POSTED

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

PAGE 1 OF 11
Control No. 0410-1002
No. of Stories 1 Units 18
Lic. Capacity 54 No. of Res. 51
Class RHCF
DATE: 12/27/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
214 Mallory Avenue Partners	632 Edwards Ave Chesilhurst
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: Daryl Bryant
Printed Name of Person Served

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

12-27-24 3:15 PM
Date Time Served

Bureau Representative

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

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NJAC 5:27A

0410-1002

11

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to own and operate expires 8/31/25.			
	Fire Certificate expires 7/19/25			
13.1(d)1	RHCF shall maintain a current and accurate census on site at all times.	2/27/25	Yes 3/24/25	
9.2(i)	Each resident shall have an annual physical examination by a physican, Advance Practice Nurse or Physician Assistant, which shall be documented in the resident's record. The physician, APN or PA shall certify annually that the resident does not have needs which exceed the care of the RHCF.	2/27/25	Yes 3/24/25	
Note:	Physical documentation must include the date the physicals were completed and stamp or signature of the			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	physician, APN or PA completing the exam			
9.2(m)	Upon completion of the annual physical, or more often, as determined by the physician, APN or PA, a physician, APN or PA shall certify that the resident does not have medical or personal care needs which exceed the level of services provided by the RHCF, is free from communicable diseases (that is, does not have a reportable disease which is not controlled through prophylaxis or medication) and does not require skilled nursing care.	2/27/25	Yes 3/24/25	
Note:	Residents, CB, LM & JD, medical certifications expired			
4.16(c)	Advance Directives must be completed for each resident and clearly indicate if the resident refuses or agrees to the	2/27/25	Yes 3/24/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	completion of an Advance Directive. Documentation shall include the resident or guardian's signature, and the date of completion			
Note:	The following residents were missing documentation for Advance Directives, or did not indicate if they agreed to or refused for the completion of an Advance Directive: MM, ED, JD, RS, RS, DT, EW + BW.			
9.2(d)	RHCF shall complete an MDS upon intake and annually. MDS shall be completed by the RN.	2/27/25	Yes 3/24/25	
Note:	Resident's, JF, JB, JA, MDS were not available for review or had not been completed.			
4.12(a)	The administrator or administrator's designee shall conduct an interview with the resident and if available, the resident's family, guardian	2/27/25	Yes 3/24/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	or interested agency, prior to or at the time of the resident's admission. The interview shall include at least orientation to the facility's policies, fee schedule, services provided, resident's rights and criteria for admission and discharge.			
Note:	Documentation of the following was missing: 1) Intake Packet: ED 2) Resident's Rights signed by the resident: CB, JC, DF, DG, MM, LM, LS, DB, TS + RH. 3. Signed Facility Rules: DF & MM.			
6.2(a)3ii:	RHCF shall not access additional charges, expenses or other financial liabilities in excess of the daily, weekly or monthly rate included in the admission agreement except upon 30 days ~~prior~~ prior written notice to the	2/27/25	Yes 3/24/25	

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0410 1002

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	resident and/or his/her/their family of charges, expenses or other financial liabilities that are in addition to the agreed daily, weekly or monthly rate. The resident's prior written approval for additional charges shall not be required in the event of a health emergency that requires the resident to receive immediate special services or supplies.			
Note:	The following resident's lease agreements differed from the amounts being billed to the residents. Residents shall be reimbursed the difference between the amounts agreed and signed to on the lease agreements and the amounts billed by the RHCF." Residents shall be made whole." Rents may be increased with proper 30 day notice. The following			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Resident's lease agreements differed from rates billed:			
	• JB - (lease: $998.05/mo; billed: $1018.05/mo)			
	• RS - (lease: $998.05/mo; billed: $1018.05)			
	• JW - (lease: $998.05/mo; billed: $1018.05)			
	• LS - (lease: $998.05/mo; billed $1139/mo)			
	• JB - (lease: $975/mo; billed: $998.05/mo)			
6.3(b)	Every Administrator to whom a resident's personal funds are entrusted shall maintain written records such as ledgers including the date of payment, date of each disbursement, the reason for disbursement and to whom the disbursement was made.	2/27/25	Yes 3/24/25	
Note:	If the RHCF is payee or responsible for the disbursement of funds, a PNA ledger is required. RHCF			

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0410-1002

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	shall maintain records verifying all payee proof of income, so as to verify any discrepancies in PNA paid to residents.			
4.6(a)1	RHCF shall update the organizational chart delineating the lines of authority, responsibility, and accountability for the administration and resident care services of the facility.	2/27/25	Yes 3/24/25	
6.1(a)2	RHCF shall ensure a minimum of 1 hour of resident supervision for each resident of the facility during a 24 hour period is provided.	2/27/25	No 3/24/25	
Note:	Currently, the census reflects 51 residents. On Saturday and Sunday, the staff schedule reflects 40 hours of staffing in a 24 hour period.			

