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2025 Housing Element & Fair Share Plan

Township of Bridgewater

June 12, 2025

Prepared for:

Township of Bridgewater

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2025 Housing Element & Fair Share Plan

Township of Bridgewater

Somerset County, New Jersey

Adopted by the Planning Board: _____

The original of this report was signed and sealed in accordance with NJSA 45:14A-12.

BWT-0374

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I. Introduction

According to the New Jersey Fair Housing Act, a Housing Plan Element shall be designed to meet the municipality's fair share of its region's present and prospective housing needs, with particular attention to low- and moderate-income housing.

Affordable housing in New Jersey has a long, convoluted history dating back to 1975, when the New Jersey Supreme Court ruled that each municipality within the State has a constitutional obligation to provide a realistic opportunity for the construction of their fair share of affordable housing. This landmark decision is commonly referred to as Mount Laurel I, as the defendant was the Township of Mount Laurel. In 1983, the New Jersey Supreme Court upheld its Mount Laurel I decision and created builder's remedy as a means of enforcement (known as Mount Laurel II). In response to the court decisions, the Fair Housing Act ("FHA") was adopted in 1985, which provided an administrative process for municipal compliance. The FHA also created the Council on Affordable Housing (COAH), which was responsible for promulgating municipal obligations, adopting regulations, and administering the compliance process. The first round of affordable housing spanned from 1987 to 1993. This was followed by the second round from 1993 to 1999.

The third round of affordable housing commenced in 1999, but COAH failed to establish new affordable housing obligations. Several lawsuits were filed between 2008 and 2015 regarding the obligation. Ultimately, on March 10, 2015, the Supreme Court ruled that COAH failed to act and, as a result, the Courts assumed jurisdiction over the Fair Housing Act. The decision and accompanying Order divided municipalities into one of three categories – those that achieved Third Round Substantive Certification, those that filed or petitioned COAH and those that had never participated in the COAH process.

The transitional process created by the Supreme Court tracked the Fair Housing Act procedures for compliance. In this regard, the process permitted municipalities to file a Declaratory Judgment Action during a 30-day window between June 8 and July 8, 2015 that sought an adjudication as to their fair share obligations. This would enable the municipality to comply voluntarily with its constitutional obligation to provide a realistic opportunity for the construction of its fair share of the regions' low- and moderate-income households.

On January 18, 2017, the Supreme Court ruled that municipalities are responsible for obligations accruing during the so-called "gap period," the period between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before-calculated component of Present Need (also referred to as Rehabilitation Obligation), which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

Between 2015 and 2024, towns that elected to voluntarily comply with their constitutional obligation participated in mediation sessions, reached settlement agreements, adopted Housing Element and Fair Share Reports, and most towns concluded the process with a judgment of repose and compliance. As a result of COAH's inability to function, the third round period spanned from 1999 to 2025.

Then, on March 20, 2024, Governor Murphy signed legislation that dramatically modified the State's affordable housing regulations. The 75-page bill, known as A4, abolished COAH, modified the process of affordable housing compliance, amended bonus credits, and, among other changes, set forth several important deadlines. P.L. 2024, c.2 ("Amended FHA") charged the Department of Community Affairs

("DCA") with the preparation of fourth round obligations and set forth aggressive timelines for compliance. In October of 2024, DCA published a report on its calculations of regional need and municipal present (Rehabilitation Obligation) and prospective (Fourth Round Obligation) fair share obligations. The Report is entitled "Affordable Housing Obligation of 2025-2035 (Fourth Round) Methodology and Background". The DCA calculated Bridgewater's present need obligation as 130 and its prospective need obligation as 474. Municipalities were required to adopt a binding resolution outlining their present and prospective fair share obligations by January 31, 2025. On January 30, 2025, the Township Council adopted Resolution No. 25-01-30-068 accepting the DCA's calculation of the Township's present need and correcting the developable land data regarding Bridgewater's prospective obligation. The modifications resulted in an adjusted Fourth Round Obligation. The Township of Bridgewater also filed a Complaint for Declaratory Relief on January 31, 2025, as part of the compliance certification process outlined in the Director of the Administrative Office of the Courts Directive #14-24.

During the 30-day challenge window, the New Jersey Builder's Association ("NJBA") challenged the Township's Fourth Round Obligation. Mediation was conducted in March of 2025, but a settlement could not be reached and the Township proceeded to a session. (It should be noted that the NJBA elected not to attend said session.) The Court later issued a decision regarding the obligation on April 23, 2025 that determined the Township's obligation to be 421.

This is the Township of Bridgewater's Housing Element and Fair Share Plan ("HEFSP") for the period between 2025 and 2035, known as the Fourth Round. Bridgewater seeks to voluntarily comply with its constitutional obligation to provide a realistic opportunity for affordable housing. This HEFSP is prepared utilizing the Prior Round Rules¹, Third Round Rules² (as applicable), and the amendments implemented in P.L. 2024, c.2. Each municipality in the State has a four-part obligation:

1. Rehabilitation Obligation
2. Prior First and Second Round Obligations (1987-1999)
3. Third Round Obligation (1999 – 2025)
4. Fourth Round Obligation (2025-2035)

Affordable Housing History

A summary of Bridgewater's historic affordable housing timeline is included below:

- **July 13, 1985** | Bridgewater issued a Judgment of Compliance for the First Round,
- **March 1, 1995** | Bridgewater petitioned COAH for Second Round Substantive Certification.
- **December 6, 1995** | COAH granted Bridgewater Second Round Substantive Certification.
- **March 9, 2005** | COAH granted extended Second Round Substantive Certification.
- **July 6, 2015** | Bridgewater filed a Declaratory Judgment Action seeking to comply with its constitutional mandate to provide affordable housing in accordance with the March 10, 2015 New Jersey Supreme Court Order.

¹ NJAC 5:91 (Procedural) and NJAC 5:93 (Substantive) Rules, which can be found at: [New Jersey Department of Community Affairs | Second Round Regulations](#)

²NJAC 5:96 (Procedural) and NJAC 5:97 (Substantive) Rules, which can be found at: <https://nj.gov/dca/dlps/hss/thirdroundregs.shtml>

- **February 10, 2017** | Bridgewater executed a Settlement Agreement with FSHC (see Appendix A).
- **December 8, 2017** | Final Judgment of Compliance and Repose issued by Judge Miller (see Appendix B).
- **August 15, 2022** | Bridgewater executed a Settlement Agreement with GCP Bridgewater, LP to convert the existing Hyatt House hotel into an inclusionary multi-family housing development.
- **January 25, 2024** | Bridgewater executed an Amended Settlement Agreement with FSHC (see Appendix C).
- **May 15, 2024** | Farness Hearing before Judge Shanahan.
- **May 21, 2024** | Fairness Order and Amended Judgment of Compliance and Repose issued by Judge Shanahan (see Appendix D).
- **January 30, 2025** | Governing body adopts Resolution 25-01-30-068 committing to fourth round obligations (Appendix E).
- **January 31, 2025** | Complaint for Declaratory Relief filed (see Appendix F).
- **April 15, 2025** | Statement of Reasons entered on Ecourts (see Appendix G).
- **April 23, 2025** | Decision & Order on Fair Share Obligation entered by Judge Mennen (see Appendix H).

Municipal Summary

The Township of Bridgewater is located in central Somerset County and encompasses over 32 square miles. The area of the Township to the north of US Route 22 is primarily residential with commercial uses mixed in along US Route 202/206 and in the Martinsville section of the Township. Much of the Township's non-residential uses are focused along US Route 22 and the southeastern and southwestern "legs" of the Township. Additionally, major retail and office hubs such as the Bridgewater Commons Mall and Somerset Corporate Center are located at the Interstate 287/US Route 22 interchange. Residential uses also exist in the southern "legs" of the Township but are located away from major roadways. The Township is surrounded by Bernards Township, Warren Township, Green Brook Township, Borough of Middlesex, Borough of Bound Brook, Borough of South Bound Brook, Franklin Township, Borough of Manville, Borough of Somerville, Borough of Raritan, Hillsborough Township, Branchburg Township, and Bedminster Township. View Bridgewater's regional location on the map on page 5.

Bridgewater is served by the New Jersey Transit Raritan Valley Line, which connects the Township to High Bridge, Newark Secaucus Junction, and New York City. The train stops in Bridgewater in the southeast portion of town near the TD Bank Ballpark. The train also stops in downtown Somerville and in Raritan, which are both located between the southern "legs" of Bridgewater. The Township is also served by two New Jersey Transit bus service lines, which connect riders to Newark and New York City. The bus stops for each are located at the Bridgewater Commons Mall and in nearby Somerville.

According to the Census, between 2010 and 2020, Bridgewater's population increased by over 3% (1,513 residents) from 44,464 to 45,977 residents.³ It should be noted that the 2022 American Community

³ Information sourced from <https://data.census.gov/>, accessed June 2, 2025.

Survey (“ACS”), available from the US Census Bureau, estimates Bridgewater’s population at 46,079 residents, which is just over 100 residents more than reported in the 2020 Census.⁴ Looking into the future, the North Jersey Transportation Planning Authority (“NJTPA”) projects that the Township will grow to 47,713 residents by the year 2050.⁵

Affordable Housing Obligation

The Township of Bridgewater has agreed to a Rehabilitation Obligation of 130 units. The Township’s Prior Round Obligation (“PRO”), as indicated by its Second Round Substantive Certification and the 2017 FSHC Settlement Agreement is 713. Bridgewater agreed to 1,414-unit Third Round Obligation (“TRO”). The Township has received a Fourth Round Obligation (“FRO”) of 421.

The chart below illustrates the Township’s four-part obligation.

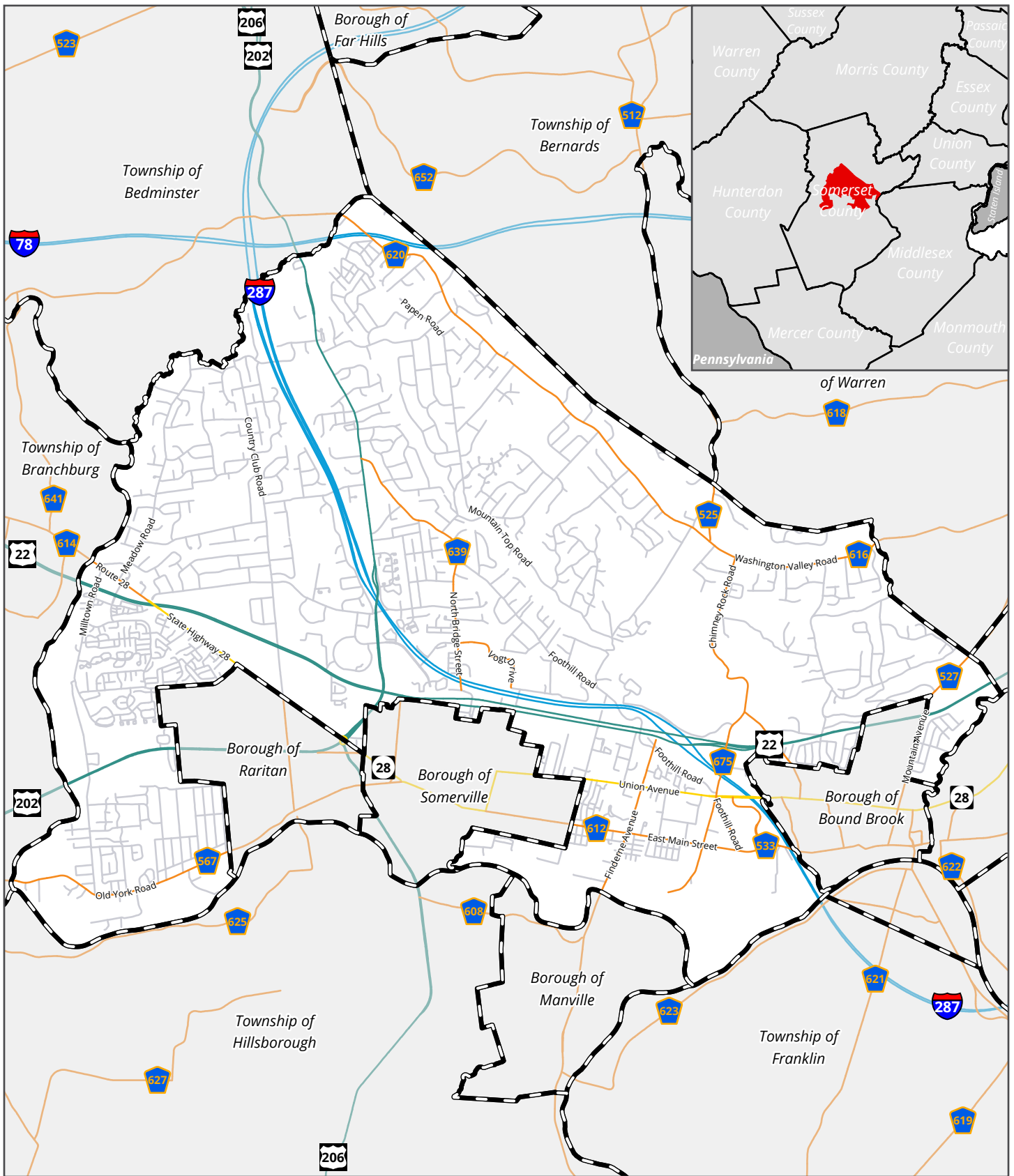
Affordable Housing Obligation				
	Rehabilitation	Prior Round 1987 - 1999	Third Round 1999 - 2025	Fourth Round 2025 - 2035
Obligation	130	713	1,414	421

Township Goal

It is the overall goal of the HEFSP, in combination with the Land Use Plan, to provide the planning context in which access to low- and moderate-income housing can be provided in accordance with the requirements of the Fair Housing Act and the laws of the State of New Jersey, while respecting the character, scale, and density of the Township of Bridgewater.

⁴ Ibid.

⁵ Information sourced from NJTPA Plan 2050, Appendix E, “Demographic Forecasts”, <https://www.njtpa.org/plan2050>, accessed June 2, 2025.



REGIONAL LOCATION
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY

0 0.625 1.25
 1 inch = 1.25 miles



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This map was developed using GIS digital data from NJDOT and NJGIN, but this secondary product has not been verified and is not state-authorized.

June 3, 2025
 BWT0374

HOUSING ELEMENT

Township of Bridgewater

II. Content of Housing Element

The Amended Fair Housing Act requires that “the housing element be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing”. As per the Municipal Land Use Law (“MLUL”), specifically NJSA 52:27D-310, a housing element must contain at least the following items:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose conducting this inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low-and moderate-income housing for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52-27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, C.120 (C.13-20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and

- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

Chapters III. through IX. address a. through i. above except for the determination of the Township's affordable housing obligation (subsection e.) and the Highlands Council (subsection h.). Bridgewater's four-part obligation is discussed in Chapter XI. Additionally, Bridgewater is not within the jurisdiction of the Highlands Council and, as a result, subsection h. is not applicable.

III. Bridgewater's Population Demographics

The Township of Bridgewater saw rapid growth during the mid-1990s. Between 1940 and 1950, the population grew from 4,934 to 8,234 or an increase of 66.9%. During the 1950s and 1960s, the population nearly doubled each decade up to 30,235 residents in 1970. The 1970s saw a decline of just over 1,000 Bridgewater residents. However, the population grew by 11.4% in the 1980s and by over 32% in the 1990s. Since 2000, the Township has seen modest growth at a rate of roughly 3.5% each decade. The 2020 Census reported the population of Bridgewater at 45,977 residents. As of the 2022 ACS, the Township had an estimated population of 46,079 residents.

Population Growth

Year	Population	Change	Percent
1940	4,934	-	-
1950	8,234	3,300	66.9%
1960	15,789	7,555	91.8%
1970	30,235	14,446	91.5%
1980	29,175	-1,060	-3.5%
1990	32,509	3,334	11.4%
2000	42,940	10,431	32.1%
2010	44,464	1,524	3.5%
2020	45,977	1,513	3.4%

Source: NJ Population Trends 1790 to 2000

<https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf>; 2010 & 2020 Census Table P1

The NJTPA Plan 2050 projects that the Township's population will grow to 47,713 residents by 2050 from their baseline 2015 population of 45,032. This represents an increase of 2,681 residents, or an average increase of approximately 77 residents annually over 35 years. It should be noted that the 2020 Decennial Census reported Bridgewater's population to be 45,977. Utilizing this population, the Township would need to gain 1,736 residents over the next 30 years, which translates to approximately 58 residents annually over 30 years.

Population Projection

Year	Population	Change	Percent
2015	45,032	---	---
2020	45,977	945	2.1%
2050	47,713	1,736	3.8%

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts, <https://www.njtpa.org/plan2050>; 2020 Census Table P1

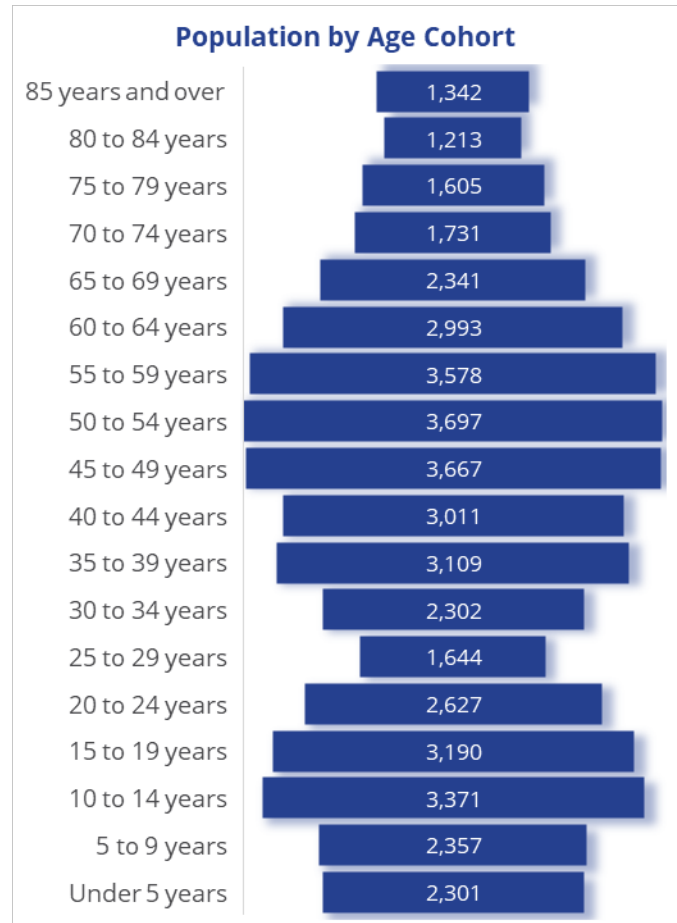
Age Distribution of Population

The 2022 ACS estimates 17.9% of Bridgewater's population was 65 years or older, while 24.3% of the population was 19 years or younger. The largest age cohort was estimated to be those aged 50 to 54 years, which comprised 8.0% (3,697 residents) of the Township's population. Residents aged 45 to 49 years totaled 3,667 residents, which also equates to 8.0% of the population. Rounding out the top three

age cohorts was residents aged 55 to 59 years with an estimated 3,578 residents (7.8%). It should be noted that residents aged 10 to 14 years comprised 7.3% of the population (3,371 residents). The 2022 ACS estimated the median age of Bridgewater's residents 43.5 years. See the table and chart below for further details.

Population by Age Cohort		
Age	Total	Percent
85 years and over	1,342	2.9%
80 to 84 years	1,213	2.6%
75 to 79 years	1,605	3.5%
70 to 74 years	1,731	3.8%
65 to 69 years	2,341	5.1%
60 to 64 years	2,993	6.5%
55 to 59 years	3,578	7.8%
50 to 54 years	3,697	8.0%
45 to 49 years	3,667	8.0%
40 to 44 years	3,011	6.5%
35 to 39 years	3,109	6.7%
30 to 34 years	2,302	5.0%
25 to 29 years	1,644	3.6%
20 to 24 years	2,627	5.7%
15 to 19 years	3,190	6.9%
10 to 14 years	3,371	7.3%
5 to 9 years	2,357	5.1%
Under 5 years	2,301	5.0%
Total	46,079	100%

Source: 2022 ACS Table S0101



Household Size & Type

According to the 2022 ACS, Bridgewater had 16,276 households. A majority were married-couple families, which comprised over 65% of all households. Of those, 5,006 had children under 18 years old. Female householders with no spouse present comprised 20.6% of all households, while male householders with no spouse present comprised over 10%. Of all households with no spouse present, 530 had children under the age of 18 (3.3%), while 3,347 were living alone (20.6%). See the table on the following page for complete details.

Household Type

Type	Number	Percent
Married-couple family	10,636	65.3%
<i>with children under 18</i>	5,006	30.8%
Cohabiting couple	635	3.9%
<i>with children under 18</i>	145	0.9%
Male householder, no spouse	1,648	10.1%
<i>with children under 18</i>	78	0.5%
<i>living alone</i>	1,286	7.9%
Female householder, no spouse	3,357	20.6%
<i>with children under 18</i>	452	2.8%
<i>living alone</i>	2,061	12.7%
Total	16,276	100%

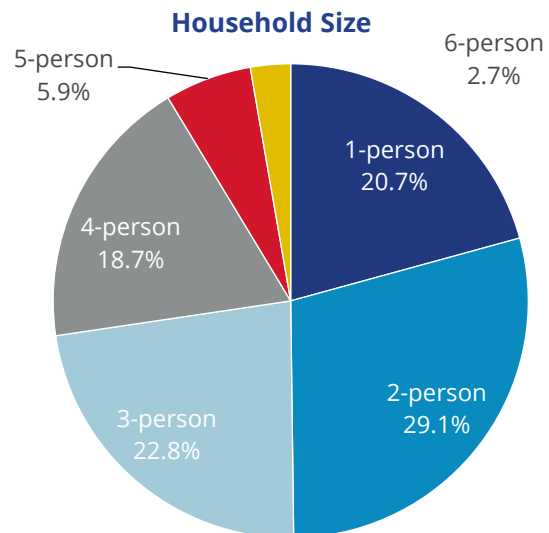
Source: 2022 ACS Table DP02

Two-person households, which comprised 28.8% of Bridgewater's households, were estimated to be the most common household size according to the 2022 ACS. Second-most common were three-person households, representing 22.7% of all households. Finally, one-person household comprised 20.6% of the 16,276 households in Bridgewater. It should be noted that 9.4%, or 1,524 households, contained five or more people, including 130 households with seven or more people. The table and pie chart below graphically illustrate the household size composition in Bridgewater. Additionally, the 2022 ACS estimated the average household size at 2.78 persons, which is slightly higher than reported in the 2010 Census (2.72 persons).

