

**Bergen County Division of Senior Services  
Housing Navigator Notes – October 2025**

**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+	<p>Online:  <a href="#">Countryside Meadows Application</a>            fill out the electronic application and email it to:  <a href="mailto:sdavis@springpointsl.org">sdavis@springpointsl.org</a> -OR- Call 609-652-9100</p> <p>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</p>	Springpoint Senior Living, Inc. Stan Davis, Executive Director 609-652-9100

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<p><b>NEW-</b> Burlington: Burlington Township</p>	<p>J Centra Burlington, 3000 Emily Lane, Burlington, NJ 08016</p>	<p>53 affordable rental apartments.</p>	<p>No age restriction.</p>	<p>Pre application: <a href="#">J Centra Burlington pre-application</a></p> <p>Website information: <a href="https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J6O00000kIRVQUA4">https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J6O00000kIRVQUA4</a></p> <p><b>Join the Burlington Township waiting list by November 14<sup>th</sup> to be included in the random selection.</b></p>	<p>CGP&amp;H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 <a href="mailto:homes@cgph.net">homes@cgph.net</a></p>
<p>Burlington: Burlington City</p>	<p>106 E. Broad Street, Burlington City, NJ 08016</p>	<p>1 rental apartment.</p>	<p>No age restriction. Credit check required. Co-signers allowed.</p>	<p>Pre application: <a href="#">Burlington city Pre-application</a></p> <p>Website Information: <a href="https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J3m00001nAfJJEAO">https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J3m00001nAfJJEAO</a></p> <p><b>We anticipate contacting the first applicants for the 1 apartment at 106 E Broad Street in September 2025. Schedule is subject to change.</b></p>	<p>CGP&amp;H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 <a href="mailto:homes@cgph.net">homes@cgph.net</a></p> <p>If you do not have email, please call 609-664-2769 ext 5. Please leave a detailed message with your name, phone number, address and why you are calling so we may assist you.</p>

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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.	<p><b>Open leasing</b></p> <p>Print application: <a href="#">Cornerstone at Greentree paper application</a></p> <p>Website Information: <a href="#">Cornerstone at Greentree - Walters Apartments</a></p>	<p><b>Walters Apartments</b>  500 Barnegat Boulevard  Building 100  Barnegat, NJ 08005  Phone: 609-800-1044  Contact us via website: <a href="#">Contact - Walters Apartments</a></p>
Camden: Haddon Heights	The Jefferson, 322 Horse Pike, Haddon heights, NJ 08035	1 rental apartment. 2 bed 1 bath.	No age restriction. Credit check required and no co-signers allowed.	<p>Pre-application: <a href="#">The Jefferson</a></p> <p>Website information: <a href="https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0JUq0000026VG5MAM">https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0JUq0000026VG5MAM</a></p> <p><b>We anticipate contacting the first applicants for the 1 apartment at the Jefferson in August 2025. Schedule is subject to change.</b></p>	<p>CGP&amp;H  1249 South River Road, Suite 301  Cranbury, NJ 08512-3633  <a href="mailto:homes@cgph.net">homes@cgph.net</a></p> <p>If you do not have email, please call 609-664-2769 ext 5. Please leave a detailed message with your name, phone number, address and why you are calling so we may assist you.</p>

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Essex: Roseland	85 Livingston Avenue, Roseland, NJ 07068	36 rental apartments. Studio- 3 bedrooms.	No age restriction. Credit card check. Co signers are allowed. The building has elevators.	<p><b>Join the Roseland rental waiting list by 9/5/2025 to be included in the random selection:</b> Online: <a href="#">Roseland Pre-application</a></p> <p>Website information: <a href="https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0JUq0000044CpuMAE">https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0JUq0000044CpuMAE</a></p>	<p>CGP&amp;H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 <a href="mailto:homes@cgph.net">homes@cgph.net</a></p> <p>If you do not have email, please call 609-664-2769 ext 5. Please leave a detailed message with your name, phone number, address and why you are calling so we may assist you.</p>
Essex: West Caldwell	Greenwich House, 1089 Bloomfield Ave, West Caldwell, NJ 07006	7 rental apartments will be available. 2- 2 bedrooms 1 -1 bedroom 3-3 bedrooms	No age restriction. Credit check required. Co-signers allowed. Preference given to applicants who live/work in Essex, Morris, Union, or Warren counties.	<p>Online application: <a href="#">Pre-Application for Greenwich House</a></p> <p>Website Information: <a href="#">Affordable Homes NJ- Greenwich House Information</a></p> <p><b>We anticipate contacting the first applicants for the 7 apartments at Greenwich House in September 2025.</b></p>	<p>CGP&amp;H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 <a href="mailto:homes@cgph.net">homes@cgph.net</a></p> <p>If you do not have email, please call 609-664-2769 ext 5. Please leave a detailed message with your name, phone number, address and why you are calling so we may assist you.</p>