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0410-1002

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
9.1(e)	RHCF shall provide a minimum of 120 hours of nursing care from a registered professional nurse per resident per week.	2/27/25	Yes 3/24/25	
Note:	RHCF has a current census of 51 residents, and the nurse's schedule does not reflect the hours required to meet this census. Nurse must accurately record all hours worked during the week to ensure all residents are receiving the minimum nursing supervision.			
10.3(g)	Discontinued or expired medications shall be destroyed within 30 days, or where possible, returned to the pharmacy. All medication destruction in the facility shall be witnessed by 2 persons, each of whom shall be either the Administrator, the licensed nurse or the Consultant Pharmacist.	2/27/25	Yes 3/24/25	

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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 storage area for medications shall be kept locked when not in use.	2/27/25	No 3/24/25	
Note:	Medication Room was left unattended with the medication cabinet unlocked and the office door left open during the evaluation. The room could be accessed by unauthorized staff, visitors and residents.			
8.3(a)5	Menus are to be posted in resident's area, or provide a copy of the menu to each resident. Any changes or substitutions to menus shall be posted or provided in writing to each resident. Menus with changes or substitutions shall be kept on file in the facility for 30 days.	2/27/25	Yes 3/24/25	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.11 (a)	The facility shall maintain an annual chronological listing of residents admitted and discharged, including the destination of residents who were discharged.	2/27/25	Yes 3/24/25	

End of Report

Report Reviewed with:

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STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
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PAGE 1 OF 12
Control No. 0410-1002
No. of Stories 1 Units
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NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

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	Chesilhurst, NJ
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Sheila Kemp
Received By

Printed Name of Person Served

8-23-24
Date Time Served

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

8/19/24
Bureau Representative

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0410100021 1632, Edward AVE, Ches, Hurst NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner license -	10/24/24	Yes	
2.4(e)	↳ shall provide & post			
	Operator license			
2.4(e)	↳ shall provide and post	10/24/24	Yes	
	Fire certificate exp 7/26/24	10/24/24	Yes	
2.4(e)	↳ shall provide and post			
	Life Hazard exp 12/3/24			
	Residence Rights			
2.4(e)	↳ Posted			
	House Rules			
2.4(e)	↳ Posted			
	Rates / Services.		No	
2.4(e)	↳ Shall provide & post.	10/24/24		
	Exterior -			
15.7(a)	↳ Shall clean all debris,	10/24/24	Yes	
	trash, food items, overgrown			
	grass (cut, mow) from all			
	out doors.			
15.7(a)	→ Shall repair damaged	10/24/24	Yes	1/17/25
	bench			
	Common Halls.			
15.7(a)	↳ Shall repair all drop	10/24/24	Yes	
	ceilings in all halls (many			
	are broken or water damaged)			
	must replace and find source			
	of leak & repair.			

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0410-1002 632 Edward Ave, Chesilhurst, NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	in a workmanlike matter	10/24/24		
15.7(a)	→ Shall repair loose, bulging wall panels throughout halls		Yes	
15.7(a)	→ Shall repair all damaged base board trim throughout halls.		Yes	
	Laundry Room			
15.7(a)	→ Shall Repair all damaged floor tiles.		No	
15.7(a)	Owner shall ensure that all windows have screens from May 1st to Oct 1st		Yes	
	Rm #1 D (2 Beds)			
15.7(a)	→ Shall repair damaged walls, then spackle, sand & repaint.		Yes 11/12/24	
7.3(a)5 ii	→ Shall repair/replace damaged dresser.		Yes	
15.7(a)	→ Shall repair damaged ceiling tiles		Yes	
	Room C (3 beds)			
15.7(b)	→ Shall clean, sweep floor mop, wipe walls and declutter room (excessive items must be removed)		No	

