

# SENIOR HOUSING RESOURCE GUIDE



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# CENTRAL JERSEY HOUSING RESOURCE CENTER

The Central Jersey Housing Resource Center (CJHRC) is a non-profit collaboration of corporate, civic, business, government, real estate and housing advocacy groups who are committed to increasing the accessibility and availability of affordable housing in Somerset County.

CJHRC provides over 1,500 callers each year with information on affordable housing that is available through the local real estate markets as well as municipal, state and federal housing programs. The Central Jersey Housing Resource Center also provides on-going affordable housing information programs on topics ranging from basic homebuyer education to the construction of accessory apartments and elder cottages.

***You are not required to apply to any of the complexes or units listed in this publication. We encourage you to review and consider any and all housing options including opportunities that are not listed in this guide.***

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Housing Resource Center  
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Sharon Clark, Executive Director

**Revised & Updated, April 2017**

## INTRODUCTION

As people get older, their needs for housing often change. Some people want smaller housing that requires less maintenance. Some explore options that allow them to share their family homes. Others are interested in apartment complexes and shared housing.

In Somerset County there are a variety of housing options for senior citizens; however many have waiting lists, income restrictions and complicated application requirements. Housing options for seniors who can no longer remain in their own home are sometimes confusing. While independent living may be the best option for healthy seniors, families should be aware that needs might change over time. To help Somerset Seniors find the housing that is best for them, the Central Jersey Housing Resource Center has created this "Senior Guide." We hope this guide will give you helpful information on various housing options available in Somerset County.

**This guide may not encompass all available units in Somerset County. The information provided in this guide has been gathered to educate/inform you about Senior Housing options. Although every effort has been made to provide you with the most accurate, current, and clear information possible, CJHRC cannot be responsible for inaccurate, misinterpreted, or outdated information contained herein.**

The “Altera’s Level of Care” chart, developed by Aaron Mylar, which appeared in the April 2000 edition of Assisted Living Magazine, helps consumers understand their specific needs and various options. It shows what aging in place really means.

For other information on senior citizen programs please contact the Somerset County Office on Aging at the toll free number (888) 747-1122.

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## Aging in Place Level of Care Chart

| <b>RETIREMENT</b>   | <b>ASSISTED LIVING</b>   |  |   | <b>SKILLED NURSING</b>  |  |
|---|--|--|---|---|--|
| <b>0</b>  | <b>1</b>   | <b>2</b>   | <b>3</b>  | <b>4</b>  | <b>5</b>   |
| <b>Independent</b>  | <b>Minimum Assist</b>  | <b>Stand-By Assist</b>   | <b>Hands-On Assist</b>  | <b>Total Assist</b>   | <b>Total Assist/Dementia</b>   |
| Independent in an emergency; able to negotiate stairs in an emergency   | Able to respond in an emergency  | May need assistance in an emergency  | Needs assistance in an emergency  | Needs supervision in an emergency   | Needs supervision and assistance in an emergency   |
| Able to accomplish all ADLs without intervention from staff or family, Bathe, dress, groom; Transfer and ambulate; Toilet; Eat and take medication; Communicate | Walks/transfers independently, infrequent falls; ADLs-independent to verbal reminders; Independent with medications/doctor appts.; Continent bowel/bladder; Independently bathes | Transfer /stand by assist may be needed; ADLs - reminders to verbal cues; Medication mgmt. helpful; Occasional incontinence assistance; Bathing set-up helpful | Transfer-one person assist usually needed; ADLs-verbal cues to hands-on assist; Medication mgmt; Incontinence mgmt; Bathing assistance needed | Transfer mechanical lift/two per person transfer/bedfast; ADLs-hands-on assistance; Medication/behavior mgmt.; Incontinence mgmt.; Bathing assistance | Need Comprehensive assistance with ACampIDLs, medication/behavior mgmt, bathing assistance |
| Meals/housekeeping assistance is helpful  | Meals/nutrition/house-keeping assistance is helpful  | Meals/nutrition/house-keeping assistance is helpful  | Meals/nutrition/housekeeping assistance is helpful  | Verbal cues/hands-on assistance to eat  | Verbal cues/hands on assistance to eat   |
| Would benefit from socialization and activities-minor encouragement   | Able to independently plan social activities   | Reminders/encourage to participate in activities   | Encourage/escort to participate in activities   | Encourage/escort to activities on one-on-one visits   | Encourage/escort to activities on one-on-one visits  |
| Limited room service  | Oriented to self/little memory impairment  | Mild memory impairment/sometimes disoriented   | Impaired memory/poor orientation/mild confusion   | Needs 24 hour nursing supervision or skilled services-PT, OT, ST  | Suffers from Alzheimer's or dementia, require skilled nursing care                         |
| Does not medically 'need' to move   | Family 'slightly concerned'  | Family 'concerned'   | Family 'very concerned and have to do something'  | Needs continuous assistance   | Needs continuous assistance  |

Guidelines are to be used to determine an appropriate residence based on needs and safety. See the following page for additional clarification.

# EXPLANATION OF AGING IN PLACE LEVEL OF CARE CHART

## Retirement

### Independent – “0”

People in this category are capable, and enjoy, caring for themselves. The seniors in this category desire a lifestyle filled with recreational, educational, and social opportunities. Facilities which fall under this category provide older adults the opportunity to live independently, but with the security and convenience of community living.

## Assisted Living

### Minimum Assist – “1”

Facilities in this category are very similar to those of the retirement category. However, adults in this category may have little memory impairment, and may need verbal reminders in regards to activities of daily living (ADLs). Persons in this category can be trusted with medication management, as well as with remembering their own doctor’s appointments.

### Stand-By Assist – “2”

Overall the adults that fall into this category are still fairly independent. However, the adults in this category require a bit more assistance in regards to activities of daily living (ADLs). Persons in this category may need assistance with bathing preparations as well as with dressing. Also reminders in regards to medication management may be helpful.

### Hands-On Assist – “3”

Persons in this category require assistance with ADLs including bathing, dressing, and grooming. Medication management is necessary within this category. At times adults in this category may suffer from impaired memory, poor orientation, or mild confusion.

## Skilled Nursing

### Total Assist – “4”

In addition to the services provided by assisted living facilities, persons in this category need assistance with eating, mobility, and all other areas of daily life. Also, these adults need 24 hours nursing supervision as well as Physical Therapy, Occupational Therapy, and/or Speech Therapy.

### Total Assist/Dementia – “5”

Persons in this category suffer from either Alzheimer’s disease or Dementia. They require comprehensive assistance with activities of daily living. Overall their health is moderate, and they would benefit from skilled nursing care. Adults in this category rely strongly on caregivers.

## SOMERSET COUNTY SENIOR CITIZENS & HUD

The U.S. Department of Housing and Urban Development (HUD) provides some housing programs for senior citizens.

If you meet the following criteria then you should look into applying for HUD subsidized senior citizen housing.

Age restrictions: You must be 60 years or older in order to qualify for a HUD Senior Citizen Complex

Annual income restrictions: You are not allowed to exceed certain limits. Be sure to check the income requirements for each complex you are interested in prior to applying.

One-month security is required. It will be deposited to earn interest. Utilities may be extra. Local power companies may offer special senior citizen programs.



SENIOR CITIZEN  
HUD HOUSING  
COMPLEXES IN  
SOMERSET COUNTY

## **HUD HOUSING**

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**Centerbridge I  
491 Shasta Drive  
Bridgewater, NJ 08807**

**Contact Person:     Jamie Devine  
                              (908) 725-7899**

**Waiting Period:     Not accepting pre-applications at this time**

**Age Criteria:         Must be 62 years of age or older, or disabled**

**Aging in Place Chart Ranking: 0**

This HUD subsidized mid-rise 5-story complex was completed in June of 1984. There are 112 apartments. 31 units are efficiencies (studios) and 81 one-bedroom apartments.

The building is secured 24 hours a day. Residents use keyless entry tags to enter the building. In addition, there is a security guard on duty during weekend and evening hours. Each resident has an intercom in the apartment to speak to guests at the front entrance. Each bathroom has handrails in the shower. Each apartment has emergency pulls, which alert the superintendent and resident manager in the case of an emergency.

Each apartment comes with electric stove/oven and a refrigerator. There is also a coin-operated laundry facility in the building for any resident who wants to use it. Residents pay their own electricity, cable, and telephone. All units have laminate hardwood floors. Small pets are allowed, however, dogs must be less than 25 pounds.

There is a community room, game room with a pool table, library, an outdoor patio, assigned parking, social services coordinator, and a shuffleboard court. There is a foot bridge behind the building which connects the complex with a small shopping strip mall. Residents can participate in several community activities and social activities including movie night, bingo, bus trips, etc... County and township transportation is available.

Applications are only accepted periodically and chronologically placed on a waiting list.

When an apartment unit becomes available – the next applicant is selected and interviewed to determine eligibility.

All applicants must pass income qualifications as well as credit and criminal background check and landlord reference if applicable.

## **HUD HOUSING**

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**Cooperative Housing Corporation  
SHARED LIVING RESIDENCES  
59 West End Avenue  
Somerville, NJ 08876**

**Contact:** Angelo F. DiOrio, Executive Director  
(908) 526-8130 (o) (908) 575-0771 (f)  
[www.chchousing.org](http://www.chchousing.org)

**Locations:** Bridgewater - Independent Programs (Schaal House)  
Warren – Independent and Supportive Programs (The Residences at Warren)

**Waiting Period:** Accepting applications

**Age Criteria:** 62 and over

**Aging in Place Chart Ranking:**

- Independent Residence – 0-1
- Supportive Residence – 1-2

CHC is a non-profit agency, offering some HUD subsidized ranch-style, Shared Living Residences and services. Homes accommodate five to ten older adults in a family style living arrangement in a residential neighborhood. All premises are non-smoking.

**Home Amenities:** Individuals and couples enjoy a spacious, private bedroom with adjoining private bathroom, beautifully furnished and equipped common areas, cable TV, washer, dryer, dishwasher, central air conditioning, and outdoor deck or porch. Residents furnish their private bedroom and bathroom. All homes are handicapped accessible.

**Rent:** Financial eligibility is set by government guidelines; qualified residents remit no more than 40% of their adjusted gross income for rent.

**Resident Service Fee:** The service fee covers housekeeping, some personal care assistance, laundry and linen change assistance, grocery shopping, and case management services. The resident service fee is in addition to monthly rent and determined based on income.

**Additional included services are:** Food for three meals a day plus snacks, health advocacy, some social activities and a “Continuum of Care” option (when available) from independent to supportive.

**Contact:** If you are interested in living in a Shared Living Residence, please contact CHC at (908) 526-8130, Monday through Friday 8:00 am – 4:30 pm.

## **HUD HOUSING**

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**Parkside Senior Housing**  
**25 Parkside Street**  
**Somerset, NJ 08873**

**Contact Person:** Tina Adams  
**(732) 545-9430**

**Waiting Period:** Complex is currently full but will accept applications. The waiting period is approximately 3 months to 1 year.

**Aging in Place Chart Ranking:** 1-2 Age requirement 55+

This is a HUD subsidized and Tax Credit elevator high rise building with a total of 70 units. There are 3 floors with laundry facility on each floor. The complex is currently full but will accept applications. Utilities are not included in the rental price. 30% of annual income is how the monthly rent would be computed.

