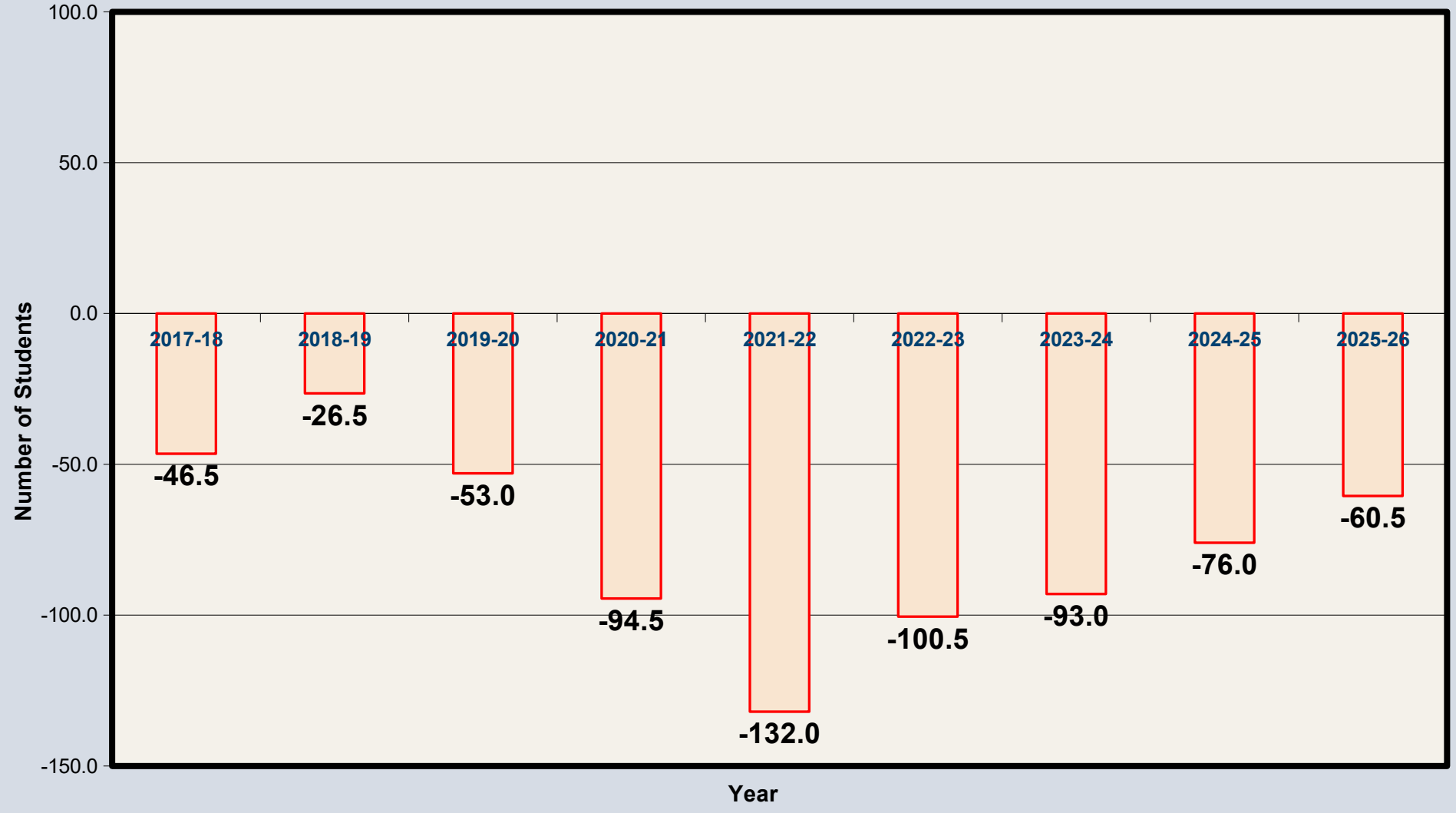
HISTORICAL ENROLLMENTS BY GRADE CONFIGURATION 2016-17 TO 2025-26



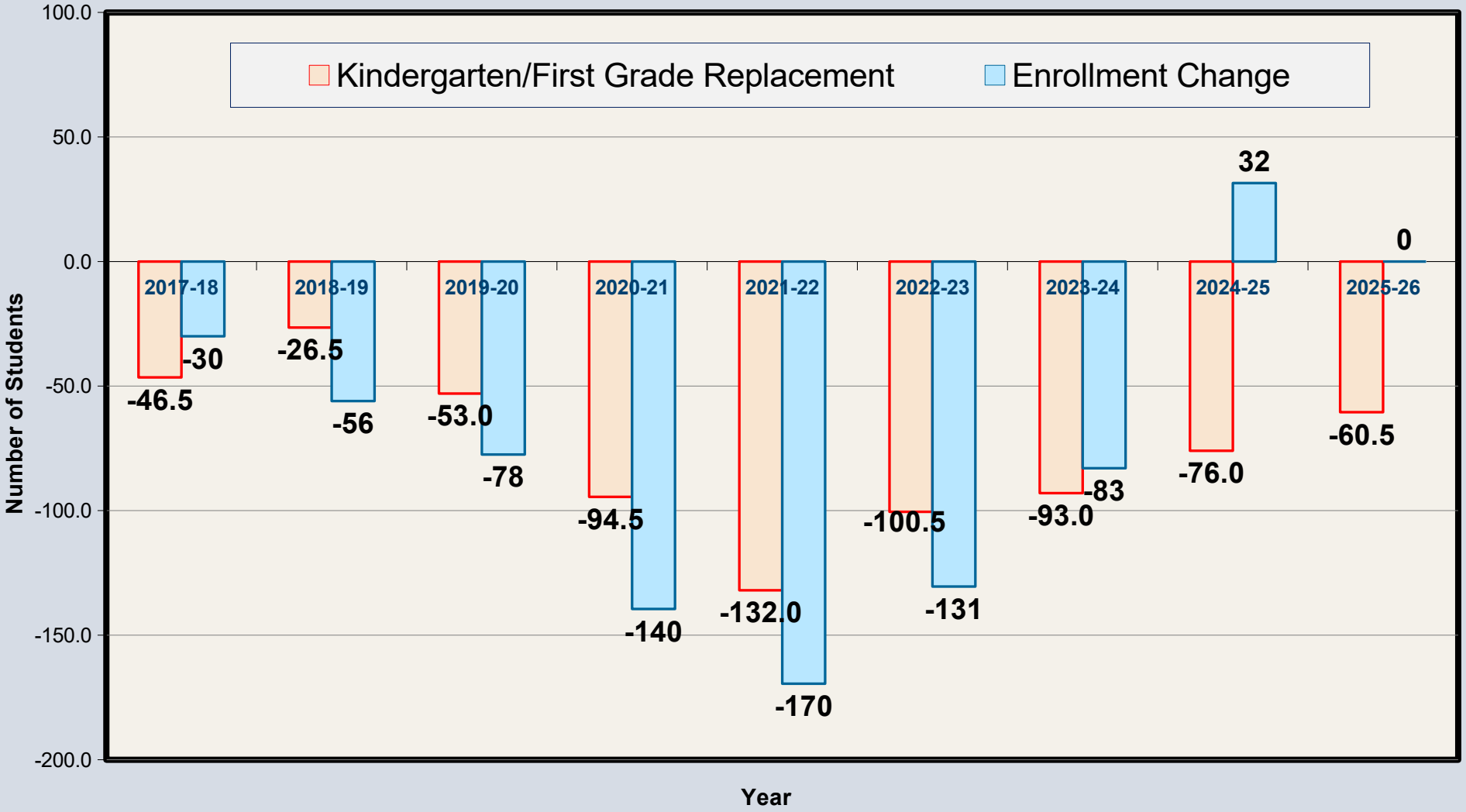
ENROLLMENT PROJECTION METHOD COHORT SURVIVAL RATIO

- Ratios are calculated for each grade progression. Ex. 100 1st graders in 2024-25 become 95 2nd graders in 2025-26 = 0.95)
- Ratios above 1.000 = inward migration, below 1.000 = outward migration
- Survival ratios were computed for ten historical years. 9 of 13 average ratios were above 1.000 indicating net inward migration.
- Of the four ratios below 1.000, three were in the HS grades.
- Four survival ratios in 2020-21 (1st year of COVID-19 pandemic) were the lowest value in the last decade and were in the elementary and middle school grades.
- Average ratios were applied to current enrollments to project future enrollments.