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

D410-1002 · 632 Edward Ave, Cheshurst, NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.7(a)	→ Shall repair damaged ceiling tiles	10/24/24	No	
15.1 (b)	→ Shall store off floor & mounted on beds all personal items.		No	
	Room E (2 beds)			
15.7(a)	→ Shall repair wall over the door.		Yes	
15.1(b)	→ Shall clean room; sweep, mop, remove all trash and debris. Store all personal items away & off the floor.		Yes	
	Room B (3 beds)			
15.7(a)	→ Shall repair all damaged floor tiles in entry way		No	
15.7(a)	→ Shall repair all damaged walls (then spackle, sand and repaint)		Yes	
15.7(a)	→ Shall seal open window around air conditioner; flies are in room and the leaking A/C has damaged the wall & floors must repair.		Yes	

11/7/25

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0410-1002 632 Edward Ave, Chesilhurst, NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.7(a)	→ Shall repair all damaged floor tiles throughout the room & repair all damaged ceiling tiles.	10/24/24	Yes.	
	Room A (2 Beds)			
15.7(a)	→ Shall repair all damaged ceiling tiles	10/24/24	Yes	
3.A.7(c)	→ Shall repair/replace ceiling light fixture	10/24/24	Yes	
15.1(b)	→ Shall store all personal items off floors & beds in front of window.	10/24/24	Yes	
	Common Bath #2			
15.6(f)	→ Shall repair loose faucet in shower.	10/24/24	Yes	
	Ladies Room			
3.A.3(a)	→ No Access; shall repair and provide access upon reinspection	10/24/24	Yes peeling paint hole in ceiling cracked back of toi	
	Room #103 (2 Beds)			
15.7(a)	→ Shall repair/replace dim ceiling light fixture.	10/24/24	No	
3A.7(b)	→ Shall repair dim light	10/24/24	Yes	
15.7(a)	→ Shall repair ceiling tiles	10/24/24	No	

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0410-1002 632 Edward Ave Chesilhurst, NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.7(a)	→ Shall repair damaged interior door	10/24/24	No	
	→ Shall remove temporary wiring		Yes	
7.3(a)5	→ Shall repair/replace damaged wardrobe closet Rm 104 (3 beds)		Yes	
15.7(a)	→ Shall properly mount vent to wall.		Yes	
3.A.7(c)	→ Shall repair ceiling light fixture		Yes	
15.1(b)	→ Shall eliminate excessive clutter (personal items in corners) Shall properly store items off floor.		Yes	
15.7(a)	→ Shall properly secure air conditioner unit in window and remove plastic from open space in window (must provide proper closure around A/C window units) → Shall repair the rusty Room 101 (4 beds)		Yes 1/17/25	
7.3(a)5	→ Shall repair damaged broken storage wardrobe closet		Yes.	
15.1(a)	→ Shall remove space heater.		Yes	

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0110-1002 632 Edward Ave, Chesilhurst, NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.1(a)	→ Shall clean walls, floors wipe and mop sweep and remove all trash & debris. then repaint entire room	10/24/24	Yes	
15.1(a)	→ Shall replace all damaged ceiling tiles	10/24/24	Yes	
15.7(a)	→ Shall repair/replace rusty vent cover.	10/24/24	Yes	
	→ Shall repair/replace broken lamp on wall. Room #102 (4 Beds)	10/24/24	Yes	
3.A.7(a)	→ Shall repair/replace broken wall lamps.	10/24/24	No	
	→ Shall repair all damaged floor tiles Room 106 (2 beds)	10/24/24	No	
15.1(a)	→ Shall eliminate odor	10/24/24	Yes	
	→ Shall maintain lamp cover.	10/24/24	Yes	
15.1(b)	→ Shall store all personal items off floors & behind door. Room #111 (4 Beds)	10/24/24	Yes	
15.1(a)	→ Shall remove multi-adapter	10/24/24	Yes	
19.1(a)	→ Shall maintain carbon dilector.	10/24/24	Yes	

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0410 1002 632 Edwards Ave, Cheilsworth, NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.7(a)	→ Shall repair all damaged ceiling tiles	10/24/24	Yes	
15.1(a)	→ Shall clean room & store all personal items off floor & store the away.	10/24/24	Yes	
15.7(a)	→ Shall mount vent onto wall. Room 112 (4 Bed)	10/24/24	No	
15.1(a)	→ Shall provide identification for room door.	10/24/24	No	
15.1(b)	→ Shall clean room, remove all trash & debris, sweep, mop: wipe walls.	10/24/24	Yes	
15.7(a)	→ Shall repair all damaged ceiling tiles	10/24/24	No	
7.3(a)6	→ Shall provide clean bed linens & window blinds	10/24/24	No	
15.1(a)	→ Shall store all personal items off floor. Room 113 (2 beds)	10/24/24	Yes	
15.1(a)	→ Shall remove temporary wiring.	10/24/24	Yes	
15.1(a) 15.1(b)	→ Shall properly store all personal items off floor & out of corners.	10/24/24	No	
15.1(b)	→ Shall remove all trash & debris	10/24/24	Yes	
15.7(a)	→ Shall repair all damaged cracks in wall & base board trim (by window)	10/24/24	Yes	

