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FILED
April 15, 2026
SOMERSET COUNTY SUPERIOR COURT
WILLIAM G. MENNEN, J.S.C.

In the Matter of the Application of the Township of Bridgewater, County of Somerset.

SUPERIOR COURT OF NEW JERSEY
Law Division, Somerset County
Docket No. SOM-L-186-25

CIVIL ACTION
(Mount Laurel)

Consent Order Final Compliance Certification (N.J.S.A. 52:27D-304(q))

THIS MATTER having come before the Court via the joint request of the Township via counsel Alexander G. Fisher, Esq., as well as Fair Share Housing Center, via counsel Joshua D. Bauers, Esq. (on behalf of Fair Share Housing Center), seeking a certification of compliance with the Fair Housing Act ("FHA"); and

WHEREAS, the Township of Bridgewater (the "Township" or "Bridgewater") having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action on January 31, 2025; and

WHEREAS, the above-named parties having previously presented a settlement agreement in the form of a consent order to the Court which was filed on eCourts on December 2, 2025 and which settlement agreement is incorporated herein by reference; and

WHEREAS, the Court having entered an Order on January 12, 2026 accepting and

adopting the Program Member's Report and Recommendations for approval of the Settlement and the Housing Element and Fair Share Plan ("HEFSP") of the Municipality; and

WHEREAS, the Township having filed its Housing Element and Fair Share Plan ("HEFSP") on June 25, 2025 and its implementing ordinances on March 10, 2026; and

WHEREAS, Fair Share Housing Center ("FSHC") having reviewed the Township's filing in accordance with the parties' settlement agreement and confirmed that the Township has complied with all terms outlined in the settlement agreement; and

WHEREAS, additional challenges were filed by Bridgewater KDP, LLC and 821 Bridgewater, LLC but were subsequently dismissed by the Court; and

WHEREAS, the Court having reviewed the Township's HEFSP, attachments, and implementing ordinances and resolutions, incorporating therein any changes from the Program and Court's prior order(s) and determined that they meet the "objective standard" and are in compliance with the Fair Housing Act and the Mount Laurel doctrine so long as the conditions set forth in this order are met; and

WHEREAS, the Court incorporates the Court's prior orders and for good cause shown:

IT IS on this 15th day of April, 2026, **ORDERED** as follows:

1. The Township's Fourth Round HEFSP, attachments, and applicable implementing ordinances and resolutions, collectively referenced at Schedule A (inclusive) and herein as the "Implementing Ordinances & Resolutions", and located within the certification of Alexander G. Fisher, Esq., dated March 10, 2026 (eCourts Transaction ID LCV2026605519), are hereby admitted into evidence as Exhibits P-2 through P-12, and entered into the record.

2. The Township of Bridgewater's Fourth Round Fair Share Plan dated June 25, 2025, (eCourts Transaction ID: LCV20251868344) is hereby admitted into evidence as Exhibit P-1 and entered into the record, and is further approved and deemed to meet the "objective standard" pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) of complying with the Fair Housing Act and the Mount Laurel doctrine and the Township is granted a Compliance Certification as to its Rehabilitation Obligation ("Present Need"), its Prior Round Obligation (1987-1999), its Third Round Obligation (consisting of both its Gap Obligation for 1999-2015 and its Prospective Need Obligation for 2015-2025), and its Fourth Round obligation pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301, et. seq.) ("FHA"), the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1, et seq.) ("UHAC"), applicable Council on Affordable Housing (hereinafter "COAH") substantive rules, and Mount Laurel case law, including the New Jersey Supreme Court's Mount Laurel IV decision.
3. The Township's Compliance Certification shall remain in effect for ten (10) years beginning on July 1, 2025 and ending on June 30, 2035, and during this ten (10) year period the Township shall have repose from exclusionary zoning litigation, including, but not limited to, Builder's Remedy lawsuits, as provided for in the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et. seq. The Township's Compliance Certification shall remain subject, however, to revocation or other Order of the Court that does or may hereafter issue, on notice of motion to the Township and all interested parties and good cause shown, at any time during the pendency of the Fourth Round Housing cycle.
4. As per the Township's Amended HEFSP and earlier court orders, the Township's Present Need or Rehabilitation Obligation is 130, the Township's Prior Round Obligation (1987-

1999) is 713, the Township's Third Round Obligation (1999-2025) is 1,414, and the Township's Fourth Round Prospective Need (2025-2035) is 421 units.

