



# Referendum Discussion

Referendum Date: March 13, 2018  
6:00 AM – 8:00 PM  
at Normal Poll Locations

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Updated Feb. 19, 2018

# In This Package

- Reasons for a bond referendum
  - Enrollment past / projections
  - Middle school expansion
  - School-by-school info, inc. drawings
  - Fair Lawn home sales data
  - Estimated costs
  - Info on the Senior Tax Freeze
  - Edison School research
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# What is a referendum?

- A method to fund school expansion / renovations that spreads the financial impact over many years. Fair Lawn's proposal calls for a 25-year bond.
- Future residents also pay for the project.
- State debt service aid available for eligible projects when they are funded by a voter-approved bond. Fair Lawn's proposal projects that state aid will cover \$3.8 million.
- Fair Lawn's referendum vote is March 13, 2018.



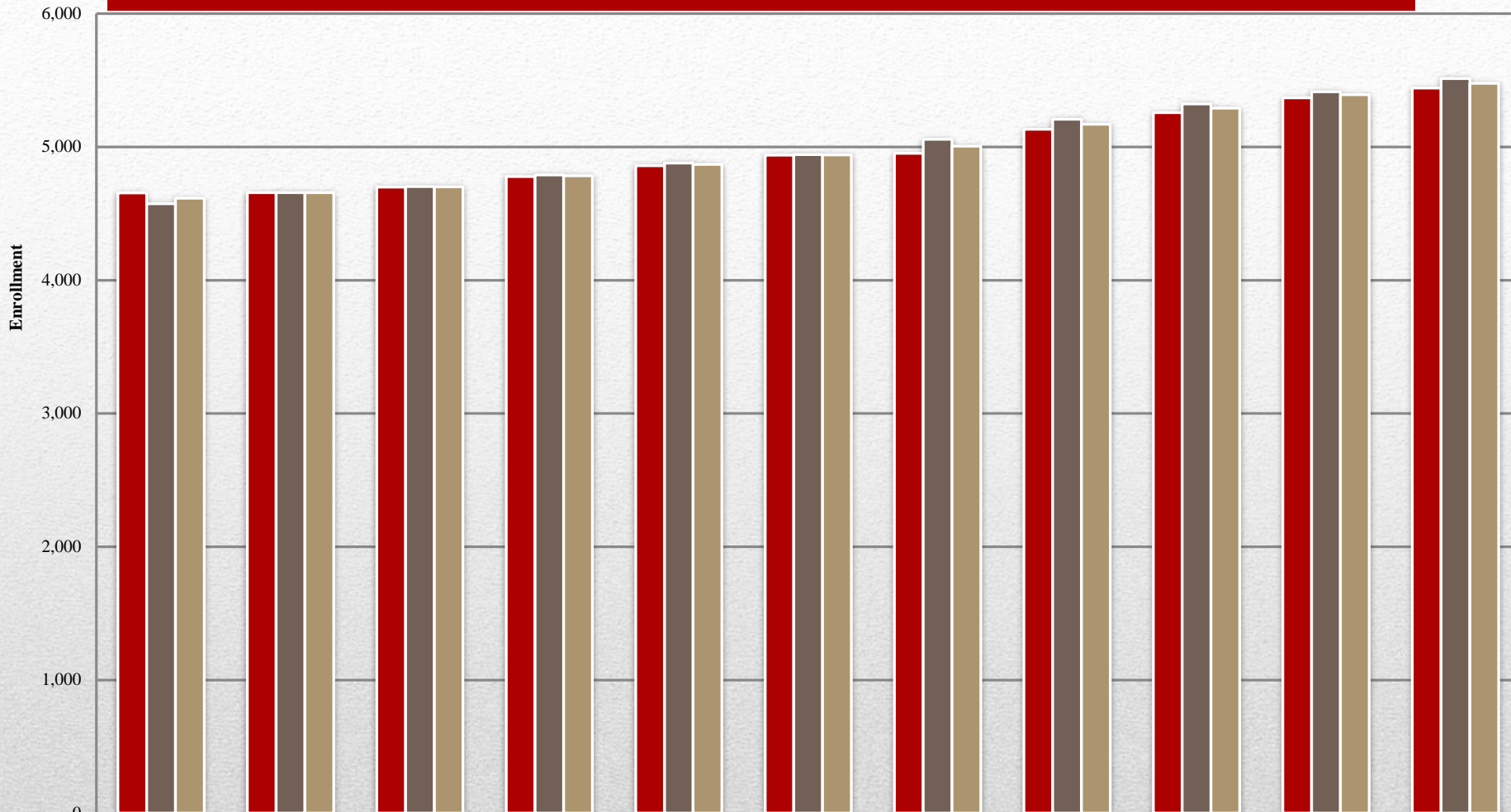
# Why does Fair Lawn need a referendum?