11/17/25

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0410-1002 632 Edwards Ave

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 114 (4 beds)			
15.1(a)	→ Shall eliminate odor	10/24/24	Yes.	
	and evidence/presence of			
	flies			
15.7(a)	→ Shall repair/replace	10/24/24	Yes	
	door knob			
7.3(a)6	→ Shall provide clean	10/24/24	Yes.	
	linen for beds.			
	Rm 115 (2 Beds)			
15.7(a)	→ Shall repair damaged	10/24/24	No	
	walls & base board trim			
15.1(a)	→ Shall store all personal	10/24/24	Yes	
	items off floor.			
15.1(b)	→ Shall clean room	10/24/24	Yes	
	and remove all trash			
	and debris.			
	Room 116 (2 beds - 1 person)			
9.1(d)3	→ Shall refer for higher	10/24/24	No	
	level of care.			
15.1(b)	→ Shall clean room to	10/24/24	Yes	
	eliminate odor.			
15.1(b)	→ Shall remove all	10/24/24	Yes	
	trash & debris to elim	ate		
	flies			
15.1(b)	→ Shall clean bed, walls	10/24.	Yes	
	floor; sweep mop			

11/12/25 JH

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0410-1002 632 Edwards Ave Chesthurst NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room #120 (4 beds)			
15.3(a) 1.	- must clean & store all items	10/24/24	Yes	
15.3(a) 10	off floor.			
15.3(a) 4	- Shall repair all damaged lamps on wall & provide covers	10/24/24	Yes	
15.3(a) 4	- Shall repair window around air conditioner (remove plastic)	10/24/24	Yes	
15.3(a) 7	- Shall repair dim ceiling light fixture	10/24/24	Yes	
	Rm #121 (4 Beds)			
7.3(a) 6iii	→ Shall provide bed liners for	10/24/24	Yes	
7.3(a) 6i	all beds			
15.3(a) 1	→ Shall store all personal items off floor.	10/24/24	Yes	
	Common Halls.			
15.1(a)	→ Shall repair all damaged	10/24/24	Yes	
15.7(a)	panel wall boards & pade-			
	Board trim in halls.			
15.7(a)	→ Shall repair all damaged	10/24/24	No	
	floor tiles & ceiling tiles			
	DAY Room / Recreation			
15.1(a)	→ Shall clean sweep, remove	10/24/24	No	
	trash & debris and mop floors			
	& clean tables.			
15.7(a)	→ Shall repair/replace	10/24/24	Yes	
	all damaged ceiling tiles.			

11/17/25

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0410-1002 632 Edwards Ave, Chesilhurst NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
7.3(a)8	→ Shall maintain window screens.	10/24/24	Yes	
15.1(a)	→ Shall repair baseboard trim	10/24/24	No	
15.1(a)	→ Shall remove multi adapter. Kitchen	10/24/24	Yes	
15.1(a)	→ Shall repair all damaged wall tiles (1 by Freezer)	10/24/24	Yes	
8.3(a)10	→ Shall maintain thermometer in all refrigerators & freezers.	10/24/24	Yes	
15.1(b)	→ Shall eliminate all flies	10/24/24	Yes	
	Bathrooms 6 total.			
15.1(a)	→ Shall clean & maintain all rest rooms for tenants.	10/24/24	No	
15.7 6(f)	→ Shall repair faucets in shower, loose.	10/24/24	No	
15.1(a)	→ Shall provide soap, toilet paper & hand towels in all bathrooms. No Access/Locked Bathrooms	10/24/24	No	
3.A.3(a)	→ Shall provide access to all restrooms, bathrooms and showers upon reinspection	10/24/24	Yes	
3A.3(b)1	Owner shall ensure that there are 1 toilet (working) for every 8 occupants	10/24/24	2 out of 4 working	

11/7/25

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0410002 632 Edwards Ave, Chesilhurst NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.7(a)	Owner shall ensure that all work is completed in a workmanlike matter.	10/24/24	No	

1/17/25

End of report. Daryl Bray 1/17/25