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 3
Control No. 1105-1020
No. of Stories ____ Units ____
Lic. Capacity 33 No. of Res. ____
Class RHCF
DATE: 11/13/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Sterling Manor RHCF	146 S. Munn Avenue
	E 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.

Commissioner

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

Received By

Printed Name of Person Served

11/13/24
Date

Time Served

Bureau Representative

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

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0705-1020

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to Operate expires: 4/30/24			
	Fire Certificate of Satisfactory Compliance expires: 2/2025			
	DEED ✓			
	Administrator Letter ✓ contract			
	Staff Schedule ✓			
	Service Agreements ✓			
	Registry/Admission Log ✓			
	Certificate of Registration ✓			
	Emergency Evac Plan ✓			
	Facility (Back up) letter ✓			
	Pharmacy License ✓			
	Pharmacy Consultation ✓			
	Joint Fire Drill ✓			
	Fire Drills ✓			
	Nurse License ✓			
	Nurse Contract ✓			
	Electrician letter ✓			
	Vaccines ✓			
	Pharmacy Agreement ✓			
	PEST control ✓			
	PNA ✓			

Satisfactory Compliance ✓

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Medication Management ✓		satisfactory compliance	
	Rates & Services ✓			
	Serve Safe ✓			
	House Rules ✓			
	House Rights ✓			
	Occupancy Agreements ✓			
5:27A-9.2	Nurses notes shall	1/21/25		
	be written on an on-			
	going basis.			
	• Please keep nurse's			
	notes up to date.			
	• Previous notes are			
	from October. NO			
	notes for November.			
5:27A-9.2(i)	EACH resident shall have	1/21/25		
	an annual physical exam			
	by a physician, APN or PA			
	which shall be documented			
	in residents file. Physician,			
	APN or PA shall certify			
	annually that the resident			
	does not have needs			
	which exceed the care			
	provided. Then a medical			
	Cert can be signed.			

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HOUSE STANDARDS
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PAGE 1 OF 8
Control No. 0705 - 1020
No. of Stories 3 Units 15
Lic. Capacity 33 No. of Res. 25
Class RHCF
DATE: 5/21/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Sterling Manor RHCF	146 S Munn Ave
	E. Orange
Owner's Phone Number	Property Phone Number
Administrator	