HISTORICAL KINDERGARTEN/ FIRST GRADE REPLACEMENT



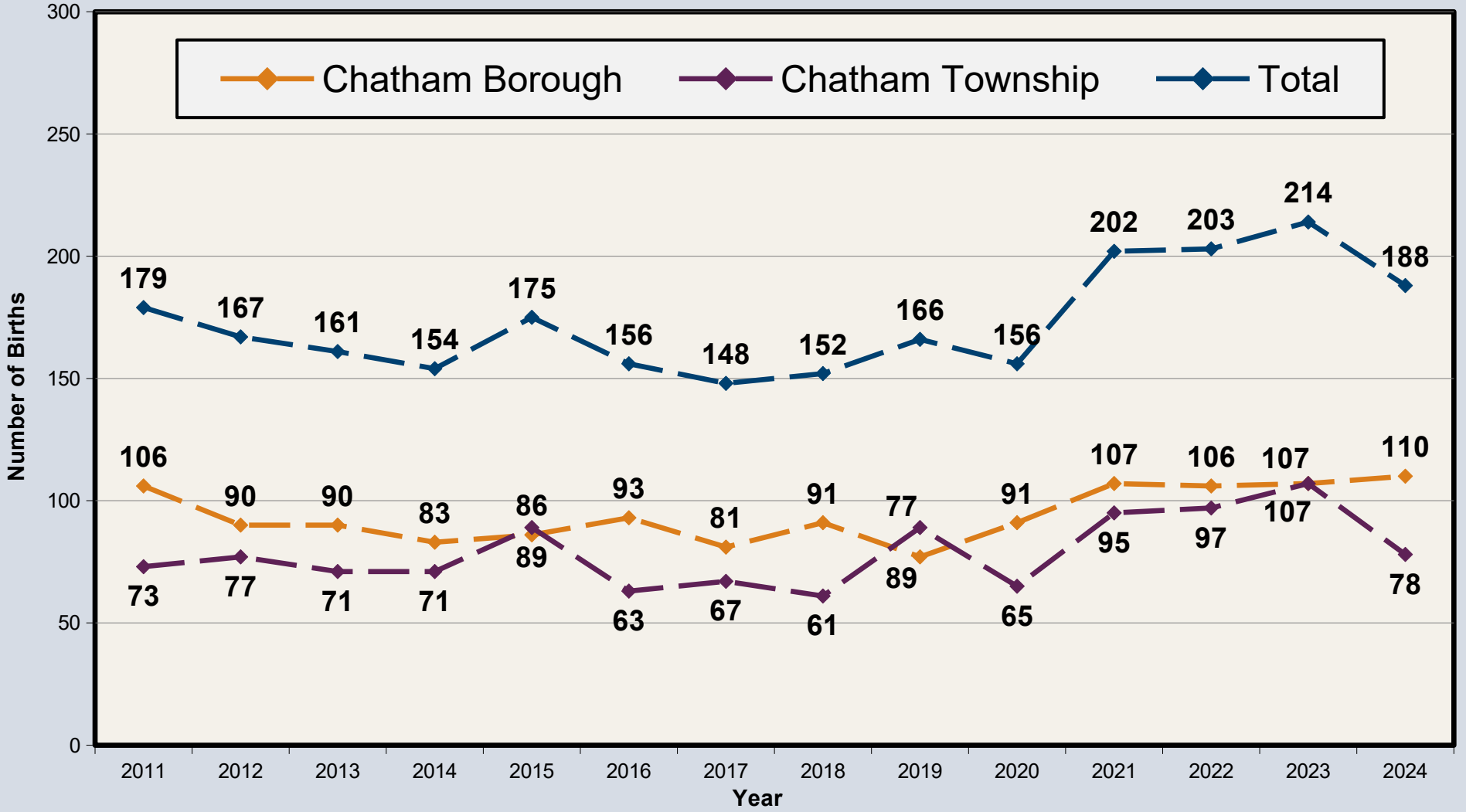
TOTAL ENROLLMENT CHANGE VS. KINDERGARTEN/FIRST GRADE REPLACEMENT



BIRTH COUNTS

- Births are used to project kindergarten students 5 years later.
- Analyzed birth data from 2011-2024.
- Aggregated birth counts from two communities declined through 2017 before reversing trend. Births have been higher in last 4 years.
- 188 births in 2024, which is slightly higher (+9) than in 2011 (179).

HISTORICAL BIRTH COUNTS
2011-2024



BIRTH COUNTS AND BIRTH-TO-KINDERGARTEN SURVIVAL RATIOS

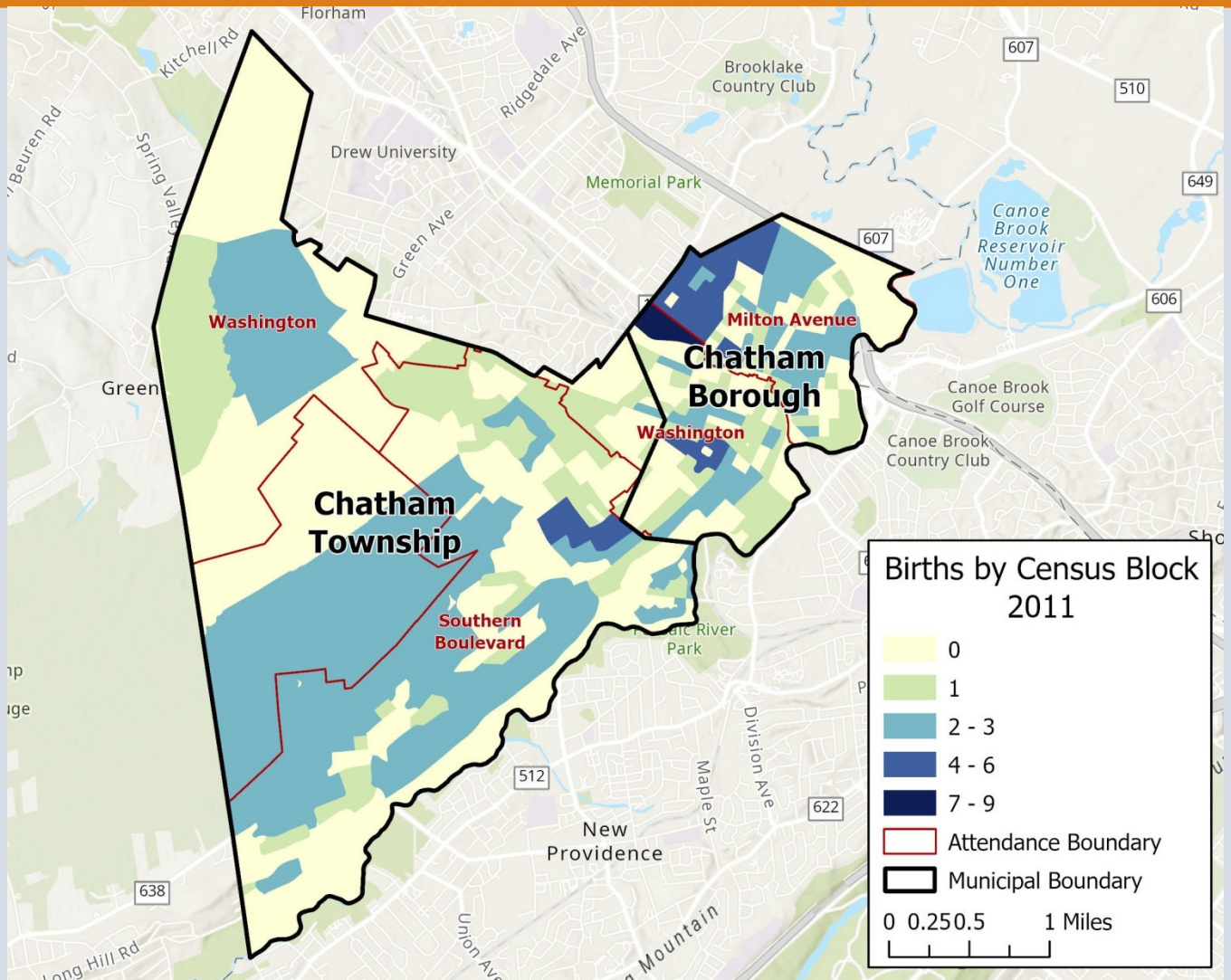
Birth Year	Chatham Borough Births	Chatham Township Births	Total Number of Births	Kindergarten Students Five Years Later	Birth-to-Kindergarten Survival Ratio	Birth-to-First Survival Ratio
2011	106	73	179	202	1.128	1.542
2012	90	77	167	201	1.204	1.605
2013	90	71	161	182	1.130	1.534
2014	83	71	154	158	1.026	1.416
2015	86	89	175	177	1.011	1.291
2016	93	63	156	179	1.147	1.468
2017	81	67	148	179	1.209	1.615
2018	91	61	152	190	1.250	1.559
2019	77	89	166	209	1.259	1.548
2020	91	65	156	245	1.571	N/A
2021	107	95	202	N/A	N/A	N/A
2022	106	97	203	N/A	N/A	N/A
2023	107	107	214	N/A	N/A	N/A
2024	110	78	188	N/A	N/A	N/A

Full-Day K

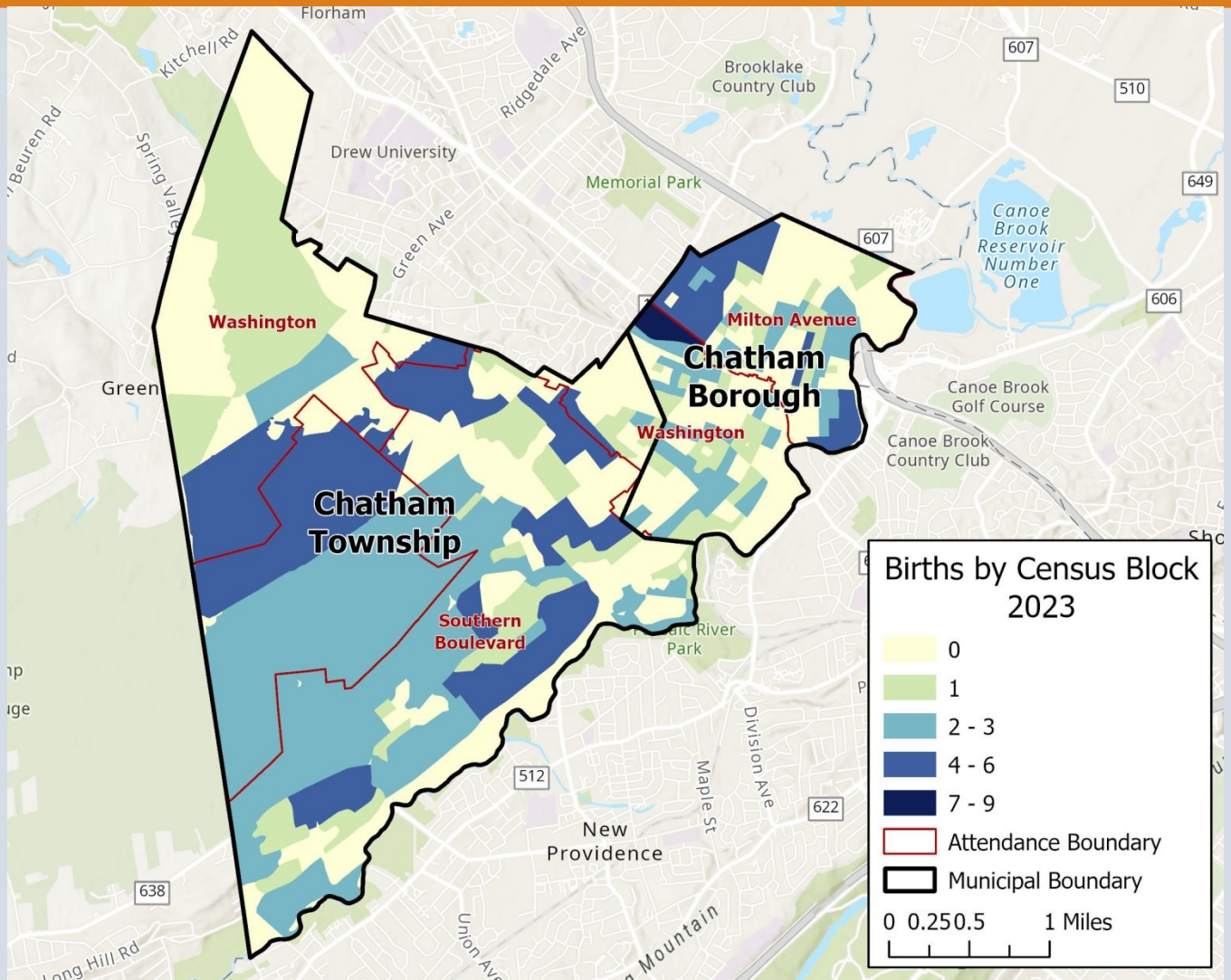
BIRTHS BY ATTENDANCE AREA

Birth Year	Milton Avenue	Southern Boulevard	Washington Avenue	Unknown
2011	53	58	65	3
2012	47	66	54	1
2013	49	56	56	1
2014	37	56	61	0
2015	49	75	51	0
2016	35	49	72	0
2017	43	60	45	0
2018	49	51	52	0
2019	44	72	50	0
2020	50	57	49	1
2021	55	80	67	0
2022	64	80	59	0
2023	57	89	68	0
Total 2011-2023	**632**	**849**	**749**	