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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+	<p>CALL—973-374-1702 or;            EMAIL-- <a href="mailto:assistant@irvingtonseniors.com">assistant@irvingtonseniors.com</a> 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</p> <p>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.</p>	<p>Silver Tree Residential            795 Ridge Lake Blvd, Suite 300,            Memphis, TN 38120            Phone: 901-290-6005  <a href="https://st-residential.com/contact/">https://st-residential.com/contact/</a></p>
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.	<p>EMAIL to request application <a href="mailto:Lorna-MaeD@jchcorp.org">Lorna-MaeD@jchcorp.org</a>            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</p>	<p>Visit their website: <a href="http://www.jchcorp.org">www.jchcorp.org</a></p>



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<b>NEW-</b> Middlesex: Old Bridge	Vision Riverside	Four 55+ apartments will be available	All household members must be 55 years or older. Preference given to applicants who live/work in Hunterdon, Middlesex, or Somerset counties.	<p>Online preliminary application: <a href="#">Vision Riverside pre-application</a></p> <p>Website information: <a href="https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0JUq0000036MvO">https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0JUq0000036MvO</a> <a href="#">MAU</a></p> <p><b>Join the Old Bridge waiting list by November 11<sup>th</sup> to be included in the random selection.</b></p>	CGP&H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 <a href="mailto:homes@cgph.net">homes@cgph.net</a>
Middlesex: Woodbridge	Sunrise Village, 99 Florida Grove Road, Keasby, NJ 08832	6 rental apartments. 1-2 bedrooms.	No age restriction. Credit check required. Co-signers allowed. The building has elevators.	<p>Online: <a href="#">Sunrise Village pre-application</a></p> <p>Website information: <a href="https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0JUq000001M2Dt">https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0JUq000001M2Dt</a> <a href="#">MAK</a></p>	CGP&H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 <a href="mailto:homes@cgph.net">homes@cgph.net</a>

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<b>New Wait list-</b> 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.	<p><b>For more information on these housing units for persons with disabilities in Freehold NJ call our management office at (732) 431-0500.</b></p> <p>Online Portal:  <a href="https://regandevlopment.com/applications/kershaw-commons/">https://regandevlopment.com/applications/kershaw-commons/</a></p> <p>Website information and to download a paper application: <a href="https://regandevlopment.com/new-york-new-jersey-real-estate-developers/kershaw-commons-housing-for-persons-with-disabilities-freehold-nj/">https://regandevlopment.com/new-york-new-jersey-real-estate-developers/kershaw-commons-housing-for-persons-with-disabilities-freehold-nj/</a></p>	<p><b>Walters Apartments</b>            500 Barnegat Boulevard            Building 100            Barnegat, NJ 08005            Phone: 609-800-1044            Contact us via website: <a href="#">Contact - Walters Apartments</a></p>
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.	<p>Online: <a href="#">Allaire Crossing Print application</a>            Fax: 732-449-1489            Request application by mail. Letter sent to            Allaire Crossing            Attn; Management Office            2011 New Bedford Road            Wall, NJ 07719</p> <p>Request for application by phone or if you have a disability and need assistance with application process: 732-449-5889</p>	<p>Springpoint Senior Living, Inc.            Kelly Horton, Executive Director            Phone: 732-449-5889            Email: <a href="mailto:khorton@springpointsl.org">khorton@springpointsl.org</a></p>
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 Veterans preference depending	<p>Online: <a href="#">Franklin Manor Application</a>            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.</p>	<p>For further information about this affordable housing program, please call Piazza &amp; Associates, Inc.            Phone: 609-786-1100            Email: <a href="mailto:Marlboro@HousingQuest.com">Marlboro@HousingQuest.com</a>            Website:  <a href="https://www.piazzanj.com/property/the-franklin/">https://www.piazzanj.com/property/the-franklin/</a></p>

