

Morris County 2010

Apartment Resource Guide

Giving working households the tools
to make informed rental choices

Compiled by

HOUSING 
PARTNERSHIP

**Serving the Housing Needs
of Northern New Jersey**

This guide is a tool to help direct your search for an apartment.



Member Agency

SENDING FOR YOUR CREDIT REPORT

Many landlords require credit reports. Knowing what information is in your credit report – and correcting any mistakes – is important BEFORE applying for an apartment. NJ residents are entitled to one free report from each bureau each year. Request all three credit reports today.

The quickest way to access all three of your credit bureau reports is through the Internet at:

www.annualcreditreport.com

Experian Info Solutions PO Box 2104 Allen, TX 75013-0949 1-866-200-6020 www.experian.com	Equifax Credit Info. PO Box 105873 Atlanta, GA 30374-0241 1-800-685-1111 www.equifax.com	Trans Union Corp. PO Box 2000 Chester, PA 19022 1-800-916-8800 www.transunion.com
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RENTAL ASSISTANCE / PUBLIC HOUSING

If you need rental assistance, you can inquire about the Section 8 program funded by the U.S. Department of Housing and Urban Development (HUD) and administered by the five housing authorities in Morris County. For information on application guidelines, availability and procedures for rental assistance or public housing call:

Boonton Housing Authority	(973) 335-0846
Dover Housing Authority	(973) 361-9444
Madison Housing Authority	(973) 377-0258
Morristown Housing Authority	(973) 538-6343
Morris Co. Housing Authority	(973) 540-0389
Dept. of Community Affairs	(973) 631-6287

EMERGENCY PHONE NUMBERS

Homeless Prevention	211
First Call for Help	
Board of Social Services	(973) 631-6287
Homeless Solutions	(973) 993-0833
Office of Temporary Assistance	(973) 326-7800

Security Deposit Assistance	
Family Loan Program	(973) 538-5260
Dept. of Community Affairs	(973) 631-6287

Housing References	
Urban League Fair Housing	(973) 538-2975
Legal Aid of Morris County	(973) 285-6911

Tired of paying rent?

For more information on the Housing Partnership's home ownership programs visit our web site at

www.housingpartnershipnj.org

or call

973-659-9222

to ask about:

our Home Buyer Education Program:
Step by Step to Home Ownership

**If you feel you have been discriminated against
call the Division of Civil Rights at
(973) 648-2700**

LOW AND MODERATE INCOME RESTRICTED "MT. LAUREL HOUSING" Rentals in Morris County

Affordable housing refers to income restricted housing. Maximum income limits apply. Applicants may also have to meet certain minimum income guidelines to afford the rental unit. Applicants should contact the complexes directly for applications, availability and pricing. Rents vary according to income/family size. The following maximum incomes apply unless otherwise noted:

NEW JERSEY COUNCIL ON AFFORDABLE HOUSING (COAH) 2010 MORRIS COUNTY MAXIMUM INCOME LIMITS					
HOUSEHOLD SIZE	LOW	MODERATE	HOUSEHOLD SIZE	LOW	MODERATE
1 person	Up to \$30,735	\$30,736 - \$49,176	4 persons	Up to \$43,907	\$43,908 - \$70,252
2 persons	Up to \$35,126	\$35,127 - \$56,201	5 persons	Up to \$47,420	\$47,421 - \$75,872
3 persons	Up to \$39,517	\$39,518 - \$63,226	6 persons	Up to \$50,932	\$50,933 - \$81,492

