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 5
Control No. 1012 - 0005
No. of Stories 2 Units 16
Lic. Capacity 32 No. of Res. 15
Class RHCF
DATE: 1/26/23

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
IMPERIAL VISTA CARE INC.	486 W HILL ROAD
[redacted]	GLEN GARDNER
Owner's Phone Number	Property Phone Number
Administrator	
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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

Dawn Brattole
Received By

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

Dawn Brattole
Printed Name of Person Served

2/3/23
Date Time Served

NEIL BOGHEAN
Bureau Representative

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

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1012 - 0005
486 W HILL ROAD GLEN GARDNER

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

NJAC

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	OWNER / OPERATOR LICENSE EXP 7/31/23		4/24/23	
	FIRE CERTIFICATE EXP 6/30/23			
5:27A 15.3(b)9	- PROVIDE AN ELECTRICAL CERTIFICATION	4/5/23	NO	
	INDICATING CIRCUITS ARE IN			
	GOOD SHAPE, UNALTERED AND NOT			
	OVERLOADED			
	FIRST FLOOR			
5:27A 15.7(a)	"RELAXATION DEN" - SECURE LOOSE	4/5/23	YES (MB)	
	ELECTRICAL JUNCTION BOX RESTING			
	IN BEAM IN MIDDLE OF ROOM			
	LIBRARY NOOK - NO VIOLATION			
	OFFICE - NO VIOLATION			
5:27A 15.3(a)4	DINING AREA - REPAIR WALL DAMAGE	4/5/23	YES (MB)	
	BEHIND TABLE ON WALL WITH ENTRY DOOR			
5:27A 15.3(a)4	COMMON HALL - REPAIR WALL DAMAGE	4/5/23	YES	
	UNDER WALL ACROSS FROM BATHROOMS			
	BY ROOM 3+4			
5:27A 15.3(b)6	KITCHEN. PROVIDE THERMOSTAT IN ALL	4/5/23	NO	
	FREEZERS			
5:27A 15.1(a)	- CLEAN AND MAINTAIN ALL	4/5/23	NO	
	KITCHEN FLOOR AREAS, INCLUDING			
	UNDER SINK AND STOVE			
5:27A 15.1(a)	ROOM 1 - IN BATHROOM, CLEAN AND	4/5/23	YES (NB)	
	MAINTAIN ALL SURFACES. SPECIAL			
	ATTENTION TO BATH TUB			

4/24/23

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1012 - 0005

NJAC

486 W HILL ROAD GLEN GARDNER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	ROOM 1 CONTINUED		4/24/23	
5:27A 15.3(b)4	- ENSURE BATH TUB DRAINS CORRECTLY	4/5/23	NO	
5:27A 15.3(a)4	- REPAIR WALL DAMAGE AND PAINT	4/5/23	NO	
	ABOVE TOILET PAPER HOLDER			
5:27A 15.1(a)1	ROOM 2 - CLEAN COB WEBS FROM	4/5/23	YES (NB)	
	CORNERS OF ROOM WHERE WALLS			
	MEET CEILING			4/24/23
5:27A 15.3(b)	- CEASE INCENSE BURNING IN ROOM	4/5/23	YES	
5:27A 15.7(a)	ROOM 3 - REPLACE DAMAGED OUTLET	4/5/23	YES (NB)	
	ON WALL OF ENTRY DOOR			
5:27A 15.7(a)	- REMOVE EXTENSION CORD	4/5/23	NO	
5:27A 15.3(a)4	- REPAIR DAMAGED FLOORING	4/5/23	YES (NB)	
5:27A 15.3(a)1	ROOM 4 - CLEAN AND MAINTAIN FLOORING	4/5/23	NO	
5:27A 15.3(a)1	ROOM 5 - CLEAN AND MAINTAIN FLOORING	4/5/23	NO	
5:27A 15.3(a)4	- REPAIR CEILING LIGHT FIXTURE	4/5/23	YES (NB)	
	ROOM 6 - NO VIOLATION			
	COMMON BATHROOMS			
	BATHROOM CLOSEST TO ROOM 4			
5:27A 15.1(a)	- CLEAN AND MAINTAIN BATHTUB	4/5/23	YES (NB)	
5:27A 15.1(a)	- CLEAN AND MAINTAIN FLOORING	4/5/23	YES (NB)	
	ESPECIALLY AROUND TOILET BASE			
	AND BEHIND SINK BASE			
	BATHROOM CLOSEST TO ROOM 3			
5:27A 15.1(a)	- CLEAN AND MAINTAIN FLOORING	4/5/23	YES (NB)	
5:27A 15.1(a)	- CLEAN AND MAINTAIN INSIDE	4/5/23	NO	
	SINK CABINET BASE			

