



State of New Jersey
DEPARTMENT OF HEALTH

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MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lt. Governor

DR. RAYNARD E. WASHINGTON
Acting Commissioner

January 30, 2026

VIA ELECTRONIC & FIRST-CLASS MAIL

Shlomo Freundlich
Monmouth Operator LLC
1608 Route 88, Suite 301
Brick, New Jersey 08724

Re: Monmouth Operator LLC
CN ER# 2023-04321-15;01
Relocation of a License and 60 Long-Term
Care Beds
Total Project Cost: \$0
Expiration Date: January 30, 2031

Dear Mr. Freundlich:

Please be advised that the Department of Health (Department) is approving the Expedited Review Certificate of Need (ERCN) application submitted by Monmouth Operator LLC (Applicant) to relocate the license and 60 general Long-Term Care (LTC) beds from Ocean County to Monmouth County. The rights to the license and 60 LTC beds were acquired by Monmouth Operator LLC through a transfer of ownership from SNH NJ Tenant LLC, the operator of a former LTC facility known as Leisure Park Health Center (now closed) located in Lakewood, effective January 18, 2023. This application is being approved without any total project cost, as noted above.

As previously indicated, the proposed relocation of the license and 60 general LTC beds arises from the January 18, 2023, acquisition of these beds and associated license by Monmouth Operator, LLC through a transfer of ownership transaction from the sending facility, i.e., Leisure Park Health Center, a formerly licensed long-term care facility located in Ocean County at 1400 Route 70, Lakewood, NJ 08701. Monmouth Operator LLC intends to utilize the rights to the license and beds to establish a new general LTC facility to be named Freehold Post Acute Care located in Monmouth County, at 1151 West Main Street, Freehold, NJ 07728. Pursuant to N.J.A.C. 8:33-3.4(a)(3)(i) and N.J.A.C. 8:33-5.1(a)(11), 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. This approval qualifies under those provisions, as the LTC

license and beds are being relocated between contiguous counties within the same planning region.

The Department has taken into consideration the applicable regulations governing services subject to expedited review as set forth in N.J.A.C. 8:33-5.3. The Department finds that Monmouth Operator LLC, the proposed operator, has provided an adequate project description and supporting documentation. The applicant has indicated that there are no additional capital costs associated with the relocation of the license and 60 LTC beds, as no construction, renovation, or purchase of furniture or equipment is required. The operating costs and revenue projections provided by the applicant show that, by the end of the first year of operation, the relocated 60 LTC beds are expected to generate total revenues of \$8,861,105 and total expected expenses of \$7,859,665, resulting in a positive operating margin within the first year. The Applicant states that the relocation will enable the proposed new LTC facility to admit residents to address the long-term healthcare needs of the surrounding communities. Furthermore, the applicant confirms that no special equipment is required for the project and that no funding source is applicable, as no project costs are incurred.

The justification for the proposed project, as required under N.J.A.C. 8:33-5.3(a)(1), notes that the Monmouth County planning region includes more than 120,000 individuals aged 65 and older, with this population projected to increase by 14.34% over the next five years. The proposed relocation of license and 60 LTC beds to Monmouth County will enable Monmouth Operator LLC to establish a new general LTC facility to serve the 65-and-older growing population segment, which currently represents 18.7% of the county's total population. The relocation will allow Monmouth Operator LLC to expand access to long-term care services and better meet the needs of the elderly residents in Monmouth County. As outlined in the ERCN application, the proposed project is designed to ensure equitable access to care for all individuals, regardless of background, religion, age, or sex. The relocation of the license and 60 beds is expected to yield a positive impact on long-term capacity in Monmouth County, with no anticipated adverse effects on existing providers.

The Applicant has assured 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 facility will be operated in compliance with the regulatory requirements for admission of Medicaid residents. Monmouth Operator LLC asserts that the proposed LTC facility shall provide access to services to all residents from all payor sources without discrimination.

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, 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, subject to the following:

1. The Applicant shall file a signed certification as to the final total project 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.

Approval to license these 60 beds at any new or existing general long-term care facility, including Freehold Post Acute Care, shall be contingent on the following conditions:

1. Any new general long-term care facility shall have the necessary physical space to accommodate these beds and shall submit architectural floor plans to the Department and the N.J. Department of Community Affairs for review of compliance with current state standards for long-term care facilities (N.J.A.C. 8:39) and current FGI Guidelines for the Design and Construction of Residential Health, Care, and Support Facilities.
2. A licensing application and fee shall be submitted to the Department for the initial licensure and implementation of beds prior to the expiration of this ERCN approval.

Pursuant to N.J.A.C. 8:33H-1.15(a), this approval to relocate the license and 60 long-term care beds to establish Freehold Post Acute Care will be subject to the utilization requirements for Medicaid-eligible residents and former psychiatric patients, or a higher standard if one was imposed on a previous certificate of need approval for any of the beds being relocated to this proposed new facility.

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, 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 this 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 of any municipality 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 the relocated beds at the proposed new general LTC 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 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, Certificate of Need and Healthcare Facility Licensure Program at Michael.Kennedy@doh.nj.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael J. Kennedy', with a stylized flourish at the end.

Michael J. Kennedy, Esq.
Executive Director
Certificate of Need and Healthcare Facility
Licensure Program
New Jersey Department of Health

- c: K. Morris, DOH (Electronic mail)
C. Hamill, DOH (Electronic mail)
L. Alexopoulos, DOH (Electronic mail)
A. Ventura, DOH (Electronic mail)
J. Kasko, DOH (Electronic mail)
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