STATEMENT OF DEFICIENCIES (X1)		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CO			E SURVEY PLETED	
				A. BUILDING:		C	
65A0		65A008	B. WING		06	5/02/2023	
IAME OF PF	ROVIDER OR SUPPLIER	STREET	ADDRESS, CITY, STATE	ZIP CODE			
BELLA TE	RRA BY MONARCH		LEEN DRIVE ON, NJ 08527				
(X4) ID PREFIX TAG	(EACH DEFICIENC	TATEMENT OF DEFICIENCIES Y MUST BE PRECEDED BY FULL LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF (EACH CORRECTIVE ACT CROSS-REFERENCED TO DEFICIENC	TION SHOULD BE THE APPROPRIATE	(X5) COMPLET DATE	
A 000	Initial Comments		A 000				
	Initial Comments: TYPE OF SURVEY: COMPLAINT #: NJ00 CENSUS: 62 SAMPLE SIZE: 5 SURVEY DATE: 06/0	0160976					
	New Jersey Administ Standards for Licens Residences, Compre	trative Code, Chapter 8:36, ure of Assisted Living chensive Personal Care d Living Programs, based on					
A1243	8:36-17.6(b) Housekeeping-Sanitation-Safety-Maintenance		A1243				
	bathing and handwa	of the hot water used for shing shall be at least 105 t exceed l20 degrees					
	This REQUIREMEN by: Complaint #NJ00160	Γ is not met as evidenced 9976					
	record review, the fa monitor and maintair or below 120 degree 167, 247, 249, 269, 2	ns, interviews, document and cility failed to consistently hot water temperatures at s Fahrenheit (F) in 8 (Rooms 280, 350, 351, 380) of 62 rooms checked for hot water					
	Findings included:						

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

(X6) DATE

STATEMEN	Sey Department of Hea T OF DEFICIENCIES OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE C			E SURVEY PLETED
	65A008		B. WING		06	C / <b>02/2023</b>
NAME OF P	ROVIDER OR SUPPLIER	STREET A	DDRESS, CITY, STATE	, ZIP CODE		
BELLA TE	ERRA BY MONARCH		EEN DRIVE N, NJ 08527			
(X4) ID	SUMMARY ST	ATEMENT OF DEFICIENCIES	ID	PROVIDER'S PLAN OF		(X5)
PREFIX TAG		Y MUST BE PRECEDED BY FULL LSC IDENTIFYING INFORMATION)	PREFIX TAG	(EACH CORRECTIVE AC CROSS-REFERENCED TO DEFICIEN	TION SHOULD BE THE APPROPRIATE	COMPLETI
A1243	Continued From page	e 1	A1243			
	02/20/2023 through 0 instances of water ter rooms that measured There were seven inst temperatures that me three instances of wa measured at 122 deg water temperatures th degrees F. Specifical On 02/24/2023: Water measured at 121 deg measured at 123 deg measured at 123 deg measured at 124 deg measured at 124 deg measured at 124 deg measured at 125 deg measured at 124 deg measured at 126 deg measured at 126 deg measured at 127 deg measured at 127 deg measured at 128 deg On 02/28/2023: Water measured at 129 deg On 03/08/2023: Water measured at 122 deg On 03/08/2023: Water measured at 122 deg The documents lacket the water temperature degrees F. The review Daily Rounds docume 03/06/2023, and 03/2 documentation of water During an interview of the Maintenance Direct	mperatures for AL resident above 120 degrees F. stances of water easured at 121 degrees F, iter temperatures that press F, and two instances of hat measured at 123 ly: er temperature in Room 351 press F; er temperature in Room 249 press F; Room 269 press F; Room 280 press F; Room 380 press F; Room 360 press F; er temperature in Room 247 press F; Room 350 press F; er temperature in Room 249 press F; Room 350 press F; er temperature in Room 249 press F; Room 380 press F; er temperature in Room 167 press F; and er temperature in Room 167 press F. ed evidence of a response to es that measured above 120 wed also revealed three ents, dated 03/02/2023, that lacked ter temperatures. en 06/02/2023 at 10:32 AM, ector (MD) stated, in 01/2023 veek, the AL section was				