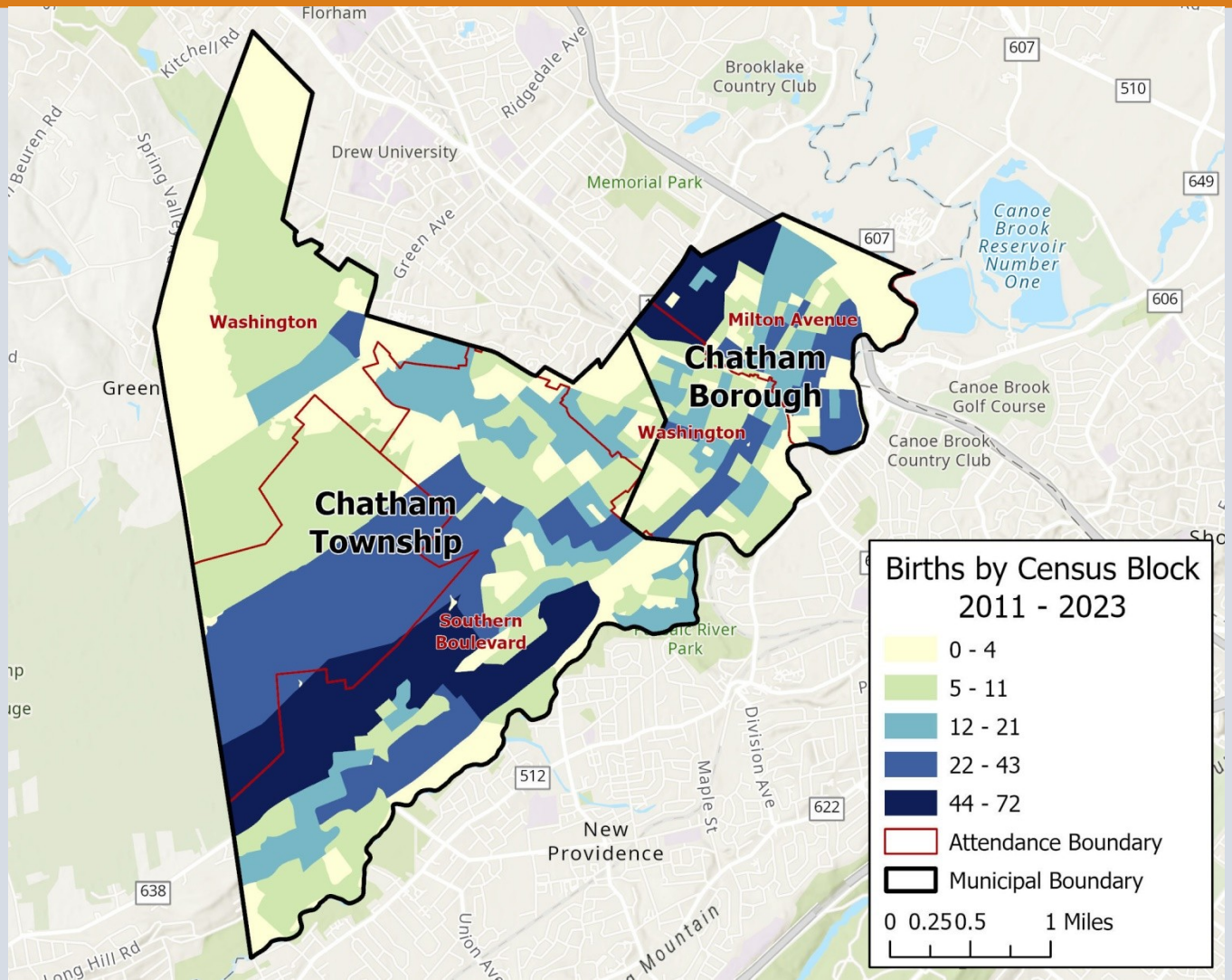
BIRTHS BY CENSUS BLOCK 2011



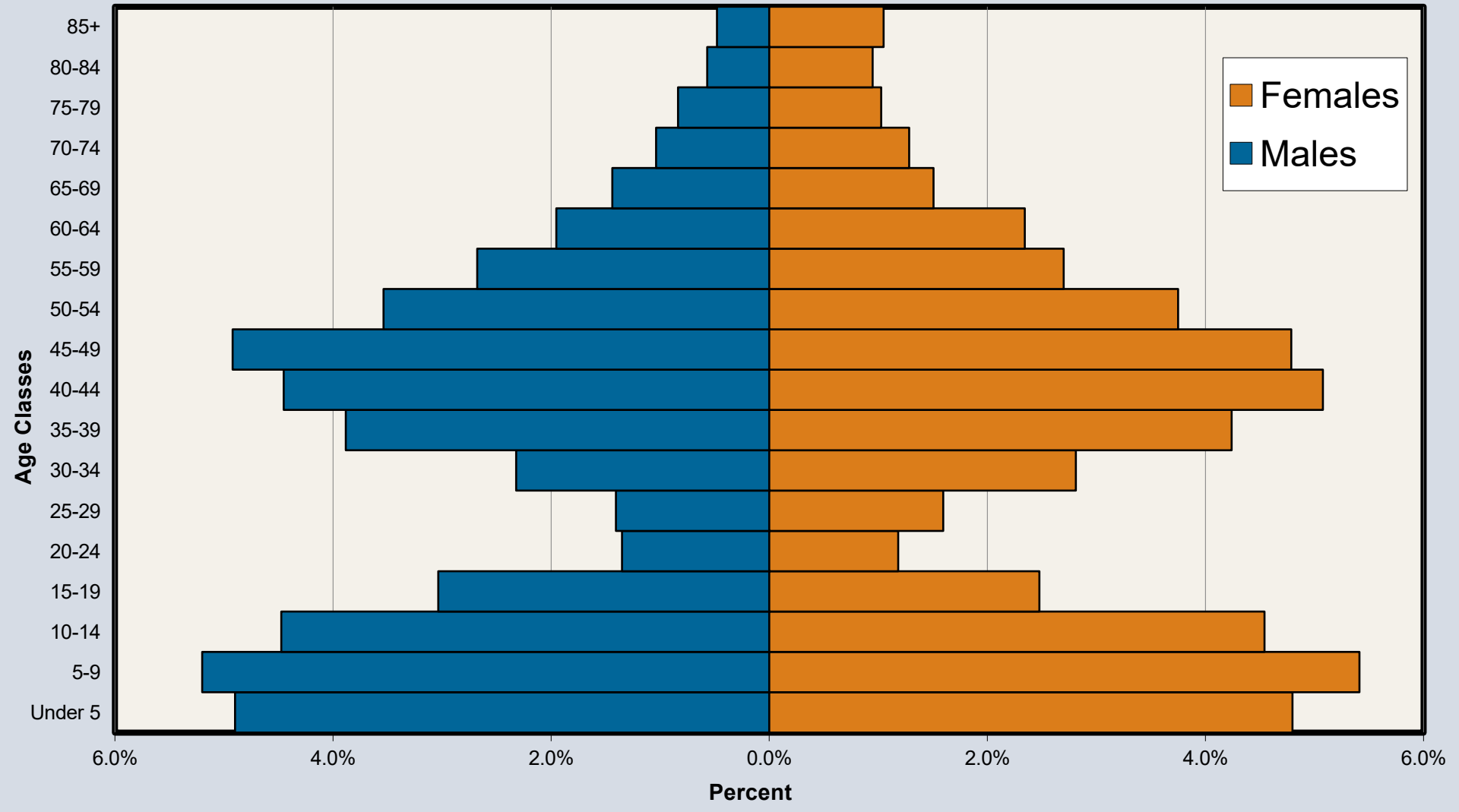
BIRTHS BY CENSUS BLOCK 2023



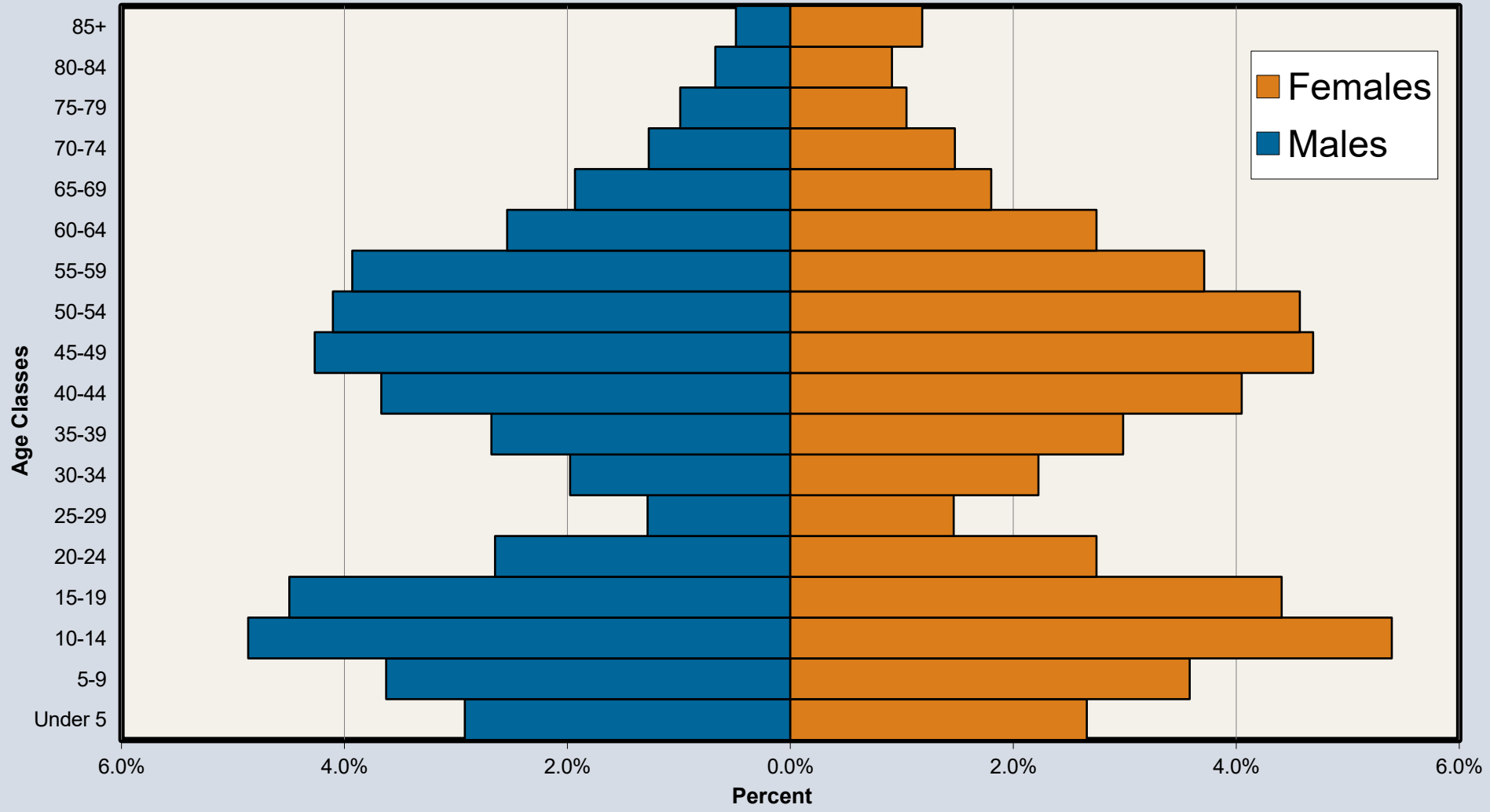
BIRTHS BY CENSUS BLOCK 2011-2023



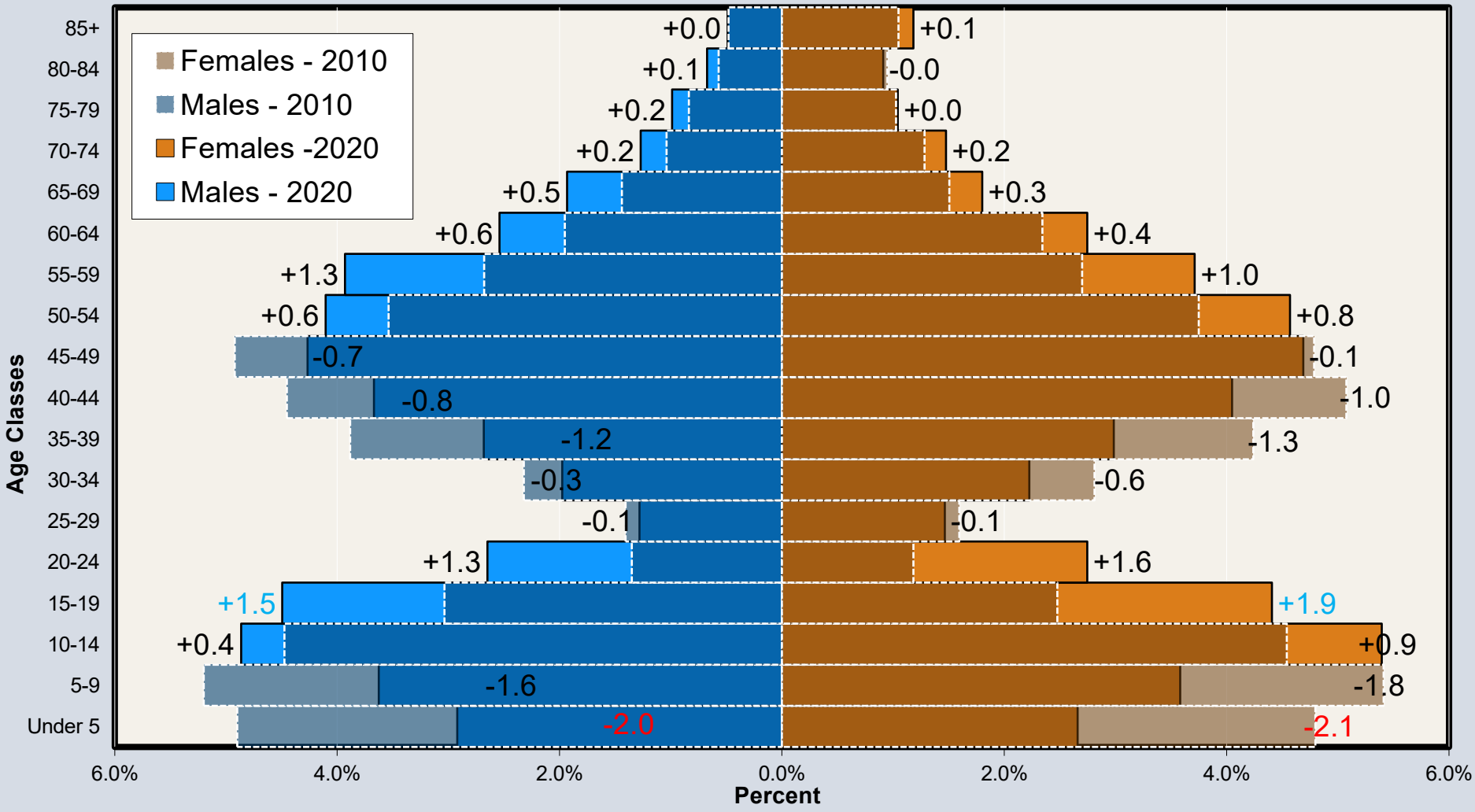
POPULATION PYRAMID
CHATHAM BOROUGH
2010 CENSUS



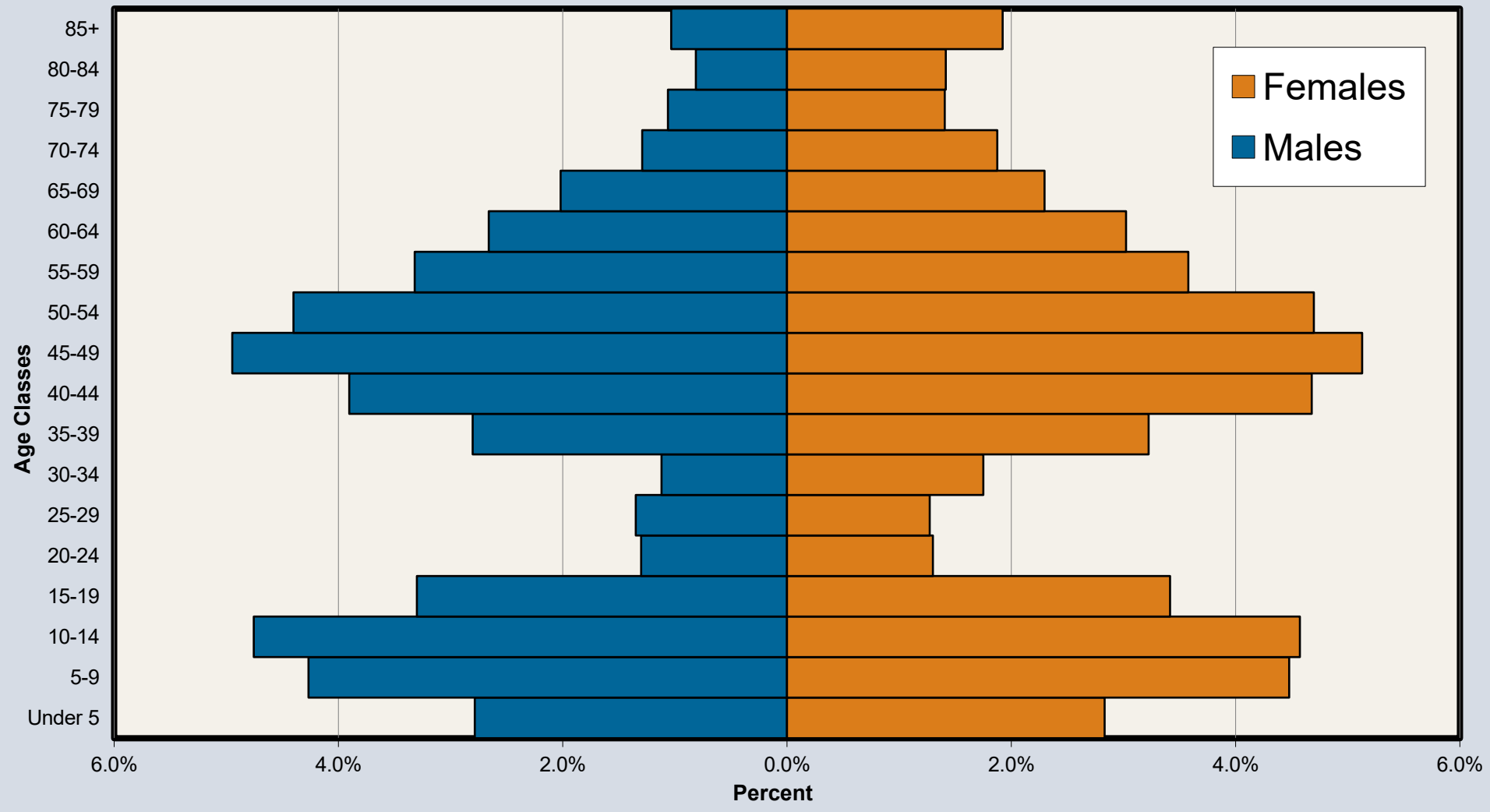
POPULATION PYRAMID
CHATHAM BOROUGH
2020 CENSUS



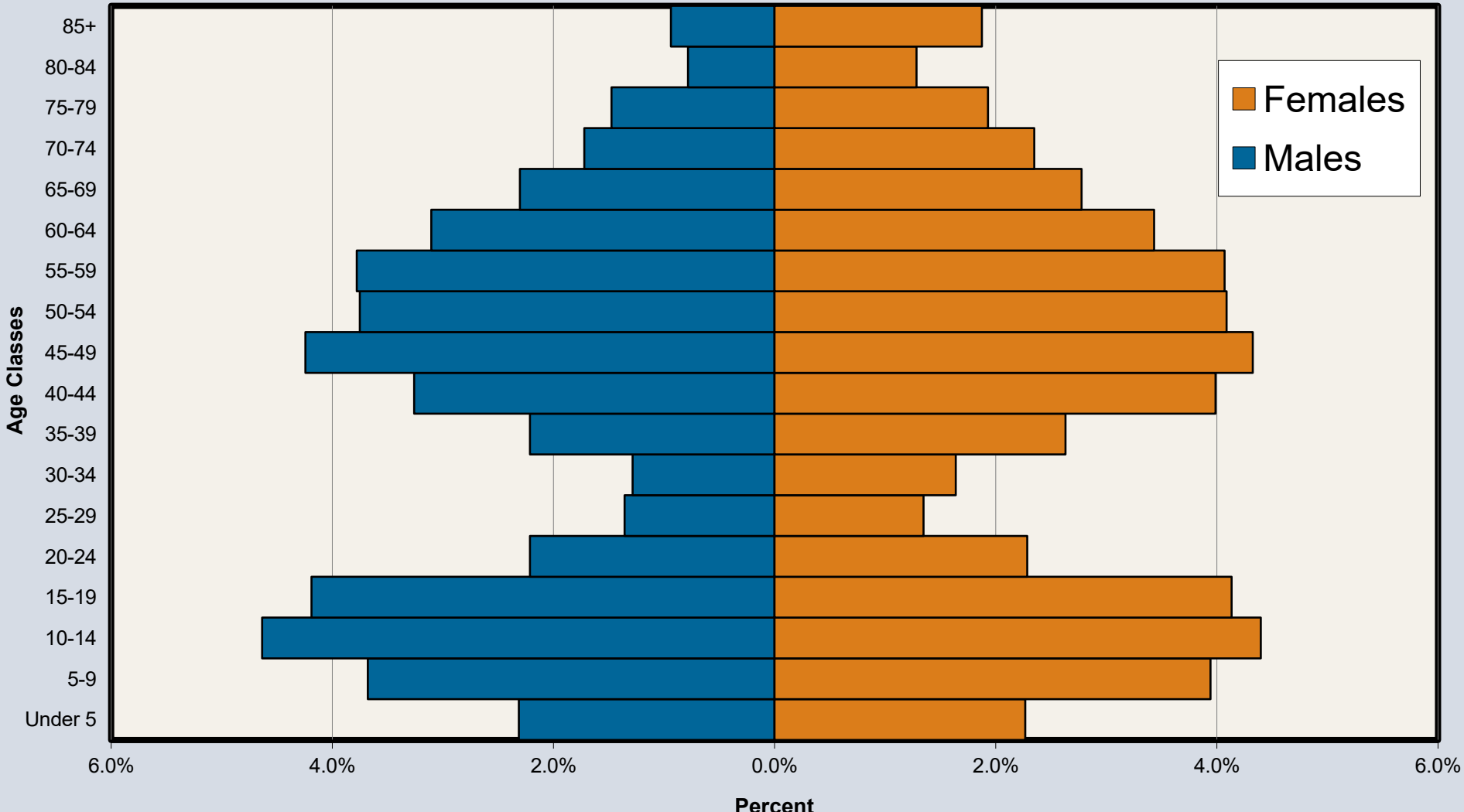
CHANGE IN MALES AND FEMALES 2010-2020 CHATHAM BOROUGH



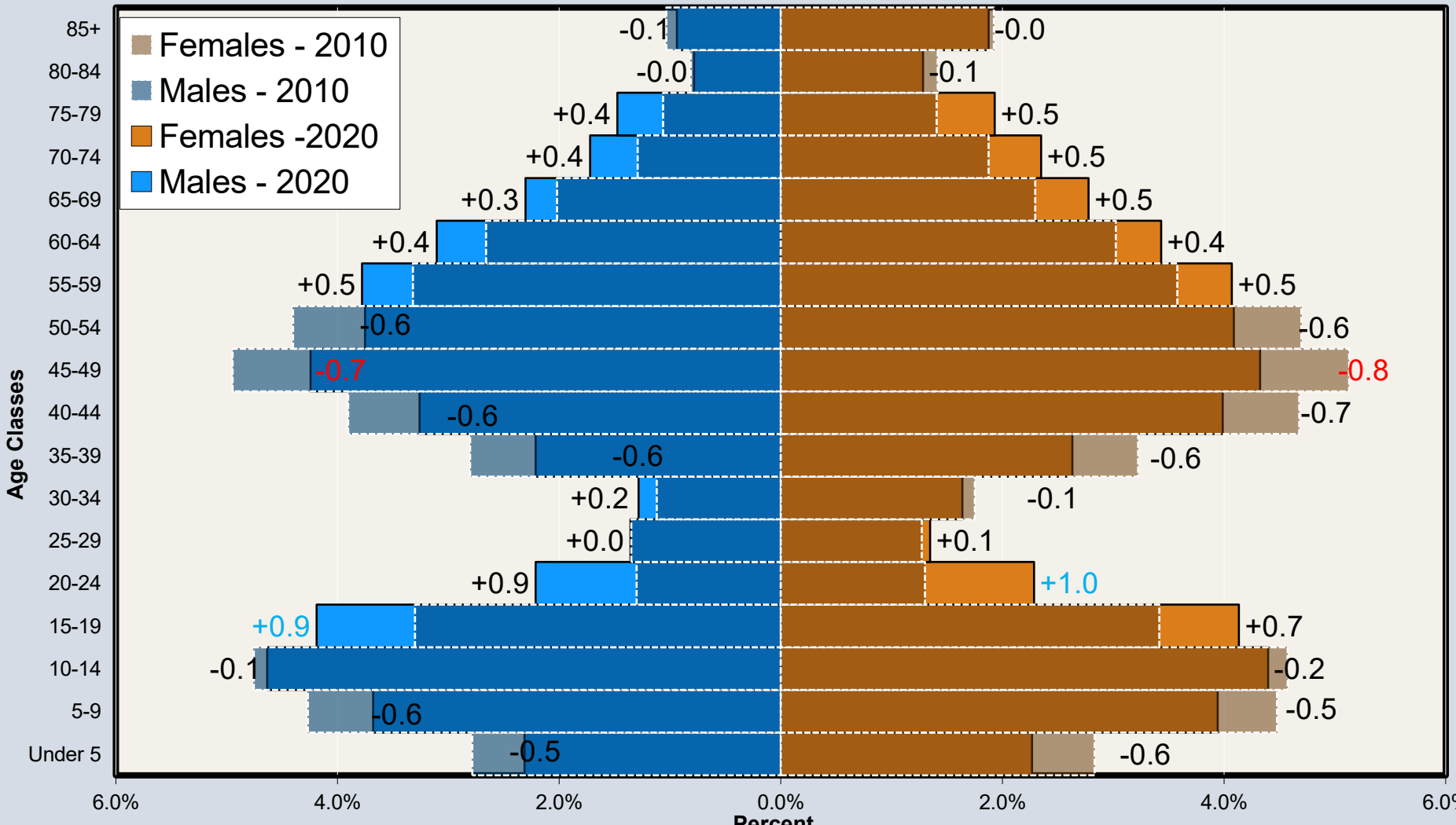
POPULATION PYRAMID
CHATHAM TOWNSHIP
2010 CENSUS



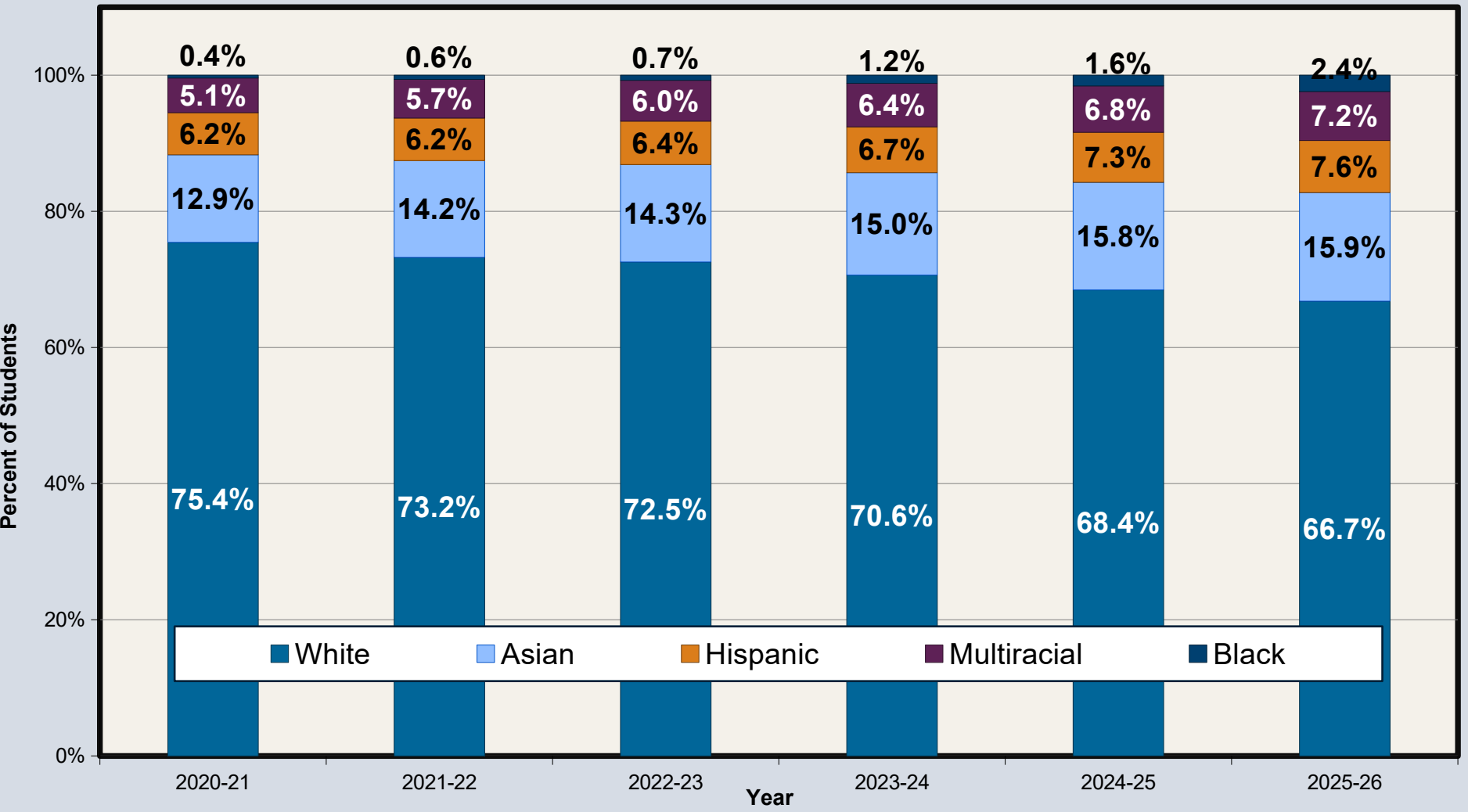
POPULATION PYRAMID
