RIDGE OAK
SENIOR HOUSING

Ridge Oak IV Frequently Asked Questions

Updated October 21, 2026

For over 50 years, Ridge Oak Senior Housing has provided quality affordable housing to senior citizens in need. Formally organized in 1976 and founded by the six Christian churches in Basking Ridge, NJ, Ridge Oak grew in stages over time. Ridge Oak I was opened in 1978, Ridge Oak II was opened in 2005, and Ridge Oak III was opened in 2013. In total size, the campus is 26+ acres in size and includes 306 units of affordable senior housing. Committed to providing the highest quality rental housing for our residents, our community offers services and activities to embrace safe aging in place.

Ridge Oak IV is the next step in furthering our mission. The following will help answer questions about our plans and continued commitment to serving our elders in need.

Where will Ridge Oak IV be built?

Ridge Oak IV is planned for development on a two-acre parcel of land that is right next door to our main campus on Manchester Drive. The address is 95 Manchester Drive, Block 40 Lot 1611 located in Bernards Township, NJ.

When will Ridge Oak IV be built?

The Ridge Oak IV property has been zoned for senior housing by Bernards Township. Once built, Ridge Oak IV will be positioned to help Bernards Township with the 4th round of their NJ mandated affordable housing requirements. Unlike a "for profit" developer, because our community is non-profit, the town will get 100% credit in their plan for each Ridge Oak IV unit.

On May 19, 2026, the Bernards Township Planning Board voted unanimously to approve our preliminary and final site plans.

The next step will be to prepare full architectural and engineering plans for the project. This will position us to get a construction permit. It will take 12 to 18 months for construction to be completed.

What will happen to the house currently on the 95 Manchester Drive property?

Once we are ready to start construction, we will plan for the house to be razed.

There is a small driveway to access the property now. Will this be the driveway access for the new building?

No. Access to the property will be located via the first existing Ridge Oak parking lot just as you drive over the first speed hump and enter the main campus.

Access to the property and the position of the building on the lot have been strategically located as far away from the existing neighborhood's single-family homes as possible.

What about traffic in the surrounding neighborhood? There are so many cars and delivery drivers now.

While Ridge Oak IV will house residents that drive, we know from previous traffic studies that most seniors drive between the hours of 9 am and 2 pm. Most prefer not to be on the road when there are school buses and commuter traffic.

When will Ridge Oak IV be open?

No date has been set. Once construction permits are received it will take 12-18 months for the project to be completed.

How big will Ridge Oak IV be?

Currently, the building is planned for approximately 26,600 square feet in size. It is two stories in height and includes 29 one-bedroom apartments that will be suitable for one or two person households.

How big will the apartments in Ridge Oak IV be?

Approximately 660 square feet in size.

Will there be an elevator in the building?

Yes. There will be one elevator in the building and stairwells for emergency access and egress.

Will there be any community spaces in the building?

Yes. We are planning a small community area for residents to socialize. There will also be a communal laundry room inside the building for residents to use.

Will there be parking spaces for residents and visitors to use?

Yes. We are planning 39 parking spaces at the front of the building. Based upon current resident data, we anticipate 60% of Ridge Oak IV residents will have a car. Some parking spaces will be numbered and assigned for resident use. Unnumbered spaces will be for visitors.

Will the new building look like the other Ridge Oak buildings?

Yes. We are planning to use similar siding materials with white trim on the building and windows. We will use the same walkway and building lighting (currently in use on the main Manchester Drive campus) to minimize light pollution. We are planning the building to “fit in” with the other buildings and the surrounding neighborhood.

There are so many pretty trees on the Ridge Oak campus and in the neighborhood. Will there be trees and shrubs around the new building?

Yes. We are planning for MANY trees and shrubs on the property. This is good for the environment, to help manage rain run-off and to secure visual privacy between the building and our neighbor single-family homes. Additionally, we have approval to plant trees at the parcel directly in front of the building (Lot 39 Block 1611) which is owned by the Somerset County Park Commission. The County will review and approve plantings.

Will there be a waiting list for the new apartments at Ridge Oak IV?

Yes. Like our other community developments, depending upon rent subsidy, we will have a waiting list for Ridge Oak IV occupancy.

Will the age and income eligibility requirements be similar for Ridge Oak IV as they are for the existing Ridge Oak properties?

The specific eligibility requirements for Ridge Oak IV have not yet been determined. Age and income requirements will be established based on the rent subsidy and funding programs available for the development at the time of construction.

Can I apply and put my name on the Ridge Oak IV waiting list now?

The criterion for application is according to our approved marketing plan. The selection to be on the waiting list will be from the application pool received. Once we are nearing the end of construction, depending upon rent subsidy, we will make applications available and will open and close the waiting list.

How can I find out when the Ridge Oak IV waiting list opens?

Like our other community developments, you may call the Ridge Oak office at 908-221-0266 or e-mail us at info@ridgeoak.org and provide us with your e-mail address so we can send you an announcement once a waiting list is open. It will be your responsibility to notify us if your e-mail address changes. You can also periodically check the Ridge Oak website for other waiting list opening announcements.

My name is currently on another Ridge Oak waiting list. Will I automatically be added to the Ridge Oak IV list?

Unfortunately, no. We must keep separate waiting lists for community developments.

Who can I contact for Ridge Oak IV updates?

Periodically, these FAQs will be updated as we progress through the planning, funding, and construction phase. Please check the Ridge Oak website for information. In the meantime, questions can be addressed to Bonnie Kelly, Director of Housing Development. Ms. Kelly can be reached at 908-221-0266 or via email at bkelly@ridgeoak.org.