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			on qualified veterans.		
<p><b>OPEN WAITLIST</b>  Monmouth:  Howell  Township</p>	<p>Friendship Gardens, 100 Friendship Gardens, Howell, NJ 07731</p>	<p>99 unit building. Rent based on 30% of adjusted gross income, calculated by guidelines set forth by HUD</p>	<p>restricted age 62+</p>	<p><b>AS OF SEPTEMBER 10<sup>TH</sup>, 2025, FRIENDSHIP GARDENS HAS AN OPEN WAITLIST</b></p> <p>To fill out an electronic application, go to <a href="#">Friendship Gardens Application</a> Fill out the electronic application, print it out and mail it to 100 Friendship Gardens, Howell, NJ 07731</p> <p>If you have a disability and need assistance with the application process, please call 732-370-9110.</p> <p>Submit a written request for a paper application, include your name, address and phone number and mail to:</p> <p style="text-align: center;">Friendship Gardens  Attn: Management Office    100 Friendship Gardens    Howell, NJ 07731</p>	<p>Springpoint Senior Living, Karen Rousseau, Executive Director</p> <p>Management office phone number: 732-370-9110</p>

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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: <a href="#">Portland Pointe Application</a> 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. <b>If you have a disability and need assistance with the application process, contact Kelly Horton 732-872-9040</b>	Springpoint Senior Living, Inc. Kelly Horton, Executive Director 732-872-9040
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  <b>Those who have a disability and need assistance with the application, call 732-683-1244</b>	Spring point Senior Living, Grace Palazzolo, Executive Director, 732-683-1244

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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.	<p>Online: <a href="#">Station Village Denville Pre-application</a></p> <p>Website information:  <a href="https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J6O00000i2EH1UAM">https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J6O00000i2EH1UAM</a></p> <p><b>Preference given to applicants who live/work in Essex, Morris, Union, or Warren counties.</b></p>	<p>CGP&amp;H  1249 South River Road, Suite 301  Cranbury, NJ 08512-3633  <a href="mailto:homes@cgph.net">homes@cgph.net</a></p> <p>If you do not have email, please call 609-664-2769 ext 5. Please leave a detailed message with your name, phone number, address and why you are calling so we may assist you.</p>
Morris: Morristown	George Street Commons, 7 George St, Morristown, NJ07960	2 rental apartments.	No age restriction. Credit check required. Co-signers allowed.	<p>Online: <a href="#">George Street Commons Pre-application</a></p> <p>Website Information:  <a href="https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J6O00000i2gQwUA">https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J6O00000i2gQwUA</a></p> <p><b>Preference given to applicants who live/work in Essex, Morris, Union, or Warren counties.</b></p>	<p>CGP&amp;H  1249 South River Road, Suite 301  Cranbury, NJ 08512-3633  <a href="mailto:homes@cgph.net">homes@cgph.net</a></p> <p>If you do not have email, please call 609-664-2769 ext 5. Please leave a detailed message with your name, phone number, address and why you are calling so we may assist you.</p>

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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.	<p>Online: <a href="#">Woodbrook at Randolph pre-application</a></p> <p>Website information: <a href="https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0JUq0000013ceTM">https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0JUq0000013ceTM</a> <a href="#">AQ</a></p> <p><b>We anticipate contacting the first applicants for the 40 apartments at Woodbrook at Randolph in August / September 2025. Schedule is subject to change.</b></p>	<p>CGP&amp;H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 <a href="mailto:homes@cgph.net">homes@cgph.net</a></p> <p>If you do not have email, please call 609-664-2769 ext 5. Please leave a detailed message with your name, phone number, address and why you are calling so we may assist you.</p>
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.	<p>Online: <a href="#">Parsippany- Troy Hills Pre-Application</a></p> <p>Website Information: <a href="#">CGP&amp;H for Lexica Parsippany Information</a></p> <p><b>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.</b></p>	<p>CGP&amp;H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 <a href="mailto:homes@cgph.net">homes@cgph.net</a></p> <p>If you do not have email, please call 609-664-2769 ext 5. Please leave a detailed message with your name, phone number, address and why you are calling so we may assist you.</p>