CHATHAM TOWNSHIP
2020 CENSUS



CHANGE IN MALES AND FEMALES 2010-2020 CHATHAM TOWNSHIP



ENROLLMENTS BY RACE
2020-21 TO 2025-26



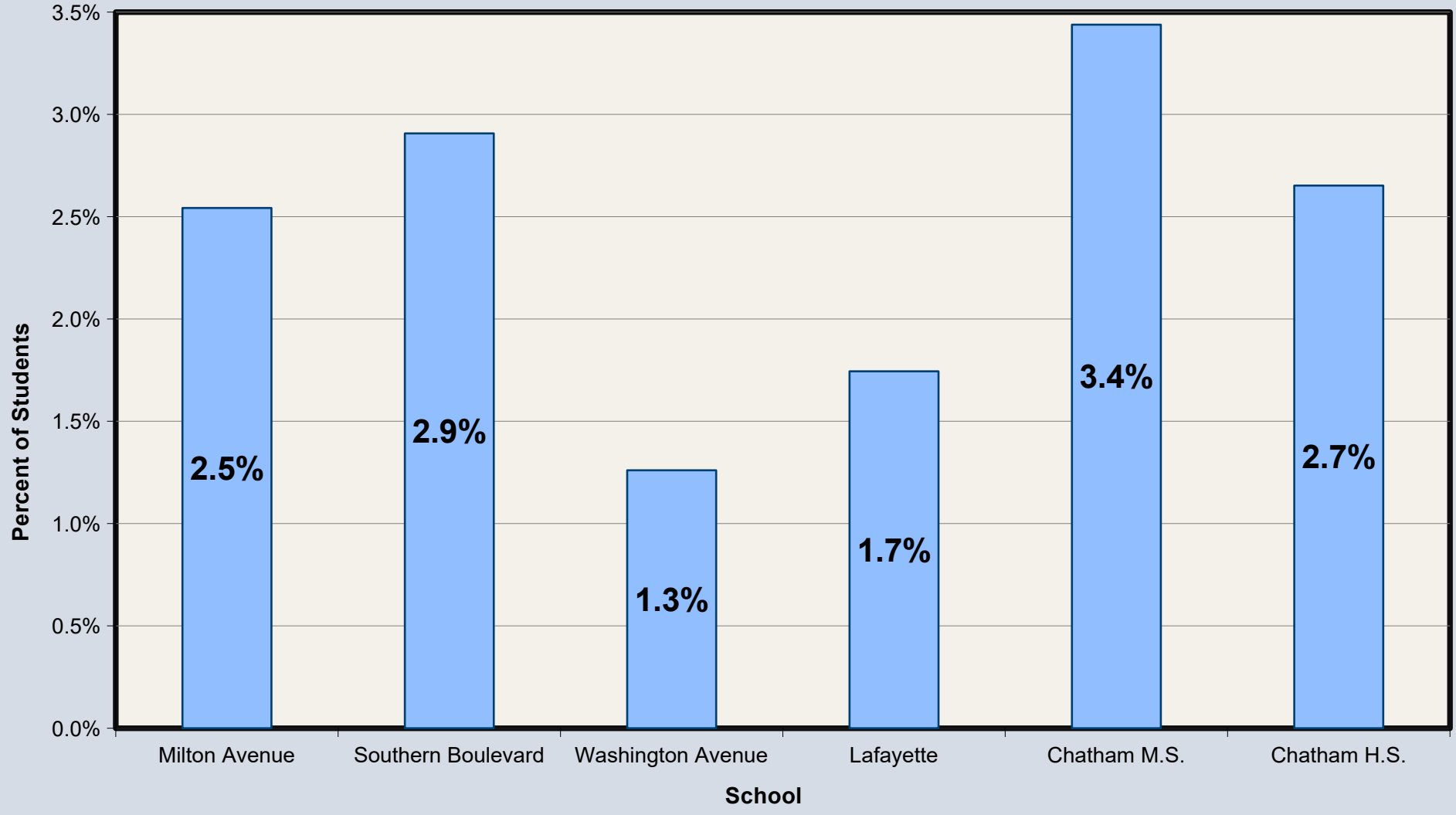
ENROLLMENTS BY RACE
2025-26

School	White	Black	Hispanic	Asian	Alaska Native/ Native American	Multiracial	Total
Milton Avenue School	155	7	27	30	0	17	**236**
	65.7%	3.0%	11.4%	12.7%	0.0%	7.2%	**100.0%**
Southern Boulevard School	233	12	19	52	0	28	**344**
	67.7%	3.5%	5.5%	15.1%	0.0%	8.1%	**100.0%**
Washington Avenue School	156	8	21	36	0	17	**238**
	65.5%	3.4%	8.8%	15.1%	0.0%	7.1%	**100.0%**
Lafayette School	355	6	40	78	1	36	**516**
	68.8%	1.2%	7.8%	15.1%	0.2%	7.0%	**100.0%**
