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 25.
Control No. 0435-1001
No. of Stories 1-2 Units
Lic. Capacity 190 No. of Res. 142
Class RHCF
DATE: 2/20/25

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Onyx Behavioral Healthcare LLC.	480 Jackson Rd Atco, 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 Robert Kinney

Received By Lynda McCollum
Printed Name of Person Served
03/10/2025
Date Time Served

By Bernard A. Raywood, Chief
Bureau of Rooming and Boarding House Standards
3/10/25.
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
2.4(c)	Owner license #1			
2.4(f)	↳ Shall provide & post	5/11/25		
2.4(c)	Owner license #2			
2.4(f)	↳ Shall provide/post	5/11/25		
2.4(c)	Operator			
2.4(f)	↳ Shall provide/post.			
	Fire Certificate exp 9/30/25.	5/11/25		
2.4(f)	↳ Shall provide & post		Yes	
	Life Hazard	5/11/25		
2.4(f)	↳ Shall provide & post			
5:10-1.11	House Rules	5/11/25		
2.4(f)	↳ Shall provide & post			
	Residence Rights → 14.1(a)	5/11/25		
2.4(f)	↳ Shall provide & post			
2.4(f)	Rates/Service	5/11/25		
	↳ Shall provide & post			
	→ Owner shall provide current			
2.4(e)	passed or working normal	5/11/25		
	inspection of hard wired.			
	smoke detectors system.			
5.7(a)	→ Owner shall provide permit	5/11/25		
	for cooling/heating units.			
2.4(f)	Currently being installed			
	in several building. Must			
	provide proof to this bureau.			
	for installation.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.7(a)	- Owner shall have a master key for all buildings and rooms. (main building owner has no keys) Kitchen.	4/25/25		
15.7(a)	→ Shall repair entry door, frame does not allow door to open properly, must repair replace.	4/25/25		
15.7(a)	→ Shall repair all burners on stove top (not operable)	4/25/25		
15.7(a) 15.1(a)	→ Shall repair/replace deep freezer (rear entry door, interior top of freezer damaged)	4/25/25		
15.7(a)	→ Shall repair cracked window (replace)	4/25/25		
3A.7(b)	→ Shall repair all ceiling light fixture and install globe covers; currently not operable.	4/25/25		
15.6(e)	→ Shall repair sink j-trap (currently leaking into a bucket)	4/25/25		
15.6(e)	→ Shall replace faucet leaks.	4/25/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.1(a)	– Shall clean ceiling walls and floors to remove grease, cob webs, dirt grime. Bathroom	5/11/25		
15.1(a)	→ Shall clean walls, ceiling floors, sink, toilet.	5/11/25		
15.3(a)13	→ Shall provide soap and hand towels. Building A Rm #1 (1 Bed)	5/11/25		
15.1(a)	→ Shall remove all personal items from floor and store them away.	5/11/25		
15.1(a)	→ Shall clean room ceiling, walls, floor.	5/11/25		
15.1(a)	→ Shall secure heater cover. Rm #2 (1 Bed)	5/11/25		
	→ No current violations			
continue on 9	Rm #3 (2 beds)			
17.3(a)6	→ Shall provide bed bug cover for both beds (all mattresses)	5/11/25		
15.7(a)	→ Shall repair/replace radiator/heater cover.	5/11/25		
15.7(a)	→ Shall replace ceiling tiles (damaged)	5/11/25		
15.7(a)	– Shall repair damaged floor tiles	4/25/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm #4 (1 Bed) (continue pg #8)			
15.7(a)	→ Shall repair all cracks in walls (spackle, sand, repaint)	S/11/25		
15.7(a)	→ Shall replace faceplate for outlet.	S/11/25		
15.1(a)	- Shall remove non-operable refrigerator.	S/11/25.		