Municipality	Complex Name	Address	Phone/Contact	Units	Additional information
Florham Park	Park Avenue at Florham Park	Ward Pl.	973-377-6177 Wendy Esposito	155	Some accessible units with larger doors and bathroom ramps. No utilities included. All electric heat.
	River Bend	Passaic Ave.	973-665-0050	50	Courtesy shuttle. Additional amenities charge. Utilities not inc. Accessible units on the first floor.
	Sun Valley	Passaic Ave.	973-635-1316	75	Courtesy shuttle. Some handicap adaptable units. No pets. Water included, gas/electric not included.
Harding Twp.	The Farm at Harding		609-989-8500	24	Call for application
Kinnelon	Kinnelon Ridge	Maple Lake Rd.	973-492-5901	38	Call for application. Near Route 23
Long Hill Twp.	Stirling Manor	Main Ave.	908-647-8000 x 224	6	Call for application. All are 2-bedroom units.
	Chestnut Run	Delaware Ave.		8	Waiting list. Applications being accepted.
Montville Twp.	Rachel Gardens	Rachel Terr.	973-331-3319 Linda White	168	Call for application. 1, 2 & 3 bedrooms. Rents vary according to income. Utilities & sewer charges extra. Near bus & train. No pets. Pool fees.
Morristown	Abbett Ave.	Abbett Ave.	Latisha Davis	12	1, 2 & 3 bedroom units. Rents vary according to income. For application write to Latisha Davis, HSI, 6 Dumont Pl., 3 rd Fl., Morristown, 07960
Pequannock Twp.	32 Jackson Ave.		973-835-5700 x198 Gail DeGraw	1	Waiting list. Call for application.
	Pompton Square			2	
	Hearle Village			100	
Roxbury Twp.	River Park Village	Center St. Port Morris, Landing	973-398-2326 Renee Ball	122	Rents vary according to income. Utilities & sewer charges extra. Accepts Section 8. NOTE: Separate HUD income limits & requirements apply for this development. Bus stop. Before and after school day care available.
Randolph Twp.	Brookside Apts.	Brookside Rd.	www.njhousing.gov NJ Housing Resource Center	10	1, 2 & 3 bedroom units.
	Arrowgate	Route 10 W.		27	1, 2 & 3 bedroom units.
	Canfield Mews	Canfield Ave.		38	1, 2 & 3 bedroom units. Bus stop nearby.
Riverdale	Alexan Riverdale	6000 Riverdale Rd.	Piazza & Associates 609-786-1100	12	1, 2 & 3 bedroom units. Currently taking applications (August 2010)
	Rock Creek Crossing	Route 23 & Mathews Rd.	Riverdale@HousingQuest.com	13	1, 2 & 3 bedroom units. Rents vary according to income. Utilities & sewer charges extra.
Wharton	Edgewater	W Dewey Ave	Njhousing.gov	14	
Washington Twp.	Peachtree Village	East Ave. & Rt 46		42	1, 2 & 3 bedroom units. Laundry facilities on site.
Sparta Twp. (Sussex County)	Knoll Properties	39 Trapasso Dr.	973-729-4311 Linda Pinto	40	1 & 2 bedroom units. Max income 1 person household \$45,134; 2 person household \$51,581; 3 person household \$58,029; 4 person household \$64,477

**Please call the Housing Partnership at 973-659-9222 for more information about
Income restricted for-sale information and home ownership education opportunities. Rev. 8-25-10**

Morris County Apartment Resource Guide

This guide is a tool to help direct your search for an apartment. It contains a listing of some of the more affordable complexes in Morris County. There is no guarantee of vacancies.

	Apartment Complex	Phone	Studio	1 BDR	2 BDR	3 BDR	Additional Information
Boonton	Cherry Hill Apartments 105D Cherry Lane Boonton, NJ 07005	(973) 334-6202		X	X		Heat included. A/C, parking, and laundry. No pets. Credit report fee. Near train.
	Deercroft Apartments 100 Ross Drive Boonton, NJ 07005	(973) 335-2700	X	X	X		H/HW included. A/C, parking, laundry. Cats tolerated for a fee. Credit report required. One week's gross household income must be equal to or greater than the monthly rent. Near train. 1½ months security deposit.
	Deercroft Apartments North 1225 Cedar Street Boonton, NJ 07005	(973) 335-2700		X	X		Heat included. A/C, parking, laundry. No pets. Credit report required. One week's gross household income must be equal to or greater than the monthly rent.
Denville	Pinefield Manor Memorial Court Denville, NJ 07834	(973) 625-0659		X	X		H/HW included 2 laundry facilities. Cats allowed. No application fee. Call regarding income requirements. 1½ months security deposit.
Dover	Dover Gardens 155 Highland Avenue Dover, NJ 07801	(973) 366-2033		X	X		Heat included in select units, A/C in living room, parking. No pets. Near public transportation. Credit report fee.
Lincoln Park	Beaver Brook Gardens 209 A-M Comly Road. Lincoln Park, NJ 07035	(973) 696-7232		X	X		H/HW, cooking gas, pool included, A/C, garages. No pets. Near bus and train. Pool available for a fee. Credit report fee. Minimum household income requirement.
Morristown	Beverly Garden Flagler St, and Martin L. King Morristown, NJ 07960	(973) 695-0967		X	X		Walk in closet, hardwood floors; accepts Section 8 rental assistance vouchers.
	Elm St. Apartments 41 Elm Street Morristown, NJ 07960	(973) 292-1200	X	X	X		Utilities included. A/C, parking, laundry, accessible. No pets. Near train. \$25 credit report fee. 1½ months security deposit. 35% gross household income must = or greater than yearly rent.
	Lindsley Arms 400 Lindsley Drive Morristown, NJ 07960	(973) 539-6631		X	X	X	H/HW and gas included, A/C, laundry, swimming pool. No pets. Bus nearby. Furnished and unfurnished units. Household income requirements.