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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.	<p>Online: <a href="#">Parsippany- Troy Hills Pre-Application</a></p> <p>Website Information: <a href="#">CGP&amp;H for Avalon Parsippany Information</a></p> <p><b>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.</b></p>	<p>CGP&amp;H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 <a href="mailto:homes@cgph.net">homes@cgph.net</a></p> <p>If you do not have email, please call 609-664-2769 ext 5. Please leave a detailed message with your name, phone number, address and why you are calling so we may assist you.</p>
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.	<p>Online: <a href="#">Parsippany- Troy Hills Pre-Application</a></p> <p>Website Information: <a href="#">CGP&amp;H for The Lawrence Information</a></p> <p><b>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.</b></p>	<p>CGP&amp;H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 <a href="mailto:homes@cgph.net">homes@cgph.net</a></p> <p>If you do not have email, please call 609-664-2769 ext 5. Please leave a detailed message with your name, phone number, address and why you are calling so we may assist you.</p>

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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	<p>Online: <a href="#">Butler Senior Application</a> fill out the electronic application and email the completed application to: <a href="mailto:dtomaszkowicz@springpointsl.org">dtomaszkowicz@springpointsl.org</a> or request a paper application by emailing <a href="mailto:dtomaszkowicz@springpointsl.org">dtomaszkowicz@springpointsl.org</a> 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</p> <p><b>If you have a disability and need assistance with the application, call Sandra Pettiford, Executive Director, at 973-492-3700</b></p>	9 Ace Road, Butler, NJ 07405 Phone: 973-492-3700 Fax: 973-492-5331 Agent: Springpoint Senior Living, Inc.
<b>NEW-</b> Ocean: Waretown	Ocean Isle-Waretown, 328 N Main St, Waretown, NJ 08758	18 rental apartments. 1-3 bedroom apartments.	No age restriction. Preference given to applicants who live/work in Mercer, Monmouth, or Ocean counties.	<p><b>Join the Ocean Township waiting list by November 6<sup>th</sup> to be included in the next random selection.</b></p> <p>Online: <a href="#">Ocen Isle Pre-application</a></p> <p>Website information: <a href="https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J3m00001icIBbEAI">https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J3m00001icIBbEAI</a></p>	CGP&H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 <a href="mailto:homes@cgph.net">homes@cgph.net</a>

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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.	<p><b>Open Leasing</b></p> <p>Print application: <a href="#">Cornerstone at Barnegat Paper application</a></p> <p>Website information: <a href="#">Cornerstone at Barnegat - Walters Apartments</a></p>	<p><b>Walters Apartments</b></p> <p>500 Barnegat Boulevard Building 100 Barnegat, NJ 08005 Phone: 609-800-1044 Contact us via website: <a href="#">Contact - Walters Apartments</a></p>
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.	<p><b>Open leasing</b></p> <p>Print application: <a href="#">Cornerstone at Stafford paper application</a></p> <p>Website information: <a href="#">Cornerstone at Stafford - Walters Apartments</a></p>	<p><b>Walters Apartments</b></p> <p>500 Barnegat Boulevard Building 100 Barnegat, NJ 08005 Phone: 609-800-1044 Contact us via website: <a href="#">Contact - Walters Apartments</a></p>

