

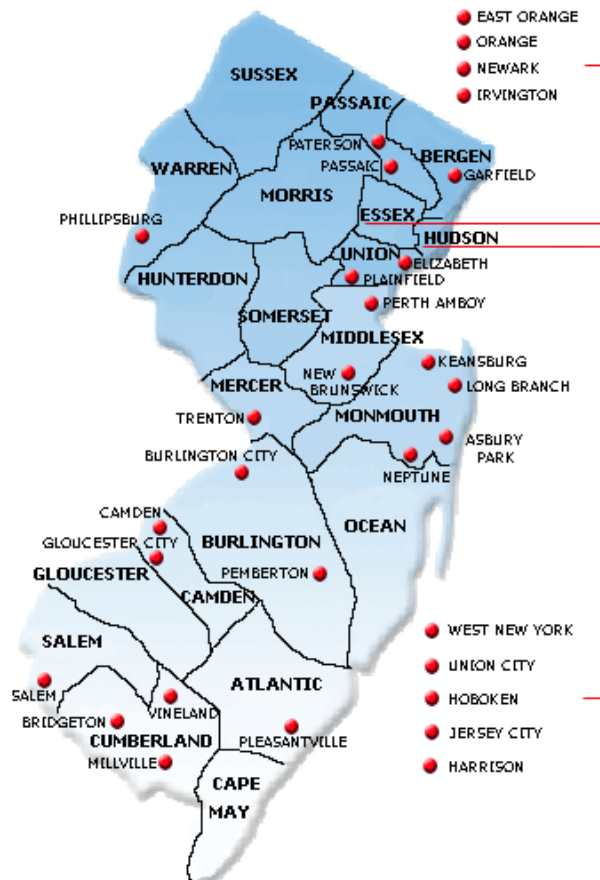


2024

Educational Facilities Needs Assessment (EFNA) and Project Prioritization for SDA Districts

Prepared by the
New Jersey Department of Education
Office of School Facilities Planning
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Contents and Introduction



The information presented in this report was developed by the New Jersey Department of Education (Department), Office of School Facilities Planning, to support the New Jersey Schools Development Authority (SDA) in prioritizing educational facilities projects for the thirty-one SDA districts. The report satisfies N.J.S.A. 18A-7G-5m, which mandates an assessment every five years. The statute's goals are to ensure that state funds are allocated to projects that address the most severe educational facilities deficiencies across all SDA districts and will have the most significant positive impact on educational outcomes.

The report contains the following information:

- [Educational Facilities Needs Assessment \(EFNA\)](#)
Pages 3 - 8
In accordance with N.J.S.A. 18A-7G-5m, the EFNA highlights facilities deficiencies impacting program delivery within each SDA district.
- [Educational Prioritization of School Facilities Projects](#)
Pages 9 - 14
The educational prioritization determines the districts with the severest educational facilities deficiencies. The findings will be considered with the SDA's analysis of non-educational factors influencing project advancement, such as logistical and construction considerations, for the final prioritization and recommendations.

The analysis uses readily available data found in each district's Long Range Facilities Plan (LRFP) and the Application for School State Aid (ASSA). It is limited to assessing capacity needs and square foot per student deficiencies based on the Department's Facilities Efficiency Standards (FES) and existing enrollments. To maintain an objective analysis, educational adequacy concerning condition and program space accommodations are not considered. Capital maintenance needs are also not considered.

Educational Facilities Needs Assessment

The Educational Facilities Needs Assessment (EFNA) highlights critical space deficiencies related to capacity and compliance with the Department's Facilities Efficiency Standards (FES) based on existing enrollments. Subjective criteria without regulatory foundation, such as measures evaluating the quality of instructional classrooms and physical condition, are not considered in the evaluation.

METHODOLOGY

The assessment considers 2023-24 school year enrollments, existing school building capacity, and square feet per student, organized by the FES grade groups of PK-5, 6-8, and 9-12.

