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 6
Control No. 1525-0047
No. of Stories ____ Units 22
Lic. Capacity 48 No. of Res. 43
Class RHCF
DATE: 10/17/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Ocean Housing Alliance Inc	605 Bay Ave
	Point Pleasant Beach
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

Kelley Smith
Received By

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

Kelley Smith
Printed Name of Person Served

10/17/24 3:31pm
Date Time Served

Bureau Representative

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

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NJAC 5:27A

1525-0047

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to own and operate expires 12/31/24.			
	Fire Certificate expires 5/17/25			
6.1(a) 2	RHCF shall ensure a minimum of 1 hour of resident supervision for each resident of the facility during a 24 hour period is provided.	12/17/24	Yes 2/7/25	
Note:	Currently, ~~the~~ staff schedule reflects staffing of less than the 43 hours of supervision required for 43 residents is provided during the weekends.			
9.1(c)	RHCF shall obtain current contracts with the registered professional nurses on staff.	12/17/24	Yes 2/7/25	
Note:	Contracts shall include duties of the RN as the Director of Health Maintenance and Monitoring Services as outlined in NJAC 5:27A-9.1 and 9.2.			

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1525-0047

JAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.12(a)	The administrator or the	12/17/24	Yes	
	administrator's designee shall		2/7/25	
	conduct an interview with the			
	resident, and if applicable, the			
	resident's family, guardian or			
	interested agency, prior to or at			
	the time of the resident's			
	admission. The interview shall			
	include at least orientation to			
	the facility's policies, business			
	hours, fee schedule, services			
	provided, resident's rights and			
	criteria for admission and			
	discharge. Documentation of the			
	resident interview shall be			
	included in the resident's record			
Note:	Face sheets were missing from			
	the following charts: TF, SS, DR			
	+ CT.			
	Residents must sign a copy			
	of the facility's rules and maintain			
	in the resident's files.			
9.2(1)	RCHF licensee shall ensure	12/17/24	Yes	
	all residents have completed		2/7/25	
	annual physicals by a physician,			
	advance practice nurse or physician			(D)

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	assistant.			
Note:	Physicals were missing or unable for review in the following charts:			
	DK, GR, DR, AC, RP, TR, SS, KG, LH, RS, IH, WB, JC, JM, AC, SS, EZ + EB			
9.2(m)	Upon completion of the annual physical, the physician APN or PA shall certify the resident does not have medical or personal care needs which exceed the level of services provided in a RHCF, is free from communicable diseases (that is, does not have a reportable, communicable disease which is not controlled through prophylaxis or medication) and does not require skilled nursing care.	12/17/24	Yes 2/7/25	
Note:	Medical certifications for the following residents have expired or were not available for review: DR, RP, TR, MM, LN, LH, IH, WB, JM.			

NJAC 5:27A

1525-0047

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
9.2(d)	Each resident shall receive an initial nursing assessment from the registered professional nurse. Thereafter, each resident shall be reassessed annually or whenever there is a significant change in the resident's condition.	12/17/24	Yes 2/7/25	
Note:	Nursing Assessment (MDS) for residents AC + MS. have expired.			
6.2(a)1	RHCF shall complete admission or lease agreements annually or if there are any changes in rates.	12/17/24	Yes 2/7/25	
Note:	The following residents lease agreements were not signed or not available for review: EB, PC, AL, LM, DR, EZ.			
10.2(b)	The consultant pharmacist shall be present in the facility at least quarterly and shall provide written reports to the	12/17/24	Yes 2/7/25	

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1525-0047

NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Administrator and the			
	health maintenance and			
	monitoring ~~[illegible]~~ nurse.			
	End of Report			
	Tracy Yuschke			
	Report reviewed with			
	Kelley Smith			

Tracy Yuschke

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STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
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POSTED

PAGE 1 OF 5
Control No. 1525-0097
No. of Stories 1 Units 1
Lic. Capacity 48 No. of Res.
Class RHCF
DATE: 5/21/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Ocean Housing Alliance, Inc	605 Bay Ave Point Pleasant
Owner's Phone Number	Property Phone Number
Administrator	

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Commissioner

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

Received By
A C Tafaro
Printed Name of Person Served
5/21/24
Date Time Served

Bernice Pate
Bureau Representative

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BRBHS – 2
3/22

1525-0047

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

605 BAY

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owners Lic good			
	Oper Lic good			
	Fire Cert 10-2-24 good			
	Life Hazard 5-17-25			
	1st floor			
	Kitchen - No violation			
15.3(a)6	thermometer in refrigerator (freezer			
	Basement			
15.3(a)6	- chest freezer shall provide thermometer.	7/21/24	Done	
	Dining Rm - No violation			
	Sitting Rm.			
3A.7(d)	- shall maintain emergency light	7/21/24	Done	
	Staff Bath - No violation			
	Laundry Rm - No violation			
	TV Rm - No violation			
	Common Hall - Ramp -			
15.3(a)4	- shall repair, scrape, paint wall	7/21/24	Done	8-1-24 Bernice Pitt

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

Cos Bay

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm2			
15.3(g)4	-Shall have identifying letter or number on door	9/21/24	Done	
	Rm3			
15.3(g)4	-Shall wash outside of door	9/21/24	Done	
	Rm1			
15.3(g)4	-Shall have identifying letter or number on door	9/21/24	Done	
	Rm4 - No violation			
	Rm5 - No violation			
	Common Bath - by Rm3 No violation			
	Common Hall - No violation			
	One floor			
	Common Bath(L) No violation			
	Common Bath(R)			
15.3(g)4	-Shall paint ceiling	9/21/24	Done 8-1-24 Reinspection Date	

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1525-0047

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1005 Bay

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm6- No violation			
	Rm7- No violation			
	Rm8			
15.36)4	-Shall paint exterior door	7-21-24	Done	
	Rm9- No violation			
	Rm10- No violation			
	Rm11- No violation			
	Common Bath-			
15.36)4	-Shall remove & replace grout in showers	7-21-24	Done	
	Rm12- No violation			
	Rm13- No violation			
	Rm14- No violation			
	Rm15			
3A 7:9-7	-Shall provide bulb in wall lamp	7-21-24	Done	
	Rm16- No violation			
	Rm18- No violation			
	Rm19- No violation			
	Rm20- No violation			

8-1-24 Bounce Date

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[ ] NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

625 Bay

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm17-			
15.3(a)4	-Shade replace broken b	9-21-24	8-1-24	
	wall lamp (Emergency		Done	
	Common Bath (Tub) No violation			
	Rm21- No violation			
	Rm22- No violation			
	Exterior- No violation			