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. 1322-0020
No. of Stories 2 Units 11
Lic. Capacity 31 No. of Res. 25
Class RHCF
DATE: 4/2/25

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Bayshore Lodging LLC	177 Osborn St Keyport, 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.

Received By [signature]
Printed Name of Person Served Robert Raywood
Date 4-2-25 Time Served 1:00PM

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

[signature]
Bureau Representative

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

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NJAC 5:27A 1322-0020

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to own and operate expires 11/30/25.			
	Fire Certificate expires on 4/18/26.			
9.2i	RHCF licensee shall ensure all residents have completed annual physicals by a Physician, Nurse practitioner or physician assistant.	6/2/25		
Note:	Documentation of the completed physical shall be maintained in each resident's file.			
9.2f	Nurse's monitoring notes shall be written on an ongoing basis and shall reflect the resident's current health status.	6/2/25		
Note:	Current notes were missing for the following residents: TB, CE, KM, BM, WM, JR, SS, KR, GS, KT & JT.			

RK

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NJAC 5:27A 1322-0020

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
9.2(d)	Nursing Assessments shall be completed upon intake from a registered professional nurse. Thereafter, each resident shall be reassessed annually or whenever there is a significant change in the resident's condition.	6/2/25		
Note:	Nursing Assessment was missing for residents SS. & JT.			
13.1(d)3	RHCF shall maintain a Admission Agreement in each resident's file that clearly indicates the dates the policy is in effect, amount of rent to be paid, services to be provided by the RHCF and the resident or their guardian's and staff's signatures.	6/2/25		
Note:	Admission or lease agreements were missing from the following resident's charts: GD, WL, KM, & KT.			

JR

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NJAC 5:27A

1322-0020

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
10.2(a)	RHCF licensee shall obtain a copy of the consulting Pharmacy's (PharmaCare) current license.	6/2/25		
12.3(b)	RHCF shall request the local fire department conduct one joint fire drill be completed annually.	6/2/25		
Note:	RHCF shall maintain in their records a copy of the certified mail receipt and a copy of the letter requesting a joint drill be conducted with the local fire department annually.			
9.1(e)	RHCF shall provide a minimum of .20 hrs of nursing care from a registered professional nurse per week.	6/2/25		
Note:	The RN shall document the hours worked on the staff schedule or other means of tracking			

RN

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NJAC 5:27A 1322-0020

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	actual hours worked by the nurse weekly. The current schedule indicates the RN works Sundays, but does not include the hours worked. RHCF shall develop a means of tracking the actual hours worked by the nurse each week, so as to ensure each resident is receiving the minimum required nursing supervision.			
3A(2)f	RHCF shall ensure every mattress and boxspring is equipped with a bed bug cover that is encased and free from rips, punctures, seams or tears.	6/2/25		
Note:	Rooms # 8, 11 & 3 require bed bug covers.			
15.3(a)4	Furniture shall be maintained in good repair.	6/2/25		
Note:	RM # 7 - the dresser and night stand shall be repaired or			

RP

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1322-0020

NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	replaced.			
15.1(b)	RHCF shall increase pest control 2 * month or more as needed until bed bugs are eradicated.	6/2/25		
Note:	Bed bugs were observed in rooms #11, 9, 8, 3 + 2. Resident reported bed bugs in room #1, but not observed by evaluator.			

End of Report,

Tracy L Sch. [illegible]

Report reviewed with:

[signature]

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

POSTED

ENFORCEMENT

PAGE 1 OF 5
Control No. 1320-000
No. of Stories 2 Units 12 Units
Lic. Capacity 31 No. of Res. 20
RHCF
DATE: 7/1/24

BRBHS 1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Bayshore Retirement LLC	177 Osborn St Bridgeport
Owner's Phone Number	Property Phone Number
Administrator	

TYPE OF EVALUATION

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Commissioner

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

Received By Joseph Ruiz
Printed Name of Person Served

7/1/24.
Date Time Served

Bernice Pinto
Bureau Representative

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1227 Osborn

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owners Ric good			
2.4-8L	Ops Ric shall provide post	9/2/24	~~Yes~~ NO	
	Fire Cert 4-18-24 good			
	1st floor			
	Kitchen	9/2/24		
15.3(b)	- Refrigeration - all food		no	
	shall be marked & dated			
15.3(b)	- shall remove all expired		no	
	food from refrigeration			
	& cabinet above sink			
	Mens Rm - No violation			
	Womens Rm			
15.1(a)	- shower - shall clean	9/2/24	Yes	
	ceiling tiles			
	Pool			
15.3(a)4	- shall paint outside of	9/2/24	Yes	
15.7(a)	door			
15.3(a)4	- shall repair, scrape & paint		yes	
15.7(a)	ceiling above A.C.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

177 OS Brain

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm1 Continued			
7.3(a)6	- all beds shall have sheets & clean mattress covers, pillow case	9/2/24	no	
	Rm2 - No violation			
	Rm3 No violation			
	Common Rm - No violation			
	Dining Rm - No violation			
	2nd floor			
	Rm4			
15.3(a)1	- shall have a clean path to floor	9/2/24	yes	
	Rm5			
15.3(a)4	- shall replace torn blind	9/2/24	no	
	Rm11 - No violation			

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BRBHS – 2
5/22

[ ] NJAC 5:27
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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

177 Osborn

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm 8 - Vacant			
	Common Bath - by Rm 6	9/2/24		
15.1(a)	- shall thoroughly clean shower		yes	
15.3(a)10	- shall provide a screen on window		yes	
	Rm 6 - No violation			
	Rm 7 - No violation			
	Rm 9			
7.3(a)6	- shall provide clean sheets & pillow cases	9/2/24	yes - 11/12/24	
15.7(a)	- shall maintain carbon dioxide detector		no	
	Rm 10			
15.7(a)	- shall maintain carbon dioxide detector	9/2/24	no	
	Common Bath			
15.3(a)10	- shall provide a screen	9/2/24	yes	

BRBHS - 2
3/22

1322-0020

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Hall - No violation			
	Outdoor Storage			
8.3(a)13	- shall have 3 day supply of non perishables	9/2/24	yes	
	Brown Freezer -			
15.3(a)6	- shall provide thermostat Ø or less degrees	9/2/24	yes	
15.3(a)6	Philco Freezer - shall be Ø degrees or less		yes	
15.3(a)6	Hotpoint freezer - shall be Ø degrees or less			
	Frigidaire freezer			
15.1(a)	- shall clean		yes	
15.3(a)6	- shall provide thermostat		yes	
	Exterior			
15.3	- all trash shall be placed in receptacles	9/2/24	nc	

1/2/25

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