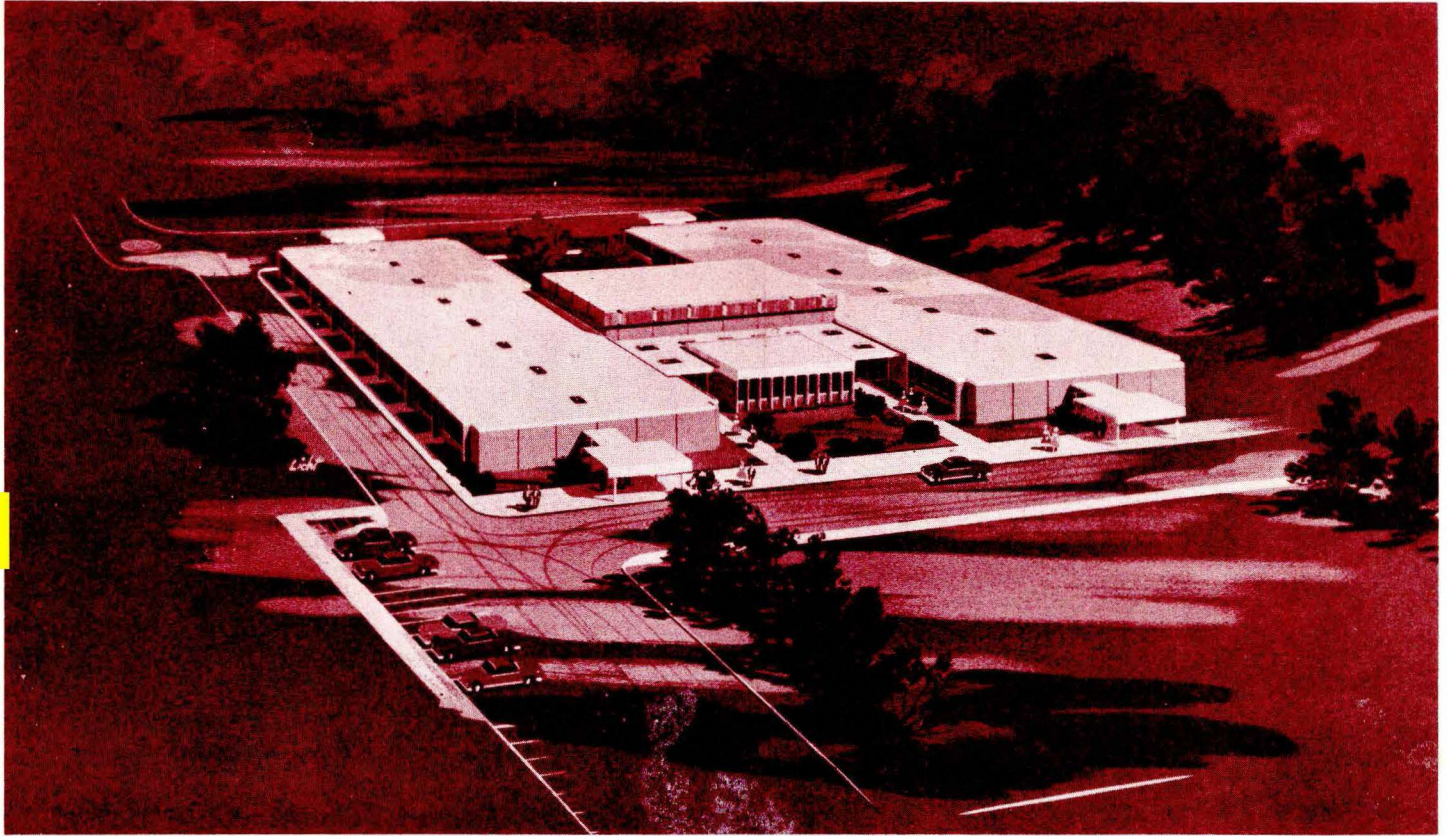


**PROPOSED NEW SCHOOL BUILDING PROGRAM
OR
KINDERGARTEN THROUGH THIRD GRADE
ALLENDALE, NEW JERSEY**



PUBLIC HEARING

January 25, 1965 8:15 P. M.