There is a senior center with monthly recreations/activities.

Public and county senior transportation are available for Parkside Senior Housing.

Parkside Senior Housing is accessible to shopping, close to a park.

Applications may be obtained through RPM Management by calling 973-744-5410 x 116.

For specific information about the units and building, feel free to contact Tina Adams at 732-545-9430.

## **HUD HOUSING**

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**Hidden Brook at Franklin**  
**1 Bob Franks Way # 126**  
**Somerset, NJ 08873**

**Contact Person:**     **Kim McBride**  
                                  **(732) 560-1751**

**Waiting Period:**     **Call for Availability**

**Age Criteria:**         **62 years and above**

**Income Criteria:**    **1 person = \$35,200**  
                                  **2 people = \$40,200**

**Aging in Place Chart Ranking: 0**

This HUD subsidized building has 84 one-bedroom apartments consisting of a living room, kitchen, and bathroom.

Tenants monthly rent is computed based on 30% of the adjusted income. Utilities that are included in the monthly rent are water, sewer, heat, and hot water. Electric is not included in the monthly rent.

Amenities include: On-site resident services coordination, off-street parking, central laundry room, a secure entrance to the building, and visitors are allowed.

Pets are allowed under certain size limitations.

## **HUD HOUSING**

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**Ridge Oak Senior Housing**  
**150 Manchester Drive**  
**Basking Ridge, NJ 07928**

**Contact Person:**      **Occupancy Department (908) 221-0266 or via e-mail at**  
info@ridgeoak.org

**Waiting Period:**      For information regarding application availability  
please call (908) 221-0266 or visit our website at [www.ridgeoak.org](http://www.ridgeoak.org).

### **Aging in Place Chart Ranking: 0**

Ridge Oak Senior Housing is comprised of 306 rent subsidized apartments located in Basking Ridge, New Jersey. Ridge Oak Senior Housing is a federally assisted housing development for the elderly comprised of three separate projects on the same campus. Eligibility criteria are as follows:

Ridge Oak, Inc – Villages 1-11 located on Manchester Drive  
Ridge Oak II, Inc. – Village 12 located on Lindbergh Lane  
Ridge Oak III, Inc. – Villages 1A and 9A located on Manchester Drive

Sponsored by six local churches, Ridge Oak Senior Housing seeks to provide safe, comfortable and affordable rental housing for eligible applicants.

Eligibility criteria are as follows:

- Applicants must be 62 years of age or older
- Income eligibility varies by project

The cost of rent for this facility is 30% of annual income per month. Included in the rent are heat and hot water.

Our senior community also seeks to provide a variety of recreational and social activities to enhance the quality of life of its residents. Some supportive services are available through community outreach agencies and/or Ridge Oak, including meals, community nurse visits, limited personal care and light housekeeping and friendly visitors. Fees and subsidy may vary by type of service and disposable income. One pet is permitted with a deposit.

## **HUD HOUSING**

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**The Lena and David T. Wilentz Senior Residence**  
**360 Demott Lane**  
**Somerset, NJ 08873**

**Contact Person:** Olga Miccio  
(732) 873-3888, (732) 873-6840 Fax

**Waiting Period:** 3 years 9 months

**Age Criteria:** 62 years of age or requiring “special features” of handicapped units

### **Aging in Place Chart Ranking: 0-1**

Tenants of The Lena and David T. Wilentz Senior Residence in Somerset, New Jersey, enjoy the privacy of their own spacious apartments, the peace of mind of our secure, staffed senior housing building, and the convenience and fun of our many on-site residential living services and activities... all for an affordable monthly rental fee.

The Wilentz Senior Residence in Somerset, New Jersey is ideal for seniors 62 and older who are looking for an affordable way to maintain their independence in a caring, supportive retirement community. We are committed to fulfilling the Wilf Campus promise... providing personalized attention to ensure that our residents can lead the active senior lifestyle they seek in a senior housing environment that respects their traditions and values.

Whether you're thinking about moving out of a larger house into an easy-to-maintain apartment, or just want to experience all the benefits of living in a senior residence in New Jersey, Wilentz offers the freedom of independent living in central NJ with easy access to a broad range of amenities, services and activities—just steps from your door! These include:

- A professional staff, including a full-time social worker
- Meal plan available with one hot meal served daily
- Housekeeping and personal care services available
- Clubs and discussion groups
- Weekly trips to local shopping and cultural destinations
- Discussion group including lunch and learns with our Rabbi Chaplain
- Religious services
- Motion Censor system available in each residence

The Wilentz Senior Residence is located on The Oscar and Ella Wilf Campus for Senior Living in Somerset County, NJ. Wilentz is a HUD-subsidized residence and is open to anyone who is at least 62 years or older or requires the special features of handicapped-accessible units for the mobility impaired. Income restrictions apply and rent is based on 30% of adjusted income. Single residents and couples are welcome. There is no application fee.

## **HUD HOUSING**

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**Somerville Senior Citizen's Housing**  
**One Mountain Avenue**  
**Somerville, NJ 08876**

**Contact Person: Joyce Parr**  
**(908) 722-4244**

**Waiting Period: 3-5 years - They will advertise when they are accepting applications**

This HUD subsidized 10-story building has 153 apartment units consisting of 126 one-bedroom units and 27 efficiency units.

Amenities include: two elevators, a library, community room with kitchen, lounge/T.V. room, and a Social Services Director who schedules talks, entertainment, social events and trips.

Tenants monthly rent is computed based on 30% of their gross annual household income.

When accepting applications, Somerville Senior Housing will advertise in the Courier News, Messenger Gazette, and the Star-Ledger. In addition, they will notify CJHRC, churches and synagogues in the area.

You must, upon hearing/reading that they are accepting applications, follow all directions and act immediately to get your information in to them for processing.

For specific information about the units and building, feel free to contact Joyce Parr at (908) 722-4244.



# NEW JERSEY LOW/MODERATE HOUSING - MT. LAUREL HOUSING

New Jersey's Fair Share or "Mt. Laurel" Program is designed to make sure that all municipalities provide some housing that is affordable to low and moderate income families. A portion of this housing is to be set aside for seniors.

Fair Share Housing is in short supply in Somerset County and each town operates their "Mt. Laurel" housing program independently. Some towns are exempt from the "Mt. Laurel Program." In order to participate in this program, your income must be below the County average and you must fill out an individual application at each development/municipality where you are interested in living.

Applications and further information about municipal Mt. Laurel Programs are available by calling the Central Jersey Housing Resource Center, (908) 704-8901.



NEW JERSEY  
LOW/MODERATE INCOME  
HOUSING PROGRAM  
MT. LAUREL HOUSING  
COMPLEXES IN  
SOMERSET COUNTY

## **LOW/MODERATE NJ STATE PROGRAM**

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**Centerbridge II  
459 Shasta Drive  
Bridgewater, NJ 08807**

**Contact: Ann Timney, Resident Manager or office staff  
(908) 725-6030, (908) 725-6199 Fax**

**Waiting Period: Currently there is no waiting list. At this time there are no apartments available- pre-applications are being accepted. Contact the office staff of Centerbridge II at (908) 725-6030 weekly between the hours of 9 a.m. and 3:30 p.m. If you would like to see the building, you must return your application first to assure financial qualifications. Centerbridge II will call and make arrangements to schedule an appointment to visit the building. Apartments will be rented on a first-come, first-served basis.**

**Aging in Place Chart Ranking: 0**

Centerbridge II - The Jack Stine Residence - is a premier senior citizen residence of the State of New Jersey. This Award Winning building is perfect. To qualify you must be 62 years of age or older and capable of independent living and meet the financial criteria.

Centerbridge II is comprised of 171 one-bedroom apartments, which are comprised of a living room, gally kitchen, and one bathroom. They offer plenty of Activities & Amenities:

...Security...Game Room...Beauty Parlor...Transportation (county, township)...Community Room...Visiting Nurse (for blood pressure only – 1 time per month)...Home delivered meals...Coin Operated Laundry Room...Shopping...& Social Service Director

Each apartment is equipped with a refrigerator and electric stove. Residents with cars must have a valid license, registration and insurance card and can obtain one assigned parking space per car. Pets are allowed, but they must be less than 10 pounds.

The rents for 2015 begin at \$823. The cost of utilities is additional. The residency will be limited to a maximum annual income of \$43,000 for one person and \$51,000 for two persons.

## **LOW/MODERATE NJ STATE PROGRAM**

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**25 Dumont FH, LLC  
DuMont Road  
Far Hills, NJ 07931**

**Contact: 908-234-9560  
support@gladstonemgmt.com**

**Waiting Period: Selection of participants in the Far Hills Affordable Housing Program is made on the basis of income, family size and availability**

**Special Criteria: Must meet the regional income limits as set by the NJ Council on Affordable Housing and be 62 years of age or older.**

Completed in 1996, this development consists of six units for rent. Three units are at street level and three units are on the second floor. The units are designed as apartments, with living on one level. Each has a private entrance and is approximately 650 square feet.

Rental rates will be determined upon availability. Snow removal, outdoor landscaping, outdoor maintenance and garbage removal are all included in the monthly rent. Each resident is assigned a parking space. Residents must pay their own utilities including water and sewer, electricity (for cooking and dryer use), gas (for heat and hot water), cable television, etc. Cable connections are provided in the bedroom and living room, and telephone outlets are located in the bedroom and kitchen.

No pets are allowed. Each apartment has a linen closet and a walk-in closet in each bedroom.

## **LOW/MODERATE NJ STATE PROGRAM**

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**DeForest B. Soaries, Jr. Residences at Somerset**  
**630 Franklin Blvd.**  
**Somerset, NJ 08873**

**Contact:** (732) 846-1226

**Waiting Period:** Currently accepting applications

**Special Criteria:** Age 55+, Income Restrictions Apply

The Soaries Residences honors the career of Reverend DeForest Soaries, Jr; Senior Pastor of First Baptist Church of Lincoln Gardens in Somerset, NJ and former NJ Secretary of State and long-time public advocate.

The Soaries Adult Residence is a modern affordable rental community for adults 55 and over, offering independent living with supportive services for all residents, as well as thirteen apartments for those 62 and over with special needs.

Interstate Realty Management provides professional on-site management with 24 hour emergency maintenance service. The building is Energy Star compliant and has an onsite laundry room with Energy Star appliances, a community room with kitchen and ample on-site parking for residents and guests.

Residents enjoy the many amenities the Franklin Township and Somerset County offer year-round, including convenient access to the services of the Somerset County Board of Social Services located in the residence building. Close to home you will find medical facilities and hospitals, nearby food markets and shopping centers, public transportation recourses and easy access to major routes of travel.

The Franklin Township Cultural Arts Council presents a diverse program in the performing, visual and literary arts. Enjoy music, dance and theatre, art exhibits, photography contests, poetry readings and more.

Family-friendly Somerset Country offers something for all ages with county-wide open houses at some of the more than 75 historic sites, some 16,000 acres of park and open space and top-rated farm -to-table restaurants. Here the oldest cycle race in the country is run. A free Agricultural Fair and the renowned Somerville Jazz Festival are just a few more of the lively distractions on offer.

