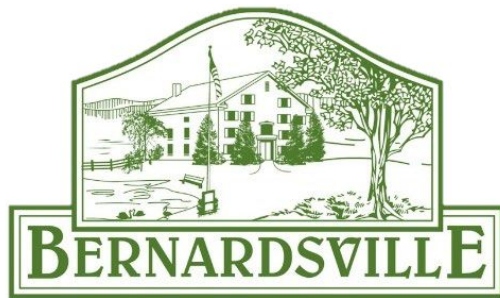


Fourth Round Housing Element and Fair Share Plan

Bernardsville Borough, Somerset County



**June 23,
2025**



Contents

▶ **Housing Element**

- ▶ Community overview, relationship to other plans
- ▶ Background information & data – demographics, employment characteristics,
- ▶ Inventory of housing stock

▶ **Fair Share Plan**

- ▶ Borough Obligations
 - ▶ Prior Round (Rounds 1 & 2): 1987-1999
 - ▶ Third Round: 1999-June 2025
 - ▶ Fourth Round: July 2025-2035
- ▶ Status of existing affordable units
- ▶ Proposed Fourth Round mechanisms

Fair Share Plan: Prior Round (1987-1999)

➤ Obligation: 127 Units

- ▶ Prior Cycle Credits: 9 Credits
- ▶ Regional Contribution Agreement (RCA): 77 Credits
 - ▶ New Brunswick RCA – 41 Credits
 - ▶ Perth Amboy RCA – 36 Credits
- ▶ Pine Ridge Condo Units: 26 Units
- ▶ Rolling Hills at Bernardsville: 15 Credits

Total: 127 Credits ✓

Fair Share Plan: Third Round (1999-June 2025)

- ▶ Rehabilitation/Present Need Obligation: **15 Units**
 - ▶ Municipal Home Improvement Program
 - ▶ Somerset County Rehabilitation Program

Fair Share Plan: Third Round (1999-June 2025)

▶ Prospective/New Construction Obligation:	<u>215 Units</u>
▶ Raritan Valley Habitat for Humanity 100% Affordable	4 Credits
▶ Conti Site Group Home	8 Credits
▶ N. Finley Avenue 100% Affordable Condos	2 Credits
▶ 210 N. Finley Avenue 100% Affordable Age-Restricted	46 Credits
▶ Scattered Site 100% Affordable	108 Credits
▶ <i>Mine Brook Road</i>	<i>25 Credits</i>
▶ <i>Mt. Airy Development</i>	<i>12 Credits</i>
▶ <i>63 Bernards Ave Development</i>	<i>22 Credits</i>
▶ <i>Bonus Credits</i>	<i>49 Credits</i>
▶ Quimby Lane Redevelopment Inclusionary Zone	13 Credits
▶ Quarry Site Inclusionary Zone/AHO-8	28 Credits (+23 Carryover Credits)
▶ Extensions of Expiring Controls	6 Credits
▶ <i>Pine Ridge Condos:</i>	<i>3 Credits</i>
▶ <i>Rolling Hills at Bernardsville Condos:</i>	<i>3 Credits</i>

Total: 215 Credits ✓

Fair Share Plan: Fourth Round (July 2025-2035)

▶ Rehabilitation Obligation:	<u>Zero (0) Units</u>
▶ Prospective Need Obligation:	<u>113 Units</u>
▶ Quarry Site Inclusionary Zone/AHO-8	31 Credits
▶ 65 Claremont Road Inclusionary Zone	6 Credits
▶ Clarus Redevelopment Area	26 Credits
▶ I-2 Light Industrial Overlay Zone	37 Credits
▶ <i>Units</i>	<i>25 Credits</i>
▶ <i>Bonus Credits</i>	<i>12 Credits</i>
▶ Extensions of Expiring Controls	13 Credits
▶ <i>Pine Ridge Condos</i>	<i>Up to 23</i>
▶ <i>Rolling Hills at Bernardsville Condos</i>	<i>Up to 35</i>
	<u>Total: 113 Credits</u> ✓

Proposed Fourth Round Mechanisms

Quarry Site Inclusionary Zone

- ▶ Existing AHO-8 Zone
- ▶ 31 Properties
 - ▶ Block 100, Lots 2 and 2.23 through 2.49
 - ▶ Block 145, Lots 1 & 2
- ▶ Durationally Adjusted (Third + Fourth Round)
- ▶ Up to 51 affordable apartments
- ▶ 8 Redevelopment Bonus Credits



