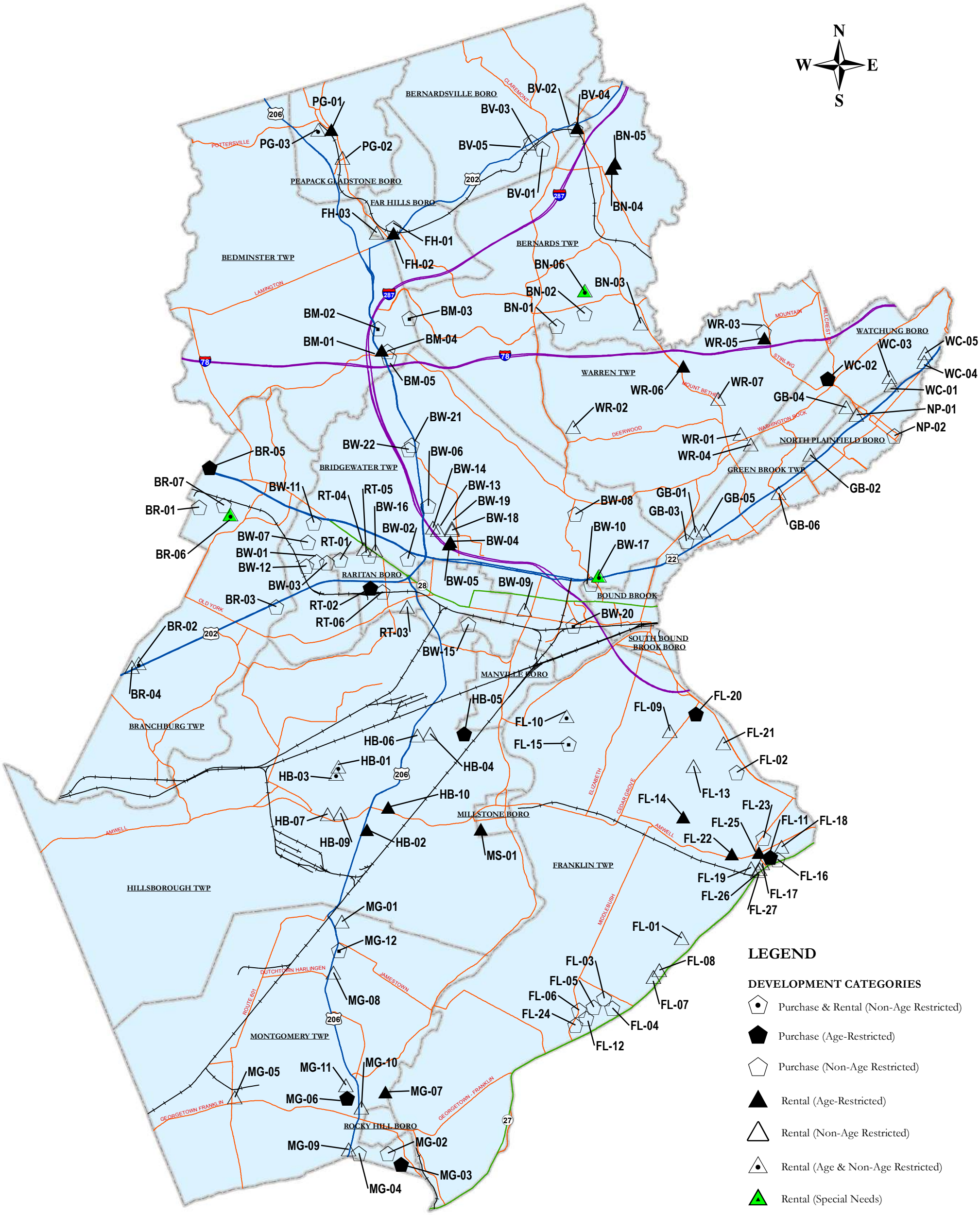
LOW & MODERATE INCOME and INCLUSIONARY HOUSING DEVELOPMENT

Somerset County, NJ



LEGEND

DEVELOPMENT CATEGORIES

- Purchase & Rental (Non-Age Restricted)
- Purchase (Age-Restricted)
- Purchase (Non-Age Restricted)
- Rental (Age-Restricted)
- Rental (Non-Age Restricted)
- Rental (Age & Non-Age Restricted)
- Rental (Special Needs)