At your new home at DeForest B. Soaries Jr. Residences at Somerset you will never lack for enriching and exciting things to do!

## **LOW/MODERATE NJ STATE PROGRAM**

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**Farinella Homes  
Monica Court  
Branchburg, NJ 08876**

- Contact:** Branchburg Township Affordable Housing Services,  
Denise Piskowski, (908) 526-1300 x101  
Email: [denise.piskowski@branchburg.nj.us](mailto:denise.piskowski@branchburg.nj.us)  
website: [www.branchburg.nj.us](http://www.branchburg.nj.us)
- Waiting Period:** Availability varies; please call (908) 526-1300 x101 for current availability
- Special Criteria:** For the low-income unit - must meet the regional income limits as set by the NJ Council on Affordable Housing and Seniors must be 62 years of age or older.

### **Aging in Place Chart Ranking: 0**

This two-family home is located on Monica Court, which is off of Readington Road.

Both units are rentals with the first floor being a low-income unit with one-bedroom that is age-restricted (age 62 or older). The second floor is a moderate-income unit with two bedrooms. In addition, the landlord may have certain residency requirements, such as a minimum credit standard and references, which are typical of a rental property. Tenants are required to pay a security deposit. No pets are allowed.

The monthly rental rate includes utilities and is determined upon availability and is subject to state and federal guidelines. All applicants must qualify on the basis of their gross annual income as it relates to the size of the household.

To be eligible to rent one of these affordable units, your household must meet the NJ Council of Affordable Housing requirements and certain landlord residency requirements. Please refer to the Housing Income Requirements or the Affordable Housing Application for further information. These can be obtained at <http://www.branchburg.nj.us> or by calling 908-526-1300 x101.

Both units share a utility room with a washer and dryer on the first floor and off-street parking.

**THE MODERATE-INCOME UNIT** is 2-bedrooms and is on the 2nd floor. This unit features an eat-in kitchen with electric stove, dishwasher and refrigerator.

**THE LOW-INCOME UNIT** is age-restricted (age 62 or older) with 1 bedroom and is on the 1st floor. This unit features a living room kitchen combo with a self cleaning gas stove, refrigerator and dishwasher. The bath has a stall shower that includes grab bars, seat and light.

## LOW/MODERATE NJ STATE PROGRAM

Four Seasons at The Promenade

Complex Location:

3 Promenade Blvd

Warren, NJ 07059

Contact: New Jersey Housing Resource Center  
(877) 428-8844  
njhrc.gov

| Type of Unit       | 1 BR<br>Tier 1<br>Low Condo | 1 BR<br>Tier 2<br>Low Condo | 1 BR<br>Tier 3<br>Mod Condo | 1 BR<br>Tier 4<br>Mod Condo | 1 BR w/Den<br>Tier 5<br>Mod Condo |
|--------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------------|
| # of Units         | 9                           | 12                          | 4                           | 2                           | 12                                |
| Sq. Feet           | Approx 800                  | Approx 800                  | Approx 800                  | Approx 800                  | 800 -1134                         |
| Taxes<br>(Approx)  | \$732.27                    | \$1,024.71                  | \$1,108.27                  | \$1,484.10                  | \$1,902.01                        |
| Association<br>Fee | \$424.00                    | \$424.00                    | \$424.00                    | \$424.00                    | \$424.00                          |

Special: Applicants must meet the regional income limits as set by the NJ Council on Affordable Housing and are age restricted for seniors (55 years of age or older). Children under the age of 19 are not allowed to reside in the units.

Some of the amenities found in each apartment include:

- Washer/Dryer hook up
- Gas Cooking, Heating System, Central Air Conditioning
- Wheelchair accessible (1<sup>st</sup> floor units only)
- Cable Ready
- 1 Bathroom 1 Bath (6 have a den)
- Eat in Kitchen, Range, Dishwasher
- Carpeting in Living Areas, Vinyl Flooring in Kitchen
- Off Street Parking
- Pets under 50lbs are permitted
- Security Access to buildings

Other Fees: Quarterly Water/Sewer (Garbage removal is included in the monthly association fee)  
All utilities (gas, electric, phone, cable water and sewer) are the responsibility of the unit owner.

Rates may be subject to increases. Please call for applications and availability.

## **LOW/MODERATE NJ STATE PROGRAM**

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### **Hearthstone at Hillsborough**

**Complex Location:**

**31 Weber Avenue**

**Hillsborough, NJ 08844**

**Contact: Jennifer Beahm at CME Associates  
(732) 462-7400**

| <b>Type of Unit</b> | <b>2 BR Low Condo</b>  | <b>2 BR Mod Condo</b>  | <b>3 BR Mod Condo</b> | <b>3 BR Low Townhouse</b> | <b>3 BR Mod Townhouse</b> |
|---------------------|------------------------|------------------------|-----------------------|---------------------------|---------------------------|
| # of Units          | 3                      | 3                      | 1                     | 4                         | 3                         |
| Sq. Feet            | 1,380                  | 1,380                  | 1,380                 | 1,904                     | 1,904-1,918               |
| Taxes (Approx)      | \$1,008-<br>\$1,551.86 | \$1,232-<br>\$2,655.95 | \$2,796.43            | \$1,650.64-<br>\$2,289.38 | \$2,864.47-<br>\$3,564.68 |
| Association Fee     | \$447                  | \$447                  | \$447                 | \$245                     | \$259.95                  |

**Special:** Applicants must meet the regional income limits as set by the NJ Council on Affordable Housing and are age restricted for seniors (55 years of age or older). Children under the age of 19 are not allowed to reside in the units.

Some of the amenities found in each apartment include:

- Washer/Dryer hook up
- Electric Cooking, Heating System, Central Air Conditioning
- Wheelchair accessible (Townhouses are not wheelchair accessible)
- Cable Ready
- 2 Bathrooms in Condos, 2 ½ Bathrooms in Townhouses
- Eat in Kitchen, Range, Dishwasher
- Carpeting in Living Areas, Vinyl Flooring in Kitchen
- Unfinished Basement/Garage in Townhouses
- 2 pets are permitted
- Elevator for the condominium in the common area if the building

**Rents:** Range based on annual income: (Resale unit rates may be subject to increase)

**Other Fees:** Quarterly Water/Sewer (Garbage removal is included in the monthly association fee)  
All utilities (gas, electric, phone, cable water and sewer) are the responsibility of the unit owner.

Rates may be subject to increases. No units currently available, please call for applications and availability.



## **LOW/MODERATE NJ STATE PROGRAM**

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### **Hillsborough Point**

#### **Complex Location:**

**Route 206 and Render Drive (off of Raider Blvd) in Hillsborough**

**Contact: Patricia Gallagher  
609-664-2769**

**Total Number of Units: 15 one bedroom moderate income units**

**Waiting Period: Applicants who submit a pre-application are randomly selected for units based on unit availability, their household size, and their gross annual income.**

**Special: Applicants must meet the regional income limits as set by the NJ Council on Affordable Housing and the age restricted requirements for this location (at least one household member must be 55 years of age or older, children under the age of 19 are not allowed to reside at this location).**

Some of the amenities found in each apartment include:

- Washer/Dryer
- Individual Central Heating/Cooling system/thermostat
- Wheelchair accessible
- One floor living, carpeted throughout with individual entrances
- Kitchen with eating bar, oven range and dishwasher
- One assigned parking space
- Community path and walking bridge over creek to nearby shopping centers

**Rents: \$1,030 - \$1,177 per month**

All utilities (gas, electric, phone, cable, water, sewer and trash removal) are the responsibility of the tenants. Rates may be subject to increases.

**Pets: Pets are allowed with an additional security deposit of \$150.00 and cleaning fee of \$150.00 (with last month's rent).**

## **LOW/MODERATE NJ STATE PROGRAM**

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**McKinley Court at Montgomery Hills  
802 McKinley Court  
Princeton, NJ 08540**

**Contact:** [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com)  
**(609) 664-2769 x5**

**Total Number of Units: 60 two bedroom low and moderate income units.**

**Waiting Period:** **Units become available for rent regularly. The waiting list is short and the wait time may be less than 1 year.**

**Special Requirements:** **Applicants must meet the regional income limits as set by the NJ Council on Affordable Housing. They must also meet the age restriction limits for seniors (at least one household member must be 55 years of age or older, household members under the age of 19 are not allowed to reside in these rental units).**

**Applicants must pass a credit/background check administered by Montgomery Hills after viewing the units and being income certified by CGP&H. The fee for this check is \$40.**

Some of the amenities found in each apartment include:

- No Smoking
- Washer/Dryer
- Individual Central Heating/Cooling System/Thermostat
- Kitchen with Electric Range, Refrigerator and Dishwasher
- Cable Ready, Telephone Jacks
- No elevators
- 1<sup>st</sup> Floor (Low Income) Units Wheelchair Accessible
- 2<sup>nd</sup> Floor (Moderate Income) Units Not Wheelchair Accessible

**Rents:** **Approximately \$895-\$1,030 per month.**

**Pets:** **Pets are allowed (cats and dogs under 28lbs).**

## **LOW/MODERATE NJ STATE PROGRAM**

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**New Center Greens  
Auten & Triangle Roads  
Hillsborough, NJ 08844**

**Contact:** New Center Greens & Pike Run Leasing Office  
(908) 281-4200

**Waiting Period:** There is currently a waiting period; however length of period is unknown.

**Special Criteria:** Seniors must meet the regional income limits as set by the NJ Council on Affordable Housing.

**Aging in Place Chart Ranking:** 0

New Center Greens is an apartment community offering 11 affordable oversized units designated for senior citizens when available.

Some of the amenities found in each apartment include:

- 2 full modern tiled bathrooms
- Individual Central Heating/Cooling system/thermostat
- Patio or deck
- Washer and dryer units in every apartment
- Kitchen appliances including dishwasher and refrigerator
- Abundant closet space
- Tenants pay gas, electric and water

All units have two bathrooms. A two bedroom, moderate-income unit is approximately \$1,350 per month, and a similar but low-income unit is approximately \$1,150 per month. A three-bedroom low is approximately \$1,295 per month and a three-bedroom moderate is approximately \$1,450 per month. All apartments are first or second floor units. Rental rates maybe subject to increases.

For more information on these brand new units in Hillsborough and an application, please call Donna Parlin or Sandy Bonnell at (908) 281-4200.

## **LOW/MODERATE NJ STATE PROGRAM**

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**Pluckemin Park  
100 Pluckemin Park Court  
Bedminster, NJ 07921**

**Contact: Treetop Associates  
Phone (908) 336-4030**

**Waiting Period: Varies, please call for latest info**

**Aging in Place Chart Ranking: 0**

Pluckemin Park, completed in 1995, is comprised of 50 beautiful garden apartments. Located in the heart of Pluckemin Village on Route 202-206 in Bedminster. A beautiful park-like setting serves as the backdrop for a series of small two-story buildings arranged around a central courtyard. It is just a short stroll to the village shops, services and public transportation. There is a Senior Center available for community activities. This development features 37 one bedroom (760 sq. feet) and 13 two bedroom (880 sq. feet) apartments for Senior Citizens enjoying an independent lifestyle.

