

Bergen County Division of Senior Services

Housing Navigator Notes – July 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+	Online: 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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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.	Open leasing 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
NEW -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.	Online application: Pre-Application for Greenwich House Website Information: Affordable Homes NJ- Greenwich House Information Join the West Caldwell rental waiting list by 8/19/2025 to be included in the random selection.	CGP&H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 homes@cgph.net

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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: 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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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
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
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.	As of May 1st 2025, the waitlist is open and accepting applications. The wait list is currently two years long. 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	Springpoint Senior Living, Inc. Kelly Horton, Executive Director Phone: 732-449-5889 Email: khorton@springpointsl.org

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				Request for application by phone or if you have a disability and need assistance with application process: 732-449-5889	
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 on qualified veterans.	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.	For further information about this affordable housing program, please call Piazza & Associates, Inc. Phone: 609-786-1100 Email: Marlboro@HousingQuest.com Website: https://www.piazzanj.com/property/the-franklin/

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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 Or you can email the completed and saved application to: krousseau@springpointsl.org OR Call 732-370-9110 fax application to 732-370-8955 Submit a written request for a paper application, include your name, address and phone number and mail to: 100 Friendship Gardens Howell, NJ 07731 Attn: Management Office	Springpoint Senior Living, Karen Rousseau, Executive Director
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

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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	Reopened their waitlist on June 12th 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
Morris: Parsippany-Troy Hills	NEW- 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.	Join the Parsippany-Troy Hills rental waitlist by July 17th to be included in the random selection: 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.	CGP&H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 homes@cgph.net

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Morris: Parsippany-Troy Hills	NEW- 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.	Join the Parsippany-Troy Hills rental waitlist by July 17th to be included in the random selection: 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.	CGP&H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 homes@cgph.net
Morris: Parsippany-Troy Hills	NEW- 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.	Join the Parsippany-Troy Hills rental waitlist by July 17th to be included in the random selection: 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.	CGP&H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 homes@cgph.net

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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 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.	Open Leasing 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

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Ocean: Manahawkin	Cornerstone at Stafford, 120 Campbell Blvd, Manahawkin, NJ 08050	100 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.	Open leasing 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
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: Stafford by the Bay Application Submit a written request for a printed application, include your name, address and phone number and mail to: Stafford by the Bay, Attn: Executive Director 312 East Bay Ave., Manahawkin, NJ 08050 OR Fill out the electronic application, print it out and mail it to Stafford by the Bay, Attn: Executive Director, 312 East Bay Ave, Manahawkin, NJ 08050 The application must be printed out and mailed to the address above or faxed to 609-489-0812. Those who have a disability and need assistance with the application, call 609-489-0809.	Springpoint Senior Living, Deborah Colianni, Executive Director, 609-489-0809

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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.	Open leasing 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. Applicants must pass a	Open leasing 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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			credit screening.		
Passaic: Wayne	NEW 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.	Join the Wayne rental waiting list by July 29th to be included in the random selection: Avalon Wayne pre-application Website information: CGP&H Avalon Wayne Information	CGP&H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 homes@cgph.net

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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.	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

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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.	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.
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+. • Applicants must fall within the NJ HUD income limit. Applicants must pass a	Open leasing 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 print out attached at the top for your convenience.	If you are interested in applying for an affordable home, you may complete the application online or contact us directly at: Bridgewater@Housingquest.com 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. Piazza & Associates, Inc. 201 Rockingham Row Princeton Forrestal Village

County & Municipality	Program or Property Name and Address	Type of unit/rent	Eligibility	How to Apply:	Agent
			credit screening.		Princeton, NJ 08540
Union: New Providence	NEW- 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.	Join the New Providence rental waiting list by July 23rd to be included in the random selection: Providence Place Pre-Application Website Information: CGP&H for Providence Place Information NOTE: Preference given to applicants who live/work in Essex, Morris, Union, or Warren counties.	CGP&H 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 homes@cgph.net
Union: Plainfield	Plainfield Tower West AKA Plainfield Senior Citizen Housing, 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 The application must be printed out and mailed to the address above or faxed to 908-668-0112	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 https://st-residential.com/contact/