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<p><b>Re-opened waitlist</b></p> <p>Ocean: Manahawkin</p>	<p>Stafford by the Bay, 312 East Bay Ave, Manahawkin, NJ 08050</p>	<p>84 unit building. Rent based on 30% of adjusted gross income, calculated by guidelines set forth by HUD</p>	<p>restricted age 62+</p>	<p>Online application: <a href="#">Stafford by the Bay Application</a></p> <p>Website information: <a href="https://springpointsl.org/communities/affordable-housing/stafford-by-the-bay/">https://springpointsl.org/communities/affordable-housing/stafford-by-the-bay/</a></p> <p>Submit a written request for a printed application, include your name, address and phone number and mail to:</p> <p style="text-align: center;">Stafford by the Bay Attn: Management Office 312 East Bay Avenue Manahawkin, NJ 08050</p> <p><b>Those who have a disability and need assistance with the application, call 609-489-0809 or (TDD) Sprint Relay Service 711.</b></p>	<p>Springpoint Senior Living, Deborah Colianni, Executive Director, 609-489-0809</p>
<p>Ocean: Seaside Heights</p>	<p>Cornerstone at Seaside Heights</p>	<p>91 units. 55+ independent living affordable community.</p>	<p>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.</p>	<p><b>Open leasing</b></p> <p>Print application: <a href="#">Cornerstone at Seaside Heights</a></p> <p>Website information: <a href="#">Cornerstone at Seaside Heights - Walters Apartments</a></p>	<p><b>Walters Apartments</b> 500 Barnegat Boulevard Building 100 Barnegat, NJ 08005 Phone: 609-800-1044 Contact us via website: <a href="#">Contact - Walters Apartments</a></p>

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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.	<p><b>Open leasing</b>  Print Application: <a href="#">Cornerstone at Toms River paper application</a></p> <p>Website Information: <a href="#">Cornerstone at Toms River - Walters Apartments</a></p>	<p><b>Walters Apartments</b>  500 Barnegat Boulevard  Building 100  Barnegat, NJ 08005  Phone: 609-800-1044  Contact us via website: <a href="#">Contact - Walters Apartments</a></p>
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+.	<p><b>Waitlist has reopened to accept applications.</b>  Online application to print: <a href="#">The Oaks at Toms River application</a>  Completed application can also be emailed to <a href="mailto:THedinger@springpointsl.org">THedinger@springpointsl.org</a></p> <p>If you would like an application mailed to you, email: <a href="mailto:THedubger@springpointsl.org">THedubger@springpointsl.org</a> or submit a written request, including your name, address and phone number, and mail to:</p> <p style="text-align: center;">The Oaks at Toms River  Attn: Management Office  923 Oak Avenue  Toms River, NJ 08753</p> <p>If you have a disability and need assistance with the application process, please call 732-244-0991</p>	<p>Springpoint Senior living, Executive Director Tara Hedinger  Phone: 732-244-0991  Email: <a href="mailto:THedinger@springpointsl.org">THedinger@springpointsl.org</a></p>

County & Municipality	Program or Property Name and Address	Type of unit/rent	Eligibility	How to Apply:	Agent
<b>New waitlist-</b> 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.	<p><b>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.</b></p> <p>Online portal: <a href="https://regandevlopment.com/applications/horizons-at-scales-plaza/">https://regandevlopment.com/applications/horizons-at-scales-plaza/</a></p> <p>Website information and to download a paper application: <a href="https://regandevlopment.com/new-york-new-jersey-real-estate-developers/horizons-at-scales-plaza-clifton-passaic-county/">https://regandevlopment.com/new-york-new-jersey-real-estate-developers/horizons-at-scales-plaza-clifton-passaic-county/</a></p>	Regan Development Corporation 1055 Saw Mill River Rd., Suite 204 Ardsley, NY 10502 Phone: 914-693-6613 Contact Us: <a href="https://regandevlopment.com/contact/">https://regandevlopment.com/contact/</a>
<b>New waitlist-</b> 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.	<p><b>For more information on this luxury senior housing complex or to find out what apartments are currently available, call (973) 594-0058.</b></p> <p>Online Portal: <a href="https://regandevlopment.com/applications/senior-horizons-at-clifton/">https://regandevlopment.com/applications/senior-horizons-at-clifton/</a></p> <p>Website information and to download a paper application: <a href="https://regandevlopment.com/new-york-new-jersey-real-estate-developers/senior-horizons-at-clifton-passaic-county/">https://regandevlopment.com/new-york-new-jersey-real-estate-developers/senior-horizons-at-clifton-passaic-county/</a></p>	Regan Development Corporation 1055 Saw Mill River Rd., Suite 204 Ardsley, NY 10502 Phone: 914-693-6613 Contact Us: <a href="https://regandevlopment.com/contact/">https://regandevlopment.com/contact/</a>