Household Size

Size	Total	Percent
1-person	3,347	20.6%
2-person	4,694	28.8%
3-person	3,689	22.7%
4-person	3,022	18.6%
5-person	954	5.9%
6-person	440	2.7%
7+ person	130	0.8%
Total	16,276	100%

Source: 2022 ACS Table B11016



Income & Poverty Status

The 2022 ACS estimated the median household income for the Township of Bridgewater to be \$158,514, which is over \$26,500 higher than Somerset County's and over \$61,000 more than the State's. Similarly,

the median family income for Bridgewater was estimated at \$187,542, which is over \$26,000 greater than the County's and over \$68,000 greater than the State's. Finally, the Township's per capita income was estimated at \$65,939, which is slightly less than the County's \$67,554 per capita income but nearly \$15,000 more than State's.

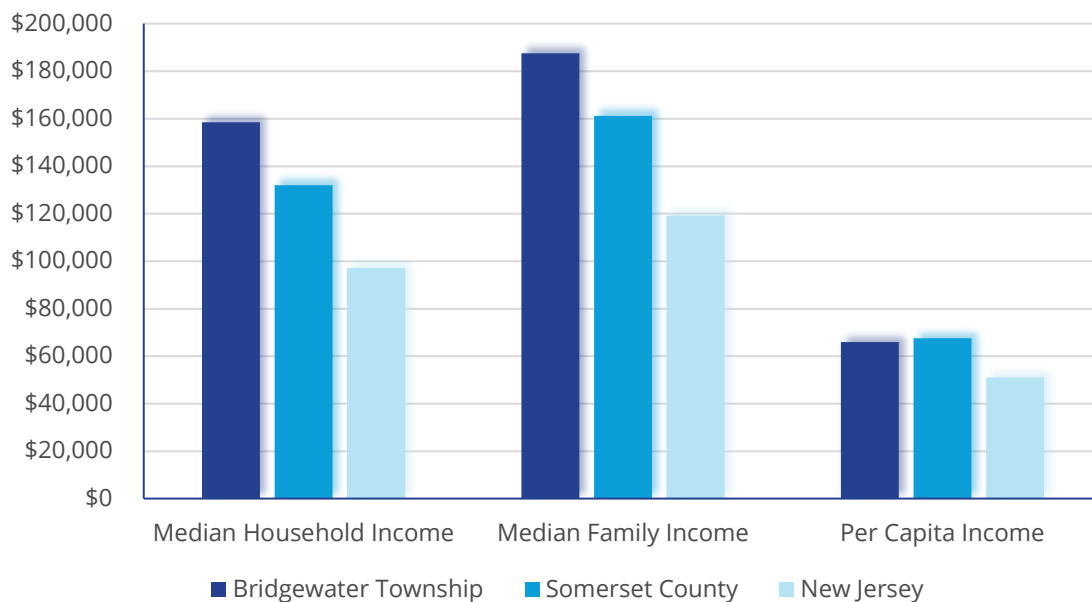
Bridgewater's poverty rate for individuals was estimated at 4.1%, which is 1.2% less than the County's and more than half of the State's. Similarly, the Township's poverty rate for families was estimated at 2.6%, which is just under 1% less than the County's and over twice that of the State's. The table and bar chart below provide a comparison between income and poverty characteristics.

Income and Poverty Characteristics

Income Type	Bridgewater Township	Somerset County	New Jersey
Median Household Income	\$158,514	\$131,948	\$97,126
Median Family Income	\$187,542	\$161,223	\$119,240
Per Capita Income	\$65,939	\$67,554	\$50,995
Poverty Status (Percent of People)	4.1%	5.3%	9.7%
Poverty Status (Percent of Families)	2.6%	3.4%	6.9%

Source: 2022 ACS Table DP03

Income Characteristics



According to the 2022 ACS, over 37% of households in Bridgewater (6,050) earn over \$200,000 annually. Household earning \$150,000 to \$199,999 comprised 15.8% of households (2,579). In total, nearly 68% or 11,037 households in Bridgewater had an annual income of \$100,000 or more. Only 62.3% of households in Somerset County and only 48.8% of households in New Jersey earned \$100,000 or more according to the 2022 ACS. It should be noted that 14.7% of households in Bridgewater earned less

than \$50,000. See the table below for additional details, which also compares the income ranges with Somerset County and New Jersey.

Household Income

Income Range	Bridgewater Township		Somerset County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	269	1.7%	3,435	2.7%	139,920	4.1%
\$10,000 to \$14,999	274	1.7%	1,979	1.6%	102,608	3.0%
\$15,000 to \$24,999	625	3.8%	4,495	3.5%	185,476	5.4%
\$25,000 to \$34,999	480	2.9%	4,884	3.8%	196,998	5.7%
\$35,000 to \$49,999	747	4.6%	6,829	5.4%	281,264	8.2%
\$50,000 to \$74,999	1,386	8.5%	12,369	9.7%	455,543	13.2%
\$75,000 to \$99,999	1,458	9.0%	14,165	11.1%	397,730	11.6%
\$100,000 to \$149,999	2,408	14.8%	23,224	18.2%	620,335	18.0%
\$150,000 to \$199,999	2,579	15.8%	16,753	13.1%	396,837	11.5%
\$200,000 or more	6,050	37.2%	39,433	30.9%	661,451	19.2%
Total	16,276	100%	127,566	100%	3,438,162	100%

Source: 2022 ACS Table DP03

IV. Bridgewater's Housing Demographics

Housing Type

The 2022 ACS estimated the Township's housing stock at 16,855 units. Single-family detached dwellings comprised a majority of the housing stock with 11,907 units or 70.6% of all dwellings. Single-family attached dwellings (e.g. townhomes) comprised 2,055 units or 12.2% of the housing stock, while units in buildings containing 20 or more dwelling units comprised 1,073 units or 6.4% of the housing stock. The Township contains an estimated 690 two-, three-, or four-unit residential structures, also known as duplexes, triplexes, and quadruplexes, which comprise 4.1% of the total housing stock. It should be noted that the 2022 ACS estimated there to be eight mobile homes, and seven "other" residential structure types such as boats, RVs, vans, etc. See the table below for details. Of the estimated 16,855 units in 2022, approximately 1,214 or 7.2% of the housing stock was or is affordable.

Housing Units in Structure

Structure	Number of Units	Percent
1-unit, detached	11,907	70.6%
1-unit, attached	2,055	12.2%
2 units	173	1.0%
3 or 4 units	517	3.1%
5 to 9 units	623	3.7%
10 to 19 units	492	2.9%
20 or more units	1,073	6.4%
Mobile Home	8	0.0%
Other (boat, RV, van, etc.)	7	0.0%
Total	16,855	100%

Source: 2022 ACS Table DP04

Occupancy Status

Of the 3,525 residential units, 16,276 units, or 96.6% of the housing stock, was occupied. This includes 13,863 owner-occupied units and 2,413 rental units. The 579 vacant units include properties listed for rent or for sale, rented or sold but not occupied, and seasonal rentals. However, a majority of vacant units (51.1%) were classified as "other". See the table on the following page for details.

Occupancy Status

Status	Units	Percent
Occupied Total	16,276	96.6%
Owner Occupied	13,863	85.2%
Renter Occupied	2,413	14.8%
Vacant Total	579	3.4%
For rent	150	25.9%
Rented, not occupied	49	8.5%
For Sale	42	7.3%
Sold, not occupied	21	3.6%
Seasonal	21	3.6%
For migrant workers	0	0.0%
Other	296	51.1%
Total	16,855	100%

Source: 2022 ACS Tables DP04 & B25004

The 2022 ACS estimated the average household size in Bridgewater was 2.78 persons, while the average family size was 3.26 persons. Comparing tenure, the average owner-occupied household was 2.89, while the average renter-occupied household was 2.15 persons.

Value & Rent of Housing Stock

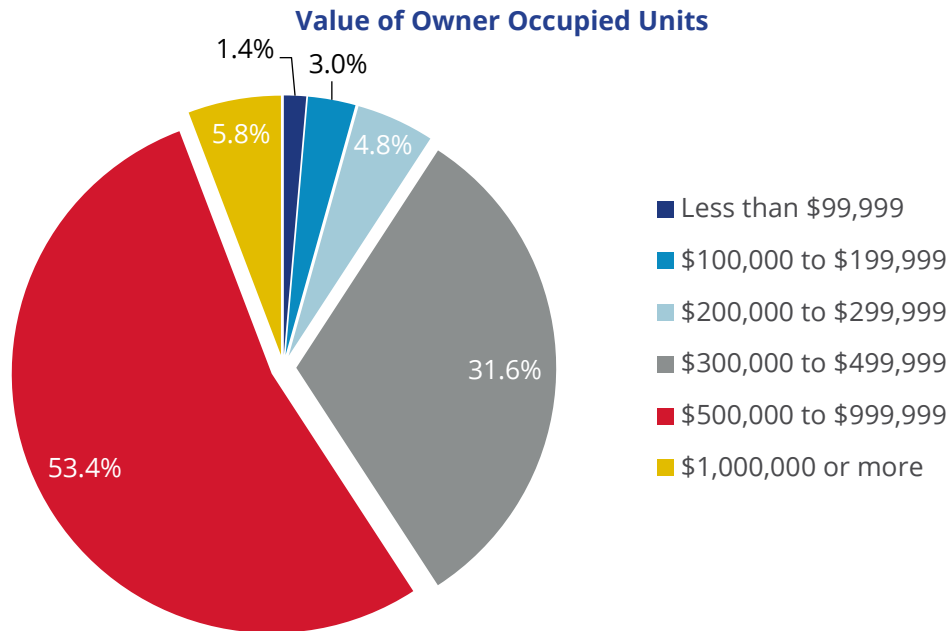
The 2022 ACS provided estimates for owner-occupied housing units in Bridgewater. According to the data, a majority of homes in the Township are worth more than \$500,000 (59.2%). This includes 801 homes (5.8%) worth over \$1 million. On the opposite end of the spectrum, only 9.2% of homes are valued at less than \$300,000. The median home value estimated in the 2022 ACS was \$555,600. See the table below and the chart on the following page.

Value of Owner Occupied Units

Value	Number of Units	Percent
Less than \$99,999	191	1.4%
\$100,000 to \$199,999	410	3.0%
\$200,000 to \$299,999	672	4.8%
\$300,000 to \$499,999	4,387	31.6%
\$500,000 to \$999,999	7,402	53.4%
\$1,000,000 or more	801	5.8%
Total	13,863	100%

Median Value \$555,600

Source: 2022 ACS Table DP04



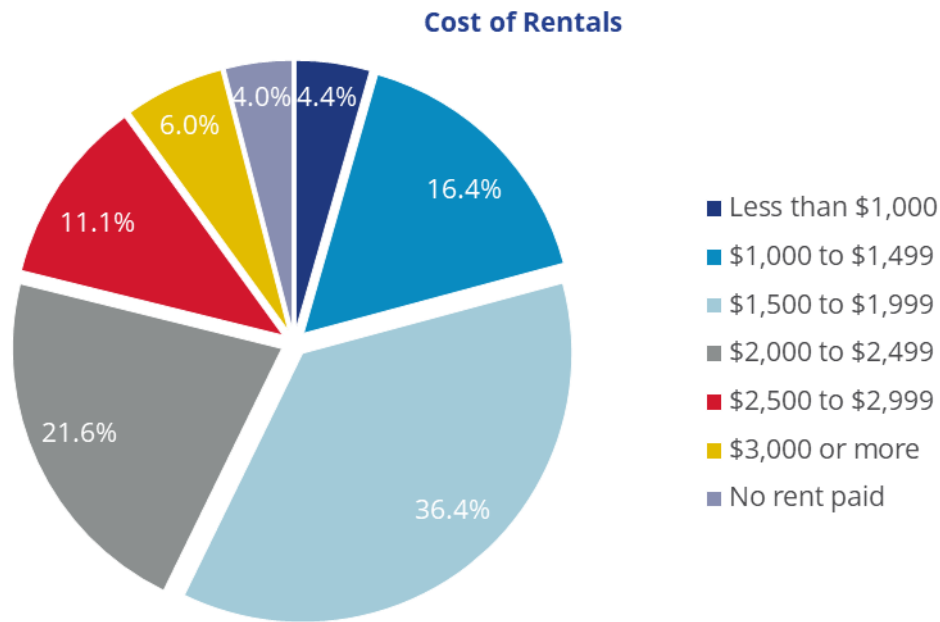
The median rent in the Township was estimated at \$1,873 per the 2022 ACS. Looking at the rent range for the Township's 2,413 rental units, most fall in between \$1,500 and \$1,999 per month (879 units). Units that between \$2,000 and \$2,499 per month comprised 21.6% of rentals (522 units), while 16.4% of rentals cost between \$1,000 and \$1,499 per month. There were 107 rentals (4.4%) estimated to cost less than \$1,000 per month and 144 rentals (6%) estimated to cost \$3,000 or more. It should be noted 97 rental units were estimated to have no rent. See the table below and the chart on the following page for more information.

Cost of Rentals

Cost	Number of Units	Percent
Less than \$1,000	107	4.4%
\$1,000 to \$1,499	395	16.4%
\$1,500 to \$1,999	879	36.4%
\$2,000 to \$2,499	522	21.6%
\$2,500 to \$2,999	269	11.1%
\$3,000 or more	144	6.0%
No rent paid	97	4.0%
Total	2,413	100%

Median (in dollars)	\$1,873
---------------------	---------

Source: 2022 ACS Table DP04



Condition of Housing Stock

The Census does not classify housing units as standard or substandard, but it can provide an estimate of the substandard housing units that are occupied by low- and moderate-income households. All of the Census indicators available at the municipal level indicate a sound housing stock within Bridgewater. According to the 2022 ACS, an estimated 22 units lack complete plumbing facilities, while 158 units lack complete kitchen facilities. Additionally, 55 units lack adequate heat as no heating fuel (oil, gas, wood, etc.) is used.

Condition of Housing Stock		
Condition	Number of Units	Percent
Lack of complete plumbing	22	0.14%
Lack of complete kitchen	158	0.97%
Lack of telephone service	49	0.30%
Lack of adequate heat	55	0.34%
Total Housing Stock	16,276	1.74%

Source: 2022 ACS Table DP04

Housing with 1.01 or more persons per room (excluding bathrooms and kitchens) is an index of overcrowding as defined by the U.S. Department of Housing and Urban Development.⁶ According to the 2022 ACS, of the Township's 16,276 occupied housing units, 136 units (0.8%) contained 1.01 to 1.5 persons per room and 56 units (0.3%) were estimated to have 1.51 or more persons per room. These 192 units may be considered overcrowded.

⁶ <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/overpayment-payment-and-overcrowding#:~:text=The%20U.S.%20Census%20defines%20an,room%20are%20considered%20severely%20overcrowded>. Accessed April 3, 2025.

Occupants Per Room

Occupants	Number of Units	Percent
1.00 or less	16,084	98.8%
1.01 to 1.50	136	0.8%
1.51 or more	56	0.3%
Total	16,276	100%

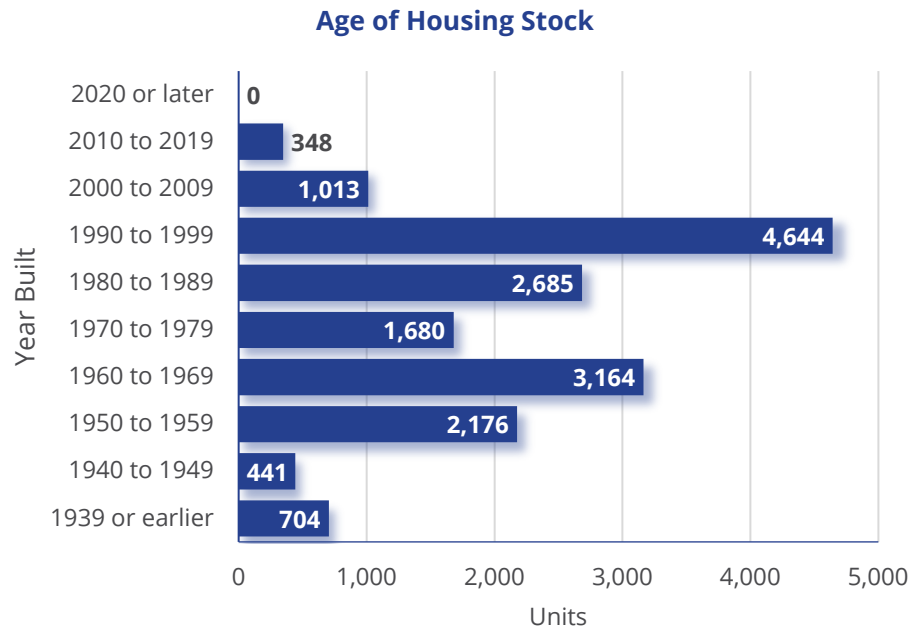
Source: 2022 ACS Table DP04

The table below and bar graph on page 19 provide the 2022 ACS estimates for the age of housing units in Bridgewater. An estimated 6,485 units, or 38.5%, of the Township's housing stock were constructed prior to 1970. Nearly 28% of units were constructed in the 1990s, while nearly 19% were constructed in the 1960s. Additionally, almost 16% of homes were constructed in the 1980s. Residential development has slowed since 2000 where only 1,013 homes were built in the 2000s and 348 were built in the 2010s. According to the ACS, no homes have been constructed since 2020. See the table below and the chart on the following page for more details. The Township's Rehabilitation Obligation is 130 units, reflecting the relatively good condition of these older homes.

Age of Housing Stock

Year Built	Number of Units	Percent
1939 or earlier	704	4.2%
1940 to 1949	441	2.6%
1950 to 1959	2,176	12.9%
1960 to 1969	3,164	18.8%
1970 to 1979	1,680	10.0%
1980 to 1989	2,685	15.9%
1990 to 1999	4,644	27.6%
2000 to 2009	1,013	6.0%
2010 to 2019	348	2.1%
2020 or later	0	0.0%
Total	16,855	100%

Source: 2022 ACS Table DP04



V. Bridgewater's Employment Demographics

The 2022 ACS estimated that Bridgewater had 24,697 residents over the age of 16 in the workforce. Of those, 23,871 (96.7%) were employed, which translates to a 3.3% unemployment rate. A majority of workers were private wage and salary worker (82.5%). However, 10.6% were workers employed by the government and 3.5% were self-employed. See the table below for details.

Class of Workers		
Class	Workers	Percent
Private wage and salary workers	20,371	82.5%
Government workers	2,623	10.6%
Self-employed workers	873	3.5%
Unpaid family workers	4	0.0%
Total employed residents	23,871	96.7%
Total unemployed residents	826	3.3%
Total residents in workforce	24,697	100%

Source: 2022 ACS Table DP03

Occupational Characteristics

The 2022 ACS estimated 15,153 workers were employed in management, business, science, and arts fields, which represents 63.5% of the Township's employed residents. Sales and office workers totaled 17.2% of employed residents, while 9.3% were employed in service positions. See the table below for details.

Occupation of Employed Population		
Occupation	Workers	Percent
Management, business, science, & arts	15,153	63.5%
Service	2,225	9.3%
Sales & office	4,101	17.2%
Natural resources, construction, & maintenance	1,060	4.4%
Production, transportation, & material moving	1,332	5.6%
Total	23,871	100%

Source: 2022 ACS Table DP03

Employment Projections

NJTPA's Plan 2050 estimates that the number of available jobs in Bridgewater will increase from 31,609 reported in 2015 to 33,802 in 2050. This represents an increase of 2,193 jobs, or an average annual increase of 63 jobs.

Employment Projection

Year	Jobs	Change	Percent
2015	31,609	---	---
2050	33,802	2,193	6.9%

Source: NJTPA Plan 2050, Appendix E

In-Place Employment By Industry

New Jersey's Department of Labor and Workforce Development ("NJDLWD") is the entity that reports on employment and wages within the State of New Jersey through the Quarterly Census of Employment and Wages ("QCEW"). The latest Municipal Report was completed in 2022. According to the data, there were 29,917 private sector jobs within Bridgewater, which were provided by an average of 1,498 employers. It should be noted that the Municipal Report redacted data from multiple private-sector industries for not meeting publication standards (agriculture, mining, and utilities). The "Private Sector Total" row in the table on the following page provides the totals for the reported data only. However, the 2022 QCEW document reported that Bridgewater had an average of 29,996 private-sector jobs provided by 1,500 employers, including the redacted data. Additionally, the QCEW data reflects employment within Bridgewater, regardless of where the employee lives.

Based on the 2022 QCEW data provided, the professional/technical industry had the largest number of employers and employed the most workers in the Township with an average of 5,350 jobs (17.9%) provided by 293 employers (19.6%). The retail trade industry had an average of 4,947 jobs (second-highest) provided by 192 employers (third-highest). There was an average of 1,709 jobs in the administration/waste remediation industry, which had the sixth-most number of employers (96). In the public sector, the 2022 QCEW Municipal Report indicated that there were two federal government employers, which had an average of 59 jobs and 12 local government employers, which had an average of 1,876 jobs. This included two local government education employers providing an average of 1,417 jobs. See the table on the following page for data on each industry sector.

Private and Public Sector Employment (2022)

Industry	Establishments		Employees		Annual Wages
	Total	Percent	Total	Percent	
Agriculture	-	-	-	-	-
Mining	-	-	-	-	-
Utilities	-	-	-	-	-
Construction	99	6.6%	625	2.1%	\$87,081
Manufacturing	44	2.9%	713	2.4%	\$143,862
Wholesale Trade	94	6.3%	3,007	10.1%	\$167,761
Retail Trade	192	12.8%	4,947	16.5%	\$52,487
Transportation/Warehousing	26	1.7%	511	1.7%	\$43,711
Information	18	1.2%	138	0.5%	\$61,310
Finance/Insurance	62	4.1%	1,827	6.1%	\$186,031
Real Estate	47	3.1%	345	1.2%	\$86,300
Professional/Technical	293	19.6%	5,350	17.9%	\$159,128
Management	25	1.7%	4,525	15.1%	\$217,957
Admin/Waste Remediation	96	6.4%	1,709	5.7%	\$65,668
Education	21	1.4%	180	0.6%	\$27,378
Health/Social	221	14.8%	2,859	9.6%	\$58,997
Arts/Entertainment	21	1.4%	548	1.8%	\$28,905
Accommodations/Food	107	7.1%	2,051	6.9%	\$31,116
Other Services	89	5.9%	537	1.8%	\$41,811
Unclassifieds	43	2.9%	45	0.2%	\$85,635
Private Sector Total	1,498	100%	29,917	100%	\$118,649
Federal Government	2	14.3%	59	3.0%	\$66,969
Local Government	12	85.7%	1,876	97.0%	\$77,342
Local Government Education	2	14.3%	1,417	73.2%	\$78,774
Public Sector Total	14	100%	1,935	100%	\$74,362

Source: The table values above are sourced from the NJDLWD's QCEW 2022 Municipal Report. It is noted that this Report has redacted multiple private sector industries for not meeting the publication standard. Therefore, the Private Sector Totals row has been calculated by this office using the published numbers.

