
THE BOROUGH OF WOOD-RIDGE

DOYLE SCHOOL EXPANSION

A PARTNERSHIP BETWEEN

THE MAYOR & COUNCIL

AND

THE BOARD OF EDUCATION

NJ STATE LAW: 2 TYPES OF SCHOOLS DISTRICTS

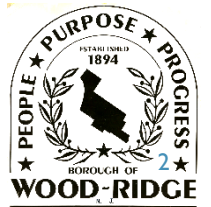
Type I School District

- “Mayoral Control”
- Board of Education Appointed by the Mayor
- School Budget Approved by Board of School Estimate
- B.S.E. > Mayor is Chair, 2 Council Members, 2 BOE Members
- School Debt Approved by the Mayor & Council

Type II School District

- Independent Government Entity
- Board of Education Elected by the Voters
- School Budget Approved by the Voters unless below State Budget Cap Law
- School Debt Approved by the Voters
- Superintendent of Schools is the Chief Executive of the District

Wood-Ridge is a Type II School District

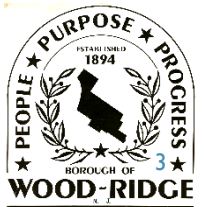


NJ STATE BUDGET LAWS: **TOWNS & BOARDS OF EDUCATION**

- **Different Budget Cap Laws**
 - Budget Cap for Towns based on Ratables
 - Budget Cap for School Districts based on Enrollment
- **Towns & BOE's can enter into Shared Service & Interlocal Service Agreements**
 - Towns can fund Facilities used by both Town & BOE
 - Towns can provide Services to the BOE
- **Towns can NOT provide funding to the BOE**

❖ **EXCEPTION: Redevelopment Agencies**

- **Wood-Ridge Mayor & Council is a Redevelopment Agency because of Wesmont Station Redevelopment**



CURTISS WRIGHT PROPERTY HISTORY – 1920'S TO 1970'S

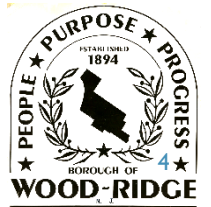


Standard Oil (Exxon) – Original Owner – 1920's

- Tank Farm to store refined oil and gas
- Polluted the property

Curtiss Wright Aeronautics – 1940's to 1970's

- U.S. War Department built in 1939-1940
- Factory built engines for Military Bomber Airplanes
- Military production for WWII, Korean War & Vietnam War
- 5,000 employees over 3 Shifts - created Traffic & Congestion
- Operated an 8 Acre Landfill
- More Pollution & Environmental Contamination



CURTISS WRIGHT NEARLY FORCED W-R INTO BANKRUPTCY

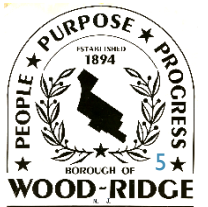


Curtiss Wright vs Wood-Ridge:

2 Decades of Law Suits & Tax Appeals

- CW stopped manufacturing in WR in late 1970's
- Filed Repeated Tax Appeals 1970's to 1990's
- NJ Tax Court kept ruling in favor of CW
- \$20 million in tax refunds over 25 year period
- W-R annual budget: \$6-7 million
- W-R Tax Base: \$250 to \$300 million

- Final NJ Tax Court Ruling: **\$19 million property value**
- **\$50 million in value wiped out of W-R Tax Base**



WOOD-RIDGE'S FINANCIAL TURN AROUND PLAN

New Leadership – Paul Sarlo

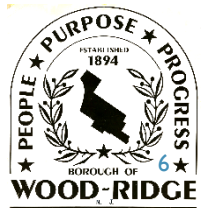
- 1999 – runs for Mayor & Wins
- January 1, 2000 – sworn in as Mayor

Short Term Solution:

- Tax Court Ruling of \$19 million value
- Required Tax Refund to CW = \$8 million
- W-R petitioned NJ Dept of Community Affairs
- Requested permission to issue \$8 million bond
- Payable over 15 years