STATEMEN	ey Department of Hea T OF DEFICIENCIES DF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE C A. BUILDING:			E SURVEY PLETED	
	65A008		B. WING		06	C 06/02/2023	
NAME OF P	ROVIDER OR SUPPLIER	STREET A	DDRESS, CITY, STATE	, ZIP CODE			
		2 KATHL	EEN DRIVE				
BELLA TE	ERRA BY MONARCH	JACKSO	N, NJ 08527				
(X4) ID	SUMMARY ST	TATEMENT OF DEFICIENCIES	ID	PROVIDER'S PLAN O	F CORRECTION	(X5)	
PRÉFIX TAG		Y MUST BE PRECEDED BY FULL LSC IDENTIFYING INFORMATION)	PREFIX TAG	(EACH CORRECTIVE AC CROSS-REFERENCED TO DEFICIEN	THE APPROPRIATE	COMPLET	
A1243	Continued From pag	e 2	A1243				
	residents' rooms. He	indicated he was not the MD					
	at the time of the pre	vious issue, but noted he					
		echnician at the facility at					
		ed the boilers did not have					
	problems. The MD re	eported it was discovered the					
	problem was a hot w	ater spring valve that was					
	stuck open and caus	ing cold water to flow in the					
	opposite direction of	the hot water. He indicated					
		in the AL's water valve					
		or to bleed the hot water					
		to purge all the cold water					
	-	/e. He indicated it took a little					
		ter to get to the third floor of					
		was asked to run the water					
		ninutes to get the water hot					
		showers in the morning. He					
		dent residents who were in					
		also advised to run the water					
		to wait for the water to get					
		icated it was frustrating for					
		Iff to wait for the water to get					
		call any reports of water ling 120 degrees F because					
		blem with getting the water					
		MD also indicated it took					
		the new spring valve, and					
		vere installed, the residents					
		blems with hot water during					
		cated he took over as the					
		naintained a logbook of hot					
		hroughout the facility. He					
	indicated he was una	able to find the logbook with					
	the water temperatur	es for 01/2023, as he was					
		e and did not maintain the					
	•	irement for the AL section's					
	water temperature w						
		n 105 degrees F and 120					
		ndicated that, in 01/2023, his					
	•	echnician was to maintain					
	the hot water temper	ature between 105 degrees					

STATEMEN	sey Department of Hea T OF DEFICIENCIES OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE C A. BUILDING:			E SURVEY PLETED
65A008		B. WING		06	C 06/02/2023	
NAME OF P	ROVIDER OR SUPPLIER	STREET	ADDRESS, CITY, STATE	, ZIP CODE		
BELLA TE	ERRA BY MONARCH		LEEN DRIVE DN, NJ 08527			
(X4) ID PREFIX TAG	(EACH DEFICIENC	ATEMENT OF DEFICIENCIES Y MUST BE PRECEDED BY FULL LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF (EACH CORRECTIVE AC CROSS-REFERENCED TO DEFICIEN	TION SHOULD BE THE APPROPRIATE	(X5) COMPLETI DATE
A1243	Continued From page	e 3	A1243			
	any problems with wa F. He also added that temperature exceed extremely rare occurred Review of the MD's w 06/02/2023, revealed winter, the AL mixing with the hot water spin Per the statement, it is water side of the mixing "causing cold water to direction of the hot with to be sent up the mixing the statement, the fact problem by finding the and ordering and insist statement indicated in new part to come in. noted maintenance he line through a faucet, out of the mixing valve corrected the problem the overnight hours, fith throughout the AL fact problem to happen and would have to begin again. Once the new installed the part prori- was restored through A tour of the facility w	120 degrees F was an rence at the facility. written statement, dated I that during the previous station suffered problems ring valve being stuck open. was discovered that the hot ing station was stuck open, o flow through the opposing ater side, causing cold water ing valve and throughout the p side of the building." Per cility was able to correct the e problem with the spring talling a new one. The MD's t took "about a week" for the To address this problem, he ad to bleed the hot water purging all the cold water re, which reportedly in for the entire day. During the lack of water use cility would cause the gain, meaning maintenance the bleeding process all over spring valve arrived, they mptly, ensuring hot water toout the AL section.				

