



State of New Jersey
DEPARTMENT OF HEALTH

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DR. RAYNARD E. WASHINGTON
Acting Commissioner

January 30, 2026

VIA ELECTRONIC & FIRST-CLASS MAIL

Nancy Soto
Vice President of Project Development
Van Dyk's Senior Residence of Hawthorne, LLC
644 Goffle Road
Hawthorne, NJ 07506

Re: Van Dyk's Senior Residence of Hawthorne
CN # ER 2025-02372-16;01
Addition of two (2) Assisted Living
Residence Beds
Total Project Cost: \$170,200
Expiration Date: January 30, 2031

Dear Ms. Soto:

Please be advised that the Department of Health (Department) is approving the Expedited Review Certificate of Need (ERCN) application submitted by Van Dyk's Senior Residence of Hawthorne LLC (the Operator) to add two (2) beds to Van Dyk's Senior Residence of Hawthorne (the Facility), a licensed 140-bed Assisted Living Residence (ALR) located in Passaic County, at 644 Goffle Road, Hawthorne, New Jersey 07506. This application was submitted pursuant to N.J.A.C. 8:33-5.1(a)5, and the proposed expansion will increase the total licensed ALR bed capacity from 140 to 142 beds. This application is being approved with a total project cost of \$170,200 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 Van Dyk's Senior Residence of Hawthorne LLC, has provided an appropriate project description. The proposal outlines a total project cost of \$170,200 for the addition of the two (2) ALR beds, to be financed through private funds of Van Dyk's Senior Residence of Hawthorne LLC held in their operating account at Valley Bank. The ERCN application includes projected operating costs and revenues, indicating that by the end of the first year of operation, the two (2) additional beds are expected to generate \$206,425 in revenue, with a total operating expense of \$138,192, resulting in an anticipated profit of \$68,233.

In terms of service impact, the facility will continue to serve residents of Passaic County and surrounding areas, with targeted outreach to seniors and families in the local community of Hawthorne. The facility confirmed the expansion will not affect its obligation to provide access to the Medicaid population. The applicant further noted that the addition of the two (2) beds is expected to yield a positive outcome, allowing Van Dyk's Senior Residence of Hawthorne 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 to a primarily independent resident population.

As required under N.J.A.C. 8:33-5.3(a)(1), the applicant has justified the proposed project, citing several key factors. Van Dyk's Senior Residence of Hawthorne is currently operating at or near full capacity and is unable to meet the growing demand for assisted living services in Passaic County and the surrounding areas. The addition of two (2) ALR beds would enhance the facility's ability to serve more seniors, particularly those living alone who may benefit from 24/7 access to a care team, regular health monitoring by nursing staff, nutritious meals, and opportunities for socialization through a robust activities program. The applicant also notes that the additional beds would provide greater flexibility for accommodating spouses or life partners who wish to live together but require separate sleeping arrangements. Furthermore, the applicant emphasizes the importance of expanding service options to reflect the diverse needs of the Passaic County senior population. This expansion supports the facility's current business model and its ongoing efforts to serve the community by increasing access to assisted living services.

The proposed project does require construction and renovation for the requested increased license beds. Architectural plans were submitted for review by the Department, which revealed the facility will renovate an existing administrative office area and conference room to construct one additional resident unit with two separate bedrooms and a shared kitchen, living area, and bathroom. Documentation that the Applicant will meet appropriate licensing and construction standards (N.J.A.C. 8:33-5.3(a)(3)(i)) is shown by the project narrative, which contains information on the facility services and project plan, anticipating a four-month construction time. In addition, Van Dyk's Senior Residence of Hawthorne has demonstrated a track record of substantial compliance with the Department's licensing standards (N.J.A.C. 8:33-5.3(a)(3)(ii)). The ownership of Van Dyk's Senior Residence of Hawthorne reveals that it does not own, manage, or operate out-of-state facilities, and any regulatory compliance events reported in New Jersey have been addressed by the Applicant.

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, 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 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 Michael J. Kennedy, Executive Director, Certificate of Need and Healthcare Facility Licensure Program at Michael.Kennedy@doh.nj.gov.

Sincerely,



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

c: Kara Morris, DOH (Electronic mail)
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Licensing File