

THE IMPACT OF MOUNT LAUREL HOUSING ON  
THE PUBLIC SCHOOL SYSTEM - A CASE  
STUDY OF MAHWAH TOWNSHIP

BY

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## ABOUT THE AUTHOR

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MALCOLM KASLER is the recipient of the League of Municipalities "President's Distinguished Service Award". He has also authored a phased-growth ordinance in Mahwah Township which was the recipient of the "Award of Merit" from the New Jersey Federation of Planning Officials.

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As a planning consultant for almost thirty years, Malcolm Kasler and Associates, P.A. currently represents more than a dozen communities in northern and central New Jersey as well as numerous private sector clients. Prior to forming his own firm, MR. KASLER served as New Jersey regional planning director for the firm of Candeub, Fleissig and Associates, based in Newark, New Jersey.

The author welcomes all comments concerning this report.

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## INTRODUCTION

The New Jersey Supreme Court decided its now famous decision Mount Laurel II on January 20, 1983.<sup>1</sup> Mahwah Township was one of the defendant municipalities affected by this decision. The trial judge in the Law Division case, identified under Urban League of Essex County v. Township of Mahwah determined that "... Mahwah had satisfied its Mount Laurel obligation by providing 'least cost housing' as defined by the original Mount Laurel I decision.

In the matter of Southern Burlington County N.A.A.C.P. v. Mount Laurel Township, 92 N.J. 158 (1983), the New Jersey Supreme Court reversed the trial Court and found that Mahwah Township and indeed most communities in New Jersey had not satisfied their constitutional obligation. The Court stated:

"Every municipality's land use regulations should provide a realistic opportunity for decent housing for at least some part of its resident poor who now occupy dilapidated housing. The zoning power is no more abused by keeping out the region's poor than by forcing out the resident poor. In other words, each municipality must provide a realistic opportunity for decent housing for its indigenous poor except where they represent a disproportionately large segment of the population as compared with the rest of the region. This is the case in many of our urban areas."

This Court decision, has had a pronounced impact upon many communities in New Jersey in which Mount Laurel housing has been built. The Court was mindful of the effect that rapid and substantial changes would have upon the community. The Court stated :

"... In some cases, the provision of such a realistic opportunity might result in the immediate construction of lower income housing in such quantity as would radically transform the municipality overnight. Trial courts shall have the discretion, under those circumstances, to moderate the impact of such housing by allowing, even the present need to be phased in over a period of years. Such power, however, should be exercised sparingly...."

The Court did cite its concern in its discourse of "Meeting the Mount Laurel Obligation" by stating :

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<sup>1</sup> There were six consolidated law suits. Several lawsuits had multiple municipal defendants.

"... Mount Laurel is not an indiscriminate broom designed to sweep away all distinctions in the use of land. Municipalities may continue to reserve areas for upper income housing, may continue to require certain community amenities in certain areas, may continue to zone with some regard to their fiscal obligations: they may do all of this, provided that they have otherwise complied with their Mount Laurel obligations."

The purpose of this report is to analyze the impact of the Mount Laurel housing upon enrollments in Mahwah Township's public school system.

### MAHWAH'S MOUNT LAUREL OBLIGATION

In 1984, the trial court heard the remand of the Urban League of Essex County v. Mahwah Township case. This case was the first affordable housing case in New Jersey to be retried after the Mount Laurel II decision. The Trial Court determined that Mahwah's housing obligation was 693 low and moderate income housing units. The Court further awarded affirmative remedies to builders and property owners willing to construct such housing within multifamily developments. The Township filed an appeal to the Appellate Division of the Superior Court. While this case was on appeal, in 1985, the Township entered into a settlement agreement with five developers and representatives of the Urban League of Essex County. The overall settlement agreement called for a total of 3,377 housing units to be constructed including 693 low and moderate income housing units.

As of June of 1990, three of the five developments have been constructed and occupied, providing nearly 70 percent of the Mount Laurel housing units and 53 percent of the total housing units anticipated. A total of 1,800 housing units and 483 Mount Laurel housing units have been constructed and occupied. These units have been developed within the preceding three year period.

The disproportionate amount of Mount Laurel housing that has been constructed to date compared with the total number of housing units traces back in part to the Township's settlement agreement. The agreement eliminated Mount Laurel housing from one development and distributed these units to four of the remaining developments. The remaining component of Mahwah's housing settlement agreement included the construction of 89 low and moderate housing units by the Bergen County Housing Authority.

