Bergen County Division of Senior Services
Housing Navigator Notes – November 2026

Housing List – properties outside of Bergen County

Note: These listings are being provided by Bergen County at the request of the property managers, but there are many more affordable housing properties throughout the State of New Jersey.

County & Municipality	Program or Property Name and Address	Type of unit/rent	Eligibility	How to Apply:	Agent
Atlantic: Egg Harbor City	Countryside Meadows, 205 W. Buchanan Ave, Egg Harbor City, NJ 08215	83-unit building. Rent based on 30% of adjusted gross income, calculated by guidelines set forth by HUD	restricted age 62+	Website: https://springpointsl.org/communities/affordable-housing/countryside-meadows/ Online application can be found here: Countryside Meadows Application fill out the electronic application and email it to: sdavis@springpointsl.org -OR- Call 609-652-9100 or fax application to 609-652-8886 Submit a written request for a printed application, include your name, address and phone number and mail to: Countryside Meadows Attn: Administration Office 205 W. Buchanan Ave., Egg Harbor City, NJ 08215	Springpoint Senior Living, Inc. Stan Davis, Executive Director 609-652-9100

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NEW- Burlington: Bordentown	Team Campus, 6700-7100 K Johnson Boulevard, Bordentown, NJ 08505	Phase 2 will feature a total of 40 family apartments; 1-2-3-bedrooms very-low, low, and moderate income units for rent to income-qualified households.	No age restriction.	**A random selection will be held for all preliminary applications received on or before 1:00 PM, November 20th, 2026, after which the waiting list may be closed.** **Website and application:** **https://www.piazzanj.com/property/team-campus/** There will be a preference for applicants who live and/or work in Housing Region 5, comprising Burlington, Camden, and Gloucester counties. There is also a state preference subordinate to the regional preference. **ATTENTION: Applicants on the current list will maintain their priority.** The anticipated occupancy date for this property is TBD.	For further information about this affordable housing program, please call Piazza & Associates, Inc. **609-786-1100** Email: Bordentown@housingquest.com **Piazza & Associates, Inc.** 201 Rockingham Row Princeton Forrestal Village Princeton, NJ 08540
Burlington: Edgewater Park	Edgewater Park, 4325 Route 130 South, Edgewater Park, NJ 08010	24 1-, 2- and 3- bedrooms very low-, low- and moderate-income apartments for rent to income-qualified households.	No age restriction.	Online application: Edgewater Park application Website information: **Now Accepting New Applications** https://www.piazzanj.com/property/130-south-apartments/	For further information about this affordable housing program, please call Piazza & Associates, Inc. **609-786-1100** Email: EdgewaterPark@Housingquest.com **Piazza & Associates, Inc.** 201 Rockingham Row Princeton Forrestal Village Princeton, NJ 08540

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Burlington: Lumberton	The Wexford, 100 Dorchester Drive, Lumberton, NJ 08048	43 family apartments; 1- , 2- and 3-bedrooms very-low, low, and moderate income units for rent to income-qualified households.	No age restriction.	**NOW ACCEPTING NEW APPLICATIONS** **Please note that there is an existing waiting list.** Online application: The Wexford Website information: https://www.piazzanj.com/property/the-wexford/	For further information about this affordable housing program, please call Piazza & Associates, Inc. **609-786-1100** Lumberton@Housingquest.com
Burlington: Marlton	Cornerstone at Greentree, 16 Stow Rd, Marlton, NJ 08053	68 units. 55+ independent living affordable community	Primary Applicants must be at least 55+. Additional applicants must be 45+. • Applicants must fall within the NJ HUD income limit. Applicants must pass a credit screening.	Print application: Cornerstone at Greentree paper application Website Information: Cornerstone at Greentree - Walters Apartments	**Walters Apartments** 500 Barnegat Boulevard Building 100 Barnegat, NJ 08005 Phone: 609-800-1044 Contact us via website: Contact - Walters Apartments

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Reopened waitlist- Camden: Cherry Hill	Weinberg Commons, 1711 Springdale Road, Cherry Hill. NJ 08003	55+ 1-2 bedroom apartments. Several apartments have also been designated for people with developmental disabilities in the form of special needs suites.	55+ rental community but Applicants with DD do not need to meet the 55+ age requirement.	Join waitlist: https://www.pennrose.com/media/4frfvtiv/wc-pre-app-packet_2-2022-1.pdf?e=HunAnG Website information: https://www.pennrose.com/apartments/new-jersey/weinberg-commons/	Pennrose Leasing office for this apartment: 1711 Springdale Road, Cherry Hill, NJ 08003 Phone: 856-446-3425 TTY:711
NEW- Essex: Millburn	The Leon, 1 Essex Street, Millburn, Nj 07041	30 affordable apartments ranging from 1-3 bedrooms.	No age restriction but there is a preference may be given to veterans who served, pursuant to N.J.S.A. 52:27D-311.j, for up to 50% of the restricted units.	**A random selection will be held for all preliminary applications received on or before 1:00 PM, December 28th, 2026, after which the waiting list may be closed. There will be a preference for applicants who live and/or work in Housing Region 2 (Essex, Morris, Union and Warren Counties).** Website and Application information: https://www.piazzanj.com/property/the-leon/	Piazza & Associates, INC. 201 Rockingham Row Princeton Forrestal Village Princeton, NJ 08540 Email: Millburn@Housingquest.com **Phone: 609-786-1100** Dial ext. 300 to request help with the online application. If you leave a message by email or phone, please be sure to refer to the property name, and spell out your contact information for us.

