



State of New Jersey
DEPARTMENT OF HEALTH
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Governor

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Lt. Governor

DR. RAYNARD E. WASHINGTON
Commissioner

September 18, 2026

VIA ELECTRONIC AND FIRST-CLASS MAIL

Tate Stewart
Senior Vice President of Operations
Thrive Senior Living
110 Summit Avenue
Montvale, New Jersey 07645

Re: Thrive at Montvale
License #AL02005
CN # ER 2025-12405-02;01
Addition of 32 Assisted Living
Residence Beds
Total Project Cost: \$0
Expiration Date: September 18, 2031

Dear Mr. Stewart:

Please be advised that the Department of Health (Department) is approving the Expedited Review Certificate of Need (ERCN) application submitted by Montvale OpCo, LLC (the Operator) to add thirty-two (32) beds to Thrive at Montvale (the Facility), a licensed 140-bed Assisted Living Residence (ALR) located in Bergen County, at 110 Summit Avenue, Montvale, New Jersey 07645. 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 140 to 172 beds. This application is being approved with a total project cost of \$0 as noted above.

The Department has reviewed the application in accordance with the applicable regulations regarding expedited review, specifically N.J.A.C. 8:33-5.3 and 8:33H-1.7. Based on this review, the Department finds that Montvale OpCo, LLC, has provided an appropriate project description. The proposal outlines a total project cost of \$0 for the addition of the thirty-two (32) ALR beds, as the beds will be located within twenty-three (23) existing unlicensed apartments that were originally constructed in compliance with the physical plant

standards of N.J.A.C. 8:36. These units will not require construction, renovation, or additional equipment. The ERCN application includes projected operating costs and revenues, indicating that by the end of the first year of operation, following the addition of the thirty-two (32) beds, is expected to generate \$15,736,917 in revenue, with a total operating expense of \$12,452,959, resulting in an anticipated profit of \$3,283,958.

In terms of service impact, the facility will continue to serve residents of Bergen County, helping to meet the needs of growing aging population and allowing aging-in-place for current residents. The facility confirmed the expansion will not affect its obligation to provide access to the Medicaid population, designating twenty-six (26) of its licensed beds for Medicaid-eligible residents and maintaining strong referral relationships with local hospitals, physicians, and social service agencies. The applicant further noted that the addition of the thirty-two (32) beds is expected to yield a positive outcome, allowing Thrive at Montvale to meet the growing demand for Assisted Living services in the area, particularly among the medically underserved populations, without negatively impacting other existing assisted living residences in the service area. No specialized equipment is required, as this is an assisted living residence providing supportive services in both single and double occupancy units.

As required under N.J.A.C. 8:33-5.3(a)(1), the applicant has justified the proposed project, citing several key factors. The applicant has stated that Bergen County's senior population is increasing, with individuals aged 65 and older representing more than 17% of the county's total population; with this number projected to increase significantly in coming year, creating greater demand for assisted living services. As indicated by the applicant, the addition of thirty-two (32) ALR beds would enhance the facility's ability to serve more seniors, representing a proactive and sustainable solution. The applicant also notes that the additional beds would support continuity of care, promote dignity through aging-in-place, and directly address Bergen County's growing need for accessible, high-quality assisted living services.

The ownership of Thrive at Montvale has demonstrated a track record of substantial compliance with the Department's licensing standards set forth in N.J.A.C. 8:33-5.3(a)(3)(ii), with no significant regulatory issues reported at its New Jersey and out-of-state facilities.

As per the Applicant, the proposed project does not require construction and renovation for the requested increased license beds, as the additional units will be allocated from twenty-three (23) previously built independent living units that were constructed to Assisted Living Residence physical plant standards. Documentation that the Applicant will meet appropriate licensing and construction standards pursuant to 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 issue a final letter with the results of this review.

As a condition of this approval, 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.

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 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.

Furthermore, pursuant to N.J.S.A. 26:2H-12.16 and N.J.A.C. 8:36.5.1(i), an existing assisted living residence that adds additional assisted living beds shall be required, as a condition of licensure approval, to maintain ten percent of the additional licensed beds for Medicaid-eligible persons through Medicaid conversion of persons who enter the assisted living residence as private-paying persons and subsequently become eligible for Medicaid, or through direct admission of Medicaid-eligible persons. An assisted living residence shall achieve this ten percent utilization within three years of licensure to operate these beds and shall maintain this level of Medicaid utilization thereafter.

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, 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 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.

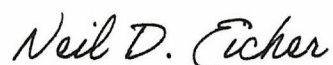
This approval is not intended to preempt in any way the authority of any municipality to regulate land use within its borders and shall not be used by the applicant to represent that the Department has made any findings or determination relative to the use of any specific property.

Regardless of any management and/or service agreement/contract between the licensee and another entity, the licensee is responsible for financial, operational and management control. Oversight of the facility is the licensee's non-delegable duty. All health care services provided by the facility and the revenue generated by the facility from providing these services are the responsibility of the licensee.

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.

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 Rebecca Nazario-Straffi, Assistant Commissioner, Division of Certificate of Need and Licensing at: Rebecca.Nazario-Straffi@doh.nj.gov.

Sincerely,



Neil Eicher
Deputy Commissioner
Health Systems
New Jersey Department of Health

c: R. Nazario-Straffi, DOH (Electronic mail)
C. McAuliffe, DOH (Electronic mail)
L. Alexopoulos, DOH (Electronic mail)
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Licensing File