STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 633-6251
994-1704

BRBHS-1
1/18

POSTED

PAGE 1 OF 8
Control No. 1208-1005
No. of Stories 1 Units 12
Lic. Capacity 43 No. of Res. 22
Class RHCF
DATE: 11/13/24

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Jamesburg Manor LLC	5 N State Home Road
	Jamesburg
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

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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5 N State Home Road Jamesburg

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner/Operator Lic -4/30/25			
	Fire Cert 4/28/24			
3A.1	- Shall provide and post current Uniform Fire Code certificate	1-13-25	Yes	
	First Floor			
	Living Room			
15.3(a)1	- Shall clean grime off emergency lights	1-13-25	Yes	
15.3(a)4	- Shall clean baseboard heater covers	1-13-25	Yes	
15.3(a)1	- Shall clean dust off of pipes	1-13-25	Yes	
15.3(a)1	- Shall remove dirty laundry piles	1-13-25	Yes	
15.7	- Shall remove clutter from back porch	1-13-25	Yes	
15.3(a)4	- Shall repair loose door knob on back porch	1-13-25	Yes	
19.1(a)	- Shall replace carbon monoxide alarm (alarm is caked in grime)	1-13-25	Yes	
15.3(a)1	- Shall clean and maintain floor	1-13-25	Yes	
	Dining Room			
15.3(a)10	- Shall remove the presence of flies	1-13-25	Yes	
15.3(a)1	- Shall clean grime off emergency lights	1-13-25	Yes	
15.1(a)1	- Shall provide a trash can with a cover	1-13-25	Yes	
15.3(a)1	- Shall clean dust and cobwebs off fans	1-13-25	Yes	
12.3(d)	- Shall check fire extinguishers and notate monthly	1-13-25	Yes	
19.1(a)	- Shall replace carbon monoxide alarm (alarm caked in grim)	1-13-25	Yes	

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5 N State Home Road Jamesburg

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Kitchen			
12.3(d)	- Shall check fire extinguisher and notate monthly	1-13-25	Yes	
15.3(a)8	- Shall remove food from floor and store properly	1-13-25	Yes 1/21/25	
3A.8	- Shall clean stove top	1-13-25	Yes	
15.7(a)	- Shall repair window being held up by a rod	1-13-25	Yes	
	Room 1 (second Living Room)			
15.7(a)	- Shall paint room (old color bleeding through)	1-13-25	Yes	
15.1(a)	- Shall replace worn out and stained chairs	1-13-25	Yes	
15.7(a)	- Shall reattached baseboard heater covers	1-13-25	Yes	
15.7(a)	- Shall replace broken window blinds	1-13-25	Yes	
	Room 2			
7.3(a)6i	- Shall replace all mattress covers	1-13-25	Yes	
7.3(a)6ii	- Shall replace all pillow cases	1-13-25	Yes	
7.3(a)iii	- Shall replace all sheets	1-13-25	Yes	
7.3(a)iv	- Shall replace all blankets	1-13-25	Yes	
15.7(a)	- Shall replace smoke alarm	1-13-25	Yes	
15.7(a)	- Shall replace flooring in room	1-13-25	Yes	
15.3(a)1	- Shall clean and maintain all walls, floors, ceilings and furniture	1-13-25	Yes	

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5 N State Home Road Jamesburg

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 3			
7.3(a)6i	- Shall replace all mattress covers	1-13-25	Yes	
7.3(a)6ii	- Shall replace all pillow cases	1-13-25	Yes	
7.3(a)iii	- Shall replace all sheets	1-13-25	Yes	
7.3(a)iv	- Shall replace all blankets	1-13-25	Yes	
15.3(a)10	- Shall eliminate the presence of flies	1-13-25	Yes	
15.3(a)1	- Shall clean and maintain all walls, floors, ceilings and furniture	1-13-25	Yes	
15.1(b)	- Shall employ the services of a licensed pesticide applicator to eliminate bed bugs and provide Bureau with proof of treatment	1-13-25	Yes 1/21/25	
15.7(a)	- Shall replace flooring in room	1-13-25	Yes 1/21/25	
	Room 4			
7.3(a)6i	- Shall replace all mattress covers	1-13-25	Yes	
7.3(a)6ii	- Shall replace all pillow cases	1-13-25	Yes	
7.3(a)iii	- Shall replace all sheets	1-13-25	yes	
7.3(a)iv	- Shall replace all blankets	1-13-25	Yes	
7.3(a)4	- Shall repair or replace inoperable bedside lamps	1-13-25	Yes	
7.3(a)5iii	- Shall provide proper number of bedside tables for room	1-13-25	Yes	
15.7(a)	- Shall paint the ceiling	1-13-25	Yes	
15.3(a)1	- Shall clean and maintain all walls, floors, ceilings and furniture	1-13-25	Yes	