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Essex: Irvington	Irvington Senior Apartments, 1 Linden Ave, Irvington, NJ 07111	135 senior apartment homes with section 8 rental assistance.	restricted age 62+	CALL—973-374-1702 or; EMAIL-- assistant@irvingtonseniors.com or; IN PERSON to pick up application between hours of 8:30 am to 4:30 pm Monday through Friday Contact Leasing Manager for more information-- 973-374-1702 Completed applications can be delivered in person, or mailed to 1 Linden Ave., Irvington, NJ 07111, along with copy of Photo ID, or birth certificate, or valid passport or certificate of nationalization. MUST SIGN APPLICATION, or it will be returned. Follow all instructions on the application.	Silver Tree Residential 795 Ridge Lake Blvd, Suite 300, Memphis, TN 38120 Phone: 901-290-6005 https://st-residential.com/contact/
Essex: Newark	St. Mary's Villa Senior Apartments, 425 Sanford Avenue, Newark, NJ 07106	360 Senior apartments with section 8 rental assistance.	Age restricted 62+	Website information: https://st-residential.com/2026/01/23/st-marys-villa/ Phone number for building: 973-371-5711	Silver Tree Residential 795 Ridge Lake Blvd, Suite 300, Memphis, TN 38120 phone (901) 290-6005 "TTY 711"

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Essex: Newark	City View Landing Senior, 195 West Kinney St, Newark, NJ 07103	62+ Senior community 1-2 bedroom apartments	62+	Join the waitlist: https://www.pennrose.com/media/mjshkamx/city-view-family-pre-app-2026.pdf View the website: https://www.pennrose.com/apartments/new-jersey/city-view-landing/	Pennrose Leasing office for this apartment: 195 West Kinney Street, Newark, NJ 07103 Phone: 973-755-2063 TTY:711 Email: CityView@pennrose.com
Essex: South Orange	South Orange B'nai B'rith Federation House,219 S. Orange Ave, South Orange, NJ 07079	Studio and 1 Bedroom apartments.	Age 62+or disabled adults.	EMAIL to request application Lorna-MaeD@jchcorp.org OR IN PERSON: pick up application between hours of 9:00 am to 5:00 pm Monday through Thursday, and from 9:00 am to 4:00pm Fridays at the management Office. BY MAIL: Lorna-Mae Davis, Property Manager South Orange B'nai B'rith Federation House 219 South Orange Ave., South Orange, NJ 07079 For more information, or if you have a disability and need assistance with the application process, please contact Lorna-Mae Davis, Property Manager 973-530-3950	Visit their website: www.jchcorp.org

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NEW- Gloucester: Woolwich Township	Kingsway Estates I, 1 Fair Share Drive, Woolwich Township, NJ 08085	Family unit offering 1-3 bedrooms.	No age restriction. Electricity, Gas and Wi-Fi not included.	**Open lottery until Friday, November 6th!** Website information and to apply: https://www.waltersgroupapartments.com/property/woo1/	Walters Apartments Address: 500 Barnegat Blvd. N. Building 100 Barnegat, NJ 08005 Phone: 609-607-9500 Email: info@wgapts.com

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Hudson: Jersey City	Harborview Senior Apartments, 145 ocean Avenue, Jersey City, NJ 07305	100 Senior Apartments with section 8 rental assistance.	Age restricted 62+	Website information: https://st-residential.com/2026/03/06/harborview-senior-apartments/ Phone number for building: 201-432-1377	Silver Tree Residential 795 Ridge Lake Blvd, Suite 300, Memphis, TN 38120 phone (901) 290-6005 “TTY 711”

County & Municipality	Program or Property Name and Address	Type of unit/rent	Eligibility	How to Apply:	Agent
Mercer: Lawrenceville	Stewards Crossing, 1000 Steward, s Crossing Way, Lawrencevill e, NJ 08648	36 low- and moderate-income rental units as part of Lawrence's fair share obligation for affordable housing.	No age restriction.	Online application: Stewards crossing application Website information: https://www.piazzanj.com/property/stewards-crossing/ For further information about this property, please call 609-786-1100	For further information about this affordable housing program, please call Piazza & Associates, Inc. **609-786-1100** LawrenceTwp@HousingQuest.com
Mercer: East Windsor	Wheaton Pointe At East Windsor, 20 Lanning Blvd, East Windsor, NJ 08520	84 units with a rent based on 30% of adjusted income.	Public subsidized housing for seniors 62+	Online application: Apply for Wheaton Pointe Or the same application above can be printed and mailed to follow address: Wheaton Pointe at East Windsor Attn: Management Office 20 Lanning Boulevard East Windsor, NJ 08520 The application is provided in English and Spanish. You can leave out the translation you don't need.	Springpoint Senior Living, Inc. Anne Marie Greiner, Occupancy Specialist Building office phone: 609-448-7738