▪ Enrollments

2023-24 enrollment data from the Application for State School Aid (ASSA) is used to assess capacity and square feet per student deficiencies in each district. Enrollment projections are not considered due to their uncertainty. By basing the analysis on actual enrollment numbers, the findings highlight immediate capacity deficiencies and ensure the accuracy needed to make informed decisions.

▪ Capacity

"District Practices Capacity" is used to identify capacity shortages in each FES grade group. Unlike "Functional Capacity," which is a component of the Department's facilities funding formula based on square footage, District Practices capacity provides a realistic representation of a building's instructional capabilities by taking into account room use, class size, and scheduling practices as

represented in the existing room inventory in the LRFP system. Although districts have discretion in determining capacity-generating classrooms, the following room types are typically included in the capacity calculations:

- *Elementary school grades:* Pre-kindergarten, kindergarten, general, and self-contained special education classrooms
- *Middle school grades:* Same as elementary school grades *plus* science rooms if instruction is provided by a specialist or in a team structure
- *High school grades:* All classrooms scheduled throughout the day, typically excluding media centers, cafeterias, auditoriums, and other spaces that supplement general classroom academic instruction on an as-needed rather than scheduled basis

A capacity utilization factor in accordance with the FES is applied as follows: 90% for classrooms serving grades K-8 and 85% for classrooms serving grades 9-12. The District Practices Capacity of preschool classrooms is calculated at 100%.

To highlight the severest cases of overcrowding in each FES grade group, the analysis assumes that the total District Practices Capacity calculated for a grade group can be fully utilized without consideration of school sending area and bussing limitations. Therefore, select schools within a district may be deficient in capacity despite no noted districtwide deficiencies. Additionally, the analysis respects district school grade alignments and does consider the availability of capacity in one grade group as an option to address deficiencies in another.

- **Square Feet per Student**

Districts with growing enrollments often sacrifice non-capacity generating instructional spaces, such as art and music rooms, to meet capacity needs and maintain class size objectives. Although this may reduce capacity deficiencies, square footage deficiencies may result. Therefore, square feet per student for each FES grade group is calculated and compared to the FES area allowance of 125 for grades PK-5, 134 for grades 6-8, and 151 for grades 9-12. Buildings providing less area than prescribed in the FES typically lack adequate accommodations for all program objectives due to overcrowding, missing or deficient instructional spaces, and/or the use of short-term leased buildings.

For the most part, EFNA data can be found in LRFP reports from the District's most recently approved amendment. However, in select cases, capacity and/or square footage adjustments may have been made to address building and room use changes that have occurred since LRFP approval. Also, funded projects included in the SDA's Capital Plan are considered existing in the calculations.

CAPACITY ANALYSIS

Table 1, 2023-24 Enrollment and Capacity Analysis, compares 2023-24 enrollments with District Practices Capacity for each grade group. To highlight the severest deficiencies, capacity is calculated with a 100% utilization rate as well as with the FES prescribed utilization rates of 85% to 90% depending on the grades served. Districts with deficient capacity may be accommodating current enrollments by increasing class sizes over the target represented in the LRFP or using temporary classroom units (TCUs) or short-term leased buildings, which are not included in the capacity calculations.

SQUARE FOOT PER STUDENT ANALYSIS

Table 2, Square Foot per Student Analysis, calculates the total square feet per student provided for each FES grade group based on 2023-24 enrollments. To accurately compare buildings, gross square feet (GSF) has been adjusted to eliminate grossing factor space (corridors, mechanical rooms, general storage rooms, etc.) that exceed the FES allowance of 1.40.

