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2025 Housing Element & Fair Share Plan

Township of Bridgewater

June 12, 2025

Prepared for:

Township of Bridgewater

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2025 Housing Element & Fair Share Plan

Township of Bridgewater

Somerset County, New Jersey

Adopted by the Planning Board: June 25, 2025

The original of this report was signed and sealed in accordance with NJSA 45:14A-12.

BWT-0374

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I. Introduction

According to the New Jersey Fair Housing Act, a Housing Plan Element shall be designed to meet the municipality's fair share of its region's present and prospective housing needs, with particular attention to low- and moderate-income housing.

Affordable housing in New Jersey has a long, convoluted history dating back to 1975, when the New Jersey Supreme Court ruled that each municipality within the State has a constitutional obligation to provide a realistic opportunity for the construction of their fair share of affordable housing. This landmark decision is commonly referred to as Mount Laurel I, as the defendant was the Township of Mount Laurel. In 1983, the New Jersey Supreme Court upheld its Mount Laurel I decision and created builder's remedy as a means of enforcement (known as Mount Laurel II). In response to the court decisions, the Fair Housing Act ("FHA") was adopted in 1985, which provided an administrative process for municipal compliance. The FHA also created the Council on Affordable Housing (COAH), which was responsible for promulgating municipal obligations, adopting regulations, and administering the compliance process. The first round of affordable housing spanned from 1987 to 1993. This was followed by the second round from 1993 to 1999.

The third round of affordable housing commenced in 1999, but COAH failed to establish new affordable housing obligations. Several lawsuits were filed between 2008 and 2015 regarding the obligation. Ultimately, on March 10, 2015, the Supreme Court ruled that COAH failed to act and, as a result, the Courts assumed jurisdiction over the Fair Housing Act. The decision and accompanying Order divided municipalities into one of three categories – those that achieved Third Round Substantive Certification, those that filed or petitioned COAH and those that had never participated in the COAH process.

The transitional process created by the Supreme Court tracked the Fair Housing Act procedures for compliance. In this regard, the process permitted municipalities to file a Declaratory Judgment Action during a 30-day window between June 8 and July 8, 2015 that sought an adjudication as to their fair share obligations. This would enable the municipality to comply voluntarily with its constitutional obligation to provide a realistic opportunity for the construction of its fair share of the regions' low- and moderate-income households.

On January 18, 2017, the Supreme Court ruled that municipalities are responsible for obligations accruing during the so-called "gap period," the period between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before-calculated component of Present Need (also referred to as Rehabilitation Obligation), which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

Between 2015 and 2024, towns that elected to voluntarily comply with their constitutional obligation participated in mediation sessions, reached settlement agreements, adopted Housing Element and Fair Share Reports, and most towns concluded the process with a judgment of repose and compliance. As a result of COAH's inability to function, the third round period spanned from 1999 to 2025.

Then, on March 20, 2024, Governor Murphy signed legislation that dramatically modified the State's affordable housing regulations. The 75-page bill, known as A4, abolished COAH, modified the process of affordable housing compliance, amended bonus credits, and, among other changes, set forth several important deadlines. P.L. 2024, c.2 ("Amended FHA") charged the Department of Community Affairs

("DCA") with the preparation of fourth round obligations and set forth aggressive timelines for compliance. In October of 2024, DCA published a report on its calculations of regional need and municipal present (Rehabilitation Obligation) and prospective (Fourth Round Obligation) fair share obligations. The Report is entitled "Affordable Housing Obligation of 2025-2035 (Fourth Round) Methodology and Background". The DCA calculated Bridgewater's present need obligation as 130 and its prospective need obligation as 474. Municipalities were required to adopt a binding resolution outlining their present and prospective fair share obligations by January 31, 2025. On January 30, 2025, the Township Council adopted Resolution No. 25-01-30-068 accepting the DCA's calculation of the Township's present need and correcting the developable land data regarding Bridgewater's prospective obligation. The modifications resulted in an adjusted Fourth Round Obligation. The Township of Bridgewater also filed a Complaint for Declaratory Relief on January 31, 2025, as part of the compliance certification process outlined in the Director of the Administrative Office of the Courts Directive #14-24.

During the 30-day challenge window, the New Jersey Builder's Association ("NJBA") challenged the Township's Fourth Round Obligation. Mediation was conducted in March of 2025, but a settlement could not be reached and the Township proceeded to a session. (It should be noted that the NJBA elected not to attend said session.) The Court later issued a decision regarding the obligation on April 23, 2025 that determined the Township's obligation to be 421.

This is the Township of Bridgewater's Housing Element and Fair Share Plan ("HEFSP") for the period between 2025 and 2035, known as the Fourth Round. Bridgewater seeks to voluntarily comply with its constitutional obligation to provide a realistic opportunity for affordable housing. This HEFSP is prepared utilizing the Prior Round Rules¹, Third Round Rules² (as applicable), and the amendments implemented in P.L. 2024, c.2. Each municipality in the State has a four-part obligation:

1. Rehabilitation Obligation
2. Prior First and Second Round Obligations (1987-1999)
3. Third Round Obligation (1999 – 2025)
4. Fourth Round Obligation (2025-2035)

Affordable Housing History

A summary of Bridgewater's historic affordable housing timeline is included below:

- **July 13, 1985** | Bridgewater issued a Judgment of Compliance for the First Round,
- **March 1, 1995** | Bridgewater petitioned COAH for Second Round Substantive Certification.
- **December 6, 1995** | COAH granted Bridgewater Second Round Substantive Certification.
- **March 9, 2005** | COAH granted extended Second Round Substantive Certification.
- **July 6, 2015** | Bridgewater filed a Declaratory Judgment Action seeking to comply with its constitutional mandate to provide affordable housing in accordance with the March 10, 2015 New Jersey Supreme Court Order.

¹ NJAC 5:91 (Procedural) and NJAC 5:93 (Substantive) Rules, which can be found at: [New Jersey Department of Community Affairs | Second Round Regulations](#)

²NJAC 5:96 (Procedural) and NJAC 5:97 (Substantive) Rules, which can be found at: <https://nj.gov/dca/dlps/hss/thirdroundregs.shtml>

- **February 10, 2017** | Bridgewater executed a Settlement Agreement with FSHC (see Appendix A).
- **December 8, 2017** | Final Judgment of Compliance and Repose issued by Judge Miller (see Appendix B).
- **August 15, 2022** | Bridgewater executed a Settlement Agreement with GCP Bridgewater, LP to convert the existing Hyatt House hotel into an inclusionary multi-family housing development.
- **January 25, 2024** | Bridgewater executed an Amended Settlement Agreement with FSHC (see Appendix C).
- **May 15, 2024** | Farness Hearing before Judge Shanahan.
- **May 21, 2024** | Fairness Order and Amended Judgment of Compliance and Repose issued by Judge Shanahan (see Appendix D).
- **January 30, 2025** | Governing body adopts Resolution 25-01-30-068 committing to fourth round obligations (Appendix E).
- **January 31, 2025** | Complaint for Declaratory Relief filed (see Appendix F).
- **April 15, 2025** | Statement of Reasons entered on Ecourts (see Appendix G).
- **April 23, 2025** | Decision & Order on Fair Share Obligation entered by Judge Mennen (see Appendix H).

Municipal Summary

The Township of Bridgewater is located in central Somerset County and encompasses over 32 square miles. The area of the Township to the north of US Route 22 is primarily residential with commercial uses mixed in along US Route 202/206 and in the Martinsville section of the Township. Much of the Township's non-residential uses are focused along US Route 22 and the southeastern and southwestern "legs" of the Township. Additionally, major retail and office hubs such as the Bridgewater Commons Mall and Somerset Corporate Center are located at the Interstate 287/US Route 22 interchange. Residential uses also exist in the southern "legs" of the Township but are located away from major roadways. The Township is surrounded by Bernards Township, Warren Township, Green Brook Township, Borough of Middlesex, Borough of Bound Brook, Borough of South Bound Brook, Franklin Township, Borough of Manville, Borough of Somerville, Borough of Raritan, Hillsborough Township, Branchburg Township, and Bedminster Township. View Bridgewater's regional location on the map on page 5.

Bridgewater is served by the New Jersey Transit Raritan Valley Line, which connects the Township to High Bridge, Newark Secaucus Junction, and New York City. The train stops in Bridgewater in the southeast portion of town near the TD Bank Ballpark. The train also stops in downtown Somerville and in Raritan, which are both located between the southern "legs" of Bridgewater. The Township is also served by two New Jersey Transit bus service lines, which connect riders to Newark and New York City. The bus stops for each are located at the Bridgewater Commons Mall and in nearby Somerville.

According to the Census, between 2010 and 2020, Bridgewater's population increased by over 3% (1,513 residents) from 44,464 to 45,977 residents.³ It should be noted that the 2022 American Community

³ Information sourced from <https://data.census.gov/>, accessed June 2, 2025.

