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April 22, 2026

Via E-Courts and Regular Mail

Hon. William G. Mennen, J.S.C.
Somerset County Courthouse
20 North Bridge Street, 3rd Floor
Somerville, New Jersey 08876

**Re: In the Matter of the Application of the Borough of Somerville
Docket No.: SOM-L-106-25
Timeline for review of implementing actions**

Dear Judge Mennen:

This office represents the Borough of Somerville (the “Borough”) in the above-referenced matter. On March 16, 2026, the Borough filed an Amended Housing Element and Fair Share Plan for the Fourth Round housing cycle (the “Amended HEFSP”) and various implementing ordinances and resolutions to effectuate the Borough’s compliance plan. Following further mediation of this matter through the Program and pursuant to the Court’s Order and Decision entered March 25, 2026, the Borough files the following materials for the record:

Exhibit A. Settlement Agreement with Bell Avenue, LLC;

Exhibit B. Implementing Zoning Ordinance 2797-26-0406 – “Amending Chapter 102, Entitled ‘Land Use and Development’ Article XI (“Zoning”) to Create the Affordable Housing Overlay-1 (AHO-1) Zone on Block 127, Lot 4 in the Borough of Somerville and Provide Appropriate Development Regulations Therefore”;


- Exhibit C.** Implementing Zoning Ordinance 2796-26-0406 – “Amending Chapter 102, Entitled ‘Land Use and Development, Article XI (‘Zoning’) to Create the Affordable Housing Overlay-1 (AHO-2) Zone on Block 153, Lot 4.22 in the Borough of Somerville and Provide Appropriate Development Regulations Therefore”; and
- Exhibit D.** Implementing Zoning Ordinance 2798-26-0406 – “Amending Chapter 102, Entitled ‘Land Use and Development,’ Article XI (‘Zoning’) to Create the Affordable Housing Overlay-3 (AHO-3) Zone on Block 130, Lot 1 in the Borough of Somerville and Provide Appropriate Development Regulations Therefore.”

The Mediation Agreement between the Borough and Fair Share Housing Center, dated January 2026, provides FSHC until April 15, 2026 to submit correspondence to the Court concerning any implementing actions alleged to be deficient. The Borough and FSHC have conferred as to that deadline and agreed to an extension of ten (10) days until May 1, 2026 to provide for further review of the Borough’s implementing actions. The Borough and FSHC anticipate providing a further joint update to the Court pursuant to that timeline.

Thank you for the Court’s continued attention to this matter.

Respectfully submitted,

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Attorneys for the Borough of Somerville

By: 

Christopher D. Zingaro, Esq.

Encl. (4)

cc: All Counsel of Record, *via eCourts*