Chatham M.S.	644	29	77	204	4	89	**1,047**
	61.5%	2.8%	7.4%	19.5%	0.4%	8.5%	**100.0%**
Chatham H.S.	824.5	23	87.5	165	1	68	**1,169**
	70.5%	2.0%	7.5%	14.1%	0.1%	5.8%	**100.0%**
Total	**2,367.5**	**85**	**271.5**	**565**	**6**	**255**	3,550
	66.7%	**2.4%**	**7.6%**	**15.9%**	**0.2%**	**7.2%**	**100.0%**

ECONOMICALLY DISADVANTAGED STUDENTS

- 56 students (1.4%) were economically disadvantaged in the school district in 2020-21.
- Number of economically disadvantaged students was fairly stable before increasing in 2025-26.
- 95 students (2.7%) are economically disadvantaged in 2025-26, which is a gain of 39 economically disadvantaged students (+1.3 percentage points).

ECONOMICALLY DISADVANTAGED STUDENTS 2025-26



APPROVED AND PROPOSED NEW HOUSING

- Potential for 37 non age-restricted new housing units in four developments in Chatham Borough, all of which will be multi-family (apartments, duplexes, or townhouses).
- Units will be in the Milton Avenue and Washington Avenue attendance areas.
- In Chatham Township, there is the potential for some development to meet the 4th round affordable housing obligation, but there is nothing before the Planning Board at this time.
- 10 public school children are projected in grades K-12 (K-4 = 5, 5-8 = 2, and 9-12 = 3).