	Rm #5 (1 Bed)			
15.7(a)	→ Shall maintain smoke detectors (non-operable	S/11/25		
	Rm #6 (vacant)			
15.7(a)	→ Shall replace outlet cover.	S/11/25		
15.7(a)	→ Shall install globe cover for ceiling light fixture.	S/11/25		
15.7(a)	→ Shall replace heater cover.	S/11/25		
	Rm #7 (2 Beds)			
15.1(a)	→ Shall remove garbage bag off window.	S/11/25		
15.1(a)	→ Shall store all items off floor away	S/11/25.		
15.1(a)	→ Shall remove items blocking emergency exit door and store away.	S/11/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm #8 (2 Beds)			
	No current violations.			
	Rm #9 (1 Bed)			
15.1(a)	→ Shall eliminate odor (urine)	5/11/25		
15.7(a)	→ Shall cease from smoking in sleeping room.	5/11/25		
15.1(a)	→ Shall clean ceiling, walls, floors.	5/11/25		
	Rm #10 (1 Bed)			
15.7(a)	→ Shall repair damaged floor tiles.	5/11/25		
15.7(a)	→ Shall repair/install heater cover.	5/11/25		
15.1(a)	→ Shall clean room; ceiling, walls, floor.	5/11/25		
	Rm # 11 (2 Beds)			
15.7(a)	→ Shall repair all broken damaged floor tiles	5/11/25		
15.7(a) 3A.7(b)	→ Shall repair/replace damaged ceiling light fixture. (Not operable)	5/11/25		
7.3(a)5	→ Shall provide side table.	5/11/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm #12 (vacant)			
15.7(a)	→ Shall repair both windows (broken)	5/11/25		
	Rm #13 (vacant)			
	No current violations			
	Common Bath (left)			
15.7(a)	→ Shall remove tape from sprinkler	5/11/25		
15.1(a)	→ Shall clean ceiling walls, floors, toilet, sink shower/tub	5/11/25		
	Common Bath (by Rm #13)			
15.7(a)	→ Shall eliminate exposed rusted pipes for heater, must install heat in Hall	5/11/25		
15.7(a)	→ Shall install ceiling light cover. Dining Rm	5/11/25		
15.7(a)	→ Shall secure heater cover by window.	5/11/25		
15.7(a)	→ Shall install cover for light fixture.	5/11/25		
15.7(a)	→ Shall repair closet in meal prep area.	5/11/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm #4 (continued)			
15.7(a)	→ Shall maintain smoke detector, not operable Building B.	5/11/25.		
	Dining Room			
3A5(a)	→ Shall provide seating for all residence at 1 sitting	5/11/25		
	Common Bath			
15.3(13)	→ Shall install soap dispenser, hand towels & toilet paper.	5/11/25		
15.1(a)	→ Shall clean ceiling, walls, floors, toilet, sink, shower/tub.	5/11/25.		
	Rm #10 (2 Beds)			
15.1(a)	→ Shall remove items from behind door and all personal items off floor & properly stored away to create a clear egress	5/11/25		
15.7(a)	→ Shall install heater cover.	5/11/25		
	Rm #11 (employee/staff Rm)/Bath			
15.7(a)	→ Shall remove latche lock off door	5/11/25.		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.7(a)	→ Shall maintain smoke detector (not operable) Rm # 12 (Doctor office)	5/11/25		
	Rm # 13 (1 Bed)			
15.1 (a)	→ Shall remove items from behind door (to allow door to open) and store items off floor.	5/11/25		
15.7(a)	→ Shall repair interior holes in closet walls.	5/11/25		
	Rm # 14 (2 Beds)			
15.1(a)	→ Shall clean room & store all personal items off floors.	5/11/25		
	Rm # 15 (			
15.1(a)	→ Shall clean room & store all items off floor.	5/11/25		
	Rm # 16 (1 Bed)			
15.7(a)	→ Shall remove all peeling paint from ceiling, walls	5/11/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	spackle sand & repaint sleeping room	9/17/25		