STATEMEN	Sey Department of Hea T OF DEFICIENCIES OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE C A. BUILDING:	ONSTRUCTION		E SURVEY PLETED
	65A008		B. WING		06	C / <b>02/2023</b>
NAME OF P	ROVIDER OR SUPPLIER	STREET	ADDRESS, CITY, STATE	, ZIP CODE		
BELLA TE	ERRA BY MONARCH		LEEN DRIVE DN, NJ 08527			
(X4) ID PREFIX TAG	(EACH DEFICIENC	ATEMENT OF DEFICIENCIES Y MUST BE PRECEDED BY FULL LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF (EACH CORRECTIVE AC CROSS-REFERENCED TO DEFICIEN	TION SHOULD BE THE APPROPRIATE	(X5) COMPLETE DATE
A1243	Continued From page -Room 35 - 117 degre		A1243			
	Second Floor -Room 254 - 119 deg -Room 269 - 116 deg -Room 270 - 116 deg -Room 270 - 116 deg -Room 370 - 117 deg -Room 369 - 117 deg -Room 369 - 117 deg -Room 370 - 117 deg -Room 370 - 117 deg -Room 370 - 118 deg -Room 380 - 118 deg Review of a documer Care - NJ - V2," with NEX Order 28:4451 , revealed In" was on NEX Order 28:445 assessed as "NEX Order 28:445 During an interview of Review of a documer Care V3-AL and MC, NEX Order 28:4451 , revealed In" was on NEX Order 28:445 assessed as "NEX Order 28:445 Review of a documer Care V3-AL and MC, NEX Order 28:4451 , revealed In" was on NEX Order 28:445 assessed as "NEX Order 28:445 Review of a documer Care V3-AL and MC, NEX Order 28:4451 , revealed In" was on NEX Order 28:445 assessed as "NEX Order 28:445 assessed as "NEX Order 28:445 Review of a documer Care V3-AL and MC, NEX Order 28:4451 During an interview of Resident #2 indicated always been good. Review of a documer Care - NJ - V2," with	rrees F rrees F t titled "**Monarch Level of a effective date of Resident #1's "Initial Move and the resident was ." an 06/02/2023 at 11:30 AM, no concerns about the eing too cold or hot. and the resident was ." an 06/02/2023 at 11:30 AM, no concerns about the eing too cold or hot. and the resident was ." an 06/02/2023 at 11:40 AM, d the water temperature had t titled "**Monarch Level of an effective date of Resident #3's "Initial Move and the resident was ."				

STATEMEN	Sey Department of Hea TOF DEFICIENCIES DF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE C A. BUILDING:	ONSTRUCTION		SURVEY PLETED
65A008		B. WING		06	C 06/02/2023	
NAME OF P	ROVIDER OR SUPPLIER	STREET A	DDRESS, CITY, STATE	, ZIP CODE		
BELLA TE	RRA BY MONARCH		LEEN DRIVE DN, NJ 08527			
(X4) ID PREFIX TAG	(EACH DEFICIENC	ATEMENT OF DEFICIENCIES Y MUST BE PRECEDED BY FULL LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN O (EACH CORRECTIVE AC CROSS-REFERENCED TO DEFICIEN	TION SHOULD BE THE APPROPRIATE	(X5) COMPLET DATE
A1243	Continued From page	e 5	A1243			
	Resident #3 indicated fine, and the resident problems with water to Review of Resident # document revealed to the facility was	4's admission information neir initial move-in date at <sup>1720401</sup> . nt titled "**Monarch Level of				
	Resident #4 was ass During an interview o Resident #4 reported	essed as " <sup>NEX Order 2344</sup> ." on 06/02/2023 at 11:50 AM, I they had not identified any temperature since they				
		Status)-NJ," dated Resident # 5 was admitted <sup>renze491</sup> and was assessed as				
	Resident #5 reported	on 06/02/2023 at 11:50AM, I that they had not identified ater temperature when taking				
	Care - NJ - V2," with	Resident #6's "Initial Move and the resident was				
	Resident #6 reported their current room in	on 06/02/2023 at 1:05 PM, the resident was residing in and did not have to water getting too cold or				

FX3T11

If continuation sheet 6 of 8

STATEMEN	sey Department of Hea FOF DEFICIENCIES DF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION			(X3) DATE SURVEY COMPLETED	
			A. BUILDING:				
	65A008		B. WING		06	C 5/02/2023	
NAME OF P	ROVIDER OR SUPPLIER	STREET A	ADDRESS, CITY, STATE	, ZIP CODE			
BELLA TE	RRA BY MONARCH		LEEN DRIVE DN, NJ 08527				
(X4) ID PREFIX TAG	(EACH DEFICIENC	TATEMENT OF DEFICIENCIES CY MUST BE PRECEDED BY FULL LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN O (EACH CORRECTIVE AC CROSS-REFERENCED TO DEFICIEN	TION SHOULD BE	(X5) COMPLET DATE	
A1243	Continued From pag	e 6	A1243				
	too hot.						
	Licensed Practical N for "about one week" shower rooms was to take a shower, and it get hot. She reported hot fast enough, so t She indicated the wai indicated that since t fixed in 01/2023, they problems with water During an interview of Certified Nurse Aide recalled that for about shower rooms was to she did not note that indicated they had to and let them run for a then the hot water way residents got their sh available 24 hours a water concerns. CNA	on 06/02/2023 at 1:39 PM, urse (LPN) #1 indicated that i n 01/2023, the water in the bo cold for the residents to it was taking a little longer to d the water was not getting hey had to notify the MD. atter eventually got hot. She he water temperature was y had not experienced any getting too cold or hot. on 06/02/2023 at 1:42 PM, (CNA) #2 indicated she ut a week, the water in the bo cold to give showers, but the water got too hot. She o open the shower faucets about 15-20 minutes, and ould come. She indicated the nowers because the MD was day to assist with the hot A #2 indicated that since the as fixed in 01/2023, they had problems with the water io hot or cold.					
	LPN #3 reported the "about a week" in 01 the shower faucets for get the water hot end showers. She indicat	on 06/02/2023 at 1:57 PM, water was too cold for /2023 and they had to run or more than 15 minutes to ough for the residents to get ted they had not experienced e water being too hot or cold					
		on 06/02/2023 at 3:38 PM, reported he was employed at					