Survey ("ACS"), available from the US Census Bureau, estimates Bridgewater's population at 46,079 residents, which is just over 100 residents more than reported in the 2020 Census.⁴ Looking into the future, the North Jersey Transportation Planning Authority ("NJTPA") projects that the Township will grow to 47,713 residents by the year 2050.⁵

Affordable Housing Obligation

The Township of Bridgewater has agreed to a Rehabilitation Obligation of 130 units. The Township's Prior Round Obligation ("PRO"), as indicated by its Second Round Substantive Certification and the 2017 FSHC Settlement Agreement is 713. Bridgewater agreed to 1,414-unit Third Round Obligation ("TRO"). The Township has received a Fourth Round Obligation ("FRO") of 421.

The chart below illustrates the Township's four-part obligation.

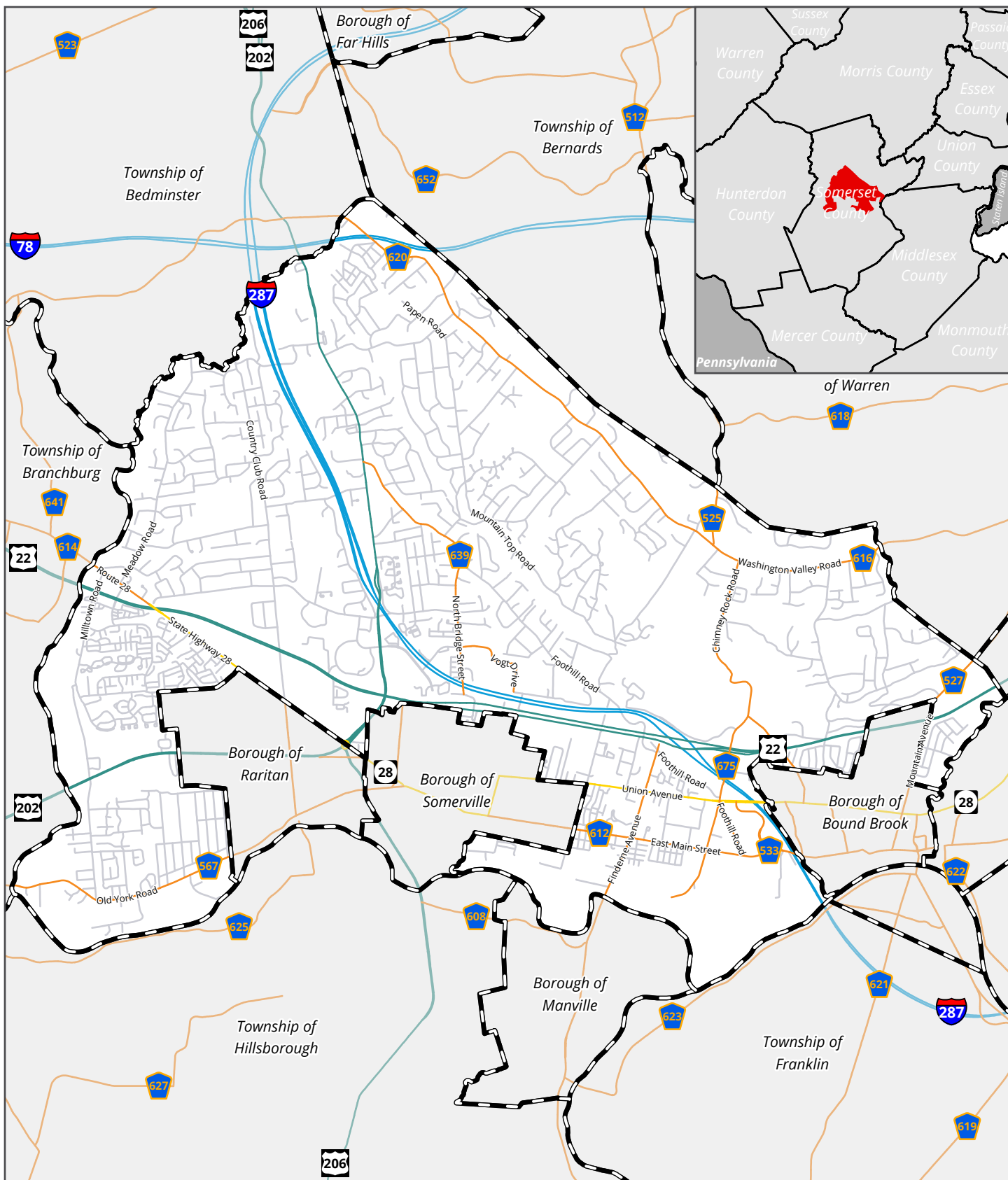
Affordable Housing Obligation				
	Rehabilitation	Prior Round 1987 - 1999	Third Round 1999 - 2025	Fourth Round 2025 - 2035
Obligation	130	713	1,414	421

Township Goal

It is the overall goal of the HEFSP, in combination with the Land Use Plan, to provide the planning context in which access to low- and moderate-income housing can be provided in accordance with the requirements of the Fair Housing Act and the laws of the State of New Jersey, while respecting the character, scale, and density of the Township of Bridgewater.

⁴ Ibid.

⁵ Information sourced from NJTPA Plan 2050, Appendix E, "Demographic Forecasts", <https://www.njtpa.org/plan2050>, accessed June 2, 2025.



REGIONAL LOCATION
TOWNSHIP OF BRIDGEWATER
 SOMERSET COUNTY, NEW JERSEY

0 0.625 1.25
 1 inch = 1.25 miles



This map was developed using GIS digital data from NJDOT and NJGIN, but this secondary product has not been verified and is not state-authorized.

June 3, 2025
 BWT0374

HOUSING ELEMENT

Township of Bridgewater

II. Content of Housing Element

The Amended Fair Housing Act requires that “the housing element be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing”. As per the Municipal Land Use Law (“MLUL”), specifically NJSA 52:27D-310, a housing element must contain at least the following items:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose conducting this inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low-and moderate-income housing for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52-27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, C.120 (C.13-20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and

- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

Chapters III. through IX. address a. through i. above except for the determination of the Township's affordable housing obligation (subsection e.) and the Highlands Council (subsection h.). Bridgewater's four-part obligation is discussed in Chapter XI. Additionally, Bridgewater is not within the jurisdiction of the Highlands Council and, as a result, subsection h. is not applicable.

III. Bridgewater's Population Demographics

The Township of Bridgewater saw rapid growth during the mid-1990s. Between 1940 and 1950, the population grew from 4,934 to 8,234 or an increase of 66.9%. During the 1950s and 1960s, the population nearly doubled each decade up to 30,235 residents in 1970. The 1970s saw a decline of just over 1,000 Bridgewater residents. However, the population grew by 11.4% in the 1980s and by over 32% in the 1990s. Since 2000, the Township has seen modest growth at a rate of roughly 3.5% each decade. The 2020 Census reported the population of Bridgewater at 45,977 residents. As of the 2022 ACS, the Township had an estimated population of 46,079 residents.

Population Growth

Year	Population	Change	Percent
1940	4,934	-	-
1950	8,234	3,300	66.9%
1960	15,789	7,555	91.8%
1970	30,235	14,446	91.5%
1980	29,175	-1,060	-3.5%
1990	32,509	3,334	11.4%
2000	42,940	10,431	32.1%
2010	44,464	1,524	3.5%
2020	45,977	1,513	3.4%

Source: NJ Population Trends 1790 to 2000

<https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf>; 2010 & 2020 Census Table P1

The NJTPA Plan 2050 projects that the Township's population will grow to 47,713 residents by 2050 from their baseline 2015 population of 45,032. This represents an increase of 2,681 residents, or an average increase of approximately 77 residents annually over 35 years. It should be noted that the 2020 Decennial Census reported Bridgewater's population to be 45,977. Utilizing this population, the Township would need to gain 1,736 residents over the next 30 years, which translates to approximately 58 residents annually over 30 years.

