

- (f) Maximum lot coverage: 50%.
- (g) Minimum building setback from any contiguous lot not located in the SH-3 Zone: 40 feet.
- (h) Minimum building setback from the curbline of any public or private street: 25 feet.

d. Provisions applicable within the SH-3 Senior Housing Zone.

1. Permitted Principal Uses. The following uses are permitted only if provided by a nonprofit organization:
  - (a) One ALF with assisted living units.
  - (b) Independent living units.
  - (c) Congregate residences.
  - (d) One adult day-care center whose normal hours of operation are between 7:00 a.m. and 7:00 p.m. if not provided for in the SH-2 Zone.
2. Prohibited Uses. Any use that is not permitted as a principal or accessory use is prohibited. Uses expressly prohibited include continuing care retirement communities, long-term care facilities and outpatient geriatric assessment services.
3. Permitted Accessory Uses. Accessory uses ~~may include customarily incidental to the above permitted principal uses, including but not limited to indoor and outdoor amenity space, a clubhouse/community center, and the provision of supportive services for persons residing in the SH-1, SH-2, or SH-3, or SH-4 Zone, including visiting nurses, dining services, home delivered meals, personal care, housekeeping, medication monitoring and health-related services.~~
4. The following aggregate standards apply to the construction of an ALF, congregate residences, independent living units and an adult day care center, singularly or in combination on a lot:
  - (a) Minimum lot area: 10.9 acres.
  - (b) Maximum total density: 20 dwelling units per acre.
  - (c) Maximum floor area ratio limit in the zone: 30%, not calculated by the lot.
  - (d) Maximum total floor area of all buildings: 143,617 square feet.
  - (e) Maximum floor area of any one building: one building exceeding 20,000 square feet but less than 45,000 square feet, provided that no other building within the SH-2 Zone and SH-3 Zone exceeds 20,000 square feet.
  - (f) Maximum lot coverage: 50%.
  - (g) Minimum building setback from any contiguous lot not located in the SH-2 Zone: 40 feet.

(h) Minimum building setback from the curbline of any public or private street: 25 feet.

e. Provisions applicable within the SII-4 Senior Housing Zone. The following provisions shall apply within the SH-4 Senior Housing Zone, which encompasses approximately two acres of land designated as lot 40 in block 1611 on the current Bernards Township tax map, more commonly known as 95 Manchester Drive.

1. Permitted Principal Uses. The following uses are permitted only if provided by a nonprofit organization:

(a) Independent living units in a single multifamily building.

2. Prohibited Uses. Any use that is not permitted as a principal or accessory use is prohibited. Uses expressly prohibited include adult day-care centers, Alzheimer's clinic, outpatient geriatric assessment services, continuing care retirement communities and long-term care facilities.

3. Permitted Accessory Uses. Accessory uses customarily incidental to the above permitted principal uses, including but not limited to indoor and outdoor amenity space and the provision of supportive services for persons residing in the SH-1, SH-2, SH-3, or SII-4 Zone, including visiting nurses, dining services, home delivered meals, personal care, housekeeping, medication monitoring and health-related services.

4. Bulk Standards. The property line facing Manchester Drive, i.e., the easterly property line, shall be considered the front lot line, and the property line abutting the R-7 Zone shall be considered the rear lot line. The remaining two property lines shall be considered side lot lines.

(a) Minimum lot area: 1 acre.

(b) Maximum lot coverage: 50%.

(c) Maximum building height: 2½ stories and 35 feet.

(d) Maximum number of dwelling units: 29.

(e) Maximum total density: 15 dwelling units per acre.

(f) Maximum floor area ratio of all uses: 32%.

(g) Maximum floor area of all uses: 28,000 square feet.

(h) Setback Standards for the Principal Building:

(1) Minimum front yard: 50 feet.

(2) Minimum rear yard: 50 feet.

(3) Minimum side yard adjoining the R-4 Zone: 100 feet.