STATEMEN	ey Department of Hea FOF DEFICIENCIES DF CORRECTION				(X3) DATE SURVEY COMPLETED	
65A008		65A008	B. WING		C 06/02/2023	
	ROVIDER OR SUPPLIER		DDRESS, CITY, STATE,	ZIP CODE		
BELLA TE	ERRA BY MONARCH		DN, NJ 08527			
(X4) ID PREFIX TAG	(EACH DEFICIENC	ATEMENT OF DEFICIENCIES Y MUST BE PRECEDED BY FULL LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OI (EACH CORRECTIVE AC CROSS-REFERENCED TO DEFICIEN	TION SHOULD BE THE APPROPRIATE	(X5) COMPLET DATE
A1243	temperature in the kit dishwasher did not ha water. During an interview o the Laundry Director recall the laundry wat in 01/2023. She indic had always been con the linens and resider During an interview o the Wellness Director working at the facility recall having any con temperatures at the fac the water temperatures staff were to complete the MD, who address immediately. The WD a policy for water tem During an interview o the Executive Directo working at the facility recall any grievances cold. She indicated th aware they needed to	. He indicated the water chen was not cold, and the ave any problems with hot n 06/02/2023 at 3:49 PM, (LD) reported she did not cer temperature getting cold ated the water temperatures sistently hot when washing nts' laundry. n 06/02/2023 at 3:52 PM, (WD) indicated she started in 03/2023, and she did not cerns about water acility. She reported that if e was too cold or hot, the e a work order and give it to used the concerns 0 indicated they did not have aperatures. n 06/02/2023 at 3:57 PM, or (ED) indicated she started in 1000000000000000000000000000000000000	A1243			

# Bella Terra

by MONARCH



## A1243

- 1. Corrective action to consistently monitor and maintain hot water temperatures at or below 120 degrees Fahrenheit (F) will be accomplished by:
  - For apartments 167, 247, 249, 269, 280, 350, 351, 380, the water temperature is checked once a week, for about 4 weeks or as needed, by MD or Assistant, and a record is kept on a "Daily Round Air and Water Temperature" log binder.
- 2. How the facility will identify other residents having the potential to be affected by the same deficient practice?

The facility has a main mixing valve that controls the output temperature for each apartment individually. Making sure that the mixing valve stays at or below 120 degrees Fahrenheit ensures that all apartments connected to the mixing valve will never exceed the stipulated temperature. We continue to do weekly water temperature tests and keep records of it.

- 3. The measures that will be put into place to ensure deficient practice will not recur are:
  - MD or Maintenance Assistant will make sure after making any adjustments in the system, to retake the water temperature and record, in the log binder, the new output.
- 4. The facility will monitor the corrective action by:
  - The administrator will check/audit "Daily Round Air and Water Temperature log binder once a month or as needed.
  - The administrator will educate the Maintenance Director on facility policy regarding the temperature of the hot water used for bathing and handwashing.
  - The Maintenance Director will educate the staff on how to report any concerns about water temperatures and will keep a copy of the in-service that was conducted along with signatures.
  - The Maintenance Director MD will educate all assistants on facility policy regarding the temperature of the hot water used for bathing and handwashing.
  - The Administrator will inform residents on how (when) to notify/report any hot water issues.