	Rm #17 (1 Bed)			
15.7(a)	→ Shall cease from smoking	9/29/25		
15.7(a)	→ Shall finish painting walls.	9/29/25		
	Rm #18 (2 beds)			
15.7(a)	→ Shall maintain smoke detector.	9/15/25		
	Rm #19 (2 Beds)			
15.1(a)	→ Shall clean walls, ceiling, floors	9/15/25		
15.1(a)	→ Shall store personal items off floor.	9/25/25		
7.3(a)4	→ Shall repair / replace lamp (not operable)	9/15/25		
	Rm #20 (2 Beds)			
15.7(a)	→ Shall install heater cover (by window)	9/26/25		
	Rm #21 (2 Bed) shared bathroom			
15.7(a)	→ Shall repair hole in ceiling	9/25/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.1(a)	→ Shall clean ceiling, walls, floors.	5/11/25		
15.1(a)	→ Shall store all personal items off floor & properly stored away	5/11/25		
3A 2(f)	→ Shall install bed bug covers for all beds	5/11/25		
15.7(a)	→ Shall secure cable cords to wall. (currently blocking entry/exit) ½ bath	5/11/25		
15.1(a)	→ Shall clean walls ceiling, sink, toilet Rm #22 (2 beds)	5/11/25		
15.1(a)	→ Shall replace all broken window blinds.	5/11/25		
15.1(a)	→ Shall remove all temporary wiring	5/11/25		
15.1(a)	→ Shall install cover for light fixture.	5/11/25		
15.7(a)	→ Shall install radiator cover. Rm # 23 (2 beds)	5/11/25		
7.3(a)5	→ Shall provide side tables for each bed.	5/11/25		
15.7(a)	→ Shall repair damaged walls. (spackle, sand, repaint)			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.1(a)	→ Shall repair/replace access panel by bathroom door window) Rm #24 (2 Beds)	5/11/25		
7.3(a)1iii	→ Shall replace mattress next to window (too thin)	5/11/25		
15.7(a)	→ Shall replace damaged closet door (broken)	5/11/25		
15.7(a)	→ Shall repair bottom of wall behind bed next to door.	5/11/25		
15.7(a)	→ Shall replace globe cover for all wall fixtures Rm #25 (2 Beds)	5/11/25		
15.7(a)	→ Shall install heater cover.			
15.7(a)	→ Shall replace baseboard.	5/11/25		
15.7(a)	→ Shall repair all damaged floor tiles.	5/11/25		
15.7(a)	→ Shall clean fans Rm #26 (2 beds)	5/11/25		
7.3(a)5ii	→ Shall provide dresser for each bed (durable)	5/11/25		
15.7(a)	→ Shall repair hole behind door in wall.	5/11/25		
7.3(a)5iii	→ Shall provide side tables for each bed.	5/11/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm#27 (2 Beds)			
7.3 (a) 5:ii	→ Shall provide side table for each bed.	5/11/25		
	Rm#28 (2 Beds)			
7.3 (a) 1:i:i	→ Shall replace damaged mattress for bed by door. (concaved)	5/11/25		
7.3(a) 5:i:i	→ Shall provide side tables.	5/11/25		
15.7(a)	→ Shall clean ceiling rust present.	5/11/25		
15.7(a)	→ Shall cease from smoking in Room. Rm#24 (1 Bed)	5/11/25		
15.1(a)	→ Shall install window blinds for all windows.	5/11/25		
15.7(a)	→ Shall install cover for light fixture			
15.7(a)	→ Shall install radiator cover.	5/11/25		
15.7(a)	→ Shall cease from smoking in sleeping Room	5/11/25		
15.7(a)	→ Shall install door.	5/11/25		
	→ Shall replace damaged dresser	5/11/25		
4.12(e)	→ Shall refer resident for a higher level of care.	5/11/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm #30 (2 beds)			
7.3(a) 5iii	→ Shall provide side table for each bed.	5/25/25		
15.7(a)	→ Shall repair/replace light fixture (no sprinkle) Rm #31 (2 Beds) ½ bath.	5/25/25		