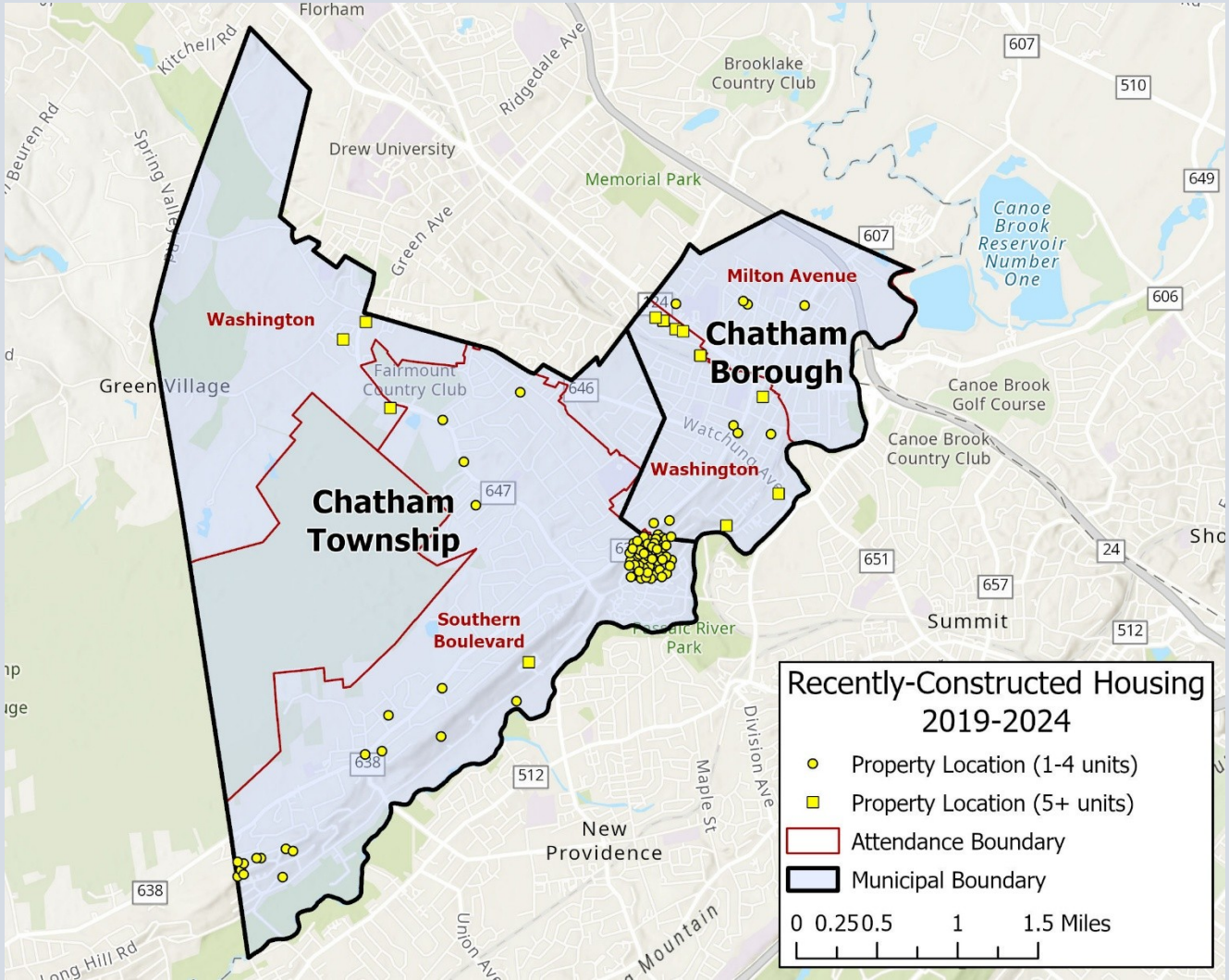
APPROVED AND PROPOSED DEVELOPMENTS CHATHAM BOROUGH

Development/ (Location)	Elementary Attendance Area	Number of Units	Bedroom Distribution	Housing Type	Notes
Post Office Plaza Redevelopment (Off of Main Street, bounded by South Passaic Avenue and Hillside Avenue)	Milton Avenue	15	2 1-BR 10 2-BR 3 3-BR	Apartment (Affordable)	Approved. Received $5M in funding from the state in early 2025. Will be 100% affordable housing with construction to begin soon.
58 North Passaic Ave	Milton Avenue	4	2 2-BR 2 3-BR	Duplex (Affordable)	Approved. Will be 100% affordable housing comprised of two two-unit buildings. Final zoning deadline is March 2026.
311 Main Street	Milton Avenue	9	Market-Rate 8 3-BR Affordable 1 2-BR	Townhome Rental	Proposed townhomes as part of the Fourth Round affordable housing obligations. No developer is in place for this project at this time.
589 Main Street	Washington Avenue	9	N/A	Townhome	Proposed townhomes as part of the Fourth Round affordable housing obligations. Seven units will be market-rate and two affordable. Bedroom distribution and developer information is not available at this time.
Total		**37 Units**			

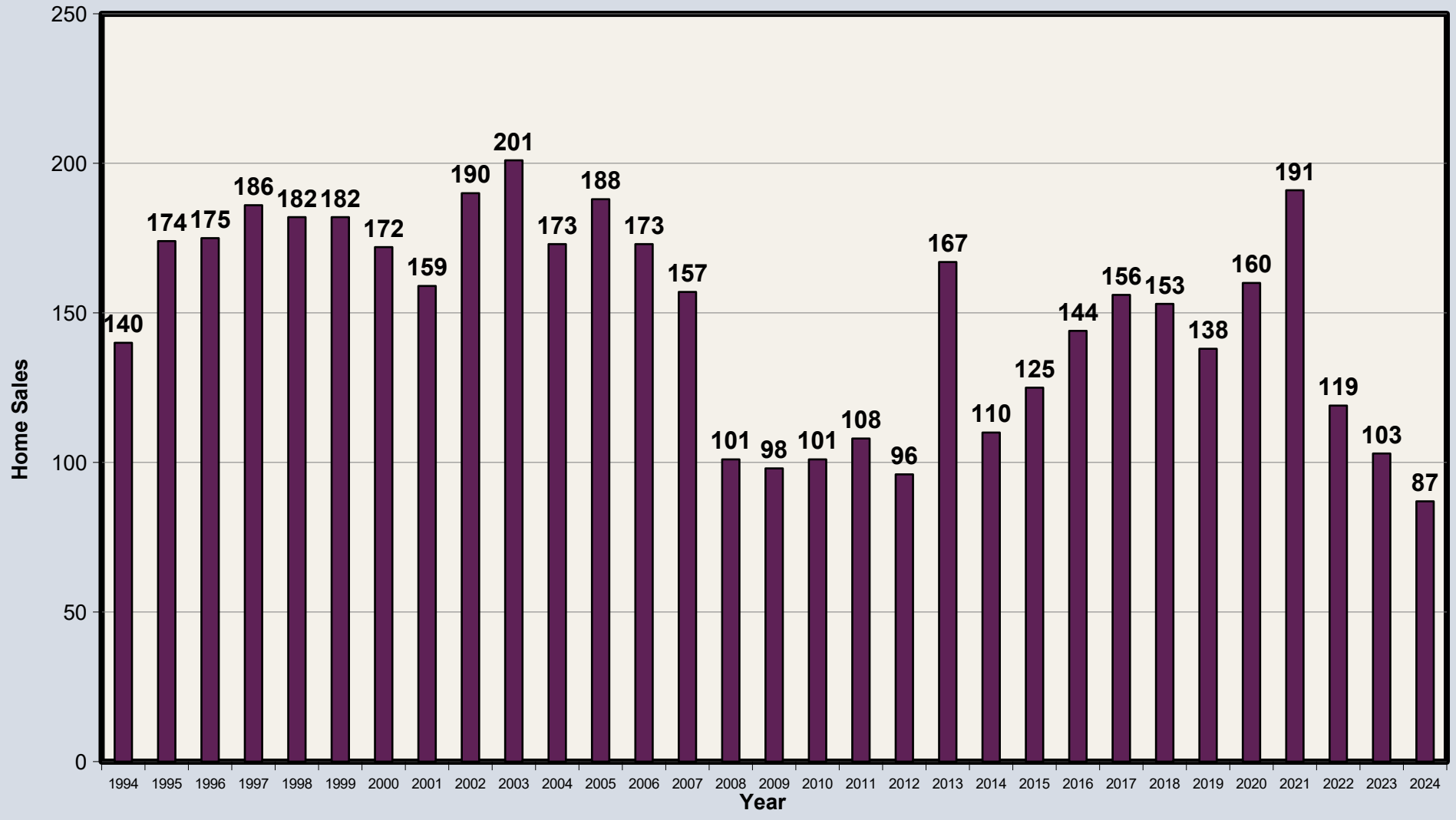
HISTORICAL RESIDENTIAL CONSTRUCTION 2019-2024

Year	Chatham Borough	Chatham Township	Total
2019	10	36	**46**
2020	25	18	**43**
2021	8	17	**25**
2022	12	44	**56**
2023	251	117	**368**
2024	12	70	**82**
Total	**318**	**302**	**620**