Travel Time to Work

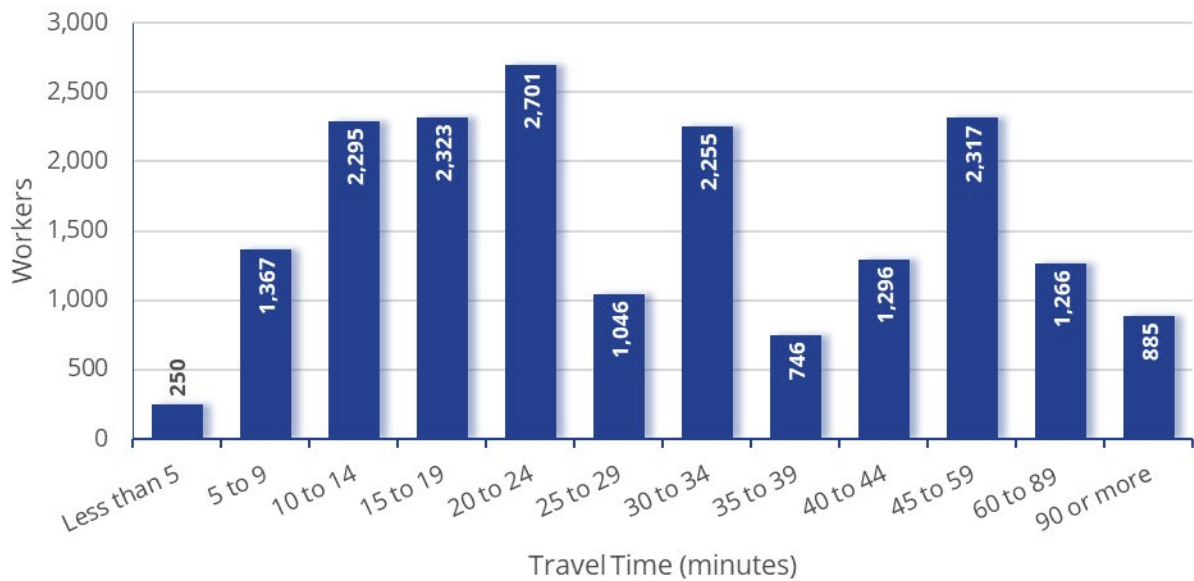
The 2022 ACS collected data regarding employed resident's commute time. The most common commute time was between 20 and 24 minutes, which was made by 2,701 workers. Commutes of 10 to 14 minutes, 15 to 19 minutes, 30 to 34 minutes, and 45 to 49 minutes were each made by roughly 2,300 employed residents. Additionally, 2,151 residents commuted more than one hour to work. The mean travel time was estimated at 27.2 minutes reflecting the varying commute times of Township residents. It should be noted that 4,609 workers, or 19.3% of all the Township's employed residents, reported they worked from home. See the table and chart on the following page for additional details.

Commute Time

Travel Time (minutes)	Workers	Percent
Less than 5	250	1.3%
5 to 9	1,367	7.3%
10 to 14	2,295	12.2%
15 to 19	2,323	12.4%
20 to 24	2,701	14.4%
25 to 29	1,046	5.6%
30 to 34	2,255	12.0%
35 to 39	746	4.0%
40 to 44	1,296	6.9%
45 to 59	2,317	12.4%
60 to 89	1,266	6.8%
90 or more	885	4.7%
Total	18,747	100.0%

Source: 2022 ACS Table B08303

Commute Time



VI. Projection of Housing Stock

As per the MLUL, specifically NJSA 52:27D-310, a housing element must contain a projection of the municipality's housing stock, including the probable future construction of low- and moderate- income housing for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

The DCA Division of Codes and Standards' website provides data on building permits, certificates of occupancy, and demolition permits for both residential and non-residential development through the New Jersey Construction Reporter. This database contains permit and certificate of occupancy information that is submitted by municipal construction officials across the State each month. The Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends. However, data from 2013 and onward was reviewed to determine more recent trends.

As shown in the table below, residential certificates of occupancy vary from year to year. In general, there have been less than 25 certificates issued each year between 2013 and 2024. Notably, there were 143 certificates issued in 2021, which included 22 one- and two-family units and 121 multi-family units. During the same 12-year period, a total of 93 demolition permits were issued. Therefore, there was a net development of 218 residential units in the Township over the past 12 years.

Historic Trend of Residential Certificates of Occupancy & Demolition Permits (2013-2024)

	'13	'14	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24	Total
COs Issued	19	9	13	12	24	19	23	9	143	7	22	11	311
Demolitions	10	11	18	3	0	9	9	5	11	5	7	5	93
Net Development	9	-2	-5	9	24	10	14	4	132	2	15	6	218

Source: NJDCA, Construction Reporter - Housing Units Certified and Demolition Permits, Yearly Summary & Monthly Data

Projecting into the future, the Township presently has 16 single-family homes that have been approved, with permits issued and the homes are either under construction or will commence construction shortly. Additionally, a 220-unit inclusionary multi-family development has been approved at 652 East Main Street and the Planning Board recently approved the Visions and Pathways application for ten units at 8 Third Avenue. Furthermore, a group home, a supportive housing facility, a 100% affordable multi-family development, and three inclusionary multi-family residential developments are anticipated to receive COs between now and the end of the Fourth Round. Projected development was based on historic development patterns as shown in the previous table above. The Township anticipates issuing 933 new COs between now and the end of the Fourth Round in 2035. The majority of the anticipated COs come from the approved and anticipated inclusionary multi-family residential developments, which are discussed in greater detail in Chapter XII. See the table on the following page for details.

Projection of Residential Development

	'25	'26	'27	'28	'29	'30	'31	'32	'33	'34	'35	Total
Projected Development	0	4	6	8	5	3	9	2	6	7	8	58
Approved Development with Permits Issued and Under Construction												16
1 Ridgeview Terrace	1											1
3 Ridgeview Terrace	1											1
7 Caruso Court	1											1
8 Whitnacks Court	1											1
17 Ventura Drive			1									1
51 Marie Avenue	1											1
69 Hillcrest Road		1										1
78 Hillcrest Road	1											1
129 Mountainside Lane	1											1
164 Leghorn Avenue		1										1
235 Orchard Street	1											1
774 Route 202/206	1											1
952 Route 202/206	1											1
1395 Washington Valley Road		1										1
1831 Washington Valley Road		1										1
2226 Brookside Drive		1										1
Approved Development, Permits Not Yet Issued												230
Eden Woods			110	110								220
Bridge House 2		10										10
Future Projects												629
901 US 202/206 (Group Home)		1										1
Whitney Court (Supportive Housing)			5									5
Cornell Boulevard			15									15
KRE				128								128
Bridgewater Plaza					140							140
1400 Frontier Road					170	170						340
Total	10	20	137	246	315	173	9	2	6	7	8	933

Of the 933 new residences projected to be built between now and 2035, 205 are anticipated to be reserved for low- and moderate-income households. See the table on the following page for further details.

Projection of Affordable Units

	'25	'26	'27	'28	'29	'30	'31	'32	'33	'34	'35	Total
Approved Development												54
Eden Woods			22	22								44
Bridge House 2		10										10
Future Projects												151
901 US 202/206 (Group Home)		1										1
Whitney Court (Supportive Housing)			5									5
Cornell Boulevard			15									15
KRE				28								28
Bridgewater Plaza					31							31
1400 Frontier Road					35	36						71
Total	0	11	42	50	66	36	0	0	0	0	0	205

VII. Capacity for Fair Share

This chapter of the HEFSP provides the following information as required by the rules:

- The Township's capacity to accommodate its housing needs.
- A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing.
- Lands of developers who have expressed a commitment to provide low- and moderate-income housing.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the proposed affordable housing sites.

Land Capacity

Bridgewater's capacity to accommodate its present and prospective affordable housing need is determined by three components - available land, water capacity, and sewer availability and capacity. Note that land development is limited by environmental features, parcel size, easements (conservation, sewer, water, etc.), and municipal regulations. In total, 10,167 acres of Bridgewater, or 49.09% of the Township's 20,711 acres, are encumbered by at least one environmentally sensitive area.

Environmental constraints within the Township of Bridgewater include:

- Waterbodies – 361.3 acres (1.74% of the Township's area), which includes various rivers, streams, and waterbodies such as Bound Brook, the Raritan River, and the North Branch of the Raritan River.
- 150-foot Riparian Buffer – 2,544.4 acres (12.29% of the Township's area)
- 50-foot Riparian Buffer – 389.7 acres (1.88% of the Township's area)
- Wetlands – 2,563.14 acres (12.38% of the Township's area)
- 50-ft Wetlands Buffer (excluding wetlands area) – 632.66 acres (3.05% of the Township's area)
- 150-foot Wetlands Buffer (excluding wetlands area) – 2,349.94 acres (11.35% of the Township's area)
- FEMA Special Flood Hazard Area Zone AE – 2,485.51 acres (12.0% of the Township's area), including 1,421.18 acres within the Floodway
- Slopes greater than 15% - 2,879.13 acres (13.9% of the Township's area)
- State Threatened species habitat (Landscape Rank 3) – 3,144.83 acres (15.18% of the Township's area)
- State Endangered species habitat (Landscape Rank 4) – 1,314.61 acres (6.35% of the Township's area)
- Vernal Habitat – 260.9 acres (1.26% of the Township's area)
- Potential Vernal Habitat – 1,484.84 acres (7.17% of the Township's area)

The maps illustrating these constraints can be viewed on pages 29 and 30.

Utility Capacity

The majority of Bridgewater Township has water (provided by New Jersey American Water) and sewer (collection by Bridgewater Township; treatment by Somerset Raritan Valley Sewerage Authority). Somerset Raritan Valley Sewerage Authority has indicated that the treatment plant currently has capacity for the proposed affordable housing developments discussed in Chapter XII. However, this capacity is on a first-come, first-served basis, and capacity cannot be reserved.⁷

As for water, the Township is unaware of any capacity limitations. Water is allocated on a first-come, first-served basis. Water lines exist in front of each of the proposed sites discussed in Chapter XII.

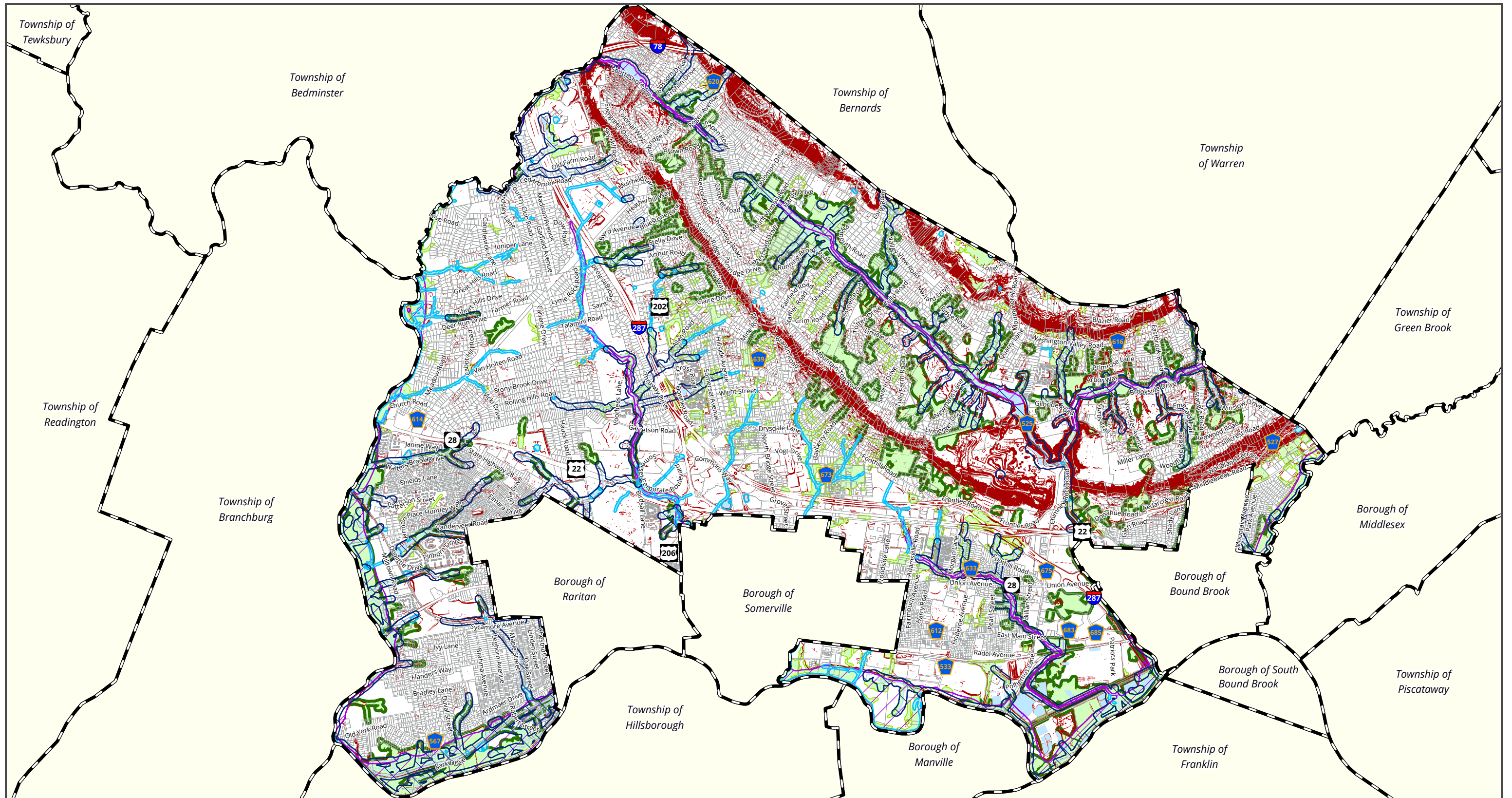
Appropriate Locations for Affordable Housing

Land that is most appropriate for the construction of low- and moderate- income housing includes the following:

1. Bridge House 2, operated by Visions and Pathways located on Block 508, Lot 4.01, with an address of 8 Third Avenue
2. "Eden Woods" located on Lots 3.01, 13.01, and 14 of Block 329 with an address of 652 Main Street
3. "901 Route 202/206" located on Block 477, Lot 15 with an address of 901 Route 202/206
4. "Whitney Court" located on Block 511, Lot 3 with an address of Whitney Court (no number assigned per tax card)
5. "Cornell Boulevard" located on Lot 2.01 of Block 406 with an address of Route 202/206 (no number assigned per tax card)
6. "KRE" located on Block 400, Lot 7.06 with an address of 520 Route 22 East
7. "Bridgewater Plaza" located on Block 170, Lot 14.02 with an address of 250 Route 28
8. "Garden Homes" located on Block 711, Lot 7 with an address of Frontier Road (no number assigned per tax card)

Existing structures appropriate for conversion to affordable housing include ranch-style homes, which may be cost effective to buy and convert to an alternative living arrangement. As for structures suitable for rehabilitation, according to the Township's Rehabilitation Obligation, 130 homes within Bridgewater are in need of a major system repair (e.g. roof, electric, plumbing, etc.).

⁷ Email from Anthony Gallo, Assistant Township Engineer, on June 5, 2025.



ENVIRONMENTAL CONSTRAINTS **TOWNSHIP OF BRIDGEWATER** SOMERSET COUNTY, NEW JERSEY

June 3, 2025
 BWT0374

Legend

- Municipal Boundary
- Parcels
- Non Category 1 Streams
- Waterbodies
- 150-ft Riparian Buffer
- 50-ft Riparian Buffer
- Wetlands
- 50-ft Wetlands Buffer
- 150-ft Wetlands Buffer
- FEMA Special Flood Hazard Area
- Slopes greater than 15%

0 4,500 9,000
 1 inch = 4,500 feet



Potential Affordable Housing Developers

As of May 30, 2025, nine developers have expressed interest in building inclusionary affordable housing within Bridgewater to address the Township's Fourth Round Obligation. The below list is in no particular order and provides a summary of the site location and project description.⁸

1. 1400 Frontier Road / Garden Homes
 - Block 711, Lot 7, 17 acres
 - Owner: Frontier Developers, LLC aka Garden Homes
 - Vacant land
 - Initial request was for 440 age-restricted units with a 15% set-aside. The initial proposal included four-story buildings and a density of 25+/- units to the acre.
 - Modified request is for 340 age-restricted units with a 22% set-aside.
2. Chimney Rock Road / Berlant
 - Block 802, Lots 131.01 through 131.10, 4.4 acres
 - Owner: Martinsville Realty Associates, LLC/Cottages at Martinsville, LLC
 - Robert Berlant is proposing 16 for sale market rates units in four buildings of four units each. Adjacent to the community center, he proposes a new L-shaped building for eight (8) affordable rental units, with a preference for veterans occupants.
 - This is on the site of The Cottages at Chimney Rock, which was intended to be a collection of eight single family homes.
3. 55 Corporate Drive / Kushner
 - Block 485, Lot 1, approximately 150 acres
 - Owner: AVG Bridgewater LLC (AVG); Kushner is contract purchaser
 - Former Sanofi site
 - Initial request was to retain the non-residential component and construct 745 units on approximately 18 acres of existing parking. A 20% affordable housing set-aside was proposed. The concept illustrated four-story buildings and resulted in a net density of 41+ units per acre.
 - Modified request is to retain the non-residential component and construct 495 units on parking areas. A 20% set-aside is proposed. The modified request was not accompanied with any information on height of buildings or net density.

⁸ Note that this list includes developers who presented inclusionary concepts for specific sites within the Township.

4. Milltown and Route 22 / 713 Company

- Block 170, Lot 4, 15 acres
- Owner: 713 Company, Inc.
- Vacant land
- Concept #1 – 142 sale units with a 21.1% affordable set-aside. The corner of the property at the intersection of Route 22 and Milltown Road would include a 10,000 square foot retail pad site. Density is 9.5 units per acre.
- Concept #2 – 250 rental units in four-story buildings with a 20% affordable set-aside. The corner of the property at the intersection of Route 22 and Milltown Road would include a 10,000 square foot retail pad site. Density is 16.7 units per acre.

5. 250 Route 28 / Bridgewater Plaza

- Block 170, Lot 4.02, 7 acres
- Owner: Bridgewater Plaza
- Site contains two office buildings
- Initial request was for 140 rental units with a 20% set-aside. The concept included a four-story building and resulted in a density of 20 units per acre.
- Modified request is for 140 rental units with a 22% affordable housing set-aside.

6. Kinder Kastle / Patel

- Block 206, Lot 60.01 (157 Union Avenue) 1.05 acres and Block 255, Lot 13 (intersection of Route 28 and Billian Street) 1.61 acres
- Owner: Karishma Investments LLC (Block 206, Lot 60.01) and Union Kastle, LLC (Block 255, Lot 13)
- Request was for a total of 56 units across both sites with a 25% set-aside. Would retain the Kinder Kastle facility. Units would be for sale. Density ranged from 9.4 to 10.8 acres per acre on the sites.

7. 430 Route 22 / Eric Pang

- Block 400, Lot 5, 8.9 acres
- Owner: Prosperous Equity Holding aka Eric Pang
- Existing office building
- Concept #1 – 52 sale units with a 20% affordable set-aside. Seeks to retain existing office building and eliminate parking to construct housing component. Net density is unknown as developer team was unable to provide the acreage the residential component would comprise. Gross density is 5.87 units per acre.

- Concept #2 – 171 rental units in a four-story building with a 15% affordable set-aside. Seeks to retain existing office building and eliminate parking to construct housing component. Net density is unknown as developer team was unable to provide the acreage the residential component would comprise. Gross density is 19.21 units per acre.

8. 1130-1160 Route 22 / Center Pointe

- Block 206, Lot 3 20.8 acres
- Owner: Sig 1130, LLC
- Site contains four office buildings and is known as Center Pointe.
- Request was to retain the two office buildings in the rear and redevelop the front half of the site with 194 sale units. A set-aside of 20.6% was proposed. The height of the buildings is unknown. The net density is 19.4 units per acre.

9. 520 Route 22 East / KRE

- Block 400, Lot 7.06, 5.53 acres
- Owner: S/K 520 Associates
- Existing office building
- Initial request was for 100-125 apartment units with a 15% set-aside. A four-story building was proposed and a density of 18+ units per acre.
- Modified request is for 128 units with a 21.87% affordable set-aside.

The nine sites were evaluated by the Township based on several criteria including, but not limited to, density, affordable housing set-aside, ability to generate bonuses, and surrounding uses.

There are two multi-family development applications pending before the Zoning Board. These developers have not approached the Township Administration asking to be included in this HEFSP.

Additionally, as noted in the prior section, the Township has been approached by three entities, Triple C, Nouvelle, LLC, and Visions and Pathways to build four 100% affordable housing developments.

Anticipated Development Patterns

Anticipated land use patterns within the Township of Bridgewater will most likely follow the established zoning map. Bridgewater has 12 single-family residential zones, two senior citizen residential zones, seven multi-family residential zones, two planned unit residential development zones, 18 commercial and/or office zones, five manufacturing zones, a quarry zone, a golf course zone, and two public zones.

It should be noted that the Zoning Map does not illustrate the HC Hotel Conference Center Zone, SDD Special Design (Overlay) Zone, or the OR/D Office, Research, and Development Zone. These zones are listed in Section 126-301.

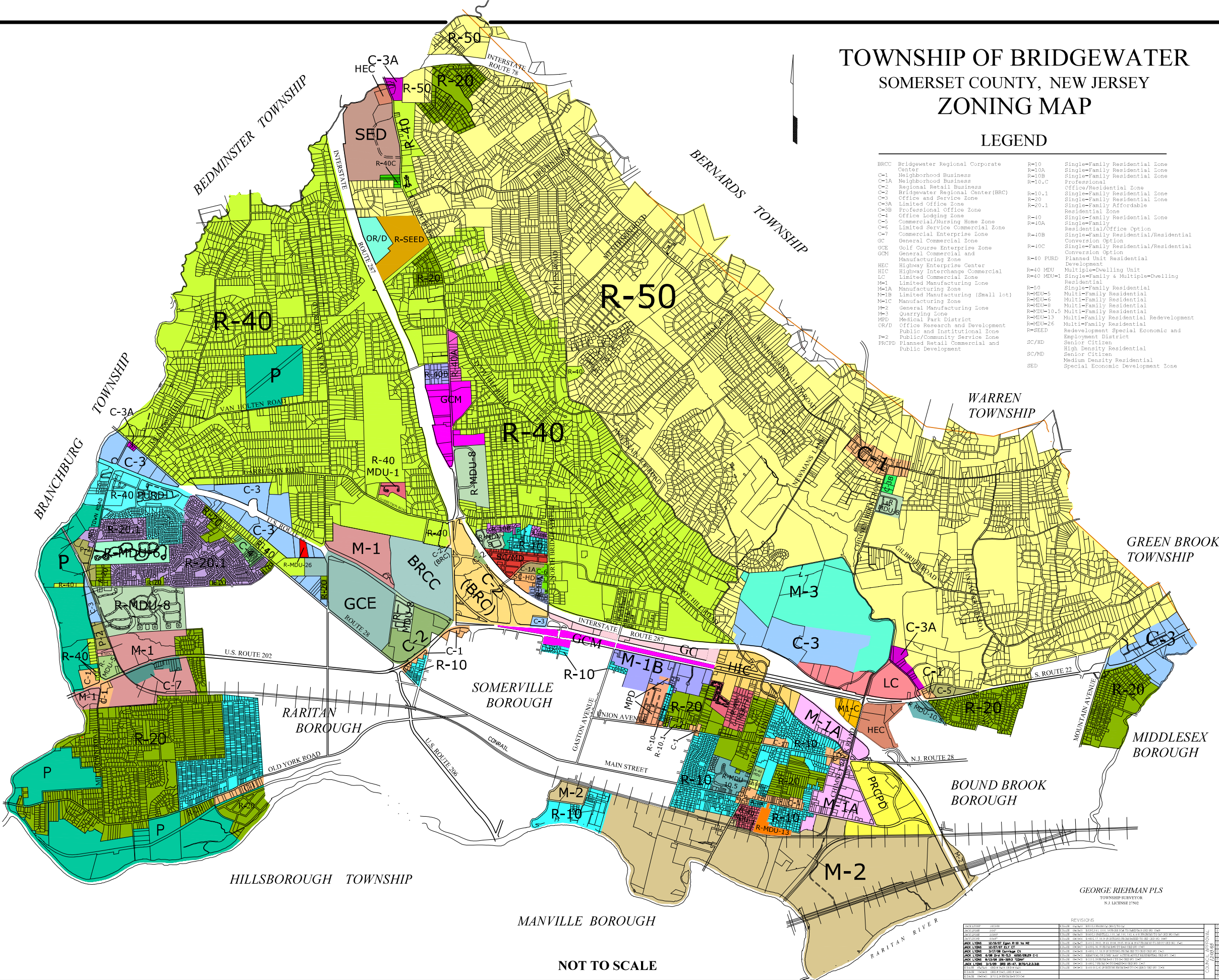
See the Zoning Map on page 35 for details.

