

DEPARTMENT OF HEALTH & HUMAN SERVICES
Centers for Medicare & Medicaid Services
7500 Security Boulevard, Mail Stop S2-14-26
Baltimore, Maryland 21244-1850



Medicaid Benefits and Health Programs Group

June 11, 2026

Greg Woods
Assistant Commissioner
Division of Medical Assistance and Health Services
State of New Jersey Department of Human Services
PO Box 712
Trenton, NJ 08625-0712

Dear Commissioner Woods:

This letter is in reference to the settings submitted to the Centers for Medicare & Medicaid Services (CMS) for a heightened scrutiny review, in accordance with the federal home and community-based services (HCBS) regulations found at 42 CFR Section 441.301(c)(4) and (5). New Jersey submitted five assisted living facilities (ALFs) that are located in a building that also provides inpatient institutional treatment, two ALFs that are in a building located on the grounds of, or immediately adjacent to, a public institution, and three ALFs that could have the effect of isolating individuals receiving Medicaid HCBS from the broader community of individuals not receiving Medicaid HCBS. The state also submitted six group homes and two day habilitation settings that could have the effect of isolating individuals receiving Medicaid HCBS from the broader community of individuals not receiving Medicaid HCBS. The complete list of the settings is the following:

- Allendale Senior Living, 85 Harretton Road, Allendale, NJ 07401 (ALF)
- Artis Senior Living of Evesham, 302 Lippincott Drive, Marlton, NJ 08053 (ALF)
- All in a Day Medical Day Habilitation, 104 Pension Road, Suite B, Englishtown, NJ 07726 (Day Habilitation)
- Bancroft GH1076 – Elm Group Home, 1001 E. Van Buren Road, Voorhees, NJ 08043 (Group Home)
- Bancroft GH 1897, 6 Commissioners Pike, Woodstown, NJ 08098 (Group Home)
- Bancroft GH 1898, 6 Commissioners Pike, Woodstown, NJ 08098 (Group Home)
- Bancroft GH 1899, 6 Commissioners Pike, Woodstown, NJ 08098 (Group Home)
- Brandywine Living at Howell, 100 Meridian Place, Howell, NJ 07731 (ALF)
- Brighton Gardens of Mountainside, 1350 Route 22 West, Mountainside, NJ 07092 (ALF)
- Cambridge Enhanced Senior Living, 255 E. Main Street, Moorestown, NJ 08057 (ALF)
- Care One at Evesham Assisted Living, 874 Route 70, Marlton, NJ 08053 (ALF)
- Care One at Somerset Valley, 1621 US Highway 22, Bound Brook, NJ 08805 (ALF)
- CARINGHouse Projects, Inc. – GH1124, 411A West Delilah Road, Pleasantville, NJ 08232 (Group Home)

- Orchards Assisted Living, 100 N. County Line Road, Jackson, NJ 08527 (ALF)
- Spectrum for Living, 200 Spectrum Drive, Edison, NJ 08817 (Day Habilitation)
- Spectrum for Living GH 844A, 100 Spectrum Drive, Edison, NJ 08817 (Group Home)
- St. Joseph Senior Home, 1-3 St. Joseph's Terrace, Woodbridge, NJ 07095 (ALF)
- United Methodist Communities – Collingswood, 460 Haddon Avenue, Collingswood, NJ 08108 (ALF)

CMS provided the state its initial “Summary of Findings” for the settings, to which the state responded. CMS had conversations with the state in regard to additional information needed to make a determination of the settings’ adherence to the regulatory settings criteria. Based on the information contained in the initial submission and the additional information the state provided, CMS agrees with the state’s determination that these settings have overcome any institutional presumption and meet all of the HCBS settings criteria.

It is important to note that CMS adjudication of the heightened scrutiny settings solely addresses the state’s compliance with the applicable Medicaid authorities. CMS approval does not address the state’s independent and separate obligations under the Americans with Disabilities Act, Section 504 of the Rehabilitation Act, or the Supreme Court’s *Olmstead v. LC* decision. Guidance from the Department of Justice concerning compliance with the Americans with Disabilities Act and the *Olmstead* decision is available at:

http://www.ada.gov/olmstead/q&a_olmstead.htm.

Please contact Michele MacKenzie at (410) 786-5929 or Michele.Mackenzie@cms.hhs.gov if you would like to schedule a follow-up call with the CMS team to discuss next steps or request technical assistance. Thank you for your continued commitment to the state of New Jersey’s successful delivery of Medicaid-funded home and community-based services.

Sincerely,

Curtis J. Cunningham, Director
Division of Long-Term Services and Supports
Medicaid Benefits and Health Programs Group