**Allendale Public School Auditorium
Brookside Avenue
Allendale, New Jersey**

REFERENDUM

January 29, 1965 5 P. M. to 9 P. M.

**Allendale Public School
Brookside Avenue
Allendale, New Jersey**

WHAT IS OUR PRESENT SITUATION ?

The Allendale School was built in four sections. The original school, a two story structure, was erected in 1928. Since then, three wings and a cafeteria have been added to the main building. The school is located near the center of town on a plot of 6.3 acres. The Allendale Recreation Park is adjacent and used for school recreational programs.

At present the school has thirty-one instructional classrooms, one kindergarten classroom, library, auditorium, gymnasium, home economics room, industrial arts room, cafeteria and kitchen, clinic, corrective reading room, conference room, two faculty rooms and administrative offices.

Allendale has experienced rapid growth since 1950, similar to that of most of Bergen County. From 1950 (2408 persons) to 1960 (4069 persons) the population of Allendale nearly doubled. A dwelling census taken this year indicates a town population of about 5200. The effect on the school population has been just as great. In the past five years, our school population has increased from 726 pupils (K - 8) to 1089 pupils. The present maximum rated capacity of our school is 903 students and without a kindergarten the maximum capacity would be 878. Although the educational ideal is 25 pupils per class, the above figures were arrived at by assigning 50 pupils per kindergarten (double sessions at the State-set limit of 25 each), 27 pupils per class in grades 1 - 6, and 30 pupils in grades 7 and 8.

This school year, 69 of our kindergarten pupils and 10 special education students are receiving their education in classrooms outside of the building. Ten classrooms have an enrollment of 25 - 29 pupils. Twenty-two classrooms have an enrollment of 30 - 37 students. The school is overcrowded. Additional school facilities cannot be constructed on the Brookside School property as the State Department of Education will not approve any further additions on this site.

In addition to overcrowding, we have several other serious physical deficiencies which are curtailing many segments of our program, such as: school library too small, no audio-visual aids room, no music room, no classrooms for special education and inadequate storage space for equipment and supplies.

ENROLLMENT PROJECTIONS

ALLENDALE, NEW JERSEY

Figures in parentheses () refer to number of classrooms

* Actual figures *at start of School Year*

† There will be 29 classrooms available at Brookside School excluding the three that will be converted for use as expanded library room, visual aids room, and music room.

	*1964-65	1965-66	1966-67	1967-68	1968-69	1969-70
K	116 (3)	150 (3)	163 (4)	147 (4)	164 (4)	164 (4)
1	147 (5)	118 (4)	148 (6)	160 (6)	147 (6)	161 (6)
2	121 (4)	136 (5)	125 (5)	155 (6)	167 (6)	154 (6)
3	119 (4)	132 (5)	143 (6)	132 (5)	162 (6)	174 (6)
K-3	503 (16)	536 (17)	579 (21)	594 (21)	640 (22)	653 (22)
4	128 (4)	123 (4)	138 (5)	149 (6)	138 (5)	168 (6)
5	131 (4)	145 (5)	129 (5)	144 (5)	155 (6)	144 (5)
6	86 (3)	134 (5)	151 (6)	135 (5)	150 (6)	161 (6)
7	129 (4)	99 (3)	140 (5)	157 (6)	141 (5)	157 (6)
8	102 (3)	133 (5)	105 (4)	146 (5)	163 (6)	147 (5)
Spec. Ed.	10 (1)	(1)	(1)	(1)	(1)	(1)
4-8	586 (19)	634 (23)	663 (26)	731 (28)	747 (29)	777 (29)
K-8	1089 (35)	1170 (40)	1242 (47)	1325 (49)	1387 (51)	1430 (51)
Classroom Shortage	(3)	(8)	†(18)	†(20)	†(22)	†(22)

The above figures were based on a complete dw prepared by Dr. Roscoe C. Brown, Jr., Ph. D.,

unit census - April 1964. They were analyzed and York University, our professional consultant.