(4) Minimum side yard adjoining other Senior Housing Zones: 25 feet.



(i) Setback Standards for Accessory Structures:

- (1) Accessory structures shall not be located in the front yard, except when specifically approved by the Board.
- (2) Minimum rear setback: 50 feet.
- (3) Minimum side setback from the R-4 Zone: 50 feet.
- (4) Minimum side setback from other Senior Housing Zones: 5 feet.

5. Other Standards Applicable in the SH-4 Zone.

- (a) Primary driveway access shall be provided only through the SH-2 Zone. Emergency access may be provided from East Oak Street.
- (b) There shall be no setback requirement for primary access and emergency access driveways.
- (c) Outdoor amenity space shall be passive in nature. Outdoor pickleball courts and similar active recreation areas are not permitted.
- (d) A sidewalk connection shall be provided from the principal building to the SH-2 Zone.
- (e) The site plan, including the building and parking layout, shall be organized substantially in accordance with Figure AA of this chapter, provided that the layout shown on Figure AA is meant as a guideline and may be modified by the developer to reflect market conditions, site constraints, applicable development regulations and other relevant factors. The final layout shall be approved by the Board.

(f) Affordability Controls.

- (1) Pursuant to approval from the U.S. Department of Housing and Urban Development and/or other federal and state affordable housing funding agencies, affordability controls on units created in the SH-4 Zone shall be for an initial control period of not less than 40 years, in accordance with the New Jersey Fair Housing Act Uniform Housing Affordability Controls at N.J.A.C. 5:80-26.1 et. seq. ("UHAC"), beginning at the date of issuance of the Certificate of Occupancy. Extension of such controls shall be permitted at the end of the initial control period for a length of time established and agreed to by the owner/manager, the Township, and the U.S. Department of Housing and Urban Development and/or other federal and state affordable housing funding agencies, and in association with applicable regulations.
- (2) Termination of affordability controls may only be permitted pursuant to approval and authorization from the U.S. Department of Housing and Urban Development and/or other federal and state affordable housing funding agencies, and the Township.
- (3) UHAC compliance is required under this ordinance for the SH-4 Senior

Housing Zone.

- (g) Prior to an applicant submitting an application for development for site plan review by the planning board or zoning board of adjustment, there must (1.) be a determination by the Township Committee that the proposed application and site has been included and adopted into the Township's Housing Element and Fair Share Plan ("HEFSP"), that no challenges to the HEFSP have been filed by August 31, 2025, pursuant to the Administrative Directive #14-24, and that there have been issued either a compliance certification under L.2024, c.2, the Fair Housing Act or the entry of a final judgment of compliance and repose; (2.) that an agreement between the applicant and Township Committee be entered by resolution providing for the extension of 247 units of affordable housing for a minimum period of 30 years at no consideration payable by the Township in light of the adoption of this ordinance; and (3.) that the application for development will consist of 29 senior affordable housing units.

[ Figure AA, referenced in §21-10.4.1.e.5(e) above, is attached ]

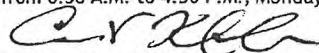
The Township Clerk is directed to give notice at least ten days prior to hearing on the adoption of this ordinance to the Somerset County Planning Board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of the ordinance as finally adopted with the Somerset County Planning Board as required by N.J.S. 40:55D-16. The Clerk shall also forthwith transmit a copy of this ordinance after final passage to the Township Tax Assessor as required by N.J.S. 40:49-2.1.

**EXPLANATORY STATEMENT:**

The purpose of this ordinance amendment is to provide for the housing needs set forth in the Township Master Plan. This amendment creates a new SH-4 Senior Housing Zone adjacent to the Township's existing SH-1, SH-2, and SH-3 Senior Housing Zones, all of which are presently occupied by the Ridge Oak senior housing community. The new SH-4 Zone, which encompasses two acres at 95 Manchester Drive, will permit the construction of one, two-story building containing up to 29 age-restricted dwelling units, all of which will be affordable to low-income seniors.