NEED TO CLEAN

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W. HILL ROAD GLEN GARDNER

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5:27A 15.7(a)	ROOM 17 - PROVIDE 10-YR SEALED	4/5/23	YES (NB) 4/24/23	
	SMOKE ALARM IN ROOM			
5:27A 19.1(a)	- PROVIDE CARBON MONOXIDE ALARM IN ROOM	4/5/23	NO	
	SECOND FLOOR			
	ROOM 7 - NO VIOLATION			
	ROOM 8 - NO VIOLATION			
	ROOM 9 - NO VIOLATION			
5:27A 15.3(a)1	ROOM 10 - CLEAN AND MAINTAIN FLOORING	4/5/23	YES (NB)	
5:27A 15.3(a)1	ROOM 11 - CLEAN AND MAINTAIN FLOORING	4/5/23	NO	
5:27A 15.3(a)1	ROOM 12 - CLEAN AND MAINTAIN FLOORING	4/5/23	YES (NB)	
5:27A 15.3(a)1	ROOM 14 - CLEAN AND MAINTAIN FLOORING	4/5/23	YES (NB)	
5:27A 15.7(a)	- REMOVE EXTENSION CORDS	4/5/23		
5:27A 15.3(a)3	ROOM 15 - CLEAN AND MAINTAIN TO	4/5/23	YES 4/24/23	
	REMOVE NOXIOUS ODORS			
5:27A 15.3(a)4	- COMPLETE CEILING REPAIR, SPACKLE,	4/5/23	YES	
	SAND, PAINT			
	ROOM 16 - NO VIOLATION			
	COMMON BATHROOM CLOSEST TO 9			
5:27A 15.7(a)	- REPAIR LIGHT FIXTURE ABOVE SINK	4/5/23	NO	
5:27A 15.1(a)	- CLEAN AND MAINTAIN TOILET	4/5/23	YES (NB)	
5:27A 15.1(a)	- CLEAN AND MAINTAIN FLOORING	4/5/23	YES (NB)	
	COMMON BATHROOM CLOSEST TO 10			
5:27A 15.1(a)	- CLEAN AND MAINTAIN FLOOR	4/5/23	YES (NB)	
5:27A 15.1(a)	- CLEAN WALL AND FLOOR AROUND TOILET	4/5/23	NO	
	- REPAIR SHOWER FOR CORRECT WATER		NO	
	FLOW (DIVERTER NOT HOLDING AND			
	ALLOWING WATER FROM SPOUT AND SHOWER			
	AT THE SAME TIME)			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

NJAC

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	COMMON BATHROOM (WITH SHOWER) ACROSS 15		4/24/23	
5:27A 15.7(a)	- MAINTAIN WORKING CEILING LIGHT/FAN	4/5/23	NO	
5:27A 15.1(a)	- CLEAN AND MAINTAIN ALL SURFACES	4/5/23	NO	
	COMMON BATHROOM (TOILET ONLY) ACROSS 15			
5:27A 15.3(a)4	- REPAIR HOLES FROM TOWEL HOLDER	4/5/23	YES (NB)	
5:27A 15.3(a)4	- REPAINT BATHROOM	4/5/23	YES (NB)	
5:27A 15.1(a)	- CLEAN AND MAINTAIN FLOOR,	4/5/23	YES (NB)	
	ESPECIALLY AROUND TOILET BASE			
	TV LOUNGE			
5:27A 15.1(a)	- CLEAN WATER COOLER	4/5/23	NO	
	(OVERFLOW IS BROWN AND			
	TRAY IS DIRTY)			
	NOTE: CARPETED FLOORING DUE			
	TO BE "CLEAN AND MAINTAINED"			
	SHOULD HAVE LITTLE OR NO			
	STAINS AND BE FREE OF ALL			
	DEBRIS			

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