

APPLICATION SUMMARY

Transfer of Real Property

Date application filed:	November 4, 2025
Name of facility:	Harrogate
License number:	061528
Address:	400 Locust Street, Lakewood, NJ 08701
County:	Ocean
Project Description:	This project involves the Transfer of Ownership of the real property of Harrogate, located in Ocean County.
Licensed capacity:	68-beds LTC
Current Licensed Owner:	Harrogate Incorporated
Pre-transaction Property Owner:	Harrogate Incorporated, a New Jersey nonprofit corporation d/b/a Harrogate
Post-transaction Property Owner:	Harrogate Village, Inc.
Lease:	Harrogate Village, Inc. is purchasing the real property in addition to the licenses and operations; therefore, there is no lease.

Current Real Estate Owner

Harrogate Incorporated
Real Estate

Board Members of Harrogate Incorporated

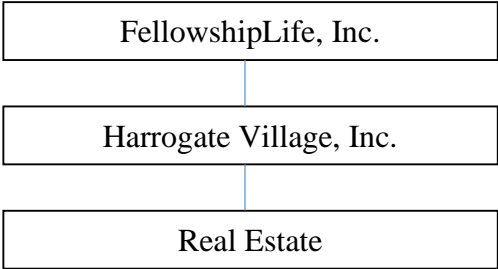
President
William J. Slivka

Secretary
Peter J. Wright

Treasurer
Joseph Kamsar

Trustees
Edwin J. O'Malley, Jr.
Charles Benjamin

Proposed Real Estate Owner



FELLOWSHIPLIFE

Board of Directors Names:	Titles:
Stanley J. Morin	Chairman
Jeffrey (Jeff) J. Zenna	Vice-Chairman
Ralph Acquaviva	Board Member
Mary (Rulene) DiFrancesco	Secretary
Robert A. Fodera	Treasurer
Terence French	Board Member
Dave L. Jones	Board Member
David G. Kostinas	Board Member
Brian G. Lawrence	Board Member
Michael Toscano	Board Member

HARROGATE VILLAGE

Board of Advisors Names:	Titles:
Stanley J. Morin	Chairman
Jeffrey (Jeff) J. Zenna	Vice-Chairman
Terence French	Board Member
Rulene DiFrancesco	Secretary
Michael Toscano	Board Member
Robert A. Fodera	Treasurer
David G. Kostinas	Board Member
Brian G. Lawrence	Board Member



**HARROGATE
VILLAGE**

Welcome to Purposeful Living

A PREMIER FELLOWSHIP LIFE COMMUNITY

ATTESTATION OF COMPLIANCE WITH REGULATIONS

I attest that Harrogate Village, Inc. will comply with the provisions of N.J.S.A. 26:2H7.27. I have read, understand, and will comply with the requirements set forth in N.J.S.A. 26:2H7.27, *Notice to Departments Prior to Sale or Transfer of land or Other Real Property Containing Nursing Home.*

I attest that Harrogate Village, Inc. will lease, rent, or authorize use of the land or other real property by the nursing home at a rate that is consistent with the fair market value for the lease, rent, or use of similar facilities in the same market area.

Authorized Representative's Signature:

Name:

Brian Lawrence
President & CEO
Harrogate Village, Inc.

Date: November 4, 2025

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Life Plan Communities (CCRC)

- Applewood Village, Freehold NJ
- Harrogate Village, Lakewood NJ
- Fellowship Village, Basking Ridge NJ
- Pines Village, Whiting NJ
- Friends Village, Woodstown NJ
- Riverwalk Village, Hackettstown NJ

Fellowship Rehab and Wellness

- Inpatient and Outpatient PT, OT and ST
- Personal Training and Massage Services
- Fellowship Medical Group**
- Geriatric and Specialty Medicine
- Fellowship LIFE Foundation**

Fellowship Home Care and Hospice

- Meaningful Supportive Care
- Fellowship Therapy at Home**
- Rehab and Wellness Services
- Fellowship Freedom Plans**
- Long Term Care Plans