- Significant increase in student population
- Elementary and middle schools now overcrowded
- Need for air-conditioned auditoriums





# FAIR LAWN SCHOOLS ENROLLMENT HISTORY & PROJECTIONS



	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
■ Ross Haber & Assoc.	4,653	4,655	4,698	4,777	4,858	4,937	4,951	5,131	5,256	5,367	5,441
■ Statistical Forecasting	4,572	4,655	4,701	4,788	4,878	4,941	5,056	5,207	5,321	5,413	5,511
■ Average	4,613	4,655	4,700	4,783	4,868	4,939	5,004	5,169	5,289	5,390	5,476



# How significant is enrollment growth?

- Total of 259 new students enrolled in July, August, September of 2016.
- Total of 189 new students enrolled in July, August, September of 2017.
- There are 15 elementary classrooms with more than 25 students.
- District enrollment is now 5,025 students.
- Experts project growth of 100 students per year for each of the next five years.





# What are the projected demographic results?

- There will be 500 additional students in next five years.
- Two demographers reviewed the Landmark at Radburn. This review includes a projection of 104 students from Landmark at Radburn (73 elementary / 21 middle school / 10 high school)
- There has been significant increase in births and “move-ins.”
- Biggest factor is real estate turnover, and that is driven by reputation of schools and municipal taxes.



# Fair Lawn Home Sales

	2014	2015	2016
# Houses Sold	302	308	402
Average Selling Price	\$371,328	\$389,652	\$407,404

Home buyers have shown strong and prolonged interest in Fair Lawn, and that has led to significant births and move-ins in the district. Studies show quality schools are a major driver of property values.





# Why do we need to expand the middle schools?

- Significant enrollment growth created need for elementary and middle school space.
- It is not possible to build a new school or add a new addition to existing elementary schools in a quick and cost effective way.
- Soft borders could be eliminated upon completion of construction.
- There are major curriculum advantages.



# Why place grade 5 students at the middle schools?

- Would “free up” elementary classroom space
- Would keep grade 5 students in neighborhood middle schools
- Not possible to expand all elementary schools
- Would avoid costly transportation





# What unique features do many middle schools have in common?

- Use of House Structure in which students and teachers work together in small “houses”
- Use of team teaching
- Well-developed transition to middle schools
- Uniform services for ELL (English Language Learners) and Special Education Students



# Thomas Jefferson Proposed Expansion

- 14 new classrooms
- Cafeteria upgrades
- Cafetorium
- Air-conditioned auditorium
- Elevator







Existing Gymnasium

Proposed Cafetorium

Proposed Classroom Wing

## TWO STORY ADDITION AT THOMAS JEFFERSON MIDDLE SCHOOL

# Memorial Proposed Expansion / Renovation

- 9 new classrooms
- Cafeteria upgrades
- New media center
- Air-conditioned auditorium
- Elevator







# SECOND FLOOR ADDITION AT MEMORIAL MIDDLE SCHOOL

# Fair Lawn High School Improvement

- Air-conditioned auditorium





# Estimated Cost

- \$25 million dollars
- State aid = \$3.8 million
- Net local cost = \$21.2 million
- Average home assessed at \$327,486
- Estimated tax increase for an average home \$106 per year or less than \$9.00 per month