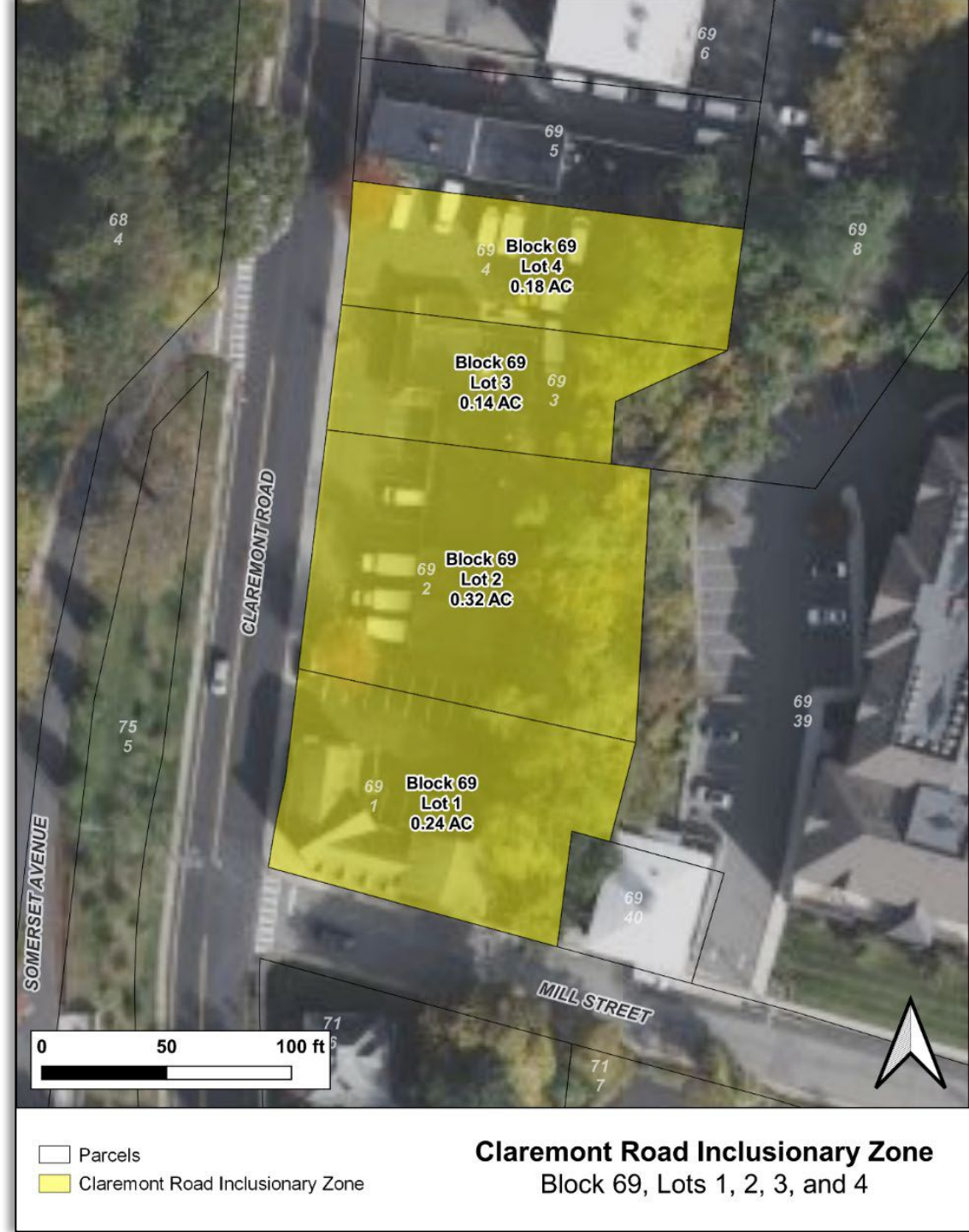
0 250 500 ft

□ Parcels
■ Quarry Overlay

Quarry Site/AHO-8 Zone
Block 100, Lots 2 and 2.23 through 2.49
Block 145, Lots 1 and 2

65 Claremont Road Inclusionary Zone

- ▶ 4 Properties
 - ▶ Block 69, Lots 1, 2, 3, and 4
- ▶ Up to 28 apartments, including 6 affordable units