What We Can Expect In The Next Five Years

The Enrollment Projections indicate that we will have a total of 1430 students in September 1969. This means that we must provide additional classrooms to accommodate 552 pupils above our present rated capacity (878 plus 552 - 1430). It should be noted that in 1966 we have the pressing problem of providing facilities for 1242 children which is 364 above our present rated capacity.

Our professional consultant has projected the future elementary school enrollment on the basis of 60 new homes per year for the next five years. This is well within the Planning Board figure of a total potential of 450 more homes for our community.

We examined this projection and took into account the possibility of a lesser growth rate per year. We calculated the effect of a rate of only 40 instead of 60, which would mean a difference of 100 homes over the five years. Translating this in terms of children at the rate of .80 elementary child per home, the extension is then 80 less children in the fifth year.

If we spread these fewer pupils over the 50 classrooms in the combined schools, we would have only 1½ less children per room. Since we do not know exactly which grades would be affected, it is readily seen that our classroom requirements remain the same as projected. Some classes would be slightly smaller.

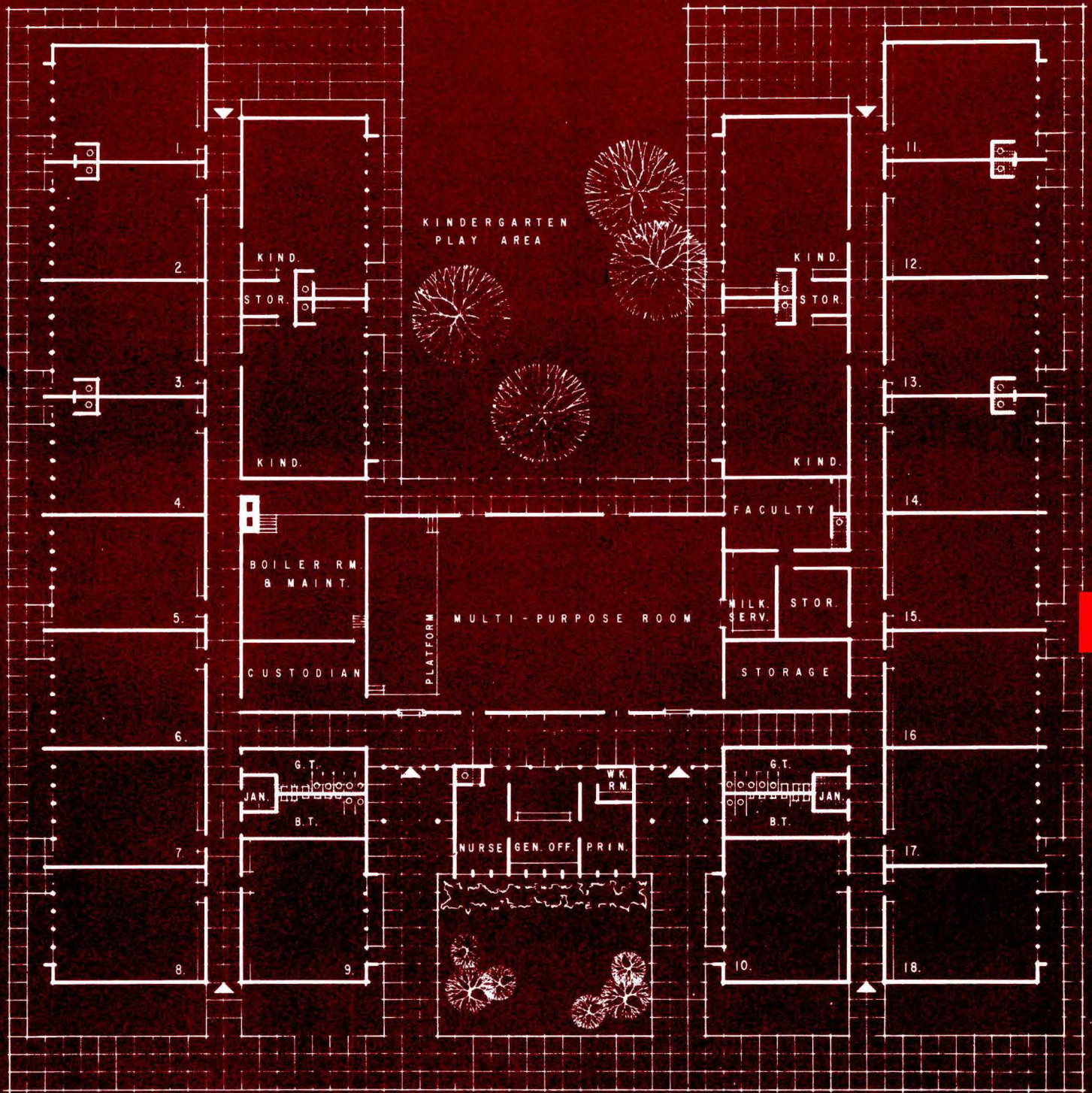
It is also interesting to note that all projections like this in former years have turned out to be on the low side.

