

HARBOUR VIEW SENIOR LIVING CORP

Report ID: CCN 315525
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§ 1 Facility Identity

Facility	HARBOUR VIEW SENIOR LIVING CORP
CCN	315525
Location	3161 KENNEDY BLVD, NORTH BERGEN, NJ, 07047
Ownership type	For profit - Corporation
Certified beds	60

§ 2 CMS Federal Record

Civil money penalties on file	\$28,674
Deficiency citations — current cycle	13 (up from 0 in the prior 24 months)
Deficiency citations — prior 24 months	0
Immediate Jeopardy — current cycle	0
Actual-harm (G+) citations — current cycle	1
Special Focus Facility status	Not listed
Abuse icon	No

§ 3 Federal Penalties in Context

This facility — penalties on file	\$28,674
NJ state average	\$36,527 (this facility is 0.8× the NJ average)
National average	\$31,239 (this facility is 0.9× the national average)

Averages are CMS-published per-facility fine amounts for the same snapshot. Figures and multiples are stated as published; no inference is drawn here.

§ 4 Current-Cycle Deficiencies

The current survey cycle records the following 13 federal deficiency citations (CMS F-tags). Scope/severity is CMS's own A–L grade; "Immediate Jeopardy" is CMS's most serious classification.

F-TAG	FINDING (CMS)	SCOPE/SEV.	SOURCE
F686	Provide appropriate pressure ulcer care and prevent new ulcers from developing.	G	Standard survey
F730	Observe each nurse aide's job performance and give regular training.	E	Standard survey
F868	Have the Quality Assessment and Assurance group have the required members and meet at least quarterly	E	Standard survey
F880	Provide and implement an infection prevention and control program.	E	Standard survey
F883	Develop and implement policies and procedures for flu and pneumonia vaccinations.	E	Standard survey
F947	Ensure nurse aides have the skills they need to care for residents, and give nurse aides education in dementia care and abuse prevention.	E	Standard survey
F584	Honor the resident's right to a safe, clean, comfortable and homelike environment, including but not limited to receiving treatment and supports for daily living safely.	D	Standard survey
F636	Assess the resident completely in a timely manner when first admitted, and then periodically, at least every 12 months.	D	Standard survey
F640	Encode each resident's assessment data and transmit these data to the State within 7 days of assessment.	D	Standard survey
F658	Ensure services provided by the nursing facility meet professional standards of quality.	D	Standard survey
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	D	Standard survey
F755	Provide pharmaceutical services to meet the needs of each resident and employ or obtain the services of a licensed pharmacist.	D	Standard survey
F761	Ensure drugs and biologicals used in the facility are labeled in accordance with currently accepted professional principles; and all drugs and biologicals	D	Standard survey

must be stored in locked compartments, separately locked, compartments for controlled drugs.

§ 5 Ownership

Ownership record	Owner on file: 3161 KENNEY BLVD LLC (organization)
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§ 6 CMS Care Compare Star Ratings

Overall	4 / 5 (state avg 3.4 · US avg 3)
Health inspection	2 / 5 (state avg 2.8 · US avg 2.8)
Staffing	5 / 5 (state avg 3.1 · US avg 2.9)
Quality measures (QM)	5 / 5 (state avg 4.5 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/315525
Snapshot SHA-256	6f42096c2e354a5ada82b7316fa54c5222727c9fc9cf94b861a792866259934f
Methodology & version	v1.0 — https://www.caregiverhelpnow.com/methodology

§ 8 For Your Attorney

1. The full survey file (Form 2567) for each inspection cited above is available from the state survey agency or by FOIA request.
 2. Quarterly staffing data: CMS Payroll-Based Journal (PBJ) public use files, CCN 315525.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 6f42096c2e35.
 4. Deficiency F-tags cited above are searchable in CMS QCOR (qcor.cms.gov).
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This snapshot is a frozen record of CMS Care Compare data as of Jun 2026. Independently verifiable at the URL above. Generated by CareSentinel under Nodal Logics LLC. Compiled under CareSentinel methodology v1.0, documented at <https://www.caregiverhelpnow.com/methodology>; the Snapshot SHA-256 above pins this record to that methodology version.

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