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Mercer: Princeton Junction	The Gables at West Windsor, 996 Alexander Rd, Princeton, NJ 08550	84 unit building. Rent based on 30% of adjusted gross income, calculated by guidelines set forth by HUD	restricted age 62+	As of March 24, 2025 Waitlist is open Online: Application for The Gables Apartments Submit a written request for a printed application, include your name, address and phone number and mail to: The Gables at West Windsor Attn: Management Office 996 Alexander Rd., Princeton Junction, NJ 08550 **If you have a disability and need assistance with the application process, contact Anne Marie Greiner 609-799-8885**	Springpoint Senior Living, Inc., Anne Marie Greiner, Occupancy Specialist Lystra Doobraj, Interim Executive Director at The Gables Building office phone: 609-799-8885
NEW- Middlesex: New Brunswick	Hildebrand Commons, 75 Neilson Street, new Brunswick, NJ 08901	66 unit of senior affordable housing. 60-1bedroom 6-2bedrooms.	Restricted age 62+	**COMING SOON!-** Hildebrand's 66 senior units will all be affordable and include AMIs ranging from 20% to 60%. So far there is only the website information being offered. There is no application yet. Website: https://www.pennrose.com/apartments/new-jersey/hildebrand-commons/	Pennrose Contact form: https://www.pennrose.com/apartments/new-jersey/hildebrand-commons/#Contact
Reopened waitlist- Middlesex: Edison	Residence at Roosevelt Park, 1 Roosevelt Drive, Edison, NJ 08837	84 one- and two-bedroom units at a variety of income tiers and ADA units are available to those with mobility challenges.	62+ affordable senior apartments. Income Minimum Required: $40,470	Join the waitlist: https://www.pennrose.com/media/t5vn4nuz/residence-at-roosevelt-park-pre-app-2025.pdf Website information: https://www.pennrose.com/apartments/new-jersey/residence-at-roosevelt-park/	Pennrose Leasing office for this apartment: 1 Roosevelt Drive, Edison, NJ 08837 Phone: 732-844-8491 TTY:711 Email: rooseveltpark@pennrose.com

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Reopened Waitlist- Middlesex: Old Bridge	Maher Manor, 2000 Route 18 North, Old Bridge, NJ 08857	62+ community of active seniors.	62+	Join waitlist: https://www.pennrose.com/media/wmwi5jwk/maher-manor-pre-app-2022.pdf Website information: https://www.pennrose.com/apartments/new-jersey/maher-manor/	Pennrose Leasing office for this apartment: 2000 Route 18 North, Old Bridge, NJ 08857 Phone: 732-203-5196 TTY:711 Email: OldBridge@pennrose.com
Middlesex: Metuchen	The Kempson, 212 Durham Ave, Metuchen, NJ 08840	41 rental apartments. 1-3 bedrooms.	No age restriction. Preference given to applicants who live/work in Hunterdon, Middlesex, or Somerset counties.	Online preliminary application: The Kempson Pre-application Website information: https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J6O00000iN7LhUAK **We anticipate contacting the first applicants for the 41 apartments at The Kempson in October / November 2025. Schedule is subject to change.**	Affordable Homes New Jersey: a CGP&H service Address: 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 Email: homes@cgph.net If no email, call 609-664-2769 x5. Leave name and phone number. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.
Middlesex: Woodbridge	Sunrise Village, 99 Florida Grove Road, Kearny, NJ 08832	6 rental apartments.1-2 bedrooms.	No age restriction. Credit check required. Co-signers allowed. The building has elevators.	Online: Sunrise Village pre-application Website information: https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0JUq000001M2DtMAK	CGP&H Address: 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 Email: homes@cgph.net If no email, call 609-664-2769 x5. Leave name and phone number. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

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Monmouth: Atlantic Highlands	The Presbyterian home at Atlantic Highlands AKA Portland Pointe, 202 1st Ave, Atlantic Highlands, NJ 07716	57 unit building. Rent based on 30% of adjusted gross income. Set forth by HUD: $47,900/one person $54,750/ two people	Head of household must be 62 years+	Online: Portland Pointe Application Submit a written request for a printed application, include your name, address and phone number and mail to: Portland Pointe Attn: Management Office 202 First Ave., Atlantic Highlands, NJ 07716 OR The application must be printed out and mailed to address above or faxed to 732-872-9522. **If you have a disability and need assistance with the application process, contact Kelly Horton 732-872-9040**	Springpoint Senior Living, Inc. Kelly Horton, Executive Director 732-872-9040
Reopened Wait list-Monmouth: Freehold	Kershaw Commons-6000 Applewood Drive, Freehold, NJ 07728	30 Fully accessible rentals with specialized features to ease independent living.	No age restriction. Need for Accessible Housing Features. Qualification for Housing Choice Voucher Rental Assistance.	**For more information on these housing units for persons with disabilities in Freehold NJ call our management office at (732) 431-0500.** Online Portal: https://regandevelopment.com/applications/kershaw-commons/ Website information and to download a paper application: https://regandevelopment.com/new-york-new-jersey-real-estate-developers/kershaw-commons-housing-for-persons-with-disabilities-freehold-nj/	**Walters Apartments** 500 Barnegat Boulevard Building 100 Barnegat, NJ 08005 Phone: 609-800-1044 Contact us via website: Contact - Walters Apartments