MUNICIPAL BOUNDARIES

MAJOR ROADS

- Interstate
- US
- State
- County

RAILROADS

0 1 2 4 Miles

Prepared by Somerset County Planning Board
Date: March 2014

NJ Council on Affordable Housing (COAH) Low Moderate Income Inclusionary Developments in Somerset County

MAP ID	MUNICIPALITY	DEVELOPMENT NAME	TOTAL UNITS IN PROJECTS	TOTAL L&M UNITS	L&M RENTAL	L&M SALE	L&M AGE RESTRICTED	ADDRESS	PHASE
BM-01	BEDMINSTER	PLUCKEMIN PARK	50	50	50	0	YES	100 PLUCKEMIN PARK CT	COMPLETED
BM-02	BEDMINSTER	THE HILLS CORTLAND	840	168	48	120	NO	CORTLAND LANE & WYNNEWOOD DR	COMPLETED
BM-03	BEDMINSTER	THE HILLS PARKSIDE	1095	219	54	165	NO	SMOKE RISE RD	COMPLETED
BM-04	BEDMINSTER	THE HILLS VILLAGE GREEN	1300	260	0	260	NO	WASHINGTON VALLEY RD & HILLS DRIVE	COMPLETED
BM-05	BEDMINSTER	TIMBERBROOKE	119	24	0	24	NO	WASHINGTON VALLEY RD & RT 202/206	COMPLETED
BN-01	BERNARDS	SOCIETY HILL AT BERNARDS	830	99	0	99	NO	SPRING VALLEY BOULEVARD	COMPLETED
BN-02	BERNARDS	THE CEDARS	526	106	0	106	NO	SPRING VALLEY BOULEVARD	COMPLETED
BN-03	BERNARDS	CROWN COURT	96	19	19	0	NO	CROWN COURT DR	COMPLETED
BN-04	BERNARDS	RIDGE OAK II	39	39	39	0	YES	LINDBERGH LANE	COMPLETED
BN-05	BERNARDS	RIDGE OAK III	20	20	20	0	YES	MANCHESTER DRIVE	COMPLETED
BN-06	BERNARDS	VETERANS FOR HOPE I & II	59	59	59	0	NO	VALLEY ROAD	COMPLETED
BV-01	BERNARDSVILLE	BOROUGH SPONSORED (PINE RIDGE)	26	26	0	26	NO	OFF OF BERNARDS AVE	COMPLETED
BV-02	BERNARDSVILLE	ROLLING HILLS AT BERNARDSVILLE	43	15	0	15	NO	FOX HOLLOW TRAIL	COMPLETED
BV-03	BERNARDSVILLE	HABITAT FOR HUMANITY	4	4	0	4	NO	MINE BROOK ROAD (ROUTE 202)	COMPLETED
BV-04	BERNARDSVILLE	BOROUGH SPONSORED (CHC)	15	15	15	0	YES	210 NORTH FINLEY AVENUE	PROPOSED
BV-05	BERNARDSVILLE	BOROUGH SPONSORED (HEADQUARTERS)	14	14	14	0	NO	163 MINE BROOK ROAD (ROUTE 202)	PROPOSED
BR-01	BRANCHBURG	CEDAR BROOK VILLAGE	250	40	0	40	NO	MAGNOLIA LANE	COMPLETED
BR-02	BRANCHBURG	WHITON HILLS	288	74	74	0	YES*	804 WHITON DR	COMPLETED
BR-03	BRANCHBURG	RIVER TRACE AT BRANCHBURG	48	8	0	8	NO	102 NORTH BRANCH RIVER RD	PROPOSED
BR-04	BRANCHBURG	TOWNSHIP SPONSORED (TRIANGLE SITE)	120	120	120	0	NO	OLD YORK RD/ROUTE 202	PROPOSED
BR-05	BRANCHBURG	FOX HOLLOW II	120	28	0	28	YES	US ROUTE 22	PROPOSED
BR-06	BRANCHBURG	MIDLAND ADULT SERVICES-1	18	18	18	0	YES	94 READINGTON RD	PROPOSED
BR-07	BRANCHBURG	VOLLERS SITE	400	100	0	100	NO	INDUSTRIAL PARKWAY	PROPOSED
BW-01	BRIDGEWATER	BEACON HILL	410	82	0	82	NO	4300 WINDER DR	COMPLETED
BW-02	BRIDGEWATER	BRIDGEWATER OAKS	188	26	0	26	NO	OFF OF RT22 EAST	COMPLETED
BW-03	BRIDGEWATER	THE BRIDLE CLUB	350	70	0	70	NO	VANDERVEER ROAD	COMPLETED
BW-04	BRIDGEWATER	CENTERBRIDGE I	112	112	112	0	YES	491 SHASTA DR	COMPLETED
BW-05	BRIDGEWATER	CENTERBRIDGE II	171	171	171	0	YES	495 SHASTA DR	COMPLETED
BW-06	BRIDGEWATER	CROSSROADS	400	81	0	81	NO	RT 202/206 & CAIN CT	COMPLETED
