



State of New Jersey
DEPARTMENT OF HEALTH
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PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

JEFFREY A. BROWN
Acting Commissioner

September 12, 2025

VIA ELECTRONIC AND FIRST-CLASS MAIL

Nathan Friedman
Managing Member
Dellridge Health & Rehabilitation Center
532 Fairview Avenue
Paramus, NJ 07652

RE: Dellridge Health & Rehabilitation Center
CN # 2025-04380-02;01
Total Project Cost: \$760,000
Relocation of Seventeen (17) Long Term
Care Beds
Expiration Date: September 12, 2030

Dear Mr. Friedman:

Please be advised that the Department of Health (Department) is approving the Expedited Review Certificate of Need ("ERCN") application submitted on April 25, 2025, by Dellridge Health & Rehabilitation, LLC ("Dellridge" or "Applicant"), a long-term care facility located at 532 Fairview Ave in Paramus, New Jersey, within Bergen County for the relocation of 17 Long Term Care ("LTC") beds. The transaction involves the relocation of 7 LTC beds from Family of Caring Healthcare at Ridgewood and 10 LTC beds from Woodcliff Lake Health & Rehabilitation Center to Dellridge. This application is being approved at the total project cost as noted above.

As noted above, the relocation of 17 LTC beds will be effectuated through a transfer of ownership from the sending facilities, i.e. Family of Caring Healthcare at Ridgewood, located at 304 S. Van Dien Ave, Ridgewood, New Jersey, 07450 and Woodcliff Lake Health & Rehabilitation Center located at 555 Chestnut Ridge Road, Woodcliff Lake, New Jersey, 07677 to Dellridge, the receiving facility. The relocation of all or a portion of a health care facility's licensed beds or an entire service from one licensed facility (sending facility) to another (receiving facility) located within the same planning region is subject to the ERCN process under N.J.A.C. 8:33-5.1 (a)(11). All 3 facilities in this transaction are located in Bergen County, which is within the same planning region as is required under N.J.A.C. 8:33-3.4(a)(3)(i). Dellridge is currently licensed for 106 LTC beds, and the additional 17 LTC beds will bring its new total of licensed LTC beds to 123.

The Department has taken into consideration the applicable regulations for the services subject to expedited review (i.e., N.J.A.C. 8:33-5.3). The Department finds that Dellridge has provided an appropriate project description. The project description involves the total cost of the project at \$760,000 for the construction/renovation of seventeen (17) Long Term Care (LTC) beds. The operating costs and revenues were provided, which reflected that by the second year of operation, total expected revenues would be \$20,584,175 and total expected expenses would be \$18,338,862, which means that Dellridge would realize a profit of \$2,245,313 by the end of the second year. There is no specialized equipment involved, as this is a long-term care facility providing private and semi-private rooms. The source of capital for this project is listed as operating funds.

In accordance with N.J.A.C. 8:33-5.3(a)(1), the facility must provide a justification for the proposed project, which is relocating 17 LTC beds within Bergen County. Dellridge has documented a 95% occupancy rate, supporting the need for additional bed capacity. Dellridge further cites its history and commitment to ensuring access to long-term care services for residents of the Bergen County Planning Region as a rationale for increasing its bed capacity.

As a condition of approving the transfer of ownership, the Department required submission of an ERCN application to relocate the 17 LTC beds for activation at Dellridge. To operationalize the 17 LTC beds, Dellridge must obtain both ERCN approval and subsequent licensure approval. This approval requires that these beds be implemented at a single location within Bergen County, thereby ensuring compliance with planning region requirements.

The Applicant has asserted that the proposed project does not require any construction or renovation for the requested increase in licensed beds. Architectural plans were submitted for review to the Department of Community Affairs, which resulted in an approved final release and temporary certificate of occupancy, which exemplifies documentation that the Applicant meets appropriate licensing and construction standards of N.J.A.C. 8:33-5.3(a)(3)(i). Dellridge affirms that all residents—including the medically underserved—will have access to these services regardless of their payment source, as required by N.J.A.C. 8:33-5.3(a)(2). In addition, Dellridge has demonstrated a track record of substantial compliance with the Department's licensing standards to meet N.J.A.C. 8:33-5.3(a)(3)(ii).

Please be advised that this approval is limited to the application as presented and reviewed. The application, related correspondence, and any completeness questions and responses are incorporated and made a part of this approval. 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, a change in the cost of an approved certificate of need is exempt from certificate of need review, 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 total project cost approved in the ERCN process 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 approved total project cost.

3. The Department will not issue a license for beds/services until the additional fee is remitted in full.

Any conditions and/or submissions, which were contained in the original Certificate of Need approval, attaches to this transfer of ownership including the required percent of Medicaid-eligible residents. Pursuant to N.J.A.C. 8:33H-1.15(a)(3) and as a condition of licensure approval, a minimum of 45 percent of the total general long term care bed complement shall be occupied by Medicaid-eligible residents. The 45 percent utilization by Medicaid-eligible persons shall be met through Medicaid conversion of persons who enter the long-term care facility as private-paying persons and subsequently become eligible for Medicaid, or through direct admission of Medicaid-eligible persons.

The Department, in approving this application, has relied solely on the facts and information presented. The Department has not undertaken an independent investigation of such information. If material facts have not been disclosed or have been misrepresented as part of this application, the Department may take appropriate administrative regulatory action to rescind the approval or refer the matter to the Office of the New Jersey Attorney General.

Any approval granted by this Department relates to Certificate of Need and/or licensing requirements only and does not imply acceptance by a reimbursing entity. This letter 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 care to the long-term care 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, at Michael.Kennedy@doh.nj.gov.

Sincerely,



Stefanie J. Mozgai
Deputy Commissioner
Health Systems
New Jersey Department of Health

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