Rents begin at approximately \$825 per month for a one bedroom low-income apartment, \$950 per month for a one bedroom moderate-income apartment, \$975 per month for a two bedroom low-income apartment and \$1,050 per month for a two bedroom moderate-income apartment. Water, sewer and maintenance are included. Each apartment features wall to wall carpeting, individually controlled gas heat & central air conditioning, washer & dryer hook-ups, telephone and cable TV outlets, large kitchen with work area, cabinets and pantry closet, frost-free refrigerator and range.

Income and age restrictions apply. The income limits are as follows:

|                         |          |                              |          |
|-------------------------|----------|------------------------------|----------|
| One person – low income | \$36,750 | One person – moderate income | \$40,000 |
| Two person – low income | \$44,100 | Two person – moderate income | \$50,400 |

Gas, electric, telephone and cable are not included in the rent. All residents must be 62 years of age or older.

Bedminster provides a bus for shopping, and Somerset County can arrange for transportation to doctor's appointments if necessary. Also, shopping and pharmacies are within walking distance of the complex. Off street parking is provided by Pluckemin Park.

## **LOW/MODERATE NJ STATE PROGRAM**

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**St. Lukes Village**  
**Main Street**  
**Gladstone, NJ 07934**

**Contact:** Sally Holzapfel  
**(908) 439-2866**

**Waiting Period:** Complex is full but currently accepting applications

**Age Criteria:** 62 years or older

**Income Criteria:** Fall within low to moderate income guidelines of  
Somerset County

**Aging in Place Chart Ranking: 0**

This complex is comprised of 9 one-bedroom apartments on the first or second floor. The apartments are 600 sq. ft with kitchen and laundry facilities in each.

St. Luke's Village is located in the town of Peapack-Gladstone. Its goal is to create an atmosphere where a group of individuals will have the dignity of their own dwelling as well as the company of their fellow residents.

The average monthly rent is \$590, which includes heat and hot water. Electricity is extra.

Tenants must be at least 62 years of age and meet the Somerset County low to moderate income guidelines.

No pets are allowed.

To obtain an application and for more information visit the website [www.stlukesgladstone.org](http://www.stlukesgladstone.org)

Contact person:  
Mrs. Sally Holzapfel  
P.O. Box 308  
Pottersville, NJ 07979  
(908) 439-2866.

# **LOW/MODERATE NJ STATE PROGRAM**

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**Summerfields Seniors**  
**801 Randolph Road**  
**Somerset, NJ 08873**

**Contact:** **Piazza and Associates**  
**(609) 786-1100 option 5**

**Waiting Period:** **Call for Availability**

**Age Criteria:** **55 years or older**

**Income Criteria:** **Fall within low to moderate income guidelines of Somerset County**

**Aging in Place Chart Ranking: 0**

Summerfields Seniors has been set aside within the Summerfields development as an affordable rental community for low- and moderate- income-qualified adult households. At least one person must be 55 years or older, and no resident may be under the age of 19. A total of 50 one- and two- bedroom rental apartments at Summerfields Seniors will be available through this program.

Below are the monthly rental rates:

1 Bedroom, Low Income  
\$869  
Min. Income: \$29,160

1 Bedroom, Moderate Income  
\$999  
Min. Income: \$33,060

Bedroom, Low Income  
\$1,025  
Min. Income: \$34,860

2 Bedroom, Moderate Income  
\$1,150  
Min. Income: \$38,610

\*Rents do not include utilities  
& are subject to change  
without notice.

## **LOW/MODERATE NJ STATE PROGRAM**

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**Whiton Hills**  
**804 Bermuda Drive**  
**Neshanic Station, NJ 08853**

**Contact:** Branchburg Township Affordable Housing Services,  
Denise Piskowski, (908) 526-1300 x101  
Email: denise.piskowski@branchburg.nj.us  
website: www.branchburg.nj.usfari

**Waiting Period:** Availability varies; please call (908) 526-1300 x101 for current availability

**Special Criteria:** Must meet the regional income limits as set by the NJ Council on Affordable Housing and be 62 years of age or older

**Whiton Hills** is located on Route 202 South. This 1996 complex consists of 10 apartment buildings and within this complex there are 44 one- two- and three- bedroom, moderate-income rental apartments that become available to any household who qualifies under the income guidelines and meets the residency requirements of Whiton Hills. In addition, there are 30 one- two- and three-bedroom, low-income rental apartments that are age-restricted, who, in addition to meeting the income and residency requirements, must provide evidence that at least one person in the household is 62 years of age or older and no one is younger than 18.

Water and sewer charges are included in the monthly rent, but all residents must pay for their own gas, electric and cable. In addition, the landlord may have certain residency requirements, such as a minimum credit standard and references, which are typical of a rental property. Tenants are required to pay a security deposit and additional deposit fees. No pets are allowed.

The monthly rental rate is determined upon availability and is subject to state and federal guidelines. All households must qualify on the basis of their gross annual income as it relates to the size of the household.

To be eligible to rent an affordable apartment in Whiton Hills, your household must meet the NJ Council of Affordable Housing requirements and certain landlord residency requirements. Please refer to the Housing Income Requirements or the Affordable Housing Application for further information which can be obtained by phone at 908-526-1300 x101 or online at <http://www.branchburg.nj.us>.

**EACH UNIT** has one bathroom and is equipped with central air conditioning. The units have spacious closets. There is wood flooring throughout the apartments. Carpeting is required on upper units as stated in the lease. Parking is on a first come, first serve basis and the parking lot is equipped with security lighting and handicapped parking is available. There is a tennis court and a common green for all of the residents.

**LOW-INCOME UNITS** are located in Building 10 and are age-restricted. At least one household member must be 62 years of age or older, with no one under the age of 18, to reside in this low-income building. These units have a common coin-operated laundry room located in the basement of Building 10. This building also has a handicapped ramp and an elevator.

**MODERATE-INCOME UNITS** are located throughout the other 9 buildings and all are located on the first floor. All moderate units are equipped with washers and dryers.

# **PRIVATELY OWNED SENIOR CITIZEN HOUSING FACILITIES**

## **GENERAL INFORMATION**

What follows is a detailed description of privately owned senior citizen housing facilities. When considering any kind of housing in Somerset County, we recommend you write out various questions that concern you. You should ask your questions either in person or via the telephone, prior to filling out an application or going onto a waiting list.

### Things you need to know:

1. Are there any income, gender, or physical/health restrictions?
2. Is there a waiting list? If yes, how can I get on the list? What is the approximate waiting time before a unit would be available?
3. Do I have to sign a lease or contract? If so, for what length of time?
4. If I have to permanently leave the premises, what is the procedure?
5. Can I see the premises or a unit before applying?
6. What is the monthly fee for living at these premises? Are there any fees collected prior to my moving in?
7. What is included in the monthly fee?



**PRIVATELY  
OWNED  
SENIOR HOUSING  
OPTIONS IN  
SOMERSET COUNTY**

**including:**

- **Assisted Living Residences**
- **Active Adult Retirement Communities**
- **Continuing Care Retirement Communities**

# **PRIVATELY OWNED SENIOR HOUSING**

## **Residential Health Care**

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**Bryan Manor**  
**600 Old Chester Road**  
**PO Box 426**  
**Gladstone, NJ 07934**

**Contact:**                   **Admissions Coordinator**  
**(908) 234-0687 or FAX (908) 234-1574**

**Waiting Period:**       **Minimum waiting time**

**Age Criteria:**           **Senior Citizens – Individuals who need supportive living conditions**

**Aging in Place Chart Ranking: 1-3**

**Income Criteria: Private Pay Facility**

Bryan Manor is a very small (34 beds) Residential Health Care Facility, located on 36 acres in the Somerset Hills. It offers a “comfortable home away from home” for many people in need of supervised care. The facility, licensed by the State of New Jersey Department of Health, offers supervised 24 hour assistance to individuals who are ambulatory but unable to live alone because of physical, mental or emotional needs. The staff is experienced and dedicated to assisting the residents with Activities of Daily Living and at the same time help the residents maintain a degree of independence. All medications are supervised and they have a full-time Registered Nurse to answer and monitor the residents’ health needs. Their recreational program stimulates the residents and challenges them mentally and physically.

Bryan Manor offers long-term care as well as short-term Respite Care. The daily rates are affordable, ranging from \$110.00 to \$125.00 for long-term care and \$125.00 for Respite Care. They are an affordable alternative when individuals can no longer function independently and require a higher level of supervised living.

At the present time, they have openings and can accommodate residents immediately. They offer a cozy home environment for their residents and at the same time provide the support and physical care they need. Families also find great comfort at Bryan Manor. There is an open door policy when it comes to the families and friends of the residents. The residents are the center of all that happens at Bryan Manor. Many of them have called this home for many years.

Several of the staff live on grounds which adds continuity and security to the facility. The staff members readily get to know the residents and their individual needs. Because they are small they can offer personal attention to each and every one of their residents.

Their website, [www.bryanmanor.com](http://www.bryanmanor.com), offers an overview of the facility.

# **PRIVATELY OWNED SENIOR HOUSING**

## **Residential Health Care**

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**Foothill Acres Rehabilitation & Nursing Center  
39 E. Mountain Rd.  
Hillsborough, NJ 08844**

**Contact: Mary Ann Buteau  
(908) 369-8711 or FAX (908) 369-0113**

**Waiting Period: Call for Availability**

**Age Criteria: Sub-acute Rehab-40 years and older**

**Aging in Place Chart Ranking: 0**

**Income Criteria: Private Pay Facility**

Founded in 1954, Foothill Acres continuously cultivates its reputation for excellent care and a warm, family feeling. In 2002 the facility was purchased by private owners who are committed to nurturing and improving its prominence in the community.

Located in Somerset County, Foothill Acres has been a leading provider of quality healthcare services for over 59 years. We are recognized for our professional commitment to providing exceptional subacute rehabilitation and skilled nursing services.

Our new, state-of-the-art 200-bed facility features a separate 36-bed subacute rehab unit, a secured 44-bed memory impaired unit, and two 60-bed, long-term care units. Foothill Acres' long- and short-term care options include:

Subacute rehabilitation with a wide range of rehabilitative services

Skilled nursing

Specialized care for the memory impaired

Respite care

Hospice care

Palliative Care

Foothill Acres is Medicare & Medicaid certified, and has contracts with most major insurance carriers.

# **PRIVATELY OWNED SENIOR HOUSING**

## **Residential Health Care**

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**New Jersey Eastern Star Home, Inc.**

**111 FINDERNE AVENUE**

**BRIDGEWATER, NJ 08807**

**Contact: Diane Baldwin, Director of Social Services  
(908) 722-4140**

**Waiting Period: Call for information regarding availability**

**Special Criteria: Provide medication, administration and bathing assistance**

**Age Criteria: 65 minimum age for Residential**

**Aging in Place Chart Ranking: 1**

New Jersey Eastern Star Home is a hidden gem located conveniently in Bridgewater, New Jersey. We are a one-of-a kind, non-profit nursing center providing a unique approach to skilled nursing and rehabilitation. Founded by the Order of the Eastern Star of New Jersey, a non-denominational, fraternal charitable organization, New Jersey Eastern Star Home is open to the public and welcomes all. Whether your loved one needs round-the-clock nursing care, occasional assistance, or requires short-term post-hospital care, you'll have peace of mind knowing that we have every resident's best interest at heart. In fact, we were named a US News & World Report Best Nursing Home 2012-2014! As a trusted not-for-profit with a proven track record in Bridgewater for over fifty-five years, we continually reinvest in our community in ways that enhance our residents' care.