The only anticipated exceptions to the established land use pattern will be the rezoning of Block 170, Lot 4.02 (Bridgewater Plaza), Block 400, Lot 7.06 (KRE), Block 406, Lot 2.01 (Cornell Boulevard), and Block 711, Lot 7 (1400 Frontier Road).

TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY
ZONING MAP

LEGEND

BRCC	Bridgewater Regional Corporate Center	R-10	Single-Family Residential Zone
C-1	Neighborhood Business	R-10A	Single-Family Residential Zone
C-1A	Neighborhood Business	R-10B	Single-Family Residential Zone
C-2	Regional Retail Business	R-10.C	Professional Office/Residential Zone
C-2	Bridgewater Regional Center (BRC)	R-10.1	Single-Family Residential Zone
C-3	Office and Service Zone	R-20	Single-Family Residential Zone
C-3A	Limited Office Zone	R-20.1	Single-Family Affordable Residential Zone
C-3B	Professional Office Zone	R-40	Single-Family Residential Zone
C-4	Office Lodging Zone	R-40A	Single-Family Residential Zone
C-5	Commercial/Nursing Home Zone	R-40B	Single-Family Residential/Office Option
C-6	Limited Service Commercial Zone	R-40B	Single-Family Residential/Residential Conversion Option
C-7	Commercial Enterprise Zone	R-40C	Single-Family Residential/Residential Conversion Option
GC	General Commercial Zone	R-40 PURD	Planned Unit Residential Development
GCE	Golf Course Enterprise Zone	R-40 MDU	Multiple-Dwelling Unit
GCM	General Commercial and Manufacturing Zone	R-40 MDU-1	Single-Family & Multiple-Dwelling Residential
HEC	Highway Enterprise Center	R-50	Single-Family Residential
HIC	Highway Interchange Commercial	R-MDU-5	Multi-Family Residential
LC	Limited Commercial Zone	R-MDU-6	Multi-Family Residential
M-1	Limited Manufacturing Zone	R-MDU-8	Multi-Family Residential
M-1A	Manufacturing Zone	R-MDU-10.5	Multi-Family Residential
M-1B	Limited Manufacturing (Small lot)	R-MDU-13	Multi-Family Residential Redevelopment
M-1C	Manufacturing Zone	R-MDU-26	Multi-Family Residential
M-2	General Manufacturing Zone	R-SEED	Redevelopment Special Economic and Employment District
M-3	Quarrying Zone	SC/HD	Senior Citizen High Density Residential
MPD	Medical Park District	SC/MD	Senior Citizen Medium Density Residential
OR/D	Office Research and Development	SED	Special Economic Development Zone
PRCPD	Planned Retail Commercial and Public Development		



REVISIONS		APPROVAL	
NO.	DESCRIPTION	DATE	BY
1	Initial Map	11/21/2022	George Riehm
2	Revised Map	11/21/2022	George Riehm
3	Revised Map	11/21/2022	George Riehm
4	Revised Map	11/21/2022	George Riehm
5	Revised Map	11/21/2022	George Riehm
6	Revised Map	11/21/2022	George Riehm
7	Revised Map	11/21/2022	George Riehm
8	Revised Map	11/21/2022	George Riehm
9	Revised Map	11/21/2022	George Riehm
10	Revised Map	11/21/2022	George Riehm

VIII. Multigenerational Family Continuity Evaluation

P.L. 2024, c.2 amended various aspects of the Fair Housing Act. These amendments modified the mandatory components of a municipality's housing element. NJSA 52:27D-310g. has been added, which states "An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20)".

P.L. 2021, c.273 took effect on November 8, 2021. The law established the Multigenerational Family Housing Continuity Commission, which consists of a body of nine members. The duties of the Commission include the preparation and adoption of recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas. The Law requires the Commission to report annually to the Governor on its activities, findings, and recommendations, if any, for State and local government. The Department of Community Affairs ("DCA") is required to provide staff services as may be needed for the Commission to carry out its responsibilities, including assembly of necessary information and statistics, and preparation of draft reports, analyses, and recommendations.

The State of New Jersey's website was reviewed on June 3, 2025. A search of the website revealed no webpage for the Multigenerational Family Housing Continuity Commission. As DCA is required to provide staff and research for the Commission, DCA's website was reviewed on June 3, 2025. DCA's website is silent regarding the Commission, its annual required reports, studies, and/or recommendations. Without recommendations from the Commission, Bridgewater is unable to conduct an analysis of its ordinances and other local factors. Despite the absence of recommendations, it should be noted that there is nothing in Bridgewater's zoning ordinance that prohibits senior citizens from residing at the home of their extended families.

IX. State Development & Redevelopment Plan Consistency

P.L. 2024, c.2 amended the Fair Housing Act to include a new requirement for housing elements. NJSA 52:27D-310i. reads, “An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.”

The Draft State Development and Redevelopment Plan was approved by the State Planning Commission (“SPC”) on December 4, 2024 and was released on December 6, 2024. The Office of Planning Advocacy (“OPA”) conducted public hearings in each of New Jersey’s 21 Counties between February 12, 2025 and April 16, 2025. Municipalities are tasked with completing Cross-Acceptance Response Template forms to determine a municipality’s consistency with the Draft State Plan. The OPA anticipates collecting all Cross-Acceptance Response Template forms in the Summer of 2025. During this time, the OPA is accepting comments on the Draft Plan. The OPA anticipates releasing a Final Draft Plan and holding six additional public hearings in the Summer/Fall of 2025. The expected adoption of the Final Plan by the SPC is anticipated to be in the Winter of 2025.

As the document is a draft, we cannot opine on consistency until the final version is adopted. Bridgewater has not received guidance concerning water, wastewater, stormwater, or multi-modal transportation from the State Planning Commission.

FAIR SHARE PLAN

Township of Bridgewater

X. Fair Share Plan

Fair Share Plan is defined by the Amended Fair Housing Act as “the plan or proposal that is in a form which may readily be adopted, with accompanying ordinances and resolutions, pursuant to subsection f. of section 3 of P.L.2024, c.2 (C.52:27D-304.1), by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.”

The remaining chapters of this report comprise the Fair Share Plan.

Content of Fair Share Plan

The Fair Share Plan contains the following information:

- Outline of the four-part affordable obligation;
- Explanation of existing credits intended to satisfy the obligation;
- Description of mechanisms that will be used to meet any outstanding obligation; and
- An implementation schedule that sets forth a detailed timetable for units to be provided.

In adopting its HEFSP, a municipality may provide for its fair share of low- and moderate-income housing by means of any technique or combination of techniques that provide a realistic opportunity for the provision of the fair share. As per NJAC 5:93, these potential techniques include but are not limited to:

- Rehabilitation of existing substandard housing units;
- ECHO units (as a Rehabilitation credit);
- Municipally-sponsored and 100% affordable developments;
- Zoning for inclusionary development;
- Alternative living arrangements;
- Accessory apartment program;
- Purchase of existing homes;
- Write-down/buy-down programs; and
- Assisted living residences.

Regional Income Limits

Dwelling units are affordable to low- and moderate-income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. A moderate-income household is one with a gross household income equal to or more than 50%, but less than 80%, of the median gross regional household income. A low-income household is one with a gross household income equal to 50% or less of the median gross regional household income. Very-low-income households are those with a gross household income equal to 30% or less of the median gross household income. Bridgewater is located in Region 3, which contains Hunterdon, Middlesex, and Somerset Counties.

Using the Affordable Housing Professionals of New Jersey's chart on the regional income limits for Housing Region 3 in 2024, a four-person moderate income household is capped at \$116,960. Two-person moderate income households are capped at \$93,568, while two-person households could make up to \$58,480 to be considered a low-income household. The table below provides the median, moderate-, low-, and very-low-income limits for one-, two-, three-, and four-person households in Region 3.

2024 Regional Income Limits

Income	Household Size			
	1 Person	2 Person	3 Person	4 Person
Median	\$102,340	\$116,960	\$131,580	\$146,200
Moderate	\$81,872	\$93,568	\$105,264	\$116,960
Low	\$51,170	\$58,480	\$65,790	\$73,100
Very-Low	\$30,702	\$35,088	\$39,474	\$43,860

Source: https://ahpnj.org/member_docs/Income_Limits_2024_FINAL.pdf

Affordable Requirements

The four components that must be addressed by this plan are contained in the table below.

Affordable Housing Obligation

	Rehabilitation	Prior Round 1987 - 1999	Third Round 1999 - 2025	Fourth Round 2025 - 2035
Obligation	130	713	1,414	421

XI. Bridgewater's Affordable Housing Obligation

This chapter outlines the four-part affordable housing obligation Bridgewater has been assigned.

Four-Part Obligation

Rehabilitation

Bridgewater accepted DCA's rehabilitation obligation of 130 for the Fourth Round.

Prior Round

Bridgewater has a Second Round Obligation of 713 units. The Second Round Substantive Certification COAH Staff Report indicates the minimum rental obligation was 178. As NJAC 5:93-5.15(d)3 limits the number of rental bonuses to the minimum required rental obligation a maximum of 178 rental bonuses are permitted for the PRO. The Second Round Substantive Certification COAH Staff Report does not specify the maximum age-restricted component.

Third Round

Bridgewater has a Third Round Obligation of 1,414. Pursuant to the 2024 Amended FSHC Settlement Agreement 25% of the obligation was to be family rental. This translates to 354 family rental units. As NJAC 5:93-5.15(d)3 limits the number of rental bonuses to the minimum required rental obligation, a maximum of 354 rental bonuses are permitted for the TRO. Age-restricted units were limited to 25% of the Obligation, which rounds down to 353.

Fourth Round (2025-2035)

As indicated in the Decision & Order on Fair Share Obligation, the Township's Fourth Round Obligation is 421.

The Amended FHA modified the micro-requirement formulas for the FRO, which are as follows:

- Minimum 50% of the actual affordable units (exclusive of any bonus credits) available to families
- Minimum 25% of the actual affordable units (exclusive of any bonus credits) as rental units
- Half of the above as family rental units
- Maximum 30% of the affordable units exclusive of any bonus credits) as age-restricted housing
- Maximum 25% of the obligation as bonus credits

Fourth Round Micro Requirements - Permitted

421	DCA Fourth Round Obligation		
Calculation	Rounding	Percent	Category
158	158.0	50%	Minimum Families with Children (non-restricted, excluding bonuses)
79	79.0	25%	Minimum Rentals (excluding bonuses)
39.5	40.0	12.5%	Minimum half of the above reserved for families with children
105.3	105.0	25%	Maximum Bonuses
94.8	94.0	30%	Maximum Senior Credits (excluding bonuses)

Fourth Round Micro Requirements - Based on Bonuses

421	DCA Fourth Round Obligation		
Calculation	Rounding	Percent	Category
176.3	177.0	50%	Minimum Families with Children (non-restricted, excluding bonuses)
88.1	89.0	25%	Minimum Rentals (excluding bonuses)
44.1	45.0	12.5%	Minimum half of the above reserved for families with children
105.3	68.5	25%	Maximum Bonuses
105.75	105.0	30%	Maximum Senior Credits (excluding bonuses)

XII. Mechanisms & Credits

This chapter provides the existing and proposed mechanisms and credits for each of the four affordable housing obligations.

Existing Credits

Bridgewater has a total of 1,604 credits and 421 bonuses that exist on the ground today that satisfy the PRO and address the TRO and FRO.

Rehabilitation Mechanisms & Credits

No rehabilitation credits exist as the round has not commenced yet.

Prior Round Mechanisms & Credits

The 2017 FSHC Settlement Agreement, 2024 Amended FSHC Settlement Agreement, and 2024 Fairness Order and Amended Judgment of Compliance and Repose approved 13 mechanisms, that provided 807 credits and 143 bonuses, totaling 950 credits, which exceeds the PRO of 713. These strategies have been completed and were included in the 2024 FSHC Settlement Agreement and 2024 Amended Judgment of Compliance and Repose. The table below provides a summary of the mechanisms and their associated credits.

Existing PRO Mechanisms & Credits

Mechanism	Credit Type	Tenure	Family	Age-Restricted	Credit	Bonus	Total
Crossroads	Inclusionary	Sale	X	-	81		81
Bridgewater Oaks	Inclusionary	Sale	X	-	26		26
Vanderhaven Farms	Inclusionary	Sale	X	-	69		69
Beacon Hill	Inclusionary	Sale	X	-	82		82
Bridle Club	Inclusionary	Sale	X	-	70		70
Glenbrooke	Inclusionary	Sale	X	-	86		86
Stratford Place	Inclusionary	Sale	X	-	28		28
Meadowbrook Village / Mt. Pleasant Villas	Inclusionary	Rental	X	-	80	80	160
Villages I (Collins)	Inclusionary	Rental	X	-	8	8	16
Villages II (Collins)	Inclusionary	Rental	X	-	16	16	32
Centerbridge I and II	100% Affordable	Rental	-	X	240	18	258
ARC ("Passages") 16 4th Ave - Block 509, Lot 7	Alternative Living Arrangement	Rental	-	-	10	10	20
ARC ("Advoserve III") 190 Finderne Ave Block 228, Lot 1.06	Alternative Living Arrangement	Rental	-	-	11	11	22
Total					807	143	950

Third Round Mechanisms & Credits

The 2017 FSHC Settlement Agreement, 2024 Amended FSHC Settlement Agreement, and 2024 Fairness Order and Amended Judgment of Compliance and Repose approved 58 mechanisms, that provided a total of 1,070 credits and 278 bonuses, for a total of 1,348 credits. These strategies have been completed and were built at the time of the 2024 Fairness Order and Amended Judgment of Compliance and Repose. The tables below and on the following pages provide a summary of the mechanisms and their associated credits.

Existing TRO Mechanisms & Credits

Mechanism	Credit Type	Tenure	Family	Age-Restricted	Credit	Bonus	Total
Surplus PRO Credits	-	-	-	-	237		237
Centerbridge II - Phase II Expansion	100% Affordable	Rental	-	X	45		45
Kirkside Senior Housing	Alternative Living Arrangement	Rental	-	X	5		5
Co-op Housing Corp I 1404 Prince Rodgers Rd Block 515, Lot 2	Alternative Living Arrangement	Rental	-	X	5		5
Stratton Meadows	Inclusionary	Sale	X	-	97		97
Loft Farms	Inclusionary	Sale	X	-	17		17
ARC - Somerset County 2 Block 509, Lot 2	Alternative Living Arrangement	Rental	-	-	26	26	52
Cambridge Block 618, Lot 80	Alternative Living Arrangement	Rental	-	-	1	1	2
Cerebral Palsy Property of Middlesex Block 418, Lot 67	Alternative Living Arrangement	Rental	-	-	6	6	12
Whitney House Block 509, Lot 1	Alternative Living Arrangement	Rental	-	-	3	3	6
Delta Comm. Supports 1 Block 163, Lot 1.01	Alternative Living Arrangement	Rental	-	-	5	5	10
ARC - Somerset County 1 Block 252, Lot 1.01	Alternative Living Arrangement	Rental	-	-	22	22	44
Allies Block 152, Lot 18	Alternative Living Arrangement	Rental	-	-	4	4	8
Easter Seals Block 416, Lot 28	Alternative Living Arrangement	Rental	-	-	4	4	8
Pearl Street Block 255, Lot 16	Alternative Living Arrangement	Rental	-	-	4	4	8
CHC 2 - AWS Foundation Block 515, Lot 3	Alternative Living Arrangement	Rental	-	-	5	2	7
CHC 3 - AWS Foundation Block 512, Lot 1	Alternative Living Arrangement	Rental	-	-	5	2	7

Existing TRO Mechanisms & Credits (continued)

Mechanism	Credit Type	Tenure	Family	Age-Restricted	Credit	Bonus	Total
Co-op Housing Corp 4 (Chandler House) Block 512, Lot 1	Alternative Living Arrangement	Rental	-	-	5	2	7
Chelsea at Bridgewater	Assisted Living	Rental	-	-	12	3	15
Brandywine	Assisted Living	Rental	-	-	13		13
Arbor Glen Friends Holly Center	Assisted Living	Rental	-	-	6	2	8
Eastern Star Home	Assisted Living	Rental	-	Yes	11		11
Avalon at Bridgewater	Assisted Living	Rental	-	Yes	11		11
ADTI 1	Alternative Living Arrangement	Rental	-	Yes	3	3	6
ADTI 2 Block 141, Lot 11	Alternative Living Arrangement	Rental	-	Yes	16	16	32
Advoserve I - 87 Block 249, Lot 19	Alternative Living Arrangement	Rental	-	No	10	10	20
Advoserve II - Severin Block 720, Lot 10	Alternative Living Arrangement	Rental	-	No	10	10	20
Advoserve IV - 685 Block 549, Lot 23	Alternative Living Arrangement	Rental	-	No	5	5	10
Advoserve V - 566 Block 718, Lot 210	Alternative Living Arrangement	Rental	-	No	3	3	6
Advoserve VI - 444 Block 411, Lot 33.02	Alternative Living Arrangement	Rental	-	No	3	3	6
Somerset Homes Block 507, Lot 4	Alternative Living Arrangement	Rental	-	No	5	5	10
Alternatives Block 201, Lot 4	Alternative Living Arrangement	Rental	-	No	8	8	16
ARC - Somerset County 3 Block 164, Lot 2711	Alternative Living Arrangement	Rental	-	No	5	5	10
Federation MC of NJ Block 374, Lot 18	Alternative Living Arrangement	Rental	-	No	4	4	8
Delta Comm. Supports 2 Block 442, Lot 15	Alternative Living Arrangement	Rental	-	No	5	5	10
Delta Comm. Supports 3 Block 163, Lot 9	Alternative Living Arrangement	Rental	-	No	5	5	10
Habitat For Humanity	100% Affordable	Sale	X	-	9		9
Our House 230 Helfred's Landing Block 429, Lot 37	Alternative Living Arrangement	Rental	-	No	4	4	8
Youth Consult 694 Burning Bush Rd Block 462, Lot 7	Alternative Living Arrangement	Rental	-	No	4	4	8

Existing TRO Mechanisms & Credits (continued)

Mechanism	Credit Type	Tenure	Family	Age-Restricted	Credit	Bonus	Total
Stevens Land Group 35 Stevens Block 802.01, Lot 142	Alternative Living Arrangement	Rental	-	No	2	2	4
Woodmont Conversion (Bridgewater Square)	Inclusionary	Rental	X	-	20	20	40
Somerset Homes 5 Stanford - Block 222, Lot 15	Alternative Living Arrangement	Rental	-	-	1	1	2
Bridge House - 8 3rd Ave Block 508, Lot 18	Alternative Living Arrangement	Rental	-	-	2	2	4
Bonnie Brae - 453 Route 28 Block 400, Lot 39	Alternative Living Arrangement	Rental	-	-	4	4	8
Somerset Homes 49 Brahma Ave Block 142, Lot 30	Alternative Living Arrangement	Rental	-	-	16	16	32
Sunrise	Assisted Living	Rental	-	X	8		8
Care One	Assisted Living	Rental	-	X	7		7
Route 28 Assoc. Conversion	Inclusionary	Rental	X	-	11	11	22
Villages III (Collins)	Inclusionary	Rental	X	-	6	6	12
Bridgewater Court	Inclusionary	Rental	X	-	40	40	80
Extended Controls - Vanderhaven Farms	Ext. Controls	Sale	X	-	23		23
Extended Controls - Beacon Hill	Ext. Controls	Sale	X	-	29		29
Extended Controls - Bridle Club	Ext. Controls	Sale	X	-	38		38
Extended Controls - Glen Brooke	Ext. Controls	Sale	X	-	46		46
Extended Controls - Stratford Place	Ext. Controls	Sale	X	-	20		20
Extended Controls - Bridgewater Oaks	Ext. Controls	Sale	X	-	19		19
Extended Controls - Stratton Meadows	Ext. Controls	Sale	X	-	97		97
Extended Controls - Crossroads	Ext. Controls	Sale	X	-	33		33
Total					1,070	278	1,348

Fourth Round Mechanisms & Credits

The Township has three existing mechanisms that contribute 170 credits and three bonuses to the FRO. The following sections detail each existing mechanism.

Extension of Controls

The following 158 units are family for-sale units that were not included in the Third Round Settlement Agreement. These units had initial 30-year controls that were extended for an additional 30 years prior to the enactment of the Amended FHA. Appendix I includes a certification from the Construction Official and a list of the units that were extended, which is reiterated below.