Population Projection

Year	Population	Change	Percent
2015	45,032	---	---
2020	45,977	945	2.1%
2050	47,713	1,736	3.8%

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts,
<https://www.njtpa.org/plan2050>; 2020 Census Table P1

Age Distribution of Population

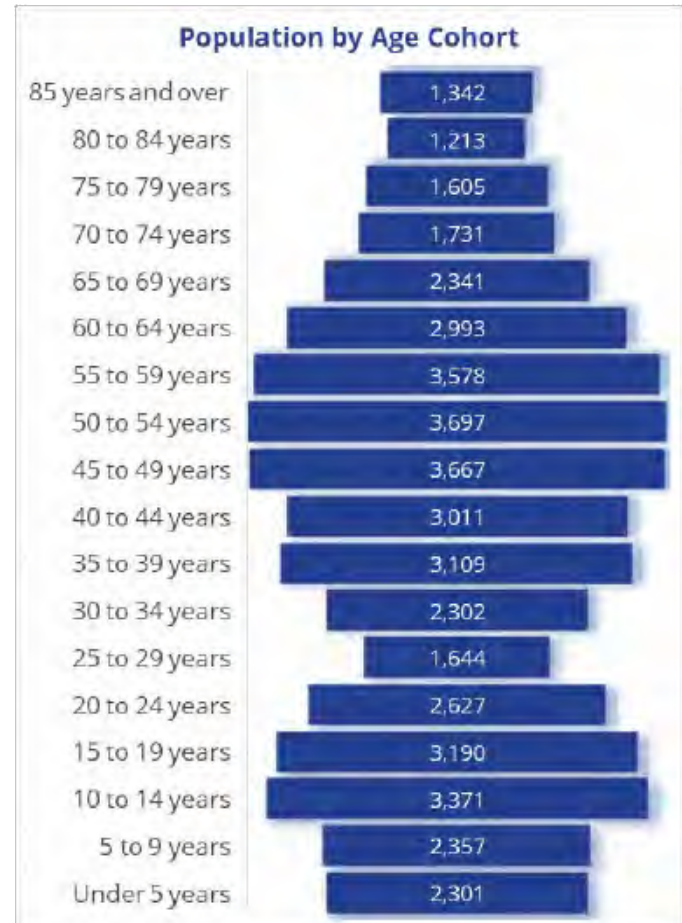
The 2022 ACS estimates 17.9% of Bridgewater's population was 65 years or older, while 24.3% of the population was 19 years or younger. The largest age cohort was estimated to be those aged 50 to 54 years, which comprised 8.0% (3,697 residents) of the Township's population. Residents aged 45 to 49 years totaled 3,667 residents, which also equates to 8.0% of the population. Rounding out the top three

age cohorts was residents aged 55 to 59 years with an estimated 3,578 residents (7.8%). It should be noted that residents aged 10 to 14 years comprised 7.3% of the population (3,371 residents). The 2022 ACS estimated the median age of Bridgewater's residents 43.5 years. See the table and chart below for further details.

Population by Age Cohort

Age	Total	Percent
85 years and over	1,342	2.9%
80 to 84 years	1,213	2.6%
75 to 79 years	1,605	3.5%
70 to 74 years	1,731	3.8%
65 to 69 years	2,341	5.1%
60 to 64 years	2,993	6.5%
55 to 59 years	3,578	7.8%
50 to 54 years	3,697	8.0%
45 to 49 years	3,667	8.0%
40 to 44 years	3,011	6.5%
35 to 39 years	3,109	6.7%
30 to 34 years	2,302	5.0%
25 to 29 years	1,644	3.6%
20 to 24 years	2,627	5.7%
15 to 19 years	3,190	6.9%
10 to 14 years	3,371	7.3%
5 to 9 years	2,357	5.1%
Under 5 years	2,301	5.0%
Total	46,079	100%

Source: 2022 ACS Table S0101



Household Size & Type

According to the 2022 ACS, Bridgewater had 16,276 households. A majority were married-couple families, which comprised over 65% of all households. Of those, 5,006 had children under 18 years old. Female householders with no spouse present comprised 20.6% of all households, while male householders with no spouse present comprised over 10%. Of all households with no spouse present, 530 had children under the age of 18 (3.3%), while 3,347 were living alone (20.6%). See the table on the following page for complete details.

Household Type

Type	Number	Percent
Married-couple family	10,636	65.3%
<i>with children under 18</i>	5,006	30.8%
Cohabiting couple	635	3.9%
<i>with children under 18</i>	145	0.9%
Male householder, no spouse	1,648	10.1%
<i>with children under 18</i>	78	0.5%
<i>living alone</i>	1,286	7.9%
Female householder, no spouse	3,357	20.6%
<i>with children under 18</i>	452	2.8%
<i>living alone</i>	2,061	12.7%
Total	16,276	100%

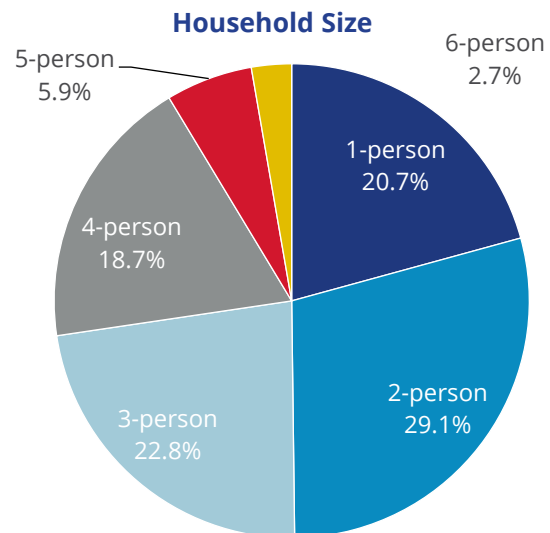
Source: 2022 ACS Table DP02

Two-person households, which comprised 28.8% of Bridgewater's households, were estimated to be the most common household size according to the 2022 ACS. Second-most common were three-person households, representing 22.7% of all households. Finally, one-person household comprised 20.6% of the 16,276 households in Bridgewater. It should be noted that 9.4%, or 1,524 households, contained five or more people, including 130 households with seven or more people. The table and pie chart below graphically illustrate the household size composition in Bridgewater. Additionally, the 2022 ACS estimated the average household size at 2.78 persons, which is slightly higher than reported in the 2010 Census (2.72 persons).

Household Size

Size	Total	Percent
1-person	3,347	20.6%
2-person	4,694	28.8%
3-person	3,689	22.7%
4-person	3,022	18.6%
5-person	954	5.9%
6-person	440	2.7%
7+ person	130	0.8%
Total	16,276	100%

Source: 2022 ACS Table B11016



Income & Poverty Status

The 2022 ACS estimated the median household income for the Township of Bridgewater to be \$158,514, which is over \$26,500 higher than Somerset County's and over \$61,000 more than the State's. Similarly,

the median family income for Bridgewater was estimated at \$187,542, which is over \$26,000 greater than the County's and over \$68,000 greater than the State's. Finally, the Township's per capita income was estimated at \$65,939, which is slightly less than the County's \$67,554 per capita income but nearly \$15,000 more than State's.

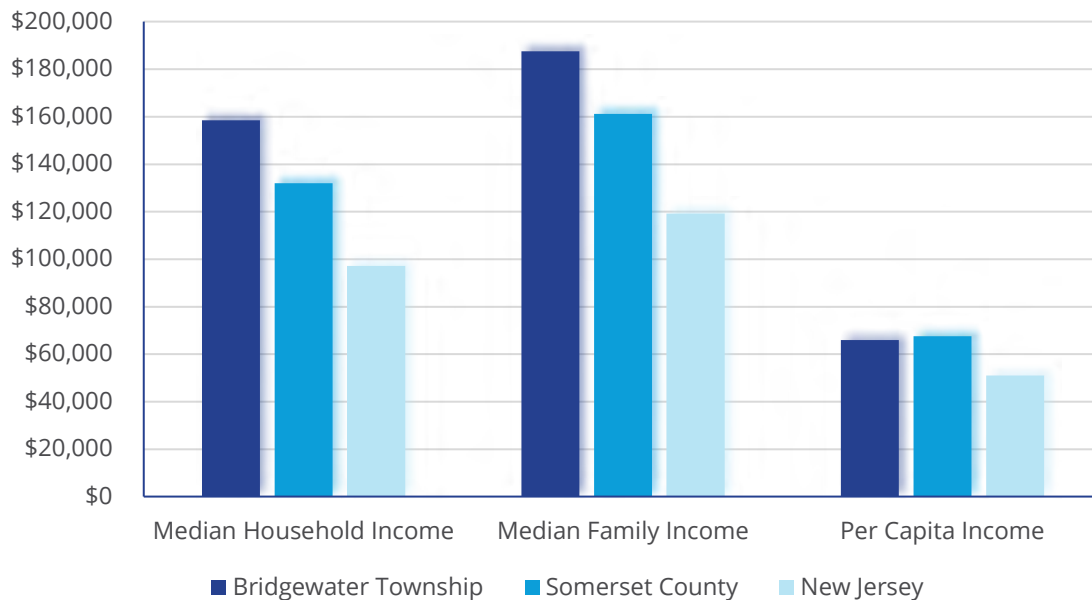
Bridgewater's poverty rate for individuals was estimated at 4.1%, which is 1.2% less than the County's and more than half of the State's. Similarly, the Township's poverty rate for families was estimated at 2.6%, which is just under 1% less than the County's and over twice that of the State's. The table and bar chart below provide a comparison between income and poverty characteristics.

Income and Poverty Characteristics

Income Type	Bridgewater Township	Somerset County	New Jersey
Median Household Income	\$158,514	\$131,948	\$97,126
Median Family Income	\$187,542	\$161,223	\$119,240
Per Capita Income	\$65,939	\$67,554	\$50,995
Poverty Status (Percent of People)	4.1%	5.3%	9.7%
Poverty Status (Percent of Families)	2.6%	3.4%	6.9%

Source: 2022 ACS Table DP03

Income Characteristics



According to the 2022 ACS, over 37% of households in Bridgewater (6,050) earn over \$200,000 annually. Household earning \$150,000 to \$199,999 comprised 15.8% of households (2,579). In total, nearly 68% or 11,037 households in Bridgewater had an annual income of \$100,000 or more. Only 62.3% of households in Somerset County and only 48.8% of households in New Jersey earned \$100,000 or more according to the 2022 ACS. It should be noted that 14.7% of households in Bridgewater earned less

than \$50,000. See the table below for additional details, which also compares the income ranges with Somerset County and New Jersey.