15.7(a)	→ Shall install globe cover for light fixture.	5/25/25		
15.1(a)	→ Shall store all personal items off floor, blocking entry to bathroom	5/29/25		
15.3(a)13	→ Shall clean bath & provide toilet paper, soap & hand towels.	5/11/25		
	Rm #32 (2 Beds)			
15.7(a)	→ Shall repair hole in wall.	5/11/25		
15.1(a)	→ Shall replace all damaged window blinds.	5/11/25		
15.7(a)	→ Shall install base board trim.	5/11/25		
15.1(a)	→ Shall remove all trash.	5/11/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm #33 (2 Beds) ½ Bath			
15.7(a)	→ Shall maintain smoke detector.	5/11/25		
15.7(a)	→ Shall remove items from blocking entry to the bathroom	5/11/25		
15.7(a)	→ Shall clean room & store all personal items off the floor.	5/11/25		
	Rm #34 (2 Beds)			
15.1(a)	→ Shall cease from smoking in room	5/11/25		
15.1(a)	→ Shall clean floors sweep / mop.	5/11/25		
	Rm #35 (2 Beds)			
15.7(a)	→ Shall repair wall under window.	5/11/25		
15.7(a)	→ Shall install globe cover for light fixture	5/11/25		
	Rm #36 (2 Beds)			
15.7(a)	→ Shall maintain Smoke Detector.	5/11/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm#137 (2 Beds.			
7.3(a)4	→ Shall maintain			
	lamps (not operable)	5/11/25.		
	Rm#138 (2 Beds)			
15.7(a)	→ shall cease from	5/11/25.		
	smoking.			
15.7(a)	→ shall maintain	5/11/25		
	smoke detector.			
15.1(a)	→ Shall clean ceiling,	5/11/25		
	walls, floor.			
15.7(a)	→ Shall repair hole	5/11/25		
	in wall.			
	Rm#139 (1 Bed)			
15.7(a)	→ Shall cease from	5/11/25		
	smoking.			
15.7(a)	→ shall maintain			
	smoke detector (not	5/11/25		
	operable)			
15.1(a)	→ Shall store all			
	personal items out	5/11/25		
	of floor to create			
	a safe egress			
	from room!			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm #40 (2 Beds)			
15.7(a)	→ Shall maintain globe cover for lamp.	5/11/25		
15.1(a)	→ Shall clean room & store all personal items off floor.	5/11/25		
15.7(a)	→ Shall remove all peeling paint from walls & then repaint. Dining Room	5/11/25		
3.A(5)	→ Shall provide seating for all residents (currently seats 55; current resident are 66.)	5/11/25		
15.7(a)	→ Shall repair all damaged walls/peeling paint Tiles in wall inside window; damaged walls in closet.)	5/11/25		
15.7(a)	→ Shall replace cracked window	5/11/25		
15.7(a)	→ Shall remove cardboard from entry door floor.	5/11/25		
	Food Prep / Serving Area			
15.6(a)	→ Shall repair low water pressure	5/11/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Bldg A. / Bldg B / Bldg C / Bldg D.			
3.A.5(a)–	Owner shall ensure that all common dining & sitting areas have adequate seating for all residents (at 1 sitting)	5/11/25		
15.3(a)13	→ Owner shall ensure that all full & ½ bath room have soap toilet paper & towels for all residence at all times	5/11/25		
15.3(a)13	→ Owner shall ensure that all common areas, baths, & sleeping rooms are clean & no present hazards exist (No broken	5/11/25		
15.7(a)				
15.1(a)	windows/Doors)			
	Bldg C			
	Rooms # 2 - 15			
3A.2(f)	- Shall provide bedbug covers for all mattress/ box springs for each resident	5/11/25		
15.7(a)	→ Shall remove all peeling paint from walls/ceiling.	5/11/25		
15.7(a)	→ Shall install globe covers for all light fixtures	5/11/25		
15.7(a)	→ Shall ensure all outlet covers are installed properly	5/11/25.		

