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 6
Control No. 0806-R-0058
No. of Stories 2 Units 29 Bedrooms
Lic. Capacity 76 No. of Res. 67
Class RHCF
DATE: 5/4/25

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Wedgewood Operations, LLC	120 S. Nelson Ave Glassboro, 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

Tina Mayberry
Printed Name of Person Served

William Henry III
Bureau Representative

5/6/25 2:40 pm
Date Time Served

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

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120 S. Delsea Drive Glassboro, NJ 0806-R-0028

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp. 7/17/25			
	Own/Operator lic exp. 7/31/25			
	Basement (Front)			
	Room #25			
	-No violations			
	Room #24			
	-No violations			
	Room #23			
5:27A 15.3(a)4	- Ceiling area above entry	7/7/25		
	door shall be repaired			
	and then painted in a			
	workmanlike manner.			
	Room #22			
	-No violations			
	Room #21			
	-No violations			
	Common hallway			
5:27A 3A.7(d)	- Emergency light outside	7/7/25		
	room #21 shall be maintained			
	to operate			
	Basement (Rear)			
	Room #11			
	-No violations			
	Room #10			
	-No violations			

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120 S. Nelsen Drive Glasgow, KY 0706R-0028

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Basement (Rear exit)			
	Room #9			
	-No violations			
	Room #8			
	-No violations			
	Room #7			
	-No violations			
	Common hallway			
5:27A 3A7(2)	-Emergency light outside room #7	7/7/25		
	shall be maintained to operate.			
	Common bathroom (Near #9)			
	-Under renovation			
	Common bathroom (Near/behind #8)			
	-No violations			
	Common sitting room			
	-No violations			
	Freezer room			
	-No violations			
	Boiler room			
	-No violations			
	Laundry/storage room			
	-No violations			
	1st Floor (Front entrance)			
	Room #4			
	-No violations			
	Room #3			
	-No violations			

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120 S. Delsea Drive Glassboro, NJ 0806-R-0028

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor (Front entrance)			
	Room #2			
	-No violations			
	Room #1			
	-No violations			
	Common hallway			
	-No violations			
	Common bathroom #3 (Near #1)			
	-No violations			
	Common bathroom #2 (Near #4)			
	-No violations			
	Right Wing			
	Room #20			
	-No violations			
	Room #19			
5:27A 15.3(a)4	- Missing floor tile pieces in	7/7/25		
	bathroom shall be provided.			
	Room #18			
	-No violations			
	Room #17			
	-No violations			
	Room #16			
	-No violations			
	Room #5			
	-No violations			
	Room #14			
	-No violations			

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120 S. Nelson Drive Glassboro, NJ 0806-R-0028

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor cont			
	Right Wing cont			
	Room #13			
	-No violations			
	Room #12			
	-No violations			
	Common hallway			
	-No violations			
	Common bathroom			
	-No violations			
	Rear wing			
	Room #6			
	-No violations			
	Room #5			
	-Vacant			
	Common bathroom (Near #5)			
5:27A 15:3(a)4	- Loose toilet shall be	7/7/25		
	repaired.			
	Common bathroom (Near Freezer room)			
	- No violations			
	Kitchen			
	-No violations			
	Dining room			
	-No violations			
	2nd Floor			
	Room #30			
	-Vacant			

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120 S. Nelson Drive Glassboro, NJ 0806-12-0028

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor cont			
	Room #31			
5:27A 15.3(a)4	- Damaged wall areas near left bed shall be repaired and then painted in a workmanlike manner.	7/7/25		
5:27A 3A.7(a)	- Bed side light shall be provided for bed on left side of sleeping room.	7/7/25		
	Room #32			
	- No violations			
	Room #33			
5:27A 3A.7(d)	- Emergency light near exit door shall be maintained to operate.	7/7/25		
	Common hallway			
	- No violations			
	Common bathroom			
	- No violations			
	Exterior			
	- No violations			

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STATE OF NEW JERSEY
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DIVISION OF CODES AND STANDARDS
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HOUSE STANDARDS
(609) 633-6251

POSTED

PAGE 1 OF 11
Control No. 0806-0028
No. of Stories 3 Units 29
Lic. Capacity 76 No. of Res. 71
Class RHCF
DATE: 10/23/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Wedgewood Operating LLC	120 Delsea Dr S Glassboro, NJ
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Commissioner

Received By

Printed Name of Person Served

10/23/24 2:45 PM
Date Time Served

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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NJAC 5:27A

0806-0028

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to own and operate expires 7/31/25.			
	Fire Certificate expires 7/17/25.			
2.1(a)	The owner(s) of the property must apply for an owner #1 license.	12/22/24	Yes 1/22/25	
Note:	Since the owner(s) of the property differ from the agency running the RTCF, the property owner(s) must apply for a license.			
4.5(d)	Staff shall receive orientation and annual training regarding, at a minimum, emergency plans and procedures and the infection ~~control~~ prevention and control program.	12/23/24	Yes 1/22/25	
Note:	Documentation of trainings including staff signatures shall be maintained on site.			