Table 1. 2023-24 Enrollment and Capacity Analysis

District	Grades PK-5				Grades 6-8				Grades 9-12			
	2023-24 ASSA Enroll.	District Practices Capacity	Capacity Status with 90% Util.	Capacity Status with 100% Util.	2023-24 ASSA Enroll.	District Practices Capacity	Capacity Status with 90% Util.	Capacity Status with 100% Util.	2023-24 ASSA Enroll.	District Practices Capacity	Capacity Status with 85% Util.	Capacity Status with 100% Util.
Asbury Park	672	1,343	671	805	284	400	116	156	348	466	118	188
Bridgeton City	2,742	3,236	494	818	1,321	945	-376	-282	1,646	1,781	135	402
Burlington City	912	892	-20	69	313	410	97	138	591	774	183	299
Camden City	3,177	3,817	640	1,022	1,158	1,644	486	650	1,454	2,126	672	991
East Orange	4,339	5,238	899	1,423	1,817	2,222	405	627	2,539	2,525	-14	365
Elizabeth City	13,802	11,480	-2,322	-1,174	5,782	3,993	-1,789	-1,390	7,983	6,548	-1,435	-453
Garfield	2,588	2,947	359	654	952	1029	77	180	1,231	994	-237	-88
Gloucester City	1,164	1,170	6	123	497	430	-67	-24	712	670	-42	58
Harrison	917	1,162	245	361	480	515	35	87	784	904	120	256
Hoboken	1,550	2,040	490	694	432	378	-54	-16	606	612	6	98
Irvington	4,046	4,348	302	737	1,396	1,565	169	326	1,889	1,558	-331	-97
Jersey City	13,266	13,935	669	2,063	5,029	5,667	638	1,205	6,291	7,808	1,517	2,688
Keansburg	800	870	70	157	346	400	54	94	372	462	90	159
Long Branch	2,681	3,081	400	708	1,120	1,152	32	147	1,421	1,719	298	556
Millville	2,338	2,666	328	595	979	973	-6	91	1,656	2,965	1,309	1,754
Neptune Twsp.	1,620	2,646	1,026	1,291	625	1,138	513	627	1,040	1,697	657	912
New Brunswick	4,023	4,846	823	1,308	2,017	1,805	-212	-31	2,640	2,391	-249	110
Newark	19,139	18,764	-375	1,502	8,326	7,678	-648	119	11,432	10,208	-1,224	307
Orange	2,772	2,933	161	454	1,145	1,027	-118	-15	1,537	1,440	-97	119
Passaic City	5,607	6,421	814	1,456	2,532	5,817	3,285	3,867	3,595	3,840	245	821
Paterson City	10,834	10,627	-207	856	5,232	6,237	1,005	1,629	5,625	6,288	663	1,606
Pemberton Twsp.	2,444	2,870	426	713	900	1,125	225	338	1,080	1,469	389	609

District	Grades PK-5				Grades 6-8				Grades 9-12			
	2023-24 ASSA Enroll.	District Practices Capacity	Capacity Status with 90% Util.	Capacity Status with 100% Util.	2023-24 ASSA Enroll.	District Practices Capacity	Capacity Status with 90% Util.	Capacity Status with 100% Util.	2023-24 ASSA Enroll.	District Practices Capacity	Capacity Status with 85% Util.	Capacity Status with 100% Util.
Perth Amboy	5,252	5,581	329	887	2,025	2,143	118	332	2,696	2,831	135	560
Phillipsburg	1,460	1,575	115	272	633	635	2	65	1,812	1,897	85	370
Plainfield	4,290	3,615	-675	-314	1,771	2,001	230	430	2,337	2,712	375	782
Pleasantville	1,878	2,349	471	706	854	962	108	204	1,010	979	-31	116
Salem City	597	611	14	75	269	289	20	49	408	605	197	288
Trenton City	6,813	7,648	835	1,600	2,706	2,945	239	534	3,520	3,721	201	759
Union City	5,277	5,081	-196	312	2,633	2,442	-191	53	3,676	3,757	81	645
Vineland	4,405	4,345	-60	374	2,311	2,371	60	297	2,795	2,741	-54	357
West New York	3,473	3,736	263	637	1,623	2,343	720	954	2,296	2,505	209	585

