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 9
Control No. 1421-0012
No. of Stories 2 Units 27
Lic. Capacity 36 No. of Res. ____
Class RHCF
DATE: 7/8/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Signature Care Home	181 Pinebrook Road
	Montville
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

7/8/24
Date Time Served

Bureau Representative

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

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181 Pinebrook Road Montville

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner/Operator License- 5/31/25			
	Fire Cert -12/13/24			
	First floor			
	Entryway			
15.3(a)1	- Shall remove dirt and bug carcasses from globe light	9/8/24	yes 12/5	
15.3(b)1	- Shall remove cardboard from the floor	9/8/24	yes 12/5	
	Kitchen			
12.3(d)	- Shall check fire extinguisher and notate monthly	9/8/24	yes 12/5	
15.3(a)6	- Shall provide the proper number of thermometers for all freezer and refrigerators	9/8/24	yes	
15.7(a)	- Shall repair damaged wall and paint	9/8/24	yes	
15.3(a)4	- Shall repair damaged ceiling and paint	9/8/24	yes	
	Dining Room			
15.3(a)6	- Shall provide the proper number of thermometers for all freezer and refrigerators	9/8/24	yes	
15.3(a)10	- Shall provide screens for all windows	9/8/24	yes	
	Living Room			
	- No Violations			
	Sun Room			
15.3(b)1	- Shall remove cardboard from the floor	9/8/24	yes	
15.3(a)1	- Shall remove dirt and bug carcasses from lights	9/8/24	yes	
15.3(a)10	- Shall provide screens for windows	9/8/24	yes	
15.3(a)4	- Shall repair windows in room so they all may stay up on their own	9/8/24	yes	

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181 Pinebrook Road Montville

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Bathroom 2			
15.3(a)1	- Shall clean flooring, walls, ceilings, fixtures, windows, and vents	9/8/24	yes	
15.3(a)2	- Shall eliminate noxious odor	9/8/24	yes	
15.3(a)4	- Shall replace light fixture over toilet	9/8/24	yes	
15.7(a)	- Shall paint entire bathroom	9/8/24	yes	
	Common Bathroom 1			
15.7(a)	- Shall properly replace damaged flooring	9/8/24	yes	
15.3(a)10	- Shall eliminate the presence of flies	9/8/24	yes	
15.3(a)1	- Shall clean flooring, walls, ceilings, fixtures, windows, and vents	9/8/24	yes	
15.3(a)13	- Shall provide paper towels	9/8/24	yes	
	Room 1			
15.7(a)	- Shall plug air conditioning unit directly in to wall outlet	9/8/24	yes	
	Room 2			
15.3(a)3	- Shall eliminate noxious odor	9/8/24	yes	
15.7(a)	- Shall repair cracked window	9/8/24	yes	
15.3(a)1	- Shall clean flooring	9/8/24	yes	
	Room 3			
15.7(a)	- Shall repair broken window	9/8/24	yes	
15.1(a)	- Shall provide a number to identify room	9/8/24	yes	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 4			
15.7(a)	- Shall replace stained ceiling tile	9/8/24	Yes	
15.1(a)	- Shall provide number to identify room	9/8/24	Yes	
	Room 5			
7.3(a)6iii	- Shall provide clean sheets	9/8/24	Yes 12/4	
3A.7(a)	- Shall provide a light for room that can be operated by wall switch	9/8/24	Yes 12/4	
	Room 6		12/5	
3A.7(a	- Shall provide a light for room that can be operated by wall switch	9/8/24	Yes 12/5	
	Room 7		12/5	
15.7(a)	- Shall repair damaged wall and paint	9/8/24	Yes	
7.3(a)6	- Shall provide a new mattress pad	9/8/24	Yes	
7.3(a)3	- Shall provide a chair	9/8/24	Yes	
	Room 8			
3A.7(a	- Shall provide a light for room that can be operated by wall switch	9/8/24	Yes 12	
	Room 9			
7.3(a)6iii	- Shall provide clean sheets	9/8/24	Yes	
15.3(a)10	- Shall provide screens for windows	9/8/24	Yes	
	Room 10			
15.3(a)3	- Shall eliminate noxious odor	9/8/24	Yes	
7.3(a)3	- Shall provide a chair	9/8/24	Yes	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 10 continued			
15.3(a)1	- Shall clean entire room	9/8/24	Yes	
7.3(a)6iii	- Shall provide new sheets	9/8/24	Yes	
7.3(a)6	- Shall provide a new mattress pad	9/8/24	Yes	
	Common Bathroom 4			
15.3(a)4	- Shall replace shower head	9/8/24	Yes	
15.3(a)3	- Shall eliminate noxious odor	9/8/24	Yes	
15.7(a)	- Shall remove screws from window blocking it from opening	9/8/24	Yes	
15.7(a)	- Shall repair damaged flooring	9/8/24	Yes	
	Common Bathroom 3			
15.3(a)4	- Shall repair sink	9/8/24	Yes	
15.7(a)	- Shall repair damaged walls	9/8/24	Yes	
15.7(a)	- Shall repair sinking flooring in front of shower (repair subflooring)	9/8/24	Yes	
15.3(a)1	- Shall clean floorings, walls, ceilings, fixtures, windows, and vents	9/8/24	Yes	
	Common Hallway			
19.1(a)	- Shall install a carbon monoxide alarm within 10 feet of all sleeping rooms by rooms 4,5,6 and 10	9/8/24	Yes	
12.3(d)	- check fire extinguishers monthly and notate	9/8/24	Yes	
15.3(a)1	- Shall clean all bug carcasses out of light covers	9/8/24	Yes	
15.7(a)	- Shall replace all stained ceiling tiles	9/8/24	Yes	