Newly renovated and expanded in July 2015, New Jersey Eastern Star Home offers 26 additional skilled nursing and 11 sub-acute (post hospital) suites. It's an ideal, intimate setting for personalized care.

Whether your loved one needs round-the-clock nursing care, occasional assistance, or requires short-term post-hospital care close to home in Bridgewater, you'll have peace of mind knowing that we have the best interests of every resident at heart.

For more information about admission to New Jersey Eastern Star Home, please call our admissions office at 908-722-4140 or visit our website at [www.njeasternstarhome.com](http://www.njeasternstarhome.com)

# **PRIVATELY OWNED SENIOR HOUSING**

## **Shared Living Residence**

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**Kirkside at North Branch**

**199 Highway 28**

**Bridgewater, NJ 08807**

**Contact: Karen Larsen - Administrator  
(908) 725-2313**

**Waiting Period: Varies**

**Age Criteria: 62 years of age and up**

**Aging in Place Chart Ranking: 0**

This home is comprised of 5 One Bedroom units which the residents furnish themselves. This is a shared living environment, so residents share all other areas of the home except their bedroom. The house has three bathrooms. There is a laundry room with a washer and dryer. The bedrooms are upstairs with the exception of one 1st floor bedroom. There are two living room areas, a dining room and a kitchen. Kirkside is located on beautiful grounds, and the house has a delightful screened in porch.

The monthly rent of \$600 includes all utilities, (except personal phone and internet), housekeeping of common living areas, all house maintenance, and food, including one prepared meal mid-day Monday - Friday. There is a cable hook-up in each room. Residents may have their own vehicle or use Somerset County transportation.

Smoking and alcohol is prohibited. No pets are allowed.

If you are interested in living at Kirkside Senior Citizen Shared Housing, please contact Karen Larsen, Administrator, [\(908\) 725-2313](tel:9087252313) at North Branch Reformed Church Office.

# **PRIVATELY OWNED SENIOR HOUSING**

## **Shared Living Residence**

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**Memory Care Living at Green Brook**  
**205 Rock Avenue**  
**Green Brook, NJ 08812**

**Contact: 800-935-9898**

**Waiting Period: Call for information**

**Aging in Place Chart Ranking: 4-5**

Memory Care Living™ at Green Brook is a residential home with its own kitchen to make the nutritious home-cooked meals that stir memories of favorite meals from the past. The feeling of living in our Green Brook home is welcoming, relaxed and comfortable, and yet completely safe and secure. Our warm and loving family of caregivers makes it truly a home for residents and their loved ones.

Memory Care Living™ at Green Brook is the preferred alternative to assisted living and standard institutional nursing home care for people in need of 24 hour Alzheimer's disease and dementia care. Our warm and intimate home setting provides the optimal conditions for our Memory Care Living™ residents.

Some of the Green Brook colonial-style home features include:

- 15 private bedrooms
- Elevator with safety features
- Well-designed interior with cutting-edge continuous flow to allow for safe wandering
- Beautifully landscaped secured grounds with continuous loop to enjoy the outdoors and fresh air
- Monthly activity calendar

Memory Care Living™ at Green Brook is accessible from Routes 287, 78, and 22, making it easier to spend more time with your loved one.

Contact us today if your loved ones are in need of Alzheimer's disease and dementia care that assisted living and nursing homes in Green Brook, NJ cannot provide.

# **PRIVATELY OWNED SENIOR HOUSING**

## **Assisted Living**

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**The Chelsea at Bridgewater**  
**680 Route 202-206 North**  
**Bridgewater, NJ 08807**

**Contact:** Courtney Roman, Director of Community Relations  
**Phone: (908) 252-3400 Fax: (908) 252-3500**

**Waiting Period:** There is currently a waiting list for a one bedroom suite

**Age Criteria:** None

**Income Criteria:** 24 months private pay; can spend down for Medicaid

**Aging in Place Chart Ranking:** 1-3

The Chelsea at Bridgewater was built in 2000. It was formerly named the Autumn Woods Assisted Living, until January of 2006. It is an upscale, but reasonably priced, community consisting of 90 studio and one bedroom apartments with a large variety of floor plans from which to choose. It is located close to shopping and professional centers. The Chelsea buses takes residents two days a week to doctors and two days on shopping trips and excursions.

The Chelsea is located on a beautiful country setting set back from the road but near the Bridgewater Commons Mall. It is near many major highways. There is a gazebo on the property and lovely terraces overlooking the woods. Pets are allowed. Within the Chelsea, Country Cottage, an 11 apartment specialized unit, is designed to accommodate those with memory and cognitive impairment comfortably and safely. These units include a plus plan to accompany higher levels of care.

Amenities which are offered include 24 hour staffing, assistance with daily living, housekeeping, linen service, maintenance, scheduled transportation, three meals a day in the dining room, a beauty salon, indoor and outdoor recreational events, an emergency pendant system, and more. There is a minimal cost for local telephone and basic cable.

The cost for studio apartments is \$172 a day in the assisted living wing. These units include a living area with a kitchenette, three closets, and a bathroom.

Cost for one bedroom apartments is \$215 a day in the assisted living wing. These units include a bedroom, a living area, a walk in closet, a kitchenette, and a bathroom. Medicaid available after spend down.

# PRIVATELY OWNED SENIOR HOUSING

## Assisted Living

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The Avalon at Bridgewater

565 NJ Route 28

Bridgewater, NJ 08807

[www.bridgewayseiniorca.re.com](http://www.bridgewayseiniorca.re.com)

**Contact: 908-707-8800**

**Waiting Period: Please Call**

**Age Criteria: 65 or older**

**Aging in Place Chart Ranking: 3**

At The Avalon, a Bridgeway Assisted Living Residence, we take pride in the luxurious and beautiful atmosphere that surrounds our residents. We have created a number of comforts to offer a home-like environment coupled with a top notch plan of care and health staff to help residents enjoy a healthy and happy life. To uphold our promise of a high standard of care, our living areas are cleaned and maintained by our housekeeping staff seven days a week.

The following list contains a few of the fine amenities you will enjoy as an Avalon assisted living resident:

- Three delicious meals served daily
- Coffee shop
- Housekeeping and laundry services
- Private and outdoor dining

**For our residents' safety and security...**

- Licensed nurses on premises 24 hours a day
- Wireless emergency response system
- Medication administration
- Routine health and wellness assessments
- On-site physician services

**For our residents' comfort...**

- Daily housekeeping services
- Resident laundry facilities
- On-site physical and occupational therapy services

**For our residents' pleasure...**

- Daily scheduled social, cultural and recreational activities
- Daily exercise classes
- Religious services
- Transportation services and planned outings on our handicapped accessible bus
- Landscaped walking paths and gardens
- Audio/Visual Rooms
- Libraries with Computer and Internet Access
- Beauty Salon and Barber Shop
- Convenience Store



## **PRIVATELY OWNED SENIOR HOUSING**

### **Assisted Living**

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**Brandywine Senior Living at Middlebrook Crossing  
2005 Route 22 West  
Bridgewater, NJ 08807**

**Contact: Nicole Luciano or Christina Esandrio, Director of Community Relations  
(732) 868-8181**

**Waiting Period: Please inquire**

**Age Criteria: None**

#### **Aging in Place Chart Ranking: 0-3**

Brandywine Assisted Living at Middlebrook Crossing offers a variety of private and shared suites and a wealth of intimate living areas. All suites offer full baths and separate kitchenettes. Residents here enjoy a wide range of health and wellness programs customized to meet individual needs. A host of gracious amenities and activities are readily available. Three seasonal, gourmet meals are served daily in an elegantly appointed dining room. Brandywine offers 24 hours on-site nursing care and has a separate, on-site, dementia and Alzheimer's dedicated units called *Reflections*.

Serenade is a complement of senior living services and accommodations boasting newly appointed furnishings, a private Butler, refined décor, beautiful private dining rooms, comfortable and intimate lounges for reading and/or surfing the internet, 24 hour refreshment service and upgraded luxurious suites. Serenade is meticulously designed to surpass expectations and is inspired by a lifestyle with an emphasis on luxury, privacy and service. So simply relax and enjoy a cup of coffee away from the hustle and bustle of community life, have the Butler bring you lunch in your elegant suite, or join the gang for a bridge tournament, it's your choice...with Serenade.

Please call for rates, additional information, or to schedule a tour.

# **PRIVATELY OWNED SENIOR HOUSING**

## **Assisted Living**

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**The Chelsea at Warren  
274 King George Rd.  
Warren, NJ 07059**

**Contact: Melanie Varnerin, Director of Community Relations  
908-903-0911**

**Waiting Period: Call for availability**

**Age Criteria: None**

**Aging in Place Chart Ranking: 0-3**

**Income Criteria: Private pay, limited Medicaid**

Since its opening on November 5, 1999, The Chelsea at Warren Assisted Living Residence has been a housing option that offers mature adults and their families the security and peace of mind they need and deserve, while maintaining individuality, and dignity. Every aspect of The Chelsea underscores warmth, convenience, privacy, security, and independence for their residents. The Chelsea at Warren is set on ten country acres, and was the first assisted living program in the state to receive the NCAL award for excellence.

The Assisted Living Residence contains 80 apartments, 60 of which are designed for assisted living. The remaining 20 are part of the Country Cottage program, which is a premier secured unit for residents with Alzheimer's disease and other related memory impairments. The Chelsea Country Cottage provides the special care needed, while offering a home-like setting and regular daily routines, to help each resident preserve their independence and dignity.

The Chelsea at Warren offers one bedroom, studio, and semi private apartments. The rates start at \$238 per day for a one bedroom and \$181 for a studio and \$147 for a semi-private apartment. All utilities, except cable and phone, are included in the monthly cost. Their elegant surroundings feature open porches and terraces, a library, tea room, common sitting areas, lounges, a convenience store, activities room, exercise room, beauty parlor/barber shop, and a lovely ice cream parlor. Each assisted living apartment is furnished with a kitchenette including microwave, refrigerator, a sink, generous closet space, walk-in showers, and an individual heating and air conditioning unit. Pets under 12 pounds are allowed.

Along with a generous variance of activities, the basic rent services and amenities include weekly housekeeping, linen and laundry service, RNs or LPNs available on every shift, health and wellness program, scheduled transportation, three meals daily, and a 24 hour emergency response system. Assistance can also be provided for bathing, dressing, mobility, toileting, continence, and medication management.

# PRIVATELY OWNED SENIOR HOUSING

## Assisted Living

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Spring Hills Somerset  
473 Demott Lane  
Somerset, NJ 08873

**Contact:**                    **Adrienne Hill**  
                                      **(732) 301-4438**

**Waiting Period:**        **Accepting applications**

**Aging in Place Chart Ranking: 1-4**

Spring Hills Somerset has proven their dedication to Caring with a Commitment to Quality by participating in the National Center of Assisted Living's Quality Performance Measures Survey. This Advance Standing recognition means Spring Hills Somerset met the benchmarks for quality indicators as chosen by the Peer Review Panel of the Health Care Association of New Jersey Foundation.

