



State of New Jersey
DEPARTMENT OF HEALTH
PO BOX 360
TRENTON, N.J. 08625-0360
www.nj.gov/health

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

JEFFREY A. BROWN
Acting Commissioner

September 9, 2025

VIA ELECTRONIC & FIRST-CLASS MAIL

Dominic D'Ambrosio
Administrator
Parker at Monroe, Inc.
395 School House Road, Building 4, Second Floor
Monroe Township, New Jersey 08831

Re: Parker at Monroe ALF
ER CN# 2025-01369-12;01
Establish A New Assisted Living Residence
Total Project Cost: \$16,371,408
Expiration Date: September 9, 2030

Dear Mr. D'Ambrosio:

Please be advised that the Department of Health (Department) is approving the Expedited Review Certificate of Need (ERCN) application submitted by Parker at Monroe, Inc. (Applicant), on January 29, 2025, pursuant to N.J.A.C. 8:33-5.1(a)(4), for the establishment of a new 35-bed Assisted Living Residence (ALR) to be located at 395 School House Road, Building 4, Second Floor in Monroe Township, New Jersey, within Middlesex County. This application is being approved at the total project cost as noted above.

The proposed Assisted Living Residence will be located on the second floor and will comprise approximately 12,972 square feet of repurposed space formerly used by Parker at Monroe, a licensed Long-Term Care (LTC) facility. This renovated area will accommodate a total of 18 ALR beds distributed across 15 residential units, including 12 single-occupancy units and 3 double-occupancy units. Additionally, the project includes the development of a newly constructed fourth building, totaling approximately 12,369 square feet, which will be physically connected to the existing LTC facility. This new construction will contain 17 ALR beds across 16 residential units, consisting of 15 single-occupancy units and 1 double-occupancy unit. Combined, the renovated and newly constructed spaces on the second floor will support a total of 35 ALR beds across 31 residential units, including 27 single-occupancy units and 4 double-occupancy units.

The Department has considered the applicable regulations for the services subject to expedited review, specifically N.J.A.C. 8:33-5.3 and N.J.A.C. 8:33H-1.16. The Department finds that Parker at Monroe, Inc., the proposed licensed operator, has provided a suitable project

description. The project description includes information that there is a total project cost of \$16,371,408, which includes architectural, engineering, developmental, construction, and renovation expenses. Parker at Monroe, Inc. reported that in the first two years of operation, the total expenses for the facility would be \$3,356,739 and the revenue would be \$3,425,335, resulting in a profit of \$68,596 for both the first and second years of operation. The source of funds was listed as available funds as Parker Health Group has a substantial endowment and uses that endowment to both fund operating costs as needed and capital projects. Based on Parker at Monroe, Inc.'s projected utilization statistics, the new ALR would attain a 95% occupancy rate by the end of the first year of operation. There is no specialized equipment involved in this project, as this is an ALR facility providing supportive services.

The justification for the proposed project (N.J.A.C. 8:33-5.3(a)(1)), as reported by the Applicant, indicated that the results of the market study performed by Plant Moran Living Forward (PMLF) for the Monroe Township market area showed the market can support up to 240 additional assisted living units. The study also indicated the Monroe Township market area had a strong number of senior and adult child households and favorable market indicators. The addition of Parker at Monroe ALF's (31) units is significantly less than the indicated demand.

The Applicant will assure that all residents of the area, particularly the medically underserved, will have access to services (N.J.A.C. 8:33-5.3(a)(2)), and confirmed that this residence will be operated in compliance with the regulatory requirement for admission of Medicaid residents.

Documentation that the Applicant will meet appropriate licensing and construction standards (N.J.A.C. 8:33-5.3(a)(3)(i)) was submitted. The review of the architectural floor plans for the new building is underway; The Department will send a final letter with the results of this review.

Parker at Monroe, Inc. has demonstrated a track record of substantial compliance with the Department's licensing standards as set forth in N.J.A.C. 8:33-5.3(a)(3)(ii), with no significant regulatory issues reported at its New Jersey facilities. The applicant has stated that it does not own, operate, or manage any licensed healthcare facilities outside of New Jersey. Additionally, Parker at Monroe, Inc. has confirmed its review and commitment to full compliance with all assisted living residence regulations set forth in N.J.A.C. 8:36.