5. The Township shall address its Present Need through its Township-Sponsored Rehabilitation Program.

6. The Township's Prior Round Obligation is 713 and has been met with the following mechanisms:

Existing PRO Mechanisms & Credits

Mechanism	Credit Type	Tenure	Family	Age-Restricted	Credit	Bonus	Total
Crossroads	Inclusionary	Sale	X	-	81		81
Bridgewater Oaks	Inclusionary	Sale	X	-	26		26
Vanderhaven Farms	Inclusionary	Sale	X	-	69		69
Beacon Hill	Inclusionary	Sale	X	-	82		82
Bridle Club	Inclusionary	Sale	X	-	70		70
Glenbrooke	Inclusionary	Sale	X	-	86		86
Stratford Place	Inclusionary	Sale	X	-	28		28
Meadowbrook Village / Mt. Pleasant Villas	Inclusionary	Rental	X	-	80	80	160
Villages I (Collins)	Inclusionary	Rental	X	-	8	8	16
Villages II (Collins)	Inclusionary	Rental	X	-	16	16	32
Centerbridge I and II	100% Affordable	Rental	-	X	240	18	258
ARC ("Passages") 16 4th Ave - Block 509, Lot 7	Alternative Living Arrangement	Rental	-	-	10	10	20
ARC ("Advoserve III") 190 Finderne Ave Block 228, Lot 1.06	Alternative Living Arrangement	Rental	-	-	11	11	22
				Total	807	143	950

a) These mechanisms generated 237 surplus credits to be carried over to the Third Round.

7. The Township's Third Round Obligation is 1,414 and has been met with the following mechanisms:

NAME	TYPE	TENURE	UNITS	BONUS	TOTAL
Surplus PRO Credits	-	-	237		237
Centerbridge II - Phase II Expansion	100% Affordable Age-Restricted	Rental	45		45

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Kirkside Senior Housing	Age Restricted	Rental	5		5
Co-op Housing Corp I (1404 Prince Rodgers Rd)	Age Restricted	Rental	5		5
Stratton Meadows	Family	Sale	97		97
Loft Farms	Family	Sale	17		17
ARC - Somerset County 2 (Block 509, Lot 2)	Alternative Living Arrangement	Rental	26	26	52
Cambridge (Block 618, Lot 80)	Alternative Living Arrangement	Rental	1	1	2
Cerebral Palsy Property of Middlesex	Alternative Living Arrangement	Rental	6	6	12
Whitney House (Block 509, Lot 1)	Alternative Living Arrangement	Rental	3	3	6
Delta Comm. Supports 1 (Block 163, Lot 1.01)	Alternative Living Arrangement	Rental	5	5	10
ARC - Somerset County 1 (Block 252, Lot 1.01)	Alternative Living Arrangement	Rental	22	22	44
Allies (Block 152, Lot 18)	Alternative Living Arrangement	Rental	4	4	8
Easter Seals (Block 416, Lot 28)	Alternative Living Arrangement	Rental	4	4	8
Pearl Street (Block 255, Lot 16)	Alternative Living Arrangement	Rental	4	4	8
CHC 2 - AWS Foundation (Block 515, Lot 3)	Alternative Living Arrangement	Rental	5	2	7
CHC 3 - AWS Foundation (Block 512, Lot 1)	Alternative Living Arrangement	Rental	5	2	7
Co-op Housing Corp 4 (Chandler House) Block 512, Lot 1	Alternative Living Arrangement	Rental	5	2	7
Chelsea at Bridgewater	Assisted Living	Rental	12	3	15
Brandywine	Assisted Living	Rental	13		13
Arbor Glen Friends Holly Center	Assisted Living	Rental	6	2	8
Eastern Star Home	Assisted Living	Rental	11		11
Avalon at Bridgewater	Assisted Living	Rental	11		11
ADTI 1	Alternative Living Arrangement	Rental	3	3	6
ADTI 2 (Block 141, Lot 11)	Alternative Living Arrangement	Rental	16	16	32
Advoserve I - 87 (Block 249, Lot 19)	Alternative Living Arrangement	Rental	10	10	20
Advoserve II - Severin (Block 720, Lot 10)	Alternative Living Arrangement	Rental	10	10	20
Advoserve IV - 685 (Block	Alternative Living	Rental	5	5	10