- 603 Dunn Circle, Block 199, Lot 603
- 604 Dunn Circle, Block 199, Lot 604
- 609 Dunn Circle, Block 199, Lot 609
- 611 Dunn Circle, Block 199, Lot 611
- 612 Dunn Circle, Block 199, Lot 612
- 3805 French Drive, Block 199, Lot 3805
- 3901 French Drive, Block 199, Lot 3901
- 4301 Riddle Court, Block 199, Lot 4301
- 4304 Riddle Court, Block 199, Lot 4304
- 4305 Riddle Court, Block 199, Lot 4305
- 4306 Riddle Court, Block 199, Lot 4306
- 4308 Riddle Court, Block 199, Lot 4308
- 4311 Riddle Court, Block 199, Lot 4311
- 4406 Riddle Court, Block 199, Lot 4406
- 102 Strull Court, Block 199, Lot 102
- 105 Strull Court, Block 199, Lot 105
- 109 Strull Court, Block 199, Lot 109
- 111 Strull Court, Block 199, Lot 111
- 403 Strull Court, Block 199, Lot 403
- 404 Strull Court, Block 199, Lot 404
- 405 Strull Court, Block 199, Lot 405
- 407 Strull Court, Block 199, Lot 407
- 410 Strull Court, Block 199, Lot 410
- 1 Cain Court, Block 530.01, Lot 101
- 2 Cain Court, Block 530.01, Lot 103
- 7 Cain Court, Block 530.01, Lot 109
- 10 Cain Court, Block 530.01, Lot 108
- 12 Cain Court, Block 530.01, Lot 115
- 13 Cain Court, Block 530.01, Lot 117

- 17 Cain Court, Block 530.01, Lot 121
- 18 Cain Court, Block 530.01, Lot 123
- 20 Cain Court, Block 530.01, Lot 112
- 21 Cain Court, Block 530.01, Lot 116
- 23 Cain Court, Block 530.01, Lot 129
- 28 Cain Court, Block 530.01, Lot 135
- 30 Cain Court, Block 530.01, Lot 139
- 31 Cain Court, Block 530.01, Lot 122
- 32 Cain Court, Block 530.01, Lot 124
- 37 Cain Court, Block 530.01, Lot 126
- 40 Cain Court, Block 530.01, Lot 151
- 41 Cain Court, Block 530.01, Lot 153
- 42 Cain Court, Block 530.01, Lot 155
- 45 Cain Court, Block 530.01, Lot 157
- 47 Cain Court, Block 530.01, Lot 163
- 48 Cain Court, Block 530.01, Lot 161
- 51 Cain Court, Block 530.01, Lot 165
- 52 Cain Court, Block 530.01, Lot 167
- 53 Cain Court, Block 530.01, Lot 171
- 54 Cain Court, Block 530.01, Lot 169
- 56 Cain Court, Block 530.01, Lot 138
- 57 Cain Court, Block 530.01, Lot 173
- 61 Cain Court, Block 530.01, Lot 142
- 64 Cain Court, Block 530.01, Lot 183
- 65 Cain Court, Block 530.01, Lot 185
- 66 Cain Court, Block 530.01, Lot 186
- 69 Cain Court, Block 530.01, Lot 189
- 71 Cain Court, Block 530.01, Lot 193
- 72 Cain Court, Block 530.01, Lot 195

- 73 Cain Court, Block 530.01, Lot 154
- 75 Cain Court, Block 530.01, Lot 197
- 80 Cain Court, Block 530.01, Lot 156
- 81 Cain Court, Block 530.01, Lot 205
- 123 Stratford Place, Block 357, Lot 123
- 603 Stratford Place, Block 357, Lot 603
- 2206 Doolittle Drive, Block 164, Lot 2206
- 2207 Doolittle Drive, Block 164, Lot 2207
- 2214 Doolittle Drive, Block 164, Lot 2214
- 2215 Doolittle Drive, Block 164, Lot 2215
- 2301 Doolittle Drive, Block 164, Lot 2301
- 2303 Doolittle Drive, Block 164, Lot 2303
- 2405 Doolittle Drive, Block 164, Lot 2405
- 2406 Doolittle Drive, Block 164, Lot 2406
- 2414 Doolittle Drive, Block 164, Lot 2414
- 2602 Doolittle Drive, Block 164, Lot 2602
- 2604 Doolittle Drive, Block 164, Lot 2604
- 2611 Doolittle Drive, Block 164, Lot 2611
- 2612 Doolittle Drive, Block 164, Lot 2612
- 2805 Doolittle Drive, Block 164, Lot 2805
- 3006 Doolittle Drive, Block 164, Lot 3006
- 3007 Doolittle Drive, Block 164, Lot 3007
- 3013 Doolittle Drive, Block 164, Lot 3013
- 3015 Doolittle Drive, Block 164, Lot 3015
- 2505 Lindsley Road, Block 164, Lot 2505
- 2507 Lindsley Road, Block 164, Lot 2507
- 2513 Lindsley Road, Block 164, Lot 2513
- 2514 Lindsley Road, Block 164, Lot 2514
- 2515 Lindsley Road, Block 164, Lot 2515

- 2707 Lindsley Road, Block 164, Lot 2707
- 2708 Lindsley Road, Block 164, Lot 2708
- 2714 Lindsley Road, Block 164, Lot 2714
- 2716 Lindsley Road, Block 164, Lot 2716
- 2905 Lindsley Road, Block 164, Lot 2905
- 2913 Lindsley Road, Block 164, Lot 2913
- 2915 Lindsley Road, Block 164, Lot 2915
- 2916 Lindsley Road, Block 164, Lot 2916
- 3101 Pinhorn Drive, Block 164, Lot 3101
- 3104 Pinhorn Drive, Block 164, Lot 3104
- 4011 Crawford Court, Block 164.05, Lot 4011
- 4020 Crawford Court, Block 164.05, Lot 4020
- 4021 Crawford Court, Block 164.05, Lot 4021
- 4024 Crawford Court, Block 164.05, Lot 4024
- 4109 Crawford Court, Block 164.05, Lot 4109
- 4112 Crawford Court, Block 164.05, Lot 4112
- 3506 Holman Court, Block 164.05, Lot 3506
- 3705 Graham Court, Block 164.05, Lot 3705
- 3707 Graham Court, Block 164.05, Lot 3707
- 3708 Graham Court, Block 164.05, Lot 3708
- 3715 Graham Court, Block 164.05, Lot 3715
- 3716 Graham Court, Block 164.05, Lot 3716
- 3908 Graham Court, Block 164.05, Lot 3908
- 3913 Graham Court, Block 164.05, Lot 3913
- 3916 Graham Court, Block 164.05, Lot 3916
- 3505 Holman Court, Block 164.05, Lot 3505
- 3513 Holman Court, Block 164.05, Lot 3513
- 3515 Holman Court, Block 164.05, Lot 3515
- 3607 Holman Court, Block 164.05, Lot 3607

- 3611 Holman Court, Block 164.05, Lot 3611
- 3619 Holman Court, Block 164.05, Lot 3619
- 105 Reading Circle, Block 164.05, Lot 105
- 107 Reading Circle, Block 164.05, Lot 107
- 108 Reading Circle, Block 164.05, Lot 108
- 113 Reading Circle, Block 164.05, Lot 113
- 3201 Winder Drive, Block 164.05, Lot 3201
- 3202 Winder Drive, Block 164.05, Lot 3202
- 3203 Winder Drive, Block 164.05, Lot 3203
- 3210 Winder Drive, Block 164.05, Lot 3210
- 3212 Winder Drive, Block 164.05, Lot 3212
- 3305 Winder Drive, Block 164.05, Lot 3305
- 3306 Winder Drive, Block 164.05, Lot 3306
- 3307 Winder Drive, Block 164.05, Lot 3307
- 3308 Winder Drive, Block 164.05, Lot 3308
- 3404 Winder Drive, Block 164.05, Lot 3404
- 3409 Winder Drive, Block 164.05, Lot 3409
- 3411 Winder Drive, Block 164.05, Lot 3411
- 42 Tunison Lane, Block 402.02, Lot 68
- 48 Tunison Lane, Block 402.02, Lot 72
- 49 Tunison Lane, Block 402.02, Lot 73
- 50 Tunison Lane, Block 402.02, Lot 74
- 55 Tunison Lane, Block 402.02, Lot 79
- 67 Tunison Lane, Block 402.02, Lot 62
- 2705 Packer Court, Block 164.06, Lot 2705
- 2713 Packer Court, Block 164.06, Lot 2713
- 2714 Packer Court, Block 164.06, Lot 2714
- 2715 Packer Court, Block 164.06, Lot 2715
- 2716 Packer Court, Block 164.06, Lot 2716

- 2913 Packer Court, Block 164.06, Lot 2913
- 2916 Packer Court, Block 164.06, Lot 2916
- 1106 Pinhorn Drive, Block 164.06, Lot 1106
- 1107 Pinhorn Drive, Block 164.06, Lot 1107
- 1114 Pinhorn Drive, Block 164.06, Lot 1114
- 1116 Pinhorn Drive, Block 164.06, Lot 1116
- 208 Porter Way East, Block 164.06, Lot 208
- 605 Porter Way West, Block 164.06, Lot 605
- 606 Porter Way West, Block 164.06, Lot 606
- 805 Porter Way West, Block 164.06, Lot 805
- 3306 Robinson Court, Block 164.06, Lot 3306
- 3315 Robinson Court, Block 164.06, Lot 3315
- 2015 Vroom Drive, Block 164.06, Lot 2015

Pursuant to NJAC 5:97-6.14 (extension of expiring controls), this mechanism is entitled to credits.

Based on the information above, the extension of the affordability controls on the rental/for-sale units listed above is eligible to receive **158 credits**.

416 Route 28

The 2017 Amended Housing Plan Element and Fair Share Plan prepared by Township Planner Doyle (dated August 8, 2017) states that 416 Route 28, Inc. is an affordable facility located at 416 Route 28. According to the report, the Township did not receive credits for these bedrooms in the 2017 FSHC Settlement Agreement.

Alternatives, Inc. operates a licensed permanent supportive home for three very-low-income clients. The home is located at 416 Route 28 on Block 171, Lot 3. The home is licensed by the Department of Health, Division of Certificate of Need & Licensing. See Appendix J for a copy of the deed restriction, COAH Survey, and current license.

Pursuant to NJAC 5:93-5.8 (alternative living arrangements), the facility is eligible for **3 credits** and **3 bonuses** pursuant to NJAC 5:93-5.15(d).

The Delaney

This existing multi-level senior housing facility is commonly known as “The Delaney at Bridgewater” and is located at 901 Frontier Road. The facility includes a three-story building with three “wings” connected to a central building and 15 detached single-family dwellings. The facility provides a total of 223 units, including 121 independent living units, 55 assisted living units, and 32 memory-care units in the main building and 15 independent living single-family detached dwellings. LCS Development, LLC received Preliminary and Final Site Plan approval with variance relief on June 20, 2017 via Resolution to construct

the facility. The Delaney was constructed in phases. Wing A, “The Commons”, Wing C (55 assisted living units), and Wing D (32 memory care units) received COs on March 30, 2021 and Wing B received a CO on August 25, 2021.

The 55 assisted living units and 32 memory care units, which total 97 units, are licensed by the Department of Health, Division of Certificate of Need & Licensing. Licenses have been issued annually beginning on July 13, 2021 (effective from June 4, 2021). The Township has requested the latest license and is awaiting a response from the State. The State-issued license requires that at least 10% of the beds within the assisted living facility be available to Medicaid clients, which equates to nine beds. The Township will continue to obtain copies of the licenses for 30 years. See Appendix K for a copy of the assisted living facility’s licenses.

Pursuant to NJAC 5:93-5.16 (assisted living residence), the Medicaid beds within the assisted living and memory care components of the facility are eligible for crediting and therefore, The Delaney is eligible for **9 credits**.

Fourth Round Existing Mechanisms & Credits Summary

The three existing mechanisms provide a total of 173 credits towards the Fourth Round as illustrated below.

Existing FRO Mechanisms & Credits							
Mechanism	Credit Type	Tenure	Family	Age-Restricted	Credit	Bonus	Total
Extention of Controls	Ext. of Controls	Sale	X	-	158		158
416 Route 28	Alternative Living Arrangement	Rental	-	-	3	3	6
The Delaney	Assisted Living	Rental	-	X	9		9
Total					170	3	173

Proposed Mechanisms & Credits

Rehabilitation Mechanisms & Credits

One mechanism is allocated to the Rehabilitation Obligation as outlined below.

Township-Sponsored Rehabilitation Program

The purpose of a rehabilitation program is to rehabilitate substandard housing units occupied by low- and moderate-income households. A substandard housing unit is defined as a unit with health and safety code violations that require the repair of a major system. A major system includes weatherization, a roof, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), and/or a load bearing structural system. Upon rehabilitation, housing deficiencies must be corrected, and the house must be brought up to code. The standard for evaluating rehabilitation activity shall be the local property maintenance code, or, if none is available, the BOCA Property Maintenance Code, in effect at the time of evaluation. The rehabilitation activity shall not include luxury improvements, the purchase of appliances (with the exception of stoves) or improvements that are strictly cosmetic. A rehabilitated unit is considered complete at the date of final inspection.

The Township has retained Rehabco, Inc. as its affordable housing administrator to operate a Township-sponsored Rehabilitation Program that complies with the requirements of NJAC 5:93-5.2. See Appendix L for a copy of the Administrative Agent Resolution and the Housing Rehabilitation Program Operating Manual. Funding for the program will come from the Affordable Housing Trust Fund account. The Township will reserve a maximum of \$10,000 per unit. The rehabilitations will be phased between now and 2035.

The rehabilitation program will be marketed through a combination of some, though not necessarily all, of the following: brochures, posters in prominent locations, notices in municipal tax bills, notices included in municipal publications, and informational meetings with civic and religious leaders, senior citizen groups, and fraternal organizations. The designated Administrative Agent will maintain files on each program applicant.

Bridgewater will require at least ten-year controls on affordability on owner-occupied units and on rental units. The controls on affordability may be in the form of a lien filed with the appropriate property's deed. Rents in rehabilitated units may increase annually based on the standards in NJAC 5:93-9.15.

As per NJAC 5:93-5.2(h), Bridgewater will spend a minimum of \$10,000 per unit for rehabilitation activity. Money used to rehabilitate units must be repaid at the end of the ten-year affordability controls. It is anticipated that the Township's Rehabilitation Program will be structured to encourage rehabilitation and continued occupancy. If a housing unit is sold prior to the end of the controls on affordability, the loan shall be recaptured and used to rehabilitate another housing unit. If the municipality structures a loan program to recapture money, recaptured money shall be used for another low- and moderate-income housing purpose or to repay a municipal bond issued to finance a low- and moderate-income housing activity.

Bridgewater is reserving trust funds for 30 households. Based on the Township's rehabilitation experience during the Third Round, the Township believes this is sufficient funding for the program.

Based on the above, the Township Rehabilitation Program would be eligible for crediting pursuant to NJAC 5:93-5.

Prior Round Mechanisms & Credits

The PRO has been satisfied, as such, no mechanisms are proposed.

Third Round RDP Mechanisms & Credits

Two strategies are proposed for the Third Round Obligation. These mechanisms were included in the 2017 and 2024 FSHC Settlement Agreements and 2017 Declaratory Judgment of Compliance and Repose and 2024 Amended Judgment of Compliance and Repose.

Eden Woods

This collection of three properties in Block 329 are located along East Main Street (County Route 533). Lots 3.01, 13.01, and 14 are contiguous and together they total approximately 18.5 acres. The property is currently vacant as the buildings related to the previous industrial use have been demolished. The site is surrounded by commercial uses to the north, residential uses to the north, east, and west, and the Raritan Valley Train Line to the south. See the map on page 56 for the general location of the site.

According to the tax card, the properties have been consolidated into Lot 14.01, which is owned by 625 Main Street Properties.

On January 16, 2014, the Township Council designated the three parcels as an Area in Need of Redevelopment via Resolution No. 14-01-16-033. Subsequently, the Township Council adopted a Redevelopment Plan for the site via Ordinance No. 15-09 on June 15, 2015.

In 2016, Eden Wood Realty, LLC ("Eden Wood") filed an application to construct a 220-unit inclusionary multi-family residential development on the site. Hearings were held on August 9 and September 13 of 2016. The Board approved the application and memorialized its decision via Resolution on October 11, 2016 (see Appendix M).

The Township Council then designated Eden Wood as the Redeveloper of the site via Resolution No. 17-01-19-032. On August 2, 2017, the Township Council adopted Resolution No. 17-08-21-251 authorizing the execution of a Redevelopment Agreement with Eden Wood. Thereafter, the Redevelopment Agreement was executed on September 25, 2017 (see Appendix M). According to Section 2.8M.ii.(a) of the Redevelopment Agreement, the site will provide 44 affordable units including eight one-bedroom units, 27 two-bedroom units, and nine three-bedroom units. Six units will be reserved for very-low-income households, while 16 will be reserved for low-income households and 22 will be reserved for moderate-income households. The affordable units were to be family rental units.

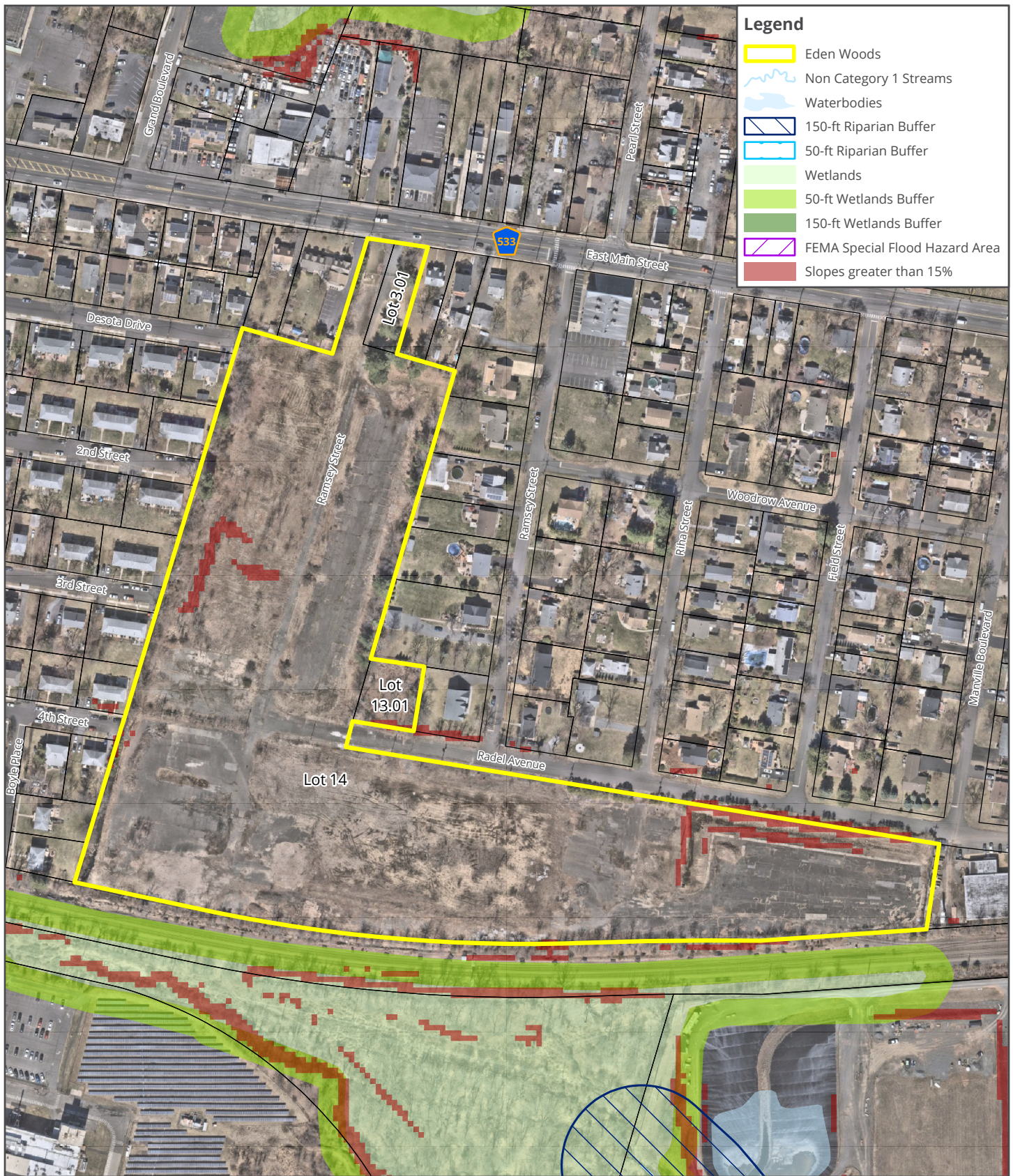
It should be noted the original collection of parcels, Lots 3.01, 13.01, and 14, appear to have been consolidated along with a vacated portion of Radel Avenue into new Lot 14.01. However, the available GIS parcel data has not been updated to reflect the consolidation or street vacation.

Eden Woods submitted correspondence in 2024 seeking to increase the site yield from 220 units to 340 units. The Township Administration met with the developer team and expressed concern regarding site intensity, lack of green space, absence of amenity/park space, insufficient parking, building height, etc. In response to these comments, Eden Woods revised their concept plan to 312 units. When asked why they needed additional units, the developer claimed the site does not financially pencil. The developer has provided a pro-forma. The Township is reviewing the documentation submitted, but questions the numbers in the document, especially the land cost of \$9,460,000. Based on tax records and deeds, Eden Woods and/or one of its affiliated companies has owned the site since at least 1994. In 1994, RTC Properties, Inc. conveyed the site to Eden Wood Corporation for \$0. The Deed notes that the conveyance is by a corporation to its wholly-owned subsidiary as a contribution to capital and the property is not subject to the lien of any mortgage. In 1999, Neu Holdings Corporation (formerly Eden Wood Corporation) conveyed the site for \$20 to its wholly owned subsidiary, Eden Wood Realty. On June 8, 2021, Eden Wood Realty, LLC transferred ownership of the site to 625 Main Street Properties for \$1. Therefore, the land acquisition cost over the past 31 years has been \$21.

Despite the property owner's claims, the site is zoned for inclusionary development, a Board approval exists for 220 units, and a Redevelopment Agreement has been executed with the property owner.

The affordable housing rules require municipalities to designate sites that are available, suitable, developable, and approvable, as defined in NJAC 5:93-1. These terms are defined below:

- Approvable site means a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low- and moderate-income housing.



ENVIRONMENTAL CONSTRAINTS - EDEN WOODS
BLOCK 329, LOTS 3.01, 13.01, & 14
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY

0 125 250
 1 inch = 250 feet



Colliers
Engineering & Design

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June 3, 2025
 BWT0374

- Available site means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.
- Developable site means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP.
- Suitable site means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in NJAC 5:93-4.

Eden Woods meets the Four-Prongs Test as follows:

- Approvable site – There is an existing redevelopment plan that permits inclusionary development on the site. As noted above, the Township granted Eden Wood preliminary and final site plan approval to construct a 220-unit inclusionary multi-family housing development, including 44 affordable units. There is nothing precluding the developer from proceeding with the construction of the 220 units.
- Available site – The site is privately owned, and the Township is unaware of any title issues or encumbrances.
- Developable site – The site is within water and sewer service acres.
- Suitable site – The site has frontage on East Main Street (County Route 533) and Radel Avenue. Surrounding uses include commercial to the north, residential to the north, east, and west, and a railroad right-of-way to the south. The site is generally free of environmental constraints. However, some areas of slopes greater than 15% are located on the east side of the site and along Radel Avenue. See the map on page 56 for the location of the development in relation to nearby environmental features. It should be noted that the GIS parcel data has not been updated to reflect the lot consolidation or street vacation. Therefore, the boundaries of original Lots 3.01, 13.01, and 14 are displayed.

