STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) ~~633-6251~~ 984-1704

POSTED

PAGE 1 OF 3
Control No. 1815-1002
No. of Stories 2 Units 31
Lic. Capacity 47 No. of Res. _____
Class RHCF
DATE: 4/29/25

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Global Care Rep DBA Bryn Manor	600 Old Chester - Gladstone Rd
	Gladstone, 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.

Commissioner

Received By _____
Printed Name of Person Served FLORANTE ISCALANTE

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

Date 4/29/25 Time Served 1:00 pm

Bureau Representative

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NJAC 5:27A 1815-1002

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to own and operate expires 3/31/25.			
	Fire Certificate expires 12/2/25			
16.1(b)	The health maintenance and monitoring nurse, in coordination with the administrator, shall be responsible for the direction, provision and quality of infection prevention and control services. The health maintenance and monitoring nurse, in coordination with the administrator, shall be responsible for, but not limited to, developing and maintaining written objectives, a policy and procedural manual and an organizational plan for the infection prevention and control service.	Immediate	Yes 5/12/25	
Note:	RHCF shall provide written policy and procedure directives			

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1815-1002

NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	documenting the steps the RHCF shall take to comply with the directives from the Dept of Health to eradicate the gross amounts of Legionnares detected in the facility's water system.			
16.3(a)	As a result of Legionnare's disease contracted by residents of the RHCF, the facility is mandated to comply with all reccomendations of the Dept of Health immediately, including but no limited to hiring a consultant trained in the treatment and eradication of Legionnare's Disease and following all reccomendations issued by the consultant to prevent the spread of the disease and risk of health and safety to the residents of the RHCF.	Immediate	Yes 5/12/25	
			End of Report	

Tracy Yuckdale

Tracy Yuckdale

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Reviewed with: [signature]

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

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PAGE 1 OF 3
Control No. 1815 - 1002
No. of Stories 2 Units 30
Lic. Capacity 47 No. of Res. 20
Class RHCF
DATE: 11/6/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
GLOBALCARE PROP DBA BRYAN MANOR	605 OLD CHESTER-GLADSTONE RD
	CHESTER TOWNSHIP
Owner's Phone Number	Property Phone Number
Administrator	

TYPE OF EVALUATION

SOCIAL	☐	ADDENDUM	☐
PHYSICAL	☒	CYCLICAL	☒

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Commissioner

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

Received By

Printed Name of Person Served

Date Time Served

NEIL BOGHAN
Bureau Representative

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1815 - 1902
600 OLD CHESTER - GLADSTONE RD CHESTER

NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	FIRE CERTIFICATE EXP -		1/17/25	
5:27A 3A.1	POST A VALID FIRE	1/6/25	YES	
	CERTIFICATE			
	LICENSE TO OWN/OP EXP - 3/31/25			
	FIRST FLOOR			
	KITCHEN -			
	DINING Room(s)			
	TV/LIVING Room -	NO		
	NURSING Room -	VIOLATIONS	1/17/25	
	Rooms			
	1			
	2			
	3			
	4			
	6			
	9			
	10			
	11	NO		
	12		NEIL BRENNAN	
	7	VIOLATION		
	8			
	COMMON BATHS - NO VIOLATION			

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1815-0002
600 OLD CHESTER - GLADSTONE RD CHESTER

NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	SECOND FLOOR		1/17/25	
	ROOMS			
	14			
	15			
	16			
	17			
	18			
	19			
	20			
	21			
	22			
	23			
	24			
	25			
	26			
	27			
	28			
	29			
	30			
	31			
	32			
	COM BATHS - NO VIOLATION			
	SITTING ROOM - NO VIOLATION			
5:27A 15.3(b)9	- PROVIDE ELECTRICAL CERTIFICATION FROM LICENSED ELECTRICIAN STATING ALL CIRCUITS AND BREAKERS ARE IN SAFE CONDITION AND MEET COMPLIANCE REQUIREMENTS	1/6/25	YES	

NO VIOLATIONS

1/17/25 MIKE BOGHEAN

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(609) ~~633-6251~~ 609-984-1704

PAGE 1 OF 12
Control No. 1815-1002
No. of Stories 2 Units 31
Lic. Capacity 47 No. of Res. 20
Class RHCF
DATE: 7/26/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
GlobalCare Prop DBA Bryan Manor	600 Old Chester - Gladstone Rd
	Chester Township.
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
Printed Name of Person Served
Date 7/26/24 Time Served 2:00pm

Bureau Representative

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to own and operate expires 12/4/24			
	Fire Certificate expires 3/3/25.			
4.10(a)1-16	RHCF shall conspicuously post a notice that the following information is available in the facility during normal business hours to residents and the public 1. All waivers granted by the Department, if applicable. 2. A list of deficiencies from the last annual licensure inspection survey report and the list of deficiencies from any valid complaint investigation during the past 12 months. 3. Policies and procedures regarding the residents' rights. 4. Visiting hours (including at least the time between	9/26/24	Yes 10/28/24	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	8am and 8pm daily) and business hours of the facility including policies of the facility regarding limitations and activities during these times. 5. The toll free hotline number of the Department, phone numbers of the County agencies and of the NJ Office of the Ombudsman; and 6. The names of, and a means to formally contact, the owner and/or member of the governing authority.			
8.3(a)3	Menus shall be posted in a conspicuous place in resident's area. Any changes or substitutes shall be posted, and maintained on file for at least 30 days.	9/26/24	Yes 10/28/24	
9.1(e)	RHCF shall maintain a schedule for the RN to	9/26/24	Yes 10/28/24	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Verify each resident receives ≥2 hours (12 minutes) of nursing care per week.			
9.2(f)	Nursing monitoring notes shall be written on an ongoing basis and shall reflect the current health status of the resident.	9/26/24	Yes 10/28/24	
Note:	Several months of nursing notes were missing from resident files.			
9.2(.)	Each resident shall have an annual physical examination by a physician, advanced practice nurse or physician assistant, which shall be documented in the resident's record. The physician, APN or PA shall certify annually that the resident does not have needs which exceed the care provided by the RTCF.	9/26/24	Yes 10/28/24	
Note:	Physicals are missing from			