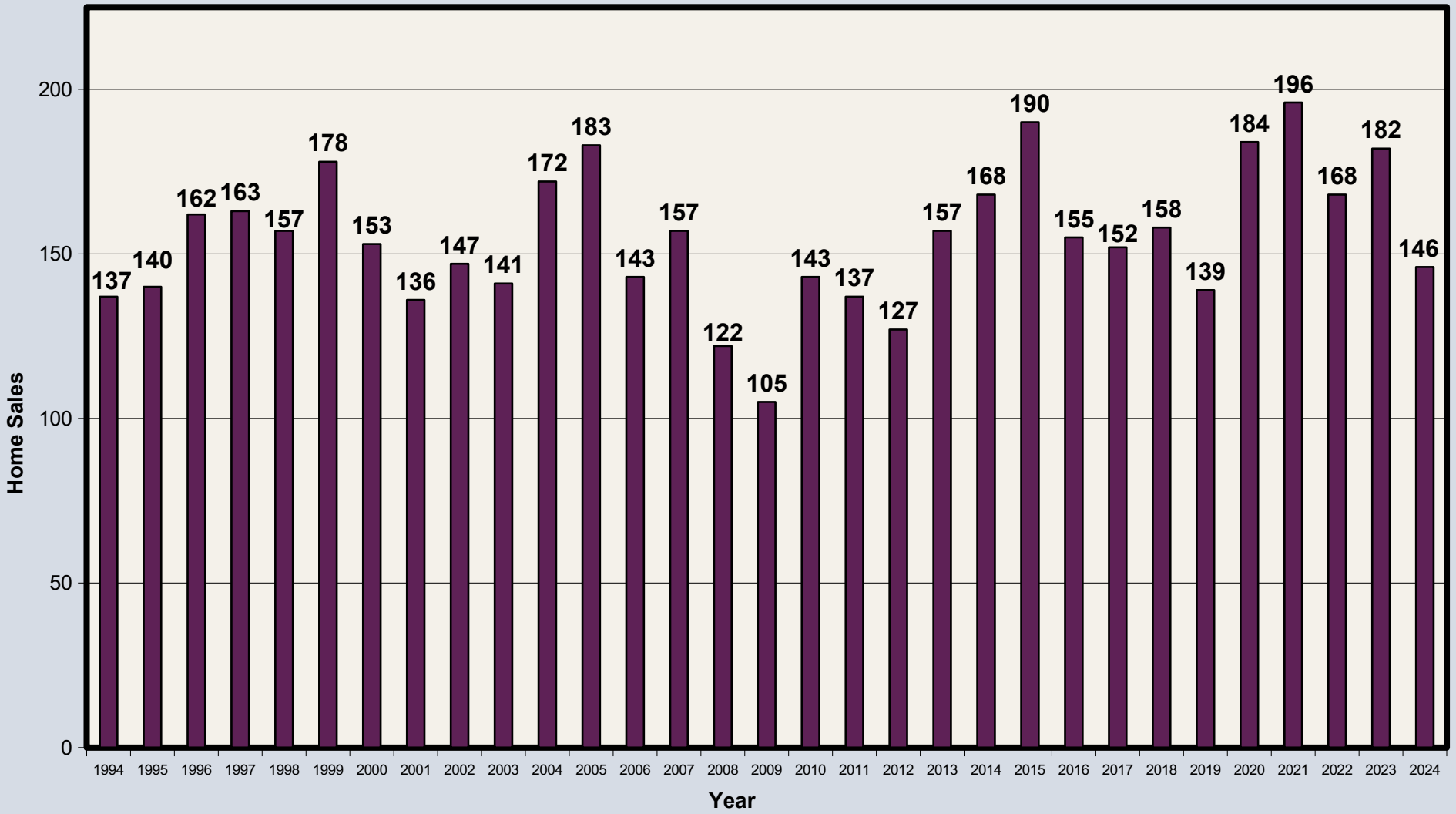
HISTORICAL RESIDENTIAL CONSTRUCTION



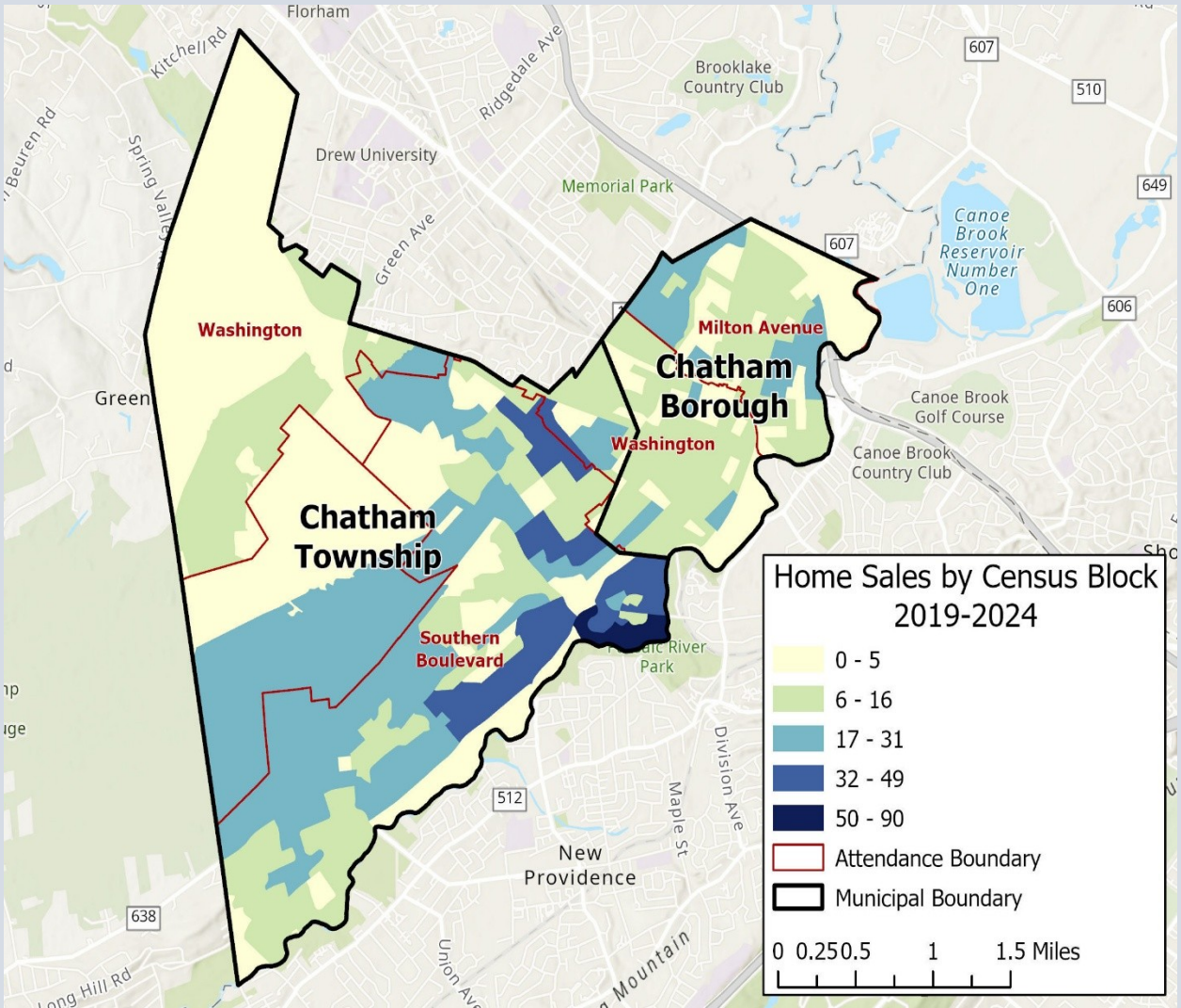
HOME SALES
CHATHAM BOROUGH
1994-2024



HOME SALES
CHATHAM TOWNSHIP
1994-2024



HOME SALES BY CENSUS BLOCK 2019-2024



STUDENT YIELDS

- Student yields (K-12) were computed by housing type to determine impact of new developments.
- Student addresses were joined to the Chatham Borough and Chatham Township property databases.
- 1-4 Family homes (mostly detached SF or duplex): 0.837
- Townhouse/Condo: 0.079
- Apartments: 0.184

STUDENT YIELDS
TOWNHOUSES/CONDOS

Development	Town	Price ($)	Year Built	Bed-rooms	Number of Units	K-4 Students	5-8 Students	9-12 Students	K-12 Students	2021-22 Student Yield	2025-26 Student Yield
Ashton (The)	Chatham Borough	N/A	2024	2-BR	8	0	0	0	0	N/A	0.000
Chatham Condos (The)	Chatham Borough	850,000+	2005	2-3 BR	8	0	0	0	0	0.000	0.000
Chatham Court	Chatham Borough	325,000+	1945	1-2 BR	49	2	2	1	5	0.184	0.102
Willows (The)	Chatham Borough	685,000-810,000	1997-1999	3-BR	44	0	2	3	5	0.159	0.114
Chatham Borough Totals					**109**	**2**	**4**	**4**	**10**	**0.158**	**0.092**
Briarwood	Chatham Township	305,000-425,000	1984	1-2 BR	197	3	9	6	18	0.061	0.091
Coachlight Square	Chatham Township	400,000-615,000	1984-1985	2-3 BR	108	3	3	1	7	0.167	0.065
Enclave (The)	Chatham Township	900,000 - 2,400,000	2022-2024	3 BR	50	7	2	4	13	N/A	0.260
Heritage Greene	Chatham Township	350,000-510,000	1986	1-2 BR	220	0	0	2	2	0.023	0.009
RoseValle Townhouses	Chatham Township	1,500,000-1,900,000	2007-2013	3-4 BR	56	0	0	0	0	0.000	0.000
Sutton Woods	Chatham Township	350,000-900,000	1986, 1989, 1993	1-3 BR	298	7	12	10	29	0.088	0.097
Vernon Grove	Chatham Township	100,000+	1986	1-3 BR	72	2	2	5	9	0.153	0.125
Chatham Township Totals					1,001	22	28	28	78	0.075	0.078
School District of the Chathams Totals					**1,110**	**24**	**32**	**32**	**88**	**0.083**	**0.079**

STUDENT YIELDS APARTMENTS

Development (Property Address)	Town	Rent ($)	Year Built	Bedrooms	Number of Units	K-4 Students	5-8 Students	9-12 Students	K-12 Students	2021-22 Student Yield	2025-26 Student Yield
Chatham Arms (49 S. Passaic Avenue)	Chatham Borough	2,250-2,850	1942	1-2 BR	31	1	0	0	1	0.000	0.032
Chatham on Main (500, 525, 555 Main Street)	Chatham Borough	2,400-3,000	1955	1-2 BR	119	9	7	10	26	0.143	0.218
Ivy (The) (2 River Road)	Chatham Borough	2,785-9,885	2023	1-2 BR	245	15	11	9	35	N/A	0.143
Jackson House (515 Main Street)	Chatham Borough	2,160-2,450	1968	1-2 BR	35	3	5	3	11	0.257	0.314
Lafayette Gardens (31-47 Lafayette Avenue)	Chatham Borough	N/A	1953	1-2 BR	40	4	0	2	6	0.075	0.150
Spring Brook at Chatham (540, 575 Main Street)	Chatham Borough	2,675-3,450	1957	1-3 BR	100	12	9	4	25	0.340	0.250
Willow Court (1-8 Lackawanna Avenue)	Chatham Borough	3,750	2002	2-3 BR	8	0	2	0	2	0.375	0.250
Chatham Borough Totals					**578**	**44**	**34**	**28**	**106**	**0.198**	**0.183**
Arbor Green (411 Southern Boulevard)	Chatham Township	N/A	2022	1-3 BR	24	9	6	4	19	N/A	0.792
Cardinal Hill (420 River Road)	Chatham Township	2,025 -2,570	N/A	1-2 BR	120	7	1	3	11	0.067	0.092
Chatham Hill (25 Hickory Place)	Chatham Township	2,598-5,265	1970	1-3 BR	308	12	11	10	33	0.058	0.107
Cornerstone at Chatham (522 Southern Boulevard)	Chatham Township	784-1,917	2024	2-3 BR	63	13	7	9	29	N/A	0.460
Wythe House (495 Main Street)	Chatham Township	1,200+	1950	0-2 BR	21	3	1	3	7	0.333	0.333
Chatham Township Totals					**536**	**44**	**26**	**29**	**99**	**0.073**	**0.185**
School District of the											

ENROLLMENT PROJECTIONS

- Enrollments (PK-12) were projected from 2026-27 through 2030-31, a 5-year period.
- Two sets of projections - CSR 4-YR and CSR 5-YR.
- Enrollments are projected to increase throughout the projection period.
- CSR 4-YR – 3,862 in 2030-31 (+312)
- CSR 5-YR – 3,788 in 2030-31 (+238)

ENROLLMENT PROJECTIONS BY GRADE CONFIGURATION

Historical	PK-4		5-8		9-12	
2025-26	1,334		1,047		1,169	
Projected	**PK-4 CSR 4-YR**	**PK-4 CSR 5-YR**	**5-8 CSR 4-YR**	**5-8 CSR 5-YR**	**9-12 CSR 4-YR**	**9-12 CSR 5-YR**
2026-27	1,444	1,435	1,015	1,011	1,140	1,142
2027-28	1,532	1,516	1,026	1,012	1,083	1,084
2028-29	1,634	1,606	1,056	1,038	1,024	1,024
2029-30	1,693	1,660	1,094	1,071	1,003	1,001
2030-31	1,711	1,674	1,177	1,149	974	965
5-year Change	+377	+340	+130	+102	-195	-204

CAPACITY ANALYSIS

School	Capacity	Current Enrollment 2025-26	Difference	Projected Enrollment 2026-27	Difference
Milton Avenue School (PK-2)	249	236	+13	290	-41
Southern Boulevard School (K-2)	311	344	-33	448	-137
Washington Avenue School (K-2)	271	238	+33	287	-16
Lafayette School (3-4)	470	516	-46	724	-254
Chatham Middle School (5-8)	863	1,047	-184	1,177	-314
Chatham High School (9-12)	1,112	1,169	-57	974	+138

SUMMARY

- Enrollments in the district had been declining before stabilizing in the last few years.
- In a change in trend, enrollments are projected to steadily increase throughout the 5-year projection period.
- Projected enrollment gain is due to increase in birth rate in each community in last 4 years as well as inward migration, as 9 of the 13 grade progressions are showing an influx of children from one year to the next.
- Enrollment gain is not projected to be uniform across the grade configurations.
- Elementary and middle school enrollments are projected to increase while a decline is projected to occur in the high school grades as the smaller existing cohorts advance into the upper grades.

QUESTIONS