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Monmouth: Freehold	The Crossroads at Howell, 720 Route 9 South, Freehold, NJ 07728	85 unit building. Rent based on 30% of adjusted gross income, calculated by guidelines set forth by HUD	restricted age 62+ Maximum Annual income: $47,900/ 1 person $54,750/ 2 people	If you would like an application for the waitlist, please put your request in writing. List your name, address and phone number and mail to: The Crossroads at Howell Attn: Management Office 720 Route 9 South Freehold, NJ 07728 **Those who have a disability and need assistance with the application, call 732-683-1244**	Spring point Senior Living, Grace Palazzolo, Executive Director, 732-683-1244
Monmouth: Howell Township	Friendship Gardens, 100 Friendship Gardens, Howell, NJ 07731	99 unit building. Rent based on 30% of adjusted gross income, calculated by guidelines set forth by HUD	restricted age 62+	To fill out an electronic application, go to Friendship Gardens Application Fill out the electronic application, print it out and mail it to 100 Friendship Gardens, Howell, NJ 07731 If you have a disability and need assistance with the application process, please call 732-370-9110. Submit a written request for a paper application, include your name, address and phone number and mail to: Friendship Gardens Attn: Management Office 100 Friendship Gardens Howell, NJ 07731	Springpoint Senior Living, Karen Rousseau, Executive Director Management office phone number: 732-370-9110

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Existing property- Marlboro	Beacon Hall- 100 Buckingham Street, Morganville, NJ 07751 **Applicants on the current waiting list will maintain priority. Up to 50% of the affordable apartments may be set aside under the Veterans Preference, depending upon the interest of qualified veterans**	63 one-, two- and three-bedroom, very low, low, and moderate income apartments have been set aside for income-qualified households to help meet Marlboro's "fair share" of the growing need for affordable housing in New Jersey.	No age restriction.	**Applicants must qualify on the basis of gross annual income. A random selection will be held for all preliminary applications received on or before 1:00 PM, January 15th, 2027, after which this waiting list may be closed.** **Website and application:** **https://www.piazzanj.com/property/beacon-hill/** REGIONAL PREFERENCE: There will be a preference for applicants who live and/or work in Housing Region 4 (Mercer, Monmouth and Ocean Counties).	**Piazza & Associates, Inc.** 201 Rockingham Row Princeton Forrestal Village Princeton, NJ 08540 Phone:609-786-1100 ext.300 Email: Marlboro@HousingQuest.com

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Monmouth: Marlboro Township	The Franklin at Marlboro,2 Jayden Road Marlboro, NJ 07746	56 family apartments; 1-, 2- and 3-bedrooms	No age restriction. 50% of the affordable units will be set aside under the qualified Veterans preference.	Online: Franklin Manor Application A random selection will be held for all preliminary applications received on or before 1:00 PM, February 24th, 2025, after which the waiting list may be closed.	Piazza & Associates, Inc. Phone:609-786-1100 Email: Marlboro@HousingQuest.com Website: https://www.piazzanj.com/property/the-franklin/
Reopened Waitlist- Monmouth: Wall Township	Allaire Crossing, 2011 New Bedford Road, Wall, NJ 07719	66 unit, public (section 8) housing project.	Designed to meet the needs of senior citizens, handicapped or disabled over the age of 18.	Online: Allaire Crossing Print application Fax: 732-449-1489 Request application by mail. Letter sent to Allaire Crossing Attn; Management Office 2011 New Bedford Road Wall, NJ 07719 Request for application by phone or if you have a disability and need assistance with application process: 732-449-5889	Springpoint Senior Living, Inc. Kelly Horton, Executive Director Phone: 732-449-5889 Email: khorton@springpointsl.org

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Morris: Denville	Station Village, 475-495 East Main Street, Denville, NJ 07834	9 rental apartments. 1-3 bedrooms.	No age restriction. Credit check required. Co-signers allowed. The building has elevators.	Online: Station Village Denville Pre-application Website information: https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J6O00000i2EH1UAM **Preference given to applicants who live/work in Essex, Morris, Union, or Warren counties.**	Affordable Homes New Jersey: a CGP&H service Address: 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 Email: homes@cgph.net If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.
NEW-Morris: Morristown	Cannon House Apartments, 70 Ridgedale Avenue, Morristown, NJ 07960	4 rental apartments.	No age restriction. No Co-signers allowed. Credit Check Required.	**4 rental apartments will be available at Cannon House Apartments. Join the Morristown rental waiting list by 11/23/2026 to be included in the random selection.** Website & Preliminary Application: https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J6O00000i2gRfUAI	Affordable Homes New Jersey: a CGP&H service Address: 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 Email: homes@cgph.net If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

