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 9
Control No. 0102-0277
No. of Stories 2 Units
Lic. Capacity 28 No. of Res. 22
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 Oceanview Operating LLC	4-6 N Vermont 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

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

Received By
ERIC HEIGLER
Printed Name of Person Served

7/23/24 2:25 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 expired 10/31/24.			
	Fire Certificate expired 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 bed bugs and roaches are eradicated.	9/23/24	Yes 10/15/24	
Note:	Bed bugs observed in room #10, and several roaches observed in Rm #8. (Roaches poured out of mattress of bed in center of the room.)			

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0102-0277

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.5(b)	RHCF shall obtain current licenses and contracts with the nurses on staff.	9/23/24	Yes 10/15/24	
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			

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0102-0277

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Director (RN), the provider pharmacist or consulting pharmacist, Documentation of training must be maintained on site.			
4.16(h)	At least one education training program each year shall be held for all administrative staff and employees providing residential supervision &/or personal care on rights and responsibilities of staff under the NJ Advance Directives for Health Care Act (NJSA 26-2H-5B) et seq., and internal facility policies and procedures which implement this law.	9/23/24	Yes 10/15/24	
5.2(a)4	Staff shall be trained in facility's rules and resident's rights by the Administrator.	9/23/24.	Yes 10/15/24	

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0102-0277

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.6(a)1	R+RCF shall provide an organizational chart delineating the lines of authority, responsibility and accountability for the administration and resident care services of the facility.	9/23/24	Yes 10/15/24	
4.5(c)	R+RCF shall provide staff's time sheets for the past 30 days ("clock in + clock 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.			
9.1(e)	R+RCF shall maintain a nursing schedule verifying the nurse sees each resident .20 hrs or 12 minutes per person per week.	9/23/24	Yes 10/15/24	
Note:	No nurse's schedule was available for review to verify the # of hours worked each week. Seperate schedules for each building must be provided.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
10.2(a)	R+ICF shall obtain a current	9/23/24	Yes	
	Pharmacy license for IPPC.		10/15/24	
Note:	Previous license expired			
	6/30/24.			
9.2(m)	Medical Certificates must	9/23/24	Yes	
	be completed annually upon		10/15/24	
	completion of 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 R+ICF, is free from			
	communicable diseases and			
	does not require skilled			
	nursing care.			
Note:	The following resident's			
	medical certifications were			
	expired: PG, KN, MP, MB,			
	JW + NT.			
9.2(i)	R+ICF licensee shall ensure	9/23/24	Yes	
	all residents have completed		10/15/24	
	annual physicals by a			
	physician, Advance Practice Nurse,			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	or a Physician Assistant.			
Note:	The following Physicals were missing the DR, APN or PA's Signature on page 2 of the physical was missing: • JB + RJ.			
6.2(a)1	RHCF shall complete occupancy or lease agreements annually or if there are any changes in the 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:	Lease Agreement for resident JW. was not signed by the resident. Resident, MB, lease indicated his rent was $974.05, which conflicted with the financial records on file.			
6.3(a)	The Administrator or his/her/their representative shall receive for each resident who received a SSI or General Assistance	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
	a monthly personal allowance of at least the amount specified by the Division of Family Development of the NJ State Dept of Human Services pursuant to ((NJSA 44:7-87b) & NJAC 10:123-3. → Rate for 2024 is $155/mo)).			
3A.2f	RHCF shall ensure every mattress and boxspring are encased in seperate, tear proof, bed bug covers that are free from rips, punctures or tears.	9/23/24	Yes 10/15/24	
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 and common bathrooms.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.1(b)	RtCF 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	
	End of Report.			
	Report reviewed with:			

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PAGE 1 OF 7
Control No. 0101-0277
No. of Stories 2 Units 12
Lic. Capacity 12 No. of Res. 11
Class RHCF
DATE: 3/14/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
ALD Ocean View Living LLC	4-6 N Vermont Ave
	Atlantic City,
Owner's Phone Number	Property Phone Number
Administrator	

