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 15
Control No. 0113-0011
No. of Stories 1 Units 9
Lic. Capacity 20 No. of Res. 17
Class RHCF
DATE: 7/9/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Residential mgmt Services LLC	11 N. Washington St
	Hammonton, 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 Tina Hutchinson
Printed Name of Person Served
7/9/24 2:11p.
Date Time Served

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

Bureau Representative

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0113-0011

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

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to own and operate 10/31/24.			
	Fire Certificate expires 1/31/25.			
4.5(a)	RHCF shall develop written job descriptions and shall ensure that personnel are assigned duties based upon their education, training and competencies and in accordance with their job descriptions.	9/9/24	Yes 9/16/24	
Note:	Each employee's file shall contain a job description to verify their job duties.			
4.5(c)	RHCF shall provide copies of staff "clock in and out" to verify staffing schedules match actual hours worked by staff.	9/9/24	Yes 9/16/24	
4.5(d)	Staff shall receive orientation and annual training regarding, at a minimum, emergency plans and	9/9/24	Yes 9/16/24	

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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
	procedures and the infection Prevention and control program.			
Note:	Documentation of trainings including staff's signatures shall be maintained on site			
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.	9/9/24	Yes 9/16/24	
Note:	All staff must complete a training for medication observation by the health maintenance and monitoring 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 and/or personal care on the	9/9/24	Yes 9/16/24	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	rights and responsibilities of staff under the NJ Advance Directives for Health Care Act (NJSA 26:2H-53) et seq., and internal facility policies and procedures which implement this law.			
4.11(a)	The RHCF shall maintain an annual chronological listing of residents admitted and discharged, including the destination of residents discharged.	9/9/24	Yes 9/16/24	
Note:	Logs must be correct and current. It was not available for review.			
4.11(b)	RHCF shall maintain an accurate and update census of residents residing in the facility.	9/9/24	Yes 9/16/24	
Note:	Census was not current.			
8.3(a)3	RHCF shall post current menus in a conspicuous place in the resident's area. Any changes or substitutions shall be kept on file in the facility for at least 30 days.	9/9/24	Yes 9/16/24	

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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
8.3(a)2	RtCF shall have written and dated menus for all meals and snacks, planned at least 7 days in advance for all diets. The same menu shall not be used more than once in any continuous 7 day period. The facility shall offer substitute food and drink of equivalent nutritional value, if requested by a resident at least 24 hours in advance.	9/9/24	Yes 9/16/24	
8.3(a)10	RtCF shall ensure all refrigerators and freezers contain thermometers to ensure the proper temperature for food safety.	9/9/24	Yes 9/16/24	
Note:	Freezer in basement and refrigerator in resident Room # 9 must be provided.			
8.3(a)13	RtCF shall maintain a 3 day supply of non-perishable food on the premesis.	9/9/24	Yes 9/16/24	
Note:	3 day supply for breakfast, lunch, dinner for the current number of residents must be maintained on site at all times.			

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

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
8.2(c)2	RHCF shall ensure each resident receives a meal consisting of a sufficient amount to meet the nutrients and calories in accordance with current recomended dietary allowance of the Food and Nutritional Board of the National Academy of Sciences, National Research Council and adjusted for age, sex, weight, Physical activity, therapatic needs of the resident if therapatic diets are provided and chapter Appendix B, A daily food guide, incorporated herewith by reference.	Immediate	Yes 9/16/24	
Note:	Residents were sewed one PB+J sandwich with no accumpanying sides for lunch. Adequate nutritional meals must be provided to all residents.			
12.3(a)	RHCF shall conduct at least one fire drill each month, of which one annually shall take place during every waking shift. The facility shall maintain	9/9/24	Yes 9/16/24	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	documentation of all drills, including the date, hour (am or pm), description of drill, participating staff and signature of staff in charge.			
Note:	Only 1 drill was completed in 2024.			
4.5(b)	RHCF shall obtain a current license and contract with the nurse.	9/9/24	Yes 9/16/24	
4.7	RHCF shall obtain a current contract with a transportation agency.	9/9/24	Yes 9/16/24	
12.2(a)	RHCF shall obtain a contract with another RHCF or facility that is able to provide a higher level of care in the event of an emergency evacuation. The updated policy and procedure shall be filed with DCA and copies of the emergency plans shall also be forwarded to both municipal and county emergency management officials for their review.	9/9/24	Yes 9/16/24	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5.2(a)4	Staff shall be trained in the facility's rules and rights by the administrator.	9/9/24	Yes 9/16/24	
10.1(a)2	The facility shall maintain a daily record of the type and amount of medication taken by the resident and the time at which such medication was taken by the resident.	9/9/24	No 9/16/24	
Note:	Medication logs had missing signatures, and must be completed at the times medications were observed being taken.			
4.5(e)	RHCF shall provide additional staff with training and ability to provide basic care and resident supervision.	9/9/24	No 9/16/24	
Note:	Due to the declining conditions of the facility's upkeep in housekeeping and paperwork, additional staffing must be hired.			

