

New Jersey Department of Health

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 12a001	(X2) MULTIPLE CONSTRUCTION A. BUILDING: _____ B. WING _____	(X3) DATE SURVEY COMPLETED 07/08/2021
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NAME OF PROVIDER OR SUPPLIER HARBORCHASE OF PRINCETON	STREET ADDRESS, CITY, STATE, ZIP CODE 4331 S US ROUTE 1 MONMOUTH JUNCTION, NJ 08852
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A 000	<p>Initial Comments</p> <p>Initial Comments: TYPE OF SURVEY: Initial</p> <p>CENSUS: 0</p> <p>SAMPLE SIZE: 0</p> <p>The facility is not in substantial compliance with all of the standards in the New Jersey Administrative Code 8:36, Standards for Licensure of Assisted Living Residences, Comprehensive Personal Care Homes and Assisted Living Programs. The facility must submit a plan of correction, including a completion date for each deficiency and ensure that the plan is implemented. Failure to correct deficiencies may result in enforcement action in accordance with provisions of New Jersey Administrative Code Title 8, Chapter 43E, Enforcement of Licensure Regulations.</p>	A 000		
A1083	<p>8:36-16.1(b) Physical Plant</p> <p>(b) New buildings and alterations, renovations and additions to existing buildings for assisted living residences shall conform with the New Jersey Uniform Construction Code, N.J.A.C. 5:23-3, Use Group I-2 of the subcode.</p> <p>This REQUIREMENT is not met as evidenced by: Based on observation on 7/7/2021 and 7/8/2021 in the presence of facility management, it was</p>	A1083		

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

TITLE

(X6) DATE

07/20/21

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A1083	<p>Continued From page 1</p> <p>determined that the facility failed to provide proper fire sprinkler coverage to all areas of a New Construction three story building as required by the New Jersey Uniform Construction Code N.J.A.C. 5:23, for use group I-2 (health care) use occupancy and National Fire Protection Association (NFPA) 13 Installation of Sprinkler Systems.</p> <p>This deficient practice was evidenced by the following:</p> <p>Reference #1: New Jersey Uniform Construction Code 5:23: International Building Code</p> <p>1. Special detailed requirements based on use and occupancy; Section 407, Group I-2, [F] 407.5 Automatic sprinkler system: "Smoke compartments containing patient sleeping units shall be equipped throughout with an automatic fire sprinkler system in accordance with section 903.3.1.1 The smoke compartments shall be equipped with quick-response or residential sprinklers in accordance with Section 903.3.2"</p> <p>Reference #2: National Fire Protection Association (NFPA) 13 Standard for the Installation of Sprinkler Systems. Installation Requirements: -8.8.4.1.1 Unobstructed Construction. -8.8.4.1.1.1 Under unobstructed construction, the distance between the sprinkler deflector and the ceiling shall be a minimum on 1 inch (25.4 mm) and a maximum of 12 inches (305 mm) throughout the area of coverage of the sprinkler.</p> <p>On 7/7/2021 at 9:02 AM during the survey entrance with the facility Administrator (Admin) and Director of Maintenance (DOM), the surveyor</p>	A1083		

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A1083	<p>Continued From page 2</p> <p>requested a copy of the facility layout which identified the various rooms in the facility and to provide the Department of Community Affairs (DCA) approved plans for review.</p> <p>During the building tour on 7/8/2021 starting at 10:20 AM in the presence of the DOM, the surveyor observed the following locations whose fire sprinkler coverage did not meet the regulatory requirements:</p> <ol style="list-style-type: none"> At 10:58 AM, an inspection inside the [REDACTED] floor [REDACTED] room between Resident apartment [REDACTED] and the elevator was performed. The surveyor observed a downward type pendant fire sprinkler head with a concealed cover plate. Sprinklers with concealed cover plates are utilized in applications where there would be a wall board ceiling or drop in ceiling tile grid within the room. The surveyor measured and recorded twenty five (25) inches between the metal decking above to the frangible sprinkler head. With the downward type pendant fire sprinkler head twenty five (25) inches below the steel metal decking above, the fire sprinklers would not function properly in the event of a fire. There are thirteen (13) Residential sleeping units in this smoke compartment. At 12:42 PM, an inspection inside the [REDACTED] floor [REDACTED] room across from [REDACTED] Residential unit [REDACTED] was performed. The surveyor observed a downward type pendant fire sprinkler head with a concealed cover plate. Sprinklers with concealed cover plates are utilized in applications where there would be a wall board ceiling or drop in ceiling tile grid within the room. The surveyor measured and recorded sixteen (16) inches between the metal decking above to the frangible sprinkler head. With the downward 	A1083		

