



State of New Jersey
DEPARTMENT OF HEALTH
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MIKIE SHERRILL
Governor

www.nj.gov/health

DR. RAYNARD E. WASHINGTON
Commissioner

October 2, 2026

VIA ELECTRONIC & FIRST-CLASS MAIL

Roger Bernier, President
Sparta Senior Living, LLC
316 South Avenue
Fanwood, New Jersey 07023

Re: The Chelsea at Sparta
CN ER# 2024-09358-19;01
License # 19A004
Addition of 10 Assisted Living
Residence Beds
Total Project Cost: \$ 0
Expiration Date: October 2, 2031

Dear Mr. Bernier:

Please be advised that the Department of Health (Department) is approving the Expedited Review Certificate of Need (ERCN) application submitted by Sparta Senior Living LLC (Sparta), to add 10 beds to The Chelsea at Sparta, an existing Assisted Living Residence (ALR) located in Sussex County, at 513 Lafayette Road, Sparta, New Jersey 07871. This application was submitted pursuant to N.J.A.C. 8:33-5.1(a)(4), and the proposed expansion will increase the total licensed ALR bed capacity from 75 to 85 beds. This application is being approved with a total project cost of \$0 as noted above.

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 and 8:33H-1.16). The Department finds that Sparta has provided an appropriate project description. The project description states that there will be no additional cost for this project, as no major renovations or construction are needed and profits from existing operations can cover any start-up costs. Sparta reported that the facility's total operating cost would be \$5,207,853 and the total revenues would be \$5,979,045 in the first year so this addition would yield a profit in the first year. Based on Sparta's projected utilization statistics, this ALR would attain 95% occupancy in the first year and can maintain 95% in the second year. There is no specialized equipment involved as this is an ALR facility providing supportive services to a largely independent population.

Sparta justifies the proposed project (N.J.A.C. 8:33-5.3(a)(1)) by stating that the added capacity will provide ALR services in Sussex County, giving area residents an alternative to nursing home care. Sparta stated there is a demand for ALR services beyond their current licensed capacity. Additional occupancy at this ALR would have a positive impact on the service area by creating more care options for residents.

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

Documentation required by N.J.A.C. 8:33-5.3(a)(3)(i) demonstrating compliance with applicable licensing and construction standards was submitted. Department staff reviewed the architectural plans for compliance with the Assisted Living Residence physical plant regulations. The applicant proposes adding 10 assisted living residence beds by converting existing single-occupancy units into double-occupancy units. This design differs from the typical double-occupancy configuration, which generally provides separate sleeping rooms for each occupant. Under the proposed design, two residents will share a single sleeping room.

Accordingly, as a condition of this approval, the double-occupancy units containing a single shared sleeping room may be occupied only by married couples or civil union partners, relatives, individuals related by blood or adoption, or individuals who voluntarily consent in writing to the shared living arrangement as part of the admission agreement.

The admission agreement shall state that the resident acknowledges that the unit contains a shared toilet and bathroom, understands the increased health risks associated with shared occupancy and cohabitation, and voluntarily agrees to the arrangement. Under no circumstances shall a resident be coerced or compelled to accept placement in a double-occupancy unit.

Related to the applicant demonstrating a track record of substantial compliance with the Department's licensing standards (N.J.A.C. 8:33-5.3(a)(3)(ii)), the applicant has reported that they own, manage, or operate five ALR facilities in New Jersey, and five in New York State. There are no significant regulatory compliance issues identified for the licensed operator's facilities. Sparta has confirmed that it has reviewed and will comply with all ALR regulatory requirements.

Please be advised that 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. An additional review by the Department may be necessary if there is any change in scope as defined in 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 of 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 project cost expended for the project at the time of the application for license 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 the beds/services until the additional fee is remitted in full.

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 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 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 additional beds at this facility. A survey by Department staff will be required prior to commencing services.

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The Department looks forward to working with the applicant to provide high quality care to your patients. If you have any questions concerning this Certificate of Need approval, please do not hesitate to contact Rebecca Nazario-Straffi, Assistant Commissioner, Division Certificate of Need and Licensing via email at rebecca.nazario-straffi@doh.nj.gov.

Sincerely,

Neil D. Eicher

Neil Eicher
Deputy Commissioner, Health Systems New
Jersey Department of Health

- c: K. Hansen, DOH (Electronic mail)
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