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

POSTED

PAGE 1 OF 11
Control No. 0705-1011
No. of Stories 3 Units
Lic. Capacity 54 No. of Res.
Class RHCF
DATE: 4/10/25.

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Grace Haven Manor INC	51 Lincoln St
	East Orange, 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.

Received By

Printed Name of Person Served

Date Time Served

By Robert Kenny /AL.
Commissioner
Bernard A. Raywood, Chief
Bureau of Rooming and Boarding House Standards

4/10/25.
Bureau Representative

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

0705-1011

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner/Operator exp 3/31/25			
2.4(e)	↳ Shall provide & post	6/11/25		
	current license			
	Fire Cert. ficate exp 12/6/25			
2.4(e)	Life Hazard ⇒ exp 4/23/23	6/11/25		
	↳ Shall provide & post			
	current certificate			
	House Rules - Posted			
	Residence Rights - Posted			
	Rates/service - Posted			
	1st Floor.			
15.7(a)	→ Shall maintain doorbell.			
	Ground Level.			
	T/V Room:			
3A.4(b)	Owner shall provide			
	adequate seating; capcity	6/11/25		
	over 30; current seating less			
	than 30.			
	Dining Room:			
3A.5(a)	- Owner shall provide seating			
	for all residents for one	6/11/25.		
	sitting (meal) [currently 29 seats]			
15.1(a)	- Shall clean ceiling (cobwebs),	6/11/25		
	floor, walls.			
15.7(a)	→ Shall repair replace outlet	6/11/25		
	Sunken into wall.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.1(a)	→ Shall replace plastic table top from table (1/4 inch thick into 2 pieces)	6/11/25		
15.7(a)	→ Shall replace all damaged ceiling tiles	6/11/25		
15.7(a)	→ Shall maintain emergency exit lights over door (cover is detached when tested. not operable. Boiler Room No current violations.	6/11/25		
15.7(a)	→ Owner Shall maintain all emergency exit lights several not operable on first flr. Halls/Stairs to 2nd flr.	6/11/25		
15.7(a)	→ Shall replace all stained ceiling tiles.	6/11/25		
	Rm #1 (3 beds)			
15.7(a)	→ Shall maintain smoke detector. (not operable)	6/11/25		
7.3(a) 6	→ Shall replace all mattress covers (torn), and bed/linens sheets (has several burn holes)	6/11/25		
19.1(a)	→ Shall maintain Carbon detector (missing)	6/11/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.7 (a)	→ Shall remove all peeling paint from walls & re-paint.	6/11/25.		
15.7 (a)	→ Shall repair/replace wall light (not operable)	6/11/25		
	Rm # 2 → No Access			
55:13 B-4	→ Shall provide access upon Re-Inspection	6/11/25		
	Rm #2A (3 Beds)			
15.7 (a)	→ Shall repair/replace wall lights (not operable)	6/11/25		
15.7 (a)	→ Shall install globe cover for ceiling light fixture.			
15.7 (a)	→ Shall repair/replace all damaged floor tiles.	6/11/25		
15.7 (a)	→ Shall maintain smoke detector not operable	6/11/25		
19.1 (a)	→ Shall maintain carbon detector not operable	6/11/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm 3 (2 Beds)			
15.7(a)	→ Shall replace damaged	6/11/25		
	floor tiles and damaged			
	stained ceiling tiles.			
	Rm #4 (1 vacant)			
15.7(a)	→ Shall replace/repair	6/11/25.		
	wall light fixtures not			
	operable.			
7.3	→ Shall clean & provide	6/11/25		
	beds/mattress/dresser/			
	side tables for occupant			
	Rm #5 (1 Bed)			
15.7(a)	→ Shall remove all	6/11/25		
	temporary wiring			
19.1(a)	→ Shall maintain carbon	6/11/25		
	detector.			
15.7(a)	→ Shall replace damaged			
	ceiling tiles & floor tiles.	6/11/25		
	Rm #6 (vacant 0 Beds)			
15.7(a)	→ Shall replace right win-	6/11/25		
	dow (Broken glass)			
15.7(a)	→ Shall replace damaged	6/11/25		
	ceiling tiles.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm#7 (4 Beds)			
15.7(a)	→ Shall mount outlet	6/11/25		
	(out of wall)			
15.7(a)	→ Shall mount ceiling	6/11/25		
	vent into ceiling			
15.7(a)	→ Shall replace ceiling tiles	6/11/25		
	→ Shall maintain Smoke			
15.7(a)	detector not operable.	6/11/25		
	Rm#8 (4 Beds)			
	→ Shall remove space	6/11/25		
	heaters.			
	→ Shall repair/replace	6/11/25		
	dresser.			
	→ Shall maintain Carbon	6/11/25		
	detector (not operable – missing)			
5:27A App C	→ Shall properly register			
.3, .5	cats in room with local			
5:27A-6.18	municipality to insure	must provide proof of registration to this bureau.		
	cats have been tested (examined)	6/11/25.		
	and receive proper vaccinations)			
	The owner must confirm			
	that all room occupants			
	have agreed to allow pets			
	in room. If facility does			
	not allow pets they must			
	be removed immediately.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm # 9 (2 Beds)			
7.3(a)5ii	→ Shall replace dam-	6/11/25		
	aged dresser.			
15.7(a)	→ Shall maintain smoke	6/11/25		
	detector (not operable			
15.7(a)	→ Shall repair/replace	6/11/25		
	door knob.			
#2	Common Bath (By emergency exit)			
34.3(b)3	→ Shall replace shower	6/11/25		
	head (leaks)			
15.7(a)	→ Shall replace stained	6/11/25		
	ceiling tiles.			
#1	Common Bath			
	2 toilets, 2 tubs/showers	6/11/25		
15.7(a)	→ Shall repair ceiling			
	ventilat. on Fan not			
	operable.			
15.7(a)	→ Shall repair replace	6/11/25		
	ceiling light fixture (not			
	operable - near 2nd tub/shower)			
15.7(11)	→ Shall mount outlet over	6/11/25		
	the (2nd sink)			
15.7(a)	→ Shall remove all sagging			
	paint from walls &	6/11/25		
	repaint			

