State of New Jersey
DEPARTMENT OF HEALTH
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MIKIE SHERRILL
Governor

DR. RAYNARD E. WASHINGTON
Commissioner

November 6, 2026

VIA ELECTRONIC & FIRST-CLASS MAIL

Kamini Shah
SAI RAM 70, LLC
512 Middlesex Ave
Colonia, New Jersey 07067

Re: V Care Assisted Living Program
Certificate of Need Application –
Expedited Review # 2025-12403-08;01
Establish A New Assisted Living
Program
Total Project Cost: $50,000 Expiration
Date: November 6, 2031

Dear Ms. Shah:

Please be advised that the Department of Health (Department) is approving the Expedited Review Certificate of Need (ERCN) application submitted by SAI RAM 70, LLC (Applicant) on November 7, 2025, pursuant to N.J.A.C. 8:33-5.1(a)(5), to establish assisted living programs (ALP), V Care Assisted Living Program, in Morris and Somerset Counties. The ALP site locations will be located at 216 West Main Street, Rockaway Borough, New Jersey, in Morris County, and 200 Community Drive, Skillman, New Jersey, in Somerset County. This application is being approved at the total project cost as noted above.

The Department has taken into consideration the applicable regulations for the services subject to expedited review (i.e., N.J.A.C. 8:33-5.1 and 8:33H-1.7). The Department finds that the Applicant has provided an appropriate project description. The project description includes information as to the total project cost of $50,000 for the establishment of assisted living services in Morris and Somerset Counties. The operating costs and revenues were provided, which reflected that by the end of the first year of operation, total expected revenue would be $211,083 and total expected expenses would be $167,220, yielding a profit of $43,863 after the first year of operation. In terms of services affected, the Applicant states that there is a need for additional assisted living program services at publicly subsidized housing communities in Morris and Somerset Counties and that it has identified and reached a preliminary agreement, documented with the application, with one such facility in Morris County and one in Somerset County. There is no specialized equipment involved as this is an assisted living program providing supportive

services to largely independent residents of existing publicly subsidized housing communities. The source of funding for the project is the Applicant's cash resources. The Applicant has provided bank statements evidencing that they have access to adequate funding. Utilization statistics project that approximately 15 additional residents will receive assisted living program services by V Care Assisted Living Program in the first three years of serving both housing communities, with the expectation that more residents would be served as the program continues operation.

The justification for the proposed project (N.J.A.C. 8:33-5.3(a)(1)), as reported by the Applicant, referred to a dearth of ALPs in New Jersey and a need for assisted living services for underserviced populations. The establishment of a new ALP will allow residents in affordable housing communities to age in place and receive support to continue to live independently. The provision of ALP services would enable residents with limited financial resources to remain in public housing by coordinating needed support services. The Applicant confirmed that all residents, particularly the medically underserved, will have access to services (N.J.A.C. 8:33-5.3(a)(2)) as the aim of this organization is to serve those in need in public housing. 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 required assisted living services. Although the proposed ALP is not subject to the construction standards applicable to health care facilities, the Applicant will establish an office in the service area where services are provided (no more than two contiguous counties), as required by N.J.A.C. 8:33H-1.7.

In addition, the Applicant 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)). There were no significant regulatory compliance events reported at its New Jersey facilities, and there are no out-of-state facilities or programs owned, operated, or managed by the Applicant.

Please be advised that this approval is limited to the application as presented and reviewed. The application, related correspondence and any completeness questions and responses are incorporated and made a part of this approval. 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, a change in cost of an approved certificate of need is exempt from certificate of need review 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.

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.

Any approval granted by the Department relates to certificate of need and/or licensing requirements only and does not imply acceptance by a reimbursing entity. This document 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 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.

Please be advised that services may not commence until a license has been issued by Certificate of Need and Healthcare Facility Licensure Program to operate 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 Program 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 via email at Rebecca.Nazario-Straffi@doh.nj.gov.

Sincerely,

Neil D. Eicher

Neil Eicher
Deputy Commissioner
Health Systems
New Jersey Department of Health

c: Rebecca Nazario-Straffi, DOH (Electronic mail)
Michael J. Kennedy, DOH (Electronic mail)
Kim Hansen, DOH (Electronic mail)
Cullen McAuliffe, DOH (Electronic mail)
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