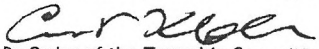
**TOWNSHIP OF BERNARDS  
PUBLIC NOTICE**

Ordinance #2573 was introduced and passed on first reading by the Township Committee of the Township of Bernards in the County of Somerset on 03/11/2025 and then ordered to be published according to law. It will be further considered for final passage and adoption at a public hearing held at a meeting of the Township Committee at the Municipal Building, 1 Collyer Lane, Basking Ridge, NJ in said township on 04/15/2025, at 7:30 P.M., when and where, or at such time and place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance. A complete text of this ordinance is available in the Office of the Municipal Clerk, 1 Collyer Lane, Basking Ridge, NJ, from 8:30 A.M. to 4:30 P.M., Monday through Friday. Copies are also available via e-mail from [ckieffer@bernards.org](mailto:ckieffer@bernards.org).

  
By Order of the Township Committee  
Christine V. Kieffer, Municipal Clerk

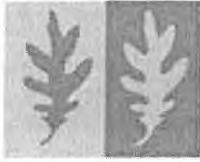
TOWNSHIP OF BERNARDS  
PUBLIC NOTICE

Notice is hereby given that Bernards Township Ordinance #2573 was introduced and passed on first reading at a meeting of the Township Committee on 03/11/2025 and was passed on final reading and adopted following a public hearing thereon at a regular meeting of the Governing Body of the Township of Bernards on 04/15/2025.

  
By Order of the Township Committee  
Christine V. Kieffer, Municipal Clerk







# Ordinance of the Township of Bernards

1 Collyer Lane, Basking Ridge, NJ 07920  
908-766-2510; [www.bernards.org](http://www.bernards.org)

Revisions notated in track changes based on the March 25, 2025,  
Planning Board Memorandum.

## ORDINANCE #2575

An Ordinance of the Township of Bernards, County of Somerset, State of New Jersey,  
Amending, Revising, and Supplementing the Code of the Township of Bernards,  
Chapter 21, "Land Development," to Replace the  
Westgate Village Mixed Use Senior Overlay Zone within the E-3 Zone  
with the Westgate Village Mixed Use Zone

**BE IT ORDAINED** by the Township Committee of the Township of Bernards, County of Somerset and State of New Jersey, that Chapter 21, "Land Development," of the Code of the Township of Bernards shall be amended, revised and supplemented as follows:

**Part I.** Existing § 21-10.1, entitled "Classes of Zones", is amended to add the following development zone:

| Zone | Description                | Permitted Forms of Development |
|------|----------------------------|--------------------------------|
| MX-1 | Westgate Village Mixed Use | Mixed Use                      |

**Part II.** The Zoning Map of the Township of Bernards, County of Somerset, as referenced in § 21-10.2.a.1, is amended to change the zoning designation of Block 11301, Lot 7, from E-3 Office Zone to MX-1 Westgate Village Mixed Use Zone.

**Part III.** Existing § 21-10.5, "E-1, E-2, E-3, E-4 and E-5 - Office Zones," is amended by deleting in its entirety § 21-10.5.c, "Westgate Village Mixed Use Senior Overlay Zone within the E-3 Zone."

**Part IV.** The following new § 21-10.4.3, "MX-1 Westgate Village Mixed Use Zone," is added:

### § 21-10.4.3 MX-1 Westgate Village Mixed Use Zone.

- a. Purpose; Where Permitted. The purpose of the Westgate Village Mixed Use Zone is to provide for a mix of commercial uses and inclusionary family rental units through the redevelopment of property located at 477 Martinsville Road and presently occupied by Westgate Corporate Center, specifically Lot 7, Block 11301.
- b. Applicability of Other Regulations. Except as otherwise specified in this subsection (§ 21-10.4.3), all development within the Westgate Village Mixed Use Zone shall be subject to all other provisions of this chapter. Where a provision set forth elsewhere in this chapter conflicts with a provision set forth in this subsection, this subsection shall supersede.
- c. Mixed Use Development. Multiple principal buildings, principal uses, accessory structures and accessory uses shall be permitted. Single buildings may contain multiple



uses.

d. Permitted Principal Uses.

