STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 633-6251 984-1704

PAGE 1 OF 8
Control No. 0107-0010
No. of Stories 3 Units 7
Lic. Capacity 16 No. of Res. 13
Class RHCF
DATE: 4/14/25

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
SC Cabalfa Services LLC	501 Atlantic Ave
	Egg Harbor City
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
RODOLFO GUZMAN
Printed Name of Person Served
4/14/25 2:00pm
Date Time Served

Bureau Representative

White – Owner's Copy Yellow – File Copy Pink and Goldenrod – Evaluator Copies

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0107-0010

NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner license #1 expired 2/28/25.			
	Owner license #2 expires 3/31/26.			
	Fire Certificate expires 9/1/25.			
2.1(a)	The owner(s) of the property must reapply for an Owner's license #1.	6/14/25		
Note.	Since the owner(s) of the property differ from the agency running the RHCF, the property owner(s) must apply for a license.			
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	6/14/25		
Note:	Documentation of trainings including staff signatures shall be maintained on site			

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NJAC 5:27A

0107-0010

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
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.	6/14/25		
Note:	All staff providing medication observation must be trained upon orientation and annually by the Health Maintenance and Monitoring Director (RN), the provider pharmacist or consulting pharmacist. Documentation of trainings shall be maintained on site.			
	Medication logs were completed as witnessing all residents having taken their medication, but a cup of loose pills was found in the closet of Room #5.			
4.16(b)	At least one education training program each year shall be held for all administrative staff and employees providing residental	6/14/25		

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NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	supervision and/or			
	personal care on the rights			
	and responsibilities of			
	staff under the Advance			
	Directives for Health Care Act.			
	(NJSA 26-2H-53) et seq, and			
	internal facility policies and			
	procedures which implement			
	this law.			
5.2(a)4	Staff shall be trained in	6/14/25		
	the facility's roles and rights			
	by the administrator.			
9.2(m)	Medical certificates must	6/14/25		
	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.			

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NJAC 5:27A

0107-0010

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
Note:	The following resident's medical certifications were missing or expired: CB, FC, FT, RF, FC, JG + LW.			
9.2(i)	RHCF licensee shall ensure all residents have completed annual physicals by a physician, Advance Practice nurse or physician assistant	6/14/25		
note:	Physical for LW was not available for review.			
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.	6/14/25		
Note:	Documentation shall include the resident's signature and date of completion. Documentation was missing for residents', MM + FC's, files.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.1(b)2	RHCF shall update the staff schedule to reflect the actual schedule to be worked by all current employees.	6/14/25		
Note:	The current schedule did not reflect all current employees.			
4.11(a)	RHCF shall maintain an annual chronological listing of residents admitted or discharged including the destination of residents who were discharged and dates of discharge.	6/14/25		
12.3(b)	RHCF shall request of the local fire department that a joint fire drill be conducted annually.	6/14/25		
Note:	RHCF shall mail a certified letter to the fire department requesting a drill be completed. A copy of the certified mail receipt and letter shall be			

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NJAC 5:27A

0107-0010

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	maintained on site			
4.7(a)	RHCF shall develop a policy and procedure, or obtain a contract for the transportation of residents in the event of an emergency evacuation.	6/14/25		
Note:	Documentation of contract or plan shall be maintained on site.			
4.8	RHCF shall obtain written agreements with the Adult Day Programs that residents of the RHCF attend indicating services provided by the day program on their letterhead.	6/14/25		
10.2(a)	RHCF shall obtain a current license and contract with the Consultant Pharmacist.	6/14/25		
Note:	Documentation must be provided for PharmaCare.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
10.3(a) 2	The medication storage cabinet shall be locked when not in use by staff.	6/14/25		
Note:	During the evaluation, the storage cabinet was left unlocked and unattended by staff for extended periods of time.			
15.3(a)10	RHCF shall add weather stripping to the top and bottom of the emergency exit door located in room #3 to prevent exposure to rodent, insects or weather.	6/14/25		
Note:	There is a 2 inch gap at the top of the door and 1 inch gap at the bottom of the door.			
15.3(a)13	Toilet tissue, soap, paper towels or air dryers and waste receptacles shall be provided in each bathroom at all times	6/14/25		

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0107-0010

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
3A. 2(f)	RHCF shall ensure every mattress and boxspring is encased in a bed bug cover that is free from rips, punctures, tears or seams.	6/14/25		
Note:	Rooms# 1 & 3 have rips and tears in the bed bug covers and must be replaced.			
15.3(a)4	All facility furnishings shall be clean and in good repair; therefore, the wardrobe furthest from the door in Rm# 7 must be repaired. The bar must be replaced to allow for clothing to be hung/stored.	6/14/25		
15.7(a)	RHCF shall repair the holes in the roof of the 3rd floor.	6/14/25		
Note:	Holes exposes this area to the elements and rodents/insects/vermin.			
		End of Report		
		[signature]	[signature]	[signature]

Report reviewed with: [signature]

