STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 633-6251

POSTED

PAGE 1 OF 11
Control No. 0102-0276
No. of Stories 2 Units 12
Lic. Capacity 35 No. of Res. 29
Class RHCF
DATE: 7/23/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
AED Oceanviews Operating LLC	301 Atlantic Ave Atlantic City, NJ
Owner's Phone Number	Property Phone Number
Administrator	

TYPE OF EVALUATION

SOCIAL	☒	ADDENDUM	☐
PHYSICAL	☐	CYCLICAL	☒

-PLEASE READ CAREFULLY-

This evaluation performed by the Bureau of Rooming and Boarding House Standards is being conducted pursuant to the Health Care Facilities Planning Act (N.J.S.A. 26:2H-1.1 et seq.).

You are ORDERED to correct the conditions described in the attached notice of violations by the compliance date indicated for each violation. Failure to comply with these orders will result in penalties and/or a court action in accordance with section 14 of the Act. Please review the violations with the Bureau representative.

You may contest these orders at an administrative hearing. The request for a hearing must be made within 15 days after receipt of these orders. Each issue intended to be raised at the hearing must be set forth in detail in the letter. Any issue not so raised shall be deemed waived. The hearing shall be held pursuant to The Administrative Procedure Act, (C.52:14B-1 et seq.). Refer to the property address and date of compliance (if applicable) and address the hearing request to:

Division of Codes and Standards, Hearing Coordinator, P.O. Box 804, Trenton, New Jersey 08625 with a copy to the **Chief, Bureau of Rooming and Boarding House Standards**, at the same address. A corporation may be represented only by a licensed attorney.

You will be notified of the time and place of the hearing.

If you find an extension of time necessary to abate any violation, a letter must be submitted two (2) weeks prior to the date of compliance which states in detail: (1) The violations abated to date; (2) The reason why each unabated violation cannot be corrected prior to the date of penalty; and (3) The date by which all violations can be abated.

By requesting an extension, one expressly waives the right to a hearing and admits that the Notice and Orders are correct and free from procedural and substantive defects.

Commissioner

Received By

By *Bernard A. Raywood, Chief*
Bureau of Rooming and Boarding House Standards

ERIC HEIGLER
Printed Name of Person Served

7/23/24 2:05 PM
Date Time Served

Bureau Representative

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner license #2 expires 10/31/24.			
	Fire Certificate expires 6/5/25			
2.1(a)	RHCF shall obtain an Owner license #1 for the entity that owns the property.	9/23/24	Yes 10/15/24	
Note:	AED Oceanview Operating LLC runs the program out of the building. Since the owners of the property are a seperate entity, that company must obtain an owners license #1.			
15.1(b)	RHCF shall increase pest control services until the roaches are eradicated.	9/23/24	Yes 10/15/24	
Note:	Currently, pest control is provided 2 * month.			
4.5(b)	RHCF shall obtain current licenses and contracts with the nurses on staff.			

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[ ] NJAC 5:27
[✓] NJAC 5:27A **EVALUATION REPORT AND ORDERS OF THE COMMISSIONER**