1. Multifamily family rental dwelling units.
2. A hotel or extended stay hotel, which may include conference facilities, event space and corporate suites with full kitchens and living accommodations.
3. Retail Sales and Services.
4. Restaurants.
5. Administrative, business, executive and professional offices.
6. Banks and other financial institutions.
7. Child care centers.

e. Permitted Accessory Uses.

1. Accessory uses customarily incidental to the above permitted principal uses.

f. Prohibited Uses.

1. Any use not designated as a permitted principal use or accessory use is prohibited.

g. Maximum Number of Multifamily Family Rental Dwelling Units. A maximum of 574 total family rental units are permitted. A minimum of 115 family rental units shall be set aside and affordable to low and moderate income households.

h. Maximum Number of Hotel or Extended Stay Hotel Guest Rooms: 150.

i. Maximum Floor Area for Nonresidential Uses (excludes multifamily dwelling units and related multifamily amenities and accessory uses): 216,687 square feet, which shall be contained in the Hotel or Extended Stay Hotel Building and may include 20,000 square feet of retail and other permitted non-hotel nonresidential uses on the first floor.

j. Maximum impervious coverage: 80%.

k. Area, Yard and Building Requirements.

1. Minimum tract area: 30 acres.
2. Minimum tract frontage: 700 feet.
3. Minimum tract width: 700 feet.
4. Principal Buildings.

(a) Minimum building setback from the Martinsville Road right-of-way: 150 feet.

(b) Minimum building setback from a residential zone, not including a multifamily



housing zone: 65 feet.

- (c) Minimum building setback from any other property line: 20 feet.
- (d) Minimum building setback from the curblin or edge of pavement of any internal street, parking space or other vehicular area excluding entrances to under-building parking: 10 feet.
- (e) Minimum distance between principal buildings: 50 feet.
- (f) Building projections such as canopies, awnings, balconies and similar unenclosed features and architectural elements designed to provide visual interest may extend into the above required setbacks/distances by not more than 10 feet.
- (g) Maximum height.
  - (1) New multifamily buildings: four stories, including any parking level, and 60 feet, as measured from finished grade based on the grading plan approved by the Board. If the building is located at least 175 feet from the Martinsville Road right-of-way, the maximum height shall be four stories, including any parking level, and 70 feet.
  - (2) A multifamily building created by repurposing the existing office building: five stories, including any parking level, and 70 feet, as measured from finished grade based on the grading plan approved by the Board.
  - (3) Hotel or extended stay hotel building: four stories, including any parking level, and 60 feet, as measured from finished grade based on the grading plan approved by the Board. If the building is located at least 160 feet from the Martinsville Road right-of-way and from any residential zone, the maximum height shall be five stories, including any parking level, and 70 feet.

## 5. Accessory Structures.

- (a) Accessory structures shall not be located in a front yard.
- (b) Accessory structures shall not be located within 20 feet of any property line.
- (c) Maximum height of accessory structures: 20 feet.

## 1. Parking and Loading.

- 1. Parking spaces may be constructed as surface parking or within a building or structure, and shall be provided in accordance with the New Jersey Residential Site Improvement Standards (RSIS; N.J.A.C. 5:21) and this chapter.
- 2. Minimum parking setback from the Martinsville Road right-of-way: 75 feet.
- 3. Minimum parking setback from a residential zone, not including a multifamily housing zone: 65 feet.
- 4. Minimum parking setback from any other property line: 20 feet.