Eden Woods is eligible for **44 credits** pursuant to NJAC 5:93-5.6 (inclusionary development) and for **44 bonuses** pursuant to NJAC 5:95-5.15(d)1 as the units will be family rental units.

Bridge House 2

Somerset Home for Temporarily Displaced Children owns the property identified as Block 508, Lot 4.01 at 8 3rd Avenue according to the tax card. Somerset Home for Temporarily Displaced Children is now known as Visions & Pathways. A single-family dwelling is currently located in the southwest corner of the 20,000 square foot property. The site is surrounded by residential uses. It should be noted that the ARC (“Passages”) group home facility at 16 4th Avenue is to the north, the Somerset Homes group home facility at 5 3rd Avenue is to the south, and the ARC – Somerset County 2 group home facility at 18 4th Avenue is to the northwest.

In 2024, Visions & Pathways filed an application for preliminary and final site plan approval with variance relief to construct a 10-unit supportive housing facility for very-low-income clients. The facility will include ten studio units ranging from 588 square feet to 672 square feet. Each unit will be equipped with a kitchen, bathroom, and closet. Four units will be located on the first floor, while six units will be located on the second floor. The basement includes office space, a conference room and an activity

room to provide support and services for the occupants. Hearings were held on February 11 and April 8, 2025. The Board approved the application and memorialized its decision via Resolution on May 13, 2025. See Figure 1 below for the site plan layout.

Visions & Pathways received \$400,000 from the Federal Home Loan Bank and \$1,165,000 from Somerset County Department of Human Services, Community Development Office to fund the construction of the facility. Construction is expected to commence in August of 2025 and conclude one year later. Full occupancy of the building is anticipated to occur in November of 2026.

Appendix N contains a copy of the Zoning Board Resolution, 2022 Federal Home Loan Bank Agreement, 2022 Somerset County Award Letter, pro-forma, and construction schedule.

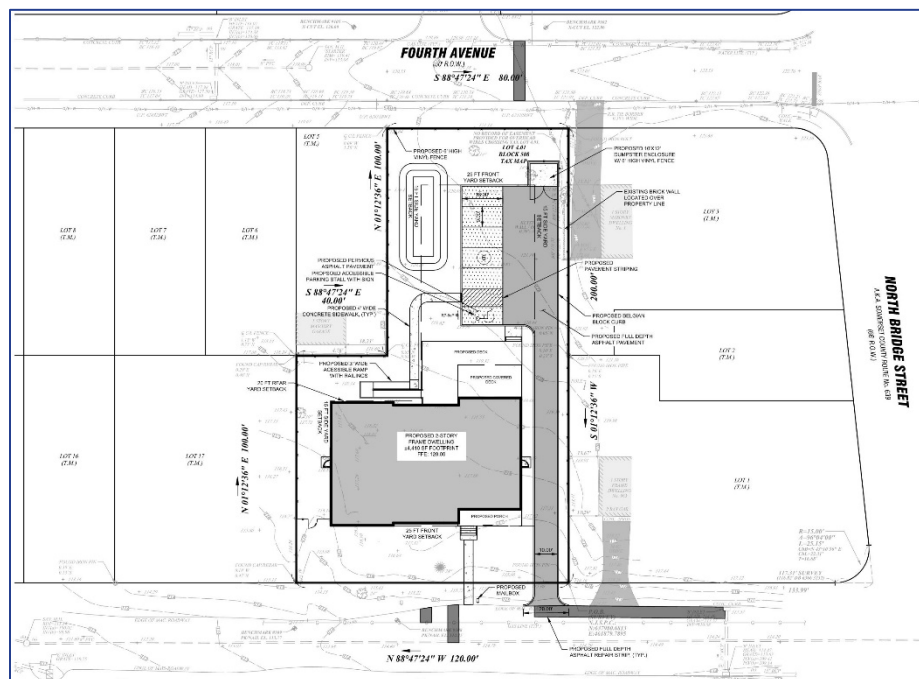
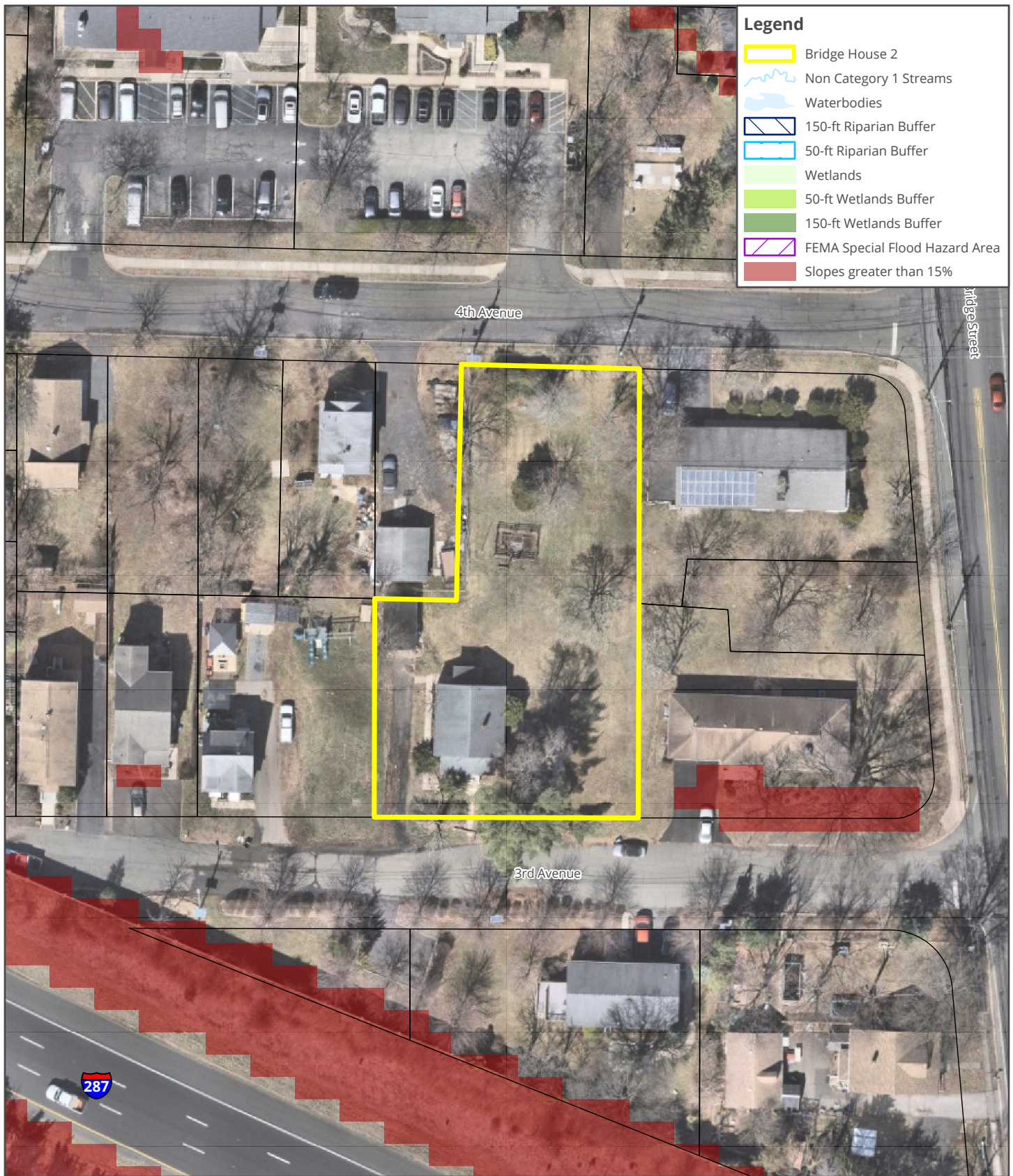


Figure 1 – Bridge House 2 Site Plan

Bridge House 2 meets the Four-Prongs Test as follows:

- Approvable site – As noted above, the Township granted Visions & Pathways preliminary and final site plan approval to construct a 10-unit supportive housing facility. All units will be very-low-income units.
- Available site – The site is owned by Visions & Pathways and the Township is unaware of any title issues or encumbrances.
- Developable site – The site is within water and sewer service acres.
- Suitable site – The site has frontage on 3rd Avenue to the south and 4th Avenue to the north. The site is surrounded by residential uses including three similar group home/supportive housing facilities to the north and south. The site does not contain any environmental features. See the map on page 59 for the general location of the development.



ENVIRONMENTAL CONSTRAINTS - BRIDGE HOUSE 2

BLOCK 508, LOT 4.01

TOWNSHIP OF BRIDGEWATER

SOMERSET COUNTY, NEW JERSEY

0 30 60
1 inch = 60 feet



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Pursuant to NJAC 5:93-5.8 (alternative living arrangements), the approved supportive housing facility is eligible for **10 credits** as well as **10 bonus credits** pursuant to NJAC 5:93-5.15(d).

Fourth Round Mechanisms

There are surplus credits and six proposed mechanisms to satisfy the remaining Fourth Round Obligation.

Third Round Surplus Credits

The 2017 FSHC Settlement Agreement and 2024 Amended FSHC Settlement Agreement include under Paragraph 5 the fact that Bridgewater will produce a total of 1,456 credits once all of its Third Round mechanisms are built. Subtracting the Third Round Obligation of 1,414 from this number means that Bridgewater has created a surplus of 42 credits in the Third Round that can be applied to the Fourth Round Obligation. Therefore, Bridgewater's proactive efforts have generated **42 surplus credits**, all of which can be applied to the FRO.

901 Route 202/206

In October of 2024, the Township was approached by Nouvelle, LLC ("Nouvelle") seeking to partner in the construction of a new group home at 901 US Route 202/206. The site is identified as Block 477, Lot 15 and is a vacant wooded lot containing approximately 54,000 square feet. While the site is currently vacant, it did previously contain a single-family home. The site is adjacent to the inclusionary multi-family development known as Bridgewater Square to the north, residential uses to the east, a house of worship to the south, and vacant land to the west.

The Township purchased the property with money from the Affordable Housing Trust Fund. On March 6, 2025, the Township Council adopted Ordinance No. 25-01 authorizing the sale of the property to Nouvelle for \$100. The Township Council also endorsed the project via Resolution No. 25-03-06-092 on March 6, 2025. Nouvelle, in partnership with Advancing Opportunities, Inc., will construct a minimum four-bedroom group home on the property. The site is situated in a single-family residential zone (R-40 Zone), where group homes are permitted as-of-right under the Municipal Land Use Law. Figure 2 on page 62 illustrates a roughly concept plan for the property.

The project has been awarded \$250,000 of Somerset County Home Investment Partnership funding. As detailed in the Contract of Sale, project funding is anticipated to be obtained from the Federal Home Loan Bank, NJ Housing and Mortgage Financing Agency, and the NJ Department of Developmental Disabilities. If there is a shortfall of funding from any source, the Township will provide up to \$150,000 for the construction of the project from the Affordable Housing Trust Fund. Nouvelle has advised the Township that approvals and permits would be obtained in 2025 and 2026, construction would commence in 2026, and occupancy would occur in 2026 and/or 2027. See Appendix O for a copy of Ordinance No. 25-01, the Contract of Sale, 2025 Somerset County Award Letter, pro-forma, and construction schedule.



ENVIRONMENTAL CONSTRAINTS - 901 US 202/206

BLOCK 477, LOT 15

TOWNSHIP OF BRIDGEWATER

SOMERSET COUNTY, NEW JERSEY

0 50 100
1 inch = 100 feet



Engineering
& Design

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June 3, 2025
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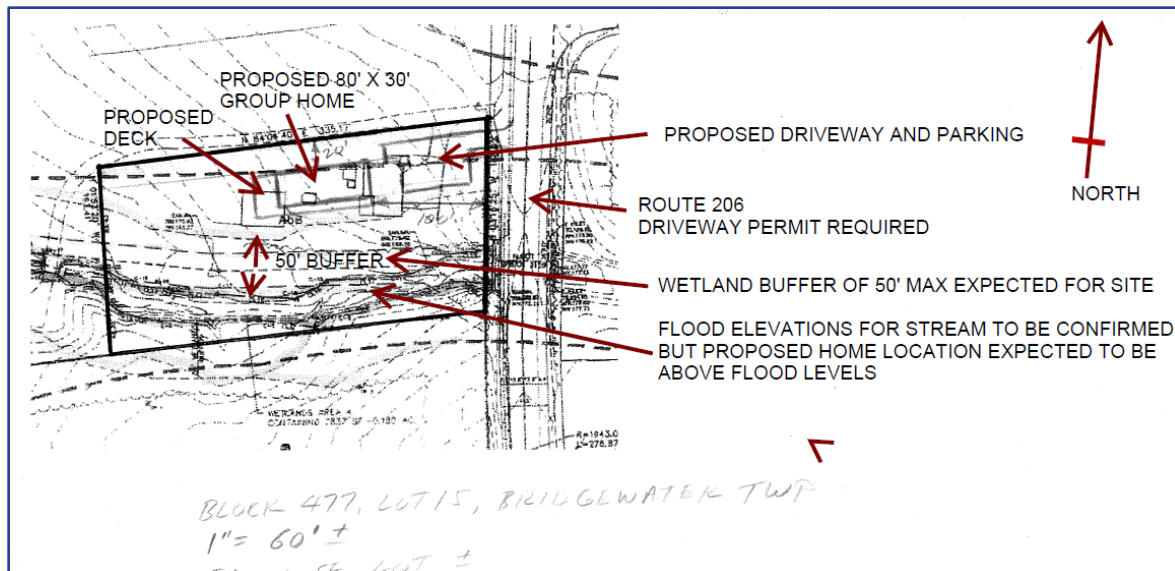


Figure 2 - 901 US 202/206 Concept Plan

The proposed home at 901 Route 202/206 meets the Four-Prongs Test as follows:

- Approvable site – The site is in a single-family residential zone, where group homes are permitted as-of-right under the Municipal Land Use Law. The Township has executed a Contract of Sale with Nouvelle to purchase the property and construct a minimum four-bedroom group home on the site.
- Available site – The site is currently owned by the Township. Once certain milestones are achieved, the property will be transferred to Nouvelle, who will construct the building. The Township is unaware of any title issues or encumbrances.
- Developable site – The site is within water and sewer service acres.
- Suitable site – The site has frontage on US 202/206. The property is adjacent to an inclusionary multi-family development to the north, residential uses to the east, a house of worship to the south, and vacant land to the west. According to available GIS data, the site is bisected by a tributary of Peters Brook, which has an associated 150-foot Riparian buffer due to the presence of the Eastern Copperhead, a State Threatened species. Additionally, wetlands are located in the center of the property and also require a 150-foot buffer due to the presence of the Eastern Copperhead. Slopes greater than 15% are also located on the site, primarily along the banks of the stream. These environmental constraints encompass the entire property. See the map on page 61 for the general location of the development in relation to nearby environmental features.

It should be noted that the concept plan (see Figure 2) indicates a maximum wetlands buffer of 50 feet is expected for the site and that the proposed group home would be located outside of the wetlands buffer and above flood levels. Additionally, it appears the property boundary shown on the sketch is further north than the parcel lines from available GIS data.

Pursuant to NJAC 5:93-5.8 (alternative living arrangements), the group home proposed on Lot 15 is eligible for **4 credits**. Additionally, the facility is eligible for one bonus per special needs or supportive housing unit pursuant to NJSA 52:27D-311k.(1) for a total of **4 bonuses**.

Whitney Court

In February of 2025, the Township was approached by Triple C Housing, Inc. ("Triple C") seeking to partner in the construction of a new supportive housing home for individuals who are deaf and/or hard of hearing. Bridgewater owns Block 511, Lot 3, located along Whitney Court and suggested the vacant property as the site. The parcel contains approximately 12,500 square feet. The site is adjacent to residential uses to the north and west, an office building to the east, and the ARC ("Passages") group home facility at 16 4th Avenue, ARC – Somerset County 2 group home facility at 18 4th Avenue, and the Whitney House group home facility at 2 Whitney Court to the south.

On May 28, 2025, the Township adopted Ordinance No. 25-04 authorizing the sale of the property to Triple C for \$100. Triple C will construct a five-unit supportive housing facility on the property, consisting of three one-bedroom units and two two-bedroom units. The site is located in the R-10A Single-Family Residential Zone, which permits "low-density residential development suitable for use by the elderly and mentally and physically handicapped in a form compatible with existing adjacent developed residential areas." Permitted housing types include single-family detached dwellings and shared housing⁹ subject to certain requirements. The Township will modify the R-10A Zone to permit the use of the property for a five-unit supportive housing facility. See Appendix P for a copy of the draft ordinance.

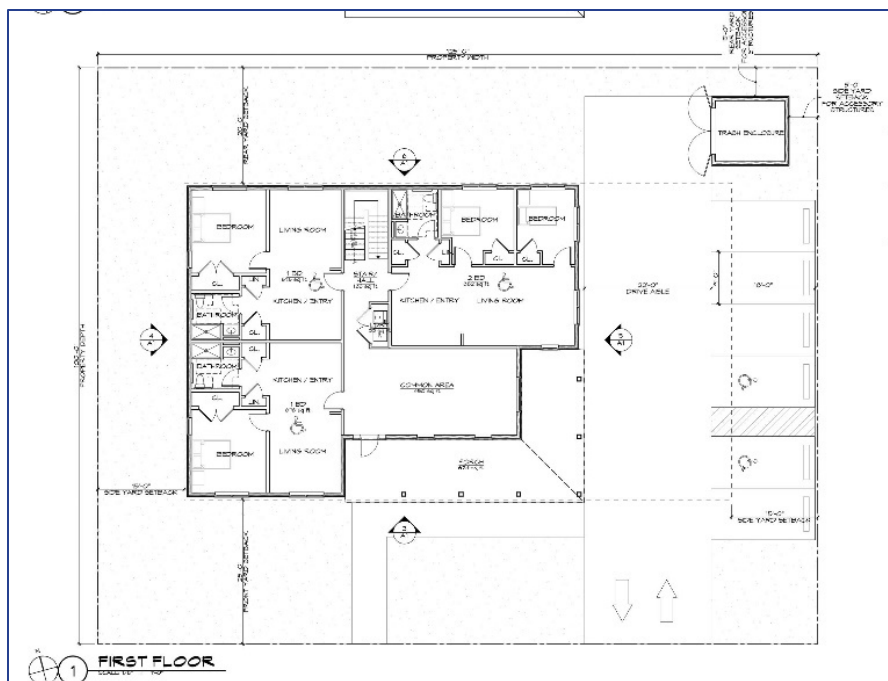


Figure 3 - Whitney Court Concept Plan

The Township has committed up to \$150,000 from the Affordable Housing Trust Fund to aid with the construction of the project. Triple C anticipates submitting a development application in 2025,

⁹ The Ordinance defines "Shared Housing" as, "A profit or nonprofit boarding home for the sheltered care of four or more adult persons providing personal care or service in addition to food and shelter."

commencing construction in 2026, and occupancy in 2027. See Appendix P for a copy of Ordinance No. 25-04, draft zoning ordinance, pro-forma, and construction schedule.

The proposed Whitney Court supportive housing facility meets the Four-Prongs Test as follows:

- Approvable site – The site is situated in the R-10A Zone, which permits shared housing subject to certain conditions. The Township will modify the list of permitted uses to clearly permit the 5-unit supportive housing facility.
- Available site – The site is currently owned by the Township. Once certain milestones are achieved, the property will be transferred to Triple C. The Township is unaware of any title issues or encumbrances.
- Developable site – The site is within water and sewer service acres.
- Suitable site – The site has frontage Whitney Court. The property is adjacent to single-family residential uses to the north and west, an office building to the east, and group homes/supportive housing facilities to the south. The site does not contain any environmental features. See the map on page 65 for the general location of the development.

Pursuant to NJAC 5:93-5.8 (alternative living arrangements), the proposed supportive housing facility is eligible for **5 credits**. This mechanism is also eligible for one bonus per supportive housing unit pursuant to NJSA 52:27D-311k.(1). Therefore, the facility is eligible for **5 bonus credits**.

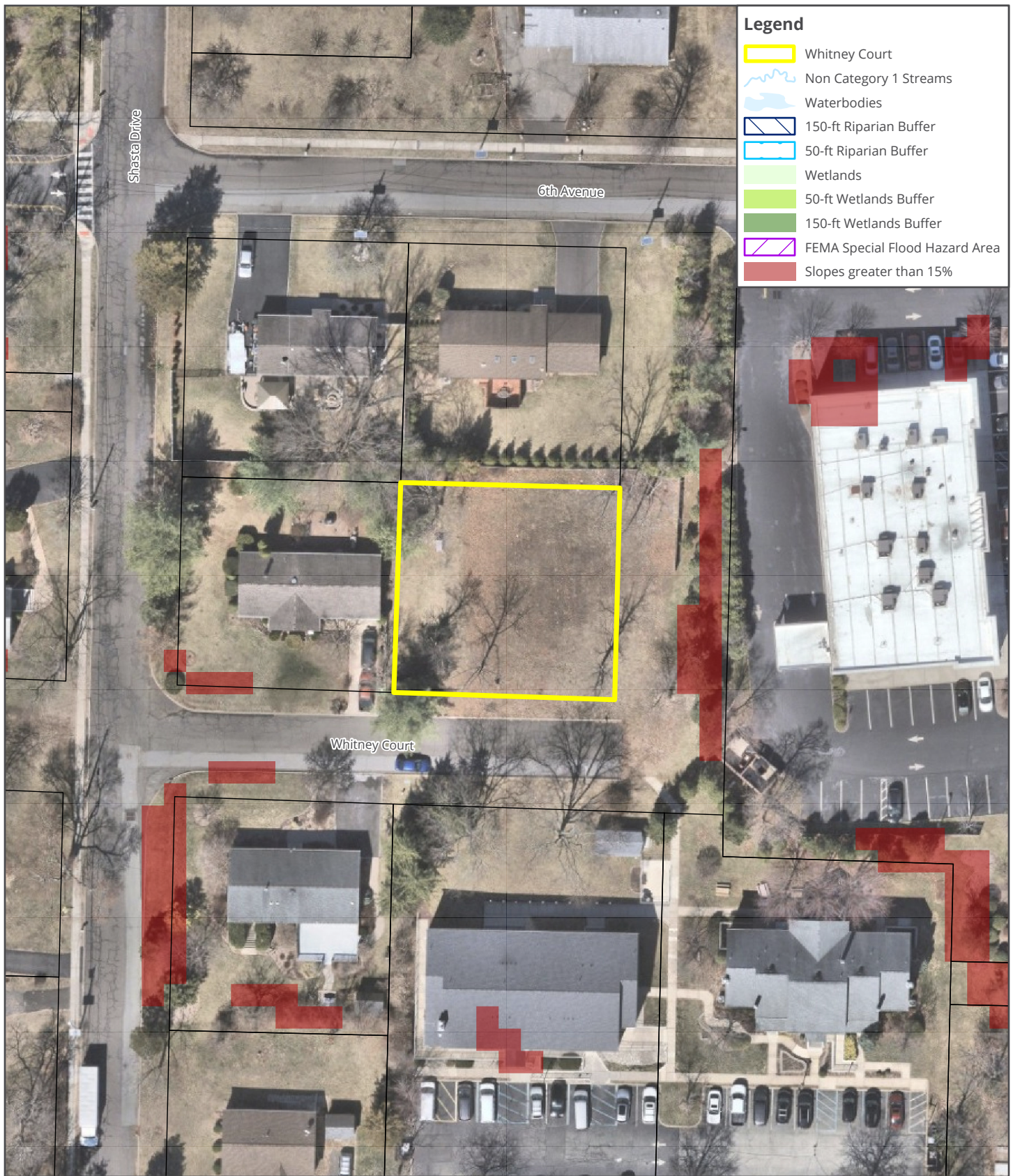
Cornell Boulevard

Lot 2.01 of Block 406 is a vacant wooded lot located between Route 202/206 and Cornell Boulevard. The site is an irregularly shaped lot that contains 1.562 acres according to the tax card. The oversized lot is adjacent to commercial uses to the northeast, southwest, and west and residential uses to the east and south (see map on page 67). The site is currently owned by Nicholas D. Bouzos Marital Trust.