### OVERVIEW OF MAHWAH TOWNSHIP

Mahwah Township is a relative large community located in northwestern Bergen County adjacent to the New York-New Jersey State border. The Township occupies 25.7 square miles of area and is the largest community in Bergen County. Mahwah is traversed by N.J. Route 17 and U.S. Route 202, one of the oldest highways in New Jersey. At the present time, the last portion of Interstate Route 287 is under construction in Mahwah. The highway will link Route 287 in Montville with the New York State Thruway.

In 1980, Mahwah's population stood at 12,127 persons. Mahwah's 1989 Master Plan estimated that the Township's population would total approximately 28,000 persons by the mid-1990's, provided all the Mount Laurel developments were constructed.

Mahwah has been described as a series of interrelated communities. The western portion of Mahwah contains the Ramapo Mountains, one of the last truly open space areas remaining in northern New Jersey. Another portion of Mahwah, known as West Mahwah, contains many homes on small 5,000 square foot lots. Other portions of the Township contain one and two acre developed lots with septic systems and still other areas consist of attractive townhouse condominiums including Indianfield, Apple Ridge and Greenway at Ramapo Ridge.

The community contains extensive areas of environmentally sensitive lands and more than a hundred historic sites including a number of facilities listed on the State and Federal historic registries.

In the face of this extraordinary diversity, the community has one of the most active programs of low and moderate income housing under construction in Bergen County and indeed in all of northern New Jersey.

#### MAHWAH'S SCHOOL SYSTEM

Mahwah Township's Board of Education operates a K-12 public educational system. The district is served by six school buildings, including three primary schools (K-3), an intermediate school (4-5), a middle school (6-8) and the Mahwah high school (9-12).

During the early and mid-1980's, public school enrollments have continued to decline despite the fact that thousands of housing units were constructed. Table 1 indicates this fact.

TABLE 1  
COMPARISON OF ANNUAL STUDENT ENROLLMENT  
AND ISSUANCE OF BUILDING PERMITS  
TOWNSHIP OF MAHWAH

| YEAR | STUDENT<br>ENROLLMENT <sup>1</sup> | ISSUANCE OF NEW BUILDING<br>PERMITS LESS DEMOLITION PERMITS | CUMULATIVE<br>NET HOUSING UNITS |
|------|------------------------------------|---|---------------------------------|
| 1980 | 2,032                              | 76  | 76                              |
| 1981 | 1,921                              | 147   | 223                             |
| 1982 | 1,844                              | 88  | 311                             |
| 1983 | 1,725                              | 241   | 552                             |
| 1984 | 1,725                              | 272   | 824                             |
| 1985 | 1,731                              | 255   | 1,079                           |
| 1986 | 1,731                              | 129   | 1,208                           |
| 1987 | 1,714                              | 746   | 1,954                           |
| 1988 | 1,761                              | 953   | 2,907                           |
| 1989 | 1,877                              | 463   | 3,370                           |

<sup>1</sup> As of September of each year.

Source : Mahwah Township Board of Education  
Mahwah Township Construction Code Official.

In 1987, some of Mahwah's Mount Laurel housing had been constructed. By June of 1990, a total of 1,800 additional housing units were constructed which relate directly to the three Mount Laurel developments. In June of 1990, school enrollment totalled 1,888 students. As will be later noted, 254 of these students were resident of Mount Laurel setaside housing and housing constructed by the Bergen County Housing Authority. Were it not for this housing, student enrollment would have totalled 1,634 students in June of 1990.

LOW AND MODERATE INCOME HOUSING IN MAHWAH

Mahwah's settlement agreement called for six housing developments. They include the following :

1. 1,302 units known as KILMER WOODS including 286 units of Mount Laurel housing.
2. 624 units known as FRANKLIN COMMONS EAST including 137 units of Mount Laurel housing.
3. 538 units known as BEAVER CREEK with no Mount Laurel housing.
4. 504 units known as RIDGE GARDENS with 119 units of Mount Laurel housing.
5. 284 units known as FRANKLIN COMMONS WEST with 62 units of Mount Laurel housing.