Household Income

Income Range	Bridgewater Township		Somerset County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	269	1.7%	3,435	2.7%	139,920	4.1%
\$10,000 to \$14,999	274	1.7%	1,979	1.6%	102,608	3.0%
\$15,000 to \$24,999	625	3.8%	4,495	3.5%	185,476	5.4%
\$25,000 to \$34,999	480	2.9%	4,884	3.8%	196,998	5.7%
\$35,000 to \$49,999	747	4.6%	6,829	5.4%	281,264	8.2%
\$50,000 to \$74,999	1,386	8.5%	12,369	9.7%	455,543	13.2%
\$75,000 to \$99,999	1,458	9.0%	14,165	11.1%	397,730	11.6%
\$100,000 to \$149,999	2,408	14.8%	23,224	18.2%	620,335	18.0%
\$150,000 to \$199,999	2,579	15.8%	16,753	13.1%	396,837	11.5%
\$200,000 or more	6,050	37.2%	39,433	30.9%	661,451	19.2%
Total	16,276	100%	127,566	100%	3,438,162	100%

Source: 2022 ACS Table DP03

IV. Bridgewater's Housing Demographics

Housing Type

The 2022 ACS estimated the Township's housing stock at 16,855 units. Single-family detached dwellings comprised a majority of the housing stock with 11,907 units or 70.6% of all dwellings. Single-family attached dwellings (e.g. townhomes) comprised 2,055 units or 12.2% of the housing stock, while units in buildings containing 20 or more dwelling units comprised 1,073 units or 6.4% of the housing stock. The Township contains an estimated 690 two-, three-, or four-unit residential structures, also known as duplexes, triplexes, and quadruplexes, which comprise 4.1% of the total housing stock. It should be noted that the 2022 ACS estimated there to be eight mobile homes, and seven "other" residential structure types such as boats, RVs, vans, etc. See the table below for details. Of the estimated 16,855 units in 2022, approximately 1,214 or 7.2% of the housing stock was or is affordable.

Housing Units in Structure

Structure	Number of Units	Percent
1-unit, detached	11,907	70.6%
1-unit, attached	2,055	12.2%
2 units	173	1.0%
3 or 4 units	517	3.1%
5 to 9 units	623	3.7%
10 to 19 units	492	2.9%
20 or more units	1,073	6.4%
Mobile Home	8	0.0%
Other (boat, RV, van, etc.)	7	0.0%
Total	16,855	100%

Source: 2022 ACS Table DP04

Occupancy Status

Of the 3,525 residential units, 16,276 units, or 96.6% of the housing stock, was occupied. This includes 13,863 owner-occupied units and 2,413 rental units. The 579 vacant units include properties listed for rent or for sale, rented or sold but not occupied, and seasonal rentals. However, a majority of vacant units (51.1%) were classified as "other". See the table on the following page for details.

Occupancy Status

Status	Units	Percent
Occupied Total	16,276	96.6%
Owner Occupied	13,863	85.2%
Renter Occupied	2,413	14.8%
Vacant Total	579	3.4%
For rent	150	25.9%
Rented, not occupied	49	8.5%
For Sale	42	7.3%
Sold, not occupied	21	3.6%
Seasonal	21	3.6%
For migrant workers	0	0.0%
Other	296	51.1%
Total	16,855	100%

Source: 2022 ACS Tables DP04 & B25004

The 2022 ACS estimated the average household size in Bridgewater was 2.78 persons, while the average family size was 3.26 persons. Comparing tenure, the average owner-occupied household was 2.89, while the average renter-occupied household was 2.15 persons.

Value & Rent of Housing Stock

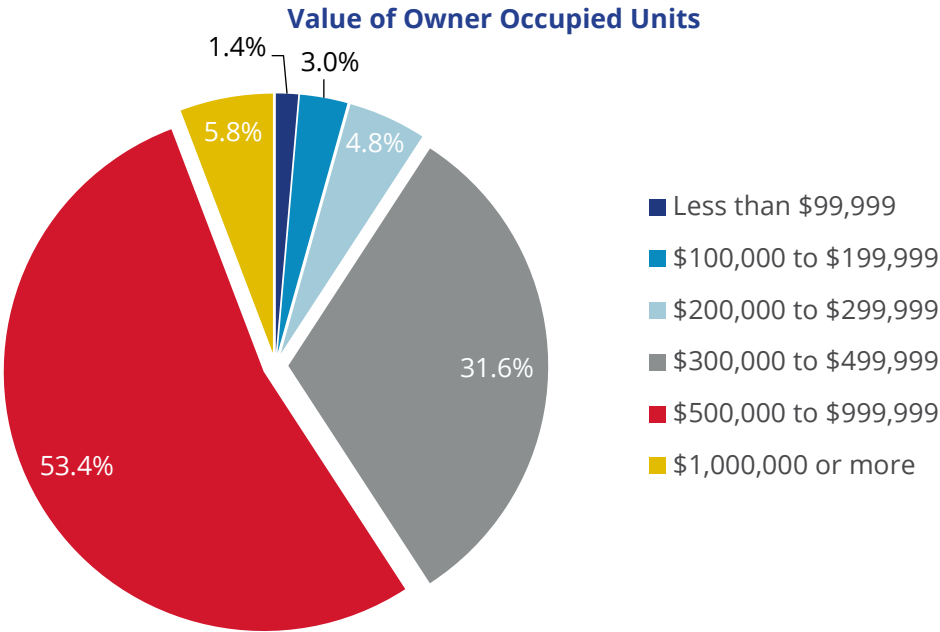
The 2022 ACS provided estimates for owner-occupied housing units in Bridgewater. According to the data, a majority of homes in the Township are worth more than \$500,000 (59.2%). This includes 801 homes (5.8%) worth over \$1 million. On the opposite end of the spectrum, only 9.2% of homes are valued at less than \$300,000. The median home value estimated in the 2022 ACS was \$555,600. See the table below and the chart on the following page.

Value of Owner Occupied Units

Value	Number of Units	Percent
Less than \$99,999	191	1.4%
\$100,000 to \$199,999	410	3.0%
\$200,000 to \$299,999	672	4.8%
\$300,000 to \$499,999	4,387	31.6%
\$500,000 to \$999,999	7,402	53.4%
\$1,000,000 or more	801	5.8%
Total	13,863	100%

Median Value \$555,600

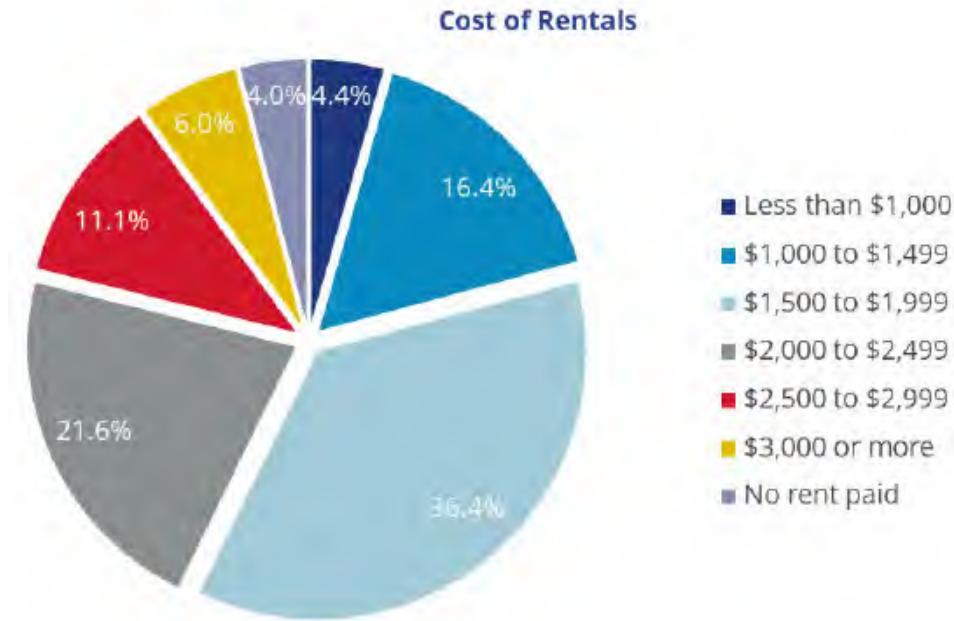
Source: 2022 ACS Table DP04



The median rent in the Township was estimated at \$1,873 per the 2022 ACS. Looking at the rent range for the Township’s 2,413 rental units, most fall in between \$1,500 and \$1,999 per month (879 units). Units that between \$2,000 and \$2,499 per month comprised 21.6% of rentals (522 units), while 16.4% of rentals cost between \$1,000 and \$1,499 per month. There were 107 rentals (4.4%) estimated to cost less than \$1,000 per month and 144 rentals (6%) estimated to cost \$3,000 or more. It should be noted 97 rental units were estimated to have no rent. See the table below and the chart on the following page for more information.