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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.	9/9/24	No 9/16/24	
9.2(i)	RHCF licensee shall ensure all residents have completed annual physicals by a physician, Advance practice nurse or physician assistant.	9/9/24	No 9/16/24	
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.	9/9/24	No 9/16/24	

Stay Visible

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	The interview 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.			
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's signature and date of completion.	9/9/24	NO 9/16/24	
6.2(a)1	RTCF shall complete occupancy or lease agreements annually or if there are any changes in rates with 30 day notice. Agreements shall outline services offered	9/9/24	yes 9/16/24	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	by the RHCF in addition to fee rates.			
9.2(d)	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.	9/9/24	~~N~~/es 9/16/24	
9.2(e)	The nursing assessment required by 9.2(d) above shall be documented on the Minimum Data Set for resident assessment and care screening (MDS 2.0, 3.0 or the latest version required by the Center for Medicare and Medicaid Services.) Copies of MDS may be obtained by contacting the Dept of Health	9/9/24	Yes 9/16/24	
9.2(f)	Nursing monitoring notes shall be completed and written on	9/9/24	No 9/16/24	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	an ongoing basis and shall reflect the resident's current health status.			
6.3(b)	RHCF shall maintain record of PNA logs. Every administrator to whom a resident's personal funds are trusted shall maintain written records, such as a ledger, including the date each payment was received, the amount of payment, date of each payment or disbursement, the amount of disbursement, the reason for each disbursement and signature of resident.	9/9/24	Yes 9/16/24	
10.2(b)	The consultant pharmacist shall be present in the facility at least quarterly and shall provide written reports to the health maintenance and monitoring nurse and administrator.	9/9/24	Yes 9/16/24	
Note:	Upon evaluation, the reports were not available for review.			

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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 residents' rooms, bathrooms and common areas used by residents to ensure a sanitary and homelike environment.	9/9/24	No 9/16/24	
Note:	Bathrooms are to be free from mold.	9/9/24		
15.3(a)	Toilet tissue, soap, paper towels or hand dryers and waste receptacles shall be provided in all bathrooms at all times.		Yes 9/16/24	
Note:	Includes Resident rooms with bathrooms.			
3A.2f	RtCF shall ensure every mattress and boxspring are encased in seperate, teasproof bed bug covers that are free from rips punctures or tears.	9/9/24	Yes 9/16/24	
7.3(a)	RtCF licensee shall ensure each resident is supplied with the following items that are clean, comfortable and in good repair:	9/9/24	Yes 9/16/24	
	• Sii - Dresser or chest for			

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[ ] NJAC 5:27
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Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Personal items. (Rms # 1, 2, 4, 5, 9)			
	• 5 iii - a night table (Rms # 1, 4, 9)	9/9/24	Yes 9/16/24	
	• 4 - a reading or bedside lamp (Rms # 1, 3, 4, 5, 6, 7, 9)	9/9/24	Yes 9/16/24	
15.7(a)	RHCF shall provide verification that the leaking roof has been repaired or replaced.	9/9/24	Yes 9/16/24	
Note:	During the evaluation, the ceiling of several sleeping quarters and bathrooms were observed to have water damage. Residents verified that they had observed water leaking into their bedrooms during rain.			
14.2(a)9	RHCF shall replace the door leading from the bathroom of Room # 1 (which is occupied by men) to	Immediate	Yes 9/16/24	

