

John McDonough Associates, LLC
Land Use Planning · Landscape Architecture

SCHOOL IMPACT STATEMENT

FOR

411 CLINTON ASSOCIATION, LLC

LOCATED AT

**BLOCK 501 LOT 18.01
BOROUGH OF NORTHVALE
BERGEN COUNTY, NEW JERSEY**

(November 17, 2020)



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NJPP License #33LI00518900

The original of this report was appropriately signed and sealed in accordance with laws and regulations pertaining to the practice of Professional Planning in New Jersey (NJSA 45:14A and NJAC 13:41-1.3(b))

Overview

This School Impact Statement is submitted in support of an application filed by 411 Clinton Association for development of 4 two-family dwellings, each situate on its own lot. The subject site consists of 4 lots that were created by subdivision approval and are identified on the municipal tax rolls as Block 501 Lots 18.01, 18.02, 18.03, and 18.04. The purpose of this document is to provide evidence as to the projected number of public school-age children from the development. This report has been prepared by John McDonough PP, AICP, who is a licensed professional planner in the State of New Jersey and who has been accepted by the municipal land use board as an expert professional planner in connection with the subject application.

Findings and Conclusion

The estimated public school-age population to be generated by the proposed development equates to approximately 2 children. This is based on a study by Rutgers University which analyzed development projects in New Jersey.¹ The projected school-age population for the proposed development is actually less than that which would be generated by an as-of-right development comprised of 4 single-family dwellings instead of 8 two-family dwellings. A comparison based on Rutgers demographic multipliers is set forth in the table below. A copy of the actual multipliers from the Rutgers report is provided on the following page.

Table 1 – Projected Population (Public School-Aged Children)

Unit Type	Quantity	Ratio	Pupils
By-Right Development Single-family detached dwellings 4-5 bedrooms	4	0.845/100	3
Proposed Development Single-family attached dwellings 2-3 bedrooms	8	0.242/100	2

¹ "Who Lives in New Jersey" by Rutgers University School of Planning, November 2006.



Who Lives in New Jersey Housing?

New Jersey Demographic Multipliers

The Profile of Occupants of Residential and Nonresidential Development

David Listokin

Ioan Voicu • William Dolphin • Matthew Camp

Assisted by

Darlene Jay • Meghan Leavey • Jesse Sherry • Arlene Pashman

**Center for Urban Policy Research
Edward J. Bloustein School of Planning and Public Policy
Rutgers, The State University of New Jersey
New Brunswick, New Jersey**

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NOVEMBER 2006

**TABLE II-C-3
NORTH REGION OF NEW JERSEY
PUBLIC SCHOOL CHILDREN (PSC)**

STRUCTURE TYPE/ BEDROOMS/ VALUE /TENURE	TOTAL PSC	PUBLIC SCHOOL GRADE		
		Elementary (K-6)	Junior High School (7-9)	High School (10-12)
Single-Family Detached, 2-3 BR				
All Values	0.514	0.284	0.125	0.104
Below Median \$370,722	0.554	0.296	0.141	0.118
Above Median \$370,722	0.427	0.259	0.092	0.076
Single-Family Detached, 4-5 BR				
All Values	0.845	0.545	0.174	0.125
Below Median \$741,444	0.824	0.525	0.175	0.124
Above Median \$741,444	0.878	0.578	0.172	0.128
Single-Family Attached, 2-3 BR				
All Values	0.242	0.136	0.046	0.060
Below Median \$370,722	0.285	0.167	0.057	0.061
Above Median \$370,722	0.165	0.082	0.025	0.058
Single-Family Attached, 4-5 BR				
All Values	0.908	0.420	0.255	0.233
Below Median \$576,679	1.129	0.625	0.214	0.290
Above Median \$576,679	0.570	0.106	0.318	0.145
5+ Units (Own/Rent), 0-1 BR				
All Values	0.073	0.054	0.011	0.008
Below Median \$139,391	0.110	0.084	0.016	0.010
Above Median \$139,391	0.037	0.024	0.007	0.007
5+ Units (Own/Rent), 2-3 BR				
All Values	0.268	0.164	0.060	0.044
Below Median \$227,870	0.458	0.275	0.110	0.073
Above Median \$227,870	0.078	0.053	0.010	0.015
2-4 Units, 0-1 BR				
All Values	0.165	0.111	0.031	0.023
Below Median \$124,563	0.148	0.116	0.021	0.011
Above Median \$124,563	0.182	0.105	0.042	0.035
2-4 Units, 2-3 BR				
All Values	0.572	0.337	0.135	0.101
Below Median \$181,242	0.739	0.432	0.185	0.121
Above Median \$181,242	0.402	0.240	0.083	0.080