Completion date: 7/21/2023



2 Kathleen Drive Jackson, NJ 08527 732-730-9500

#### New Jersey Department of Health (X3) DATE SURVEY (X1) PROVIDER/SUPPLIER/CLIA (X2) MULTIPLE CONSTRUCTION STATEMENT OF DEFICIENCIES COMPLETED IDENTIFICATION NUMBER: AND PLAN OF CORRECTION A. BUILDING: \_ С B. WING 06/02/2023 65A008 STREET ADDRESS, CITY, STATE, ZIP CODE NAME OF PROVIDER OR SUPPLIER 2 KATHLEEN DRIVE BELLA TERRA BY MONARCH JACKSON, NJ 08527 PROVIDER'S PLAN OF CORRECTION SUMMARY STATEMENT OF DEFICIENCIES (X5) COMPLETE (X4) ID (EACH CORRECTIVE ACTION SHOULD BE (EACH DEFICIENCY MUST BE PRECEDED BY FULL PREFIX PREFIX CROSS-REFERENCED TO THE APPROPRIATE DATE REGULATORY OR LSC IDENTIFYING INFORMATION) TAG TAG DEFICIENCY) A 000 A 000 Initial Comments Initial Comments: TYPE OF SURVEY: Complaint COMPLAINT #: NJ00160976 CENSUS: 62 SAMPLE SIZE: 5 SURVEY DATE: 06/02/2023 The facility is not in substantial compliance with New Jersey Administrative Code, Chapter 8:36, Standards for Licensure of Assisted Living Residences, Comprehensive Personal Care Homes, and Assisted Living Programs, based on this Complaint survey. A1243 A1243 A1243 8:36-17.6(b) 1. Corrective action to consistently Housekeeping-Sanitation-Safety-Maintenance 6/30/2023 monitor and maintain hot water (b) The temperature of the hot water used for temperatures at or below 120 bathing and handwashing shall be at least 105 degrees Fahrenheit (F) will be degrees and shall not exceed I20 degrees accomplished by: Fahrenheit. The water temperature of the mixing valve is checked, subsequently water temperature in This REQUIREMENT is not met as evidenced some apartments is checked. This by: process is done once a week, by Complaint #NJ00160976 Maintenance Director (MD) or Assistant, and a record is kept on Based on observations, interviews, document and a "Daily Round Air and Water record review, the facility failed to consistently monitor and maintain hot water temperatures at Temperature" log binder. or below 120 degrees Fahrenheit (F) in 8 (Rooms 167, 247, 249, 269, 280, 350, 351, 380) of 62 Assisted Living (AL) rooms checked for hot water temperatures. Findings included:

6899

LABORATORY DIRECTOR'S OR P5Q/IDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

Interim Executive Director 7/18/23

STATE FORM

### STATE FORM: REVISIT REPORT

	MULTIPLE CONSTRUCTION		DATE OF REVISIT	
	A. Building B. Wing	Y2	7/25/2023	Y3
NAME OF FACILITY		STREET ADDRESS, CITY, STATE, ZIP CODE		
BELLA TERRA BY MONARCH		2 KATHLEEN DRIVE		
		JACKSON, NJ 08527		

This report is completed by a State surveyor to show those deficiencies previously reported that have been corrected and the date such corrective action was accomplished. Each deficiency should be fully identified using either the regulation or LSC provision number and the identification prefix code previously shown on the State Survey Report (prefix codes shown to the left of each requirement on the survey report form).

ITE	Μ	DATE	ITEM	DATE	ITEM	DATE
Y4		Y5	Y4	Y5	Y4	Y5
ID Prefix	A1243	Correction	ID Prefix	Correction	ID Prefix	Correction
Dog #	8:36-17.6(b)	Commisted		Completed		Completed
Reg. #		Completed	Reg. #	Completed	Reg. #	Completed
LSC		07/21/2023	LSC		LSC	
ID Prefix		Correction	ID Prefix	Correction	ID Prefix	Correction
Reg. #		Completed	Reg. #	Completed	Reg. #	Completed
LSC			LSC		LSC	
ID Prefix		Correction	ID Prefix	Correction	ID Prefix	Correction
Reg. #		Completed	Reg. #	Completed	Reg. #	Completed
LSC			LSC		LSC	
ID Prefix		Correction	ID Prefix	Correction	ID Prefix	Correction
Reg. #		Completed	Reg. #	Completed	Reg. #	Completed
LSC					LSC	
ID Prefix		Correction	ID Prefix	Correction	ID Prefix	Correction
Reg. #		Completed	Reg. #	Completed	Reg. #	Completed
LSC			LSC		LSC	
REVIEWE STATE AG		REVIEWED BY (INITIALS)	DATE	SIGNATURE OF SURVEYOR		DATE
REVIEWE CMS RO	D BY	REVIEWED BY (INITIALS)	DATE	TITLE		DATE
FOLLOW	JP TO SURVEY C	OMPLETED ON		ANY UNCORRECTED DEFICIENCIES TED DEFICIENCIES (CMS-2567) SEN		
				Page 1 of 1	EVENT ID:	FX3T12