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

BRBHS-1
8/02

PAGE 1 of 7
Control No. 1208-0008
License No.
Type of Construction timber frame
No. of Stories 2 Units 14
Lic. Capacity 42 No. of Res.
Class C
DATE: 12/9/2024

## ◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

| Owner's Name, Address, Zip, County | Property Address, Zip, County |
|---|---|
| Gibbons Rest Home, Inc | 418 Schoolhouse Rd |
| | Jamesburg, NJ |
| Owner's Phone Number | Property Phone Number |
| Operator's Name | |

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 Rooming and Boarding House Act of 1979. (N.J.S.A. 55:13B-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 10 and 11 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.

Jessica Gibbons
Received By

Jessica Gibbons
Printed Name of Person Served

12-9-24 2:25 PM
Date Time Served

Commissioner
By Bernard Haywood
Bureau of Rooming and Boarding House Standards

Bureau Representative Evaluator #

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

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1208.0008

NJAC 5:27.

## EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

| Administrative Code Reference | | Compliance Date | Reinspection Date | Compliance Date |
|---|---|---|---|---|
| | License to own expired 11/30/24. | | | |
| | License to operate expired 11/30/24. | | | |
| | Fire Certificate expired 10/31/24. | | | |
| 1.6(a) | Boarding Home shall obtain current, valid licenses to own and operate. | 1/9/25 | | |
| (1.3(c)4.) | Boarding Home shall obtain a current, valid fire certificate. | 1/9/25 | Yes 1/28/25 | |
| 4.9 | Boarding Home shall conduct monthly fire drills, and maintain a record of the drills completed on site. | 1/9/25 | Yes 1/28/25 | |
| Note: | No record of drills completed in Oct and November 2024 were available for review. | | | |

JG



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BRBHS – 2
4/24

1208-0008

OAC 5:27

## EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

| Administrative Code Reference | | Compliance Date | Reinspection Date | Compliance Date |
|---|---|---|---|---|
| | Boarding Home, resident's files must be maintained for each resident and include the following: | | | |
| 3.1 | 1. Signed copy of resident's rights. | 1/9/25 | Yes 1/28/25 | |
| Note | (JP was missing signed Residents Rights) | | | |
| 8.1(c)1 | 2. Medical certifications issued by licensed Physician, LPN or PA, as to the general state of health and any illnesses or disabilities and medication required. | 1/9/25 | Yes 1/28/25 | |
| Note | (JP's files did not have a completed medical certification.) | | | |
| 8.1(c)3 | 3. Signed copy of the facility's rules. | 1/9/25 | Yes 1/28/25 | |
| Note | (Missing for resident, JP.) | | | |
| 8.1(c)2 | 4. Occupancy or lease agreements for each resident. | 1/9/25 | Yes 1/28/25 | |
| Note: | (Resident, JP, was missing a signed Occupancy Agreement. Residents, WW + RW, have | | | |

WHITE ~ Owner Copy YELLOW ~ Evaluator PINK ~ Office

## EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

| Administrative Code Reference | | Compliance Date | Reinspection Date | Compliance Date |
|---|---|---|---|---|
| | legal guardians appointed, therefore, all lease agreements must be signed by their legal guardians. Copies of the guardianship documents shall be maintained in their files.) | | | |
| | 5. Resident's photos shall be maintained in each resident's file. | 1/9/25 | yes 1/28/25 | |
| 3.2(c) | Copies of all rules shall be prominently posted in the building, shall be given to all residents at the commencement of residence and shall be provided to the Bureau upon request. | 1/9/25 | yes 1/28/25 | |
| 8.2(b) | Boarding Home shall provide documentation verifying the overpayment amount, dates paid overpayments and when overpayment was paid off for resident BR, and documentation for resident, | 1/9/25 | yes 1/28/25 | |



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## EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

| Administrative Code Reference | | Compliance Date | Reinspection Date | Compliance Date |
|---|---|---|---|---|
| | RR, verifying his overpayment of $23/mo goes towards his rental balance. | | | |
| | | | | |
| 11.5(a) | Every licensee to whom a resident's personal funds are entrusted shall maintain a ledger setting forth the date on which each payment was received, the amount of each payment, date of each such disbursement, the person to whom each such disbursement was made and the purpose of each disbursement. | 1/9/25 | 1/28/25 | |
| Note: | PNA logs for resident, M+L, failed to include the amounts of each disbursement and balance in the account after each disbursement was made. | | | |
| | | | | |
| 4.9 | Boarding Home shall develop policies and procedures regarding the storage, marking and disposal of medications for residents no longer residing | 1/9/25 | Yes 1/28/25 | |



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## EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

| Administrative Code Reference | | Compliance Date | Reinspection Date | Compliance Date |
|---|---|---|---|---|
| | at the facility. (Written Policies shall be maintained on site, and staff shall be trained annually in Medication observation.) | | | |
| 4.9 | Boarding Home shall obtain a contract with another Boarding Home or facility providing a higher level of care to house residents in the event of an emergency evacuation. | 1/9/25 | yes 1/28/25 | |
| 10.4(9) | Boarding Home shall obtain a contract with a transportation company or develop written policies and procedures regarding the transportation of residents in an emergency. | 1/9/25 | yes 1/28/25 | |
| 4.9 | Boarding Home shall ensure all mattresses and boxsprings are covered with bed bug covers that are encased, and free from rip, punctures, seams or tears. | 1/9/25 | yes 1/28/25 | |