Long Term Solution: *N.J. Redevelopment & Housing Law*

- Redevelop the Curtiss Wright Property to create new rateables



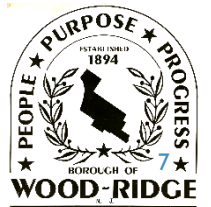
CURTISS WRIGHT REDEVELOPMENT PROCESS: 2000 - 2002

Mayor & Council Actions in 2000-2002:

- Convened Lawyers, Planners & Financial Advisors expert in NJ Redevelopment Law for advice and strategy
- Conducted a Redevelopment Study
- Declared CW Property to be “Blighted”
- Designated CW an “Area in Need of Redevelopment”
- Condemned the CW Property
- **Forced CW to auction the property**

RESULT in 2002:

- **Somerset Development bought for \$50 million**
- **Increased Property Value to \$50 million vs \$19 million**



NEXT STEP in 2003:

DRAFTING THE REDEVELOPMENT PLAN

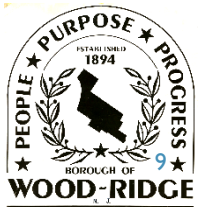
What Did Wood-Ridge Need in 2003?

***Investment in
Education – Recreation - Infrastructure***

W-R SCHOOLS & RECREATION FACILITIES: **PRE 2003**

Before 2003 **Only 2 School Campuses:**

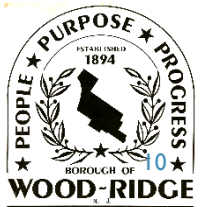
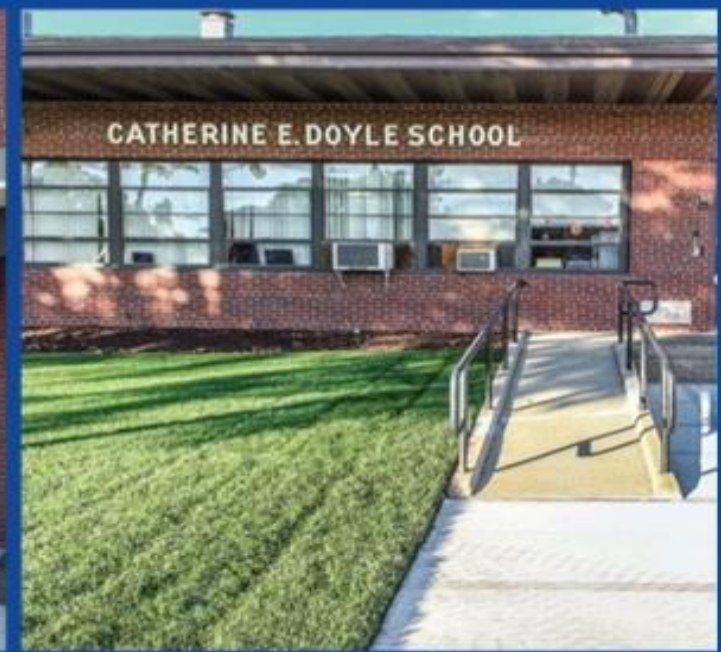
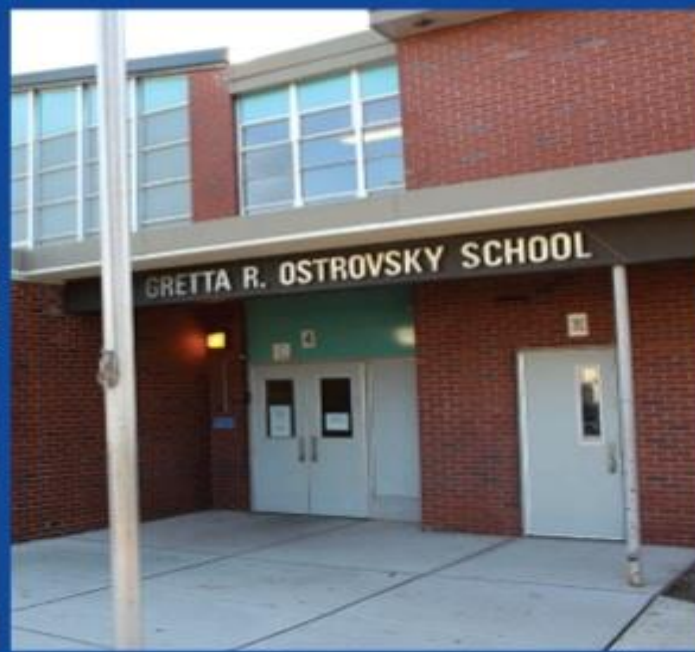
- **W-R Intermediate School - *Did Not Exist***
 - Assumption Parish Grammar School
 - Became WRIS in 2013
- **High School – built 1922**
 - 1963 Addition: Windsor/Ostrovsky wing
- **Doyle School – built 1952**
 - 1993 Addition: 4 Classrooms
 - 2005 Addition: 4 Classrooms, 1 Art Room, 1 Media Center