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0806-0028

NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
10.1(a)1	RHCF licensee 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. All staff must complete an annual training for medication ~~observed~~ observation by the health maintenance and monitoring director (RN), the provider pharmacist or consulting pharmacist. Documentation of training must be maintained on site.	12/23/24	Yes 1/22/25	
4.16(h)	At least one education training program each year shall be held for all administrative staff and employees providing residential supervision and/or personal care on the rights and responsibilities of staff under the NJ Advance Directives	12/23/24	Yes 1/22/25	

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0806-0028

NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	for Health Care Act (NJSA 26-2H-53) et seq., and internal facility policies and procedures which implement this law.			
4.16(c)	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's signature and date of completion.	12/23/24	Yes 1/22/25	
Note:	Several advance directives were not completed or did not indicate the resident's wishes.			
4.12(a)	The administrator or administrator's designee shall conduct an interview with the resident and if available, the resident's family, guardian or interested agency, prior to or at the	12/23/24	Yes 1/22/25	

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NJAC 5:27A 0806-0028

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	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 interview including resident's rights and facility's rules must be maintained in each resident's chart.			
	◦ Resident's rights was missing from the following files: CA, WC & SC.			
	◦ Facility's Rules was missing from the following files: WC + SC.			
9.2(d)	Nursing assessments shall be recorded on the MDS for residential assessment ~~for assessment~~ and care screening. Each resident shall receive an	12/23/24	Yes 1/22/25	

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NJAC 5:27A

0806-0028

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	initial assessment from the RN, and be reassessed annually or if there is a significant change in a resident's behavior.			
Note:	The following MDS's were missing or expired: CB, EF, & AJ			
9.2(i)	RHCF licensee shall ensure all residents have completed annual physicals by a physician, advance physicals by a physician, advance practice nurse or physician assistant.	12/23/24	Yes 1/22/25	
Note:	Physicals were missing for BD & MP.			
6.2(a)3.iii	RHCF shall not assess additional charges, expenses or other financial liabilities in excess of the daily, weekly or monthly rate included in the admission agreement except upon 30 day's prior written notice to the resident and/or his/her/their family of charges, expenses,	12/23/24	No 1/22/25	

NJAC 5:27A 0806-0028

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	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 and the amounts billed			
	by the RHCF. "Residents shall			
	be made whole." Rents			
	may be increased with			
	proper 30 day notice. The following			
	Resident's lease agreements			
	differed from rates billed:			
	RA, CC, WC, SC, CCu & RWe.			

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0806-0028

NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
10.1(a)2	The facility shall maintain a daily record of the type and amount of medication taken by the resident and the time at which such medication is taken.	12/23/24	Yes 1/22/25	
Note:	Medication monitoring shall be signed off by the individual who is actively performing the duty to accurately reflect resident observation of medication. Several missing signatures for the MAR or medication observation log.			
4.5(b)	RHCF shall maintain a current nursing contract for the alternate nurse.	12/23/24	Yes 1/22/25	
4.7	RHCF shall obtain a current contract with a transportation agency or develop a written policy regarding the transportation of residents in an emergency.	12/23/24	Yes 1/22/25	
Note:	Updated letter is required.			

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NJAC 5:27A

0806-0028

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
8.3(a)2	RHCF shall create written and dated menus for all meals and snacks, planned at least 7 days in advance for all diets. The same menu shall not be used more than once in any continuous 7 day period. The facility shall offer substitute food and drink of equivalent nutritional value, if requested by a resident at least 24 hours in advance.	12/23/24	Yes 1/22/25	
Note:	Menus must be dated and reflect what is actually being served. Changes or substitutions to the menu shall be documented and held on file for 30 days.			
3A.5	A dining room or rooms shall be provided which is sufficient size and properly equipped to seat comfortably all residents at one sitting.	12/23/24	Yes 1/22/25	
Note:	Currently, only 58 chairs are in the dining room.			

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NJAC 5:27A

0806-0028

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	An Additional 17 chairs			
	and tables are located			
	in the "Solarium".			
3A.4(a)	A living room or rooms	12/23/24	No	
	shall be provided to ensure		1/22/25	
	adequate seating for 2/3			
	of the licensed capacity of			
	the facility. The living room(s)			
	shall have ample space for			
	socialization as well as			
	other resident activities such			
	as letter writing, card playing,			
	radio, tv and reading.			
Note:	Currently, there is no living			
	room area for residents.			
15.1(b)	The RHCF shall provide	12/23/24	Yes	
	housekeeping, laundry, pest		1/22/25	
	control and maintenance			
	services.			
Note:	Resident's Rooms and			
	bathrooms shall be			
	thoroughly cleaned and free			
	from debree, mold, cob			
	webs and insects.			

NJAC 5:27A 0806-0028

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.3(a)4	All furniture shall be clean	10/23/24	Yes	
	and in good repair.		1/22/25	
Note:	All furniture on the porch			
	(near the dining room) shall			
	be repaired or replaced			
	to prevent hazards and			
	injury.			
15.3(a)6	RHCF shall ensure the		Yes	
	medication refrigerator and		1/22/25	
	freezers have thermometers.			
		End of Report.		
	Report Reviewed with:			

Tracy Y-ichi Ace

Tracy Y-ichi Ace

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