

# Ocean Pointe

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

The Michaels Organization  
Property Manager, Zamaris Guzman  
460 Ocean Avenue, Jersey City, NJ 07305-3269  
Phone: (201) 435-4646  
Fax: (201) 435-0109

### YEAR COMPLETED

2010

### DEVELOPER

The Michaels Organization, Camden, NJ

### CONTRACTOR

W.S. Cumby & Sons, Springfield, PA

### ARCHITECT

KNTM Architects, LLC, East Orange, NJ

### DEVELOPMENT PROFILE

#### EAST BLDG.

Type	#/Units	#/HC Units	Size
1 Bedroom	24	3	650-700 SF
2 Bedroom	3	0	850 SF
<b>Total</b>	<b>27</b>	<b>3</b>	

#### WEST BLDG.

Type	#/Units	#/HC Units	Size
1 Bedroom	29	3	685-870 SF
2 Bedroom	3	0	920 SF
<b>Total</b>	<b>32</b>	<b>3</b>	

**Dwelling units: 59\***      **Non-dwelling units: 0**  
**Public Housing/Tax Credit Units: 40**  
**Section 8 Voucher Units: 18**      **Super's Unit: 1**  
**Number of buildings: 2**      **Number of stories: 4**      **Site size: 0.84 acres**  
**Amenities/Special Features:** Laundry facilities on each floor, Community Room, Warming Kitchens, Computer Room, Game Room, and TV/Library Room.  
 \*All units are handicap adaptable.

### CONSTRUCTION TYPE

Wood stud frame construction with masonry.

### DEVELOPMENT TYPE

Elevator rental apartments accommodating senior citizens.  
 Superintendent's unit is a non-public housing unit.

East Bldg.  
460 Ocean Avenue



West Bldg.  
461 Ocean Avenue