W-R SCHOOLS & RECREATION FACILITIES: **PRE 2003**

School Enrollments – Pre 2003:

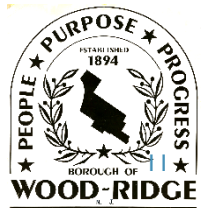
- **High School:** Grades 5 -12 Over 600 students with 5th & 6th Grades in High School
- **Doyle School:** Grades K – 4 Over 400 students with 5 less Classrooms than today



W-R SCHOOLS & RECREATION FACILITIES: **PRE 2003**

Athletic Facilities Pre 2003:

- 14th Street Field did not exist - was the abandoned Cello-Film Factory – Opened 2004
- 6th Street Field for Little League
- WRHS Field for High School Sports (Football, Baseball, Softball) & Recreation Football
 - No artificial turf, field lights, concession stand, bathrooms, or track
 - Frequently became a Mud Bowl
 - No High School Soccer or Track & Field teams
- Leased Pomponio Field from Port Authority for Recreation Soccer & Softball



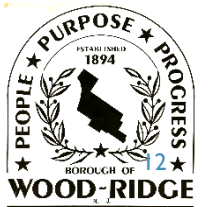
WESMONT STATION REDEVELOPMENT PROCESS: 2003 - 2004

Stakeholders in the Process

- Mayor & Council
- Board of Education
- Planning Board
- Recreation Commission
- Resident Advisory Committees



Established 5 Major Goals for Future Redevelopment



WESMONT STATION REDEVELOPMENT PROCESS: 2003 - 2004



Major Goals:

1. Create New Ratables

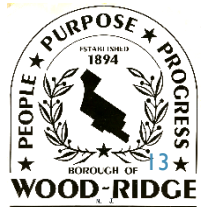
- Recover from CW Tax Appeals
- Pay Off CW Tax Appeal Bond
- New Housing Stock not compete with existing W-R housing
- Invest in WR's aging infrastructure & facilities

2. Remediate CW Environmental Contamination

- \$12 million cost paid by developer

3. Build a New Train Station

- Give Wood-Ridge 2 Train Stations



WESMONT STATION REDEVELOPMENT PROCESS: 2003 - 2004



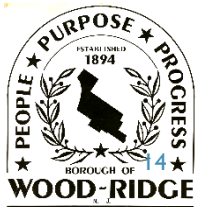
Major Goals *Continued*:

4. Expand School Facilities

- Build a New Middle School
- Keep Grades 5 & 6 out of the High School
- Reduce Class Sizes – Have 4 Classrooms per Grade

5. Expand Recreation Facilities

- Home Field for WRHS & Recreation Soccer
- Home Field for WRHS & Recreation Track & Field
- Additional fields to increase participation



WESMONT STATION REDEVELOPMENT AREA



Curtiss Wright Property: **145 acres**

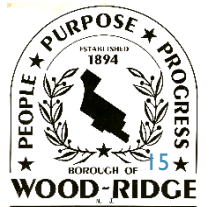
- 85 acres = Factories
- 60 acres = Parking Lots & Storage Areas

Adjacent Property: **7 acres**

- Vacant Strip Mall & Grand Union Grocery Store

Total Redevelopment Area: **152 acres**

- 67 acres = Residential Development
- 15 acres = Recreation & Education
- 70 acres = Warehousing