Cost of Rentals		
Cost	Number of Units	Percent
Less than \$1,000	107	4.4%
\$1,000 to \$1,499	395	16.4%
\$1,500 to \$1,999	879	36.4%
\$2,000 to \$2,499	522	21.6%
\$2,500 to \$2,999	269	11.1%
\$3,000 or more	144	6.0%
No rent paid	97	4.0%
Total	2,413	100%
Median (in dollars)	\$1,873	

Source: 2022 ACS Table DP04



Condition of Housing Stock

The Census does not classify housing units as standard or substandard, but it can provide an estimate of the substandard housing units that are occupied by low- and moderate-income households. All of the Census indicators available at the municipal level indicate a sound housing stock within Bridgewater. According to the 2022 ACS, an estimated 22 units lack complete plumbing facilities, while 158 units lack complete kitchen facilities. Additionally, 55 units lack adequate heat as no heating fuel (oil, gas, wood, etc.) is used.

Condition of Housing Stock

Condition	Number of Units	Percent
Lack of complete plumbing	22	0.14%
Lack of complete kitchen	158	0.97%
Lack of telephone service	49	0.30%
Lack of adequate heat	55	0.34%
Total Housing Stock	16,276	1.74%

Source: 2022 ACS Table DP04

Housing with 1.01 or more persons per room (excluding bathrooms and kitchens) is an index of overcrowding as defined by the U.S. Department of Housing and Urban Development.⁶ According to the 2022 ACS, of the Township's 16,276 occupied housing units, 136 units (0.8%) contained 1.01 to 1.5 persons per room and 56 units (0.3%) were estimated to have 1.51 or more persons per room. These 192 units may be considered overcrowded.

⁶ <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/overpayment-payment-and-overcrowding#:~:text=The%20U.S.%20Census%20defines%20an,room%20are%20considered%20severely%20overcrowded>. Accessed April 3, 2025.

Occupants Per Room

Occupants	Number of Units	Percent
1.00 or less	16,084	98.8%
1.01 to 1.50	136	0.8%
1.51 or more	56	0.3%
Total	16,276	100%

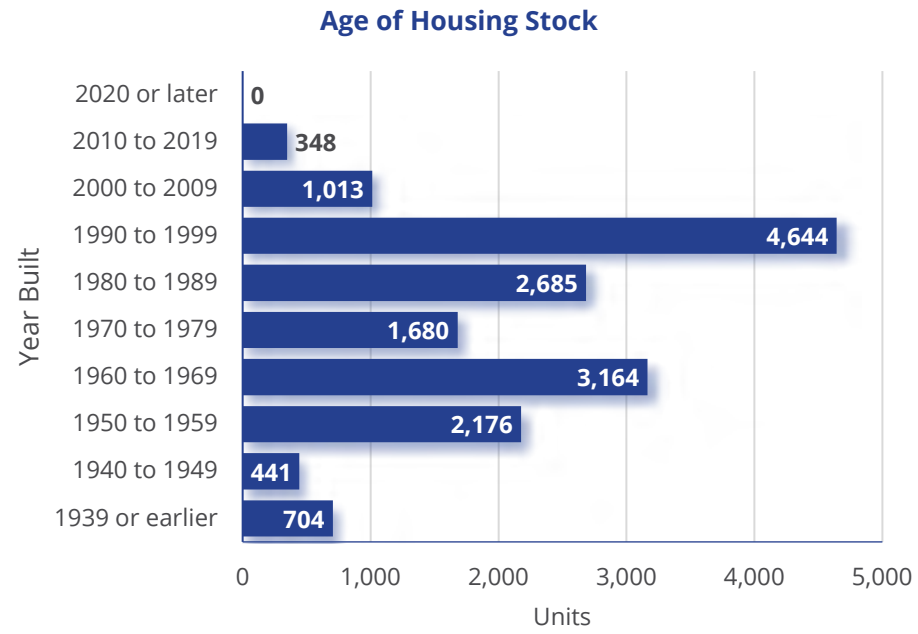
Source: 2022 ACS Table DP04

The table below and bar graph on page 19 provide the 2022 ACS estimates for the age of housing units in Bridgewater. An estimated 6,485 units, or 38.5%, of the Township's housing stock were constructed prior to 1970. Nearly 28% of units were constructed in the 1990s, while nearly 19% were constructed in the 1960s. Additionally, almost 16% of homes were constructed in the 1980s. Residential development has slowed since 2000 where only 1,013 homes were built in the 2000s and 348 were built in the 2010s. According to the ACS, no homes have been constructed since 2020. See the table below and the chart on the following page for more details. The Township's Rehabilitation Obligation is 130 units, reflecting the relatively good condition of these older homes.

Age of Housing Stock

Year Built	Number of Units	Percent
1939 or earlier	704	4.2%
1940 to 1949	441	2.6%
1950 to 1959	2,176	12.9%
1960 to 1969	3,164	18.8%
1970 to 1979	1,680	10.0%
1980 to 1989	2,685	15.9%
1990 to 1999	4,644	27.6%
2000 to 2009	1,013	6.0%
2010 to 2019	348	2.1%
2020 or later	0	0.0%
Total	16,855	100%

Source: 2022 ACS Table DP04



V. Bridgewater's Employment Demographics

The 2022 ACS estimated that Bridgewater had 24,697 residents over the age of 16 in the workforce. Of those, 23,871 (96.7%) were employed, which translates to a 3.3% unemployment rate. A majority of workers were private wage and salary worker (82.5%). However, 10.6% were workers employed by the government and 3.5% were self-employed. See the table below for details.

Class of Workers		
Class	Workers	Percent
Private wage and salary workers	20,371	82.5%
Government workers	2,623	10.6%
Self-employed workers	873	3.5%
Unpaid family workers	4	0.0%
Total employed residents	23,871	96.7%
Total unemployed residents	826	3.3%
Total residents in workforce	24,697	100%

Source: 2022 ACS Table DP03

Occupational Characteristics

The 2022 ACS estimated 15,153 workers were employed in management, business, science, and arts fields, which represents 63.5% of the Township's employed residents. Sales and office workers totaled 17.2% of employed residents, while 9.3% were employed in service positions. See the table below for details.

Occupation of Employed Population		
Occupation	Workers	Percent
Management, business, science, & arts	15,153	63.5%
Service	2,225	9.3%
Sales & office	4,101	17.2%
Natural resources, construction, & maintenance	1,060	4.4%
Production, transportation, & material moving	1,332	5.6%
Total	23,871	100%

Source: 2022 ACS Table DP03

Employment Projections

NJTPA's Plan 2050 estimates that the number of available jobs in Bridgewater will increase from 31,609 reported in 2015 to 33,802 in 2050. This represents an increase of 2,193 jobs, or an average annual increase of 63 jobs.

Employment Projection

Year	Jobs	Change	Percent
2015	31,609	---	---
2050	33,802	2,193	6.9%

Source: NJTPA Plan 2050, Appendix E

In-Place Employment By Industry

New Jersey's Department of Labor and Workforce Development ("NJDLWD") is the entity that reports on employment and wages within the State of New Jersey through the Quarterly Census of Employment and Wages ("QCEW"). The latest Municipal Report was completed in 2022. According to the data, there were 29,917 private sector jobs within Bridgewater, which were provided by an average of 1,498 employers. It should be noted that the Municipal Report redacted data from multiple private-sector industries for not meeting publication standards (agriculture, mining, and utilities). The "Private Sector Total" row in the table on the following page provides the totals for the reported data only. However, the 2022 QCEW document reported that Bridgewater had an average of 29,996 private-sector jobs provided by 1,500 employers, including the redacted data. Additionally, the QCEW data reflects employment within Bridgewater, regardless of where the employee lives.

Based on the 2022 QCEW data provided, the professional/technical industry had the largest number of employers and employed the most workers in the Township with an average of 5,350 jobs (17.9%) provided by 293 employers (19.6%). The retail trade industry had an average of 4,947 jobs (second-highest) provided by 192 employers (third-highest). There was an average of 1,709 jobs in the administration/waste remediation industry, which had the sixth-most number of employers (96). In the public sector, the 2022 QCEW Municipal Report indicated that there were two federal government employers, which had an average of 59 jobs and 12 local government employers, which had an average of 1,876 jobs. This included two local government education employers providing an average of 1,417 jobs. See the table on the following page for data on each industry sector.