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

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	the sleeping quarters of bedroom #3 (which is occupied by women) to ensure the privacy of the residents occupying both spaces.			
	End of Report			
	Tracy Yusik, BCE			
	Report reviewed with:			
	Lisa Hutchinson			

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HOUSE STANDARDS
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PAGE 1 OF 5
Control No. 0113-0011
No. of Stories 1 Units 9 RMS
Lic. Capacity 20 No. of Res. _____
Class RHCF
DATE: 3/5/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Residential Mgmt Services	117 Washington Hammonton
Owner's Phone Number	Property Phone Number
Administrator	

TYPE OF EVALUATION

SOCIAL	☐	ADDENDUM	☐
PHYSICAL	☒	CYCLICAL	☒

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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.

X Angelina Lilly
Received By
Angelina Lilly
Printed Name of Person Served
3/5/24
Date Time Served

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

Bernice Pinto
Bureau Representative

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

11 N Washington

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
2.4	Owners Lic - shall provide proof	5-06-24	Done	
2.4	Oper Lic - shall provide proof	5-06-24	NO	
	Fire Cert - 1-31-25 good			
	Entrance Hallways	5-6-24		
15.3(a)4	- shall replace broken window blinds		Done	
15.3(a)4	- shall replace base molding - where loose glued. shall be done in a workmanlike manner		Done	
	- Kitchen			
15.3(a)8	- Pantry - shall keep all Storage off the floor (potato)	5-6-24	YES	
8.3(a)13	- shall provide (3) day supply of non-perishables		NO	
	Dining Rm - No circulation			
	Living Rm - No circulation			
10:3(a)2	Medications shall be locked when not in use	5-6-24	NO	

5-17-24 Bonnie Ante

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

11 N Washington

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Basement			
3.1(b)	- shall provide a permit for hot water heater	5-6-24	NO	
	Staff Rm			
3A2(e)	- shall provide entry upon reinspection - owner shall retain master key	5-6-24	NO	
	Living Rm -			
15.1	- shall mop floor	5-6-24	Done	
	Rm 9			
15.1	- shall provide a room number	5-6-24	Done	
15.1	- shall provide a door knob			
15.1	- shall turn door upside right (currently upside down			
15.3a(4)	- shall repair & paint wall and ceiling behind door (water damage)		NO	
	- shall replace broken window which does not open		NO	
	Common Hall - by Rm 8			
15.3(a)4	- shall repair & paint hole in wall - (bottom)	5-6-24	Done	

5-17-24 Bernice Platt

0113-0011

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

11 N Washington

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm8			
7.3(a)8	- shall provide blinds	5-6-24	Done	
15.3(a)4	- shall repair/replace window so window can open (missing turn crank)	Currently Staff Room	NO	
15.3(a)4	- shall provide subflooring at entrance		Done	
	Common Bath - by Rm8			
15.1(a)	- shall wash floor	5-6-24	Done	
	Rm3 - No violation			
7.3(a)8	Rm7 - shall provide window covering	5-6-24	Done	
	Common Bath - by linen Cost			
15.1(a)	- shall wash floor x behind toilet x	5-6-24	Done	
	Rm6 - Vacant			
7.3(a)	- Room shall be furnished cleaned in good repair	5-6-24	Done	
15.3(a)4	- shall provide new sub flooring at bath entrance		NO	

5-17-24 Bernice Arts

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

11 N Washington

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm2-			
15.1(a)	- Shall clean bathroom	5-6-24	Done	
	Rm5			
	Bathroom	5-6-24		
15.3(a)4	Shall paint heater cover and window sill	↓	NO	
15.1(a)	- Shall put curtains back up. Currently lying on bed	↓	NO	
	Rm4- No violation			
	Rm1			
15.3(a)4	- Shall replace broken window blinds	5-6-24		
	Bathroom-	↓		
15.1(a)	- Shall clean floor	↓	NO	
15.3(a)4	- Shall paint heater cover (under window)	↓	NO	
	Common Hall-			
15.1(a)	- Shall wash floor	5-6-24	Done	
	Exterior-			
15.3(a)4	- Shall replace missing railing caps	5-6-24	Done	
15.7(a)	- Shall remove rubbish - back side yard	↓	Done	

5-17-24 Bernice Parte

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