TYPE OF EVALUATION

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PHYSICAL	☒	CYCLICAL	☑

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

Eric Hedges
Printed Name of Person Served

3/14/24
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/op Lic - 10/31/24			
	Fire Cert - 5/14/24			
	- First Floor -			
	Living Room 1 (4 side)			
15.3	- Shall clean dust	5/13/24	yes	
	off fans and pipes			
15.7	- Shall replace stained	5/13/24	yes	
	ceiling tiles			
	Room 3			
15.3	- Shall clean dirt	5/13/24	yes	
	off bedbeads			
7.3	- Shall provide proper	5/13/24	yes	
	number of bedside tables			
15.3	- Shall clean dust off	5/13/24	yes	
	of fan			
7.3	- Shall provide clean	5/13/24	yes	
	linen			
	Common Bathroom 3			
15.3	- Shall clean walls	5/13/24	yes	
	odor			
15.3	- Shall replace shower	5/13/24	yes	
	head			
15.3	- Shall provide clean	5/13/24	yes	
	towels			
15.3	- Shall clean flooring	5/13/24	yes	
	walls ceiling and fixtures			
	fixtures			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Bathroom [illegible]			
15.7(a)	- Shall replace stained	5/13/24	yes	
	and missing ceiling tiles			
	Dining Room			
15.3(a)1	- Shall clean residue	5/13/24	yes	
	from emergency lights			
15.3(a)1	- Shall clean flooring	5/13/24	yes	
	Common Bathroom (off of			
	Dining Room)			
15.3(a)3	- Shall eliminate noxious	5/13/24	yes	
	odor			
15.3(a)1	- Shall clean flooring,	5/13/24	yes	
	walls, ceiling, and plumbing			
	fixtures			
15.7(a)	- Shall paint panel	5/13/24	yes	
	covering shower [illegible]			
15.3(a)1	- Shall clean dead insects	5/13/24	yes	
	out of clear light			
15.7(a)	- Shall scrape and paint	5/13/24	yes	
	ceiling			
15.3(a)4	- Shall replace rinsed	5/13/24	yes	
	window screen			
15.3(a)5	- Shall [illegible] paper	5/13/24	yes	
	towels			
	Storage Room			
	- No violations			

7/15/24

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4-6 N Vermont Ave Atlantic City

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Employee Bathroom			
	- No violations			
	Room 1			
	- No violations			
	Room 2			
	- No violations			
	Living Room 2 (6 Side)			
15.3(a)(4)	- Shall replace torn	5/13/24	yes	
	window screens			
	Common Hallway			
3A 7(d)	- Shall repair or replace	5/13/24	yes	
	emergency light over Room 1			
19.1(a)	- Shall repair or replace	5/13/24	yes	
	carbon monoxide alarm			
	by Common Bathroom			
15.3(a)(4)	- Shall replace light bulb	5/13/24	yes	
	in light before Dining			
	Room			
15.7(a)	- Shall repair hole in	5/13/24	yes	
	wall by Room 4			
15.1(a)	- Shall remove clutter			
	from walkways			
	Room 4			
15.7(a)	- Shall allow entry	5/13/24	yes	
	upon reinspection (At time			
	of inspection room had			
	just been treated)			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	- Second Floor -			
	Room 12			
15.1	- Shall clean every	5/13/24	yes	
	[illegible] (All			
	inspection room had just			
	been treated)			
	Room 11			
15.3(a)1	- Shall clean [illegible]	5/13/24	yes	
	[illegible]			
7.3(a)1	- Shall provide proper	5/13/24	yes	
	[illegible]			
	Common Bathroom by 11			5/13/24
15.3(a)1	- Shall clean flooring,	5/13/24	yes	
	ceiling, walls and floor			
	fixtures			
15.7(a)	- Shall replace [illegible]	5/13/24	yes	
	ceiling tiles			
	- Shall provide a [illegible]	5/13/24	yes	
	for women			
	Room 10			
15.7(a)	- Shall remove [illegible]	5/13/24	yes	
15.3(a)1	- Shall remove trash	5/13/24	yes	
7.3(c)	- Shall provide clean bed	5/13/24	yes	
15.7(a)	- Shall replace ceiling	5/13/24	yes	
	Room 9			
15.3(a)1	- Shall clean flooring	5/13/24	yes	

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4-6 N Vermont Ave Atlantic City

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 9 (cont)			
7.3(a)4	- Shall provide proper	5/13/24	yes	
	number of [illegible]			
15.3(a)	- Shall clean off dust	5/13/24	yes	
	from fan			
	Room 5			
15.3(a)10	- Shall provide missing	5/13/24	yes	
	window screens			
	Room 6			
15.7(a)	- Shall paint ceiling	5/13/24	yes	
15.3(a)1	- Shall clean flooring	5/13/24	yes	
	- Shall provide clean bedding	5/13/24	yes	
	Common Bathroom by 6			
15.7(a)	- Shall repair loose and	5/13/24	yes	
	cracked tile			
15.7(a)	- Shall replace [illegible]	5/13/24	yes	
15.7(a)	- Shall provide new [illegible]	5/13/24	yes	
	blinds			
15.3(a)3	- Shall provide paper towels	5/13/24	yes	
15.3(a)4	- Shall repair spigot in tub	5/13/24	yes	
	Room 7			
	- No violations			
	Room 8			
15.3(a)1	- Shall clean floors	5/13/24	yes	
	Common Hallway			
3A.7(d)	- Shall repair emergency	5/13/24	yes	
	light over 11			

7/15/24

8/5

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4-6 Vermont Ave Atlantic City

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.1	- At the time of inspection the building was actively being treated for bed bugs upon reinspection bed bug carcass shall be discarded, all effective areas and sleeping quarters shall have bedding removed, and Bureau shall be provided with proof of treatment	5/13/24	yes 7/15/24	
	- End of Report -			

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