

INFORMATION ON AFFORDABLE RENTAL UNITS IN THE TOWNSHIP OF BERNARDS CROWN COURT

1 Monarch Circle, Basking Ridge, NJ 07920

Nineteen (19) low and moderate-income apartments were built in Phase 1 and four (4) units were built in Phase 2 (2020). All are located in the Township of Bernards in the Crown Court Development. The units are being rented under the NJ Low and Moderate Income Affordable Housing Program. The breakdown of bedroom size and categories for the affordable units are as follows:

Rental rates based on the Affordable Housing guidelines and regulations and are approximate.

Type of Unit	# Units Phase 1	Rent (Approx.) Phase 1	Sq. Ft. Phase 1	# Units Phase 2	Rent Phase 2	Sq. Ft. Phase 2
1 BR Low	6	\$624-\$992	550 sq ft	-	-	-
1 BR Mod	2	\$949 - \$1,033	550 sq ft	-	-	-
2 BR Very Low	-	-	-	1	\$674	1337 sq ft
2 BR Low	4	\$590 - \$962	836 sq ft	-	-	-
2 BR Mod	7	\$674 - \$1,173	836 sq ft	2	\$1,480	1150 sq ft
3 BR Low	-	-	-	1	\$1230	1274 sq ft

FEATURES

- No maintenance fee
- Cable ready
- Central Air
- No Elevator
- Hardwood floors throughout – Phase 1 units
- Vinyl flooring LVT & Carpeting in Bedrooms – Phase 2 Units
- Laundry Room – Phase 1 units
- Washer/Dryer in Unit – Phase 2 Units
- Refrigerator/Dishwasher
- Eat in Kitchen
- No Pets
- Gas stove/heat
- Shopping nearby
- Water/ Garbage fee included

REQUIREMENTS

- Units are restricted to **two persons per bedroom** and your household must be income certified/qualified under the NJ Low/Moderate Income Housing Guidelines
- Random selection (Lottery) may be held when units are available and priority will be given to residents who live or work in Region 3 (Somerset, Middlesex and Hunterdon Counties).
- This affordable rental complex has a **credit/background policy** that applicants must pass before the applicant household can be considered for a unit. The credit/background is done with the landlord after CJHRC has processed and approved your application/documentation. You should review the credit/background policy **PRIOR** to applying to make sure you will be able to meet the credit criteria.

FEES

- 1st Month's rent and a month security required
- Fire Inspection fee of \$25
- Key deposit of \$85
- Sewer Surcharge of \$28/mo (only phase 1 units)

CJHRC has made every effort to provide you with the most current and accurate information. CJHRC cannot be held responsible for inaccurate, misinterpreted or outdated information contained herein.

For applications and details of the process contact:

- Central Jersey Housing Resource Center (CJHRC) Hours: Monday-Friday 9-5
92 East Main St. Suite 407, Somerville, NJ 08876 – (908) 446-0040
- Crown Court / The Enclave at Dewy Meadows, office:
413 King George Rd. Basking Ridge, NJ 07920 - Phone: (908) 213-5343

CREDIT/CO-SIGNOR/OTHER REQUIREMENTS
BERNARDS TOWNSHIP - SOMERSET COUNTY
CROWN COURT

Contact: Garden Communities, Management office (908) 213-5343

Credit: Applicant must have passed a credit and background check with Crown Court within the last 90 days. Must have an acceptable credit history, this will include checking for bankruptcies, evictions, judgments for possession and unpaid/paid tax liens.

Co-signor: NOT ACCEPTED

Rental History: Current and previous landlords will be contacted to inquire about rent payment history.

Criminal History: Effective 1/1/22 the Fair Chance in Housing Act was put in effect. This means with limited exceptions, housing providers/landlords who have not made a conditional offer cannot make applicants fill out any type of form that includes questions about their criminal background. Only after approving an applicant and making a conditional offer can a housing provider/landlord ask about criminal history or do a background check. In most cases, you cannot be denied simply for having a criminal record. However, the unit can be rescinded based on the applicant's criminal history in certain circumstances. In those cases, a written notice explaining the decision and reasons must be provided. Applicants then should have a chance to dispute the issue(s) in case of errors or other mitigating factors.

Cost of Credit/background check and landlord application processing: A charge of \$75.00 (personal check accepted) for each applicant over the age of 18 is required. This fee is nonrefundable should the applicant be denied. Credit checks are good for 3 months.

These guidelines represent the requirements of the Management of this individual rental property. Although every effort has been made to provide you with the most accurate, current and clear information possible, the Central Jersey Housing Resource Center (CJHRC) cannot be responsible for inaccurate, misinterpreted or outdated information contained herein.

Directions to Central Jersey Housing Resource Center (CJHRC) office

CJHRC is conveniently located in downtown Somerville: **92 E. Main St. (Rt. 28) Suite 407 (4th Floor)**

Call **908-446-0036**. Business hours are 9:00 AM to 5:00 PM.

FROM THE NORTH: Take Route 287 South to Exit 17. Landmark: Pass Bridgewater Commons Mall on left; stay to right. Turn right onto Route 22 East. Immediately after the 2nd overpass, turn right onto Grove Street (just past Kentucky Fried Chicken). Go straight until East Main St. and make a left. Entrance to parking deck is on the right side. Park in the deck and enter to the building. Use elevator to 4th Floor. Our office is on the right.

FROM THE SOUTH (Via Route 287): Take Route 287 North to Route 22 West. Landmarks: Pass Bank of America on the right. Immediately after the 1st overpass, turn right (see sign for Somerville). Bear right, go up over the overpass; this leads to Grove Street. Go straight until East Main St. and make a left. Entrance to parking deck is on the right side. Park in the deck and enter to the building. Use elevator to 4th Floor. Our office is on the right.

FROM THE SOUTH (Via Route 206): Take Route 206 North. Landmark: On Route 206 North approaching Somerville, look for a low stone wall on left (Duke Gardens). Shortly past this wall, turn right onto Bridge Street (Somerville). At 2nd traffic light, turn right onto East Main Street. Entrance to parking deck is on the right side. Park in the deck and enter to the building. Use elevator to 4th Floor. Our office is on the right.

FROM THE EAST: Take Route 22 West. Go under Route 287 overpass in Bridgewater. Landmarks: Pass Bank of America on the right. Immediately after the next overpass, turn right (see sign for Somerville). Bear right, go up over the overpass; this leads to Grove Street. Go straight until East Main St. and make a left. Entrance to parking deck is on the right side. Park in the deck and enter to the building. Use elevator to 4th Floor. Our office is on the right.

FROM THE WEST: Take Route 22 East into Somerville Landmark: Pass Ethicon Inc. on left. Immediately after the 2nd overpass, turn right onto Grove Street (just past Kentucky Fried Chicken). Go straight until East Main St. and make a left. Entrance to parking deck is on the right side. Park in the deck and enter to the building. Use elevator to 4th Floor. Our office is on the right.