Nouvelle has been negotiating with the property owner to purchase Lot 2.01 and intends to develop the property with a 100% affordable multi-family development. Nouvelle will subdivide the property into two lots – Proposed Lot 1 containing 42,573 square feet and Proposed Lot 2 containing 25,511 square feet. Nouvelle will construct an 11-unit multi-family rental building on Proposed Lot 1 and a four-unit family rental building for disabled veterans and their families on Proposed Lot 2. The 11-unit building would contain seven moderate-income units and four low-income units, while the four-unit building would only be very-low-income units. The site would be viewed as a whole from the perspective of income distribution. The disabled veterans housing is considered supportive housing and is not required to meet the UHAC standards for bedroom distribution.

Funding for the 11-unit building is anticipated to be sourced from the DCA HOME Housing Production Investment Fund, Federal Home Loan Bank, Somerset Home Investment Partnership Program, and private financing. The four-unit building is expected to be funded by the DCA National Housing Trust Fund, Somerset Home Investment Partnership Program, Federal Home Loan Bank and private financing. Additionally, the Township has reserved up to \$600,000 for land acquisition in its spending plan. The February 2025 letter describing the funding sources can be found in Appendix Q.

Nouvelle supplied a construction schedule that anticipates submission of a Board application in September of 2025, construction to commence in May of 2026, and for construction to be completed within 200 days.



ENVIRONMENTAL CONSTRAINTS - WHITNEY COURT
BLOCK 511, LOT 3
 TOWNSHIP OF BRIDGEWATER
 SOMERSET COUNTY, NEW JERSEY

0 30 60
 1 inch = 60 feet



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 Engineering
 & Design

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June 3, 2025
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The site is located in the C-1 Neighborhood Business Zone. This zone permits a variety of retail and professional service uses and single-family dwellings subject to the R-10 Zone requirements. The Township will rezone the property to permit the two multi-family buildings. The draft ordinance can be found in Appendix Q.

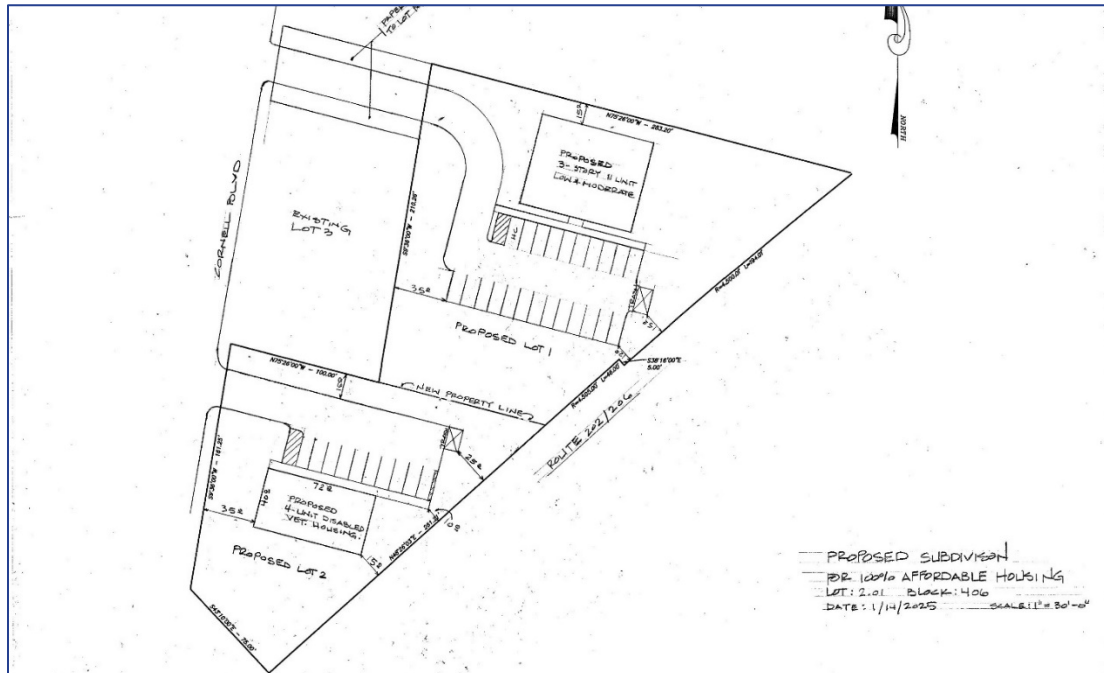
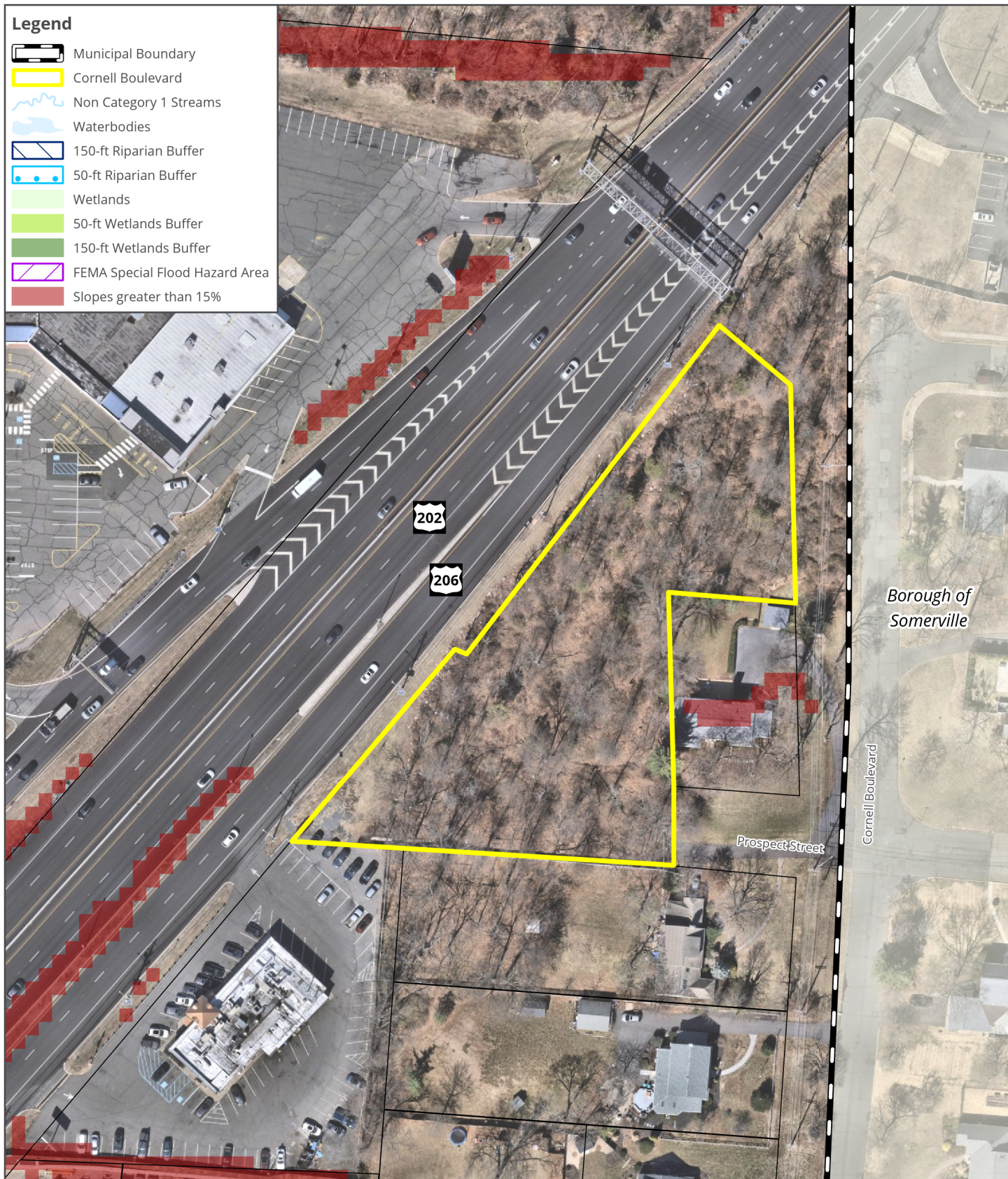


Figure 4 - Cornell Boulevard Concept Plan

Nouvelle's proposed 100% affordable family rental development meets the Four-Prongs Test as follows:

- **Approvable site** – The site is located in the C-1 Neighborhood Business Zone, which permits a variety of retail and professional service uses and single-family dwellings subject to the R-10 Zone requirements. The Township will rezone the property to permit the proposed multi-family development as-of-right.
- **Available site** – The site is currently owned by Nicholas D. Bouzos Marital Trust and Nouvelle is negotiating to buy the site. The site has been on the market for sale for some time. The Township is unaware of any title issues or encumbrances.
- **Developable site** – The site is within water and sewer service acres.
- **Suitable site** – The site has frontage along US Route 202/206 and Cornell Boulevard. The site is surrounded by commercial uses to the north and west and residential uses to the east and south. The site does not contain any environmental features according to available GIS data. See the map on page 67 for the general location of the development.



ENVIRONMENTAL CONSTRAINTS - CORNELL BOULEVARD
BLOCK 406, LOT 2.01
 TOWNSHIP OF BRIDGEWATER
 SOMERSET COUNTY, NEW JERSEY

0 50 100
 1 inch = 100 feet



Colliers
 Engineering
 & Design

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June 6, 2025
 BWT0374

Pursuant to NJAC 5:97-6.7 (100% affordable developments), the two proposed multi-family buildings are eligible for **15 credits**. Additionally, the units are eligible for bonus credits pursuant to NJAC 5:93-5.15(d) as the Township is paying for the purchase of the land to enable the construction of the buildings. Therefore, the units are eligible for a one for one bonus, totaling **15 bonus credits**.

KRE

The proposed KRE mechanism is located at 520 Route 22 East on Block 400, Lot 7.06 and contains approximately 5.5 acres. The site is owned by S/K 520 Associates and is developed with a 60,000 square foot office building. The site is surrounded by single-family residential uses to the north across Route 22, the existing inclusionary residential development known as Bridgewater Court to the east, a cemetery and golf course to the south, and a place of worship to the west.

On May 8, 2025, S/K 520 Associates submitted a letter expressing interest in redeveloping the site with a 128-unit inclusionary multi-family development with 28 family rental affordable units (see Appendix R). This equates to a set-aside of 21.87%. The development would meet all UHAC requirements regarding bedroom and income distribution. See Figure 5 below for the concept plan.

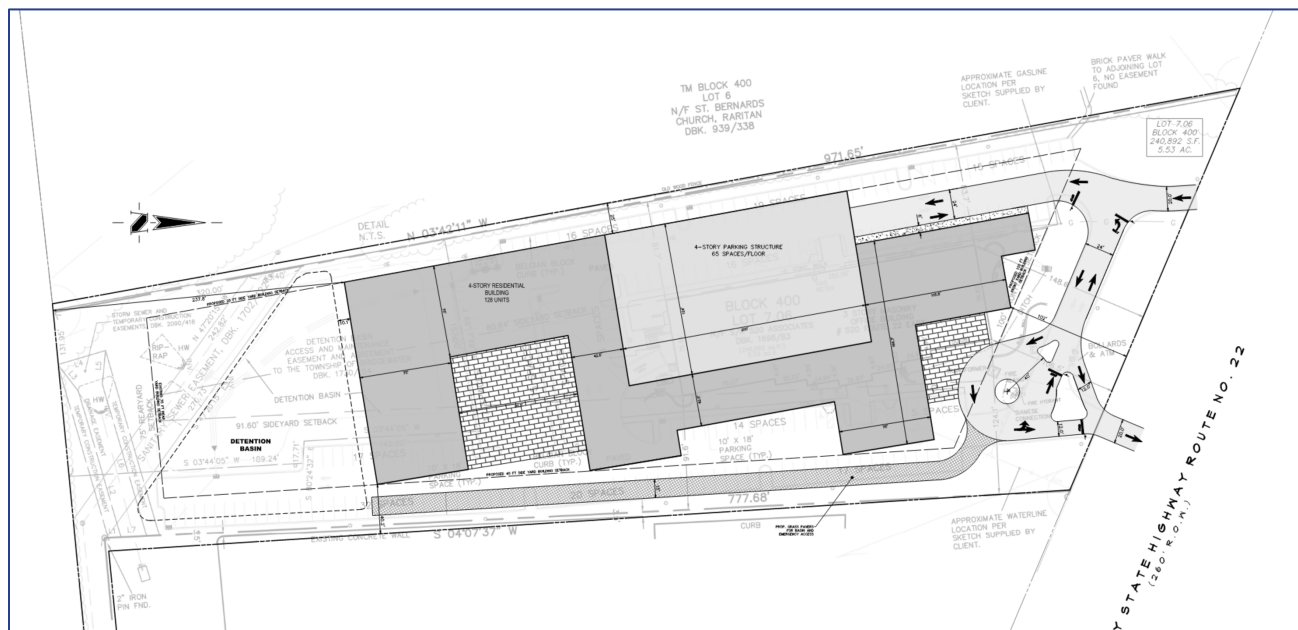


Figure 5 - KRE Concept Plan

520 Route 22 East is currently located in the C-3 Office and Service Zone, which permits business, professional, service, medical, and dental offices, nursing homes, assisted living facilities, and research laboratories and activities. The Township will rezone the site to permit the proposed inclusionary development as-of-right. See Appendix R for a copy of the draft ordinance.

KRE's proposed inclusionary residential development meets the Four-Prongs Test as follows:

- **Approvable site** – The site is located in the C-3 Office and Service Zone, which permits office uses, nursing homes, and assisted living facilities. The Township will rezone the property to permit the proposed inclusionary multi-family development as-of-right. This will enable the property owner, a known residential developer in the State of New Jersey, to pursue an as-of-right application for the inclusionary residential development.

- Available site – The site is currently owned by S/K 520 Associates and the Township is unaware of any title issues or encumbrances.
- Developable site – The site is within water and sewer service acres.
- Suitable site – The site has frontage along US Route 22. Additionally, a long flag “pole” extends from the southeast corner of the property and has frontage on Country Club Road. The site is surrounded by single-family residential uses to the north, an inclusionary residential development to the east, a cemetery and golf course to the south, and a place of worship to the west. A tributary of Peters Brooks flows across the southwestern corner of the property. The associated 150-foot Riparian Zone encompasses the southern portion of the property in the area of the stormwater basin and parking area. Slopes greater than 15% are identified on the property. However, they appear to primarily be associated with the existing stormwater basin. See the map on page 71 for the general location of the development in relation to nearby environmental features.

Pursuant to NJAC 5:93-5.6 (inclusionary development), the KRE mechanism is eligible for **28 credits**. Additionally, the units are eligible for bonus credits pursuant to NJSA 52:27D-311k.(6) (one half bonus per unit) as the site is an existing office building that will be redeveloped to an inclusionary housing development. Therefore, the inclusionary development is eligible for **14 bonus credits**.

Bridgewater Plaza

Block 170, Lot 4.02 is a through lot located at 250 Route 28. The site contains approximately seven acres and is developed with two office buildings. The property is owned by Bridgewater Plaza. The site is adjacent to single-family residential homes to the north across Route 28, an assisted living facility to the east, the Stratton Meadows inclusionary residential development to the southeast, commercial uses to the southwest, and vacant land to the west.

On June 4, 2025, Bridgewater Plaza submitted a letter committing to develop the property through its affiliates, BNE Associates and Sterling Properties. The site will be developed with a four-story, 140-unit inclusionary multi-family residential development with 31 affordable family rental units. The agreed upon set-aside is a minimum of 22%. The development would meet all UHAC requirements regarding bedroom and income distribution. See Figure 6 on the following page for the concept plan.

250 Route 28 is currently located in the C-3 Office and Service Zone, which permits business, professional, service, medical, and dental offices, nursing homes, assisted living facilities, and research laboratories and activities. The Township will rezone the site to permit the use of the property for inclusionary development. See Appendix S for a copy of the draft ordinance.

Bridgewater Plaza’s proposed inclusionary residential development meets the Four-Prongs Test as follows:

- Approvable site – The site is located in the C-3 Office and Service Zone, which permits office uses, nursing homes, and assisted living facilities. The Township will rezone the property to permit the proposed inclusionary multi-family development as-of-right. Once the ordinance is adopted, a developer can submit an as-of-right application for inclusionary development.

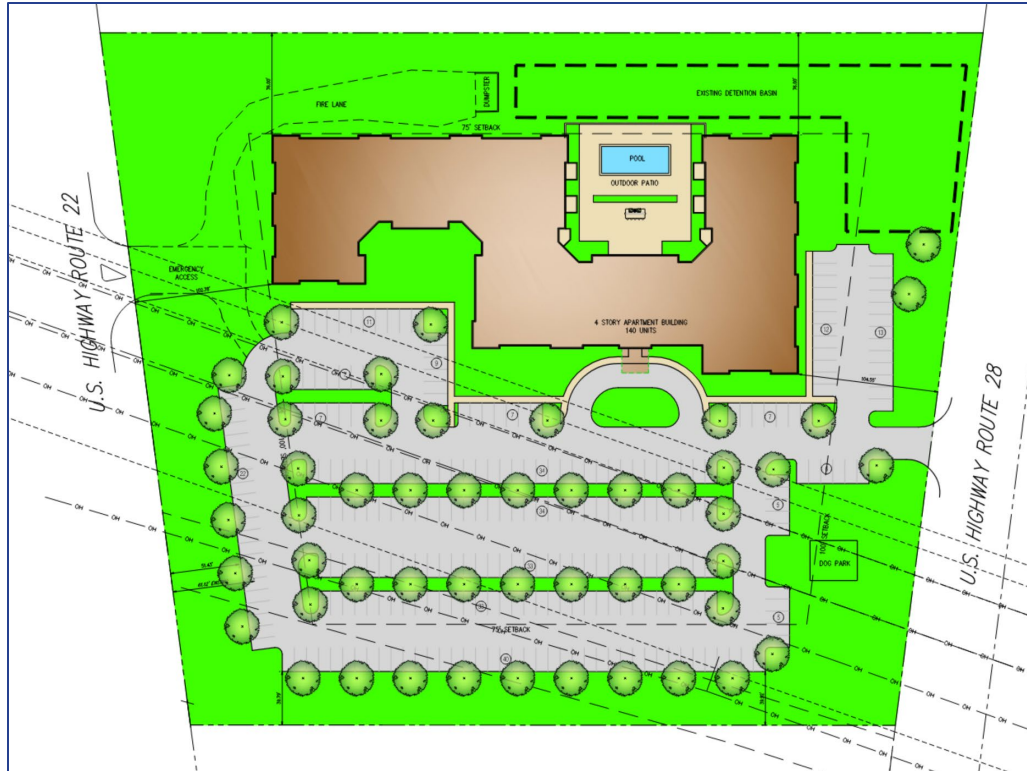


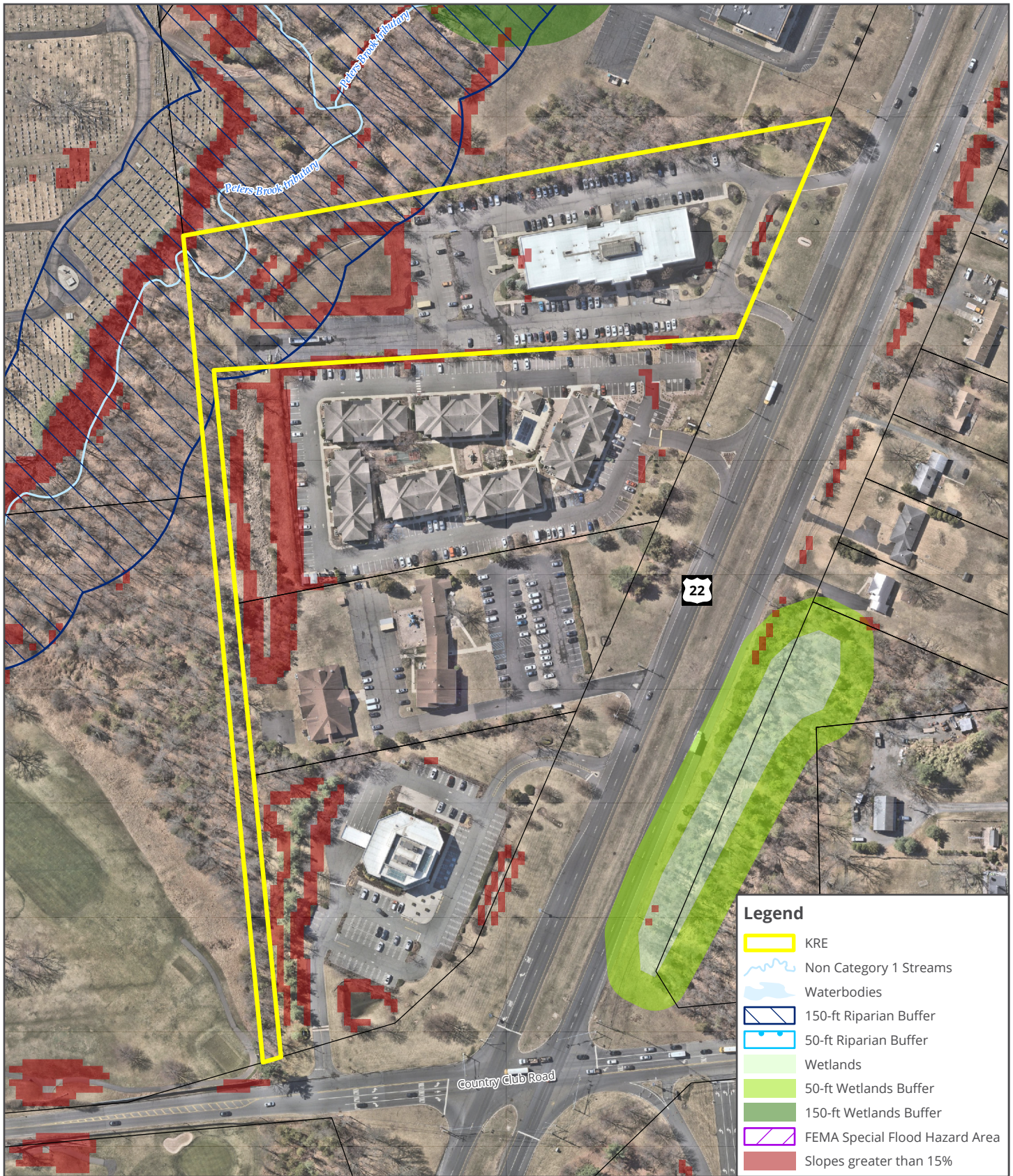
Figure 6 - Bridgewater Plaza Concept Plan

- Available site – The site is currently owned by Bridgewater Plaza. There are no known title issues or encumbrances.
- Developable site – The site is within water and sewer service acres.
- Suitable site – The site has frontage along both Route 28 (north) and Route 22 (south). It should be noted that the site will be accessed from Route 22 and Route 28 shall be limited to emergency access only. The site surrounded by single-family residential uses to the north, an assisted living facility to the east, an inclusionary residential development to the southeast, commercial uses to the southwest, and vacant land to the west. Slopes greater than 15% are illustrated in the northwest corner of the property. However, they appear to primarily be associated with the existing stormwater basin. See the map on page 72 for the general location of the development in relation to nearby environmental features.