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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: <a href="#">Avalon Wayne pre-application</a> Website information: <a href="#">CGP&amp;H Avalon Wayne Information</a>	CGP&H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 <a href="mailto:homes@cgph.net">homes@cgph.net</a>  If you do not have email, please call 609-664-2769 ext 5. Please leave a detailed message with your name, phone number, address and why you are calling so we may assist you.
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.	Online: <a href="#">Pre-Application for Little Falls</a> Website Information: <a href="#">CGP&amp;H- Manor at Little Falls</a>  <b>We anticipate contacting the first applicants in May 2025 for the 10 rental apartments that will be available at the Manor at Little Falls. Schedule is subject to change.</b>	Affordable Homes New Jersey: a CGP&H service Address: 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 Email: <a href="mailto:homes@cgph.net">homes@cgph.net</a> 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: 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.	<p>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”).</p> <p>Completed ORIGINAL application must be mailed back, or dropped off to address above.</p> <p>Completed Applications may be emailed or faxed, but ALWAYS THE ORIGINAL APPLICATION MUST BE MAILED as well.</p>	<p>Agent: SHP Management Corp. Phone: 973-471-7449 Email: <a href="mailto:boulevardsrs@shpmanagement.com">boulevardsrs@shpmanagement.com</a> Fax: 973-253-4070</p>
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.	<p>Online: <a href="#">Evergreen Court Application</a></p> <p>To join the waiting list for apartments that are part of the affordable housing program or for more information about income limits, please visit <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a></p> <p>If you have questions, please call (201) 848-5952.</p>	<p>Affordable Homes New Jersey: a CGP&amp;H service Address: 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 Email: <a href="mailto:homes@cgph.net">homes@cgph.net</a> 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.</p>

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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.	<p><b>Open leasing</b> Print application: <a href="#">Cornerstone at Branchburg 2 paper application</a></p> <p>Website information: <a href="#">Cornerstone at Branchburg - Walters Apartments</a></p> <p><b>FYI:</b> 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.</p>	<p><b>Walters Apartments</b> 500 Barnegat Boulevard Building 100 Barnegat, NJ 08005 Phone: 609-800-1044 Contact us via website: <a href="#">Contact - Walters Apartments</a></p>
<b>New waitlist-</b> 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.	<p><b>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.</b></p> <p>Online Portal: <a href="#">Horizons at Plainfield</a></p> <p>Website information and to download paper application: <a href="#">Regan Development</a></p>	<p>Regan Development Corporation 1055 Saw Mill River Rd., Suite 204 Ardsley, NY 10502 Phone: 914-693-6613 Contact Us: <a href="https://regandevelopment.com/contact/">https://regandevelopment.com/contact/</a></p>

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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.	<p><b>Online:</b> <a href="#">Providence Place Pre-Application</a></p> <p>Website Information: <a href="#">CGP&amp;H for Providence Place Information</a></p> <p>NOTE: Preference given to applicants who live/work in Essex, Morris, Union, or Warren counties.</p>	CGP&H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 <a href="mailto:homes@cgph.net">homes@cgph.net</a>
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.	<p><b>REOPENED WAITLIST:</b></p> <p>Submit a written request for a printed application, include your name, address and phone number and mail to:</p> <p style="text-align: center;">Plainfield Tower West Attn: Management Office 601 W. 7th Street Plainfield, NJ 07060</p> <p>Online: <a href="#">Plainfield Tower West Application</a></p> <p>You may also call the senior helpline and ask to speak with Jennifer regarding the Plainfield application at 201-336-7400.</p> <p>If you have a disability and need assistance with the application process, please call (908)-668-1963.</p>	Springpoint Senior Living, Sandra Pettiford, Sr. Executive Director, 908-668-196

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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	Silver Tree Residential 795 Ridge Lake Blvd, Suite 300, Memphis, TN 38120 Phone: 901-290-6005 <a href="https://st-residential.com/contact/">https://st-residential.com/contact/</a>