



*Strengthening communities by creating lasting and responsible homeownership.*

**HOUSING PARTNERSHIP**

NeighborWorks®  
HomeOwnership Center

# INCOME RESTRICTED SENIOR HOUSING GUIDE

2 East Blackwell Street, Dover, NJ 07801 • 973-659-9222 • [www.housingpartnershipnj.org](http://www.housingpartnershipnj.org) • [contact@hpnj.us](mailto:contact@hpnj.us)



**INCOME RESTRICTED SENIOR RENTAL OPPORTUNITIES in the MORRIS COUNTY AREA**

<b>Municipality</b>	<b>Complex Name &amp; Location</b>	<b>Contact</b>	<b>Min. Age &amp; Max. Income</b>	<b>Units</b>	<b>Additional Information</b>
Basking Ridge	Ridge Oak Senior Housing - 150 Manchester Drive Ridge Oak II Senior Housing - 35 Lindbergh Lane	Christina Radoza Ridge Oak, Inc. (P) 908-221-0266 X35 (F) 908-221-0042	62+ years 1 person - \$44,750 2 people - \$51,150	286	Studio, one & two bdrms. Rent based on income. Utilities included and accessible units. Smoke free facility. Bus service available.
Boonton	Chestnut Cottage - Chestnut Street	Mark Bizzarro Boonton Housing Authority (P) 973-335-0846 (F) 973-335-0955	62+ years or SSD 1 person - \$44,750 2 people - \$51,150	14	Studio, one & two bdrms. Rent based on income. Some accessible units. Utilities inc., wait list currently open.
	Riverview Apartments - Plane Street			12	One & two bdrms. Rent based on income. Some accessible units and elevators available. Utilities inc. Applications by appointment only.
Butler	Butler Senior Community - Ace Road	Denise Kilgallen (P) 973-492-3700 (F) 973-492-5331	62+ years or SSD 1 person - \$30,700 2 people - \$35,100	89	One bdrm units. Rent based on income. Some barrier free units for mobility-impaired persons 18 and older. H/HW included, transportation available. Waiting list open.
Chester Borough	Robert Cole Apartments - Main Street	Jean McLaughlin (P) 908-879-9050 (F) 908-879-8806	62+ years or SSD 1 person - \$49,008 2 people - \$56,009	38	One bdrm units, Rent based on income. 2 accessible units including lower cabinets and sliding doors. 2 – 3 year waiting list.
Denville	Cooks Pond Senior Housing - Diamond Spring Road	Carolee Wineburgh (P) 973-664-1080 (F) 973-664-1083	62+ years 1 person - \$38,400 2 people - \$43,860	69	One & two bdrms. Some handicapped accessible units. Utilities inc. 3 - 4 year waiting list.
Dover	Spruce Senior Housing - Spruce Street	Dover Town Hall (P) 973-366-2200 X1142	55+ years 1 person - \$30,800 2 people - \$35,200	90	Two bdrm units.
	John J. Rich Dover Senior Apt. - East Blackwell Street	Dover Housing Authority (P) 973-361-9444 (F) 973-361-6204	62+ or 55 years & SSD 1 person - \$44,750 2 people - \$51,150	59	Studio & one bdrm. Rent based on income. Some handicapped accessible units. Mass transit nearby. 2 - 3 year waiting list.
	Mill Pond Towers - Bassett Highway	Sally Jiles (P) 973-361-2604 (F) 973-361-6546	62+ years or SSD 1 person - \$44,750 2 people - \$51,150	128	One bdrm units. Rent based on income. Some handicapped accessible units. 2 year wait list.
Franklin, Sussex Co.	Concetta Towers - Catlin Road	John Ambrosio (P) 973-209-2808	62+ years 1 person - \$44,750 2 people - \$51,150	40	Very low, low and median, HUD subsidized units, studio & one bdrm. Some handicapped accessible units. Utility subsidy provided.
	Franklin House - Mill Street	Jennifer Covach (P) 973-823-6395	55+ years 1 person - \$38,100 2 people - \$43,560	94	One bdrm units. Rent based on income. Call for application. Sussex Co. income guidelines.
Hanover	Lester Senior Housing - Rt. 10	Barbara Knopf (P) 973-989-2725 (F) 973-428-5270	62+ years 1 person - \$50,744 2 person - \$57,495	36	One bdrm units. ADA accessibility and adaptability. Transportation available. Max. assets = \$171,541. Waiting list varies.
	Sterling Parc - Glen Drive, Cedar Knolls	Liza Deaett (P) 973-267-4493	62+ years 1 person - \$31,295 2 people - \$35,766	56	One bdrm & limited two bdrms. Rent is not based on income. ADA accessibility & adaptability. Elevators. Clubhouse.
Jefferson	Jefferson Chase - Berkshire Valley Road	National Church Residences Dawn Stapleton (P) 973-208-6699 (F) 973-208-1236	62+ years 1 person - \$30,700 2 people - \$35,100	49	One bdrm units, secure entry, 3-4 year wait list
Long Hill Township	Lounsberry Meadow - Valley Road, Sterling	Pam Lopez (P) 908-647-0544 (F) 908-647-3818	62+ years 1 person - low \$32,000, mod 36,550 2 people - \$38,400, mod \$43,860	51	Studio & one bdrm units. Some accessible units. Short wait list.

