



State of New Jersey
DEPARTMENT OF HEALTH

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

PO BOX 360
TRENTON, N.J. 08625-0360

www.nj.gov/health

KAITLAN BASTON, MD, MSc, DFASAM
Acting Commissioner

In Re:

STERLING MANOR
(NJ Facility ID# NJ060312)

INFORMATION REQUIREMENT
ORDER

TO: Andrew Fritz, Administrator
Mark Weitz
Sterling Manor
794 North Forklanding Road
Maple Shade, New Jersey 08052
AFritz@sterlingmanorNC.com

As more fully detailed below, the New Jersey Department of Health (the Department) hereby orders Sterling Manor to submit to the Department within 7 days information that is needed to clarify the facility's ownership and management structure and to ensure resident health and safety in view of the facility's designation as a Special Focus Facility.

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 Health is authorized to inspect all health care facilities and 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."

SPECIAL FOCUS FACILITY

On August 28, 2024, the Department notified Sterling Manor that it had been designated by CMS as a Special Focus Facility due to its history of noncompliance with quality of care and safety requirements under Medicare over the past three years. As you were advised, the Special Focus initiative is intended to promote a rapid and substantial improvement in the quality of care in identified nursing homes and end the pattern of repeated cycles of non-compliance with quality of care requirements.

INFORMATION REQUIREMENT ORDER

The Department orders the facility to provide the following information to the Department within 7 days:

1. Provide confirmation that the facility continues to be owned by H.W. Weidco/Ster, LLC, as reflected on the facility's license, and that the owner address is 1155 Bloomfield Ave, Clifton, NJ 07012, and if there has been a change of ownership and/or address provide that information;
2. Provide the names of the members of the LLC and specify the percentage of ownership interest of each member;
3. Provide a copy of the LLC's Certificate of Formation, and any amendments or restatements thereto;
4. Provide a copy of the LLC's current Statements of Authority, if any;
5. Provide a copy of the LLC's Operating Agreement;
6. State whether the LLC is member-managed or manager-managed and, if manager-managed, provide the name of the manager;
7. Provide a copy of the LLC's Certificate of Authorization;
8. Provide a copy of any and all formation documents for the LLC not specifically delineated above;
9. Provide an organizational chart of any and all parents, subsidiaries or affiliates of the facility and/or the LLC; and,
10. Provide a list of all of the facility's contracted vendors and consultants.
11. Provide the name and address of any management company with which the LLC contracts to manage the facility, identify the contractor's owner, provide the owner's telephone number and email address, and provide a copy of the management contract.

The information required pursuant to this order shall be emailed to: Stefaniej.Mozgai@doh.nj.gov; Michael.Kennedy@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.

Please note that, pursuant to N.J.S.A. 26:2H-7.25(g), "[n]o nursing home may delegate substantial management control of the nursing home's operations to a third party entity without providing prior written notice to the department."

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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,



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

GR:JLM:nj
DATED: October 9, 2024
E-MAIL
REGULAR AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Control #X24101

C. Order Service List