# Property Tax Reimbursement

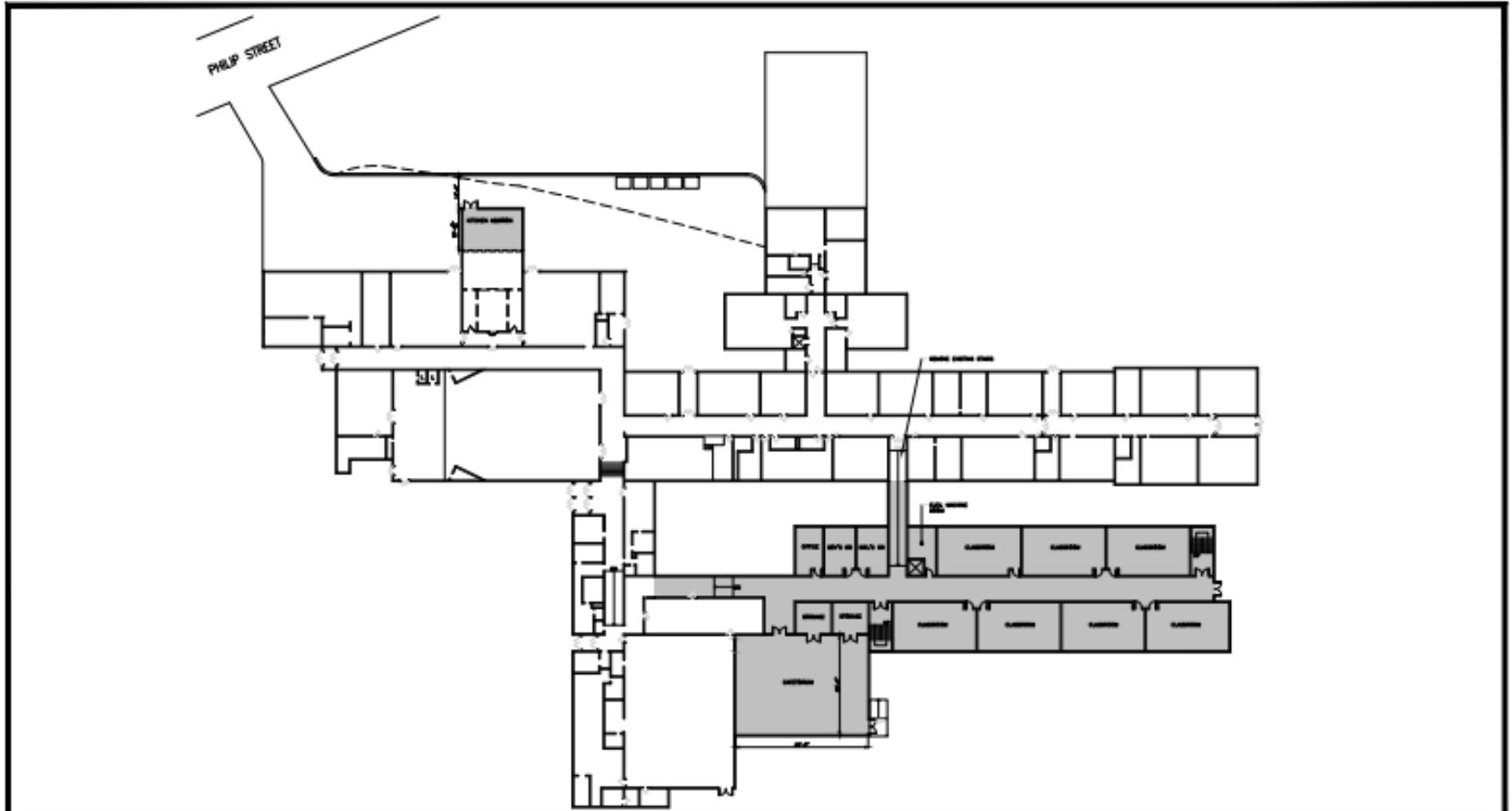
Homeowners 65 or older, or receiving Social Security disability benefits, and paid property taxes on the principal residence in New Jersey are eligible. The applicant must be a New Jersey resident for at least ten years and living in their current home for at least three years. The applicant must also meet income limits for both “base year” and the year applying. To apply, a PTR-1 form should be filed. For more information, call 1-800-323-4400 or visit

<http://www.state.nj.us/treasury/taxation/questions/senior-freeze.shtml>.



