

Burlington County Health Department

Holly Funkhouser Cucuzzella, DrPH, MCHES, Health Officer/Director
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 www.co.burlington.nj.us/health

Swimming Pool/Hot Tub Inspection Report

Insp Date: 12/30/2024 **Business ID:** b95
Business: Four Seasons At Mapleton
 2 Ambrose Lane
 Mansfield, NJ 08022

Inspection: BK003736
Risk Type:
Phone: 609-291-5000
REHS: B-154641 Colleen Schaeffer
Reason: Annual 1
Results: Unsatisfactory

Reference: Indoor Pool

Time In / Time Out

Date	In	Out	Insp	Travel	Total	Mileage	Notes
12/30/24	11:00 AM	12:00 PM	1:00	0:00	1:00	0	
Total:			1:00	0:00	1:00	0	

Facility Information

PRB Type: Pool Wading Pool Spa/Hot Tub Spray park/Splash Pad
 Type Adult Community Facility > 2000 SqFt
 Designated Adult Supervisor Dani Kurczeski Mgmt Company Candlewood Management
 Trained Pool Operator Rich Yuro Certificate CPO Exp. Date 12/31/26
 Specially Exempt Facility Yes No Type of Pool/Spa Indoor
 Dates of Operation Year round Hours of Operation 6 am to 10 pm
 Laboratory SJWT Bonding/Grounding 04/18/22 Twp. Inspection 05/02/24
 VGB Drain Covers: Manufacturer Hayward Exp. Date 05/01/30
 FC >15 CC BR pH 7.2 Clarity bottom drain visible

Administration and Record Keeping

IN OUT N/O N/A

Mark appropriate box: IN- In compliance, OUT- out of compliance, N/A- not applicable

- | | | | | |
|---|---|---|---|---|
| 1. Approval for new construction/alteration of recreational bathing facility issued by health department; preoperational inspection conducted prior to opening | i | i | i | ☒ |
| 3. Operational assessment completed by facility, approved by health department, approval posted | ☒ | i | i | i |
| 4. Weekly TPO visits are conducted and documented on site | ☒ | i | i | i |
| 5. Inspection placard conspicuously posted near entrance | ☒ | i | i | i |
| 6. On site records are complete (including water analysis results, lifeguard and TPO credentials, preoperational checklist, accident/incident reports, recreational equipment inspection log) | ☒ | i | i | i |

Swimming Pool/Hot Tub Inspection Report

Waterfront Safety and Supervision - Swimming Pools	IN	OUT	N/O	N/A
45. Specially exempt facility complies with 3x4 foot sign and other required signage	☒	i	i	i
46. Swimming pool under management of Designated Adult Supervisor. Name and phone number conspicuously posted	☒	i	i	i
47. Designated Adult Supervisor for pools larger than 2000 square feet has pool director training certification	i	i	i	☒
48. The maintenance and mechanical operation of pool is under the supervision of a Trained Pool Operator (TPO)	☒	i	i	i
49. 1 person certified in standard first aid and professional level CPR on premises, available, and readily accessible when pool is in use	i	i	i	☒
50. Amount of lifeguards is appropriate for size of pool, bather load, bather activities, and configuration of pool	i	i	i	☒
51. Lifeguard platforms or stands available where pool is greater than 2000 square feet, diving is allowed, or where water depth is greater than 5 feet	i	i	i	☒
52. Lifeguards on duty are wearing distinguishing apparel, have a whistle, and are not distracted from proper observation of persons in the pool area	i	i	i	☒
53. One or more rescue tubes are available for each lifeguard on duty, AED required for facilities with a lifeguard	i	i	i	☒
54. Existing pools comply with VGB Pool and Spa Safety Act	☒	i	i	i
55. Sign is posted indicating the location of first aid supplies	☒	i	i	i
56. 1 assist pole/life hook available, complete first aid kit, full spineboard with ties and head restraint, and throw rope are available	☒	i	i	i
57. Emergency phone is available, emergency phone numbers and address of facility are posted	☒	i	i	i
58. Emergency care area for pools capable of accommodating 500 or more patrons	i	i	i	☒
59. Aquatics facility plan is available, complete, and includes policies and procedures for water toys and floating devices	☒	i	i	i
60. Bather rules (1-11) conspicuously posted, sign also include rules governing admission and bathing, hours of operation, and conduct of patrons	i	☒	i	i
61. No diving in less than 5 feet of water, diving and no diving areas designated with signs and symbols	☒	i	i	i
62. Water slides conform with lifeguard requirements, do not enter into less than 3 feet of water unless at an aquatic recreation facility	i	i	i	☒
63. Floats and fixed platforms permitted upon approval of health authority	☒	i	i	i
General Sanitation, Maintenance, and Operations	IN	OUT	N/O	N/A
64. Swimming pool, wading pool, hot tub, spa, aquatic recreation facility maintained in a clean, sanitary, and safe condition	☒	i	i	i
65. Drain covers are securely attached, daily drain cover check documented in pool log	☒	i	i	i
66. 5 Year bonding and grounding certificate and annual township inspection conducted	☒	i	i	i
67. Dressing rooms and bathrooms provided for swimming pools (if required by date of construction), within 50 feet of water (exception condominium communities where all residences are within 100 feet of pool)	☒	i	i	i
68. Bathrooms have toilet tissue, trash cans, method for drying hands, soap dispensers, shatter resistant mirrors	☒	i	i	i
69. Approved method of wastewater and solid waste disposal	☒	i	i	i