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181 Pinebrook Road Montville

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Second Floor			
	Room 11			
	- No violations			
	Room 12			
	- No violations			
	Room 13			
	- No violations			
	Room 14			
	- No violations			
	Common Bathroom 5			
15.7(a)	- Shall replace stained ceiling tiles	9/8/24	Yes	
15.3(a)3	- Shall eliminate noxious odor	9/8/24	Yes	
15.3(a)1	- Shall clean floorings, walls, ceilings, fixtures, windows and vents	9/8/24	Yes	
15.7(a)	- Shall paint entire room	9/8/24	Yes	
15.3(a)13	- Shall provide paper towels	9/8/24	Yes	
15.3(a)13	- Shall provide toilet papers	9/8/24	Yes	
	Common Bathroom 6			
15.3(a)1	- Shall clean floorings, walls, ceilings, fixtures, windows, and vents	9/8/24	Yes	
15.3(a)3	- Shall eliminate noxious odor	9/8/24	Yes	
15.7(a)	- Shall replace stained ceiling tiles	9/8/24	Yes	

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181 Pinebrook Road Montville

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Bathroom 6			
15.3(a)4	- Shall repair fan in bathroom	9/8/24	Yes	
	TV Room			
	- No Violation			
	Room 17			
	- No violation			
	Room 16			
7.3(a)5ii	- Shall replace broken dresser	9/8/24	yes 10/19/24	
	Room 23			
	- No violation			
	Room 22			
	- No violation			
	Room 24			
15.3(a)4	- Shall repair pull string for light on ceiling	9/8/24	Yes	
	Room 21			
15.3(a)4	- Shall replace dim light	9/8/24	Yes	
7.3(a)ii	- Shall replace dresser	9/8/24	yes	
	Room 25			
	- No violation			

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181 Pinebrook Road Montville