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5 N State Home Road Jamesburg

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 5			
7.3(a)6i	- Shall replace all mattress covers	1-13-25	Yes	
7.3(a)6ii	- Shall replace all pillow cases	1-13-25	Yes	
7.3(a)iii	- Shall replace all sheets	1-13-25	Yes	
7.3(a)iv	- Shall replace all blankets	1-13-25	Yes	
15.3(a)1	- Shall clean and maintain all walls, floors, ceilings and furniture	1-13-25	Yes	
15.3(a)10	- Shall eliminate the presence of flies	1-13-25	Yes	
15.7(a)	- Shall repair broken outlet by window	1-13-25	Yes	
15.7(a)	- Shall provide a new smoke alarm	1-13-25	Yes	
7.3(a)1iii	- Shall provide a new mattress for first bed on right	1-13-25	Yes	
	Room 6			
7.3(a)6i	- Shall replace all mattress covers	1-13-25	Yes	
7.3(a)6ii	- Shall replace all pillow cases	1-13-25	Yes	
7.3(a)iii	- Shall replace all sheets	1-13-25	Yes	
7.3(a)iv	- Shall replace all blankets	1-13-25	Yes	
15.3(a)1	- Shall clean and maintain all walls, floors, ceilings and furniture	1-13-25	Yes	
15.7(a)	- Shall repair window being held up by can	1-13-25	Yes	
15.1(a)	- Shall remove trash	1-13-25	Yes	
15.7(a)	- Shall paint ceiling	1-13-25	Yes	

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5 N State Home Road Jamesburg

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 7			
7.3(a)6i	- Shall replace all mattress covers	1-13-25	Yes	
7.3(a)6ii	- Shall replace all pillow cases	1-13-25	Yes	
7.3(a)iii	- Shall replace all sheets	1-13-25	Yes	
7.3(a)iv	- Shall replace all blankets	1-13-25	Yes	
15.3(a)1	- Shall clean and maintain all walls, floors, ceilings and furniture	1-13-25	Yes	
7.3(a)4	- Shall provide the proper number of bedside lamps	1-13-25	Yes	
15.3(a)4	- Shall clean light fixture on ceiling	1-13-25	Yes	
	Room 8			
7.3(a)6i	- Shall replace all mattress covers	1-13-25	Yes	
7.3(a)6ii	- Shall replace all pillow cases	1-13-25	Yes	
7.3(a)iii	- Shall replace all sheets	1-13-25	Yes	
7.3(a)iv	- Shall replace all blankets	1-13-25	Yes	
15.3(a)1	- Shall clean and maintain all walls, floors, ceilings and furniture	1-13-25	Yes	
	- Shall clean light fixture	1-13-25	Yes	
	Room 9			
7.3(a)6i	- Shall replace all mattress covers	1-13-25	Yes	
7.3(a)6ii	- Shall replace all pillow cases	1-13-25	Yes	
7.3(a)iii	- Shall replace all sheets	1-13-25	Yes	
7.3(a)iv	- Shall replace all blankets	1-13-25	Yes	

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5 N State Home Road Jamesburg

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 9 Continued			
15.3(a)1	- Shall clean and maintain all walls, floors, ceilings and furniture	1-13-25	Yes	
15.3(a)4	- Shall replace dim light bulb on ceiling	1-13-25	Yes	
7.3(a)1i	- Shall replace broken bedframe for the 1st bed on the left	1-13-25	Yes	
7.3(a)5ii	- Shall replace dilapidated dresser	1-13-25	Yes 1/21/25	
7.3(a)3	- Shall provide a chair for room (non-folding)	1-13-25	Yes	
15.7(a)	- Shall paint room (old paint bleeding through)	1-13-25	Yes	
15.3(a)4	- Shall secure old thermos stat or remove	1-13-25	Yes	
	Common Hallway (Front)			
12.3(d)	- Shall check fire extinguishers and notate monthly	1-13-25	Yes	
15.7(a)	- Shall repair broken and cracked floor tiles	1-13-25	Yes	
15.3(a)1	- Shall remove grime on wall to the right of emergency exit	1-13-25	Yes	
15.7(a)	- Shall repair peeling paint above room 4	1-13-25	Yes	
	Common Bathroom			
15.1(a)1	- Shall clean and maintain all walls, floors, ceilings and furniture	1-13-25	Yes	
15.3(a)10	- Shall eliminate the presence of flies	1-13-25	Yes	
15.3(a)3	- Shall eliminate noxious odors	1-13-25	Yes	
15.7(a)	- Shall repair inoperable toilet	1-13-25	Yes	