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	The Jefferson 51 Elm Street Morristown, NJ 07960	(973) 538-8779	X	X			H/HW included, A/C. No pets. Near bus and train. No lease. Monthly rent must not exceed 25% of household's monthly gross income. 3
Mt. Arlington	Mt. Arlington Gardens Henry Court Mt. Arlington, NJ 07856	(973) 398-6655		X	X		H/Gas, electric not included. A/C, parking, laundry included. No pets. \$25 credit report and application fee. Minimum income requirements.
Mount Olive	Eagle Rock/Hensyn Village Cassidy Road Budd Lake, NJ 07828	(973) 691-9444		X	X		Utilities vary. A/C, laundry. No pets. Near bus and train. Credit report fee. Deposit to hold apartment. Household income requirements applicable.
	Kings Village Kings Arrow Road Budd Lake, NJ 07828	(973) 691-1000		X	X		H/HW included. A/C in living room, parking, laundry. No pets. Pool nearby. \$50 credit report fee. 1½ month security deposit. Minimum income requirements.
	The Village Green 100 Route 46 Budd Lake, NJ 07828	(973) 347-0131		X	X		H/HW included, A/C, storage, laundry. Near train. No pets. Application fee (refundable if not approved). Credit report required. One week's gross household income must be equal to the monthly rent. 1½ month security deposit.
	Oakwood Village Route 206 Flanders, NJ 07836	(973) 584-1133		X	X		A/C, garages, laundry, tennis. Heat extra. Cats allowed. Pool and playground nearby. Application/credit report fee. Deposit to hold apartment. Minimum household income requirements.
Netcong	Netcong Heights Apartments Route 46 Netcong, NJ 07857	(973) 347-7711		X	X		H/HW included. A/C, parking, laundry. Cats allowed. Near bus and train. Application fee towards security. Credit report required. No set income requirements.
Parsippany	Baldwin Manor 200 Baldwin Road Parsippany, NJ 07054	(973) 335-1010		X	X		Utilities not included (all electric), A/C, laundry. No pets. Near bus. Credit report fee and deposit fee required. Minimum household income requirement.
	Camelot Apartments 649 Littleton Road Parsippany, NJ 07054	(973) 887-8030		X	X		H/HW/Gas included. A/C, parking, laundry. Near train & bus stop. No pets. Accessible units when available. Credit report required. 1½ month security deposit. Call for income requirements.
	Colonial Heights Apartments 300 Parsippany Road Parsippany, NJ 07054	(973) 887-2287		X	X		H/HW included, A/C, laundry. Credit report fee. No pets. 4

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Parsippany	Dartmouth Village 270 Baldwin Road Parsippany, NJ 07054	(973) 334-9384		X	X		H/HW & A/C included. No pets. Near bus line. Refurnished kitchens. Credit report required. Household must have at least a 1 year history of employment.
	Knoll Gardens Mara Road Lake Hiawatha, NJ 07034	(973) 335-0822		X	X		H/HW included A/C, parking. No pets. Pool and playground nearby. Accessible units on the first floor when available. Non-refundable application fee. Credit report required.
	Lakeview Gardens Reservoir Road Parsippany, NJ 07054	(973) 335-5312		X	X		H/HW included. No pets. Credit check fee and deposit required.
	Partridge Run Apartments 130 New Road Parsippany, NJ 07054	(973) 227-3466		X	X		H/HW and cooking gas included Bus nearby. Credit check required.
	Redstone Gardens Redstone Drive Parsippany, NJ 07054	(973) 335-5312		X	X		H/HW included. No pets. Credit check fee and deposit required
	Rutgers Village 317 Rutgers Lane Parsippany, NJ 07054	(973) 227-2811		X	X		H/HW included, gas and electric paid by tenant. No pets. Near public transportation. \$100 pool fee. Credit report fee. Minimum household income requirements.
	Tivoli Gardens 1100 Parsippany Boulevard Parsippany, NJ 07054	(973) 334-1150		X	X		H/HW and cooking gas included. A/C, parking, and laundry. No pets. Near bus. Credit report fee. Household's monthly gross income must be greater than four times the monthly rent.
	Troy Hills Village 1480 Route 46 West Parsippany, NJ 07054	(973) 335-2331		X	X	X	H/HW/Gas included. No pets. Near bus. Furnished apartments on short-term lease. Deposit required. Credit report fee per person. At least 1 year history of employment.
	Westgate Apartments 350 Parsippany Road Parsippany, NJ 07054	(973) 887-9415		X	X		H/HW included. A/C. Cats allowed. Credit check fee. 1½ months security deposit. Mandatory pool fee. Proof of income required. Call for income requirements.
Randolph	Gateways 44 Center Grove Rd. Randolph, NJ 07869	(973) 361-2466		X	X		H/HW included, A/C, swim club available for a fee, garages available for a monthly fee. No pets or satellites. Credit report fee per person. Deposit required to hold apartment. Minimum income requirements.