Spring Hills Somerset provides premier assisted living in New Jersey. Located in Somerset County, Spring Hills is easily accessible from South, Central and Northern NJ. In addition, we are a supportive Alzheimer's care community. Distinguished among senior living communities, we demonstrate "Caring with a Commitment to Quality," by offering personalized Signature Touches, a set of programs and services unique to Spring Hills, along with all the comforts of home.

Spring Hills Senior Communities offers assisted living, designed for senior housing with bright and cheery studio, one and two bedroom apartment suites. All rooms feature private baths and individually controlled thermostats. A state of the art emergency call system is conveniently located in every suite and monitored by on-site licensed personnel.

We have a personal, unique, and individualized approach to *Caring with a Commitment to Quality*. We call this approach — *Signature Touches*. In everything we do, we encourage health, wellness, and peace of mind for total well-being. *Signature Touches* exemplifies our promise to take the time necessary to understand your unique qualities, likes, dislikes, daily routines, family relations, and medical concerns. Our services are dedicated to caring for you, while focusing on your specific needs and desires. This allows us to design services that enhance your quality of life, respect time-honored passions, and engage you in new experiences. Our holistic approach is the cornerstone of these services that we call *Signature Touches*.

At Spring Hills Somerset, we are committed to making healthy living the foundation of every aspect of life. From dining that truly satisfies, to fitness that invigorates and motivates, down to the smaller details of our meticulous housekeeping personnel who provide laundry, linens and housekeeping service, giving you time to relax and enjoy life.

Our residents are accustomed to transportation for shopping, excursions and planned activities in the community and beyond. They also have the comforts of our on-site features such as open and

private sitting rooms, TV lounge, on-site library, beauty parlor/barber shop and Wellness Center add the convenience of senior living at our community. This all makes for a perfect setting for entertaining family and friends. The residents take special pride in our Farm to Table approach to senior living through our Community Garden. Many of our residents also enjoy taking a stroll through our beautifully landscaped flower gardens or relaxing in one of our courtyards.

An assessment is required prior to acceptance. Total cost varies based on level of care required. Rates for Secured Memory Care Unit (Spring Cottage) are all inclusive.

# **PRIVATELY OWNED SENIOR HOUSING**

## **Assisted Living**

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**Brandywine Senior Living at Mountain Ridge**  
**680 Mountain Blvd.**  
**Watchung, NJ 07069**

**Contact:** Anna Sorrentino, Executive Director  
**(908) 754-8180**

**Waiting Period:** None

**Age Criteria:** 65 years or older

**Income Criteria:** 2+ years of private pay

**Aging in Place Chart Ranking:** 0-3 & 5

Brandywine Senior Living at Mountain Ridge has a total of 97 suites. Brandywine provides a residential alternative for individuals who need some assistance managing their daily routines. In the comfort and privacy of beautifully designed suites, residents enjoy many activities and social interactions.

Brandywine Senior Living at Mountain Ridge provides three meals a day, as well as services that are individualized to fit the needs of the residents. Prices vary depending on the care required, and the size of the suite selected. Small pets are allowed.

Individual programs provide flexible personalized services to meet each resident's needs without paying for unneeded services. Please contact Brandywine Senior Living at Mountain Ridge for further information about their amenities, cost and care that they can provide.

## **PRIVATELY OWNED SENIOR HOUSING**

### **Assisted Living**

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**The Martin & Edith Stein Assisted Living Residence**  
**350 Demott Lane**  
**Somerset, NJ 08873**

**Contact:                   Randi Rosen or Toby Ehrlich**  
**(732) 568-1155 or (800) 574-5760**

**Waiting Period:   Varies**

**Aging in Place Chart Ranking: Assisted Living and Alzheimer's Care.**

The Martin & Edith Stein Assisted Living Residence is located on the Oscar and Ella Wilf Campus for Senior Living, along with the Regency Jewish Heritage Nursing and Rehabilitation Center and The Lena & David T. Wilentz Senior Residence.

There are licensed nurses on duty 24 hours a day, kosher cuisine, fitness and wellness programs; Alzheimer's and dementia care; religious services and celebrations. Respite care is also available.

**The Martin and Edith Stein Hospice**  
**49 Veronica Avenue, Suite 206**  
**Somerset, New Jersey 08873**

**Contact:                   (732) 227-1212**  
**(732) 227-1722 Fax**

Hospice services are provided wherever the patients reside and include medical equipment and supplies, trained volunteers and bereavement services. Medicare and Medicaid Certified, accept most insurance.

Service all of Somerset, Middlesex and Union County.

## **PRIVATELY OWNED SENIOR HOUSING**

### **Assisted Living**

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The Avalon at Hillsborough  
393 Amwell Road  
Hillsborough, NJ 08844  
[www.bridgewayseniorcare.com](http://www.bridgewayseniorcare.com)

Contact: 908-874-7200  
Waiting Period: Please Call  
Age Criteria: 65 or older  
Aging in Place Chart Ranking: 3

For over 33 years, family owned and operated by Bridgeway Senior Healthcare, awarded Advanced Standing for Distinguished Communities. A Bridgeway Senior Healthcare Community that is beautifully decorated with many amenities including: Beauty Salon, Library, Movie Theatre, Computer room, and Coffee shop. The residence offers spacious studio apartments and suites for both individuals and couples. On-site physical therapy offered by Kessler.core. Licensed nursing on premises 24/7. Specialized Memory care program for those with Alzheimer's disease and memory related impairments with all private apartments, all inclusive price, and all staff trained in Alzheimer's and dementia care.

Adjacent to Bridgeway Care and Rehabilitation Center, providing sub-acute rehab and long term care, for a full continuum of care all on one campus.

# **PRIVATELY OWNED SENIOR HOUSING**

## **Assisted Living**

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**Brookdale Hillsborough**  
**600 Auten Road**  
**Hillsborough, NJ 08844**

**Contact:** (908) 206-7128

**Age Criteria:** No restrictions

**Income Criteria:** Minimum 2 years private pay

**Aging in Place Chart Ranking: 1-3**

Brookdale Hillsborough, formerly Emeritus at Hillsborough, is located on six beautiful acres that include walking paths and outdoor seating areas. Our location is easily accessible off route 206. We offer senior apartments to suit any taste including studio, one-bedroom and friendship suites. The community provides a warm environment in a pleasant home-like setting.

### Senior Community Living

Residents of our senior community enjoy an on-site movie theater and hair salon. In addition, the building is surrounded by beautifully maintained grounds with paved walking paths. In the winter months, residents are frequently found relaxing around the fireplace in our spacious, comfortable lobby. Learn more about Brookdale's senior communities [here](#).

### Strong, Caring Relationships

The community has a long standing relationship with Somerset Medical Center, the area's premier hospital. Brookdale Hillsborough is proud of the work experience of our staff. We have many team members who have worked at our building since we opened including members of the management team and front line staff. Their commitment to our residents and their families is what makes our community the special place that it is.



# **PRIVATELY OWNED SENIOR HOUSING**

## **Assisted Living**

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**Tapestry  
20 Newbury Street  
Montgomery, NJ**

**Contact: (609) 683-7980**

**Age Criteria: 55 and over**

Tapestry at Montgomery is a luxurious age-restricted community set among the rolling hills of Montgomery Township in the southern sector of Somerset County. This location gives homeowners a feel of wilderness, but in proximity to daily conveniences. Plenty of shopping opportunities and even a movie theater are as close as walking distance.

New buyers can choose from spacious single-family residences and duplex homes developed by Sharbell, a local award-winning builder. Tapestry at Montgomery will only have a total of 218 homes but only 100 of those homes are 55+ age-restricted homes, making it a unique neighborhood for the discriminating active adult buyer. Instead of waiting for on-site amenities, as is common among other developing active adult communities, homeowners already have use of the completed clubhouse.

For more information about Tapestry at Montgomery, please call (609) 688-6833.

# **PRIVATELY OWNED SENIOR HOUSING**

## **Assisted Living**

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**Sunrise of Basking Ridge  
404 King George Road  
Basking Ridge, NJ 07920**

**Contact: (908) 838-0564 for pricing and availability**

**Waiting Period: Please Call**

**Age Criteria: No restrictions**

Convenient to Routes 78 and 287, Sunrise of Basking Ridge is located directly across the street from the Dewey Meadow Shopping Center and near the cultural and historic Morristown. Our community is nestled in a quiet, wooded area, just minutes away from the quaint center of Basking Ridge. We pride ourselves in our outstanding service and hospitality, as well as in our obvious love and respect for seniors.

Step into a Sunrise Assisted Living community and you can't help but feel at home. We stop at nothing to make your experience warm and inviting, from our homelike exterior architecture, to our comfortable community areas and choice of suites to our exceptional outdoor gardens and landscaping. Look around and you'll notice fresh flowers throughout the residence, and you may even spot our dog or our cat. And of course, there are always the friendly smiling faces of our staff to insure that each day spent here is a welcome one.

# **PRIVATELY OWNED SENIOR HOUSING**

## **Active Adult Retirement Community**

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**Canal Walk**

**112 School House Road**

**Somerset, NJ 08873**

**Contact: (732) 356-1191**

**Age Criteria: 55 and over**

Canal Walk consists of homes on a park-like setting with a clubhouse that is over 32,000 square feet. Some services include gated community entrance, spa amenities, swimming, tennis, biking and a putting green within walking distance. This community consists of 2 and 3 bedroom homes and townhomes. Some units are on one floor. Call for pricing and availability

## **PRIVATELY OWNED SENIOR HOUSING**

### **Skilled Nursing Facility**

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Bridgeway Care & Rehabilitation Center  
270 Route 28  
Bridgewater, NJ 08807  
[www.bridgewayseniorcare.com](http://www.bridgewayseniorcare.com)

Contact: 908-722-7022  
Waiting Period: Please Call  
Age Criteria: 50 or older  
Aging in Place Chart Ranking: 4-5

Family owned and operated for over 35 years, Bridgeway Care and Rehabilitation Center in Bridgewater is proud of its excellent reputation as an affordable, quality provider in Somerset county.

Why Bridgeway? Because Quality Matters:

- \* Five Star Rated by The Centers for Medicare and Medicaid
- \* Recipient of the AHCA/NCAL Silver Quality Recognition Award
- \* Ranked one of the “Best Nursing Homes in New Jersey” by US News & World Report: 2016 & 2017
- \* Part of the RWJ Barnabas Health Preferred SNF Network
- \* Participates as a member of the Atlantic ACO High Performing Network

This newly remodeled care center is part of the Bridgeway Senior Healthcare Continuum of Care which includes nearby Avalon Assisted Living.

Residents enjoy daily activities, medical services and therapies. Kessler.Core provides personalized rehabilitation treatment programs for physical, occupational and speech therapies.