Madison	Rexford S. Tucker Apartments - <i>Chateau Thierry Avenue</i>	Madison Housing Authority (P) 973-377-0258 (F) 973-377-5237	62+ years 1 person - \$44,750 2 people - \$51,150	78	One & Two bdrm units, rent based on income. Some accessible units. Transportation available. Preference to Madison residents and parents of residents. One - three year waiting list.
	Robert T. Burroughs Apts - <i>Cook Avenue</i>			12	One bdrm units. Rent based on income. Accessible units. Preference to Madison residents and parents of residents one year or less wait list.
	The Firehouse Apartments - <i>24 Central Avenue</i>			12	One & two bdrm. Waiting list closed.
Mendham	Mendham Area Senior Housing - <i>Heritage Manor Drive</i>	Melanie Miller (P) 973-543-2666 (F) 973-543-8889	62+ years or SSD 1 person - \$32,050 2 people - \$36,600	40	One bdrm units, rent based on income. Some handicapped accessible units. Utilities not included. 1 -2 year waiting list.
Morris Plains	The Highlands at Morris Plains	(P) 973-538-6262 (F) 973-538-5995	55+ years low income 1 person \$30,630-32,818 2 person \$32,819-35,006	18	One bdrm units. ADA accessibility & adaptability. Elevators. Clubhouse, fitness center, business center, grilling area in courtyard.
Morristown	- <i>31 Early Street</i> - <i>39 Early Street</i> - <i>29 Ann Street</i>	Morristown Housing Authority (P) 973-292-4141 (F) 973-538-3979	62+ years or SSD 1 person - \$44,750 2 people - \$51,150	270	Studio & one bdrm units. Rent based on income. Some accessible units. 1 – 3 year wait list.
Mt. Olive Township	Mount Olive Manor 1&2 - <i>Flanders Bartley Road</i>	Carolyn Swenson (P) 973-252-1403 (F) 973-252-3049	62+ years 1 person - \$30,700 2 people - \$35,100	110	Studio & one bdrm units. Rent based on income. Some accessible units.
Parsippany	Brookside - <i>Parsippany Boulevard</i>	Cheryl Nussman (P) 973-299-1620 (F) 973-402-1828	62+ years 1 person- \$30,700 2 people- \$35,100	191	Studio & one bdrm units. Rent based on income. H/HW included. Some accessible units. One and a half - three year waiting list.
	Baldwin Oaks - <i>Baldwin Road</i>	Sari Jordan (P) 973-335-9110 (F) 973-335-9131	62+ years or SSD	250	One bdrm units. Rent based on 30% income. Some accessible units. Transportation available. 2 -3 year wait list.
Pequannock	Pequannock Senior Housing - <i>Boulevard</i>	(P) 973-694-8555 (F) 973-694-1322	62+ years 1 person - \$44,750 2 people - \$51,150	112	Studio & one bdrm units. Some handicapped accessible units. H/HW included, wait list closed.
Roxbury	Lakeside Village - <i>Righter Rd., Succasunna</i>	Michele O'Toole (P) 973-584-0004 (F) 973-584-0004	62+ years or SSD 1 person - \$38,400 2 people - \$43,860	105	Studio, one & two bdrm units. \$15K minimum income. All accessible units. six months – one year waiting list.
Sparta Sussex County	Knoll Properties -39 Trapasso Drive	Lisa Reddinger (P) 973-729-4311	62+ years or 55 SSD 1 person - \$30,700 2 people - \$35,100	40	Waiting list is currently closed. Studio, one & two bedroom units
Washington Township	Brittany Manor - <i>East Ave. &amp; Route 46</i>	Donna Blakely (P) 908-852-6729 peachtreenj@yahoo.com	55+ years 1 person – low \$31,295 mod \$50,072 2 people – low \$35,766 mod \$57,225	38	One bdrm units, handicapped accessible units. Transportation available, cats allowed only indoor, wait list open. Ask for application.
West Orange, Essex. Co.	Jewish Federation Plaza - <i>Northfield Avenue</i>	Freyda Pineles (P) 973-731-2020 X3972	62+ years 1 person - \$44,750 2 people - \$51,150	134	Units follow Essex County income guidelines. Studio and 1 bdrm units. Some handicapped accessible units. 1-2 year wait list.
Wharton	Centennial Court - <i>North Main Street</i>	(P) 973-442-9091 (F) 973-442-9109	62+ years 1 person - \$38,400 2 people - \$43,860	100	One & two bdrms units. No rental assistance available. Accessible units. Near public transportation. Free transportation by Wharton. Accepting applications. IBR \$723/877; 2BR \$1061.
Whippany	Lester Senior Housing - <i>Route 10</i>	Barbra Knopf (P) 973-929-2725	62+ years 1 person - low \$31,295 mod \$50,072 2 people - low \$35,766 Mod \$57,225	180	Independent and assisted living. Less than one year waiting list. Asset limit; \$171,541, 1 bedroom, independent living, water included.