TABLE 2  
MOUNT LAUREL AND BUILDER'S SETASIDE HOUSING  
TOWNSHIP OF MAHWAH, NEW JERSEY

|   | <u>NUMBER</u>           | <u>OF</u> | <u>HOUSING</u>          | <u>UNITS</u>            |
|---|-------------------------|-----------|-------------------------|-------------------------|
|   | <u>COURT APPROVED*</u>  |           | <u>APPROVED BY</u>      | <u>OCCUPIED HOUSING</u> |
|   | <u>TOTAL/MT. LAUREL</u> |           | <u>PLANNING BOARD</u>   | <u>JUNE, 1990</u>       |
|   |                         |           | <u>TOTAL/MT. LAUREL</u> | <u>TOTAL/MT. LAUREL</u> |
| Bergen County Housing<br>Authority<br>( Ramapo Brae ) | 89/89                   |           | 89/89                   | 89/89                   |
| Kilmer Woods<br>( Society Hill )                      | 1,302/286               |           | 1,246/274               | 1,218/274               |
| Ridge Gardens   | 504/119                 |           | 514/120                 | 493/120                 |
| Franklin Commons East                                 | 624/137                 |           | 0/0                     | 0/0                     |
| Franklin Commons West                                 | 284/62                  |           | 275/75                  | 0/0                     |
| Beaver Creek<br>( Paddington Square )                 | <u>538/0</u>            |           | <u>510/0</u>            | <u>0/0</u>              |
| TOTAL   | 3,377/693               |           | 2,634/558               | 1,800/483               |

\*Settlement Agreement.

Source : Mahwah Township Planning Board Records  
Mahwah Township Construction Code Official

6. 89 units of Mount Laurel housing known as RAMAPO BRAE to be developed by the Bergen County Housing Authority.

Three of these developments have been constructed and are almost totally occupied by June of 1990. These include Kilmer Woods, the largest of the projects, which is now known as Society Hill, Ridge Gardens and the Housing Authority's development, known as Ramapo Brae.

Since the settlement agreement was established, five of the six developments have been approved by the Mahwah Planning Board. As noted in Table 2, the only applicant that has not submitted its program is the 624 unit Franklin Commons East.

Overall, the Planning Board has approved a total of 2,634 housing units including 558 units of Mount Laurel housing. As of June, 1990, three developments totalling 1,800 housing units and 483 Mount Laurel units have been constructed and occupied.

As of June, 1990, the development of Franklin Commons West had not yet begun construction. Paddington Square, formerly known as Beaver Creek, had not received any certificates of occupancy as of June, 1990.

#### NUMBER OF SCHOOL CHILDREN IN MAHWAH'S SCHOOL SYSTEM

The Mahwah Board of Education records of pupil enrollment indicated a total of 1,888 pupils at the end of the school year in June, 1990. The computer print-out supplied by the school district indicated the addresses of each student. Since a number of Mount Laurel dwelling units are integrated within the total development, it was necessary to review the addresses of every student to determine if they reside in a Mount Laurel dwelling, or if they were resident in a marketrate unit within the development or if they were resident outside of these builder setaside housing units.

Table 3 presents a summary of the three occupied developments as of June, 1990. The data indicates a total of 254 school children resident in the 1,800 housing units, representing an average of 0.14 pupils per dwelling unit. The Mount Laurel housing units provide the vast majority of the students, accounting for 197 of the 254 students - almost 78 percent of all pupils.

The students who reside in the Mount Laurel housing units outnumber the marketrate students by almost 4 to 1, while the marketrate housing units outnumber the Mount Laurel units by almost 3 to 1.

Table 4 depicts the distribution of children by school grades. The statistics indicate that a substantial number of children resident in the development entered the school system at the lower grade levels. Almost 43 percent of all new children were enrolled in grades K-3, indicating the relatively younger ages of the families attracted to such development. A total of 109 students were enrolled in the lower grades. There were a total of 37 students in the first grade and 26 students in kindergarten accounting for one-quarter of all students in builder setaside housing.

