

**INFORMATION ON AFFORDABLE PURCHASE UNITS  
IN THE TOWNSHIP OF RARITAN, HUNTERDON COUNTY, NJ**

**STONE GATE  
Affordable Condominiums**

This complex was completed approximately in 1990. The Stonegate complex offers 10 one-bedroom affordable units. There are 5 low income units and 5 moderate income located near Flemington Borough. The breakdown of the bedrooms for the affordable units is as follow:

<b>Bedroom Size</b>	<b>Low Income Sale Price</b>	<b>Moderate Income Sale Price</b>
1 bedroom	<b>5 units</b> \$115,000 - \$135,000	<b>5 units</b> \$133,000 - \$160,000

Purchase price based on the Affordable Housing guidelines and regulations.  
Prices are approximate. Prices may be lower or higher depending on current increase.

<b>FEATURES:</b>		
*Central Air	*Laundry/Utility Closet	*Attic storage
*Playground	*Outdoor pool	*Off Street Parking

**OTHER FEES**

Property Taxes: \$1,900 - \$2,850/Approx. per year  
Home Owner Association: \$304.00/Approx. per month (all units)  
\* All fees and real estate taxes are subject to changes and increases.

**VILLAGE COMMONS  
Affordable Townhouses**

This complex was completed in 1986. There is only two (2) affordable townhouses in this complex that are combined with regular market rate homes. The community is conveniently located in the center of town off South Main Street and near Reaville Avenue. The breakdown of the affordable homes is below:

<b>Bedroom Size</b>	<b>Square Feet</b>	<b>Low income Sale Price</b>	<b>Moderate Income Sale Price</b>
2 Bedroom	1,249 sq ft	<b>1 unit</b> \$141,035	<b>1 unit</b> \$170,342

Purchase price based on the Affordable Housing guidelines and regulations.  
Prices are approximate. Prices may be lower or higher depending on current increase.

<b>FEATURES:</b>			
*Gas Stove	*Central Air /Gas Heat	* W/D hook up	*1 1/2 Bathroom
*1 Car Garage/Driveway	*Balconies off living room and master bedroom		

**OTHER FEES**

Property Taxes: \$3,400/Approx. per year  
Home Owner Association: \$250.00/Approx. per month (all units)  
\* All fees and real estate taxes are subject to changes and increases.

## SOUTH MAIN VILLAGE Affordable Condominiums

This complex was completed approximately in 1990. The South Main Village complex offers a total of 13 Affordable Units of 2 and 3 bedrooms. The breakdown of the affordable units is as follow:

Bedroom Size	Low Income Sale Price	Moderate Income Sale Price
2 bedroom	<b>3 units</b> \$145,000 - \$160,000	<b>6 units</b> \$160,000 - \$185,000
3 bedroom	<b>2 units</b> \$140,000 - \$170,000	<b>2 units</b> \$170,000 - \$195,000

Purchase price based on the Affordable Housing guidelines and regulations.  
Prices are approximate. Prices may be lower or higher depending on current increase

FEATURES:			
*Central Air	*Utility Closet	*1 Bathroom	*Off Street Parking

### OTHER FEES

Property Taxes: \$1,950 - \$2,750/Approx. per year  
Home Owner Association: \$590.00/Approx. per month (all units)

\* All fees and real estate taxes are subject to changes and increases.

## THE VILLAGES Affordable Condominiums

The Villages was completed in 2021. This community have a total of 50 Affordable condominiums style units located near to Flemington Borough. The breakdown of all affordable units is below:

Bedroom Size	Very Low Income Sale Prices	Low Income Sales Prices	Moderate Income Sale Prices
1 Bedroom	<b>2 units</b> \$48,000	<b>4 units</b> \$101,500	<b>4 units</b> \$111,500
2 Bedroom	<b>4 units</b> \$65,500	<b>13 units</b> \$133,500	<b>13 units</b> \$138,500
3 Bedroom	<b>1 unit</b> \$78,500	<b>4 units</b> \$136,000	<b>5 units</b> \$160,000

Purchase price based on the Affordable Housing guidelines and regulations.  
Prices are approximate. Prices may be lower or higher depending on current increase.

FEATURES			
*Electric Stove	*Refrigerator	*Dishwasher	*Washer/Dryer
*Gas Furnace/Heat	*Central Air	*Utility Closet	

### Property Taxes

Approx. per Year

1-Br Very Low - Low - Mod: \$1,100 - \$2,400 - \$2,600  
2-Br Very Low - Low - Mod: \$1,500 - \$3,050 - \$3,150  
3-Br Very Low - Low - Mod: \$1,750 - \$3,450 - \$3,650

Maintenance fees: \$295.00/month (all units): \$263.00 (HOA) + \$32.00 (water)  
Sewer fee: \$625/year approx.

\* All fees and real estate taxes are subject to changes and increases.

## LOCATIONS OF THE COMMUNITIES

### **Stonegate:**

Wheatfield Court, Flemington, NJ 08822

### **South Main Village:**

Clark Circle, Flemington, NJ 08822

### **The Villages at Raritan:**

Altra Rd, Flemington, NJ 08822

Cain Rd, Flemington, NJ 08822

### **Villages Commons Townhouses:**

Village Commons, Flemington, NJ 08822

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## REQUIREMENTS TO PURCHASE THESE AFFORDABLE HOMES:

- Units are restricted to **two persons per bedroom** and your household must be income certified/qualified under the NJ Low/Moderate Income Housing Guidelines
- A single person cannot purchase a 3-bedroom unit.
- You will need to have a good credit history and **must have a pre-approval** for a mortgage from a Financial Institution and at least have **save 3%** of the purchase price.
- Lotteries will be held for these units when available and priority will be given to residents who live or work in Region 3 (Somerset, Middlesex and Hunterdon Counties).

\*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: M – F 9am – 5pm  
92 E. Main St. Suite 407, Somerville, NJ 08876      Phone: (908) 446-0036

### **Applications are also available at:**

- Raritan Township Municipal Building      Hours: M – F 8:30 am – 4:30pm  
One Municipal Drive, Flemington, NJ 08822      Phone: (908) 806-6100 Ext. 6

## **Directions to Central Jersey Housing Resource Center (CJHRC) office:**

**92 E. Main St. (Rt. 28) Suite 407 (4<sup>th</sup> Fl.) Somerville, NJ 08876**

CJHRC is conveniently located in downtown Somerville. Business hours are 9:00 AM to 5:00 PM.  
Call 908-446-0036 to make an appointment.

### **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 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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 2<sup>nd</sup> 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 4<sup>th</sup> Floor. Our office is on the right.