Private and Public Sector Employment (2022)

Industry	Establishments		Employees		Annual Wages
	Total	Percent	Total	Percent	
Agriculture	-	-	-	-	-
Mining	-	-	-	-	-
Utilities	-	-	-	-	-
Construction	99	6.6%	625	2.1%	\$87,081
Manufacturing	44	2.9%	713	2.4%	\$143,862
Wholesale Trade	94	6.3%	3,007	10.1%	\$167,761
Retail Trade	192	12.8%	4,947	16.5%	\$52,487
Transportation/Warehousing	26	1.7%	511	1.7%	\$43,711
Information	18	1.2%	138	0.5%	\$61,310
Finance/Insurance	62	4.1%	1,827	6.1%	\$186,031
Real Estate	47	3.1%	345	1.2%	\$86,300
Professional/Technical	293	19.6%	5,350	17.9%	\$159,128
Management	25	1.7%	4,525	15.1%	\$217,957
Admin/Waste Remediation	96	6.4%	1,709	5.7%	\$65,668
Education	21	1.4%	180	0.6%	\$27,378
Health/Social	221	14.8%	2,859	9.6%	\$58,997
Arts/Entertainment	21	1.4%	548	1.8%	\$28,905
Accommodations/Food	107	7.1%	2,051	6.9%	\$31,116
Other Services	89	5.9%	537	1.8%	\$41,811
Unclassifieds	43	2.9%	45	0.2%	\$85,635
Private Sector Total	1,498	100%	29,917	100%	\$118,649
Federal Government	2	14.3%	59	3.0%	\$66,969
Local Government	12	85.7%	1,876	97.0%	\$77,342
Local Government Education	2	14.3%	1,417	73.2%	\$78,774
Public Sector Total	14	100%	1,935	100%	\$74,362

Source: The table values above are sourced from the NJDLWD's QCEW 2022 Municipal Report. It is noted that this Report has redacted multiple private sector industries for not meeting the publication standard. Therefore, the Private Sector Totals row has been calculated by this office using the published numbers.

Travel Time to Work

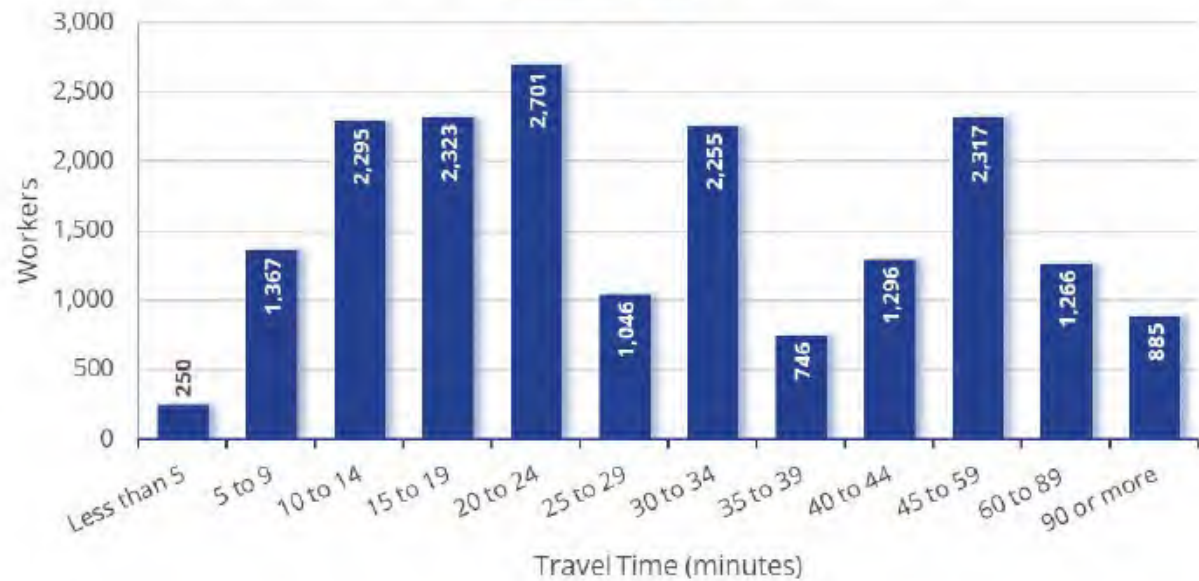
The 2022 ACS collected data regarding employed resident's commute time. The most common commute time was between 20 and 24 minutes, which was made by 2,701 workers. Commutes of 10 to 14 minutes, 15 to 19 minutes, 30 to 34 minutes, and 45 to 49 minutes were each made by roughly 2,300 employed residents. Additionally, 2,151 residents commuted more than one hour to work. The mean travel time was estimated at 27.2 minutes reflecting the varying commute times of Township residents. It should be noted that 4,609 workers, or 19.3% of all the Township's employed residents, reported they worked from home. See the table and chart on the following page for additional details.

Commute Time

Travel Time (minutes)	Workers	Percent
Less than 5	250	1.3%
5 to 9	1,367	7.3%
10 to 14	2,295	12.2%
15 to 19	2,323	12.4%
20 to 24	2,701	14.4%
25 to 29	1,046	5.6%
30 to 34	2,255	12.0%
35 to 39	746	4.0%
40 to 44	1,296	6.9%
45 to 59	2,317	12.4%
60 to 89	1,266	6.8%
90 or more	885	4.7%
Total	18,747	100.0%

Source: 2022 ACS Table B08303

Commute Time



VI. Projection of Housing Stock

As per the MLUL, specifically NJSA 52:27D-310, a housing element must contain a projection of the municipality's housing stock, including the probable future construction of low- and moderate- income housing for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

The DCA Division of Codes and Standards' website provides data on building permits, certificates of occupancy, and demolition permits for both residential and non-residential development through the New Jersey Construction Reporter. This database contains permit and certificate of occupancy information that is submitted by municipal construction officials across the State each month. The Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends. However, data from 2013 and onward was reviewed to determine more recent trends.

As shown in the table below, residential certificates of occupancy vary from year to year. In general, there have been less than 25 certificates issued each year between 2013 and 2024. Notably, there were 143 certificates issued in 2021, which included 22 one- and two-family units and 121 multi-family units. During the same 12-year period, a total of 93 demolition permits were issued. Therefore, there was a net development of 218 residential units in the Township over the past 12 years.

Historic Trend of Residential Certificates of Occupancy & Demolition Permits (2013-2024)

	'13	'14	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24	Total
COs Issued	19	9	13	12	24	19	23	9	143	7	22	11	311
Demolitions	10	11	18	3	0	9	9	5	11	5	7	5	93
Net Development	9	-2	-5	9	24	10	14	4	132	2	15	6	218

Source: NJDCA, Construction Reporter - Housing Units Certified and Demolition Permits, Yearly Summary & Monthly Data

Projecting into the future, the Township presently has 16 single-family homes that have been approved, with permits issued and the homes are either under construction or will commence construction shortly. Additionally, a 220-unit inclusionary multi-family development has been approved at 652 East Main Street and the Planning Board recently approved the Visions and Pathways application for ten units at 8 Third Avenue. Furthermore, a group home, a supportive housing facility, a 100% affordable multi-family development, and three inclusionary multi-family residential developments are anticipated to receive COs between now and the end of the Fourth Round. Projected development was based on historic development patterns as shown in the previous table above. The Township anticipates issuing 933 new COs between now and the end of the Fourth Round in 2035. The majority of the anticipated COs come from the approved and anticipated inclusionary multi-family residential developments, which are discussed in greater detail in Chapter XII. See the table on the following page for details.

Projection of Residential Development

	'25	'26	'27	'28	'29	'30	'31	'32	'33	'34	'35	Total
Projected Development	0	4	6	8	5	3	9	2	6	7	8	58
Approved Development with Permits Issued and Under Construction												16
1 Ridgeview Terrace	1											1
3 Ridgeview Terrace	1											1
7 Caruso Court	1											1
8 Whitnacks Court	1											1
17 Ventura Drive			1									1
51 Marie Avenue	1											1
69 Hillcrest Road		1										1
78 Hillcrest Road	1											1
129 Mountainside Lane	1											1
164 Leghorn Avenue		1										1
235 Orchard Street	1											1
774 Route 202/206	1											1
952 Route 202/206	1											1
1395 Washington Valley Road		1										1
1831 Washington Valley Road		1										1
2226 Brookside Drive		1										1
Approved Development, Permits Not Yet Issued												230
Eden Woods			110	110								220
Bridge House 2		10										10
Future Projects												629
901 US 202/206 (Group Home)		1										1
Whitney Court (Supportive Housing)			5									5
Cornell Boulevard			15									15
KRE				128								128
Bridgewater Plaza					140							140
1400 Frontier Road					170	170						340
Total	10	20	137	246	315	173	9	2	6	7	8	933

Of the 933 new residences projected to be built between now and 2035, 205 are anticipated to be reserved for low- and moderate-income households. See the table on the following page for further details.

Projection of Affordable Units

	'25	'26	'27	'28	'29	'30	'31	'32	'33	'34	'35	Total
Approved Development												54
Eden Woods			22	22								44
Bridge House 2		10										10
Future Projects												151
901 US 202/206 (Group Home)		1										1
Whitney Court (Supportive Housing)			5									5
Cornell Boulevard			15									15
KRE				28								28
Bridgewater Plaza					31							31
1400 Frontier Road					35	36						71
Total	0	11	42	50	66	36	0	0	0	0	0	205

VII. Capacity for Fair Share

This chapter of the HEFSP provides the following information as required by the rules:

- The Township's capacity to accommodate its housing needs.
- A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing.
- Lands of developers who have expressed a commitment to provide low- and moderate-income housing.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the proposed affordable housing sites.