Can We Meet The Classroom Shortage Without Construction?

Renting outside classrooms is satisfactory for a temporary bulge in enrollment, but our problem is not temporary. These makeshift arrangements are expensive, and in addition, the child who spends his years this way cannot make up the educational loss of a total school program. The facilities are usually below public school standards and are difficult to administer.

The rental cost does not permanently accrue to the benefit of the town and further delay will increase the ultimate cost of the necessary building program, and probably reduce the number of desirable sites available.

Referring to the Enrollment Projections, it is obvious that we will need 18 additional classrooms in 1966 - 67 which could be rented, if available. As a last resort, this shortage could be met by double sessions. Neither of these expedients is satisfactory.



FLOOR PLAN



WHAT WE SHOULD BUILD

In order to accommodate the pupils anticipated in the projections, it will be necessary to construct a new school plant. Since grades 1 - 3 are considered to be the primary grades, it is the opinion of your Board of Education that a primary school containing grades K - 3 will meet our future classroom needs, create a more comfortable atmosphere for the younger age group and will more easily facilitate the transition from home to school.

This primary school, which will ultimately house more than 600 students, will consist of the following:

4 Kindergarten rooms (double sessions)

18 Regular classrooms (six classrooms each grades 1, 2, 3)

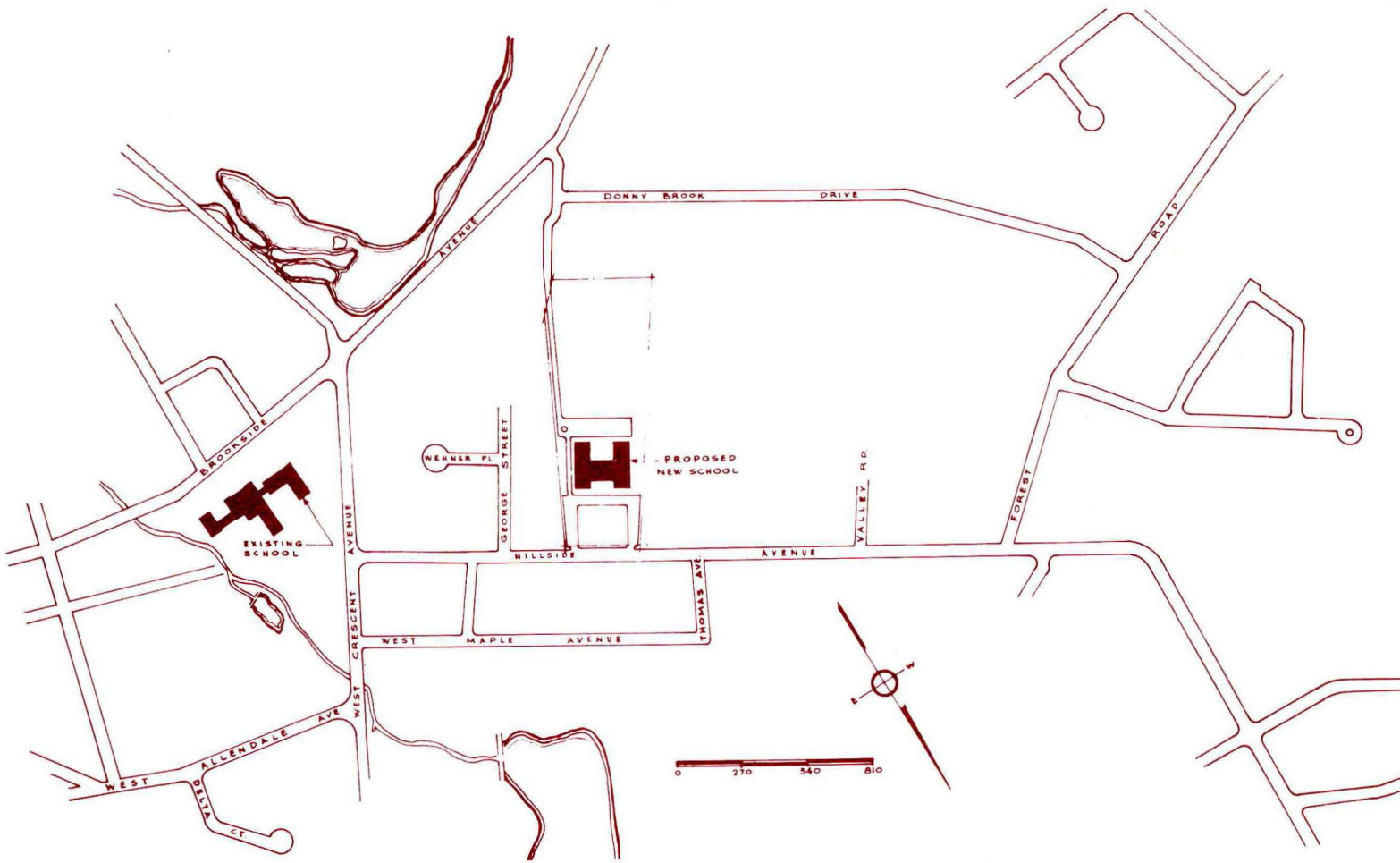
All purpose room (activity, eating area, auditorium, etc.)