5. Loading spaces shall be provided in accordance with this chapter, except shared loading spaces shall be permitted. Where multiple uses occupy a single building, the minimum required number of loading spaces shall be based on the total floor area of the building, regardless of the number of uses in the building. For a hotel or extended stay hotel building, a minimum of one shared loading space shall be provided to serve all hotel, retail and other uses in the building.
- m. Buffers.
    1. Buffers designed and constructed in accordance with Section 21-28 shall be required where the tract in the Westgate Village Mixed Use Zone abuts a residentially zoned lot or lots, not including a lot in a multifamily housing zone.
    2. In addition to the exceptions set forth in § 21-28.2.b, accessory uses and accessory structures not exceeding 500 square feet in footprint or 20 feet in height shall be permitted in buffers when specifically approved by the Board.
  - n. Mechanical equipment and other utility hardware placed on the roof of any buildings shall be properly screened from public view.
  - o. All uses shall be serviced by public water and public sanitary sewer systems.
  - p. Signs.
    1. Multifamily Uses. For each neighborhood in the development, one main identification sign not exceeding 30 square feet in area and six feet in height shall be permitted. The sign(s) shall be located not less than 20 feet from all tract property lines.
    2. Nonresidential Uses. Freestanding and wall-mounted signs shall be permitted as set forth in this chapter for the E-3 Zone.
    3. In addition to the above, the Board may approve directional, wayfinding and building identification sign(s) which are not intended to be visible from off site, provided each such sign shall not exceed 24 square feet in area.
  - q. Neighborhood Recreation Amenities. The site plan shall include adequate neighborhood recreation amenities to serve each age group residing in the multifamily dwelling units. On-site recreation amenities shall be subject to approval by the Board and shall provide formal and informal recreation activities that may include, but not be limited to, some of the following: outdoor swimming areas, outdoor seating areas, tot lots, playgrounds, play fields, and similar indoor or outdoor active or passive recreation areas. Recreation amenities may also include paths for bike riding, hiking or walking.
  - r. Site Plan. The site plan, including the building and parking layout and the location of preserved wooded areas, shall be organized substantially in accordance with Figure Z of this chapter, provided that the building and parking layout shown on Figure Z is meant as a guideline and may be modified by the developer to reflect market conditions, site constraints, applicable development regulations and other relevant factors. The final layout shall be approved by the Board.
  - s. An applicant may file a development application with the Planning Board or Zoning Board of Adjustment on or after September 1, 2025, provided there are no unresolved



challenges at that time: (1) to the Township's calculation of its prospective need obligation for the Fourth Round 2025 to 2035, including any challenges by Fair Share Housing Center and the New Jersey Builder's Association ("Fair Share Challenge"); and (2) and that the Township Committee has determined that the proposed application and site plan has been included in to the Township's adopted Housing Element and Fair Share Plan by August 31, 2025 ("HEFSP Challenge") in accordance with the Administrative Directive of the Courts #14-24. If either a HEFSP Challenge or Fair Share Challenge is filed, the applicant may only file a development application upon the resolution of both the HEFSP Challenge and the Fair Share Challenge.

t. Multi-family Dwelling Unit Affordable Housing Requirements.

