



State of New Jersey
DEPARTMENT OF HEALTH

PO BOX 358
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www.nj.gov/health

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

KAITLAN BASTON, MD, MSc, DFASAM
Commissioner

In Re:

STERLING MANOR
(NJ Facility ID# NJ060312)

INFORMATION REQUIREMENT
ORDER

TO: Lowell Fein, Administrator
Sterling Manor
794 North Forklanding Road
Maple Shade, New Jersey 08052
LFein@sterlingmanorNC.com

Mordechay Weitz
H.W. Weidco/Ster
1155 Bloomfield Avenue
Clifton, New Jersey 07012
Mark@markweisz.com

As more fully detailed below, the New Jersey Department of Health (the Department) hereby orders Sterling Manor to submit to the Department by close of business today information that is needed to verify the proper disposition of resident financial accounts and personal property.

The New Jersey Department of Health (Department) is vested with the responsibility of carrying out the provisions of the Health Care Facilities Planning Act (Act), N.J.S.A. 26:2H-1 to -27. Pursuant to the Act, namely N.J.S.A. 26:2H-5, and the Department's rules, N.J.A.C. 8:43E-1.1 et seq. (General Licensure Procedures and Standards Applicable to All Licensed Facilities), the Commissioner of Health is authorized to enforce the Standards for Licensure of Long-Term Care Facilities set forth at N.J.A.C. 8:39-1.1 et seq. Pursuant to N.J.S.A. 26:2H-5e, "[a]t the request of the commissioner, health care facilities shall furnish to the Department of Health and Senior Services such reports and information as it may require to effectuate the provisions and purposes of this act, excluding confidential communications from patients."

Pursuant to N.J.A.C. 8:39-9.5(c), "[f]unds deposited with a facility for a particular resident's use and safekeeping shall be held in an account which is separate from any of the facility's operating accounts." In addition, pursuant to N.J.A.C. 8:39-4.1(a)(15), residents have the right "[t]o keep and use [their] personal property" and "[t]he nursing home shall take precautions to ensure that the resident's personal possessions are secure from theft, loss and misplacement."

INFORMATION REQUIREMENT ORDER

By close of business on January 14, 2025, Sterling Manor shall provide the following information to the Department:

1. A line-listing with account balances as of January 10, 2025, for all resident accounts; and,
2. A list of individuals whose personal property still needs to be delivered to the receiving facilities and a description of the property.

The information required pursuant to this order shall be emailed to: Stefaniej.Mozgai@doh.nj.gov, Pam.Lebak@doh.nj.gov, Carol.Hamill@doh.nj.gov, Gene.Rosenblum@doh.nj.gov, Lisa.King@doh.nj.gov, and Jean.Markey@doh.nj.gov.

N.J.A.C. 8:43E-3.4(a)11 provides a \$250 penalty for the failure to report information to the Department as required by statute or licensing regulation, after reasonable notice and an opportunity to cure the violation, which may be assessed for each day noncompliance is found.

Thank you for your attention to this important matter and for your anticipated cooperation. If you have any questions concerning this order, please contact Lisa King, Office of Program Compliance, at Lisa.King@doh.nj.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gene Rosenblum", with a stylized flourish at the end.

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

GR:JLM:nj
DATED: January 14, 2025
E-MAIL
REGULAR AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Control #X25011

C. Order Service List