Table 2. Square Foot per Student Analysis

District	Grades PK-5			Grades 6-8			Grades 9-12		
	2023-24 ASSA Enrollment	Adjusted GSF	SF/Student	2023-24 ASSA Enrollment	Adjusted GSF	SF/Student	2023-24 ASSA Enrollment	Adjusted GSF	SF/Student
Asbury Park	672	203,713	303.14	284	60,562	213.25	348	71,039	204.14
Bridgeton City	2,742	351,775	128.29	1,321	139,240	105.40	1,646	259,648	157.74
Burlington City	912	157,272	172.45	313	76,766	245.26	591	132,471	224.15
Camden City	3,265	490,472	150.22	1,076	286,214	266.00	1,498	428,261	285.89
East Orange	4,339	598,320	137.89	1,817	287,667	158.32	2,539	350,907	138.21
Elizabeth City	13,802	1,528,599	110.75	5,782	566,874	98.04	7,983	960,695	120.34
Garfield	2,588	392,083	151.50	952	145,163	152.48	1,231	144,165	117.11
Gloucester City	1,164	174,985	150.33	497	63,117	127.00	712	146,037	205.11
Harrison	917	147,200	160.52	480	91,595	190.82	784	145,296	185.33
Hoboken	1,550	233,180	150.44	432	66,153	153.13	606	158,450	261.47
Irvington	4,046	543,641	134.37	1,396	274,212	196.43	1,889	221,207	117.10
Jersey City	13,266	2,207,431	166.40	5,029	828,697	164.78	6,291	1,106,837	175.94
Keansburg	800	158,046	197.56	346	79,527	229.85	372	84,500	227.15
Long Branch	2,681	364,354	135.90	1,120	212,513	189.74	1,421	318,103	223.86
Millville	2,338	402,118	171.99	979	235,171	240.22	1,656	446,954	269.90
Neptune Township	1,620	370,978	229.00	625	149,702	239.52	1,040	290,722	279.54
New Brunswick	4,023	556,791	138.40	2,017	298,257	147.87	2,640	368,341	139.52
Newark	19,139	2,837,565	148.26	8,326	1,026,542	123.29	11,432	2,361,099	206.53
Orange	2,772	359,491	129.69	1,145	315,585	275.62	1,537	205,056	133.41
Passaic City	5,607	812,546	144.92	2,532	378,524	149.50	3,595	625,155	173.90
Paterson City	10,834	1,572,425	145.14	5,232	647,758	123.81	5,625	896,157	159.32
Pemberton Twsp.	2,444	339,747	139.01	900	170,786	189.76	1,080	244,665	226.54
Perth Amboy	5,252	679,691	129.42	2,025	269,657	133.16	2,696	420,601	156.01

	Grades PK-5			Grades 6-8			Grades 9-12		
District	2023-24 ASSA Enrollment	Adjusted GSF	SF/Student	2023-24 ASSA Enrollment	Adjusted GSF	SF/Student	2023-24 ASSA Enrollment	Adjusted GSF	SF/Student
Phillipsburg	1,460	230,137	157.63	633	129,043	203.86	1,812	290,283	160.20
Plainfield	4,290	558,888	130.28	1,771	223,033	125.94	2,337	377,688	161.61
Pleasantville	1,878	305,705	162.78	854	141,081	165.20	1,010	172,999	171.29
Salem City	597	93,333	156.34	269	46,667	173.48	408	134,757	330.29
Trenton City	6,813	1,091,560	160.22	2,706	496,567	183.51	3,520	487,506	138.50
Union City	5,277	553,773	104.94	2,633	387,432	147.14	3,676	476,698	129.68
Vineland	4,405	565,981	128.49	2,311	341,986	147.98	2,795	429,452	153.65
West New York	3,473	546,706	157.42	1623	286,066	176.26	2,296	273,582	119.16

District Prioritization

The EFNA was used to prioritize potential projects within each district and among all thirty-one SDA districts. The prioritization focuses on addressing the most severe capacity and FES square footage deficiencies in accordance with NJAC 6A:26. The prioritization does not consider capital maintenance needs addressing building condition, life cycle expectancy issues, or room-specific educational adequacy issues. Also, since deficiencies are based on existing enrollments, future enrollments may reduce or increase deficiencies.