TABLE 3  
MOUNT LAUREL AND BUILDER'S SETASIDE HOUSING  
SCHOOL AGED CHILDREN MULTIPLIERS  
TOWNSHIP OF MAHWAH, NEW JERSEY

|                   | <u>NO. CHILDREN</u> |                    |              | <u>NO. HOUSING UNITS</u> |                    |              | <u>NO. CHILDREN/HOUSING UNITS</u> |                    |              |
|-------------------|---------------------|--------------------|--------------|--------------------------|--------------------|--------------|-----------------------------------|--------------------|--------------|
|                   | <u>MOUNT LAUREL</u> | <u>MARKET-RATE</u> | <u>TOTAL</u> | <u>MOUNT LAUREL</u>      | <u>MARKET-RATE</u> | <u>TOTAL</u> | <u>MOUNT LAUREL</u>               | <u>MARKET-RATE</u> | <u>TOTAL</u> |
| Grades K-12       | 197                 | 57                 | 254          | 483                      | 1,317              | 1,800        | 0.408                             | 0.043              | 0.141        |
| Ramapo Brae BCHA* | 109                 | --                 | 109          | 89                       | --                 | 89           | 1.225                             | --                 | 1.225        |
| Ridge Gardens     | 26                  | 13                 | 39           | 120                      | 373                | 493          | 0.217                             | 0.035              | 0.079        |
| Society Hill      | 62                  | 44                 | 106          | 274                      | 944                | 1,218        | 0.226                             | 0.047              | 0.087        |

Sources : Mahwah Township Board of Education  
Mahwah Township Tax Assessor  
Mahwah Township Planning Board  
Malcolm Kasler and Associates, P.A.

TABLE 4  
 DISTRIBUTION OF CHILDREN  
 RESIDENT IN MOUNT LAUREL AND  
 BUILDER'S SETASIDE HOUSING, BY GRADE  
 TOWNSHIP OF MAHWAH, NEW JERSEY

| <u>GRADE</u> | <u>NUMBER OF CHILDREN</u> |                   |              | <u>PERCENT OF TOTAL</u> |                   |              |
|--------------|---------------------------|-------------------|--------------|-------------------------|-------------------|--------------|
|              | <u>MT.LAUREL</u>          | <u>MARKETRATE</u> | <u>TOTAL</u> | <u>MT.LAUREL</u>        | <u>MARKETRATE</u> | <u>TOTAL</u> |
| K-3          | 81                        | 28                | 109          | 31.9                    | 11.0              | 42.9         |
| 4-5          | 29                        | 6                 | 35           | 11.4                    | 2.4               | 13.8         |
| 6-8          | 44                        | 4                 | 48           | 17.3                    | 1.6               | 18.9         |
| 9-12         | <u>43</u>                 | <u>19</u>         | <u>62</u>    | <u>16.9</u>             | <u>7.5</u>        | <u>24.4</u>  |
| TOTAL        | 197                       | 57                | 254          | 77.5                    | 22.5              | 100.0        |

Sources : Mahwah Township Board of Education  
 Mahwah Township Tax Assessor  
 Mahwah Township Planning Board  
 Malcolm Kasler and Associates, P.A.

By comparison, pupils in grades 4 through 8 averaged 17 students per grade. Enrollment in the high school grades 9 through 12 averaged 15.5 students per grade although grades 9 and 10 averaged 22 pupils per grade.

A more detailed analysis of each of the developments yields a vast difference between the occupants of Ramapo Brae, containing only low and moderate income housing and the occupants of Society Hill and Ridge Gardens, containing low and moderate income housing incorporated within the builder set-aside developments.

The data indicates that Ramapo Brae contained 109 students resident within the 89 housing units, representing a school generation rate of 1.225 pupils per housing unit.

In contrast to this development, Ridge Gardens and Society Hill housed substantially fewer numbers of students averaging only 0.22 students per Mount Laurel housing unit. The student enrollment of Mount Laurel housing within the builder set-aside is only 18 percent of the level of that of the Ramapo Brae Housing Authority development.

The generation rate of school children within the two marketrate developments is very low. Collectively, the marketrate housing units in Ridge Gardens and Society Hill have produced 57 school-aged children resident in 1,317 total housing units or 0.043 school aged children per housing unit. Stated differently, marketrate housing produces slightly more than 4 school-aged children for every 100 housing units.

The school generation rates for marketrate builder set-aside housing have proven to be lower than statistical data published by the Center for Urban Policy Research in their book The New Practitioner's Guide to Fiscal Impact Analysis and are comparable to the school generation rates for several of the "conventional" non-Mount Laurel townhouse condominium developments in the community.

Tables 5, 6 and 7 indicate the overall school generation rates for each of the three developments which are further broken down into Mount Laurel and marketrate housing units.

Collectively, the three development have produced 14 students for every 100 housing units including Mount Laurel and marketrate housing.

#### PLANNING FOR THE FUTURE

This study represents one of the first attempts to determine the effect of Mount Laurel housing upon enrollments in the school system.