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5 N State Home Road Jamesburg

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 10 – Staff			
	- No violation			
	Room 11- Staff			
	- No violation			
	Room 12- Storage			
	Common Hallway (Back)			
15.7(a)	- Shall repair hanging emergency light	1-13-25	Yes 1/21/25	
15.7(a)	- Shall replaces all stained, missing, cracked, and or broken ceiling tiles	1-13-25	Yes 1/21/25	
	Boiler Room			
	- No violations			
	Exterior			
15.7(a)	- Shall clean gutters	1-13-25	Yes 1/21/25	
	ALL MUST BE DONE IN A WORKMANLIKE			
	MANNER			
	END OF REPORT			

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HOUSE STANDARDS
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PAGE 1 OF 4
Control No. 1233-1005
No. of Stories ____ Units ____
Lic. Capacity 43 No. of Res. 22
Class RHCF
DATE: 10/3/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Jamesburg Manor LLC	5 N. Slate Home Rd Jamesburg, NJ
Owner's Phone Number	Property Phone Number
Administrator	

TYPE OF EVALUATION

SOCIAL	☑	ADDENDUM	☐
PHYSICAL	☐	CYCLICAL	☑

Reinspection: 12/3/24

-PLEASE READ CAREFULLY-

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Commissioner

Received By

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

Printed Name of Person Served

10/3/24
Date Time Served

Bureau Representative

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

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1208-1005

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to Own &			
	Operate expires: 4/30/25			
	Fire Certificate of			
	Satisfactory expired: 4/28/24			
	Current License ✓			
	House Rules ✓			
	Resident rights ✓			
	Pharmacy consultant ✓			
	Alternate Admin Contract ✓			
	PNA ✓			
	Fire Drills ✓			
	PEST control ✓ Bed Bug treatment			
	Evening Activity ✓			
	Nurse License ✓			
	Nurse contract ✓			
	Pharmacist contract ✓			
	Service/program Agreements ✓			
	Emergency Plan ✓			
	Medication Log ✓			
	Sign in-& out ✓			
	Menu ✓			

satisfactory compliance

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1208-1005

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5:27A-15.3(a)	Electrician shall annually inspect and provide a written statement that the electrical circuits and wiring in the facility are satisfactory and in safe condition.	12/3/24	~~YES~~ 12/3/24 Abated 12/4/24	
5:27A-3.1	RHCF shall obtain updated Fire certificate of Satisfactory compliance. Previous expired: 4/28/24	12/3/24	~~YES~~ 12/3/24 12/4/24	
5:27A-15.3	Encase all mattresses and box springs in new and clean tear-proof plastic coverings. All Rooms must be checked and have staff replace all dirty bed bug covers.	12/3/24	yes 12/3/24	
5:27A-15.3(a3)	All Rooms shall be free of noxious odors.	12/3/24	yes 12/3/24	
5:27A-15.3	Replace bed frame in room 9. (and bed on left)	12/3/24	yes 12/3/24	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5:27A-9.1(e)	Nurse must keep a log of hours spent at the facility each resident. minium of 12 mins should be spent w/ resident • Nurse must keep a log AND it must be available at time of DCA visit.	12/3/24	YES 12/3/24	
5:27A-9.2(f)	Nurses monitoring notes shall be available and documented on an on-going basis. and shall reflect current Health status. • Please have Available on next visit. Reinspection	12/3/24	YES 12/3/24	
5:27A-15.1	RHCF shall provide and maintain sanitary, safe and homelike environment for residents. • FAcility/RHCF must povide Housekeeping in all rooms not just common Areas.	12/3/24	yes 12/3/24	
	END of Report	10/3/24		

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