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SC CABALFINSERVICES, LLC	501 Atlantic Ave Egg Harbor City, NJ
Owner's Phone Number	Property Phone Number
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By *Bernard A. Raywood, Chief* AL
Bureau of Rooming and Boarding House Standards

Received By

Printed Name of Person Served

1/27/25
Date Time Served

1/27/25
Bureau Representative

White – Owner's Copy Yellow – File Copy Pink and Goldenrod – Evaluator Copies

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner license - exp 3/31/25			
	Operator license - exp 3/31/25			
	Fire Certificate → exp 9/1/25			
2.4 (e)	Life Hazard → exp 9/25/24. ↳Shall provide & post Residence Rights → posted	3/27/25.		
	House Rules ⇒ posted.			
2.4(e)	Rates / Services → ↳Shall provide & post 1st Floor.	3/27/25		
3A.5(a)	Dining Room →Shall provide seating for all residents at one sitting (meal) [currently has 3 tables and 9 chairs]	3/27/25		
15.1(a)	Rm #4 (1 Bed) →Shall repair ceiling evidence of blistered/deteriorated			
15.7(a)	paint - water damage. Must find source & repair. Then repair and repaint ceiling	3/27/25		

0107-0010

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm #5 (3 Beds)			
15.7(a)	→ Shall cease from smoking in sleeping room.	3/27/25		
15.7(a)	→ Shall maintain smoke detector (not operable)	3/27/25		
15.1(a)	→ Shall clean room to remove all debris/trash to create a safe egress from room.	3/27/25		
7.3(a)5ii	→ Shall provide Full chest of drawers for each occupant in room.	3/27/25		
7.3(a)4	→ Shall maintain lamps in room (2 not operable)	3/27/25		
7.3(a)3	→ Shall provide a chair for each occupant in room	3/27/25		
	Rm #6 Vacant			
15.7(a)	→ Shall repair outlet (left of room under/near bed) damaged.	3/27/25		
15.7(a)	→ Shall repair/replace window large crack in pane.	3/27/25		
	→ Shall maintain smoke detector.	3/27/25		

0107-0010

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm#7 (3Beds) [2vacant]			
7.3(a)1	→ Shall provide frame for bed (mattress only) before allowing occupancy.	3/27/25		
7.3(a)5(ii) (a)4.	→ Shall provide lamps & tables & chairs for each bed before allowing occupancy.	3/27/25		
15.7(a)	→ Shall repair ceiling and walls evidence of water damage and peeling paint. Shall remove all peeling paint.	3/27/25		
	- Common Bath			
15.7(a)	→ Shall repair all damaged floor tiles	3/27/25		
15.1(a)	→ Shall clean bathroom	3/27/25		
	Kitchen			
15.7(a)	→ Shall maintain light in hood (ventalation) [not operable] must repair or replace.	3/27/25		
	Basement.			
	No current violations			

0107-0010

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor			
	Rm #1 (2 Beds)			
7.3(a)3	→ Shall provide chair (non- folding) for each occupant	3/27/25		
15.7(a)	→ Shall repair/damaged floor tiles replace.	3/27/25		
15.7(a)	→ Shall maintain smoke detector.	3/27/25		
	Rm #2 (2 beds)			
3.A.9 (a)5 iii (a)4	→ Shall provide side tables and lamps for each occupant	3/27/25		
15.7(a)	→ Shall repair right window (to does not go up)	3/27/25		
	Rm #3 (3 bed)			
3.A.9 (a)5iii (a)4	→ Shall provide side tables and lamps for each occupant.	3/27/25		
15.1(a)	→ Shall store all personal items off the floor	3/27/25		
15.7(a)	→ Shall repair exterior fire exit door. Wood in door transition is loose & unsecure. must repair.	3/27/25		

0107-0010

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire Escape			
15.1(a)	→ Shall repair fire escape landing (loose)	3/27/25		
15.1(a)	→ Shall remove all items from fire escape.	3/27/25		
	Hall			
15.7(a)	→ Shall maintain smoke detector not operable.	3/27/25		
15.7(a)	→ Shall repair light fixture at top of stairs, not operable	3/27/25		
	Sitting Room			
	→ Shall repair damage wall and re paint (far right behind TV/door)	3/27/25.		
	Yard.			
15.1(a)	→ Remove all trash & furniture from yard.	3/27/25		
15.1(b)	Owner shall immediately employ the services of licensed pesticide applicator to use safe & effective controls to treat for bed bugs condition at facility & provide certification to this bureau.	3/27/25		

0107-0010

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.1 (b)	Licensed applicator to re-inspect after 60 days & provide certification of no evidence of bed bugs found in entire facility.	3/27/25		
5:27A-8.3(a)13	→ Shall provide at least a three-day supply of non perishable food on the premises.	3/27/25		
	All repairs must be completed in a workman like matter.			
15.7 (a)	* → Shall replace all stained ceiling tiles in the dining room.	3/27/25		
	End of Report.			