Clinic

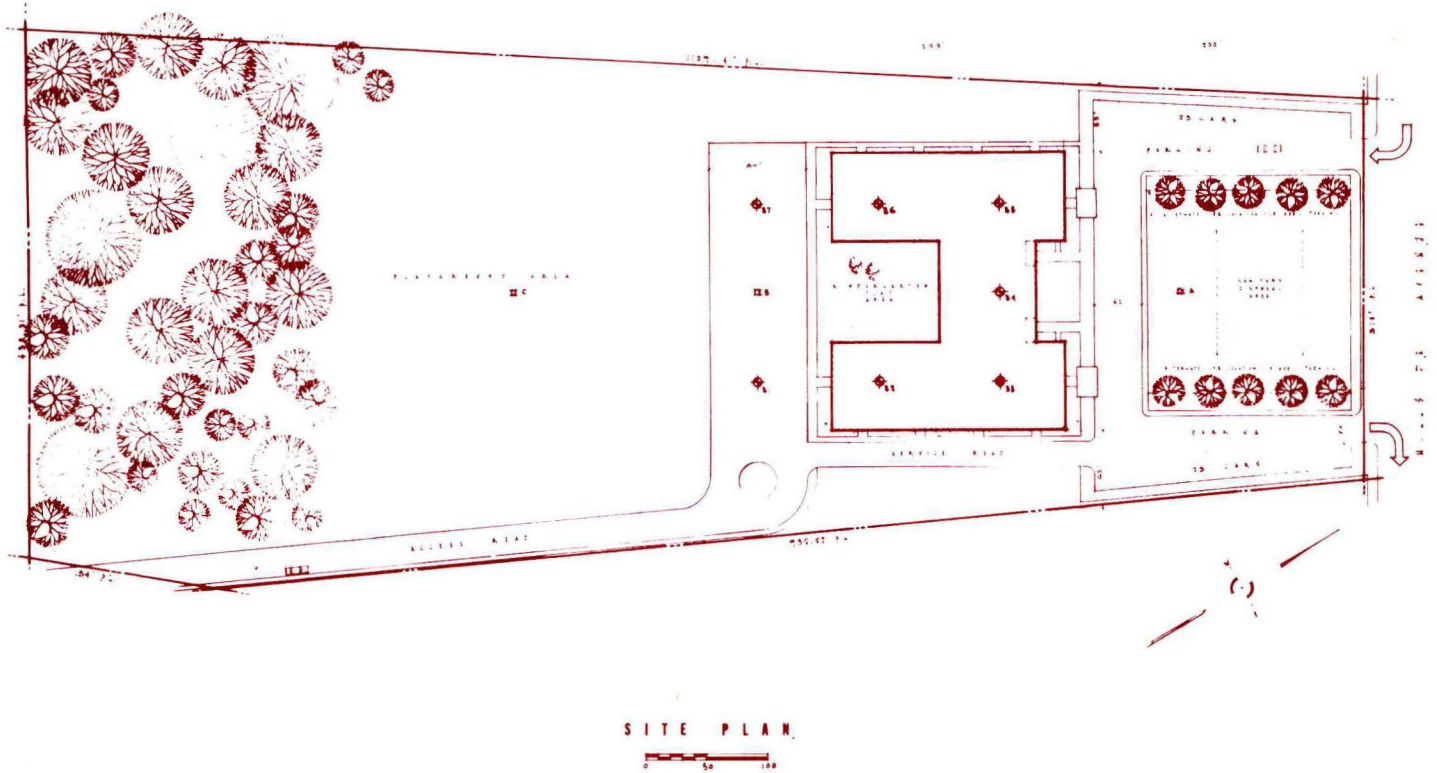
Administrative offices

Teachers' room

The new school will make it possible for the Brookside School to operate with proper sized classes and will also provide a solution for some of the physical deficiencies previously noted.



LOCATION OF PRESENT & PROPOSED SCHOOLS



SITE PLAN FOR PROPOSED SCHOOL

WHERE SHOULD WE BUILD?

Since the guide line for an elementary school established by the New Jersey Department of Education recommends a basic 5 acre site, plus 1 acre for each 100 pupils, a site between 10 and 12 acres is needed. An advisory committee consisting of a Board of Education member, a Planning Board member and a Citizens Advisory Committee member, was appointed to investigate suitable sites. Subsequently, the Board of Education met with members of the Council and Planning Board several times to discuss proposed sites.

On-site investigation of the following selected parcels of land followed: the Koole property on Hillside Avenue, the former Marlow Pump property on West Crescent Avenue, the southwest corner of the McBride property (the Celery Farm) on Franklin Turnpike, and the Thonus property on East Allendale Avenue. While other sites in the Borough met the size requirements, they were not considered for various important reasons. At a later date, it was suggested that additional use of the present school site in conjunction with the Recreation Park also be considered.

The three members of the advisory committee reported their unanimous opinion that the Koole property on Hillside Avenue was the most desirable site. After further investigation, development cost evaluation and professional consultation, the Board of Education selected the Koole property. This decision was based on the following main points:

1. The size of the site (approximately 10.3 acres) is adequate for present and future needs.
2. The purchase price of the land is reasonable (\$65,000.)
3. The development cost of the land will be minimal.
4. The site is free of industrial hazards, noise, and other distractions.
5. Access to the school will be from two main thoroughfares: Brokside Avenue via Donny Brook Drive, and Hillside Avenue, thereby permitting a flexible traffic pattern.
6. The nearly central location will simplify transportation.

When the Northern Highlands Regional High School opens in the Fall of 1965, a traffic control problem is anticipated. It can safely be assumed that this problem will be under control a full year before the proposed K - 3 school is opened. In fact, the morning high school traffic peak (8 - 8:15 A.M.) will be over before the primary grade traffic peak (8:45 - 9 A.M.), and in the afternoon, the high school traffic peak (2:30 - 2:45 P.M.) will be over before dismissal of the primary grades (3 - 3:15 P.M.). No problem is expected in the late morning and early afternoon when the kindergarten traffic occurs.