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 20			
15.3(a)4	- Shall repair pull string for light on ceiling	9/8/24	Yes	
15.7(a)	- Shall repair ceiling and paint	9/8/24	Yes 10/9/24	
	Room 26			
15.3(a)4	- Shall repair pull string on ceiling	9/8/24	Yes 10/9/24	
	Room 19			
	- No violation			
	Room 27			
	- No violations			
	Room 18			
15.7(a)	- Shall repair window	9/8/24	Yes	
15.7(a)	- Shall paint ceiling	9/8/24	Yes	
	Common Bathroom 8			
15.3(a)1	- Shall clean debris off of window	9/8/24	Yes	
15.7(a)	- Shall repair and paint damaged wall	9/8/24	Yes	
15.3(a)3	- Shall eliminate noxious odor	9/8/24	Yes	
	Common Hallway			
12.3(d)	- Shall check fire extinguishers and notate monthly	9/8/24	Yes	
15.7(a)	- Shall repair window being held up by wooden plank	9/8/24	Yes	
15.3(a)1	- Shall clean bug carcasses out of light covers	9/8/24	Yes	

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181 Pinebrook Road Montville

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Basement			
	- No violations			
	Exterior			
15.1(a)	- Shall clean gutters	9/8/24	Yes	
15.1(a)	- Shall remove bulk trash from around property	9/8/24	yes	
15.7(a)	- Shall make all necessary repairs to deck on the second floor and do so properly (repair all damaged areas. Remove pieces of fencing being used as a make shift solution and repair properly) Deck Shall not be used until repairs are made	9/8/24	yes 12/5	
15.7(a)	- Shall make necessary repairs to fix all cracks and all pot holes in parking lot properly and pave (several spots were filled poorly with cold patch)	9/8/24	yes 12/5	
15.1(a)1	- Shall remove animal droppings around second floor deck.	9/8/24	yes 12/5	
15.7(a)	- Shall secure any openings around second story deck where animals are getting in to building	9/8/24	yes	
15.7(a)	- Shall repair damages to deck off kitchen	9/8/24	yes	
15.7(a)	- Shall replace broken and loose wood railing off kitchen deck	9/8/24	yes	
	ALL MUST BE DONE IN A WORKMANLIKE MANNER			
	End of report			

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PAGE 1 OF 4.
Control No. 1421-0012
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Lic. Capacity 36 No. of Res. 35
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BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Signature Care Home @ Montville	181 Pine Brook Rd Montville, NJ
Owner's Phone Number	Property Phone Number
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Commissioner

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

Received By

Printed Name of Person Served

9/4/24
Date Time Served

Bureau Representative

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

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

181 Pine Brook Rd, Montville, NJ 1421-0012

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire Cert. Exp. 12/13/24			
	Owner & Operator License Exp. 5/31/25			
5:27A-4.3(5)	Facility to provide & Post Disclosure of License Identity.	11/5/24	Yes	
5:27A-4.5(c)	Facility shall maintain and Implement written staffing schedule. Actual hours worked by each employee shall be documented Include on-call staffing	11/5/24	Yes	
5:27A-12.3(a)	Facility to conduct monthly fire drills. Such drills shall be documented on the date & time of such.	11/5/24	Yes	
5:27A-12.3(b)	Facility shall request of the local fire dept. one joint fire drill to be conducted annually. Request shall be sent via-Certify as proof of request	11/5/24	Yes	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

181 Pine Brook Rd, Montville, NJ 1421-0012

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5:27A-15.3(b)1	Facility to employ an electrician licensed in accordance with N.J.A.C to inspect and provide a written statement that the electrical circuits and wiring in the facility are satisfactory and in safe condition. this shall be done annually.	11/5/24	Yes	
5:27A-14.1(a)1	Facility to ensure that resident's Rights are read & explained to each resident upon admissions to the facility. retained a copy of said form in the resident's files	11/5/24	Yes	
5:27A-14.1(a)1	Facility to ensure that resident's Rules are read & explained to each resident upon admissions to the facility. retained a copy of said form in the resident's files	11/5/24	Yes	

9/10/24

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

181 Pine Brook Rd, Montville, NJ 1421-0012

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5:27A-4.16(a)	Facility to ensure that all residents shall be inform of their rights in regards to: have an advance directive in the event of future decision making. An advance directive may include a proxy directive and instruction directive or both.	11/5/24.	Yes	
	End of social Report.			

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