549, Lot 23)	Arrangement				
Advoserve V - 566 (Block 718, Lot 210)	Alternative Living Arrangement	Rental	3	3	6
Advoserve VI - 444 (Block 411, Lot 33.02)	Alternative Living Arrangement	Rental	3	3	6
Somerset Homes (Block 507, Lot 4)	Alternative Living Arrangement	Rental	5	5	10
Alternatives (Block 201, Lot 4)	Alternative Living Arrangement	Rental	8	8	16
ARC - Somerset County 3 (Block 164, Lot 2711)	Alternative Living Arrangement	Rental	5	5	10
Federation MC of NJ (Block 374, Lot 18)	Alternative Living Arrangement	Rental	4	4	8
Delta Comm. Supports 2 (Block 442, Lot 15)	Alternative Living Arrangement	Rental	5	5	10
Delta Comm. Supports 3 (Block 163, Lot 9)	Alternative Living Arrangement	Rental	5	5	10
Habitat For Humanity	100% Affordable	Sale	9		9
Our House (230 Helfred's Landing) Block 429, Lot 37	Alternative Living Arrangement	Rental	4	4	8
Youth Consult (694 Burning Bush Rd) Block 462, Lot 7	Alternative Living Arrangement	Rental	4	4	8
Stevens Land Group (35 Stevens) Block 802.01, Lot 142	Alternative Living Arrangement	Rental	2	2	4
Woodmont Conversion (Bridgewater Square)	Inclusionary	Rental	20	20	40
Somerset Homes (5 Stanford - Block 222, Lot 15)	Alternative Living Arrangement	Rental	1	1	2
Bridge House - 8 3rd Ave (Block 508, Lot 18)	Alternative Living Arrangement	Rental	2	2	4
Bonnie Brae - 453 Route 28 (Block 400, Lot 39)	Alternative Living Arrangement	Rental	4	4	8
Somerset Homes (49 Brahma Ave) Block 142, Lot 30	Alternative Living Arrangement	Rental	16	16	32
Sunrise	Assisted Living	Rental	8		8
Care One	Assisted Living	Rental	7		7
Route 28 Assoc. Conversion	Inclusionary	Rental	11	11	22
Villages III (Collins)	Inclusionary	Rental	6	6	12
Bridgewater Court	Inclusionary	Rental	40	40	80
Extended Controls - Vanderhaven Farms	Ext. Controls	Sale	23		23
Extended Controls - Beacon Hill	Ext. Controls	Sale	29		29
Extended Controls - Bridle	Ext. Controls	Sale	38		38

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Extended Controls - Glen Brooke	Ext. Controls	Sale	46		46
Extended Controls - Stratford Place	Ext. Controls	Sale	20		20
Extended Controls - Bridgewater Oaks	Ext. Controls	Sale	19		19
Extended Controls - Stratton Meadows	Ext. Controls	Sale	97		97
Extended Controls - Crossroads	Ext. Controls	Sale	33		33
Eden Woods	Inclusionary	Rental	44	44	88
Bridge House 2	Supportive Housing	Rental	10	10	20
Total			**1,124**	**332**	**1,456**

a) These mechanisms generate 42 surplus credits to be carried over to the Fourth Round.