Pursuant to NJAC 5:93-5.6 (inclusionary development), the redevelopment of Bridgewater Plaza is eligible for **31 credits**. Additionally, pursuant to NJSA 52:27D-311k.(6), the units are eligible for one half bonus per unit as the site is an existing office complex that will be redeveloped to an inclusionary housing development. Therefore, the inclusionary development is eligible for **15.5 bonus credits**.

1400 Frontier Road

1400 Frontier Road is identified as Block 711, Lot 7. The site contains approximately 16 acres and is vacant and clear-cut. The property is owned by Frontier Developers. The site is surrounded by the Stavola quarry to the north, the Chimney Rock Crossing shopping center to the east, the I-287/Route 22 interchange to the south, and an indoor commercial recreation use to the west.



ENVIRONMENTAL CONSTRAINTS - KRE

BLOCK 400, LOT 7.06

TOWNSHIP OF BRIDGEWATER

SOMERSET COUNTY, NEW JERSEY

0 100 200
1 inch = 200 feet



Colliers
Engineering
& Design

This map was developed using GIS digital data from FEMA, NJDEP, NJDOT, NJGIN, but this secondary product has not been verified and is not state-authorized. Aerial image sourced from NearMap, dated March 18, 2025.

June 3, 2025
BWT0374



ENVIRONMENTAL CONSTRAINTS - BRIDGEWATER PLAZA

BLOCK 170, LOT 4.02

TOWNSHIP OF BRIDGEWATER

SOMERSET COUNTY, NEW JERSEY

0 75 150
1 inch = 150 feet



Colliers
Engineering
& Design

This map was developed using GIS digital data from FEMA, NJDEP, NJDOT, NJGIN, but this secondary product has not been verified and is not state-authorized. Aerial image sourced from NearMap, dated March 18, 2025.

June 3, 2025
BWT0374

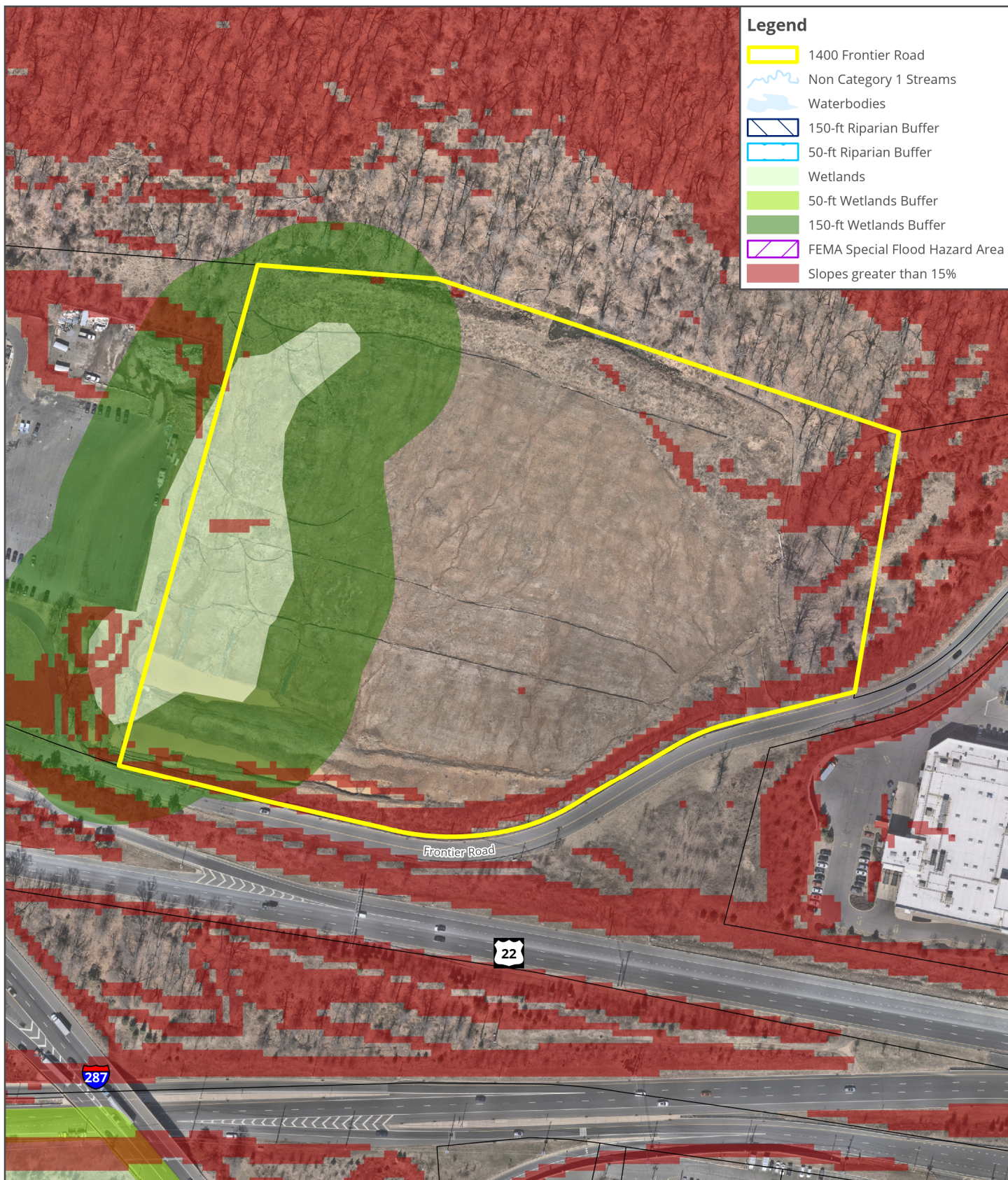
On May 10, 2025, Frontier Developers submitted a letter committing to develop the property as an inclusionary, age-restricted housing development containing a maximum of 340 units with a 22% affordable housing set-aside based on credits, not units. To achieve a 22% set-aside, the developer has committed to providing one five-bedroom group home unit within one of the buildings. Therefore, the 22% set-aside would be achieved with 5 alternative living credits and 70 affordable senior apartments. The affordable senior apartment portion of the development would meet all UHAC requirements regarding bedroom and income distribution.

1400 Frontier Road is currently located in the LC Limited Commercial Zone, which permits retail stores and shops, personal and business services, offices, finance services and banks, restaurants, hotels and motels, movie theaters and auditoriums, commercial recreation facilities, recreational open space, community facilities, and child-care centers. It should be noted that the site has preliminary and final site plan approval for the construction of two four-story hotels (134 rooms and 109 rooms), a 757-seat banquet hall, a 357-seat restaurant, and a 10,400 square foot adult social center. The proposed inclusionary use will be less intense than what is currently permitted on the site. The Township will rezone the site to permit the use of the property for age-restricted inclusionary residential development including a group home facility as-of-right. See Appendix T for a copy of the draft ordinance.

1400 Frontier Road's proposed inclusionary residential development meets the Four-Prongs Test as follows:

- Approvable site – The site is located in the LC Limited Commercial Zone, which permits retail, service, office, financial, restaurant, entertainment, and recreation uses and child-care centers. The Township will rezone the property to permit the proposed age-restricted inclusionary multi-family development as-of-right. The new zone will also permit group home facilities. Once the zone is adopted, the property owner, a known residential developer, can proceed with an as-of-right application for the inclusionary development.
- Available site – The site is currently owned by Frontier Developers. The Township is unaware of any title issues or encumbrances.
- Developable site – The site is within water and sewer service acres.
- Suitable site – The site has frontage along Frontier Road. The site is adjacent to a quarry to the north, a shopping center to the east, the I-287/US Route 22 interchange to the south, and an indoor commercial recreation use to the west. The site contains an area of wetlands with an associated 150-foot buffer, which encompasses the west side of the property. Slopes greater than 15% are located along the property's frontage on Frontier Road and in the northeast corner. Overall, approximately 6.9 acres of the 16-acre site is environmentally constrained (43%). However, it should be noted that the site was clear-cut in 2021. Therefore, it is unclear if the mapped wetlands from NJDEP exist on the ground. See the map on page 74 for the general location of the development in relation to nearby environmental features.

Pursuant to NJAC 5:93-5.14 (age-restricted housing), the proposed age-restricted inclusionary development is eligible for **70 credits**. Additionally, pursuant to NJSA 52:27D-311k.(4), the units are eligible for one half bonus per unit, which is capped at 10% of the age-restricted units included in this HEFSP. Therefore, the age-restricted inclusionary development is eligible for **7 bonus credits**. Furthermore, the five-bedroom group home is eligible for **5 credits** pursuant to NJAC 5:93-5.8



ENVIRONMENTAL CONSTRAINTS - 1400 FRONTIER ROAD
BLOCK 711, LOT 7
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY

0 100 200
 1 inch = 200 feet



Colliers
 Engineering
 & Design

This map was developed using GIS digital data from FEMA, NJDEP, NJDOT, NJGIN, but this secondary product has not been verified and is not state-authorized. Aerial image sourced from NearMap, dated March 18, 2025.

June 6, 2025
 BWT0374

(alternative living arrangement) and **5 bonuses** at a rate of one bonus per bed pursuant to NJSA 52:27D-311k.(1).

Summary of Proposed Mechanisms & Credits

The Township is proposing two mechanisms to address its remaining Third Round Obligation and six strategies to satisfy its entire Forth Round Obligation. The table below details the proposed mechanisms.

Proposed Mechanisms & Credits							
Mechanism	Credit Type	Tenure	Family	Age-Restricted	Credit	Bonus	Total
<i>Rehabilitation Credits</i>							
Township-Sponsored Rehabilitation Program	Rehabilitation	-		-	TBD		TBD
Total					TBD	0	TBD
<i>Third Round Credits</i>							
Eden Woods	Inclusionary	Rental	X	-	44	44	88
Bridge House 2	Supportive Housing	Rental	-	-	10	10	20
Total					54	54	108
<i>Fourth Round Credits</i>							
Surplus Third Round Credits					42		42
901 Route 202/206	Alternative Living Arrangement	Rental	-	-	4	4	8
Whitney Court	Supportive Housing	Rental	-	-	5	5	10
Cornell Boulevard	100% Affordable	Rental	X	-	11	11	22
	Supportive Housing	Rental	X	-	4	4	8
KRE	Inclusionary	Rental	X	-	28	14	42
Bridgewater Plaza	Inclusionary	Rental	X	-	31	15.5	46.5
1400 Frontier Road	Inclusionary	Rental	-	X	70	7	77
	Alternative Living Arrangement	Rental	-	-	5	5	10
Total					200	65.5	265.5

Summary of Mechanisms & Credits

The tables on the following pages provide a summary of the mechanisms, credits, and bonuses this HEFSP proposes.

Existing & Proposed Rehabilitation & PRO Credits

Mechanism	Credit Type	Credit	Bonus	Total
<i>Rehabilitation Credits</i>				
Township-Sponsored Rehabilitation Program*	Rehabilitation	TBD	TBD	TBD
	Total	TBD	TBD	TBD
<i>Prior Round Credits</i>				
Crossroads	Inclusionary	81		81
Bridgewater Oaks	Inclusionary	26		26
Vanderhaven Farms	Inclusionary	69		69
Beacon Hill	Inclusionary	82		82
Bridle Club	Inclusionary	70		70
Glenbrooke	Inclusionary	86		86
Stratford Place	Inclusionary	28		28
Meadowbrook Village / Mt. Pleasant Villas	Inclusionary	80	80	160
Villages I (Collins)	Inclusionary	8	8	16
Villages II (Collins)	Inclusionary	16	16	32
Centerbridge I and II	100% Affordable	240	18	258
ARC ("Passages")	Alternative Living Arrangement	10	10	20
ARC ("Advoserve III")	Alternative Living Arrangement	11	11	22
	Total	807	143	950

*Proposed mechanisms

Existing & Proposed TRO Credits

Mechanism	Credit Type	Credit	Bonus	Total
Surplus PRO Credits	-	237		237
Centerbridge II - Phase II Expansion	100% Affordable	45		45
Kirkside Senior Housing	Alternative Living Arrangement	5		5
Co-op Housing Corp I	Alternative Living Arrangement	5		5
Stratton Meadows	Inclusionary	97		97
Loft Farms	Inclusionary	17		17
ARC - Somerset County 2	Alternative Living Arrangement	26	26	52
Cambridge	Alternative Living Arrangement	1	1	2
Cerebral Palsy Property of Middlesex	Alternative Living Arrangement	6	6	12
Whitney House	Alternative Living Arrangement	3	3	6
Delta Comm. Supports 1	Alternative Living Arrangement	5	5	10
ARC - Somerset County 1	Alternative Living Arrangement	22	22	44
Allies	Alternative Living Arrangement	4	4	8
Easter Seals	Alternative Living Arrangement	4	4	8
Pearl Street	Alternative Living Arrangement	4	4	8
CHC 2 - AWS Foundation	Alternative Living Arrangement	5	2	7

Existing & Proposed TRO Credits (continued)

Mechanism	Credit Type	Credit	Bonus	Total
CHC 3 - AWS Foundation	Alternative Living Arrangement	5	2	7
Co-op Housing Corp 4 (Chandler House)	Alternative Living Arrangement	5	2	7
Chelsea at Bridgewater	Assisted Living	12	3	15
Brandywine	Assisted Living	13		13
Arbor Glen Friends Holly Center	Assisted Living	6	2	8
Eastern Star Home	Assisted Living	11		11
Avalon at Bridgewater	Assisted Living	11		11
ADTI 1	Alternative Living Arrangement	3	3	6
ADTI 2	Alternative Living Arrangement	16	16	32
Advoserve I	Alternative Living Arrangement	10	10	20
Advoserve II	Alternative Living Arrangement	10	10	20
Advoserve IV	Alternative Living Arrangement	5	5	10
Advoserve V	Alternative Living Arrangement	3	3	6
Advoserve VI	Alternative Living Arrangement	3	3	6
Somerset Homes	Alternative Living Arrangement	5	5	10
Alternatives	Alternative Living Arrangement	8	8	16
ARC - Somerset County 3	Alternative Living Arrangement	5	5	10
Federation MC of NJ	Alternative Living Arrangement	4	4	8
Delta Comm. Supports 2	Alternative Living Arrangement	5	5	10
Delta Comm. Supports 3	Alternative Living Arrangement	5	5	10
Habitat For Humanity	100% Affordable	9		9
Our House	Alternative Living Arrangement	4	4	8
Youth Consult	Alternative Living Arrangement	4	4	8
Stevens Land Group	Alternative Living Arrangement	2	2	4
Woodmont Conversion (Bridgewater Square)	Inclusionary	20	20	40
Somerset Homes	Alternative Living Arrangement	1	1	2
Bridge House	Alternative Living Arrangement	2	2	4
Bonnie Brae	Alternative Living Arrangement	4	4	8
Somerset Homes	Alternative Living Arrangement	16	16	32
Sunrise	Assisted Living	8		8
Care One	Assisted Living	7		7
Route 28 Assoc. Conversion	Inclusionary	11	11	22
Villages III (Collins)	Inclusionary	6	6	12
Bridgewater Court	Inclusionary	40	40	80
Extended Controls - Vanderhaven Farms	Extension of Controls	23		23
Extended Controls - Beacon Hill	Extension of Controls	29		29
Extended Controls - Bridle Club	Extension of Controls	38		38
Extended Controls - Glen Brooke	Extension of Controls	46		46
Extended Controls - Stratford Place	Extension of Controls	20		20
Extended Controls - Bridgewater Oaks	Extension of Controls	19		19
Extended Controls - Stratton Meadows	Extension of Controls	97		97
Extended Controls - Crossroads	Extension of Controls	33		33
Eden Woods*	Inclusionary	44	44	88
Bridge House 2*	Supportive Housing	10	10	20
Total		1,124	332	1,456

*Proposed mechanisms

Existing & Proposed FRO Credits

Mechanism	Credit Type	Credit	Bonus	Total
Extension of Controls	Extension of Controls	158		158
Surplus TRO Credits	-	42		42
416 Route 28	Alternative Living Arrangement	3	3	6
The Delaney	Assisted Living	9		9
901 Route 202/206*	Alternative Living Arrangement	4	4	8
Whitney Court*	Supportive Housing	5	5	10
Cornell Boulevard*	100% Affordable	11	11	22
	Supportive Housing	4	4	8
KRE*	Inclusionary	28	14	42
Bridgewater Plaza*	Inclusionary	31	15.5	46.5
1400 Frontier Road*	Inclusionary	70	7	77
	Alternative Living Arrangement	5	5	10
Total		370	68.5	438.5

XIII. Implementation Schedule

The chart on the below provides an anticipated implementation schedule for the mechanisms that are proposed within the Township of Bridgewater.

Implementation Schedule											
Mechanism	'25	'26	'27	'28	'29	'30	'31	'32	'33	'34	'35
Township-Sponsored Rehabilitation Program											
Advertise Program											
Rehabilitate as Applicable											
Eden Woods											
Application Review & Approval											
Construction											
Occupancy											
Bridge House 2											
Construction											
Occupancy											
901 Route 202/206											
Application Review & Approval											
Construction											
Occupancy											
Whitney Court											
Application Review & Approval											
Construction											
Occupancy											
Cornell Boulevard											
Application Review & Approval											
Construction											
Occupancy											
KRE											
Application Review & Approval											
Construction											
Occupancy											
Bridgewater Plaza											
Application Review & Approval											
Construction											
Occupancy											
1400 Frontier Road											
Application Review & Approval											
Construction											
Occupancy											

XIV. Implementing Documents

The deadlines prescribed in the Amended FHA failed to realize the multitude of moving parts in the world of affordable housing. On December 20, 2024, the Housing and Mortgage Finance Agency ("HMFA") adopted "amendments" to the Uniform Housing Affordability Controls ("UHAC"). These special adopted rules are hardly amendments as there are widespread and dramatic changes throughout the 192-page document. Furthermore, these rules are only effective until December 19, 2025, or such earlier date at which time the HMFA amends, adopts, or readopts the rules pursuant to the New Jersey Administrative Procedure Act.

Then, on March 17, 2025, the State issued proposed rules (NJAC 5:99), which are open for public comment until May 16, 2025. These rules concern the municipal ordinance requirements for development fees; monitoring requirements; regulations regarding municipal housing liaison and administrative agents, etc.

The above two documents impact several of the standard implementing documents that typically accompany a HEFSP. As municipal affordable housing trust funds are a precious and finite resource, the following documents will be drafted once permanent UHAC regulations and NJAC 5:99 rules are adopted:

1. Rehabilitation Manual Affordable Housing Ordinance
2. Development Fee Ordinance
3. Affirmative Marketing Plan
4. Operating Manuals
5. Affordability Assistance Mini-Manuals

There is no harm in postponing the drafting of these documents as municipalities have an obligation to create a realistic opportunity for their fair share of affordable housing which ends in 2035. Furthermore, the Amended FHA does not require the adoption of implementing ordinances and resolutions until March 15, 2026. Prior to that date, the 5:99 rules will be adopted and HMFA will have addressed the interim UHAC rules.

A copy of the Township's Housing Rehabilitation Program Operating can be found in Appendix L. Bridgewater's Affirmative Marketing Plan is included in Appendix U. A copy of the Township's operating manual is included in Appendix V.

A copy of the Township's current Development Fee Ordinance can be found in Chapter 62 Building Construction, Article II Development Fees (<https://ecode360.com/8958597#8958740>). Bridgewater's current Affordable Housing Ordinance can be found in Chapter 126 Land Use, Part 12 Zoning, Article XLII Use Regulations, Section 321.4 Low- and moderate-income housing (<https://ecode360.com/8962074#8963068>)

XV. Appendix

- A. 2017 FSHC Settlement Agreement
- B. 2017 Declaratory Judgment of Compliance and Repose and Approval of Affordable Housing Trust Fund Spending Plan
- C. 2024 Amended FSHC Settlement Agreement
- D. 2024 Fairness Order and Amended Judgment of Compliance and Repose
- E. Resolution 25-01-30-068 Committing to Fourth Round Obligations
- F. Complaint for Declaratory Relief Pursuant to AOC Directive #14-24
- G. Statement of Reasons 4.15.25
- H. Judge Mennen Decision & Order on Fair Share Obligation
- I. 2025 Tillotson Certification
- J. 416 Route 28 Deed Restriction, COAH Survey, Current License
- K. The Delaney Licenses
- L. Housing Rehabilitation Program Operating Manual, Administrative Agent Resolution
- M. Eden Woods 2016 Planning Board Resolution, Resolution 17-08-21-251, Redevelopment Agreement
- N. Visions and Pathways 2025 Zoning Board Resolution, 2022 Federal Home Loan Bank Agreement, 2022 Somerset County Award Letter, Pro-forma, Construction Schedule
- O. 901 Route 202/205 Ordinance 25-01, Contract for Sale of Real Estate, 2025 Somerset County Home Award Letter, Pro-forma, Construction Schedule
- P. Whitney Court Ordinance 25-04, Draft Zoning Ordinance, Development Schedule, Pro-forma
- Q. Cornell Boulevard February 2025 Funding Source Letter, Draft Zoning Ordinance
- R. KRE Letter, Draft Zoning Ordinance
- S. Bridgewater Plaza Letter, Draft Zoning Ordinance
- T. 1400 Frontier Road Letter, Draft Zoning Ordinance
- U. Affirmative Marketing Plan
- V. Operating Manual
- W. Draft 2025 Spending Plan
- X. Municipal Housing Liaison Resolution
- Y. Planning Board Approval of HEFSP