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1208-0008



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## EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

| Administrative Code Reference | | Compliance Date | Reinspection Date | Compliance Date |
|---|---|---|---|---|
| Note: | Bed Bug covers were needed in the following rooms: Rms #1, 2, 4, 5, 6, 9, 10, 12 & 14. | | | |
| 4.9 | All refrigerators and freezers require thermometers to ensure the proper temperature to prevent food spoilage. | 1/9/25 | Yes 1/28/25 | |
| | End of Report. | | | |
| | Tracy Lisick Dle | | | |
| | Report reviewed with: | | | |
| | Jessica Ribbons | | | |

Tracy Lisick Dle



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

POSTED

PAGE 1 OF 4
Control No. 1268-C-0008
No. of Stories 2 Units 14 Bedrooms
Lic. Capacity 42 No. of Res. 38
Class C
DATE: 7/15/24

BRBHS-1
10/22

## EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

| Owner's Name, Address, Zip, County | Property Address |
|---|---|
| Gibbons Rest Home, INC | 418 Schoolhouse Rd |
| | Jamesburg, NJ |
| Owner's Phone Number | Property Phone Number |
| Administrator | |

TYPE OF EVALUATION

| | | | |
|---|---|---|---|
| SOCIAL | ☐ | ADDENDUM | ☐ |
| PHYSICAL | ☑ | CYCLICAL | ☑ |

## -PLEASE READ CAREFULLY-

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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 [signature]

Printed Name of Person Served Richard Gibbons

Date 7/15/2024 Time Served

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

William Murray
Bureau Representative

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

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[X] NJAC 5:27
[ ] NJAC 5:27A

418 Schoolhouse Rd. Jamesburg, NJ 1208-C-0008

**EVALUATION REPORT AND ORDERS OF THE COMMISSIONER**

| Administrative Code Reference | | Compliance Date | Reinspection Date | Compliance Date |
|---|---|---|---|---|
| | Fire cert exp 8/31/24 | | | |
| | | | | |
| | Owner lic. exp. 11/30/24 | | | |
| | | | | |
| | Operator lic. exp. 11/30/24 | | | |
| | | | | |
| | Upper Level | | | |
| | Room #4 | | | |
| | -No violations | | 8/9/24 | |
| | Room #3 | | | |
| 5:27 4.4(c) | - Temporary wiring shall be eliminated | 8/14/24 | Abated | |
| | from residents sleeping room. | | | |
| | (IE Extension cords) | | | |
| | Room #2 | | | |
| | -No violations | | | |
| | Room #1 | | | |
| | -No violations | | | |
| | Common lounge area | | | |
| | -No violations | | | |
| | Common bathroom #1 | | | |
| | -No violations | | | |
| | Lower level | | | |
| | Room #14 | | | |
| | -No violations | | | |
| | Room #13 | | | |
| | -No violations | | | |
| | | | | |



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[X] NJAC 5:27
[ ] NJAC 5:27A

458 Schoolhouse Rd. Jamesburg, NJ 1208-C-0058

**EVALUATION REPORT AND ORDERS OF THE COMMISSIONER**

| Administrative Code Reference | | Compliance Date | Reinspection Date | Compliance Date |
|---|---|---|---|---|
| | Lower level cont | | | |
| | Room #12 | | | |
| | -No violations | | | |
| | Room #11 | | | |
| | -No violations | | | |
| | Room #10 | | | |
| | -No violations | | | |
| | Room #9 | | | |
| | -No violations | | | |
| | Room #8 | | 8/19/24 | |
| | -No violations | | | |
| | Room #7 | | | |
| | -No violations | | | |
| | Room #6 | | Will follow | |
| | -No violations | | | |
| | Room #5 | | | |
| | -No violations | | | |
| | Common hallway | | | |
| | -No violations | | | |
| | Common bathroom #2 | | | |
| | -No violations | | | |
| | Common bathroom #3 | | | |
| | -No violations | | | |
| | Common bathroom #4 | | | |
| | -No violations | | | |
| | Kitchen | | | |
| | -No violations | | | |



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[X] NJAC 5:27
[ ] NJAC 5:27A

4/8 Schoolhouse Rd. Jamesburg, NJ 1208-C-0008

## EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

| Administrative Code Reference | | Compliance Date | Reinspection Date | Compliance Date |
|---|---|---|---|---|
| | Lower level cont. | | | |
| | Dining room | | | |
| | -NO violations | | | |
| | Lounge room | | | |
| | -NO violations | | | |
| | Activity room/ Smoking area | | | |
| | -No violations | | | |
| | Boiler room | | | |
| | -NO violations | | | |
| | Basement - Occupied by owner | | 8/19/24 | |
| | | | | |
| | Exterior | | | |
| | -No violations | | | |



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