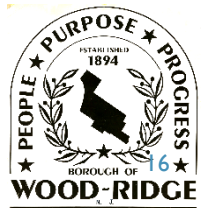


WESMONT STATION REDEVELOPMENT: 2004 - TODAY

- **Redevelopment Plan Adopted in 2004**
- **Doubled CW Property Value to \$100 million**
- ***Ignited a Chain Reaction from 2010 - 2023:***
 - *Create New Ratables*
 - *Produced New Revenue*
 - *Invested in New Infrastructure & Services*
 - *Resulted in Increased Home Values*



Investment + Growth = Prosperity with No Cost to W-R Taxpayers

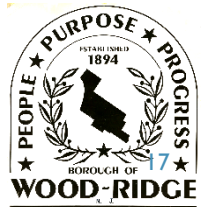


WESMONT STATION REDEVELOPMENT PLAN: **AMENDED IN 2011 BECAUSE ASSUMPTION SCHOOL CLOSED – JUNE 2010**

- Assumption School Closed - June 2010
- Borough purchased for \$2.8 million from Archdiocese of Newark
- Renovated for \$8 million
- Developer funded purchase and renovation
- Kept the Facility under Local Control

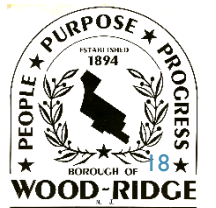


➤ **Wood-Ridge Intermediate School Opened - Sept. 2013**



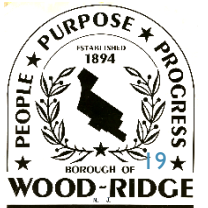
WRIS: BUILDING #3 - SMALL SCHOOL A BIG HELP

- **W-R Intermediate School Opened – Sept. 2013**
- 12 Gen-Ed classrooms, 3 SGI classrooms
- 3 Specialty Classrooms for Art, Music & Library
- Cafeteria with full Kitchen and a Gym with Stage
- **Realigned W-R School District**
- WRIS for Grades 4 to 6
- Moved Grade 4 from Doyle & Grade 6 from WRHS
- Lowered Class Sizes for Grades K-8 to under 25 students vs 33 students prior
- Provided 4 Classrooms per Grade K-8 vs 3 Classrooms Per Grade prior



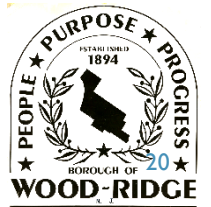
W-R SCHOOL FACILITIES: 2003 - 2013

- No Air Conditioning - No Security Systems - No Parking Lots
 - Roofs leaked - Windows didn't open - Heating Systems were unreliable
 - Obsolete Science Labs at WRHS - No Playground at Doyle
- **High School:** **Over 600 students** (Grades 6-12) vs **525 Today** (Grades 7-12)
- **Doyle School:** **Over 500 students** (Grades K-5) vs **435 Today** (Grades PK-3)



W-R SCHOOL EDUCATION PROGRAMS: 2003 - 2013

- No Pre-School Disabled Education Program
- No Pre – Kindergarten Program
- Only 3 Classrooms per Grade Level
- Over 30 Students per Classroom



REDEVELOPMENT OF CURTISS WRIGHT INTO WESMONT STATION

Provided the
New Ratables & Developer Contributions
to Invest in Wood-Ridge's
Education – Recreation - Infrastructure