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.7(a)	→ Shall replace all damaged floor tiles.	5/11/25		
7.3(a)1-8	→ Shall provide the following for each resident: frame-mattress bed, dresser, table, lamp, chair clean bed linen, pillow, wash cloth towels, Rooms # 18-31	5/11/25		
7.3(a) 1-8	→ Shall provide the following for each resident: bed (frame/mattress/protective mattress cover) table, lamp, chair dresser, clean bed linen/towels pillow wash cloth.	5/11/25		
15.7(a)	→ Shall replace all damaged floor tiles.	5/11/25		
15.7(a)	→ Shall maintain all	5/11/25		
19.1(a)	smoke & carbon detectors			
15.7(a)	→ Shall install globe covers for all light fixtures	5/11/25		
15.7(a)	→ Shall repair any holes in walls/ceiling repair/spackle and repaint any damage.	5/11/25		
15.7(a)	→ Shall remove all temporary wiring from rooms.	5/11/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference	Bldg C	Compliance Date	Reinspection Date	Compliance Date
	Rooms # 1 - 16			
7.3(a) 1-8	→ Shall provide the following; bed	5/11/25		
	(frame/mattress) cover, clean			
	bed linens, table, lamp, chair			
	dresser, towels, pillows, wash cloth			
	→ Shall repair all damaged	5/11/25		
	walls and floor tiles			
19.1(a)	→ Shall maintain all carbon	5/11/25		
15.7(a)	and smoke detectors.			
15.7(a)	→ Shall maintain all	5/11/25		
	electrical outlet covers &			
	globe covers			
15.7(a)	→ Shall remove peeling paint & repaint walls.			
	Rooms 17 - 32			
7.3(a) 1-8	→ Shall provide the following	5/11/25		
	bed (frame/mattress, bed bug cover)			
	clean linen, table, lamp, chair,			
	dresser, towel, pillows wash cloths			
19.1(a)	→ Shall maintain carbone	5/11/25		
15.7(a)	smoke detector.			
15.7(a)	→ Shall maintain globe	5/11/25		
	covers, outlet covers.			
15.7(a)	→ Shall repair/replace all damage	5/11/25		
	floor tiles.			
	→ Shall remove all			
15.7(a)	peeling paint from walls	5/11/25.		
	and repaint.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rooms 16-31			
7.3(a)1-8	→ Shall provide the following for all residence bed (fram, mattress bedbug cover) clean linens, table, lamp chair, dresser, towels pillow, washcloths.	5/11/25		
15.7(a)	→ Shall rep. in all damaged floor tiles	5/11/25		
15.7(a)	→ Shall remove all peeling paint from walls & Repaint	5/11/25		
15.7(a)	→ Shall install globe covers for all light fixtures & cover plates for all outlets	5/11/25		
19.1(a)15.7(a)	→ Shall mountain carbon/smoke detectors Bathrooms #1-10.	5/11/25		
15.1(a)	→ Shall make sure they are all clean.	5/11/25		
15.1(a)	→ Remove all evidence of black moisture from walls/ceiling.	5/11/25		
15.3(a)12	→ Shall replace all damaged toilet seats, toilet handles, faucets (sink/shower/tub)	5/11/25		
15.7(a)	→ Shall replace all damaged cracked floor tiles.	5/11/25		
15.3(a)13	→ Shall have toilet paper, Soap dispenser, hand towels.	5/11/25		