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Morris: Morristown	George Street Commons, 7 George St, Morristown, NJ07960	2 rental apartments.	No age restriction. Credit check required. Co-signers allowed.	Online: George Street Commons Pre-application Website Information: https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J6O00000i2gQwUAI **Preference given to applicants who live/work in Essex, Morris, Union, or Warren counties.**	Affordable Homes New Jersey: a CGP&H service Address: 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 Email: homes@cgph.net If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.
Morris: Randolph	Woodbrook at Randolph, 8000 Crescent Circle, Randolph, NJ 07869	40 rental apartments. 1-3 bedrooms.	No age restriction. Credit Check required. Co-signers allowed and elevators in the building.	Online: Woodbrook at Randolph pre-application Website information: https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0JUq0000013ceTMAQ **We anticipate contacting the first applicants for the 40 apartments at Woodbrook at Randolph in August / September 2025. Schedule is subject to change.**	Affordable Homes New Jersey: a CGP&H service Address: 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 Email: homes@cgph.net If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

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Morris: Parsippany-Troy Hills	Vail Manor, 186 Vail Road, Parsippany-Troy Hills, NJ 07054	35 moderate units consisting of one- and two-bedroom apartments.	existing 55 and older community (no one maybe less than 19 years of age). Tenants must qualify on the basis of gross annual income.	Online application: Vail manor application Website information: https://www.piazzanj.com/property/vail-manor/ For further information about this property, please call **973-263-1155**	For further information about this affordable housing program, please call Piazza & Associates, Inc. **609-786-1100** Parsippany@housingquest.com
Morris: Parsippany-Troy Hills	Lexica Parsippany, 11-21 Upper Pond Rd, Parsippany, NJ 07054	65 rental apartments will be available. $100-$200/mo for parking. Household must be at or below the maximum income by household size.	Credit check required. Co-signer allowed. No age restriction.	Online: Parsippany- Troy Hills Pre-Application Website Information: CGP&H for Lexica Parsippany Information **NOTE: You can submit one application to cover all apartments currently available in Parsippany-Troy Hills area. Preference given to applicants who live/work in Essex, Morris, Union, or Warren counties.**	Affordable Homes New Jersey: a CGP&H service Address: 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 Email: homes@cgph.net If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

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Morris: Parsippany-Troy Hills	Avalon Parsippany, 3 Campus Dr, Parsippany, Nj 07054	51 rental apartments will be available. Outdoor surface parking is free. Garage parking is $150.	Credit check required. No age restriction.	Online: Parsippany- Troy Hills Pre-Application Website Information: CGP&H for Avalon Parsippany Information **NOTE: You can submit one application to cover all apartments currently available in Parsippany-Troy Hills area. Preference given to applicants who live/work in Essex, Morris, Union, or Warren counties.**	Affordable Homes New Jersey: a CGP&H service Address: 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 Email: homes@cgph.net If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.
Morris: Parsippany-Troy Hills	The Lawrence, 169 Johnson Rd, Parsippany, NJ 07054	18 rental apartments will be available. Covered garage. Utilities included in rent: Trash	Credit check required. Co-signers allowed.	Online: Parsippany- Troy Hills Pre-Application Website Information: CGP&H for The Lawrence Information **NOTE: You can submit one application to cover all apartments currently available in Parsippany-Troy Hills area. Preference given to applicants who live/work in Essex, Morris, Union, or Warren counties.**	Affordable Homes New Jersey: a CGP&H service Address: 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 Email: homes@cgph.net If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

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Morris: Butler	Butler Senior Community, 9 Ace Rd, Butler, NJ 07405	89 unit building. 1-BR apartments. Rent based on 30% of adjusted gross income, calculated by guidelines set forth by HUD.	restricted 62+; 18+ accessibility for individuals with disabilities	Online: Butler Senior Application fill out the electronic application and email the completed application to: dtomaszkowicz@springpointsl.org or request a paper application by emailing dtomaszkowicz@springpointsl.org or submit a written request--include your name, address and phone number and mail to: Butler Senior Community, Attn: Management Office, 9 Ace Rd., Butler, NJ 07405 **If you have a disability and need assistance with the application, call Sandra Pettiford, Executive Director, at 973-492-3700**	9 Ace Road, Butler, NJ 07405 Phone: 973-492-3700 Fax: 973-492-5331 Agent: Springpoint Senior Living, Inc.
Ocean: Barnegat	Cornerstone at Barnegat, 9 South Main St, Barnegat, NJ 08005	70 units. 55+ independent living affordable community.	Primary Applicant must be at least 55+. Applicants must fall within the NJ HUD income limit. Required credit screening.	Print application: Cornerstone at Barnegat Paper application Website information: Cornerstone at Barnegat - Walters Apartments	**Walters Apartments** 500 Barnegat Boulevard Building 100 Barnegat, NJ 08005 Phone: 609-800-1044 Contact us via website: Contact - Walters Apartments