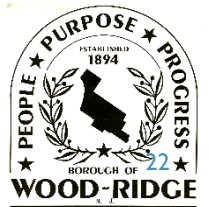
WESMONT STATION REDEVELOPMENT PLAN – **PLANNED FACILITIES**



Wood-Ridge Intermediate School

Opened 2013

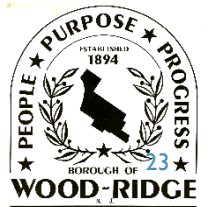
***Borough Pays All
Facility Costs***



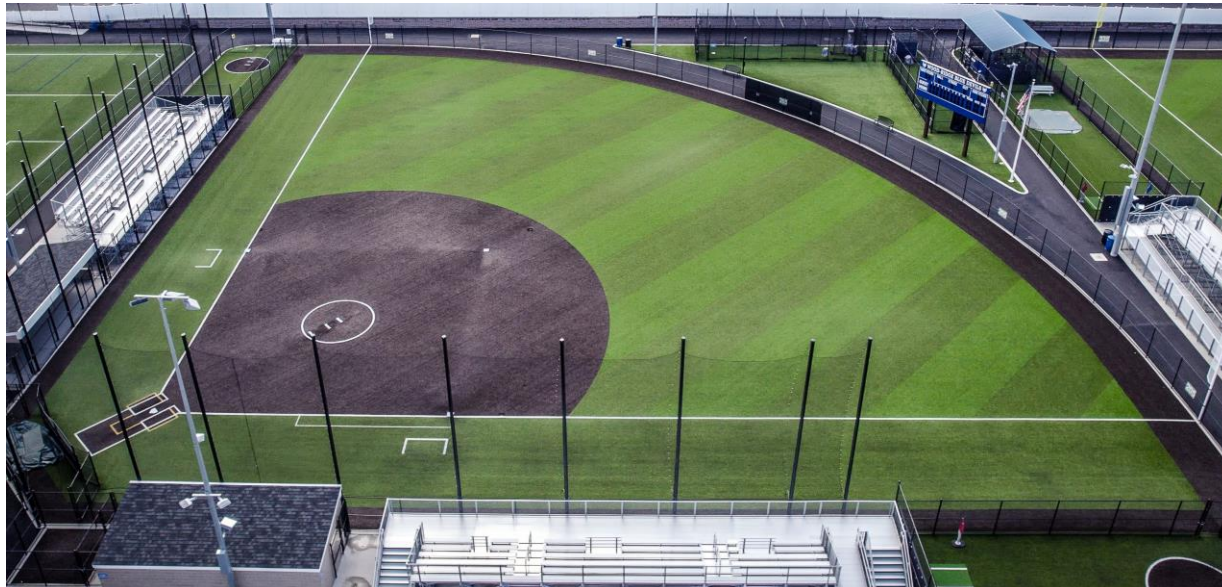
WESMONT STATION REDEVELOPMENT PLAN – **PLANNED FACILITIES**



Wesmont Train Station – Opened 2016



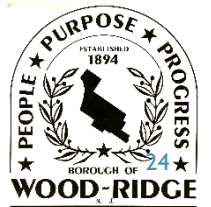
WESMONT STATION REDEVELOPMENT PLAN – **PLANNED FACILITIES**



Wood-Ridge Athletic Complex

Opened 2020/2021

Borough Pays All Costs



INVESTMENTS IN **SCHOOL FACILITIES** FROM NEW TAX RATABLES



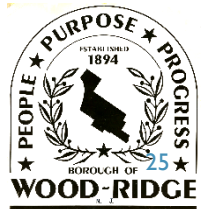
Renovated W-R High School – 2015

- New Roof, Windows, Heating System
- New Science Labs
- Installed Air Conditioning and Security Systems
- Built Parking Lots
- Renovated Gym

Renovated WRHS Field – 2008 & 2019

- Artificial Turf & Track Surface
- Built Concession Stand with Bathrooms
- Installed Field Lighting
- New Bleachers

Renovated WRHS Auditorium - 2022



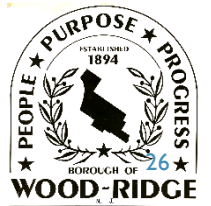
INVESTMENTS IN **SCHOOL FACILITIES** FROM NEW TAX RATABLES



Renovated Doyle School – 2015

- New Roof, Windows, Heating System
- Installed Air Conditioning and Security Systems
- Built Parking Lots

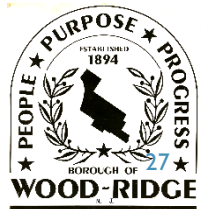
Built Playground - 2015



INVESTMENTS IN **RECREATION FACILITIES** FROM NEW TAX RATABLES



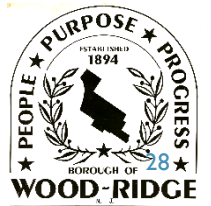
- Renovated Veterans Park & Playground -2010
- Renovated 13th Street Playground & Kour Park - 2015
- Renovated 6th Street Little League Field - 2016
- Renovated 14th Street Softball Field - 2016
- Built Marshall Lane Playground - 2021
- Built Kennedy Lane Playground & Dog Run - 2022