There have been other studies that have attempted to evaluate the impact of the Mount Laurel II decision and subsequent developments upon individual municipalities. One such study entitled Affordable Housing in New Jersey, The Results of Mount Laurel II and the Fair Housing Act, written by Martha Lamar, was published by the New Jersey Federation of Planning Officials in the Federation planning report - Volume XXII, No. 4, Winter 1989. The document reviewed ten builder setaside housing developments to

determine "... what was actually happening around the State in terms of affordable housing production and occupancy in the aftermath of the landmark Supreme Court decisions and the passage of the state's Fair Housing Act in 1985."

However, this study did not provide any data concerning the generation of school-aged children and its affect upon the schools in the community.

The empirical data presented in this report should be re-evaluated over the next several years to determine potential changes when additional builder setaside housing is constructed and to evaluate changes in demographic characteristics within the existing development.

Similar studies should also be undertaken in other communities to establish a broader statistical base to compare with the experience level in Mahwah Township.

Since there are more than one hundred communities in New Jersey that have or will have an active Mount Laurel housing program, it is important that these communities properly plan for their school needs in the future.

TABLE 5  
NUMBER OF SCHOOL AGE CHILDREN  
RESIDENT IN MOUNT LAUREL AND BUILDER'S SETASIDE HOUSING  
TOWNSHIP OF MAHWAH, NEW JERSEY

| GRADE | <u>RAMAPO BRAE<br/>MOUNT LAUREL<br/>HOUSING</u> |               |              | <u>RIDGE GARDENS</u>            |               |              |                               |               |              |
|-------|---|---------------|--------------|---------------------------------|---------------|--------------|-------------------------------|---------------|--------------|
|       | <u>MALE</u>                                     | <u>FEMALE</u> | <u>TOTAL</u> | <u>MOUNT LAUREL<br/>HOUSING</u> |               |              | <u>MARKETRATE<br/>HOUSING</u> |               |              |
|       | <u>MALE</u>                                     | <u>FEMALE</u> | <u>TOTAL</u> | <u>MALE</u>                     | <u>FEMALE</u> | <u>TOTAL</u> | <u>MALE</u>                   | <u>FEMALE</u> | <u>TOTAL</u> |
| K     | 4   | 5             | 9            | 1                               | 2             | 3            | 0                             | 0             | 0            |
| 1     | 11  | 11            | 22           | 1                               | 0             | 1            | 0                             | 2             | 2            |
| 2     | 2   | 4             | 6            | 1                               | 2             | 3            | 1                             | 0             | 1            |
| 3     | 5   | 3             | 8            | 0                               | 4             | 4            | 0                             | 1             | 1            |
| 4     | 4   | 1             | 5            | 0                               | 1             | 1            | 0                             | 1             | 1            |
| 5     | 6   | 2             | 8            | 3                               | 1             | 4            | 0                             | 1             | 1            |
| 6     | 4   | 6             | 10           | 0                               | 2             | 2            | 0                             | 0             | 0            |
| 7     | 4   | 5             | 9            | 0                               | 1             | 1            | 0                             | 0             | 0            |
| 8     | 4   | 8             | 12           | 0                               | 0             | 0            | 0                             | 0             | 0            |
| 9     | 3   | 3             | 6            | 0                               | 3             | 3            | 1                             | 1             | 2            |
| 10    | 3   | 6             | 9            | 1                               | 1             | 2            | 1                             | 1             | 2            |
| 11    | 3   | 0             | 3            | 0                               | 0             | 0            | 0                             | 1             | 1            |
| 12    | <u>0</u>  | <u>2</u>      | <u>2</u>     | <u>0</u>                        | <u>2</u>      | <u>2</u>     | <u>1</u>                      | <u>0</u>      | <u>1</u>     |
| TOTAL | 53  | 56            | 109          | 7                               | 19            | 26           | 4                             | 9             | 13           |

Sources : Mahwah Township Board of Education  
Mahwah Township Tax Assessor  
Mahwah Township Planning Board  
Malcolm Kasler and Associates, P.A.

