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 2
Control No. 0602 - 0003
No. of Stories 2 Units 6
Lic. Capacity 12 No. of Res. 17
Class RHCF
DATE: 1-21-202

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Elite Properties LLC	2403 High Street Port Norris, 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

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

Printed Name of Person Served

1-21-20 1:11(pm)
Date Time Served

Bureau Representative

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

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NJAC 5:27

Control # 0602-0008

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License To Own:			
	Expires - 6-30-2025.			
	License To Own "2" + Operate			
	Expires: 6 30-2025			
	Fire Certificate:			
	Expires: 3-6-2025			
6.3(a)3.	EACH Resident shall	Immediate	Yes SHD	
	receive his or her Personal		2-4-25	
	Needs Allowance in its			
	Entirety within Three Working			
	DAYS of the Receipt			
	of the Check by the			
	Administrator.			
note:	License Owner shall			
	ensure All residents			
	ARE given the updated			
	PNA Rate of $ 159.00			
	per month in accordance			
	w/ The 2025 family			
	CARE Allowance DUH			
	Residents @ RHCF were			
	ONLY given $ 155 for the			
	month of January 2025.			

END of Report

SH

WHITE ~ Owner Copy YELLOW ~ Evaluator PINK ~ Office

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DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
~~(609) 633-6251~~
(609) 913-4379
BRBHS-1
1/18

POSTED

PAGE 1 OF 9
Control No. 0602-0008
No. of Stories 2 Units 6
Lic. Capacity 18 No. of Res. 17
Class RHCF
DATE: 10-22-2024

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Elitelinx Properties LLC	2408 High Street Port Norris, NJ
Owner's Phone Number	Property Phone Number
Administrator	

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Commissioner

Kimberly Hopton
Received By

Kimberly Hopton
Printed Name of Person Served

10/22/24 2:10 pm
Date Time Served

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

Bureau Representative

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NJAC 5:27A

Control # 0602-0008

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License To Own:			
	Expires: 6-30-2025.			
	License To Own #12 + Operate			
	Expires: 6-30-2025.			
	Fire Certificate			
	Expires: 3-6-2025.			
9.2(m)	RHCF licensee shall	12-22-24	Yes (SM)	
	ensure all residents		1-21-25	
	have completed annual			
	medical certifications			
	by physician or a nurse			
	practitioner.			
note:	medical certs needed			
	for the following			
	residents: O.T, D.N, A.D.			
9.2(f)	Nursing Monitoring	12-22-24	NO (SM)	
	notes shall be written		1-21-25	
	on an on-going basis			
	+ shall Reflect the			
	residents current			
	health Status.			
			NO (SM)	
6.2(a)2.	RHCF licensee shall maintain	12-22-24	1-21-25	

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Control # 0602-0008

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	a written record of all financial arrangements w/ the resident and/or family, guardian, or designated community agency. w/ copies furnished to resident + upon request to the person or agency w/ the arrangement were made.			
note:	RHCF licensee shall provide SSA/SSI Award letters and/or financial agreements from Agency or Board of S.S. to identify payee source, + amount being paid for Room + Board/Services.			
12.3(a)	RHCF shall conduct at least one fire drill every month of which at least one annually shall take place during every working shift	12-22-24	Yes SM 1-21-25	
note:	fire Drill Missing for the Month of September 2024.			

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Control # 0602-0008

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
9.1(c)	RHCF shall obtain a current nursing contract for RN that is designated as the Director of Health Maintenance & Monitoring.	12-22-24	Yes (SM) 1-21-25	
10.2(a)	RHCF licensee shall obtain a current Pharmacy license.	12-22-24	Yes (SM) 1-21-25	
10.2(a)	RHCF licensee shall obtain a current pharmacy contract w/ Garden Pharmacy	12-22-24	Yes (SM) 1-21-25	
10.2(b)	The consultant Pharmacist shall be present in the facility at least quarterly & shall provide written reports to the administrator & to the health maintenance & monitoring nurse.	12-22-24	Yes (SM) 1-21-25	
4.7(a)	RHCF licensee shall create a policy & procedure regarding transportation of residents in an emergency & obtain a contract w/ a	12-22-24	NO (SM) 1-21-25	

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NJAC 5:27A

Control # 0602-0008

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	transportation company.			
4.5(d)	RHCF licensee shall develop & implement a staff orientation and a staff education plan, including plans for EACH service & designation of person(s) responsible for ALL Trainings. All personell shall receive orientation at the time of employment and at least annually. An in-service education regarding a minimum: Emergency Plan & Procedure, medication observation, infection prevention & control program	12-22-24	Yes SMV 1-21-25	
4.16	RHCF shall complete document of Resident's choice to formulate or Not formulate an Advanced Directive	12-22-24	NO SAD 1-21-25	
note:	Advanced Directive form needed			

