

# SOMERSET PARK APARTMENTS IN FRANKLIN TOWNSHIP

201 Pickering Place (Rt. 27) Somerset, NJ 08873

There are eighty-four (84) low and moderate-income apartments located in the Somerset Park Development in Township of Franklin. The units are being rented under the NJ Low and Moderate Income Affordable Housing Program. Lotteries may need to be held when a unit becomes available and priority will be given to Households that live or work in Region 3 (Somerset, Middlesex and Hunterdon Counties). Households cannot be **larger** than a two-person household for the **one-bedroom** units, a four-person household for the **two-bedroom** units or a six-person household for the **three-bedroom** units. Households must have a **minimum of two-persons** for the three-bedroom units. The breakdown of bedroom size and categories for the affordable units are as follows:

**Rental rates are based on the NJ Affordable Housing guidelines and regulations and are approximate**

Number of Bedrooms	# of Units	Approximate Low Income Rent	# of Units	Approximate Moderate Income Rent
1	20	\$1,135 - \$1,268	20	\$1364 - \$1,760
2	16	\$1,292 - \$1,484	16	\$1,461 - \$2,385
3	6	\$1,549 - \$1,809	6	\$1,723 - \$2,446

The above rental rates do not include utilities and are subject to increase. If you are offered a lease, the rental rate may be different.  
1<sup>st</sup> month rent and a month security deposit required.

## **FEATURES:**

- All low income units are on the 2<sup>nd</sup> floor
- All moderate income units are on the 1st floor and have a basement
- 1 & 2 Bedroom Units have one full bathroom and 3 Bedroom Units have one and a half bathrooms
- In unit washer and dryer
- Refrigerator, Stove and Dishwasher
- Gas Forced-Air Heat, Gas for Cooking
- Central Air
- Utilities: Tenant pays all utilities, which include gas, electric, water, sewer. All utilities metered.
- Sewer flat rate currently - \$ 81.50 (quarterly)
- Up to two (2) Pets allowed under 25 lbs. each, with a \$350.00 (non-refundable) pet damage deposit and \$40.00 per pet per month fee.
- Parking: For 1 Br units: 1<sup>st</sup> car free, 1<sup>st</sup> additional car \$50/mo. 2 Br & 3 Br units: 1<sup>st</sup> and 2<sup>nd</sup> car free, 3<sup>rd</sup> car \$50.00/mo., additional vehicles after that \$100 each per month. Owner of the cars must be on the lease to get permits. 24 Hour visitor parking available for \$10.00 daily.
- Voluntary Yearly Memberships fee for use of pool and gym at extra costs. Tenants are not required to join.

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CJHRC has made every effort to provide you with the most current and accurate information.  
CJHRC cannot be held responsible for inaccurate, misinterpreted or outdated information contained herein.

## **FOR APPLICATIONS AND DETAILS OF THE PROCESS CONTACT:**

- Central Jersey Housing Resource Center (CJHRC) Hours: Monday-Friday 9-5  
92 East Main St. Suite 407, Somerville, NJ 08876 – (908) 446-0036
- Somerset Park, leasing office: - By appointment only  
201 Pickering Place, Somerset, NJ 08873 - Phone: (732) 940-9653

This affordable rental complex has a **credit/criminal background policy** that applicants must pass before the household can occupy a unit. See credit/co-signor requirements on other side of this page for more details. The credit/background is done with the landlord after CJHRC has processed and approved your application/documentation. You should review the credit/background policy **PRIOR** to applying to make sure you will be able to meet the criteria

## **CREDIT/CO-SIGNOR/OTHER REQUIREMENTS**

### **FRANKLIN TOWNSHIP - SOMERSET COUNTY**

#### **SOMERSET PARK APARTMENTS**

**Contact:** Maria Castillo (732) 940-9653

**Credit:** Applicant's current credit record must be satisfactory. If the credit history shows any unfavorable information in the past two years, the application will be rejected. If you are a tenant already living there, you must have a satisfactory rental history (in full, on time for the last twelve months) in order to be offered another unit. You will still be required to satisfy all other criteria set forth as it is in the Statement of Rental Policy.

**Co-signor:** Co-signors are not accepted.

**Rental History:** Applicants must have satisfactory rental references. If an applicant has been evicted or been found by a court to have violated their lease, their application will be rejected.

**Criminal Background History:** Effective 1/1/22 the Fair Chance in Housing Act was put in effect. This means with limited exceptions, housing providers/landlords who have not made a conditional offer cannot make applicants fill out any type of form that includes questions about their criminal background. Only after approving an applicant and making a conditional offer can a housing provider/landlord ask about criminal history or do a background check. In most cases, you cannot be denied simply for having a criminal record. However, the unit can be rescinded based on the applicant's criminal history in certain circumstances. In those cases, a written notice explaining the decision and reasons must be provided. Applicants then should have a chance to dispute the issue(s) in case of errors or other mitigating factors.

**Credit Check:** A charge of \$40.00 (cash or money order) in person or \$60 to do it online by arranging with the leasing office when notified by CJHRC, after a lottery is held (if applicable). Credit checks are good for 3 months.

**Pet Policy:** Maximum of two pets is allowed per unit, under 25 lbs. each, monthly fee of \$40.00 each with a \$350.00 (non-refundable) damage deposit when you sign the lease agreement.

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These guidelines represent the requirements of the Management of this individual rental property. Although every effort has been made to provide you with the most accurate, current and clear information possible, The Central Jersey Housing Resource Center (CJHRC) cannot be responsible for inaccurate, misinterpreted or outdated information contained herein.  
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### **CJHRC is conveniently located in downtown Somerville:**

**92 E. Main St. (Rt. 28) Suite 407 (4<sup>th</sup> Floor)**

Call 908-446-0036. Business hours are 9:00 AM to 5:00 PM.

### **Directions to Central Jersey Housing Resource Center (CJHRC) office:**

**FROM THE NORTH:** Take Route 287 South to Exit 17. Turn right onto Route 22 East. Immediately after the 2nd overpass, turn right onto Grove Street (just past Kentucky Fried Chicken). Go straight until East Main St. and make a left.

**FROM THE SOUTH (Via Route 287):** Take Route 287 North to Route 22 West. Immediately after the 1st overpass, turn right (see sign for Somerville). Bear right, go up over the overpass; this leads to Grove Street. Go straight until East Main St. and make a left

**FROM THE SOUTH (Via Route 206):** Take Route 206 North. Turn right onto Bridge Street (Somerville). At 2nd traffic light, turn right onto East Main Street.

**FROM THE EAST:** Take Route 22 West. Go under Route 287 overpass in Bridgewater. Immediately after the next overpass, turn right (see sign for Somerville). Bear right, go up over the overpass; this leads to Grove Street. Go straight until East Main St. and make a left.

**FROM THE WEST:** Take Route 22 East. Immediately after the 2<sup>nd</sup> overpass, turn right onto Grove Street (just past Kentucky Fried Chicken). Go straight until East Main St. and make a left.

\*\*\* Entrance to parking deck is on the right side. Park in the deck and enter to the building. Use elevator to 4<sup>th</sup> Floor. Our office is on the right.