Table 3, Summary of Districts with Deficiencies, lists the SDA districts with capacity and/or square footage deficiencies based on existing enrollments in at least one FES grade group. No deficiencies were noted in the following eleven districts after the completion of SDA-funded projects:

- Asbury Park
- Camden City
- Harrison
- Jersey City
- Keansburg
- Long Branch
- Millville
- Neptune Township
- Passaic City
- Pemberton Township
- Phillipsburg
- Salem City

Table 3. Summary of Districts with Deficiencies

District	PK-5		6-8		9-12	
	Capacity Deficiency 90% Util.	GSF < FES	Capacity Deficiency 90% Util.	GSF < FES	Capacity Deficiency 90% Util.	GSF < FES
Bridgeton City			376	37,781		
Burlington City	20					
East Orange					14	32,474
Elizabeth City	2,322	196,679	1,789	207,921	1,435	244,759
Garfield					237	41,719
Gloucester City			67	7,952	42	
Hoboken			54			
Irvington					331	64,037
New Brunswick			212		249	30,307
Newark	375		648	89,171	1,224	
Orange			118		97	27,035
Paterson City	207			53,314		
Perth Amboy				1,701		
Plainfield	675			14,274		
Pleasantville					31	
Trenton City						44,000
Union City	196	105,857	191			78,372
Vineland	60				54	
West New York						73,105
TOTALS	3,855	302,535	3,455	412,114	4,122	635,808
No. of Districts	7	2	8	7	10	9

INTRA-DISTRICT PRIORITIZATION

Two or three of the most critical educational facilities projects identified in each district's LRFP based on the EFNA findings are listed below in Table 4, District Priority Projects. These recommendations are preliminary pending district and SDA input. In many cases, another school building serving the same grade levels and accomplishing similar objectives can be substituted. If no projects are identified, the district only has capital maintenance work remaining in its LRFP.

Table 4. District Priority Projects

District	Date of Last Approved LRFP <i>(red = requires 5-year update)</i>	Existing Capacity Deficiencies (most to least deficient grades)	Existing FES SF/Student Deficiencies (most to least deficient grades)	Educational Project Priorities based on EFNA and LRFP (pending District and SDA Input)
Asbury Park	06/28/21	n/a	n/a	Based on building age: 1. Asbury Park High School (renovation/addition) 2. Asbury Park Middle School (renovation)
Bridgeton	06/15/21	6-8	6-8	1. New Middle School 2. Broad Street School (renovation) 3. Bridgeton High School (renovation/addition)
Burlington City	11/15/21	PK-5 (minor)	n/a	No major educational projects identified in the LRFP
Camden City	04/21/23	n/a	n/a	Any pre-1925 school building based on condition
East Orange	02/14/23	9-12	9-12	1. East Orange Campus High School and/or STEM Academy (renovation/addition) 2. Any pre-1920 school building based on condition
Elizabeth	07/12/19	PK-5 6-8 9-12	PK-5 9-12 6-8	1. New PK-8 school 2. New PK-8 school 3. New high school
Garfield	09/07/21	9-12 6-8	9-12	1. Garfield High School (renovation/addition) 2. K-5 school building based on condition (renovation)
Gloucester City	02/28/2025	6-8 9-12 (minor)	6-8	1. New Upper Elementary School (grade realignment) 2. Gloucester City High School (renovation)

