

# DISTRICT ECONOMIC CONDITION & OUTLOOK

FLEMINGTON-RARITAN SCHOOL DISTRICT - MARCH 2022



## Flemington Borough

The Flemington Borough section of the Flemington-Raritan Regional School District continues to see housing development in the community. Because of limited open space, the Borough is not expected to grow significantly and the tax base is expected to remain relatively level.

In Flemington, there is the potential for 381 multi-family units in three separate developments, all of which would be in the Desmares attendance area. Of the proposed new housing, the largest development, Courthouse Square, would involve the redevelopment of an area bordered by Main Street, Spring Street, Bloomfield Avenue, and Chorister Place, and is situated within the Union Hotel Redevelopment Area. The project would consist of a hotel, a mix of commercial and retail space, and 222 apartment units, of which 14 units will be set aside to meet affordable housing requirements.

## Raritan Township

In Raritan, there is the potential for 640 new housing units, the majority of which are multi-family units. Four developments would be in the Desmares attendance area while two developments would be in the Barley Sheaf attendance area. The largest proposed development, The Enclave, will consist of 200 apartment units with primarily one- and two-bedrooms. We anticipate 8-14 students.

Other proposed developments include Raritan Town Square, which will consist of 140 apartment units in which we anticipate 18-22 students. The Pavilion at Raritan is also planned and will consist of 139 apartment units. We anticipate 8-14 students. Willows South will consist of 100 affordable rental apartment units with the expectation of 48-52 students. Hunterdon Creekside has 50 affordable apartments with four buildings on two streets, which brought 6 students.

The smallest development, which is located at 307 Old York Road, will consist of 11 detached single-family homes. An estimate was made of the number of public school children that could potentially come from the proposed housing developments in Flemington and Raritan. In total, 325 public school children in grades K-8 are projected.



The Flemington-Raritan Regional School District serves Flemington Borough and Raritan Township children and provides a full range of educational services appropriate to Grades PK through 8 -- Every Student, Every Day, at Every Opportunity.