TABLE 6  
 NUMBER OF SCHOOL AGE CHILDREN  
 RESIDENT IN MOUNT LAUREL AND BUILDER'S SETASIDE HOUSING  
 TOWNSHIP OF MAHWAH, NEW JERSEY

| GRADE | SOCIETY HILL            |        |       |                       |        |       |
|-------|-------------------------|--------|-------|-----------------------|--------|-------|
|       | MOUNT LAUREL<br>HOUSING |        |       | MARKETRATE<br>HOUSING |        |       |
|       | MALE                    | FEMALE | TOTAL | MALE                  | FEMALE | TOTAL |
| K     | 3                       | 2      | 5     | 5                     | 4      | 9     |
| 1     | 2                       | 5      | 7     | 2                     | 3      | 5     |
| 2     | 1                       | 5      | 6     | 5                     | 2      | 7     |
| 3     | 3                       | 4      | 7     | 2                     | 1      | 3     |
| 4     | 3                       | 4      | 7     | 1                     | 0      | 1     |
| 5     | 2                       | 2      | 4     | 3                     | 0      | 3     |
| 6     | 0                       | 1      | 1     | 0                     | 2      | 2     |
| 7     | 4                       | 3      | 7     | 0                     | 0      | 0     |
| 8     | 2                       | 0      | 2     | 1                     | 0      | 1     |
| 9     | 4                       | 1      | 5     | 3                     | 1      | 4     |
| 10    | 3                       | 1      | 4     | 6                     | 1      | 7     |
| 11    | 1                       | 2      | 3     | 1                     | 0      | 1     |
| 12    | 3                       | 1      | 4     | 1                     | 0      | 1     |
| TOTAL | 31                      | 31     | 62    | 30                    | 14     | 44    |

Sources : Mahwah Township Board of Education  
 Mahwah Township Tax Assessor  
 Mahwah Township Planning Board  
 Malcolm Kasler and Associates, P.A.

TABLE 7  
NUMBER OF SCHOOL AGE CHILDREN  
RESIDENT IN MOUNT LAUREL AND BUILDER'S SETASIDE HOUSING  
TOWNSHIP OF MAHWAH, NEW JERSEY

SUMMARY ( THREE MOUNT LAUREL DEVELOPMENTS )

| GRADE | <u>MOUNT LAUREL HOUSING</u> |               |              | <u>MARKETRATE HOUSING</u> |               |              | <u>GRAND TOTAL</u> |               |              |
|-------|-----------------------------|---------------|--------------|---------------------------|---------------|--------------|--------------------|---------------|--------------|
|       | <u>MALE</u>                 | <u>FEMALE</u> | <u>TOTAL</u> | <u>MALE</u>               | <u>FEMALE</u> | <u>TOTAL</u> | <u>MALE</u>        | <u>FEMALE</u> | <u>TOTAL</u> |
| K     | 8                           | 9             | 17           | 5                         | 4             | 9            | 13                 | 13            | 26           |
| 1     | 14                          | 16            | 30           | 2                         | 5             | 7            | 16                 | 21            | 37           |
| 2     | 4                           | 11            | 15           | 6                         | 2             | 8            | 10                 | 13            | 23           |
| 3     | 8                           | 11            | 19           | 2                         | 2             | 4            | 10                 | 13            | 23           |
| 4     | 7                           | 6             | 13           | 1                         | 1             | 2            | 8                  | 7             | 15           |
| 5     | 11                          | 5             | 16           | 3                         | 1             | 4            | 14                 | 6             | 20           |
| 6     | 4                           | 9             | 13           | 0                         | 2             | 2            | 4                  | 11            | 15           |
| 7     | 8                           | 9             | 17           | 0                         | 0             | 0            | 8                  | 9             | 17           |
| 8     | 6                           | 8             | 14           | 1                         | 1             | 2            | 7                  | 9             | 16           |
| 9     | 7                           | 7             | 14           | 4                         | 2             | 6            | 11                 | 9             | 20           |
| 10    | 7                           | 8             | 15           | 7                         | 2             | 9            | 14                 | 10            | 24           |
| 11    | 4                           | 2             | 6            | 1                         | 1             | 2            | 5                  | 3             | 8            |
| 12    | <u>3</u>                    | <u>5</u>      | <u>8</u>     | <u>2</u>                  | <u>0</u>      | <u>2</u>     | <u>5</u>           | <u>5</u>      | <u>10</u>    |
| TOTAL | 91                          | 106           | 197          | 34                        | 23            | 57           | 125                | 129           | 254          |

Sources : Mahwah Township Board of Education  
Mahwah Township Tax Assessor  
Mahwah Township Planning Board  
Malcolm Kasler and Associates, P.A.