INVESTMENTS IN **BUILDINGS & INFRASTRUCTURE** FROM NEW TAX RATABLES



- Road & Sewer Program – Every Road Paved 2005 - 2020
- Sidewalk Replacement & Tree Planting Program
- Built Bianchi House Park – 2011
- Renovated Historic Bianchi House - 2012
- Renovated Civic Center & Senior Center - 2012
- Renovated Fire House - 2022



What's Left?

➤ Enhance Educational Opportunities & Outcomes District-Wide:

- Smaller Class Sizes – Provide 5 or 6 Classrooms per Grade
- Keep more Special Education Students in District
- Re-Establish Pre-Kindergarten for General Education Students
- Expanding Academic Offerings Requires More Space & Flexible Space

➤ Address Facility Limitations at Doyle School:

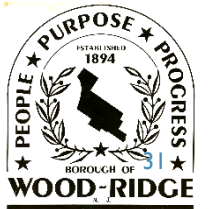
- Only 5 Classrooms with Bathrooms for Pre-K & Kindergarten
- Overworked Multi-Purpose Room & Subdivided Art Room & Media Center
- Shortage of Dedicated Small Group Instruction Classrooms
- Need to Modernize 1950's Building Interior: Technology, Security, Fixtures, etc.

THE DOYLE PLAN

Goals & Objectives:

- Increase Number of Classrooms to allow for 5 or 6 Classrooms per Grade
- Have Bathrooms in all Pre-K & Kindergarten Classrooms
- Separate Gym from Multi-Purpose Room & Provide a Functional Kitchen
- Restore Art Room & Media Center spaces
- Re-establish Pre-Kindergarten Program for Gen. Ed. Students
- Create Dedicated Spaces for Self Contained Special Education, Gifted & Talented, Resource & Enrichment Classes, Student Evaluation, Child Study Team, Occupational & Physical Therapy, English as Second Language, Sensory Room, Etc.