Clarus Redevelopment Area

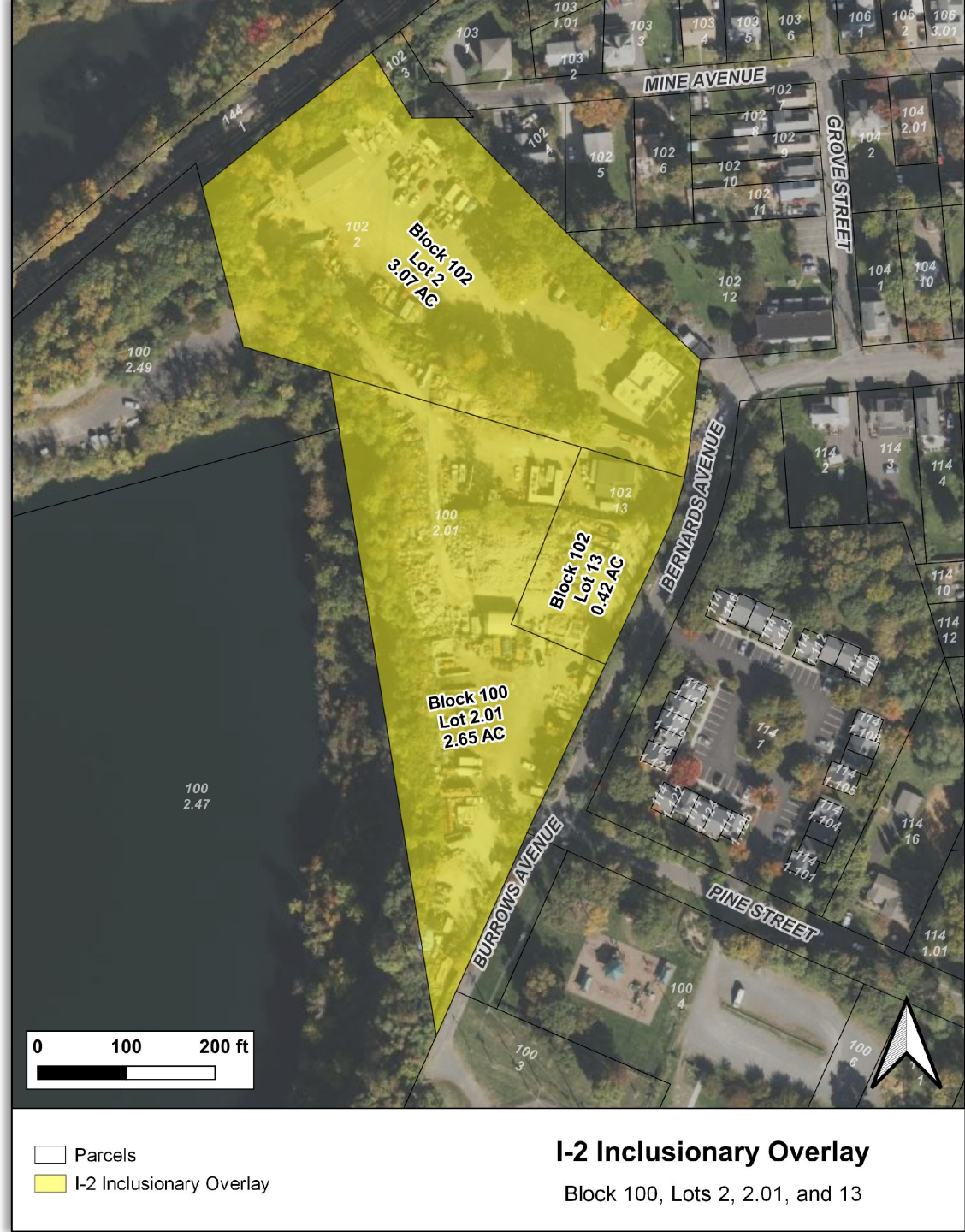
- ▶ 4 Entire Properties; 1 Portion
 - ▶ Block 66, Lots 10, 11, 12, 14, 22 (Portion)
- ▶ Up to 94 age-restricted units; 18 affordable



I-2 Light Industrial Inclusionary Overlay

- ▶ 3 properties
 - ▶ Block 100, Lot 2.01
 - ▶ Block 102, Lot 2 & 13

- ▶ Up to 125 family rental; 25 affordable units



Fair Share Plan: Fourth Round (July 2025-2035)

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