## **PRIVATELY OWNED SENIOR HOUSING**

### **Skilled Nursing Facility**

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Bridgeway Care & Rehabilitation Center  
395 Amwell Road  
Hillsborough, NJ 08844  
[www.bridgewayseniorcare.com](http://www.bridgewayseniorcare.com)

Contact: 908-281-4400  
Waiting Period: Please Call  
Age Criteria: 65 or older  
Aging in Place Chart Ranking: 4-5

Five Star Rated by The Centers for Medicare and Medicaid. The newest addition to the family owned, award winning Bridgeway Senior Healthcare continuum of care. New, state-of-the-art building operated by owners with over 30 years of experience in skilled nursing and rehabilitation services. The campus-like setting, adjacent to The Avalon Assisted Living, features beautifully landscaped walking paths and is conveniently located right off of Route 206. Long term and skilled nursing care by licensed nurses 24 hours/7 days a week. Specialized activities programs and a secured memory care program. Medicare and Medicaid certified and accepting payment from a wide variety of payer sources. Kessler.Core providing personalized rehabilitation treatment programs for physical, occupational, and speech therapy.

Named one of the Best Nursing Homes in America by US News and World Report, this beautiful building includes three oversized therapy gyms in a setting with all the comforts of home so that individuals recovering from a hospital stay can regain strength in a warm, homelike environment. Awards and distinctions include Best of the Best, Economic Vitality Award, Family Business of the Year finalist, and Healthcare Hero.

# **PRIVATELY OWNED SENIOR HOUSING**

## **Skilled Nursing Facility**

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**Genesis HealthCare at Green Knoll Center**  
**875 Route 202/206**  
**Bridgewater, NJ 08807**

**Contact: Sarah, Director of Admissions & Marketing - (908) 526-8600**

Green Knoll Care and Rehabilitation is a 176 bed skilled nursing facility that provides care for sub-acute, short-term rehabilitation patients, long-term care residents and residents on the specialized dementia unit, the Solana Secure Program.

Throughout the various units and programs at our facility, Green Knoll nurses provide both professional and compassionate care to all of its residents. In the dementia unit, the specially trained nursing staff works as a team with families to support residents in a warm and positive environment, promoting quality of life and preserving dignity.

Green Knoll is conveniently located in Bridgewater and is close to highways and local area hospitals.

# **PRIVATELY OWNED SENIOR HOUSING**

## **Skilled Nursing Facility**

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**Abingdon Care & Rehabilitation Center**  
**303 Rock Avenue**  
**Green Brook, NJ 08812**

**Contact: 732-968-5500**

**Waiting Period: Call for details**

**Aging in Place Chart Ranking: 4-5**

Abingdon Care & Rehabilitation Center has decades of experience providing care and support for those who need help with the activities of their daily lives. Our compassionate and caring staff offers long-term skilled nursing services addressing the medical, social, and emotional needs of each individual. We promote autonomy while providing individual support, guided by the principle that aging is another stage of development and growth. This person-centered care approach creates an environment where residents enjoy a rich daily life, socialize with one another, and spend quiet time in the magnificent natural surroundings.

Long-Term Services:

- Skilled nursing care
- Palliative care
- Pain management
- Respite care
- Hospice care

The Total Care Team

Abingdon's team approach to care ensures that every aspect of physical, mental, and emotional well-being is looked after. A multi-disciplinary team that includes physicians, nurses, and therapists track the progress of every resident and patient. The team works with nutritionists, social workers, activities staff, and spiritual counselors to provide a full-spectrum of care and daily living experiences. Our multi-faceted approach ensures that Abingdon provides individualized service that caters to the unique needs of every patient.

## **PRIVATELY OWNED SENIOR HOUSING**

### **Skilled Nursing Facility**

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**Margaret McLaughlin McCarrick Care Center**  
**15 Dellwood Drive**  
**Somerset, NJ 08873**

**Contact:** (732) 545-4200

**Waiting Period:** Call for details

**Aging in Place Chart Ranking:** 4-5

The Margaret McLaughlin McCarrick Care Center is a not-for-profit, 120-bed skilled nursing facility that is well known for the comprehensive, quality care provided to its residents. Sponsored by the Roman Catholic Diocese of Metuchen, and owned and operated by the Saint Peter's Healthcare System, McCarrick offers sub-acute rehabilitation and long-term care for those encountering difficulty living independently. Located on 10 beautifully wooded acres in Somerset, New Jersey, McCarrick residents can enjoy a quiet rural environment with easy accessibility to quality medical treatment at nearby Saint Peter's University Hospital, a member of Saint Peter's Healthcare System.

Sub-Acute rehabilitation services are offered for post-surgery, orthopedic, cardiac, and respiratory care. Wound care, IV antibiotic therapy and end-of-life hospice care are also available.

McCarrick residents receive complete assistance with the activities of daily living. Recreational activities and special programs, including a Personal Enrichment Program for dementia residents, help to promote quality of life and cultivate a spiritual environment for each person. Residents may choose to attend daily mass, take part in prayer services, or spend time in quiet meditation in our beautiful Chapel.

As a member of the Saint Peter's Healthcare System, McCarrick is committed to providing central New Jersey with the most comprehensive health and medical program available in Central New Jersey.



## **PRIVATELY OWNED SENIOR HOUSING**

### **Skilled Nursing Facility**

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**McAuley Hall Health Care Center**  
**1633 Highway 22**  
**Watchung, NJ 07069**

**Contact: 908-754-3663**

**Waiting Period: Call for Details**

**Aging in Place Chart Ranking: 4-5**

McAuley Hall Health Care Center is a 74 bed facility. They have recreational activities, TV and phone in the rooms and a chapel. They have physical therapy and occupational therapy services and a medical director and podiatrist that come to the facility. Call for availability and pricing.

## **PRIVATELY OWNED SENIOR HOUSING**

### **Skilled Nursing Facility**

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**Rehab at River's Edge (formerly Raritan Health and Extended Care)**

**633 Route 28**

**Raritan, NJ 08869**

**Contact: 908-526-8950**

**Waiting Period: Call for details**

**Aging in Place Chart Ranking: 4-5**

Rehab At River's Edge, formerly known as Raritan Health and Extended Care, has 138 certified beds, 101 of which are typically occupied. They participate in Medicare and Medicaid.

# **PRIVATELY OWNED SENIOR HOUSING**

## **Skilled Nursing Facility**

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**Regency Jewish Heritage Nursing and Rehabilitation Center**  
**380 Demott Lane,**  
**Somerset, NJ 08873**

**Contact:                   732-873-2000**  
**732-873-2112 Fax**

**Waiting Period:        Call for details**

**Aging in Place Chart Ranking: 4-5**

**Regency Heritage is part of the Regency Alliance on Senior Healthcare; "Where the Caring Comes to Life!"**

**Regency Nursing Centers consistently achieve the highest 5 Star Ratings by Centers for Medicare and Medicaid.**

The most recent addition to the Regency family, [Regency Heritage](#) is centrally located in Somerset, New Jersey, on the beautiful 59-acre [Oscar and Ella Wilf Campus for Senior Living](#). Regency Heritage is committed to bringing advanced levels of skilled nursing care, rehabilitation and quality of life to all those we serve, in an environment that embraces Jewish values and traditions.

Regency Heritage is one of the area's most elegant and luxurious senior residences. A generous 265-bed capacity addresses both the community's long- and short-term care needs. Spacious, elegantly appointed rooms, cheery public areas and gracious dining facilities help create an atmosphere of comfort, companionship and community.

Long-term residents benefit from the highest quality, round-the-clock nursing care as well as comprehensive clinical support and personal care services. They also enjoy sumptuous dining, with Glatt kosher menu choices prepared under the supervision of a certified nutritionist. There is also a robust program of recreational and social activities designed to complement a wide range of lifestyles, interests and preferences.

For patients and residents in need of rehabilitation and specialized services, our award-winning Regency Rehab™ staff utilizes the latest therapies and treatment modalities. Together with our dedicated, state-of-the-art equipped facilities, they work to ensure optimum recovery and the return to the highest degree of independence and quality of life possible.

Regency Heritage is convenient to major highways and easily accessible by both private and public transportation. Five of New Jersey's finest hospitals are also located right in our area: St. Peter's Medical Center, Robert Wood Johnson University Medical Center, Princeton Medical Center, Somerset Medical Center and JFK Hospital.

## **PRIVATELY OWNED SENIOR HOUSING**

### **Skilled Nursing Facility**

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**Somerset Valley Rehabilitation and Nursing Center**  
**1621 Route 22 West**  
**Bound Brook, NJ 08805**

**Contact: 732-469-2000**

**Waiting Period: Call for details**

**Aging in Place Chart Ranking: 4-5**

Somerset Valley Rehabilitation and Nursing Center is a 64 bed facility. They provide sub-acute as well as long term care. They are located near three major hospitals. They have a Manager-on-Duty program, a Guardian Angel Program, private and semi-private rooms, outdoor patio, TV, telephone, internet, recreational activities, entertainment, outings, spiritual services, formal dining room, private party and event room and salon services. Call for availability and pricing.

## **PRIVATELY OWNED SENIOR HOUSING Skilled Nursing Facility**

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**Veterans Administration Hospital  
151 Knollcroft Road  
Lyons, NJ 07939**

**Contact: (908) 647-0180**

**Waiting Period: Call for details**

**Aging in Place Chart Ranking: 4-5**

The VA New Jersey Health Care System at Lyons Campus honors America's veterans with quality healthcare services, part of the largest integrated healthcare system in the U.S.

The Lyons Nursing Home Care Unit (NHCU) offers services that include:

- occupational therapy
- physical therapy
- speech therapy
- recreation therapy
- specialized services to veterans in need of rehabilitation following amputation, stroke, traumatic brain injury, and spinal cord injury

Call (908) 647-0180 for more information about the facility.

## **PRIVATELY OWNED SENIOR HOUSING**

### **Skilled Nursing Facility**

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**Willow Creek Rehab and Care**  
**1165 Easton Avenue**  
**Somerset, NJ 08873**

**Contact: 732-246-4100**

**Waiting Period: Call for details**

**Aging in Place Chart Ranking: 4-5**

Willow Creek Rehab and Care is a 180 bed facility. They provide short-stay rehab, respite care, long-term care and hospice care. They provide physical therapy, occupational therapy and speech and language therapy. They have a 24-hour care team and an activities department that receives input from medical professionals, gerontologists, psychologist and members of the clergy. Call for availability and pricing.

## **HOMESHARING**

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**HomeSharing Program**  
**120 Finderne Avenue**  
**Bridgewater, NJ 08807**

**Contact:**                   **Lisa Blum, Executive Director**  
**(908) 526-4663**

**Waiting Period:**       **There is no waiting period**

**Age Criteria:**           **18 years and older**

### **Aging in Place Chart Ranking: 0-1**

Often seniors are forced to leave their lifelong homes because they are no longer physically or financially able to maintain them. HomeSharing offers an alternative by joining homeowners with those who are in need of an affordable place to live. The homeowner must offer the home “seeker” a private bedroom and access to all other common areas of the home. Currently, those coming to HomeSharing can afford to pay the homeowner an average of \$400-\$500 per month. However, if the homeowner would like assistance around the house with chores such as cooking cleaning, running errands, etc. the monthly rent paid would be reduced or eliminated entirely, based on the number of hours of service given each week.

References are checked on all program applicants and social work staff meet with seekers in the HomeSharing office, and with the homeowners in their homes, in order to discuss the needs and expectations of the living situation. After the interview, the social worker begins to give names and telephone numbers of applicants that they feel would be suitable shared housing residents based upon the criteria discussed in the interview. This process continues until the applicants find a housing arrangement, or until they withdraw their application. The final decision to accept someone into the home belongs, of course, to the homeowner.

