

# CLIFTON JOURNAL

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## Plenty of senior apartments still available

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CLIFTON — Ken Regan said he hasn't been overwhelmed with applications yet, and local seniors can still apply for an apartment at the upcoming Senior Horizons complex where Athenia Steel used to be.

Although he's been getting 10 to 20 applications a day for the building under construction along Clifton Avenue, the vice president of Regan Development Corporation said he still hasn't heard from enough qualified candidates to fill the apartment complex, which should be built in a year.

"It isn't too late to apply," said Regan. "Because of the income requirements, the number of applications have to exceed the number of apartments."

Regan said he wants to dispel the myth that his mailbox is full, that he's been so inundated with applications he won't even be able to sift through them all.

"We will get to all the applications we have right now," he said.

The developer met with some seniors at the City's Senior Center in June to answer questions about his project. Some of the details brought out by that meeting were the following.

- The gross amount of the sale of a home does not count toward an applicant's income.

- Incomes are calculated just prior to signing a lease on an apartment. If income rises or falls once the lease is signed, that won't affect qualification.

- There is no monthly maintenance fee and heat and hot water are covered. Renters only pay for electricity.

- The apartments are wired for cable television.

- Small-sized pets that will not prove "nuisances" are permitted in one wing of the complex. The number of units in the "pet wing" is yet to be determined and will

depend on the demand. It could turn out to be as many as half the units in the building, Regan said, adding the "pet wing" will not be off-limits to those without pets.

- A community room will serve as the "social hub" of the facility where residents will gather just to chat and clubs will meet. Smaller ancillary community rooms should include a gym with lightweights, bikes, and treadmills, a library with magazines and several hundred books, and a computer room with free high-speed, cable modem internet access.

- While a cleaning service will take care of the community rooms, tenants will be responsible for maintaining their own apartments. Tenants will not receive meals from Senior Horizons, either, although outside agencies like Meals on Wheels will be welcome. The facility's management will try to set tenants up with outside organizations suited to their needs.

- A washer and dryer will be available and centrally-located on every floor but the first. Those living on the first floor will have to take the elevator one floor up to do their laundry.

- Seventeen handicapped apartments will be located on the first floor.

- The City's senior bus will be stopping at the facility. Regan said he has yet to get in touch with NJ Transit about having "Access Link" serve handicapped tenants, but he plans on doing so.

- A superintendent living at the building will be available from 8 a.m. to 5 p.m. for non-emergencies and 24 hours a day for emergencies. A property manager will also tend to tenants during regular office hours.

- Each apartment will have its own independent heat/air-conditioning unit, so each tenant will be able to customize the temperature to his or her liking.

- The parking area will have 141 spaces, including a requisite num-

ber of handicapped spots, for the 125 tenant apartments. "With such a large number of spots" Regan said each space will probably not be designated for a specific apartment.

Without doing a hard statistical analysis, Regan said ultimately the majority of residents will be around 60 years old, although so far he's gotten applications from "a wonderful smattering of age groups," from seniors in their high 50s to their 80s.

"This is going to be a community with variation. It will be neither all young nor all older seniors," the developer said.

While by law he had to accept applications from outside Clifton, Regan said "the vast majority — probably 95 percent" of the response has been from either current or former Clifton residents, or those with children living in the City. He said one applicant sent him a letter along with her paperwork indicating she had lived in Clifton all her life, only moving out when she got older for financial reasons. But with new affordable apartments going up at Athenia Steel, she now wanted to return to her native City.

"There's a high demand," said Regan. "It's a positive thing for Clifton that people want to stay there or come back," he said.

Anyone who's interested should call (914) 693-3011 or stop at the Clifton Senior Office, Barn C-5 behind City Hall at 900 Clifton

Ave., for an application.

Because Senior Horizons is both age- and income-restricted, it

takes about four weeks for the developer to verify the information on an application.

### Senior Horizons questioned



PHOTO COURTESY OF THE SENIOR CENTER

Ken Regan, right, vice president of Regan Development Corp. spoke to seniors at the C-5 barn regarding the new Senior Horizons housing complex. Some of the questions addressed including maintenance fees, appliances, decks, cable television, pets, parking, elevators, and handicap apartments. For more information, call (973) 470-2234.