County & Municipality	Program or Property Name and Address	Type of unit/rent	Eligibility	How to Apply:	Agent
Reopened Waitlist Ocean: Manahawkin	Cornerstone at Stafford, 120 Campbell Blvd, Manahawkin, NJ 08050	100 units. 55+ independent living affordable community.	Primary Applicant must be at least 55+. Applicants must fall within the NJ HUD income limit. Required credit screening.	Print application: Cornerstone at Stafford paper application Website information: Cornerstone at Stafford - Walters Apartments	**Walters Apartments** 500 Barnegat Boulevard Building 100 Barnegat, NJ 08005 Phone: 609-800-1044 Contact us via website: Contact - Walters Apartments
Re-opened waitlist Ocean: Manahawkin	Stafford by the Bay, 312 East Bay Ave, Manahawkin, NJ 08050	84 unit building. Rent based on 30% of adjusted gross income, calculated by guidelines set forth by HUD	restricted age 62+	Online application: Stafford by the Bay Application Website information: https://springpointsl.org/communities/affordable-housing/stafford-by-the-bay/ Submit a written request for a printed application, include your name, address and phone number and mail to: Stafford by the Bay Attn: Management Office 312 East Bay Avenue Manahawkin, NJ 08050 **Those who have a disability and need assistance with the application, call 609-489-0809 or (TDD) Sprint Relay Service 711.**	Springpoint Senior Living, Deborah Colianni, Executive Director, 609-489-0809

County & Municipality	Program or Property Name and Address	Type of unit/rent	Eligibility	How to Apply:	Agent
Ocean: Seaside Heights	Cornerstone at Seaside Heights	91 units. 55+ independent living affordable community.	Primary Applicants must be at least 55+. Additional applicants must be 45+. • Applicants must fall within the NJ HUD income limit. Applicants must pass a credit screening.	Print application: Cornerstone at Seaside Heights Website information: Cornerstone at Seaside Heights - Walters Apartments	**Walters Apartments** 500 Barnegat Boulevard Building 100 Barnegat, NJ 08005 Phone: 609-800-1044 Contact us via website: Contact - Walters Apartments
Ocean: Toms River	Cornerstone at Toms River	102 units. 55+ independent living affordable community	Primary Applicants must be at least 55+. Additional applicants must be 45+. • Applicants must fall within the NJ HUD income limit. Credit required.	Print Application: Cornerstone at Toms River paper application Website Information: Cornerstone at Toms River - Walters Apartments	**Walters Apartments** 500 Barnegat Boulevard Building 100 Barnegat, NJ 08005 Phone: 609-800-1044 Contact us via website: Contact - Walters Apartments

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Re-opened waitlist Ocean: Toms River	The Oaks at Toms River: 923 Oak Ave, Toms River, NJ 08753	84 unit, public (PRAC 202) housing to meet the needs of senior citizens 62+. Calculated by guidelines set forth by HUD and the 202 PRAC program. 30% of adjusted gross income.	Head of household must be 62+.	Online application to print: The Oaks at Toms River application Completed application can also be emailed to THedinger@springpointsl.org If you would like an application mailed to you, email: THedubger@springpointsl.org or submit a written request, including your name, address and phone number, and mail to: The Oaks at Toms River Attn: Management Office 923 Oak Avenue Toms River, NJ 08753 If you have a disability and need assistance with the application process, please call 732-244-0991	Springpoint Senior living, Executive Director Tara Hedinger Phone:732-244-0991 Email: THedinger@springpointsl.org
NEW- Passaic: Woodland Park	1108 McBride Avenue, Woodland Park, NJ 07424	1 rental apartment.	No age restriction.	**1 rental apartment will be available at 1108 McBride Ave. Join the Woodland Park rental waiting list by 12/14/2026 to be included in the random selection.** Website & Preliminary Application: https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J6O00000khc02UAA	Affordable Homes New Jersey: a CGP&H service Address: 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 Email: homes@cgph.net If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

County & Municipality	Program or Property Name and Address	Type of unit/rent	Eligibility	How to Apply:	Agent
Reopened waitlist- Passaic: Paterson	Freedom Village I & II- 69 Straight Street, Paterson, NJ 07501	55+ and 62+ senior apartments. Fully gated community.	55+ or 62+ years of age.	**Applicants for the subsidized units at Freedom Village must be referred by the Paterson Housing Authority.** Join the waitlist: https://www.pennrose.com/media/yd3fdelu/freedom-village-i-ii-pre-app-2022.pdf	Pennrose Leasing office for this apartment: 69 Straight Street, Paterson, NJ 07501 Phone:973-968-6892 TTY:711 Email: FreddomVillage@Pennrose.com
Passaic: Clifton	Horizons at Scales Plaza- 101 &101 Scales Plaza, Clifton, Nj 07513	Senior housing complex: 208 active adult rental apartments.	At least one adult is over 55+. Other apartments are set aside for persons with disabilities. There is a maximum income limit.	**For more information on this luxury senior rental housing complex or to find out what apartments are currently available, call (973) 777-1527 or fax your application to (973) 777-1529.** Online portal: https://regandevelopment.com/applications/horizons-at-scales-plaza/ Website information and to download a paper application: https://regandevelopment.com/new-york-new-jersey-real-estate-developers/horizons-at-scales-plaza-clifton-passaic-county/	Regan Development Corporation 1055 Saw Mill River Rd., Suite 204 Ardsley, NY 10502 Phone: 914-693-6613 Contact Us: https://regandevelopment.com/contact/