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

Received By

Printed Name of Person Served

5/21/24
Date Time Served

Bureau Representative

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

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NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner/Operator Lic – 4/30/25			
	Fire Cert – 2/28/24 Expired			
3A.1	- Shall provide current uniform fire code certificate	7-21-24	Yes	
	First Floor			
	Living Room			
15.7(a)	- Shall remove extension cords	7-21-24	Yes	
15.3(a)4	- Shall repair or replace doorknob	7-21-24	yes	
15.7(a)	- Shall repair cracked window	7-21-24	Yes	
3A.4(a)	- Shall provide seating for 2/3 of licensed capacity	7-21-24	Yes	
	Room 2			
15.7(a)	- Shall scrape and paint top of radiator cover	7-21-24	Yes	
15.7(a)	- Shall repair flooring under bed 2	7-21-24	Yes	
15.3(a)10	- Shall replace torn mattress covers	7-21-24	yes	
7.3(a)4	- Shall provide the proper number of bedside lamps	7-21-24	yes	
7.3(a)2	- Shall provide proper number of pillows	7-21-24	yes	
	Room 3			
15.7(a)	- Shall remove bed from blocking emergency exit	7-21-24	Yes	
15.7(a)	- Shall maintain smoke alarm	7-21-24	Yes	
15.3(a)10	- Shall replace torn mattress covers	7-21-24	Yes	
15.3(a)4	- Shall repair clogged sink	7-21-24	Yes	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 3 (Continued)			
15.3(a)4	- Shall replace over flow cover in bathtub	7-21-24	Yes	
15.3(a)4	- Shall repair shower head	7-21-24	Yes	
15.7(a)	- Shall repair loose tile on bathroom floor	7-21-24	Yes	
15.7(a)	- Shall repair broken window	7-21-24		
15.1(a)	- Shall remove hasp locks from bathroom and rooming unit door	7-21-24	Yes	
	Room 4			
15.1(a)	- Shall provide safe and effective treatment for bed bugs from a licensed applicator and provide Bureau proof immediately	5-24-24	Yes 6/2/24	
	Room 5			
3.3(a)4	- Shall not exceed more than 4 beds in room	7-21-24	Yes	
15.7(a)	- Shall repair broken window	7-21-24	Yes	
7.3(a)4	- Shall repair all bedside lamps or replace if needed	7-21-24	Yes	
7.3(a)2	- Shall provide pillows for all beds	7-21-24	Yes	
7.3(a)4iii	- Shall provide sheets for all beds	7-21-24	Yes	
15.7(a)	- Shall replace bowing and damaged ceiling tiles	7-21-24	Yes	
15.1(a)	- Shall remove hasp locks	7-21-24	Yes	
	Common Bathroom			
15.7(a)	- Shall repair window held up by stick	7-21-24	Yes	
15.3(a)1	- Shall clean all floors, fixtures, ceiling, walls	7-21-24	Yes	
15.3(a)4	- Shall repair light above sink	7-21-24	Yes	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Bathroom			
15.3(a)3	- Shall eliminate noxious odor	7-21-24	Yes	
15.3(a)5	- Shall provide soap	7-21-24	Yes	
15.3(a)5	- Shall provide paper towels	7-21-24	Yes	
	Common Hallway			
15.7(a)	- Shall replace ceiling tiles above emergency light by room 5	7-21-24	Yes	
15.7(a)	- Shall repair damaged wall above Common Bathroom	7-21-24	Yes	
12.3(a)	- Shall check fire extinguishers monthly and notate	7-21-24	Yes	
15.7(a)	- Shall paint ceiling above smoke alarm 5	7-21-24	Yes 7/24/24	
	Second Floor			
	Common Bathroom			
15.7(a)	- Shall repair window	7-21-24	Yes	
15.3(a)5	- Shall provide soap	7-21-24	Yes	
15.3(a)5	- Shall provide paper towels	7-21-24	Yes	
	Room 7			
	- No Violations			
	Room 8			
15.7(a)	- Shall repair damaged flooring	7-21-24	Yes	
	Room 9			
	- No Violations			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Hallway			
12.3(a)	- Shall check fire extinguishers monthly and notate	7-21-24	Yes	
15.7(a)	- Shall repair emergency lights in both stairways	7-21-24	Yes	
	Third Floor			
	Common Bathroom			
15.7(a)	- Shall replace broken floor tiles	7-21-24	Yes	
15.3(a)4	- Shall repair clogged sink	7-21-24	Yes	
15.1(a)	- Shall provide a window blind, shade, or a frost glass panel	7-21-24	Yes	
15.3(a)1	- Shall clean all floors, ceiling, walls, and fixtures	7-21-24	Yes	
15.3(a)4	- Shall replace light fixture	7-21-24	Yes	
15.3(a)5	- Shall provide soap	7-21-24	Yes	
15.3(a)	- Shall provide paper towels	7-21-24	Yes	
	Room 13			
15.3(a)3	- Shall eliminate noxious odor	7-21-24	Yes	
15.(a)10	- Shall eliminate the presence of flies	7-21-24	Yes	
15.7(a)	- Shall replace damaged flooring	7-21-24	Yes	
7.3(a)5iii	- Shall provide proper number of dressers	7-21-24	Yes	
7.3(a)4	- Shall provide proper number of bed side lamps	7-21-24	Yes	
7.3(a)1	- Shall replace broken bed	7-21-24	Yes	
715.3(a)10	- Shall replace ripped mattress pad	7-21-24	yes	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 10			
15.7(a0	- Shall repair damaged flooring	7-21-24	Yes	
15.3(a)	- Shall replace ripped window screen	7-21-24	Yes	
15.7(a)	- Shall replace damaged and stained ceiling tiles	7-21-24	Yes	
	Room 11			
7.3(a)5i	- Shall replace all damaged armories	7-21-24	Yes 8/12	
7.3(a)5ii	- Shall replace all damaged dressers	7-21-24	Yes 8/12	
15.7(a)	- Shall repair cracked windows	7-21-24	Yes 8/12	
7.3(a)4	- Shall provide proper number of bedside lamps	7-21-24	Yes 8/12	
15.1(a)	- Shall provide window blinds or shades	7-21-24	Yes	
15.3(a)1	- Shall clean all floorings, walls, ceiling, and fixtures in bathroom	7-21-24	Yes	
15.3(a)	- Shall replace light fixture in bathroom	7-21-24	Yes	
15.3(a)4	- Shall replace caulk around toilet	7-21-24	Yes	
15.7(a)	- Shall replace tile under outlet cover and put to fit properly	7-21-24	Yes	
15.3(a)4	- Shall repair loose door handle	7-21-24	Yes	
	Room 12			
15.3(a)10	- Shall replace ripped window screens	7-21-24	Yes	
7.3(a)3	- Shall provide a non-folding chair	7-21-24	Yes	
7.3(a)4	- Shall provide proper number of bedside lamps	7-21-24	Yes	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 13 (Continued)			
7.3(a)5i	- Shall provide proper number of armoires	7-21-24	Yes	
	Room 14			
7.3(a)5i	- Shall replace or repair broken armoire	7-21-24	Yes	
7.3(a)4	- Shall a bedside lamp	7-21-24	Yes	
7.3(a)3	- Shall provide a chair	7-21-24	Yes	
7.3(a)5ii	- Shall provide a dresser	7-21-24	Yes 8/12/24	
7.3(a)2	- Shall provide a pillow	7-21-24	Yes 8/12/24	
	Room 15			
15.3(a)1	- Shall clean flooring	7-21-24	Yes	
15.3(a)3	- Shall eliminate noxious odor	7-21-24	Yes	
	Room 16			
	- No Violations			
	Common Hallway			
15.7(a)	- Shall repair or replace emergency lights	7-21-24	Yes	
12.3(a)	- Shall check fire extinguishers monthly and notate	7-21-24	Yes	
	Basement			
15.7(a)	- Shall repair or replace emergency light on stairway	7-21-24	Yes	
	Dining Room			
15.7(a)	- Shall repair or replace white emergency light	7-21-24	Yes	
15.7(a)	- Shall cover junction box above door	7-21-24	yes	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Kitchen			
15.3(a)6	- Shall put thermometers in to all freezer and refrigerators	7-21-24	Yes	
12.3(a)	- Shall check fire extinguishers monthly and notate	7-21-24	Yes	
	Laundry Room			
12.3(a)	- Shall check fire extinguishers monthly and notate	7-21-24	Yes	
	Boiler Room			
12.3(a)	- Shall check fire extinguishers monthly and notate	7-21-24	Yes	
	Storage			
	- No Violations			
	ALL MUST BE DONE IN A WORKMANLIKE MANNER			
	END OF REPORT			

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