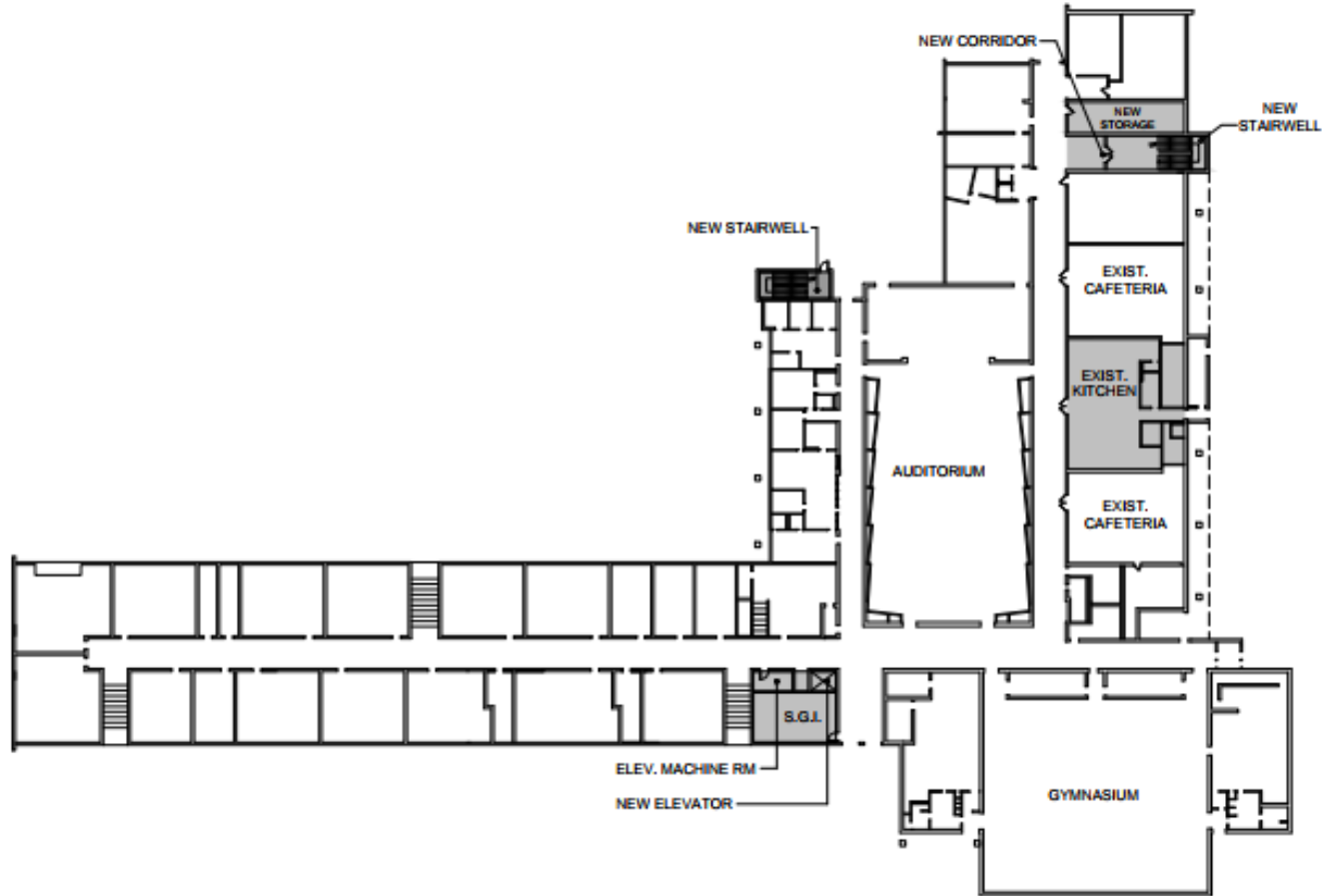


# Thomas Jefferson Middle School Layout With Proposed Addition



Certificate of Professional Registration 12/14/2017/1800 Exp. No. 11/14/2020/2400 Arch. No.	<b>PROJECT</b> FAIR LAWN REFERENDUM PLANNING AT THOMAS JEFFERSON MIDDLE SCHOOL	<b>Title</b> KENNETH H. KARLE	<b>License No.</b> NJ08906
	<b>DRAWING TITLE</b> FIRST FLOOR CONSTRUCTION PLAN	<b>DATE</b> 09/11/2017	<b>SCALE</b> NOT TO SCALE
<b>LAN ASSOCIATES</b> engineering • planning • architecture • surveying & design 418 GORDON AVENUE, MILANO PARK, N.J. 07033 (908) 442-6400		<b>PROJECT NO.</b> 2369.153	<b>DRAWN BY</b> RG