BW-07	BRIDGEWATER	GLENNBROOKE ESTATES	430	86	0	86	NO	PATTERSON STREET	COMPLETED
BW-08	BRIDGEWATER	LOFT FARM	148	17	0	17	NO	OFF OF CHIMNEY ROCK RD	COMPLETED
BW-09	BRIDGEWATER	MT PLEASANT VILLAS	420	80	80	0	NO	SHINDLERS TERR & SUNNY SLOPE RD	COMPLETED
BW-10	BRIDGEWATER	STRATFORD PLACE	142	28	0	28	NO	RT 22 & THOMPSON AVE	COMPLETED
BW-11	BRIDGEWATER	STRATTON MEADOWS	487	97	0	97	NO	62 WAUGH CT	COMPLETED
BW-12	BRIDGEWATER	VANDERHAVEN FARMS	350	69	0	69	NO	OFF VANDERVEER RD	COMPLETED
BW-13	BRIDGEWATER	VILLAGE AT BRIDGEWATER I	120	24	24	0	NO	SOMERSET AVENUE	COMPLETED
BW-14	BRIDGEWATER	VILLAGE AT BRIDGEWATER II	14	6	6	0	NO	SOMERSET AVENUE	PROPOSED
BW-15	BRIDGEWATER	HABITAT FOR HUMANITY	9	9	0	9	NO	OFF LOESER STREET	COMPLETED
BW-16	BRIDGEWATER	ROUTE 28 ASSOCIATES	51	10	10	0	NO	580 ROUTE 28	PROPOSED
BW-17	BRIDGEWATER	SOMERSET VALLEY REHABILITATION CENTER	159	4	4	0	YES	1621 ROUTE 22 WEST	COMPLETED
BW-18	BRIDGEWATER	HOBBSTOWN	8	8	8	0	NO	MONMOUTH AVE.	PROPOSED
BW-19	BRIDGEWATER	6TH AVE. REDEVEL AREA	6	6	6	0	NO	ESSEX AND MONMOUTH AVE.	PROPOSED
BW-20	BRIDGEWATER	TOWNSHIP SPONSORED (E. MAIN)	91	91	81	10	NO	E. MAIN ST.	PROPOSED
BW-21	BRIDGEWATER	WOODMONT SQUARE (AKA WOODMONT I)	100	20	0	20	NO	911 ROUTE 202/206	COMPLETED
BW-22	BRIDGEWATER	WOODMONT PROPERTIES II	39	8	0	8	NO	881 ROUTE 202/206	PROPOSED
FH-01	FAR HILLS	THE POLO CLUB	125	25	0	25	NO	SUNNYBRANCH ROAD	COMPLETED
FH-02	FAR HILLS	CLAREMONT SENIOR HOUSING	6	6	6	0	YES	25 DUMONT ROAD	COMPLETED
FH-03	FAR HILLS	BOROUGH SPONSORED	32	16	16	0	NO	63 PEAPACK RD	PROPOSED
FL-01	FRANKLIN	COUNTRYSIDE	322	48	48	0	NO	1901 RT 27	COMPLETED
FL-02	FRANKLIN	QUAIL BROOK EAST (QUAIL CREST)	135	27	0	27	NO	NEW BRUNSWICK RD	COMPLETED
FL-03	FRANKLIN	SOCIETY HILL I	130	26	0	26	NO	CLAREMONT RD	COMPLETED
FL-04	FRANKLIN	SOCIETY HILL II	280	56	0	56	NO	STEWART AVE	COMPLETED
FL-05	FRANKLIN	SOCIETY HILL III	320	64	0	64	NO	BEEKMAN RD	COMPLETED
FL-06	FRANKLIN	SOCIETY HILL VI	360	72	0	72	NO	S MIDDLEBUSH RD	COMPLETED
FL-07	FRANKLIN	SOMERSET PARK (WESTMINSTER MEWS)	552	84	84	0	NO	2601 RT 27	COMPLETED
FL-08	FRANKLIN	WHITEHALL GARDENS	500	100	100	0	NO	2501 RT 27	COMPLETED
FL-09	FRANKLIN	CEDAR MANOR, LLC	136	28	28	0	NO	102 PIERCE ST/CEDAR GROVE LANE	COMPLETED
FL-10	FRANKLIN	SUMMERFIELDS AT FRANKLIN, LLC	900	180	180	0	YES*	41 SCHOOL HOUSE RD	PROPOSED
FL-11	FRANKLIN	PARKSIDE REDEVELOPMENT(100% AFFORDABLE)	140	136	136	0	YES*	1 PARKSIDE ST	COMPLETED
FL-12	FRANKLIN	SOCIETY HILL V (BEACON HILL)	365	73	0	73	NO	VLIET ROAD	COMPLETED
FL-13	FRANKLIN	QUAIL BROOK	137	27	0	0	NO	OFF OF NEW BRUNSWICK AVE	COMPLETED
FL-14	FRANKLIN	CENTRAL JERSEY HOME FOR THE AGED	100	0	100	0	YES	360 DEMOTT LANE	COMPLETED
FL-15	FRANKLIN	FRANKLIN 2	42	42	12	30	NO	163 WESTON RD.	PROPOSED
FL-16	FRANKLIN	LEEWOOD	209	105	0	105	NO	PINE ST/SOMERSET ST/OAK PLACE	PROPOSED