County & Municipality	Program or Property Name and Address	Type of unit/rent	Eligibility	How to Apply:	Agent
Passaic: Clifton	Senior Horizons at Clifton- 714 Clifton Avenue, Clifton, NJ 07013	Senior housing complex: 125 active adult rental apartments.	At least one adult is over 55+. Other apartments are set aside for persons with disabilities. There is a maximum income limit.	**For more information on this luxury senior housing complex or to find out what apartments are currently available, call (973) 594-0058.** Online Portal: https://regandevelopment.com/applications/senior-horizons-at-clifton/ Website information and to download a paper application: **https://regandevelopment.com/new-york-new-jersey-real-estate-developers/senior-horizons-at-clifton-passaic-county/**	Regan Development Corporation 1055 Saw Mill River Rd., Suite 204 Ardsley, NY 10502 Phone: 914-693-6613 Contact Us: https://regandevelopment.com/contact/
Passaic: Wayne	Avalon Wayne, 1455 Valley Rd, Wayne, Nj 07470	71 rentals will be available. Household must be at or below the maximum income by household size.	Credit check required. No Co-signer allowed. No age restriction.	Online: Avalon Wayne pre-application Website information: CGP&H Avalon Wayne Information	Affordable Homes New Jersey: a CGP&H service Address: 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 Email: homes@cgph.net If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

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Passaic: Little Falls	Manor at Little Falls, 115 Main Street, Little Falls, NJ 07424	10 rentals apartments will be available at the Manor. 1-3 bedroom apartments.	No age restriction. Preference given to applicants to who live/work in Bergen, Hudson, Passaic or Sussex counties. Income must fall under income levels.	**All rental units at Manor at Little Falls are filled. Estimated wait time is over two years.** Online: Pre-Application for Little Falls Website Information: CGP&H- Manor at Little Falls	Affordable Homes New Jersey: a CGP&H service Address: 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 Email: homes@cgph.net If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.
Passaic: Passaic	Boulevard Seniors Apartments, 187 Boulevard, Passaic, NJ 07055	187 unit building. 1br apartments. Rent based on 30% of adjusted gross income, calculated by guidelines set forth by HUD.	62+, and disabled individuals and their families.	For an application, call management office at 973-471-7449 or stop in to pick up an application at 187 Boulevard Park, Passaic, NJ on Mon., Tues., Wed., or Fri. 9 am to 5 pm. application must be filled out completely (no blank spaces—if a question does not apply, write in "NA"). Completed ORIGINAL application must be mailed back, or dropped off to address above. Completed Applications may be emailed or faxed, but ALWAYS THE ORIGINAL APPLICATION MUST BE MAILED as well.	Agent: SHP Management Corp. Phone: 973-471-7449 Email: boulevardsrs@shpmanagement.com Fax: 973-253-4070

County & Municipality	Program or Property Name and Address	Type of unit/rent	Eligibility	How to Apply:	Agent
Passaic: Hawthorne	Evergreen Court, 303 Sicomac Ave, Wyckoff, NJ 07481	There are 8 units located in Hawthorne. Affordable housing on the border of Wyckoff and Hawthorne.	This is a 62+ exclusive community. All household members must be 62 years or older. Preference given to applicants who live/work in Bergen, Hudson, Passaic, or Sussex counties.	Online: Evergreen Court Application To join the waiting list for apartments that are part of the affordable housing program or for more information about income limits, please visit https://www.affordablehomesnewjersey.com/ If you have questions, please call (201) 848-5952. **CGP&H started maintaining the waiting list in February 2022.**	Affordable Homes New Jersey: a CGP&H service Address: 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 Email: homes@cgph.net If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

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Somerset: Hillsborough	Amwell Terrace, 384 Amwell Rd, Hillsborough, NJ 08844	31 affordable one-, two- and three-bedroom apartments.	No age restriction. These apartments are available to qualified applicants whose combined household income meets the criteria for affordable housing.	Online application: Amwell Terrace application Website information: https://www.piazzanj.com/property/amwell-terrace/ For further information about this property, please call 609-520-1100 **NOTE: This is an existing property with a prior waiting list. Applicants currently on the waiting list will have priority. If you applied after January 26th, 2026 your name will remail in a non-prioritized waiting list until further notice.**	For further information about this affordable housing program, please call Piazza & Associates, Inc. Phone:**609-786-1100** Email: Hillsborough@HousingQuest.com