MORRIS COUNTY HOUSING AUTHORITY					
Morris Township	Morris Mews - <i>Ketch Road</i>	Giovanna McClendon (P) 973-540-0389 (F) 973-540-1914  <a href="http://www.morrishousingauthority.org">www.morrishousingauthority.org</a>	62+ years or SSD 1 person - \$30,700 2 people - \$35,100	100	Studio, one & two bdrm units. Rent based on income. Some handicapped accessible units. Accepting applications
Randolph	India Brook - <i>Calais Road</i>		55 + years 1 person - \$44,750 2 people - \$51,150	100	Studio, one & two bdrm units. Rent based on income. Some handicapped accessible units. H/HW inc. one - two year waiting list.
Rockaway Township	Pleasant View Village - <i>Mount Pleasant Ave.</i>		55 + years 1 person - \$44,950 2 people - \$51,400	75	Studio & one bedroom units. Rent based on income. Some handicapped accessible units. H/HW inc. one - two year waiting list.
OTHER HOUSING OPTIONS					
Frankford, Sussex. County	Knoll Shared Housing - <i>Route 655</i>	Lisa Reddinger (P) 973-729-4311	62+ years 1 person - \$49,008 2 people - \$56,009	10	Independent living, Private bedrooms w/ bath, shared living room, kitchen, etc. Rent based on income. Currently taking applications.
Morristown	Mt. Kemble Home - <i>Mt. Kemble Ave</i>	Meg Bennett (P) 973-538-0675 (F) 973-543-5940	62+ years (ladies only) 25% of income towards rent	18	Rent based on income. Apartments with single rooms include refrigerator and stove, shared bath only.
Morris Township	Dean Gallo Congregate Housing - <i>Ketch Road</i>	Giovanna McClendon (P) 973-540-0389 (F) 973-540-1914 <a href="http://www.morrishousingauthority.org">www.morrishousingauthority.org</a>	62+ years 1 person - \$44,750 2 people - \$51,150	19	One bdrm units. Rent based on income. Congregate Housing services such as, one meal per day, housekeeping, laundry and shopping available on a sliding scale charge. Some handicapped accessible units. Utilities inc. Transportation available. Accepting applications
FOR SALE UNITS					
Lincoln Park	Coventry Run - <i>Route 202</i>	Piazza & Associates 609-786-1100, Ext. 5 <a href="http://www.HousingQuest.com">www.HousingQuest.com</a>	52+ years 1 person - \$49,008 2 people - \$56,009	4	Waiting list is closed. Call for more information. <a href="http://www.housingquest.com">www.housingquest.com</a> , affordable applications link
Kinnelon	Kinnelon Heights - <i>Maple Lake Road</i>	Housing Partnership (P) 973-659-9222 (F) 973-659-9220	55+ years 1 person - \$49,008 2 people - \$56,009	16	Accepting preliminary applications. Email: <a href="mailto:contact@hpnj.us">contact@hpnj.us</a> .
Montville	Longview - <i>Vreeland Avenue</i>	Meghan Hunscher (P) 973-331-3319 (F) 973-334-0180	62 + years 1 person - \$49,008 2 people - \$56,009	89	One & two bedroom. Transportation available. Call for waiting list. <a href="http://www.montvillenj.org">www.montvillenj.org</a>
West Milford, Passaic County	Bald Eagle Common - <i>Cahill Cross Road</i>	Piazza & Associates 609-786-1100 X310 Sonia Walters	55+ years 1 person – \$49,008 2 people – \$56,009	11	Units follow Passaic County income guidelines. All handicapped accessible. Call for information.

\* Income limits are approximate – updated 11-11-14