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	3rd Flr			
	Rm #10 (3 beds) 1 vacant			
7.3 (a) 5	→ Shall provide dresser for each resident	6/11/25		
15.1 (a)	→ Shall store all personal items off floor.	6/11/25		
15.7(a)	→ Shall replace stained ceiling tiles.	6/11/25		
	Rm #11 (No Access)			
55:13 B-4	→ Shall provide access upon re-inspection	6/11/25		
	Rm #12 (1 Bed)			
15.7(a)	→ Shall eliminate odor	6/11/25.		
15.7(a)	→ Shall install globe cover for ceiling light & wall light	6/11/25		
15.7(a)	→ Shall maintain smoke detector (not operable)	6/11/25		
19.1(a)	→ Shall maintain carbon detector	6/11/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm #13 (2 Beds)			
15.7(a)	→ Shall replace ceiling tiles.	6/11/25		
15.7(a)	→ Shall maintain smoke detector (not operable)	6/11/25.		
15.7(a)	→ Shall repair/replace damaged floor tiles.	6/11/25		
	Rm #14 (3 Beds)			
15.7(a)	→ Shall replace all damaged floor tiles	6/11/25.		
	Rm #15 (2 Beds)			
3A.11(a)8	→ Shall maintain window blinds.	6/11/25		
15.7(a)	→ Shall replace stained ceiling tiles.	6/11/25.		
15.7(a)	→ Shall repair hole in closet door	6/11/25		
	Rm #16 (3 Beds)			
	Unable to inspect hostile tenant			
	→ Owner must refer for a higher level of care. This evaluator was threatened by the occupant (To be punched in the face multiple times during this inspection)	6/11/25		

WHITE ~ Owner Copy YELLOW ~ Evaluator PINK ~ Office

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm #17 (3 beds)			
15.7(a)	→ Shall install outlet	6/11/25		
	cover.			
15.7(a)	→ Shall replace	6/11/25		
	damaged floor tiles.			
15.7(a)	→ Shall maintain	6/11/25		
	smoke detector.			
15.7(a)	→ Shall cease from	6/11/25		
	smoking			
15.7(a)	→ Shall Repair hole	6/11/25		
	behind door.			
	Rm #18 (14 beds.			
15.7(a)	→ Shall replace damaged	6/11/25		
	ceiling tiles.			
15.7(a)	→ Shall replace wall	6/11/25		
	light not operable.			
3.A.2(F)	→ Shall replace all			
	mattress covers.			
	Fire Escapes			
15.1(a)	→ Shall remove all	6/11/25		
	trash bags from fire			
	escape.			
	Common Bath (2 toilets.			
3A.3(b)	→ Shall repair toilet (must hold handle to flush)			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.7(a)	→ Shall repair water in sink (hot/cold not operable)	6/11/25		
15.7(a)	→ Shall repair leak in shower.	6/11/25		
15.7(a)	→ Shall replace window cracked.	6/11/25		
15.7(a)	→ Shall repair/replace large dent interior of bath door.	6/11/25		
	Mens Bathroom			
15.7(a)	→ Shall maintain all lights in bath ceiling (not operable)	6/11/25		
15.7(a)	→ Shall repair wall in left stall.	6/11/25		
15.7(a)	→ Shall repair sub-floor in front of first tub/shower (goes down when step on) Replace all damaged cracked floor tiles.	6/11/25		
	Shall complete all work in a workmanlike matter.			

End of Report.

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HOUSE STANDARDS
(609) 633-6251

PAGE 1 OF 3
Control No. 0705-1011
No. of Stories ____ Units ____
Lic. Capacity 54 No. of Res. 39
Class RHCF
DATE: 10/8/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Grace Haven Manor LLC.	51 Lincoln St
	East Orange, NJ
Owner's Phone Number	Property Phone Number
Administrator	

TYPE OF EVALUATION

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PHYSICAL	☐	CYCLICAL	☑

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Commissioner

x Raymonde Demetrius
Received By

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

Printed Name of Person Served

10/8/24
Date Time Served

Felipe Jolino
Bureau Representative

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to Own & Operate expires: 3/31/2025			
	Fire Certificate of Satisfactory compliance expires: 12/24/2024			
	Sanitary inspection ✓			
	Electrician Letter ✓			
	PEST control ✓			
	Fire Drills ✓			
	PNA ✓			
	DEED ✓	Satisfactory compliance		
	Rates & Services ✓			
	Registery ✓			
	Menu ✓			
	Pharmacist contract ✓			
	Pharmacist Quarterly Reports ✓			
	Program Service Agreement ✓			
	Staff Schedule ✓			
	Staff Development ✓			
	Alternate Admin Contract ✓			
	Nurse License ✓			
	Pharmacist License ✓			
	Nurse contract ✓			

0705-1011

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Resident Files ✓			
	Medication Log ✓			
	Occupancy Agreements ✓			
	MDS ✓			
	Medical Cert ✓			
	Incident Reports ✓			
	walk through ✓			
	No Social violations at the time of Evaluation			
	• Social Evaluator observed some minor physical violations throughout building. Evaluator addressed concerns.			
	PT 10/8/24			

WHITE ~ Owner Copy YELLOW ~ Evaluator PINK ~ Office