



State of New Jersey
DEPARTMENT OF HEALTH
PO BOX 358
TRENTON, N.J. 08625-0358

MIKIE SHERRILL
Governor

www.nj.gov/health

DR. RAYNARD E. WASHINGTON
Commissioner

In Re Licensure Violation:	:	INFORMATION REQUIREMENT
	:	ORDER
NEW STANDARD SENIOR LIVING AT	:	
EGG HARBOR (NJ Facility ID# NJAD0102)	:	
	:	
	:	
	:	

TO: Tracey Waters, Administrator (TWaters2@prioritylc.com)
New Standard Living Senior Living at Egg Harbor
6817 East Black Horse Pike
Egg Harbor, NJ 08234

Dear Ms. Waters:

As more fully detailed below, effective immediately, the New Jersey Department of Health (the Department) is issuing to New Standard Senior Living at Egg Harbor (New Standard) an Information Requirement Order requiring the production of financial information necessary due to Department concerns about the facility's financial viability, and consequently the provision of services to residents in its care. Additionally, this order requires the production of the facility's emergency operations plan.

The New Jersey Department of Health (the Department) is vested with the responsibility of carrying out the provisions of the Health Care Facilities Planning Act (Act), N.J.S.A. 26:2H-1 to -27, which was enacted, in part, to ensure that all hospitals, long-term care and related health care services, rendered in the State of New Jersey are of the highest quality. Pursuant to N.J.S.A. 26:2H-5(a), and the Department's rules, N.J.A.C. 8:43E-1.1 et seq., (General Licensure Procedures and Standards Applicable to All Licensed Facilities), the Commissioner of Health is authorized to inspect all health care facilities and to enforce the Standards for Licensure of Assisted Living Residences, Comprehensive Personal Care Homes, and Assisted Living Programs set forth at N.J.A.C. 8:36-1.1 et seq. In particular, the commissioner is empowered to inquire into health care services and the operation of health care facilities and to conduct periodic inspections of such facilities with respect to the fitness and adequacy of the premises, equipment, personnel, rules and bylaws and the adequacy of financial resources and sources of future revenues. Further, pursuant to N.J.S.A. 26:2H-5(e), at the request of the commissioner, health care facilities shall furnish to the Department such reports and information as it may require

effectuating the provisions and purposes of the Act. N.J.A.C. 8:36-5.4 further requires an assisted living facility, upon request, to submit utilization, cost, staffing, planning and financial information necessary to evaluate the services it provides.

The Department reviewed the 2024 audited financial statements and the unaudited financial disclosure for the quarter ended March 31, 2026, for Village Drive Healthcare Urban Renewal, LLC, the owner of New Standard Senior Living at Millville. The information raised concerns regarding the Millville facility's financial condition and ability to sustain operations. The Department's licensing records identify NJALF, LLC, CDP Millville, LLC and Shelter America Holdings, Inc. as officers associated with the licensed owners of the 1) Millville, 2) Egg Harbor Township and 3) Egg Harbor facilities. These relationships raised questions concerning whether the facilities share funds, obligations, guarantees and other financial risks that could affect their continued operation and the care of residents. On July 30, 2026, the Department's Office of Healthcare Financing sent correspondence to the various officers associated with the licensed owners of the 1) Millville, 2) Egg Harbor Township and 3) Egg Harbor facilities requesting financial and continuity of operations information, but the response to that correspondence was incomplete. Pursuant to N.J.S.A. 26:2H-5(e), the Department is issuing this Information Requirement Order to New Standard Senior Living at Egg Harbor ("New Standard") to obtain more complete information to assess the financial viability of the related entities.

INFORMATION REQUIREMENT ORDER

In accordance with N.J.S.A. 26:2H-5 and N.J.A.C. 8:43E- 3.1, the Department hereby notifies New Standard that it shall have until October 23, 2026, to provide the following information.

1. An accounts payable aging report, broken out by vendor and at a minimum in increments of 30, 60 and 90 days.
2. An accounts receivable aging report, broken out by payor and at a minimum in increments of 30, 60 and 90 days.
3. The amount of cash and cash equivalents currently available to the facility.
4. Any funding currently available to your facility via lines of credit.
5. A list of defaults on any of the following: debt service payments where the debt is secured by real estate or assets of the facility; rent payment; payroll; or payroll tax obligation.
6. A list of vendors that have restricted or threatened to suspend services to the facility because of nonpayment.
7. Copies of the current management agreements for the facility identifying the fees payable and whether any parties are obligated to fund operating deficits. Identify the amount of financial support presently available and whether it is legally committed or discretionary.