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Control # 0602-0008

NYACS: 27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	for resident: S.M			
			No (SAM)	
9.8	RHCF licensee shall	12-22-24	1-21-25	
	Obtain a current			
	written agreement for			
	services not provided by			
	facility:			
note:	Written agreements			
	needed for All day Programs			
	attended by residents			
	- Helping Hands &			
	Crossroad Behavioral			
	Health			
5.2(a)4.	Staff shall be trained	12-22-24	Yes (SAM)	
	in the Resident's Rights		1-21-25	
	+ Facility Rules by the			
	administrator-			
8.3(a)	RHCF licensee shall	12-22-24	Yes (SAM)	
	formulate + Post weekly		1-21-25	
	menus in the food			
	preparation area and in			
	a conspicuous place in			
	resident's area.			
			Yes (SAM)	
8.3(a)	RHCF shall ensure all	12-22-24	1-21-25	

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Control # 0602-0008

NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Resident meals + Snacks being served shall reflect what is written on the current menu.			
9.2(d)	A nursing assessment shall be completed upon arrival (initial assessment) + annually thereafter, or whenever there is a significant change in the resident's condition.	12-22-24	Yes (SAM) 1-21-25	
Note:	MDS needed for the following residents: J.K, O.T, D.W, + B.J			
9.1(e)	RHCF shall provide a minimum of .20 Hours or 12 minutes of nursing care from a registered professional nurse per resident per week	12-22-24	NO (SAM) 1-21-25	
Note:	Current Census: 17 Residents = 3.5 HRS per week. Nursing schedule shall be maintained of HRS			

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Control # 0602-0008

NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	worked & the date worked.			
10.1(a)2	RHCF licensee shall ensure medication observation log book is being filled out/completed at the time of medication being given. Several resident logs were missing signatures.	12-22-24	Yes (SM) 1-21-25	
4.5(c)	RHCF shall maintain a written staff schedule for all employees that accurately worked.	12-22-24	Yes (SM) 1-21-25	
8.3(a)1	Thermometers shall be kept in all refrigerators & freezers to ensure the proper temperature to prevent spoilage.	12-22-24	Yes (SM) 1-21-25	
6.1(a)2.	RHCF shall have a staffing minimum of 1 hour of resident staff time provided for each resident	12-22-24	Yes (SM) 1-21-25	

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Control # 0602-0008

NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	In the facility for each 24 hour time period.			
note:	Current Census is = 17 residents therefore 17 hours of staffing supervision shall be provided each day.			
45(b)	RHCF licensee shall Obtain a current license for the designated Registered Nurse.	12-22-24	NO (SM) 1-21-25	
12.3(b)	RHCF shall ~~conduct at~~ so ~~least one~~ Request the local fire department that one joint fire drill be conducted annually.	12-22-24	NO (SM) 1-21-25	

FNIS of Report

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PAGE 1 OF
Control No. 0602-0008
No. of Stories 2 Units 6
Lic. Capacity 13 No. of Res. 13
Class RHCF
DATE: 10/2/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Elite Associate LLC	2408 High St Port Norris NJ
Owner's Phone Number	Property Phone Number
Administrator	

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PHYSICAL	☒	CYCLICAL	☒

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Commissioner

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

Printed Name of Person Served

10/2/24
Date Time Served

Bureau Representative

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

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0602-0008 2408 High St

5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owners License 6/30/25			
	Operators License 6/30/25			
3A-1	Fire Certificate Not Posted	12/3/24		
	First Floor			
	Room 1			
15.7(a)	Shall install smoke Detector	12/3/24		
	Room 2			
15.7(a)	Shall install smoke Detector	12/3/24		
	Second Floor			
	Room 3			
15.7(a)	Shall install smoke Detector	12/3/24		
	Room 4			
15.7(a)	Shall install Smoke Detector	12/3/24		
19.1(a)	Shall hang and Secure Carbon	12/3/24		
	monoxide Detector to Wall			
15.3(a)1	Shall clean Window Coverings	12/3/24		
	(Blinds)			

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0602-0008

2408 High St

5.27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 4 (cont'd)			
15.7(a)	Shall make repairs to ceiling	12/3/24		
	above Middle window			
	Room 5			
15.7(a)	Shall install smoke Detector	12/3/24		
15.3(a)1	Shall clean and maintain Blind	12/3/24		
15.3(a)1	Shall clean all windows and	12/3/24		
	sills			
	Room 6			
15.7(a)	Shall install Smoke Detector	12/3/24		
15.7(a)	Shall make repairs to light	12/3/24		
	in ceiling fan			
	Bathroom outside Room 6			
15.7(a)	Shall clean and Repaint Ceiling	12/3/24		
15.7(a)	Shall fix water handles	12/3/24		
	for shower currently Dripping rust			

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0602-0008

2408 High St

5.27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
3A.7(d)	Shall make repairs to	12/3/24		
	Emergency Exit light above			
	Emergency Exit Door on Second			
	Floor			

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