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Randolph	Center Grove Village 100 Center Grove Road Randolph, NJ 07869	(973) 366-7015		X	X		H/HW & cooking gas included. Laundry facilities. Cats allowed for a fee. Minimum income requirements.
	Randolph Village 342 Quaker Church Road Randolph, NJ 07869	(973) 366-6864		X	X		H/HW included. 6 laundry facilities. Credit check required. No pets. Bus stop in front of the complex. \$25 late fees apply. Minimum income requirements.
	Quaker Village 312 Quaker Church Road Randolph, NJ 07869	(973) 366-9241		X	X		H/HW included. A/C, on-site parking, and laundry. No pets. Near bus. Non-refundable application fee includes credit report.
Rockaway	Rustic Ridge Apartments 289 Mt. Hope Avenue Rockaway, NJ 07866	(973) 328-0167		X	X		Utilities vary. Laundry facilities. No pets. Credit check required. Some apartments are 2-bedroom townhouses. Minimum income requirements.
	Hillside Gardens 3 Hillside Avenue Rockaway, NJ 07866	(973) 625-3756		X	X		Fully renovated. H/HW included. Laundry facilities. Close to train and bus. No pets. Credit check required. Minimum income requirements.
	Rockaway Gardens 138 Kendall Court Rockaway, NJ 07866	(973) 366-1274		X	X	X	H/HW included. Cats allowed. Credit check required. Laundry facilities. On-site parking, garages available for a monthly fee.
Wharton	Brentwood Gardens 30 West Union Turnpike Wharton, NJ 07885	(973) 361-0091		X	X		Utilities not included in rent. All electric heat, A/C. No Pets. Near bus. Credit report fee and Certificate of Occupancy fee.
	Wharton Gardens North Main Street Wharton, NJ 07885	(973) 366-5552		X	X		Heat and cooking gas included; laundry facilities. Additional charge for pets. Application fee.

TOP 10 QUESTIONS TO ASK A LANDLORD

In a hot renters' market, people feel pressured to sign up quickly to avoid losing out on the apartment they want. Avoid giving in to pressure when you're considering an apartment. While the landlord is asking you questions, be sure to ask him/her questions on your own.

1. When will the apartment be available?
2. What is the monthly rent? Does it include utilities? If so, which ones?
3. How long is the lease, and what are the terms for lease renewal?
4. What is the security deposit, and how much do I get back when I vacate the unit? (The maximum allowed for New Jersey is 1½ months.)
5. Can I have roommates? How many?
6. Where is the parking? Do I have an assigned space? Where do visitors park?
7. What type of security does the complex have in place? If the complex has a security gate with an access code, who gets the code (or key)?
8. What kind of maintenance do you have? Is there 24-hour access to maintenance personnel?
9. Can I have pets? What kind and how big? What is the pet deposit amount, and how much will I get back when I vacate?
10. What's is the policy regarding notice of lease renewal, rent increases, and entering the unit?

Remember that the landlord's verbal responses to these questions mean nothing unless they are put in writing either in the terms of the lease or added and initialed both by you and the landlord.

SOURCES OF INFORMATION ON RENTALS

The newspapers for the area are:

- The Daily Record – <http://classifieds.dailyrecord.com>
- The Star Ledger – <http://www.nj.com/starledger>
- New Jersey Herald – <http://www.njherald.com>

Internet sites for apartments searches are:

- Apartment links – <http://www.apartmentlinks.net>
- Rent Net – <http://www.rent.net>
- Apartments.com – <http://www.apartments.com>
- Home Store – <http://www.homestore.com>
- Springstreet – <http://www.springstreet.com/apartments>

Community grocery store bulletin boards

Neighborhood rental signs

Small local newspapers

- AIM Community News
- Neighbor News
- The Parsippany News
- Randolph Reporter
- Roxbury Register
- Mount Olive Chronicle
- The Citizen of Morris County
- The Beacon
- Florham Park Eagle
- Hanover Eagle
- Lakeland News
- Morris News-Bee
- The Morristown News