District	Date of Last Approved LRFP <i>(red = requires 5-year update)</i>	Existing Capacity Deficiencies (most to least deficient grades)	Existing FES SF/Student Deficiencies (most to least deficient grades)	Educational Project Priorities based on EFNA and LRFP (pending District and SDA Input)
Harrison	02/22/21	n/a	n/a	Based on building age: 1. Washington Middle School (renovation/addition) 2. Lincoln Elementary School (renovation) 3. Hamilton Intermediate School (renovation/addition)
Hoboken	08/04/21	6-8	n/a	1. Middle School project (The LRFP proposes a new high school, conversion of the existing high school to a middle school, and conversion of existing middle school to an elementary school.) 2. Connors Elementary School (renovation) 3. Brandt Elementary School (renovation)
Irvington	11/06/17	9-12	9-12	1. Irvington High School (renovation/addition) 2. Pre-1920 school building based on condition
Jersey City	07/25/23	n/a	n/a	Any pre-1950 school building based on condition
Keansburg	01/11/22	n/a	n/a	No major educational projects identified in the LRFP
Long Branch	01/25/23	n/a	n/a	No major educational projects identified in the LRFP
Millville	07/10/20	n/a	n/a	No major educational projects identified in the LRFP
Neptune	12/06/19	n/a	n/a	No major educational projects identified in the LRFP
New Brunswick	06/02/20	6-8 9-12	9-12	1. New Brunswick Middle School (renovation/addition; eliminate TCUs) 2. High school project if increasing enrollments (none identified in LRFP) 3. Woodrow Wilson School (renovation/addition; eliminate TCUs)
Newark	09/05/23	6-8	6-8	1. Project(s) that increase middle school capacity and square footage and improves/replaces a pre-1930 building 2. Pre-1930 school building based on condition
Orange	12/16/25	6-8 9-12	9-12	1. New Performing Arts High School or STEM Academy 2. Forest Street School or other PK-7, pre-1930 building (renovation/addition)
Passaic City	08/30/21	n/a	n/a	Any pre-1950 school building based on condition
Paterson	08/25/21	PK-5	6-8	Any PK-8 or 6-8, pre-1920 school building based on condition (renovation/addition)
Pemberton	03/04/21	n/a	n/a	No major educational projects identified in the LRFP

District	Date of Last Approved LRFP <i>(red = requires 5-year update)</i>	Existing Capacity Deficiencies (most to least deficient grades)	Existing FES SF/Student Deficiencies (most to least deficient grades)	Educational Project Priorities based on EFNA and LRFP (pending District and SDA Input)
Perth Amboy	08/12/22	n/a	6-8	No major educational projects identified in the LRFP
Phillipsburg	08/13/20	PK-5 6-8	n/a	No major educational projects identified in the LRFP
Plainfield	09/28/22	PK-5	6-8	1. New PK-5 school 2. New Middle School 3. Plainfield Academy for the Arts and Advanced Studies (replacement)
Pleasantville	01/26/23	9-12	n/a	1. Pleasantville High School (renovation) 2. Washington Avenue School (renovation) 3. South Main Elementary School (renovation)
Salem City	01/27/22	n/a	n/a	No major educational projects identified in the LRFP (New PK-8 school is included in the SDA's Capital Plan.)
Trenton	09/01/23	n/a	9-12	1. 9 th Grade Academy (renovation/addition) 2. New South Ward School to replace pre-1940s building(s)
Union City	01/22/16	PK-5 6-8	PK-5 9-12	1. New Elementary School 2. Middle School addition (not in LRFP) 3. High School addition (not in LRFP)
Vineland	07/03/24	PK-5 9-12	n/a	1. Johnston Elementary School (renovation addition) 2. Elementary School TBD (renovation/addition) 3. Vineland Senior High School (renovation/addition)
West New York	06/19/23	n/a	9-12	1. Memorial High School (renovation) 2. Any PK-5, pre-1920 school building based on condition (renovation)

INTER-DISTRICT PRIORITIZATION

Due to the magnitude of need, the inter-district prioritization is designed to highlight the most severely deficient conditions impacting program delivery. This results in the prioritization of school facilities projects in overcrowded districts with non-FES compliant buildings over projects in districts with educationally dated buildings. However, projects identified in the LRFPs of all SDA districts that replace buildings beyond their useful life for educational purposes are also worthy of consideration.