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference	Bldg D.	Compliance Date	Reinspection Date	Compliance Date
	Bed Room # 1 – 5			
15.1 (a) –	Owner shall immediately	5/11/25		
	employ the Services of			
15.1 (b)	a license pesticide applicator			
	to treat bed bugs infestation			
	Owner must comply with			
	recommendations, Licensed			
	applicator to reinspect after			
	60 days. Provide certification			
	no evidence of bed bugs			
	are found throughout			
	facility. Must provide			
	proof of extermination			
	of all rooms to this			
	bureau			
15.1 (a)	→ Shall clean each room.	5/11/25		
	and store all personal			
	items off floor.			
19.1 (a)	→ Shall maintain all	5/11/25		
15.7 (a)	carbon & Smoke detectors			
	in rooms.			
15.7 (a)	→ Shall repair any damaged	5/11/25		
	walls / floor tiles or carpet.			
15.7 (a)	→ Shall remove all peeling	5/11/25		
	paint from walls / ceiling			
	and repaint.			
15.7 (a)	→ Shall repair any	5/11/25		
	damaged crack windows.			

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
7.3(a)1-8	→ Shall provide the following for each resident; bed (frame, mattress bed/bug cover) dresser, lamp chair, table, clean linen, pillow, towels, wash cloths.	5/11/25		
15.7(a)	→ Shall remove all space heaters.	5/11/25		
15.7(a)	→ Shall remove all temporary wiring.	5/11/25.		
	All Common Bathrooms			
15.1(a)	→ Shall clean, walls, floors ventalations, & ceiling.	5/11/25		
15.3(13)	→ Shall provide soap, toilet paper, hand towels	5/11/25		
15.7(a)	→ Shall maintain shower (head) faucets.	5/11/25		
15.1(a)	→ Shall eliminate black moisture from walls & ceiling.	5/11/25.		
	Kitchen.			
15.7(a)	→ Shall maintain all burners on stove are operable	5/11/25		
15.7(a)	→ Shall maintain hood ventalation & light.	5/11/25		
	Common Areas.			
	Living room, Basement Dining Room.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
19.1(a)	→ Shall maintain smoke	5/11/25.		
15.7(a)	detector & carbon			
	detector on each elevel.			
3A.5(a)	→ Shall provide sealing	5/11/25		
	for all residence for living.			
15.7(a)	→ Shall maintain a			
	clear egress from halls	5/11/25		
	to fire estape.			
15.7(a)	→ Shall maintain door	5/11/25		
	bell.			
Old Owners Home	House By Road.			
	2 Beds 1st flr.			
	Kitchen			
	Dining Room			
	2nd flr.			
	1 Bed/Bath.			
	1 - Full bath.			
	1 Full Bed.			
	2 - walk in closets.			
	1 full Bed.			
	Basement			
	→ Storage / trash / Debris			
	No residence are housed			
	in this building currently			
	Vacant.			

