

BRIGHTON GARDENS OF EDISON

Report ID: CCN 315351
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§ 1 Facility Identity

Facility	BRIGHTON GARDENS OF EDISON
CCN	315351
Location	1801 OAK TREE ROAD, EDISON, NJ, 08820
Ownership type	For profit - Limited Liability company
Certified beds	30

§ 2 CMS Federal Record

Civil money penalties on file	\$33,374
Deficiency citations — current cycle	0 (100% vs prior 24 months (5))
Deficiency citations — prior 24 months	5
Immediate Jeopardy — current cycle	0
Actual-harm (G+) citations — current cycle	0
Special Focus Facility status	Not listed
Abuse icon	No

§ 3 Federal Penalties in Context

This facility — penalties on file	\$33,374
NJ state average	\$36,527 (this facility is 0.9× the NJ average)
National average	\$31,239 (this facility is 1.1× the national average)

Averages are CMS-published per-facility fine amounts for the same snapshot. Figures and multiples are stated as published; no inference is drawn here.

§ 4 Ownership & Chain Context

Ownership record	Chain: SUNRISE SENIOR LIVING (5 facilities); Owner on file: WELLTOWER TRS HOLDCO LLC (organization)
Ownership chain	SUNRISE SENIOR LIVING (5 facilities)
Penalties vs chain average	\$33,374 vs \$18,888 (1.8× the chain average)
Current deficiencies vs chain average	0 vs 17.4 (0.0× the chain average)

§ 5 CMS Care Compare Star Ratings

Overall	5 / 5 (state avg 3.4 · US avg 3)
Health inspection	5 / 5 (state avg 2.8 · US avg 2.8)
Staffing	5 / 5 (state avg 3.1 · US avg 2.9)
Quality measures (QM)	3 / 5 (state avg 4.5 · US avg 3.7)

§ 6 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/315351
Snapshot SHA-256	abace2c1d2a3f0f800d2cb51c5bb3c27495b0edc47f935b093e54bff87793d35
Methodology & version	v1.0 — https://www.caregiverhelpnow.com/methodology

§ 7 For Your Attorney

1. The full survey file (Form 2567) for each inspection cited above is available from the state survey agency or by FOIA request.
2. Quarterly staffing data: CMS Payroll-Based Journal (PBJ) public use files, CCN 315351.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash abace2c1d2a3.
4. Deficiency F-tags cited above are searchable in CMS QCOR (qcor.cms.gov).

This snapshot is a frozen record of CMS Care Compare data as of Jun 2026. Independently verifiable at the URL above. Generated by CareSentinel under Nodal Logics LLC. Compiled under CareSentinel methodology v1.0, documented at <https://www.caregiverhelpnow.com/methodology>; the Snapshot SHA-256 above pins this record to that methodology version.

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