County & Municipality	Program or Property Name and Address	Type of unit/rent	Eligibility	How to Apply:	Agent
Reopened waitlist Somerset: Bridgewater	Bridgewater Court, 530 US-22, Bridgewater, NJ 08807	40 units with 1-3 bedrooms range.	No age restriction.	Online application: Bridgewater court Website information: https://www.piazzanj.com/property/bridgewater-court-apartments/	For further information about this affordable housing program, please call Piazza & Associates, Inc. **609-786-1100** Bridgewater@Housingquest.com
Somerset: Branchburg	Cornerstone at Branchburg, 1000 Cornerstone Dr, Branchburg, NJ 08876	150 units. 55+ independent living affordable community.	Primary Applicants must be at least 55+. Additional applicants must be 45+. •Must fall within the NJ HUD income limit. Applicants must pass a credit screening.	Print application: Cornerstone at Branchburg 2 paper application Website information: Cornerstone at Branchburg - Walters Apartments FYI: When you enter the website above, you will find two applications for Cornerstone at Branchburg. Branchburg 1 Application has higher rental prices in comparison to Branchburg 2 Application. Branchburg 2 application is the printout attached at the top for your convenience.	**Walters Apartments** 500 Barnegat Boulevard Building 100 Barnegat, NJ 08005 Phone: 609-800-1044 Contact us via website: Contact - Walters Apartments

County & Municipality	Program or Property Name and Address	Type of unit/rent	Eligibility	How to Apply:	Agent
NEW- Union: Springfield	Springfield Greens, 40 Church Hall, Springfield, NJ 07083	20 rental apartments.	No age restriction.	**20 rental apartments will be available at Springfield Greens. Join the Springfield - Union rental waiting list by 11/9/2026 to be included in the random selection.** Website & Preliminary Application: https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J3m00001icm8UEAQ	CGP&H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 homes@cgph.net
Waitlist reopened: Union: Plainfield	Horizons at Plainfield, 130 West Front Street, Plainfield, NJ 07060	75 luxury style apartments. Below market rental housing complex.	No age restriction. Maximum income guidelines.	**For more information on these below market rental housing units in Plainfield, NJ and / or to find out what units are currently available to rent, call our rental office at (908) 668-9236.** Online Portal: Horizons at Plainfield Website information and to download paper application: Regan Development	Regan Development Corporation 1055 Saw Mill River Rd., Suite 204 Ardsley, NY 10502 Phone: 914-693-6613 Contact Us: https://regandevelopment.com/contact/
Union: New Providence	Providence Place, 111 Spring Street, New Providence, NJ 07974	38 rental apartments will be available. Utilities included in rent: Sewer, Trash, & Water.	Credit Check Required. No Co-signers allowed. No age restriction.	**Online:** Providence Place Pre-Application Website Information: CGP&H for Providence Place Information **NOTE: Now contacting applicants for 38 rental apartments that will be available at Providence Place.**	CGP&H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 homes@cgph.net

County & Municipality	Program or Property Name and Address	Type of unit/rent	Eligibility	How to Apply:	Agent
Reopened waitlist Union: Plainfield	Plainfield Tower West, 601 West 7th St, Plainfield, NJ 07060	154 Unit building. Rent based on 30% of adjusted gross income, calculated by guidelines set forth by HUD	Restricted age 62+, Individuals with disabilities over 18 requiring a barrier free unit for mobility impaired.	Submit a written request for a printed application, include your name, address and phone number and mail to: Plainfield Tower West Attn: Management Office 601 W. 7th Street Plainfield, NJ 07060 Online: Plainfield Tower West Application If you have a disability and need assistance with the application process, please call (908)-668-1963.	Springpoint Senior Living, Sandra Pettiford, Sr. Executive Director, 908-668-196
Reopened waitlist- Warren: Pohatcong	Monte View at Pohatcong, 1001 Monte View Drive, Pohatcong, NJ 08865	Twenty- four 1- , 2- and 3-bedrooms very-low, low, and moderate income apartments for rent to income-qualified households.	No age restriction.	This is an existing property and all applicants will be added on a first come, first serve basis to the current waiting list. **Online application: Preliminary Application for Monte View**	**Piazza & Associates, Inc.** 201 Rockingham Row Princeton Forrestal Village Princeton, NJ 08540 Email: Pohatcong@Housingquest.com **Phone: 609-786-1100** Dial ext. 300 to request help with the online application. If you leave a message by email or phone, please be sure to refer to the property name, and spell out your contact information for us.
Warren: Hackettstown	Hackettstown Senior Apartments, 681 Willow Grove St., Hackettstown, NJ 07840	80 senior units with section 8 rental assistance.	Restricted to 62+. Independent living retirement community.	Call: 908-852-8089 Website information: https://st-residential.com/2022/10/12/hackettstown-senior-apartments/	Silver Tree Residential 795 Ridge Lake Blvd, Suite 300, Memphis, TN 38120 Phone: 901-290-6005 https://st-residential.com/contact/