Land Capacity

Bridgewater's capacity to accommodate its present and prospective affordable housing need is determined by three components - available land, water capacity, and sewer availability and capacity. Note that land development is limited by environmental features, parcel size, easements (conservation, sewer, water, etc.), and municipal regulations. In total, 10,167 acres of Bridgewater, or 49.09% of the Township's 20,711 acres, are encumbered by at least one environmentally sensitive area.

Environmental constraints within the Township of Bridgewater include:

- Waterbodies – 361.3 acres (1.74% of the Township's area), which includes various rivers, streams, and waterbodies such as Bound Brook, the Raritan River, and the North Branch of the Raritan River.
- 150-foot Riparian Buffer – 2,544.4 acres (12.29% of the Township's area)
- 50-foot Riparian Buffer – 389.7 acres (1.88% of the Township's area)
- Wetlands – 2,563.14 acres (12.38% of the Township's area)
- 50-ft Wetlands Buffer (excluding wetlands area) – 632.66 acres (3.05% of the Township's area)
- 150-foot Wetlands Buffer (excluding wetlands area) – 2,349.94 acres (11.35% of the Township's area)
- FEMA Special Flood Hazard Area Zone AE – 2,485.51 acres (12.0% of the Township's area), including 1,421.18 acres within the Floodway
- Slopes greater than 15% - 2,879.13 acres (13.9% of the Township's area)
- State Threatened species habitat (Landscape Rank 3) – 3,144.83 acres (15.18% of the Township's area)
- State Endangered species habitat (Landscape Rank 4) – 1,314.61 acres (6.35% of the Township's area)
- Vernal Habitat – 260.9 acres (1.26% of the Township's area)
- Potential Vernal Habitat – 1,484.84 acres (7.17% of the Township's area)

The maps illustrating these constraints can be viewed on pages 29 and 30.

Utility Capacity

The majority of Bridgewater Township has water (provided by New Jersey American Water) and sewer (collection by Bridgewater Township; treatment by Somerset Raritan Valley Sewerage Authority). Somerset Raritan Valley Sewerage Authority has indicated that the treatment plant currently has capacity for the proposed affordable housing developments discussed in Chapter XII. However, this capacity is on a first-come, first-served basis, and capacity cannot be reserved.⁷

As for water, the Township is unaware of any capacity limitations. Water is allocated on a first-come, first-served basis. Water lines exist in front of each of the proposed sites discussed in Chapter XII.

Appropriate Locations for Affordable Housing

Land that is most appropriate for the construction of low- and moderate- income housing includes the following:

1. Bridge House 2, operated by Visions and Pathways located on Block 508, Lot 4.01, with an address of 8 Third Avenue
2. "Eden Woods" located on Lots 3.01, 13.01, and 14 of Block 329 with an address of 652 Main Street
3. "901 Route 202/206" located on Block 477, Lot 15 with an address of 901 Route 202/206
4. "Whitney Court" located on Block 511, Lot 3 with an address of Whitney Court (no number assigned per tax card)
5. "Cornell Boulevard" located on Lot 2.01 of Block 406 with an address of Route 202/206 (no number assigned per tax card)
6. "KRE" located on Block 400, Lot 7.06 with an address of 520 Route 22 East
7. "Bridgewater Plaza" located on Block 170, Lot 14.02 with an address of 250 Route 28
8. "Garden Homes" located on Block 711, Lot 7 with an address of Frontier Road (no number assigned per tax card)

Existing structures appropriate for conversion to affordable housing include ranch-style homes, which may be cost effective to buy and convert to an alternative living arrangement. As for structures suitable for rehabilitation, according to the Township's Rehabilitation Obligation, 130 homes within Bridgewater are in need of a major system repair (e.g. roof, electric, plumbing, etc.).

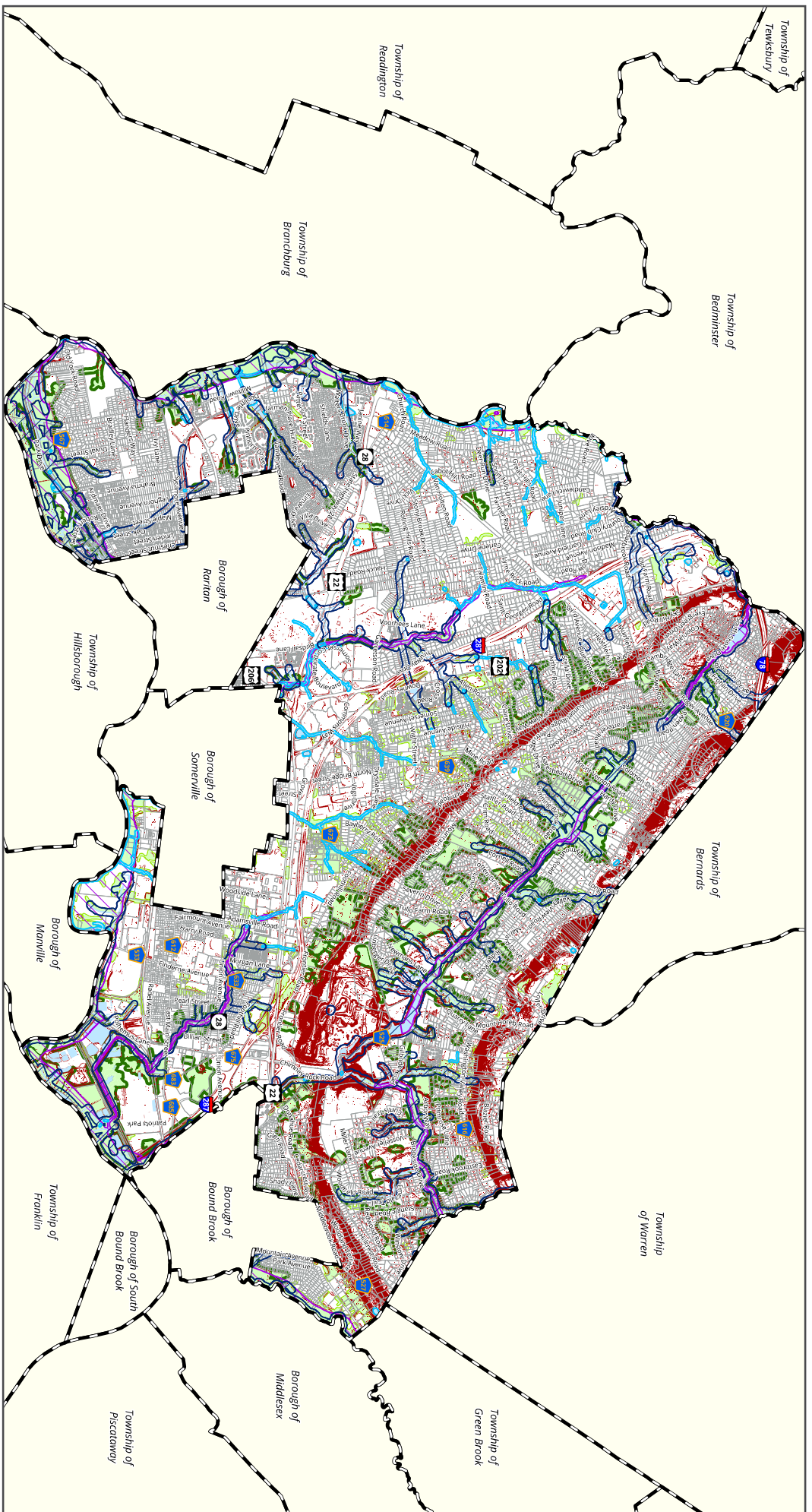
⁷ Email from Anthony Gallo, Assistant Township Engineer, on June 5, 2025.