1. The Affordable housing development shall conform to Chapter 21, Article XIII, Affordable Housing for very low-, low- and moderate-income units and the provisions of N.J.A.C. 5:80-26.1 et. seq. ("UHAC").
2. One hundred fifteen (115) multi-family units shall be affordable to low and moderate income households and must be included in the initial site plan submitted by the applicant, must be constructed at the same time as any other permitted uses, and must obtain certificates of occupancy prior to or at the same time as any other permitted uses.
3. The Affordable Units shall be provided in accordance with ~~the schedule set forth in N.J.A.C. 5:93-5.6(d) UHAC~~ and in accordance with all other applicable New Jersey regulations and statutes governing the construction, delivery, marketing, tenant qualification, tenant placement, administration, and maintenance of affordable units for inclusionary development. ~~Certificates of occupancy shall be issued in accordance with the schedule provided at N.J.A.C. 5:93-5.6(d) to achieve compliance with this requirement.~~
4. Term of Affordable Units: In accordance with N.J.A.C. 5:80-26.1 et. seq., and in accordance with the voluntary agreement of the owner of the Westgate Drive property which, in part, induced the Township to re-zone that property to an inclusionary low and moderate income housing site, with other uses permitted, the period within which the Affordable Units shall be restricted to low and moderate income households shall be an initial 40-year term beginning on the date of issuance of a certificate of occupancy for each set-aside unit (the "initial 40-year term"), followed by a second 20-year term (the "second 20-year term") which, however, the Township shall have the option of canceling. In the event that the Township does not provide written notice of cancellation of the second 20-year term prior to the conclusion of the initial 40-year term, the second 20-year term shall begin running automatically at the conclusion of the initial 40-year term. The Township shall be entitled to credits for the Affordable Units as may be allowed by then-applicable law. The Township will retain any rights it has under ~~N.J.A.C. 5:80-26.1 et. seq. (Uniform Housing Affordability Controls- "U.H.A.C.")~~ UHAC to continue to maintain affordability controls on the Westgate Drive site.
5. Income Distribution Requirements: The affordable dwelling units shall be split between very low-, low-, and moderate-income units as those terms are defined in N.J.S.A. 52:27D-304 and UHAC, N.J.A.C. 5:93-7.2, and the U.H.A.C. ~~A minimum of fifty percent (50%) of the affordable housing units shall be affordable to low-~~

~~income households. At least thirteen percent (13%) of the affordable units shall be very low-income units. Thirteen percent (13%) of the affordable units that shall be very low-income units shall count toward the total of all low-income units required. Not more than fifty percent (50%) of the affordable housing units shall be available as moderate-income housing units.~~

6. **Bedroom mix:** The affordable dwelling units shall have a bedroom mix as set forth in ~~N.J.A.C. 5:93-7.1, et seq., and UHAC.~~

7. **Other Affordable Housing Unit Requirements.**

- (a) The Developer will comply with all applicable requirements of UHAC and the Township's Affordable Housing Ordinance, including, but not limited to: (1) affirmative marketing requirements; and (2) tenant qualification, screening and placement requirements, including annual income qualification of tenants, which shall be reported on an annual basis to the Township's Administrative Agent and affordable housing liaison.
- (b) The Developer may, in its sole discretion, choose to serve as the Administrative Agent for the affordable units. If the Developer does not elect to serve as the Administrative Agent for the affordable units, the Developer shall contract with either (1) a qualified and experienced third-party Administrative Agent, or (2) the Township's Administrative Agent, for administration of the affordable units. The developer shall pay all costs for administration of the affordable units, including annual reporting to the Township and providing information and documentation that may be needed by the Township for affordable housing annual reporting obligations. The Developer shall pay the cost for all administrative and recording of Deed Restrictions associated with the affordable housing units.
- (c) Whether the Developer acts as the Administrative Agent or contracts with the Township's Administrative Agent or another qualified Administrative Agent, the Developer shall agree to provide, within thirty (30) days after written notice, detailed information reasonably requested by the Township or the Township's Administrative Agent concerning the Developer's compliance with the ~~UHAC~~ UHAC, the Township's Affordable Housing Ordinance, the Township's Amended Affordable Housing Plan, and any applicable Court orders (including the Township's JOR Order for the Third Round and subsequent Rounds of affordable housing obligations), and all applicable laws and regulations.
- (d) In all respects, the Developer shall comply with the requirements of the NJ Fair Housing Act, ~~the Uniform Housing and Affordability Controls~~ UHAC, Bernards Township's affordable housing ordinance and all other applicable law pertaining to occupancy and administration of the affordable housing units.
- (e) The affordable housing units shall be interspersed among the market-rate multi-family units on all floors of Buildings A, B, and D, as identified on Figure Z of this chapter, such that the affordable housing units are indistinguishable from the market-rate housing units within each of these buildings, ~~and in all cases the affordable housing units shall be in accordance with UHAC.~~
- (f) The developer shall provide floor plans identifying the location of all affordable



units with respect to bedroom type and affordability classification (i.e., very low-, low- and moderate-income units), and shall include the square footage of each affordable unit provided.

