



State of New Jersey
DEPARTMENT OF HEALTH

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www.nj.gov/health

MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lt. Governor

DR. RAYNARD E. WASHINGTON
Acting Commissioner

In Re Licensure Violation:	:	
	:	
Spring Oak Assisted Living at Vineland	:	AMENDED NOTICE OF
	:	ASSESSMENT OF PENALTIES
(NJ Facility ID# NJ25A002)	:	
	:	
	:	

TO: Dawn Watkins, Administrator
Spring Oak Assisted Living at Vineland
1611 South Main Road
Vineland, NJ 08360

This correspondence constitutes an Amended Notice of Assessment of Penalties and amends the Notice of Assessment of Penalties issued on July 27, 2023, pursuant to a fully executed Settlement Agreement entered into between Spring Oak Assisted Living at Vineland ("Facility" or "Spring Oak") and the Department. Pursuant to the Settlement Agreement, the Department withdraws the previously cited violation of N.J.A.C. 8:36-21.1(b)(4), Quality Improvement Program – Survey Tag A1401, and the associated penalties previously assessed in the amount of \$12,500.

The Health Care Facilities Planning Act (N.J.S.A. §26:2H-1 et seq.) (the Act) provides a statutory scheme designed to ensure that all health care facilities are of the highest quality. Pursuant to the Act and N.J.A.C. 8:43E-1.1 et seq., General Licensure Procedures and Standards Applicable to All Licensed Facilities, the Commissioner of the Department of Health (the "Department") is authorized to inspect all health care facilities and to enforce the Standards for Assisted Living Residences set forth at N.J.S.A. §26:2H-1 et seq. and N.J.A.C. 8:36-1.1 et seq.

LICENSURE VIOLATIONS & MONETARY PENALTIES:

Staff of the Department visited Spring Oak Assisted Living at Vineland (Facility or Spring Oak) on April 11, 2023 to conduct a complaint survey. The report of this visit, which is incorporated

herein by reference, revealed the following licensure violation:

1. The Facility violated N.J.A.C. 8:36-5.1(b), Types of services provided to residents-Survey Tag A0449. This regulation requires that an assisted living residence be capable of providing at least the following services: assistance with personal care, nursing, pharmacy, dining, activities, recreational, and social work services to meet the individual needs of each resident.

The Facility's administration failed to meet the social work service needs for Resident #2. When the Facility issued an eviction notice to the resident, it failed to provide social work services to assist Resident #2 and his/her family in finding alternate placement.

In accordance with N.J.A.C. 8:43E-3.4(a)(7), because such violation related to patient care that represented a risk to the health, safety, or welfare of the residents, and the violation was isolated or occasional and did not represent a pattern or widespread practice throughout the facility, the penalty assessed is \$500 for each violation, for a total of \$500.

These violations relate to the care of residents at Spring Oak Assisted Living at Vineland. In accordance with N.J.S.A. §26:2H-13 and N.J.A.C. 8:43E-3.4(a), Spring Oak is hereby assessed amended penalties totaling \$500.00.

The total amount of this penalty is required to be paid within 30 days of receipt of this letter by certified check or money order made payable to the "Treasurer of the State of New Jersey" and forwarded to Office of Program Compliance, New Jersey Department of Health, P.O. Box 358, Trenton, New Jersey 08625-0358, Attention: Lisa King. **On all future correspondence related to this Notice, please refer to Control X23019.**

INFORMAL DISPUTE RESOLUTION (IDR):

Please note that this Amended Notice of Assessment of Penalties, issued pursuant to the Settlement Agreement, does not extend or otherwise modify the timeframe to request Informal Dispute Resolution (IDR) regarding the original survey findings. All rights and deadlines related to IDR remained unchanged from the date of the original Notice of Assessment of Penalties issued on July 27, 2023. Facilities were required to submit a written request for IDR within ten (10) business days of receipt of the original notice.

As this matter has been resolved pursuant to a Settlement Agreement and the prior enforcement action has been amended accordingly, no additional IDR rights are created by issuance of this Amended Notice.

FORMAL HEARING:

Please note that this Amended Notice of Assessment of Penalties does not extend or provide additional time to request a hearing at the Office of Administrative Law (OAL) beyond the original deadlines calculated from the July 27, 2023 Notice of Assessment of Penalties. All rights and deadlines for contesting the original Notice were required to be exercised within thirty (30) days of receipt of that Notice.

Spring Oak previously requested a hearing before the OAL, and the matter was transmitted as OAL Docket No. HLT 09017-2023. Pursuant to the executed Settlement Agreement, Spring Oak has agreed to voluntarily withdraw its request for hearing with prejudice. Accordingly, no further hearing rights attach to this Amended Notice.

Be advised that Department staff shall monitor whether the Facility complies with this Notice to determine whether corrective measures are implemented by the Facility and whether assessed penalties are paid in a timely fashion. Failure to comply with these and any other applicable requirements, as set forth in pertinent rules and regulations, may result in the imposition of additional penalties.

Sincerely,



Gene Rosenblum, Director
Office of Facility Compliance
Division of Certificate of Need and
Licensing

GR:LK:MDJ:jc:nj

DATE: March 12, 2026

REGULAR AND CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Control# X25367