ENVIRONMENTAL CONSTRAINTS
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY

June 3, 2025
BMT03/4

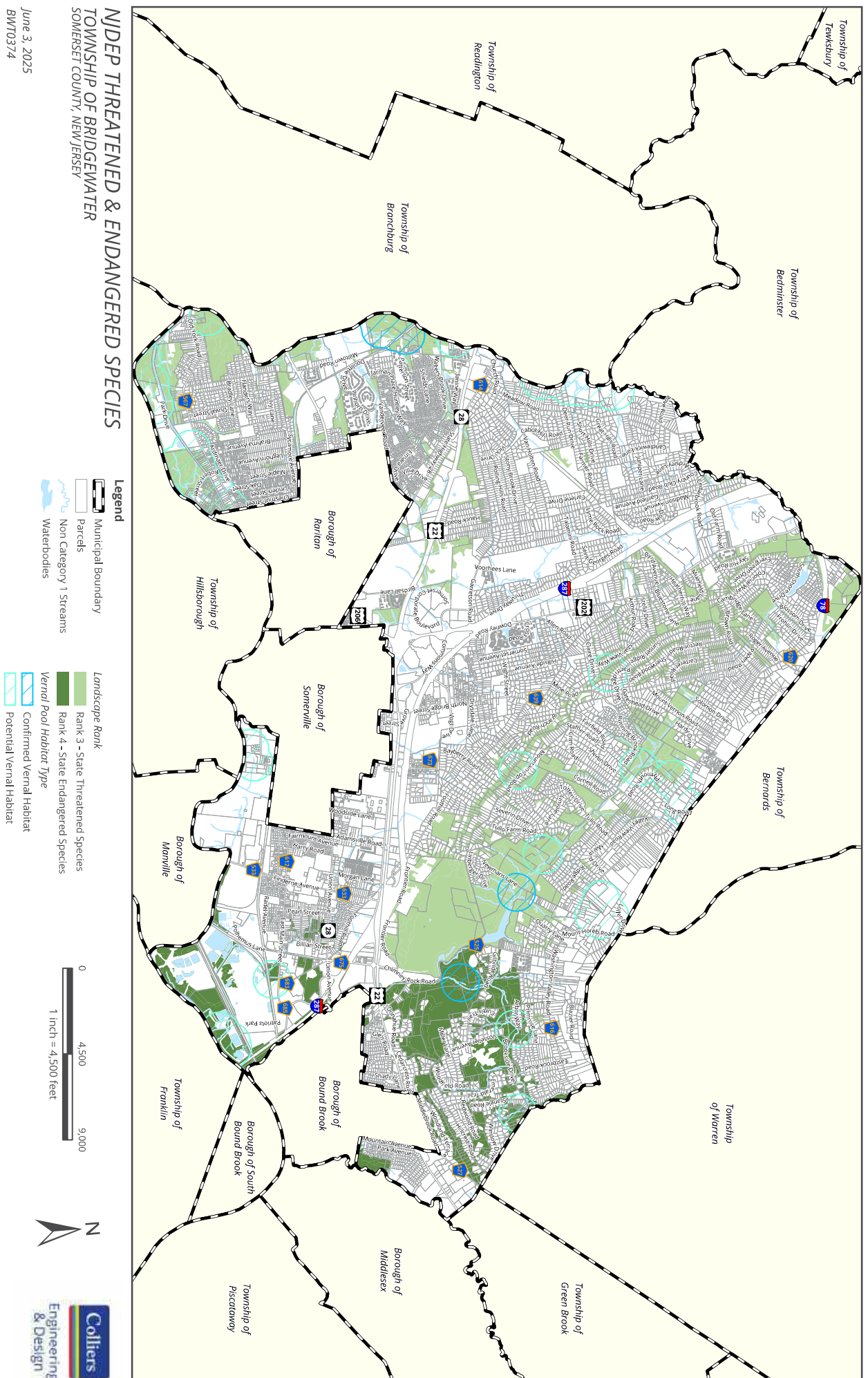
- Legend**
- Municipal Boundary
 - Parcels
 - Non Category 1 Streams
 - Waterbodies
 - 150-ft Riparian Buffer
 - 50-ft Riparian Buffer

- Wetlands
- 50-ft Wetlands Buffer
- 150-ft Wetlands Buffer
- FEMA Special Flood Hazard Area
- Slopes greater than 15%



NJDEP THREATENED & ENDANGERED SPECIES TOWNSHIP OF BRIDGEWATER SOMERSET COUNTY, NEW JERSEY

June 3, 2025
BWT0374



Potential Affordable Housing Developers

As of May 30, 2025, nine developers have expressed interest in building inclusionary affordable housing within Bridgewater to address the Township's Fourth Round Obligation. The below list is in no particular order and provides a summary of the site location and project description.⁸

1. 1400 Frontier Road / Garden Homes
 - Block 711, Lot 7, 17 acres
 - Owner: Frontier Developers, LLC aka Garden Homes
 - Vacant land
 - Initial request was for 440 age-restricted units with a 15% set-aside. The initial proposal included four-story buildings and a density of 25+/- units to the acre.
 - Modified request is for 340 age-restricted units with a 22% set-aside.
2. Chimney Rock Road / Berlant
 - Block 802, Lots 131.01 through 131.10, 4.4 acres
 - Owner: Martinsville Realty Associates, LLC/Cottages at Martinsville, LLC
 - Robert Berlant is proposing 16 for sale market rates units in four buildings of four units each. Adjacent to the community center, he proposes a new L-shaped building for eight (8) affordable rental units, with a preference for veterans occupants.
 - This is on the site of The Cottages at Chimney Rock, which was intended to be a collection of eight single family homes.
3. 55 Corporate Drive / Kushner
 - Block 485, Lot 1, approximately 150 acres
 - Owner: AVG Bridgewater LLC (AVG); Kushner is contract purchaser
 - Former Sanofi site
 - Initial request was to retain the non-residential component and construct 745 units on approximately 18 acres of existing parking. A 20% affordable housing set-aside was proposed. The concept illustrated four-story buildings and resulted in a net density of 41+ units per acre.
 - Modified request is to retain the non-residential component and construct 495 units on parking areas. A 20% set-aside is proposed. The modified request was not accompanied with any information on height of buildings or net density.

⁸ Note that this list includes developers who presented inclusionary concepts for specific sites within the Township.

4. Milltown and Route 22 / 713 Company

- Block 170, Lot 4, 15 acres
- Owner: 713 Company, Inc.
- Vacant land
- Concept #1 – 142 sale units with a 21.1% affordable set-aside. The corner of the property at the intersection of Route 22 and Milltown Road would include a 10,000 square foot retail pad site. Density is 9.5 units per acre.
- Concept #2 – 250 rental units in four-story buildings with a 20% affordable set-aside. The corner of the property at the intersection of Route 22 and Milltown Road would include a 10,000 square foot retail pad site. Density is 16.7 units per acre.

5. 250 Route 28 / Bridgewater Plaza

- Block 170, Lot 4.02, 7 acres
- Owner: Bridgewater Plaza
- Site contains two office buildings
- Initial request was for 140 rental units with a 20% set-aside. The concept included a four-story building and resulted in a density of 20 units per acre.
- Modified request is for 140 rental units with a 22% affordable housing set-aside.

6. Kinder Kastle / Patel

- Block 206, Lot 60.01 (157 Union Avenue) 1.05 acres and Block 255, Lot 13 (intersection of Route 28 and Billian Street) 1.61 acres
- Owner: Karishma Investments LLC (Block 206, Lot 60.01) and Union Kastle, LLC (Block 255, Lot 13)
- Request was for a total of 56 units across both sites with a 25% set-aside. Would retain the Kinder Kastle facility. Units would be for sale. Density ranged from 9.4 to 10.8 acres per acre on the sites.

7. 430 Route 22 / Eric Pang

- Block 400, Lot 5, 8.9 acres
- Owner: Prosperous Equity Holding aka Eric Pang
- Existing office building
- Concept #1 – 52 sale units with a 20% affordable set-aside. Seeks to retain existing office building and eliminate parking to construct housing component. Net density is unknown as developer team was unable to provide the acreage the residential component would comprise. Gross density is 5.87 units per acre.

- Concept #2 – 171 rental units in a four-story building with a 15% affordable set-aside. Seeks to retain existing office building and eliminate parking to construct housing component. Net density is unknown as developer team was unable to provide the acreage the residential component would comprise. Gross density is 19.21 units per acre.

8. 1130-1160 Route 22 / Center Pointe

- Block 206, Lot 3 20.8 acres
- Owner: Sig 1130, LLC
- Site contains four office buildings and is known as Center Pointe.
- Request was to retain the two office buildings in the rear and redevelop the front half of the site with 194 sale units. A set-aside of 20.6% was proposed. The height of the buildings is unknown. The net density is 19.4 units per acre.

9. 520 Route 22 East / KRE

- Block 400, Lot 7.06, 5.53 acres
- Owner: S/K 520 Associates
- Existing office building
- Initial request was for 100-125 apartment units with a 15% set-aside. A four-story building was proposed and a density of 18+ units per acre.
- Modified request is for 128 units with a 21.87% affordable set-aside.

The nine sites were evaluated by the Township based on several criteria including, but not limited to, density, affordable housing set-aside, ability to generate bonuses, and surrounding uses.

There are two multi-family development applications pending before the Zoning Board. These developers have not approached the Township Administration asking to be included in this HEFSP.

Additionally, as noted in the prior section, the Township has been approached by three entities, Triple C, Nouvelle, LLC, and Visions and Pathways to build four 100% affordable housing developments.

Anticipated Development Patterns

Anticipated land use patterns within the Township of Bridgewater will most likely follow the established zoning map. Bridgewater has 12 single-family residential zones, two senior citizen residential zones, seven multi-family residential zones, two planned unit residential development zones, 18 commercial and/or office zones, five manufacturing zones, a quarry zone, a golf course zone, and two public zones.

It should be noted that the Zoning Map does not illustrate the HC Hotel Conference Center Zone, SDD Special Design (Overlay) Zone, or the OR/D Office, Research, and Development Zone. These zones are listed in Section 126-301.

See the Zoning Map on page 35 for details.

The only anticipated exceptions to the established land use pattern will be the rezoning of Block 170, Lot 4.02 (Bridgewater Plaza), Block 400, Lot 7.06 (KRE), Block 406, Lot 2.01 (Cornell Boulevard), and Block 711, Lot 7 (1400 Frontier Road).