FL-17	FRANKLIN	FRANKLIN COMMONS (100% AFFORDABLE)	65	65	65	0	NO	FRANKLIN BLVD/BOOKER ST/FULLER ST	COMPLETED
FL-18	FRANKLIN	PENROSE (100% AFFORDABLE)	50	50	50	0	NO	718 HAMILTON ST	PROPOSED
FL-19	FRANKLIN	BERRY ST/BLAIR AVE (100% AFFORDABLE)	92	92	92	0	NO	42 - 44 BERRY ST.	COMPLETED
FL-20	FRANKLIN	HIDDEN BROOK (100% AFFORDABLE)	84	84	84	0	YES	ONE BOB FRANK WAY	COMPLETED
FL-21	FRANKLIN	SPRINGHILL	127	38	38	0	YES	1135 HAMILTON ST.	PROPOSED
FL-22	FRANKLIN	AVALON SOMERSET	384	58	58	0	NO	1350 EASTON AVE	COMPLETED
FL-23	FRANKLIN	FLOREZ	28	5	0	5	NO	453-455 FRANKLIN BLVD.	PROPOSED
FL-24	FRANKLIN	SOCIETY HILL VIII (WYNNEFIELD)	395	79	0	79	NO	59 DE LEON CIR/77 BALBOA LN	COMPLETED
FL-25	FRANKLIN	INDEPENDENCE CROSSING	64	64	64	0	YES	630 FRANKLIN BLVD	COMPLETED
FL-26	FRANKLIN	VOORHEES STATION	30	30	30	0	YES	12 BLAIR AVE	COMPLETED
FL-27	FRANKLIN	MARCONI PLACE II & III	44	44	44	0	YES	12 BLAIR AVE	COMPLETED
GB-01	GREEN BROOK	WOODS AT KING GEORGE	304	67	67	0	NO	KING COURT	COMPLETED
GB-02	GREEN BROOK	TALL WOODS AT GREEN BROOK	166	20	20	0	NO	TALL WOODS LANE	COMPLETED
GB-03	GREENBROOK	MOUNTAINVIEW At GREEN BROOK	263	28	0	28	NO	KING COURT	COMPLETED
GB-04	GREENBROOK	INCLUSIONARY DEVELOPMENT ZONE 1	125	40	40	0	YES	SOMERSET ST.	PROPOSED
GB-05	GREENBROOK	INCLUSIONARY DEVELOPMENT ZONE 2	125	25	25	0	NO	KING COURT	PROPOSED
GB-06	GREENBROOK	CYGNA, INC. MIXED USE DEVELOPMENT	10	2	2	0	NO	998 WASHINGTON AVE.	PROPOSED
HB-01	HILLSBOROUGH	CRESTMONT VILLAGE (CRESTMONT HILLS)	336	56	56	0	SOME**	TRIANGLE RD & AUTEN RD	COMPLETED
HB-02	HILLSBOROUGH	HILLSBOROUGH POINT	100	15	15	0	YES	719 RT206 & RAIDER BLVD	COMPLETED
HB-03	HILLSBOROUGH	NEW CENTER GREENS (HERITAGE GREEN)	235	46	35	0	SOME***	TRIANGLE & AUTEN RD	COMPLETED
HB-04	HILLSBOROUGH	GATEWAY AT SUNNYMEADE	820	122	122	0	NO	120 FALCON ROAD	PROPOSED
HB-05	HILLSBOROUGH	HEARTHSTONE AT HILLSBOROUGH	199	14	0	14	YES	SUNNYMEAD RD/WESTON RD	COMPLETED
HB-06	HILLSBOROUGH	GREEN VILLAGE PRESERVE	469	117	117	0	NO	ROUTE 206	PROPOSED
HB-07	HILLSBOROUGH	NEW AMWELL SITE	153	68	68	0	NO	AMWELL RD	PROPOSED
HB-08	HILLSBOROUGH	HILLSBOROUGH TOWERS	27	12	12	0	NO	574, 776 AND 779 AUTEN RD	PROPOSED
HB-09	HILLSBOROUGH	AVALON AT HILLSBOROUGH	81	16	16	0	YES	393 AMWELL RD	COMPLETED
MS-01	MILLSTONE	VAN CLEEF SITE	96	4	0	4	YES	AMWELL RD & AMSTERDAM RD	PROPOSED
MG-01	MONTGOMERY	PIKE RUN VILLAGE	1288	210	210	0	NO	PIKE RUN ROAD	COMPLETED
MG-02	MONTGOMERY	MONTGOMERY HILLS	441	35	35	0	NO	14 COOLIDGE WAY	COMPLETED
MG-03	MONTGOMERY	MONTGOMERY HILLS (MCKINLEY COMMONS)	60	60	60	0	YES	BLUE SPRING & RIVER ROADS	COMPLETED
MG-04	MONTGOMERY	MONTGOMERY GLEN (MONTGOMERY WALK)	96	19	0	19	NO	PRINCETON AVE & BLUE SPRING RD	COMPLETED
MG-05	MONTGOMERY	RAILSEDGE ENTERPRISES	3	3	3	0	NO	BELLE MEAD-BLAWENBURG RD	COMPLETED
MG-06	MONTGOMERY	TAPESTRY I (SHARBELL PLAINSBORO, INC.)	233	80	0	80	YES	RESEARCH RD & HARTWICK DR	PROPOSED