8. The Township shall satisfy its Fourth Round Prospective Need of 421 units as follows:

Mechanism	Credit Type	Credit	Bonus	Total
Extension of Controls	Extension of Controls	158		158
Surplus TRO Credits	-	42		42
416 Route 28	Alternative Living Arrangement	3	3	6
The Delaney	Assisted Living	9		9
901 Route 202/206*	Alternative Living Arrangement	4	4	8
Whitney Court*	Supportive Housing	5	5	10
Cornell Boulevard*	100% Affordable	11	11	22
	Supportive Housing	4	4	8
KRE*	Inclusionary	28	14	42
Bridgewater Plaza*	Inclusionary	31	15.5	46.5
1400 Frontier Road*	Inclusionary	70	7	77
	Alternative Living Arrangement	5	5	10
	Total	370	68.5	438.5

9. The Township's Compliance Certification shall be subject to required ongoing monitoring as follows:

- The Township by February 15, 2026, and annually, agrees to electronically enter data into the AHMS system of the Department of Community Affairs of a

detailed accounting of all development fees and any other payments into its trust fund that have been collected including residential and non-residential development fees, along with the current balance in the municipality's affordable housing trust fund as well as trust funds expended, including purposes and amounts of such expenditures, in the previous year from January 1st to December 31st.

- The Township by February 15, 2026, and annually, agrees to electronically enter data into the AHMS system of the Department of Community Affairs of up-to-date municipal information concerning the number of affordable housing units actually constructed, construction starts, certificates of occupancy granted, and the start and expiration dates of deed restrictions. With respect to units actually constructed, the information shall specify the characteristics of the housing, including housing type, tenure, affordability level, number of bedrooms, date and expiration of affordability controls, and whether occupancy is reserved for families, senior citizens, or other special populations.
- For the midpoint realistic opportunity review as of July 1, 2030, pursuant to N.J.S.A. 52:27D-313, the Township or other interested party may file an action through the Program seeking a realistic opportunity review and shall provide for notice to the public, including a realistic opportunity review of any inclusionary development site as set forth in the adopted HEFSP that has not received preliminary site plan approval prior to the midpoint of the 10-year round. Any such filing shall be through eCourts or any similar system set forth by the Program with notice to any party that has appeared in this matter.

10. The Court shall retain jurisdiction for the purpose of enforcing the terms and conditions of this Certification of Compliance and Repose and the Township's adopted Fourth Round HEFSP.

11. A copy of this Order shall be entered on eCourts and shall be effective as of the date of filing.

Hon. William G. Mennen, J.S.C.

On behalf of the Township of Bridgewater:

Alexander G. Fisher, Esq.

On behalf of Fair Share Housing Center:

Joshua Bauers

Joshua D. Bauers, Esq.

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SCHEDULE A

(Located in Certification of Alexander G. Fisher, Esq. dated March 10, 2026)
(eCourts Transaction ID LCV2026605519)

1. EXHIBIT P-2: Amendment to R-10A Zone (Whitney Drive)
2. EXHIBIT P-3: Amendment to the RMDU-26 Zone (KRE/Route 22)
3. EXHIBIT P-4: AH-1 Ordinance (Bridgewater Plaza)
4. EXHIBIT P-5: AH-2 Ordinance (Frontier Road)
5. EXHIBIT P-6: AH-3 Ordinance (Cornell Boulevard)
6. EXHIBIT P-7: Affordable Housing and Development Fee Ordinance
7. EXHIBIT P-8: Resolution Adopting Affirmative Marketing Plan
8. EXHIBIT P-9: Resolution Adopting Spending Plan
9. EXHIBIT P-10: Resolution Adopting Rehabilitation Manual
10. EXHIBIT P-11: Resolution Adopting Operating Manual
11. EXHIBIT P-12: Resolution Adopting Affordability Assistance Manual