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.5(d)	Staff shall receive orientation and annual training regarding, at a minimum, emergency plans and procedures, and the infection prevention and control program.	9/23/24	Yes 10/15/24	
Note:	Documentation of trainings including staff signatures shall be maintained on site, and completed annually.			
10.1(a)1	RHCF licensee shall document the provision of training to each employee who has been designated to provide resident supervision and/or assistance with self-administration of medication.	9/23/24	Yes 10/15/24	
Note	All staff must complete an annual training for medication observation by the Health Maintenance and Monitoring Doctor (HMD), the provider pharmacist or consulting pharmacist. Documentation of training must be maintained on site.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.16(h)	At least one education training program each year shall be held for all administrative staff and employees providing residential supervision and/or personal care on the rights and responsibilities of staff under the NJ Advance Directives for Health Care Act (N.J.S.A. 26-2H-53) et seq. and internal facility policies and procedures which implement this law.	9/23/24	Yes 10/15/24	
4.5(c)	RHCF shall provide staff's time sheets for the past 30 days (clock in + out"), so actual hours worked by staff can be verified	9/23/24	Yes 10/15/24	
Note:	Documents were not available for review during the inspection.			
4.6(a)1	RHCF shall provide an organizational chart delineating the lines of authority, responsibility, and	9/23/24	Yes 10/15/24	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	accountability for the administration and resident care services of the facility.			
9.1(e)	RTHCF shall maintain a nursing schedule verifying the nurse sees each resident • 20 hours or 12 minutes per person per week.	9/23/24	Yes 10/15/24	
Note:	No nursing schedule was available for review to verify # hours worked each week. Separate schedules for each facility			
10.2(a)	RTHCF shall obtain a current Pharmacy license for IPPC.	9/23/24	Yes 10/15/24	
Note:	Previous license expired 6/30/24.			
5.2(a)4	Staff shall be trained in the facility's rules and rights by the administrator.	9/23/24	Yes 10/15/24	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
9.2(m)	Medical certificates must be completed annually upon completion of the annual physical and prior to admission certifying the resident does not have medical or personal care needs which exceed the level of services provided in a RHCF, is free from communicable diseases and does not require skilled nursing care.	9/23/24	Yes 10/15/24	
Note:	The following residents medical certifications are expired: MD, KD, DW, KM, AW, JP, NH, ES + TG			
9.2(i)	RHCF licensee shall ensure all residents have completed annual Physicals by a physician, Advance Practice Nurse or a Physician Assistant.	9/23/24	Yes 10/15/24	
Note:	The following resident's physicals were missing or the physical was not signed by the doctor, APN or PA: MD, AK, JS + JP			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.12(a)	The administrator or administrator's designee shall conduct an interview with the resident and, if available, the resident's family, guardian or interested agency, prior to or at the time of the resident's admission. The orientation shall include at least orientation to the facility's policies, business hours, fee schedule, services provided, resident's rights and criteria for admission and discharge. Documentation of the resident interview shall be included in the resident's records.	9/23/24	Yes 10/15/24	
Note:	Intakes shall be completed with legal guardians and the residents. All intakes shall clearly indicate contact information for all legal guardians, and the order for Guardianships to determine if the resident has capacity to sign paperwork regarding their residency.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
Note:	Residents, LA, RS + DH have legal guardianships.			
4.16(c)	Advance Directives must be completed for each resident and clearly indicate if the resident refuses or agrees for the completion of an Advance Directive. Documentation shall include the resident or their guardian's signature, and the date of completion.	9/23/24	Yes 10/15/24	
Note:	1) Residents, AK and JS, were missing Advance Directive Paperwork. 2) Guardianship residents (LA, RS + DH) require the signature of the legal guardians in addition to the resident's signatures.			
6.2(a)1	RHCF shall complete occupancy or lease agreements annually or if there are any changes in rates with 30 day notice. Agreements shall outline services offered by the RHCF in addition to fee rates.	9/23/24	Yes 10/15/24	
Note:	Residents with legal guardianships			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Must have the Guardian sign all lease agreements. Lease agreements signed by residents LA, RS + DH are invalid, since the legally lack the capacity to sign these documents.			
9.2(e)	The nursing assessments shall be recorded on the MDS for residential assessment and care screening. Each resident shall receive an initial assessment from the RN and be reassessed annually or if there is a significant change in a resident's behavior.	9/23/24	Yes 10/15/24	
Note:	Resident; JP; MDS was not signed by the RN.			
6.2(a)2	Maintain a written record of all financial arrangements with the resident d/or his/her/their family, guardian or designated community agency, with copies furnished to the resident and, upon	9/23/24	Yes 10/15/24	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	request, to the person or agency with whom the arrangements were made.			
6.3(a)	The Administrator or his/her/their representative shall reserve for each resident who receives a SSI or General Assistance a monthly personal allowance of at least the amount specified by the Div. of Family Development of the NJ State Dept of Human Services pursuant to ((NJSA 44.7-87h)) * NJAC 10:123-3 ⇒ (Rate for 2024 is ~~$0~~ $155/mo)	9/23/24	Yes 10/15/24	
Note:	If residents are receiving a diminished amount, substantiating documents must be provided to justify the ammended rate.			
3A.2f	RHCF shall ensure every mattress and boxspring are encased in seperate, tearproof bed bug covers that are free from rips, punctures or tears.	9/23/24	Yes 10/15/24	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.3(a)	Toilet tissue, soap, paper towels or hand dryers and waste recepticles shall be provided in all bathrooms at all times.	9/23/24	Yes 10/15/24	
Note:	Includes resident rooms with bathrooms.			
15.1(b)	RHCF shall provide ongoing housekeeping services daily to the resident's rooms, bathrooms and common areas used by residents to ensure a sanitary and homelike environment.	9/23/24	Yes. 10/15/24	
Note:	Carcasses of dead bed bugs &/or roaches must be cleaned from all areas of the home.			
	End of Report.			
	Tracy Yurik. DC			
Reviewed with:	[signature]			