NJ Council on Affordable Housing (COAH) Low Moderate Income Inclusionary Developments in Somerset County

MAP ID	MUNICIPALITY	DEVELOPMENT NAME	TOTAL UNITS IN PROJECTS	TOTAL L&M UNITS	L&M RENTAL	L&M SALE	L&M AGE RESTRICTED	ADDRESS	PHASE
MG-07	MONTGOMERY	PRESBYTERIAN HOMES	45	45	45	0	YES	MONTGOMERY RD	PROPOSED
MG-08	MONTGOMERY	HARLINGEN VILLAGE SQUARE	30	15	15	0	NO	ROUTE 206	PROPOSED
MG-09	MONTGOMERY	MONTGOMERY FIVE, LLC	6	6	6	0	NO	ROUTE 206	PROPOSED
MG-10	MONTGOMERY	DE VAN DEVELOPMENT CO., LLC	60	30	30	0	NO	ROUTE 206	PROPOSED
MG-11	MONTGOMERY	JER HERRING ORCHARD, LLC	152	40	40	0	NO	ORCHARD RD/ROUTE 206	PROPOSED
MG-12	MONTGOMERY	MUNICIPAL SPONSORED (100 % AFFORDABLE)	50	50	22	28	NO	ROUTE 206	PROPOSED
NP-01	N. PLAINFIELD	VIILLA MARIA REDEVELOPMENT SITE	225	45	45	0	HALF	ROUTE 22	PROPOSED
NP-02	N. PLAINFIELD	CHATHAM ROW	13	13	0	13	NO	CHATHAM ST	COMPLETED
PG-01	PEAPACK / GLADSTONE	ST. LUKES VILLAGE	9	9	9	0	YES	197 MAIN STREET	COMPLETED
PG-02	PEAPACK / GLADSTONE	PEAPACK/GLADSTONE FAMILY DEV.	20	20	20	0	NO	HIGHLAND AVENUE	COMPLETED
PG-03	PEAPACK / GLADSTONE	BOROUGH SPONSORED (SMITH PROPERTY)	20	20	20	0	NO	APGAR AVE.	PROPOSED
RT-01	RARITAN	CARDINAL WOODS	119	24	0	24	NO	VANDERVEER ROAD	COMPLETED
RT-02	RARITAN	STONE BRIDGE (WILLOW WALK)	365	72	72	0	NO	929 ROUTE 202	PROPOSED
RT-03	RARITAN	RIVER PARK (WOOLEN MILL SITE)	214	12	12	0	NO	ELIZABETH ST	COMPLETED
RT-04	RARITAN	IRD-4 (ORTHO SITE)	51	10	10	0	NO	ROUTE 28	PROPOSED
RT-05	RARITAN	IRD-2 (ORTHO SITE)	40	8	0	8	NO	ROUTE 28	PROPOSED
RT-06	RARITAN	TILLMAN ST.	25	5	0	5	NO	21 TILLMAN ST	PROPOSED
WR-01	WARREN	WHISPERING HILLS	117	60	60	0	NO	PRIMROSE WAY	COMPLETED
WR-02	WARREN	LIBERTY VILLAGE	393	28	28	0	NO	LIBERTY VILLAGE RD	COMPLETED
WR-03	WARREN	WOODLAND ACRES	57	57	0	57	NO	WOODLAWN DR & MOUNTAIN AVE	COMPLETED
WR-04	WARREN	TOWNSHIP SPONSORED	114	114	114	0	NO	30 MOUNTAIN BLVD.	PROPOSED
WR-05	WARREN	R-65 PAC ZONE	42	42	42	0	YES	STIRLING ROAD	PROPOSED
WR-06	WARREN	CHELSEA AT WARREN ASSISTED LIVING	94	11	11	0	YES	274 KING GEORGE ROAD	COMPLETED
WR-07	WARREN	MT. BETHEL VILLAGE (SPECIAL NEEDS)	79	11	1	0	NO	130 MT. BETHEL ROAD	PROPOSED
WC-01	WATCHUNG	CRYSTAL RIDGE/KINGS CROSSING	280	40	40	0	NO	1 CRYSTAL RIDGE DR	COMPLETED
WC-02	WATCHUNG	VILLA DOMINICO	42	8	0	8	YES	STIRLING ROAD	COMPLETED
WC-03	WATCHUNG	BOROUGH SPONSORED (100% AFFORDABLE)	46	46	46	0	NO	EAST DRIVE	PROPOSED
WC-04	WATCHUNG	LICCARDI FORD TRACT	90	18	18	0	NO	ROUTE 22	PROPOSED
WC-05	WATCHUNG	MOUNT SAINT MARY'S ACADEMY TRACT	247	50	50	0	NO	ROUTE 22	PROPOSED