8. Disclosure of any pending or threatened bankruptcy, foreclosure, debt restructuring, sale, ownership transfer, management termination, facility closure or replacement of an operator involving any facility or its real property.
9. A current debt schedule and copies of any default, acceleration, foreclosure and forbearance notices received since January 1, 2024. Also explain the status of the covenant violations and unpaid reserve requirements identified in the 2024 audit and March 31, 2026, disclosure.
10. An update on when the 2025 financial audit will be finalized and submitted to NJHCFFA and bondholders.

The information required by this Order shall be emailed to Gene.Rosenblum@doh.nj.gov, Lisa.King@doh.nj.com, Jean.Markey@doh.nj.gov and Noah.Glyn@doh.nj.gov.

N.J.A.C. 8:43E-3.4(a)11 provides a \$250 penalty per day for failure to report information to the Department as required by statute or licensing regulation, after reasonable notice and an opportunity to cure the violation, which may be assessed for each day noncompliance is found.

ORDER TO FILE EMERGENCY OPERATIONS PLAN

To ensure the health and safety of New Standard Senior Living at Egg Harbor's residents in the event of a closure or disruption of services, by October 23, 2026, the facility shall submit to the Department its emergency operations plan as it is required to maintain pursuant to N.J.A.C. 8:39-31.6. The facility shall submit to the Department, at a minimum, its plan to meet the requirements of N.J.A.C. 8:39-31.6(f), below:

The facility shall have a written comprehensive emergency operations plan developed in coordination with the local office of emergency management. This plan shall:

1. Identify potential hazards that could necessitate an evacuation, including natural disasters, national disasters, industrial and nuclear accidents, and labor work stoppage;
2. Identify the facility and an alternative facility to which residents would be relocated, and include signed, current agreements with the facilities. The facility and alternative facility to which residents would be relocated may not be a facility that is subject to a Notice of Suspension issued by the MFD;
3. Identify the number, type, and source of vehicles available to the facility for relocation and include signed current agreements with transportation providers. Specially configured vehicles shall be included;
4. Include a mechanism for identifying the number of residents, staff, and family members who would require relocation and procedures for evacuation of non-ambulatory residents from the facility;
5. List the supplies, equipment, records, and medications that would be transported as part of an evacuation, and identify by title the individuals who would be responsible;
6. Identify essential personnel who would be required to remain on duty during the period

of relocation;

7. Identify by title and post in a prominent place the name(s) of the persons who will be responsible for the following:

- i. Activating the emergency operations plan, issuing evacuation orders, and notifying of State and municipal authorities;
- ii. Alerting and notifying of staff and residents;
- iii. Facility shutdown and restart;
- iv. In place sheltering of residents and continuity of medical care; and
- v. Emergency services such as security and firefighting; and,

8. Describe procedures for how each item in (f)7 above will be accomplished.

The emergency operations plan shall be emailed to: Kimberly.Hansen@doh.nj.gov; Gene.Rosenblum@doh.nj.gov; Lisa.King@doh.nj.gov and Jean.Markey@doh.nj.gov.

Please note that if the facility is not financially viable or intends to close, pursuant to N.J.S.A. 26:2H-126, a long-term care facility is required to provide its residents, its residents' legal representatives, if any, and the Department with written notice when the facility is slated for closure. Such notice must be provided at least 60 days prior to the closure and must include information on how the residents may receive counseling and assistance with relocating to a facility of their choice prior to the closure date. While the statute permits the Department to waive the 60-day notice requirement, such a waiver is limited to emergency situations that warrant a more immediate closure of the facility.

Thank you for your attention to this important matter and for your anticipated cooperation. If you have any questions concerning this matter, please contact Lisa King, Office of Program Compliance, at Lisa.King@doh.nj.gov.

Sincerely,


Gene Rosenblum, Director
Office of Program Compliance
Division of Certificate of Need and Licensing

GR:jlme:eg

DATE: October 19, 2026
REGULAR AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Control X26343