The EFNA found that nineteen districts have capacity and/or FES square footage deficiencies in at least one FES grade group based on 2023-24 ASSA enrollments, assuming all available seats can be used despite operational constraints such as bussing and sending areas. Table 5, 2024 EFNA Comparison of Severest Deficiencies, lists the districts found to be the most deficient in each category and grade group. Major findings are as follows:

- Elizabeth has the severest overcrowding and FES area deficiencies across all three grade groups.
- Bridgeton, Garfield, Irvington, New Brunswick, Newark, Orange, and Union City have both overcrowding and FES square footage deficiencies in at least one grade group.
- Paterson, Perth Amboy, Plainfield, West New York, Union City, and Vineland provide among the lowest square feet per student in at least one grade group. In some cases, the districts have adequate capacity, suggesting that non-capacity generating program spaces were likely converted to general classrooms to meet enrollment needs.

Table 5. 2024 EFNA Comparison of Severest Deficiencies

Grades PK-5		
	Worst Overcrowding	Least SF/Student
1	Elizabeth City	Union City
2	Plainfield	Elizabeth City
3	Union City (minor)	Bridgeton City
4	Vineland (minor)	Vineland
5		Perth Amboy
Grades 6-8		
	Worst Overcrowding	Least SF/Student
1	Elizabeth City	Elizabeth City
2	Bridgeton City	Bridgeton City
3	New Brunswick	Newark
4	Orange	Paterson City
5		Plainfield
Grades 9-12		
	Worst Overcrowding	Least SF/Student
1	Elizabeth City	Irvington
2	Irvington	Garfield
3	Garfield	West New York
4	New Brunswick	Elizabeth City
5		Union City

Existing capacity and FES square footage deficiencies were categorized into tiers based on severity of need. (Projected enrollments are not considered in the ranking calculations.)

Tier 1

- Elizabeth, grades PK-5, 6-8, and 9-12

Elizabeth is the only district with capacity *and* square footage deficiencies in all grade groups. As such, deficiencies cannot be resolved through increased building utilization, the reassignment of buildings, and/or the reconfiguration of school grade alignments or sending areas.

Tier 2A

- Bridgeton City, grades 6-8
- Irvington, grades 9-12
- Garfield, grades 9-12
- Union City, grades PK-5
- Vineland, grades PK-5

Tier 2B

- East Orange, grades 9-12
- Gloucester City, grades 6-8
- New Brunswick, grades 6-8 and 9-12
- Newark, grades PK-8
- Orange, grades 9-12
- Paterson City, grades 6-8
- Plainfield, grades PK-5 and 6-8
- Trenton City, grades 9-12
- Union City, grades 9-12
- West New York, grades 9-12

Tier 2 includes districts that require new construction since deficiencies cannot be resolved through increased building utilization,

the reassignment of buildings, and/or the reconfiguration of school grade alignments or sending areas. The districts listed in tier 2A have the severest deficiencies for the grades noted.

Tier 3

- Burlington City, grades PK-12
- Garfield, grades 6-8
- Hoboken, grades 6-8
- Orange, grades 6-8
- Newark, grades PK-5, 9-12
- Paterson City, grades PK-5
- Perth Amboy, grades 6-8
- Phillipsburg, grades PK-5 and 6-8
- Pleasantville, grades 9-12
- Union City, grades 6-8
- Vineland, grades 9-12

Tier 3 includes districts with deficiencies that can likely be resolved through school grade or sending area realignments or renovations that update a school building to address current program needs.