Notes: This inventory includes affordable housing developments that are proposed, under construction or completed pursuant to the requirements of the NJ Fair Housing Act of 1985. It includes "inclusionary" developments that are comprised of both market rate units and units that are affordable to households that meet the income qualifications specified by the State Fair Housing Act and NJ Council on Affordable Housing's (COAH) Substantive and Procedural Rules. It also includes "100% affordable" developments for which all units are affordable to income qualified households, as well as residential/commercial "mixed-use" developments that include units that are affordable to income-qualified households. Some "100% affordable" developments are municipality-sponsored. Affordable housing developments comprised of fewer than four (4) units, group homes that serve people with special needs, accessory apartments, rehabilitated units and other individual homes affordable to income-qualified households as specified in municipal housing elements and fair share plans are not included in order to protect the privacy of individuals.
*Some developments include a blend of both rental and for-purchase units, and/or both age and non-age restricted units.

Nineteen of the County's municipalities have adopted Third Round Housing Elements and fair Share Plans to-date. Of this total, 6 have been granted Substantive Certification by COAH.

For more information about these and other affordable housing opportunities and programs in Somerset County, please contact the Central Jersey Housing Resource Center (CJHRC), phone: (908) 704-8901, e-mail: cjhrc@verizon.net; the NJ Council on Affordable Housing (COAH), phone: (609) 292-3000; the Somerset County Planning Board, phone: (908) 231-7021, e-mail: planningbd@co.somerset.nj.us; or Municipal Housing Administrators. To obtain information about affordable group home opportunities, call the NJ Dept. of Human Services, Division of Developmental Disabilities at (609) 631-6500 or Division of Mental Health at (609) 777-0201.

Source: Third Round and Prior Round Housing Elements and Fair Share Plans adopted by Somerset County municipalities and information provided by municipal officials through March 2013.

Prepared by: Somerset County Planning Board, March 2014