The amenities included vary from home to home. Pets, visitors, etc. are negotiated between the homeowner and home sharer with help from the HomeSharing social work staff. Also, depending on the location of the home, tenants may be near public or county senior transportation.

If you have a room in your home to share, or are looking for an affordable place to live, please call HomeSharing at 908-526-4663.

## **CONTINUING CARE RETIREMENT COMMUNITY**

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**Arbor Glen  
100 Monroe Street  
Bridgewater, NJ 08807**

**Contact:** (908) 595-6500 or (908) 595-6553  
**Website:** [www.arborglen.org](http://www.arborglen.org)

**Waiting Period:** **Accepting applications and deposits for independent living and the Holly Center (limited space available)**

**Special Criteria:** **Pass a medical and financial to live independently.  
Able to cover the monthly fee based on life expectancy and the CCRC industry standard requirements.**

**Age Criteria:** **62 years or older**

**Aging in Place Chart Ranking: 0-5**

This Quaker-directed Continuing Care Retirement Community offers a continuum of services. We have been serving older adults in Somerset County for almost 12 years. Arbor Glen provides a range of options to meet housing; physical recreational, social, and other needs of its residents in a maintenance-free and secure environment. Arbor Glen also provides a comprehensive continuum of care, which offers a wide range of services for people with varying medical needs, starting with Assisted Living and elevating to skilled Nursing and Sub Acute Care.

Arbor Glen offers an Entrance Fee program. The Entrance Fee is based on single or double occupancy. This fee is a one-time payment made in a series of deposits paid prior to moving in. Entrance fees vary, call for rates. Arbor Glen is made up of a series of apartments or villas. All villas have an attached garage.

Monthly service fees vary and are paid to fund ongoing operations such as one meal per day; weekly housekeeping and linen service; 24-hour security; all utilities (excluding telephone); basic cable; trash & snow removal; maintenance; scheduled transportation and recreational services. Pets are allowed.

The Holly Center at Arbor Glen also provides health care services without an Entrance Fee program for all levels of care: Assisted Living, Secured Assisted Living (Alzheimer's/Dementia care), Skilled Nursing, and Sub-Acute.

Home to more than 300 older adults, residents enjoy fine and casual dining, expert salon services, on-site banking, personalized exercise classes, an inclusive library, and a diverse offering of activities and entertainment.

Please contact Arbor Glen for current monthly rates and fees.



## **CONTINUING CARE RETIREMENT COMMUNITY**

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**Fellowship Village  
8000 Fellowship Road  
Basking Ridge, NJ 07920**

**Contact: Ms. Nina Updegrove  
(908) 580-3840**

**Waiting Period: Waiting Lists have been established for Independent Living residences. Direct admissions for Assisted Living, Skilled Nursing and Short Term Rehabilitation are generally available.**

**Age Criteria: 62 years and older**

**Aging in Place Chart Ranking: 0-5 – As a Continuing Care Retirement Community, Fellowship Village offers all levels of care.**

Fellowship Village is a Non-Profit Full Service Senior Living Community located in Basking Ridge, New Jersey on 72 acres. Levels of residential living include Independent Residences ranging from studio apartments to freestanding homes, Assisted Living suites, Skilled Nursing beds, and Rehabilitation. Fellowship Village offers meals, transportation, housekeeping, maintenance, and a variety of social, cultural and recreational activities as well as healthcare and rehabilitation services.

The community center houses formal, informal and private dining rooms, a library, lounges, game and craft rooms, a bank and ATM, hair salon, indoor lap pool, therapeutic spa, putting green, and a fitness center. The independent community consists of 257 apartments, villas, cottages and freestanding homes. The Life Care Contract guarantees a continuum of care to individuals entering at the independent level. Assisted Living at Fellowship Village offers 81 assisted living suites with short-term respite care available. Skilled Nursing at Fellowship Village offers 54 skilled nursing beds with rehabilitation available.

The monthly fee starts at \$3,000 for Independent Living residences, \$265 a day for Assisted Living suites, and \$429 a day for Skilled Nursing care. Fellowship Village is part of *Fellowship Senior Living*, a full service senior living provider offering services and independent living options on their campus or in your own home. For additional information and a tour, call Fellowship Village at 908-580-3840. See their website for a virtual tour at [www.fellowshipseniorliving.org](http://www.fellowshipseniorliving.org).

## **CONTINUING CARE RETIREMENT COMMUNITY**

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**Stonebridge at Montgomery Health Care Center  
100 Hollinshead Spring Road  
Skillman, NJ 08558**

**Contact: 609-683-8355 or toll free 1-800-218-3456**

**Waiting Period: Call for information**

**Age Criteria: 62 years and older**

Aging in Place Chart Ranking: 0-5

Stonebridge at Montgomery is a continuing care retirement community that offers several amenities. Some of these amenities include weekly housekeeping, bed linens and towels provided weekly, concierge services, personal laundry, on-call complimentary parking, on-site banking and 24-hour ATM, postal service and convenience store. Dining options include formal restaurant-style dining as well as casual café dining. They provide healthcare services, a wellness center, beauty parlor/barber shop, fitness center and heated pool. Activities include arts and crafts, billiards, book groups, live entertainment, movie nights, game nights, exercise classes and community trips. There is a computer center, library and continuing education classes. Call for availability and pricing.

# **Additional Facilities**

## **Market Rate Senior Apartments**

1. Montgomery Center Senior Apartments  
Route 206 North, Montgomery, NJ, (609) 921-6060  
16 Market Rate Apartments
2. Warren Town Center  
Mountain Blvd., Warren, NJ, (908) 998-1542  
28 Market Rate Apartments

## **Active Adult Retirement Communities**

1. Camplain Commons  
164 West Camplain Road, Manville, NJ  
20 Market Rate Units
2. Renaissance at Franklin  
41 Weston Road, Franklin, NJ, (973) 831-3755  
344 Market Rate Units
3. Four Seasons at the Promenade  
48 Betsy Ross Drive, Warren, NJ (800) 873-0902  
122 Market Rate Units
4. Four Seasons at Bridgewater  
179 Victoria Drive, Bridgewater, NJ (888) 422-9399  
154 Market Rate Units
5. Somerset Run  
750 New Brunswick Ave., Franklin, NJ (732) 469-4206  
755 Market Rate Units
6. Sterling Point  
274 Cedar Grove Lane, Franklin, NJ (908) 497-2035  
169 Market Rate Units
7. Villa Domenico  
14 Schmidt Circle, green , NJ (908) 754-0396  
34 Market Rate Units
8. Clubside at Cherry Valley  
125 Country Club Drive  
Skillman, NJ 08558

# SOMERSET COUNTY ALTERNATIVE SENIOR HOUSING OPTIONS



## Independent Living Residences:

An independent living residence is a facility, which is designed specifically for independent senior adults who want to enjoy a lifestyle filled with recreational, educational, and social activities with other seniors. These seniors are able to live on their own, but desire the security and convenience of community living.

## Assisted Living Residences:

An assisted living residence is a facility which is licensed by the Department of Health to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed. Apartment units offer, at a minimum, an unfurnished room, a private bathroom, a kitchenette, and a unit entrance door that can be locked. Assisted living services are defined as a coordinated array of supportive personal and health services, available 24 hours per day, to residents who have been assessed to need these services, including residents who require formal long-term care. Assisted living services promote resident self-direction and participation in decisions that emphasize independence, individuality, privacy, and dignity in homelike surroundings. To obtain lists of assisted living residences call New Jersey Department of Health and Senior Services, Certificate of Need and Healthcare Facility Licensure at (609) 292-5960.

## Continuing Care Retirement Communities (CCRCs):

Continuing Care Retirement Communities are residential facilities that provide a continuum of care ranging from private units, to assisted living, to skilled nursing care all in one location. CCRCs are designed to offer active seniors an independent lifestyle from the privacy of their own home, but also include the availability of services in an assisted living environment and on-site intermediate or skilled nursing care if necessary.

## Nursing Homes:

There are 13 nursing home facilities in Somerset County. If you are interested in obtaining a listing of these facilities, & information regarding admittance or alternatives to nursing home placement, please call Somerset County Office on Aging at 1-888-747-1122.

#### HomeSharing:

HomeSharing is a service to people who want or need to share their homes for economic, service or companionship reasons, or who need help in finding affordable housing. HomeSharing's goal is to create new affordable shared housing arrangements between "home providers" with "home seekers" to meet the needs of both. If you are interested in receiving more information on the HomeSharing program, call (908) 526-4663.

#### Accessory Apartments:

Accessory apartments are independent individual apartments built in a single family home. Seniors sometimes add accessory apartments to their homes in order to supplement their income with a renter and to make a place for an additional person to live nearby. Seniors also sometimes prefer to live in accessory apartments because of the proximity to another party. Accessory apartments are not legal in most Somerset County communities, but permission to build one can sometimes be obtained through a variance. Most Somerset County financial institutions provide good terms on loans to homeowners who would like to add an accessory apartment to their homes. Federal housing rehabilitation funds are also available for low and moderate-income seniors.

#### ECHO (Elder Cottages):

ECHO cottages are a housing program initiated by the American Association of Retired Persons to add another housing option for seniors. ECHO cottages are independent, temporary cottages placed adjacent to a single family home. In most cases, an ECHO unit costs about \$40,000 to erect. This includes the purchase of the pre-fabricated unit, utility hook-ups and a temporary foundation. ECHO units are usually restricted to family members of the person in the single family home. Once the senior moves on, the ECHO units must be removed. Like Accessory Apartments, ECHO units require a variance in most Somerset County communities. If you are interested you should contact CJHRC and your local planning board.

#### Housing REHAB:

If you own a single-family home in Somerset County which is in need of repairs this program may be for you. Homeowners must qualify as a low/moderate income household and want to continue to live in their home for at least another 10 years. The assistance is provided in the form of an interest-free deferred payment loan to the homeowner, with a lien placed on the property to prevent profiteering at taxpayers' expense. No payments are required as long as the unit continues to be occupied by the low/moderate household. Housing at the end of the term the lien would be removed and the loan would convert into a grant at the end of the anti-speculation period. To see if your town participates in this program, call CJHRC at 908-704-8901, and ask for Sharon Clark.

### Reverse Mortgages:

If you want to stay in your home and you're having difficulty meeting expenses, a Reverse Mortgage can convert the equity that has accumulated in your property into a continuous source of "non-taxable" additional monthly income. A reverse mortgage is the reverse of the mortgage you originally took out to purchase your home. This time, instead of borrowing a lump sum and sending the bank a monthly payment, the lender will be sending you a monthly check. For details we recommend you contact the Central Jersey Housing Resource Center at (908) 704-8901. Ask for Sharon Clark, regarding this type of mortgage.

### Subsidized Housing - Section 8:

The federal government provides a rent subsidy to some low income individuals, although there is currently a long waiting list for these in Somerset County and applications are not being accepted. To learn if you qualify for this program call (908) 707-9010. We also recommend that you routinely call the Section 8 office at (908) 707-9010 to see when they might be accepting applications. Also read the local papers since it will also be posted there. There is a wait once you get on the waiting list. Once you are accepted for the subsidy you must then find a landlord and the unit must meet certain criteria.



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