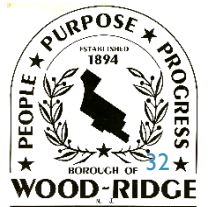
DOYLE EXPANSION – SITE PLAN



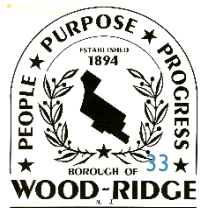
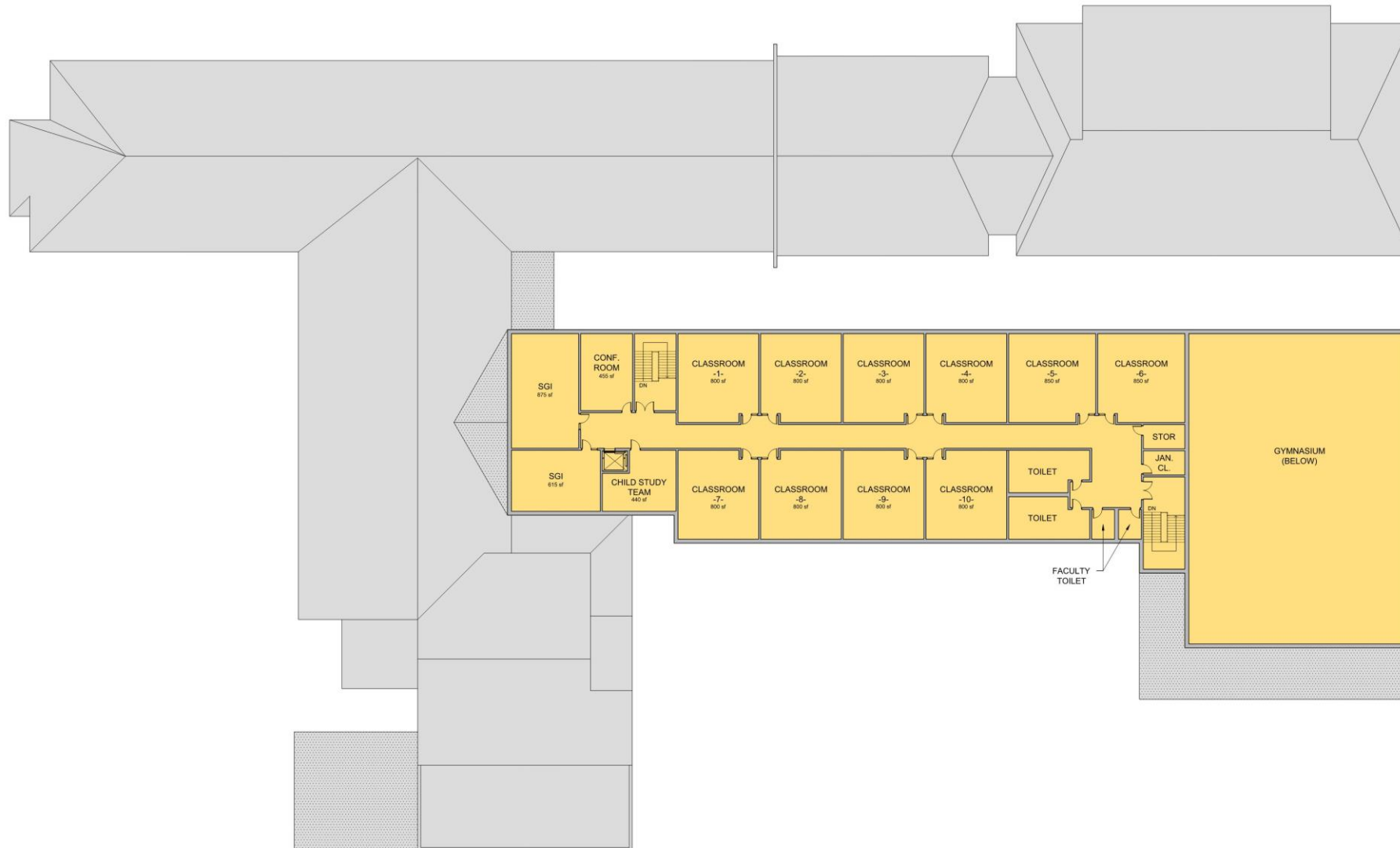
DOYLE EXPANSION – 1ST FLOOR PLAN



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architects

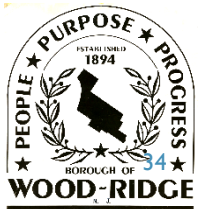


DOYLE EXPANSION – 2ND FLOOR PLAN



DOYLE SCHOOL PROJECT: **THE END RESULT**

- 18 New Classrooms – Net Gain of 15
- 8 New Small Group Instruction Classrooms
- 15 Classrooms with New Bathrooms:
- 6 Classrooms for Kindergarten
- 4 Classrooms for Pre-Kindergarten
- 5 Classrooms for S.C.S.E. Pre-K & K
- 5 to 6 Classrooms per Grade (Gen. Ed.)
- Restored Art Classroom
- Restored & Renovated Media Center
- New Gymnasium
- Multi-Purpose Room: Cafeteria & Auditorium
- New Kitchen for Lunch Program
- New Faculty Room & 4 Faculty Bathrooms
- New Security Systems & Enhancements
- New Technology Improvements
- Expanded Parking Lot



CONSTRUCTION TIME LINE

- **2023 – 2024** Construction
- **Summer 2024** Restore Playground; Renovate Existing Bathrooms
- **September 2024** Interior Fit-Outs: Install technology, security systems, lighting, fixtures, furniture, etc.
- **Summer 2025** Renovate Existing Rooms; Major Cleaning
- **September 2025** Grand Opening

2nd Grade > Last 4th Grade in W-R Intermediate School – **Sept. 2024**

1st Grade > First 4th Grade staying at Doyle School – **Sept. 2025**