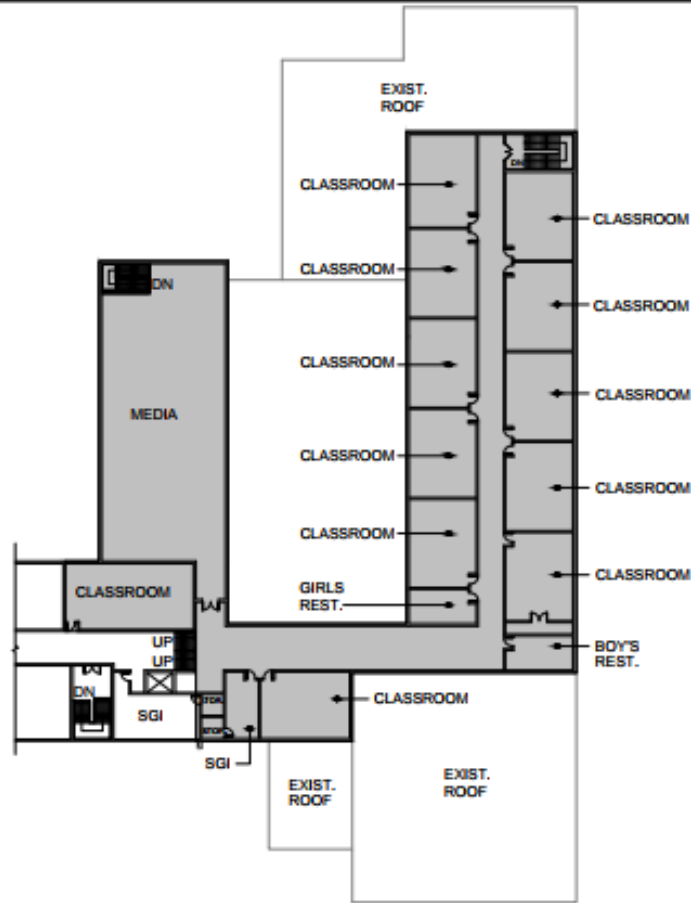
# Memorial Middle School 1<sup>st</sup> Floor Layout With Proposed Addition



Certificate of Registration 12A-1000000-0000-0000-0000-0000-0000 12A-1000000-0000-0000-0000-0000-0000	PROJECT FAIR LAWN REFERENDUM PLANNING AT MEMORIAL MIDDLE SCHOOL	Title KENNETH H. KARLE		License No. NJ08906
	DRAWING TITLE FIRST FLOOR CONSTRUCTION PLAN	DATE 09/11/2017	SCALE NOT TO SCALE	DRAWING NO. <b>SK-1A</b>
	<b>LAN ASSOCIATES</b> engineering • planning • architecture • surveying •		PROJECT NO. 2369.153	DRAWN BY RG
	400 BROAD AVENUE, SUITE 2000, NEW YORK, N.Y. 10018 212-692-0000			



# Memorial Middle School 2<sup>nd</sup> Floor Proposed Addition



Certificate of Authorization 14C-000001400 14C-000001400 14C-000001400	<b>PROJECT</b> FAIR LAWN REFERENDUM PLANNING AT MEMORIAL MIDDLE SCHOOL	<b>Title</b> KENNETH H. KARLE	<b>License No.</b> NJ08906	
	<b>DRAWING TITLE</b> SECOND FLOOR CONSTRUCTION PLAN	<b>DATE</b> 09/11/2017	<b>SCALE</b> NOT TO SCALE	
	<b>LAN ASSOCIATES</b> engineering • plumbing • architecture • surveying 448 GROWN AVENUE, MELAND PARK, N.J. 07033 (908) 447-6400	<b>PROJECT NO.</b> 2369.15.3	<b>DATE</b> RG	<b>DRAWING NO.</b> <b>SK-1B</b>

# Looking for more information?

- **Website:** [www.fairlawnschools.org](http://www.fairlawnschools.org)
- **Facebook:** <https://www.facebook.com/FairLawnPublicSchoolDistrict>
- **You Tube:** <https://youtu.be/f64nQ4kKdAg>
- **Twitter:** <https://twitter.com/FLreferendum>
- **Instagram:** [www.instagram.com/FLreferendum](http://www.instagram.com/FLreferendum)