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End of Report.

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner shall provide			
15.7(a)	permit for heating/	5/11/25		
	cooling unit being installed			
	in several bedrooms &			
	provide to this Bureau.			
15.7(a)	-> Owner shall ensure	5/11/25		
	that all repairs are			
	completed in a			
	workmanlike			
	matter.			

End of Report

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 12
Control No. 0435-1001
No. of Stories 1 Units
Lic. Capacity 190 No. of Res. 142
Class RHCF
DATE: 2/20/25

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Onyx Behavioral Healthcare LLC	480 Jackson Rd
	Atco, 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

Printed Name of Person Served: Tina Mayberry

Date: 2/20/2025 Time Served: 2:40 p m

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

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's license # 1 expired 2/28/24.			
	Owner's license # 2 expires 2/28/25.			
	Fire Certificate expired 11/30/24.			
2.1(a)	RHCF shall obtain a current, valid Owner's license #1.	4/20/25		
3a.1	RHCF shall obtain a current, valid fire certificate.	4/20/25		
12.3b	RHCF shall request of the local fire department that at least one joint drill be conducted annually.	4/20/25		
Note	Facility shall mail a letter to the local fire official using certified mail requesting a joint drill be conducted. A copy of the letter and certified mail receipt shall be			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	kept on site.			
9.2.	Each resident shall have an annual physical examination by a physician, 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 provided by the R+ICF.	4/26/25		
Note:	Physicals must be completed annually, and documentation verifying the completion of physicals must be maintained in each resident's file.			
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	4/26/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	care needs which exceed the level of services provided in the RHCF, is free from communicable disease (that is does not have a reportable, communicable disease which is not controlled through prophylaxis or medication) and does not require skilled nursing care.			
9.2(d)	RHCF shall provide a copy the MDS to be completed by the RN for each resident upon intake, annually or if there a significant changes in the resident's medical or mental condition.	4/20/25		
4.16c	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	4/20/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	or guardians signature, and the date of completion.			
9.2 f	Nursing monitoring notes shall be written on an ongoing basis and shall reflect the resident's current health status.	4/20/25		
4.7(a)	RHCF shall obtain an updated contract with Daybreak Day Program verifying the program shall arrange for transportation of the residents in the RHCF in the event of an emergency.	4/20/25		
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.	4/20/25		
Note:	Updated letters shall be provided by Daybreak, Archway, and Helping Hands ~~Each~~ (both locations).			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
10.1(a)1	The RTCF 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.	4/20/25		
Note:	All staff supervising medication shall have completed a training for medication observation conducted by the health maintenance and monitoring director (RN) or the provider pharmacist. Documentation verifying training including staff signatures and date of the training shall be maintained on site.			
4.5(a)	The facility shall develop and implement a staff orientation and a staff education plan, including plans for each services and designation of person(s) responsible for training. All personnel shall receive orientation at the	4/20/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	time of employment and at least annual in-service education regarding, at a minimum, emergency plans and procedures, and the infection prevention and control program.			
Note:	Documentation of trainings including staff signatures shall be maintained on file.			
4.16(h)	At least one education training program each year shall be held for all administrative staff and employees providing resident supervision and/or personal care on the rights and responsibilities of staff under the NJ Advance Directives for HealthCare Act, NJSA 26:2H-53 et seq., and internal facility policies and procedures which implement this law.	4/26/25		
Note	Trainings must be documented by the Director of Health			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Maintenance and Monitoring (RN) including signatures of staff in attendance. Trainings shall be conducted upon initial orientation and annually, thereafter.			
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. The updated policy and procedure shall be filed with DCH and copies of the emergency plans shall be forwarded to both municipal and County Dept of Emergency Management for their review. (Updated letters from Oceanview & Wedgewood)	4/20/25		
4.11(a)	RHCF shall maintain an annual chronological listing of residents admitted and discharged, including the destination/Addresses of	4/20/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	residents discharged.			
8.3(a)3	Menus shall be posted in a conspicuous place in resident's area. Any changes or substitutes shall be posted, and maintained on file for at least 30 days.	4/20/25		
8.3(a)13	RHCF shall maintain at least a 3 day supply of non-perishable food on the premesis (including breakfast, lunch and dinner) for each resident.	4/20/25		
6.1(a)61	Residents shall not be permitted to smoke in their rooms and other secluded areas.	4/20/25		
Note:	Resident located in Rm# B29 is actively smoking in the room, which violates the facility's own Policy + procedures. Resident is jeperdizing the safety of the other residents, ~~the~~ In			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	accordance with NJS 26:3d-1.			
15.7(a)	The building and grounds	4/20/25		
	shall be well maintained			
	at all times.			
Note:	Rooms # B29 and C11			
	shall be repaired including			
	reattaching the bedroom door			
	dresser and blinds in Rm 29			
	and repair, patch and paint			
	the several holes in the			
	walls of room # C11.			
9.2(m)	Resident, G.G., shall be	4/20/25		
	re-assessed by a physician,			
	advance practice nurse or			
	Physician assistant to determine			
	if the resident requires			
	a higher level of care.			
10.3g	Discontinued or expired	4/20/25		
	medications shall be			
	destroyed within 30 days			
	or where possible, returned			
	to the pharmacy. All			
	medication destruction in the			
	facility shall be witnessed			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	by 2 persons, each of whom shall be either the administrator, the licensed nurse or the consultant pharmacist.			
4.6(a)1	R+RCF shall update the organizational chart delineating the lines of authority, responsibility, and accountability for the administration and resident care services of the facility.	4/20/25		
6.3(a)	Residents shall sign, to acknowledge receipt of funds, goods or services purchased with such funds at the time of disbursement.	4/20/25		
Note:	Resident, P+I, has an automatic monthly deduction of $1,100 paid to Daybreak Day Program from his PNA funds and has not signed approving the deduction. Resident, R.B., had a deduction of $925 paid to Municipal without a signature			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	authorizing payment.			
6.3(b)	RHCF shall maintain records indicating reasons for discrepancies in the PNA rates issued to residents.	4/20/25		
Note:	Current (2025) PNA rate is $159/mo for RHCF. The following residents are receiving less than the approved rate:			
	• LP - ϕ PNA documented.			
	• DB - ϕ PNA documented.			
	• MH - $143.95/mo			
	• AD - $149/mo			
	• FW - ϕ PNA documented.			
	• CR - $138.95/mo			
	• RP - $135.95/mo			
	• AH - $149/mo			
	End of Report.			
	Tracy [illegible]			
	[illegible]			
	Report reviewed with:			
	[illegible]			

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