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	Atlantic City
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Commissioner

By *Bernard A. Raywood, Chief*
Bureau of Rooming and Boarding House Standards

Received By ERIC HEIGLER
Printed Name of Person Served

6/7/24
Date Time Served

Bureau Representative

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner/Operator Lic-			
	10/31/24			
	Fire Cert -5/10/24 exp			
2.4(e)	- Shall provide current	8/7/24	yes	
	Uniform Fire Code			
	Certificate			
	- First Floor-			
	Entryway			
	- No violations			
	Dining Room			
	- No violations			
	Room 1 - vacant			
	- No violations			
	Common Bathroom by 1			
15.3(a)15	- Shall provide paper	8/7/24	yes	
	towels			
	Room 2			
15.3(a)1c	- Shall replace missing	8/7/24	Yes	
	window screens			
15.3(b)	- Shall remove extension	8/7/24	Yes	
	cords			
	Room 3			
15.3(a)1c	- Shall replace missing	8/7/24	Yes	
	window screens			
	Common Bathroom by 3			
15.3(a)15	- Shall Provide paper towels	8/7/24	Yes	
15.7(c)	-Shall replace stained ceiling tiles	8/7/24	Yes	

8/15/24

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 4			
15.7(a)	- Shall properly repair	8/7/24	Yes	
	damaged wall			
	Room 5			
15.7(a)	- Shall repair loose	8/7/24	yes	
	door knob			
15.7(a)	- Shall repair scraping	8/7/24	yes	
	door			
	Room 6			
15.7(a)	- Shall repair loose	8/7/24	yes	
	door knob			
	Room 7			
	- No violations			
	Common Hallway			
12.3(a)	- Shall check fire	8/7/24	Yes	
	extinguishers monthly and			
	notate			
	- Second Floor -			
	Room 10			
	- No violations			
	Room 14			
	- No violations			
	Common Bathroom by 14			
15.3(a)5	- Shall provide paper towels	8/7/24	Yes	
7.3(a)8	- Shall install a shower	8/7/24	Yes	
	curtain			
15.7(a)	- Shall paint speckled area	8/7/24	Yes	

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Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Bathroom across 14			
	- Under renovations			
	Room 13			
	- Shall replace missing	8/7/24	yes	
	window screens			
	Room 11			
7.3(a) 8	- Shall repair broken	8/7/24	yes	
	window			
	Room 12			
15.? (a)	- Shall replace missing	8/7/24	yes	
	light fixture			
	Common Hallway			
12.3(a)	- Shall check fire extinguishers			
	and notate monthly	8/7/24	yes 8/15/24	
15.3(a)	- Shall repair blinking	8/7/24	yes	
	light			
	- Basement			
	Boiler Room			
	- No violations			
	Kitchen and food Storage			
	- No violations			
	Common Hallway			
12.3(a)	- Shall check fire extinguishers			
	and notate monthly	8/7/24	yes	
	End of Report			

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