- u. Subdivision of lots. The subdivision of land within the Westgate Village Mixed Use Zone for the purpose of financing, property management, conveyance or creation of fee simple lots shall be permitted by the Board, notwithstanding that after subdivision the individual lots and improvements thereon may not comply with all requirements of this chapter, provided that the pre-subdivision lot remains in compliance with the site plan approved by the Board. Any subdivision shall be subject to the Board conditioning final subdivision approval upon submission by the applicant and approval by the Township Attorney, of a declaration of covenants and restrictions or other suitable instrument setting forth the mechanisms by which and providing adequate assurances dealing with items, including but not limited to access, security, outside cleaning and other routine external maintenance, external repainting, maintenance of the common open space, garbage collection, snow removal and other appropriate items that are to be provided for the development.

**Part V.** Existing Figure Z, the site plan referenced by existing § 21-10.5.c.18 and included as an attachment to Chapter 21, is deleted and replaced with a new Figure Z, which is referenced by new § 21-10.4.3.r and attached hereto.

The Township Clerk is directed to give notice at least ten days prior to hearing on the adoption of this ordinance to the Somerset County Planning Board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of the ordinance as finally adopted with the Somerset County Planning Board as required by N.J.S. 40:55D-16. The Clerk shall also forthwith transmit a copy of this ordinance after final passage to the Township Tax Assessor as required by N.J.S. 40:49-2.1.

#### EXPLANATORY STATEMENT:

The purpose of this ordinance amendment is to create the Westgate Village Mixed Use Zone, which encompasses the same property presently located within the Westgate Village Mixed Use Senior Overlay Zone within the E-3 Zone, i.e., 477 Martinsville Road, also known as Westgate Corporate Center. The provisions of the new mixed use zone are similar to the existing overlay zone, except the zoning requirements have been amended to further address the housing needs set forth in the Township Master Plan. Compared to the existing overlay zone, the new zone permits less nonresidential floor area and more dwelling units, which will be family rental units as opposed to age-restricted (senior) units, to better address the Township's Statutory affordable housing obligations. At least 115 of the dwelling units will be affordable to low and moderate income families.

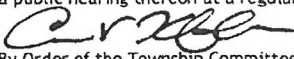
#### TOWNSHIP OF BERNARDS PUBLIC NOTICE

Ordinance #2575 was introduced and passed on first reading by the Township Committee of the Township of Bernards in the County of Somerset on 03/11/2025 and then ordered to be published according to law. It will be further considered for final passage and adoption at a public hearing held at a meeting of the Township Committee at the Municipal Building, 1 Collyer Lane, Basking Ridge, NJ in said township on 04/15/2025, at 7:30 P.M., when and where, or at such time and place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance. A complete text of this ordinance is available in the Office of the Municipal Clerk, 1 Collyer Lane, Basking Ridge, NJ, from 8:30 A.M. to 4:30 P.M., Monday through Friday. Copies are also available via e-mail from [ckieffer@bernards.org](mailto:ckieffer@bernards.org).

  
By Order of the Township Committee  
Christine V. Kieffer, Municipal Clerk

TOWNSHIP OF BERNARDS  
PUBLIC NOTICE

Notice is hereby given that Bernards Township Ordinance #2575 was introduced and passed on first reading at a meeting of the Township Committee on 03/11/2025 and was passed on final reading and adopted following a public hearing thereon at a regular meeting of the Governing Body of the Township of Bernards on 04/15/2025.

  
By Order of the Township Committee  
Christine V. Kieffer, Municipal Clerk