1815-1002

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	The following residents charts: NL, AU, BV, BG, JG, JH.			
9.2(m)	Upon completion of the annual physical, or more often, as determined by the physician, APN or PA, a licensed physician, advanced practice nurse or physician assistant shall certify that the resident does not have medical or personal care needs which exceed the level of services provided in a residential health care facility, 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.	9/26/24	Yes 10/28/24	
Note:	Medical certificate was missing for resident, MG.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
6.2(a)1	RHCF shall develop a lease, occupancy agreement or admission agreement that clearly indicates the dates of the agreement, services to be provided to each resident and the rates to be charged to each resident. Contracts should be reviewed annually and signed by the resident, their guardian or PoA, if applicable. Residents, their families and/or guardians must be given written 30 day notice prior any changes, expenses or other financial liabilities that are in addition to the agreed daily, weekly or monthly rate.	9/26/24	No 10/28/24	
6.2(a)2	RHCF shall maintain a written record of all financial arrangements with the resident and his/her/their family, guardian or designated community agency, with copies	9/26/24	No 10/28/24	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	furnished to the resident and, upon request to the person or agency with whom the arrangements were made.			
Note:	Financial records were not available for review during the time of evaluation.			
6.3(b)	RHCF shall maintain a PNA ledger for each resident that receives SSI or General Public Assistance monthly personal allowance of at least the amount specified by the Division of Family Development of the NJ State Dept. of Human Services pursuant to NJSA 44:7-37(b) and NJAC 10:123-3. The ledger shall include the date of each payment received, amount of payment, amount and date funds were disbursed to the resident, reason for disbursement, and signature of resident a/o guardian for each disbursement	9/26/24	Yes 10/28/24	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	of funds.			
Note:	PNA logs were not available for review during evaluation.			
10.1(a)2	The facility shall maintain a daily record of the type and amount of medication taken by the resident and the time at which such medication was observed being taken by the resident.	9/26/24	Yes 10/28/24	
Note:	Medication log was not completed for the morning of evaluation. Staff must sign log to verify they witnessed the residents take the medication.			
12.2(a)	RHCF shall obtain a contract with another RHCF or facility that is able to provide a higher level of care in the event of an emergency. The updated policy and procedure shall be filed with DCA and copies of the emergency plans shall also be	9/26/24	Yes 10/28/24	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	forwarded to both municipal and county emergency management officials for their review.			
4.5(b)	RHCF shall maintain current nursing contracts with both nurses on staff.	9/26/24	Yes 10/28/24	
10.2(a)	RHCF shall obtain a current license for the providing pharmacy and consulting pharmacist, and obtain current contracts for both.	9/26/24	Yes 10/28/24	
4.7	RHCF shall obtain a current contract with a transportation agency or develop a written policy regarding the transportation of residents in an emergency	9/26/24	Yes 10/28/24	
4.11(a)	The facility shall maintain an annual chronological listing of residents admitted and discharged, including the destination of residents who were discharged.	9/26/24	Yes 10/28/24	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.6(a)1	RHCF shall maintain an organizational chart delineating the lines of authority, responsibility and accountability for the administration and resident care services of the RHCF.	9/26/24	Yes 10/28/24	
10.2(b)	The consulting pharmacist shall be present in the facility at least quarterly and shall provide written reports to the administrator and to the health maintenance and monitoring nurse.	9/26/24	No 10/28/24	
4.5(d)	Staff shall receive orientation and annual training regarding, at a minimum, emergency plans and procedures and the infection prevention and control program. Note: Documentation of trainings shall include staff's signatures and date training took place.	9/26/24	Yes 10/28/24	
10.1(a)1	RHCF licensee shall document the provision of training to each employee who has been designated to provide resident	9/26/24	No 10/28/24	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	supervision and/or assistance with self-administration of medication.			
Note:	Documentation of staff training shall include staff signatures and shall be maintained on site. Training is to be completed by the health maintenance and monitoring director (RN), the provider pharmacist or consulting pharmacist.			
4.16(b)	At least one education training program each year shall be held for all administrative staff and employees providing residential supervision and/or personal care on the rights and responsibilities of staff under the NJ Advance Directives for Health Care Act (NJSA 26-2H-53) et seq. and internal facility policies and procedures which implement this law.	9/26/24	NO 10/28/24	
5.2(a)4	Staff shall be trained in the facility's rules and resident's	9/26/24	NO 10/28/24	

Training in progress

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1815-1002

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	rights by the administrator.			
3A.2f	RHCF shall ensure every mattress and boxspring are encased in seperate, tear proof bed bug covers that are free from rips, punctures, seams or tears	9/26/24	Yes 10/28/24	

End of Report

Tracy Y-ick. [signature]

Report Reviewed with:

[signature] 7/26/24

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