Pursuant to N.J.S.A. 26:2H-12.16 and N.J.A.C. 8:36-5.1(h), a new facility that is licensed to operate as an Assisted Living Residence shall have a Medicaid occupancy level of 10 percent within three years of licensure. The 10 percent Medicaid occupancy level shall be met through conversion of residents who enter the facility as private paying persons and subsequently become eligible for Medicaid, or through direct admission of Medicaid-eligible persons. The 10 percent Medicaid occupancy level shall be continuously maintained by a facility once the three-year licensure period has elapsed. The Department will monitor that this condition threshold is met and maintained during the duration of licensure. Please be advised that this condition shall also apply to all new operators/owners upon the approval of transfer of ownership transactions by the Department.

An additional review by the Department may be necessary if there is any change in scope, as defined at N.J.A.C. 8:33-3.9. However, in accordance with N.J.A.C. 8:33-3.9(a)1-3, a change

in cost of an approved certificate of need is exempt from certificate of need review but subject to the following:

1. The Applicant shall file a signed certification as to the final total cost expended for the project at the time of the application for licensure for the beds/services with the Certificate of Need and Healthcare Facility Licensure Program.
2. Where the actual total project cost exceeds the Certificate of Need approved total project cost and is greater than \$1,000,000, the Applicant shall remit the additional Certificate of Need application fee due to the Certificate of Need and Healthcare Facility Licensure Program. The required additional fee shall be 0.25 percent of the total project cost in excess of the Certificate of Need approved total project cost.
3. The Department will not issue a license for beds/services until the additional fee is remitted in full.

Licensure approval to establish an assisted living residence is subject to the following conditions:

1. Parker at Monroe ALF must have the necessary physical space to accommodate the new proposed facility and shall adequately meet physical plant compliance in accordance with N.J.A.C. 8:36, Standards for Licensure of Assisted Living Residences, Comprehensive Personal Care Homes and Assisted Living Programs.
2. A double-bedded room can only be occupied by married couples or civil union partners, relatives, individuals related by blood or adoption, or those who have consented in writing as part of the admission agreement to the living arrangement. The admission agreement should note that the resident is aware he or she may share a single toilet/bath in the unit and acknowledges there are higher health risks associated with shared occupancy and cohabitation. Under no circumstances shall any resident be coerced or compelled to agree to a double-bedded room.
3. Parker at Monroe ALF shall submit an initial license application (LCS-9 form) and fee to obtain licensure approval from the Certificate of Need and Healthcare Facility Licensure Program prior to the expiration of this ERCN approval.

This approval is limited to the proposal as presented and reviewed. The application, related correspondence and any completeness questions and responses are incorporated and made a part of this approval. The Department, in approving this application, has relied solely on the facts and information presented to us. We have not undertaken an independent investigation of such information. If material facts have not been disclosed or have been misrepresented, the Department may take administrative regulatory action to rescind the approval or refer the matter to the Office of the Attorney General.

Any approval granted by the Department relates to certificate of need and/or licensing requirements only and does not imply acceptance by a reimbursing entity. This document is not intended as an approval of any arrangement affecting reimbursement or any remuneration involving claims for health care services.

This approval is not intended to preempt in any way the authority to regulate land use within its borders and shall not be used by the applicant to represent that the Department has made any findings or determination relative to the use of any specific property.

Please be advised that services may not commence until a license has been issued by the Certificate of Need and Healthcare Facility Licensure Program to operate this facility. A survey by Department staff will be required prior to commencing services.

The Department looks forward to working with the applicant to provide high quality of care to the Assisted Living residents. If you have any questions concerning this Certificate of Need approval, please do not hesitate to contact Michael J. Kennedy, Executive Director, Division of Certificate of Need and Licensing via email at Michael.Kennedy@doh.nj.gov.

Sincerely,



Stefanie Mozgai
Deputy Commissioner
Health Systems
New Jersey Department of Health

- c: J. Rodriguez, DOH (Electronic mail)
C. McAuliffe, DOH (Electronic mail)
M. Kennedy, DOH (Electronic mail)
K. Morris, DOH (Electronic mail)
L. Alexopoulos, DOH (Electronic mail)
A. Ventura, DOH (Electronic mail)
K. Gigliotti, DOH (Electronic mail)
D. Jose, DOH (Electronic mail)
H. Falkoff, Parker Life (Electronic mail)
D. Kostinas, David G. Kostinas & Associates (Electronic mail)