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A1083	Continued From page 3 type pendant fire sprinkler head sixteen (16) inches below the steel metal decking above, the fire sprinklers would not function properly in the event of a fire. There are [REDACTED] Residential sleeping units in this smoke compartment. Code requires fire sprinkler heads to be with-in twelve (12) inches of a rooms ceiling. Resident safety Hazard	A1083		
A1113	8:36-16.10(a)(1) Physical Plant (a) Each residential unit shall contain, at a minimum, a small refrigerator, a wall cabinet for food storage, a small bar-type sink, and a counter with work space and electrical outlets suitable for small cooking appliances, for example, a microwave, a two-burner cooktop, or a toaster-oven. 1. Upon entering the assisted living facility, the resident and the resident's family or representative shall be asked if they wish to have a cooking appliance. If so, the appliance shall be provided by the facility, in accordance with facility policies. If the resident and resident's family or representative wish to provide their own cooking appliance, it shall meet the facility's safety standards. This REQUIREMENT is not met as evidenced by: Based on observations and interview on 7/7/2021	A1113		

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A1113	<p>Continued From page 4</p> <p>and 7/8/2021 in the presence of facility management it was determined that the facility failed to provide a wall cabinet for food storage in the [REDACTED] Residential units, as required by regulation.</p> <p>The evidence includes the following:</p> <p>On 7/7/2021 at 9:02 AM during the survey entrance with the facility Administrator (Admin) and Director of Maintenance (DOM) the surveyor requested a copy of the facility layout which identified the various rooms in the facility and also whether or not the facility had a [REDACTED] unit.</p> <p>The Admin responded yes that the facility did in fact have a [REDACTED] unit with [REDACTED] Residential units.</p> <p>The surveyor inquired as to whether the facility had any waivers as to which the Admin said no.</p> <p>Starting at 12:00 noon on day two (7/8/2021) of the survey, an inspection of the facility's [REDACTED] unit was performed. This inspection identified that there was no evidence of a Kitchenette wall cabinet for food storage in the first Residential unit [REDACTED]. The surveyor asked the DOM, where the cabinet was for food storage, the DOM told the surveyor, "this is a [REDACTED] unit."</p> <p>The surveyor inspected the other [REDACTED] Residential units and observed no evidence of wall cabinets for food storage in the kitchenette areas. The surveyor observed no Kitchenette wall cabinets for food storage inside the following Residential units [REDACTED]</p>	A1113		

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A1113	Continued From page 5	A1113		
A1177	<p>8:36-16.17 Physical Plant</p> <p>Each residential unit shall be pre-wired for telephone and television reception.</p> <p>This REQUIREMENT is not met as evidenced by: Based on observations, interview and review of facility provided documentation on 7/7/2021 and 7/8/2021 in the presence of facility management, it was determined that the facility failed to ensure Residential Units were pre-wired for telephone as required by regulation. The evidence includes the following:</p> <p>On 7/7/2021 at 9:02 AM during the survey entrance with the facility Administrator (Admin) and Director of Maintenance (DOM), the surveyor requested a copy of the facility layout which identified the various rooms in the facility and the number of Residential units within the facility to be inspected. The Admin told the surveyor that there were one hundred and twenty (120) Residential units to be inspected.</p> <p>Starting at 10:07 AM, an inspection of the [REDACTED] floor was performed. The surveyor observed inside the first Residential unit [REDACTED] that there was no evidence of having been pre-wired for telephone. At 10:14 AM while inside the [REDACTED] Residential unit [REDACTED] the surveyor observed no evidence of a telephone connection. At this time</p>	A1177		

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A1177	<p>Continued From page 6</p> <p>the surveyor asked the DOM if he could identify any pre-wired connection for a telephone for which the DOM responded, " no I don't." The surveyor inquired whether all the Residential units were without pre-wiring for telephone like this and the DOM said "yes."</p> <p>Later at approximately 1:31 PM during an interview with the Admin, the surveyor informed the Admin that none of the Residential units inspected today had evidence of having been pre-wired for telephone. At this time the surveyor provided a copy of the regulation NJAC 8:36 requiring Residential units to be pre-wired for telephone. At this time the Admin said to the surveyor that the regulations need to be up-dated.</p> <p>On 7/8/2021 at 9:20 AM the surveyor requested the Admin provide a copy of the Resident Agreement.</p> <p>At 9:35 AM a review of the Resident Agreement identified the following: Exhibit 12 Statement and explanation of Residents Rights (New Jersey) #29. The right to have a private telephone in his or her living quarters at the Resident's own expense.</p> <p>During the initial inspection survey on 7/7/2021 and 7/8/2021, the surveyor observed no evidence inside the 120 Residential units inspected of being pre-wired for telephone.</p>	A1177		