A brief review of the main reasons why the other sites were not selected should be of interest:

- A. The former Marlow Pump property on West Crescent Avenue: purchase cost \$90,000; site development cost for drainage higher than normal; approximately 3 acres of the 10 acre site adjacent to the railroad tracks are not useable for any school purpose; a serious traffic control problem would exist on West Crescent Avenue because of the limited access and the traffic intersection at Myrtle Avenue; this site and adjacent land to the south are zoned for industry.
- B. The McBride property (Celery Farm) on Franklin Turnpike: poor soil and drainage conditions would require unusually high site development cost of a minimum additional capital expense of \$160,000. (other minimum estimates ran as high as \$275,000.).
- C. The Thonus property on East Allendale Avenue: limited access on a very dangerous curve; the location would require permanent busing problems for a large part of Allendale.
- D. The present school site: an additional two-story building would concentrate approximately 1400 students in one school plant which is not advisable from an administrative and educational standpoint; all existing landscaped areas surrounding the present school would have to be cleared for the new building, additional black top parking areas, and the septic system; it would be necessary to extend paved areas into the Borough Recreation park; preliminary cost studies indicate that the savings in land cost would be offset by the additional costs of alterations to existing buildings, relocation and enlargement of the existing septic system, and the immediate installation of an alarm system not presently required.

WHAT WILL IT COST ?

Architect's estimates of costs, including landscaping and fees are given below. This total \$798,000.00 is the bond authorization you will vote on at the referendum.

Major Contracts	\$508,000.00
Landscaping, Site Work and Grading	35,000.00
Paving	25,000.00
Utilities (sewage)	30,000.00
Built-in Furniture	30,000.00
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Sub-total	\$628,000.00

Total sq. ft. 33,800 at \$18.58 per sq. ft.

Cost of Site	65,000.00
Architect's Fee	37,680.00
Bonding and Legal Fees	10,000.00
Equipment	27,320.00
Miscellaneous, Survey, Testing, etc.	5,000.00
Contingency	25,000.00
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GRAND TOTAL COST	\$798,000.00

WHAT IS THE TAX COST ?

Based on the sale of a \$798,000.00 bond issue at an estimated interest of 3.5 per cent amortized over a period of 25 years, the total cost of interest and bond retirement would be approximately \$53,000.00 for the calendar year 1966. In 1967 this would be approximately \$52,000.00 and thereafter drop as ratables increase and interest decreases for the remaining 23 years.

Using the 1964 assessment figures and a proposed 25 year bond issue, the additional tax is estimated to be \$.37 per thousand of assessed valuation for 1965 for interest only. Charges for interest and principal for 1966 would be \$1.40 per thousand, \$1.38 for 1967, \$1.36 for 1968, thereafter decreasing until the bonded indebtedness is retired.

CONCLUSION

It is the considered opinion of your Board of Education that a new school should be provided as quickly as possible for the following reasons:

- 1. TO ELIMINATE THE OVERCROWDED CONDITIONS OF THE PRESENT SCHOOL.**
- 2. TO ELIMINATE THE NEED FOR RENTING CLASSROOMS, WHICH IS A CONTINUING EXPENSE WITHOUT PROVIDING EQUITY.**
- 3. TO PREPARE ADDITIONAL EDUCATIONAL FACILITIES FOR 552 PUPILS.**
- 4. TO PERMIT EXPANSION OF THE SCHOOL LIBRARY, WHICH IS PRESENTLY 50 PER CENT TOO SMALL BY STATE EDUCATION STANDARDS.**
- 5. TO PROVIDE SPECIAL-PURPOSE ROOMS FOR AUDIO-VISUAL AIDS, MUSIC, SPECIAL EDUCATION, ETC, WHICH ARE PRESENTLY NOT AVAILABLE.**

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Paid for by Board of Education
Borough of Allendale
Allendale, New Jersey

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PUBLIC HEARING

BOARD OF EDUCATION
ALLENDALE, NEW JERSEY

Dear Neighbor:

The main points in this brochure have been recognized and considered by your Board of Education for more than one year.

We have met and worked with the School Administration, the Borough Council, the Planning Board, professional consultants, qualified residents and advisory committees.

The two most obvious problems are:

1. Present school is overcrowded
2. More children are coming

The earliest we can have this school ready for your children is September 1966, based on voter approval in this Referendum.

Sincerely,

John L. Crothers, President

Allendale Board of Education