Swimming Pool/Hot Tub Inspection Report

General Sanitation, Maintenance, and Operations	IN	OUT	N/O	N/A
70. Food service complies with NJAC 8:24, effective control measures in place for vermin and weeds	☒	i	i	i
71. Documentation of weekly recreational equipment/playground inspection	i	i	i	☒
72. Swimming pool surfaces are easily cleanable, interior patterns/colors/finishes don't obscure the objects or surfaces within the pool, no entrapment hazards	☒	i	i	i
73. The surface skimming system in in good working order, drainage system is adequate to remove excess water and prevent it from re-entering the pool	☒	i	i	i
74. Owner/operator ensuring that circulation system meets turnover requirements, can maintain water clarity, and can be operated in a safe manner	☒	i	i	i
75. Disinfecting equipment is adequate for introducing, feeding, and regulating disinfectant (hand feeding and gas chlorination are prohibited)- preventative maintenance program maintained onsite for chemical controller system	☒	i	i	i
76. Depth markings conspicuously marked in feet, inches, or meters (abbreviations can be used)	☒	i	i	i
77. Aquatic recreation facilities comply with bathroom, dressing room, shower requirements; solid waste stored in fly-tight, water-tight containers with a tight fitting lid	i	i	i	☒
78. Method of adding makeup water is approved by health authority	☒	i	i	i

Sampling and water quality criteria	IN	OUT	N/O	N/A
79. Fresh water obtained from potable water source	☒	i	i	i
80. Microbial analyses conducted by NJ certified laboratory, sampling done before opening for the season and weekly during periods of maximum user load, resamples obtained within 24 hours of notification of failure	☒	i	i	i
81. Swimming pools, wading pools, hot tubs/spas are tested every 2 hours for free chlorine (unless facility has an approved chemical controller system), combined chlorine, bromine and pH using approved methods and test kits, values continuously maintained within proper ranges	i	☒	i	i
82. Bound log available at all times for documenting time and date of chemical tests, results of tests, initials of person conducting tests, bather load, water clarity, water temperatures, and weather	☒	i	i	i
83. Cyanuric acid maintained in proper range, tested weekly, prohibited in indoor pools	i	i	☒	i
84. Water clarity monitored daily, deepest portion of pool/hot tub/spa floor is clearly visible from swimming pool/hot tub/spa edge, facility maintained to eliminate algae	☒	i	i	i

Additional Notes
<p>Ⓟ Chlorine above 10 ppm which is outside allowabled range to allow for the pool to be open for swimming. Chlorine shall be at or below 10 ppm and above 1 ppm to open. It appears pool was recently shocked. Re-inspection to be conducted once chemicals are balanced.</p>

Swimming Pool/Hot Tub Inspection Report
Fail Notes Summary

Code	Text
60.	Bather rules (1-11) conspicuously posted, sign also include rules governing admission and bathing, hours of operation, and conduct of patrons
5.4(a)	Bathers rule #4 covered by tape (regarding diapers). Discussed violation with manager on site. Rule must be uncovered. Manager stated they don't want any diapers in the pool at all (kid or adult).
81.	Swimming pools, wading pools, hot tubs/spas are tested every 2 hours for free chlorine (unless facility has an approved chemical controller system), combined chlorine, bromine and pH using approved methods and test kits, values continuously maintained within proper ranges
7.12(c)	Chlorine above 10 ppm which is outside allowable range to allow for the pool to be open for swimming. Chlorine shall be at or below 10 ppm and above 1 ppm to open. It appears pool was recently shocked.

Swimming Pool/Hot Tub Inspection Report

Insp Date: 12/30/2024 **Business ID:** b95
Business: Four Seasons At Mapleton
 2 Ambrose Lane

Mansfield, NJ 08022

Inspection: BK003736
Risk Type:
Phone: 609-291-5000
REHS: B-154641 Colleen Schaeffer
Reason: Annual 1
Results: Unsatisfactory

Reference: Indoor Spa

Time In / Time Out

Date	In	Out	Insp	Travel	Total	Mileage	Notes;
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Facility Information

PRB Type: Pool Wading Pool Spa/Hot Tub Spray park/Splash Pad
 Type Adult Community Facility > 2000 SqFt
 Designated Adult Supervisor Dani Kurczeski Mgmt Company Candlewood Management
 Trained Pool Operator Rich Yuro Certificate CPO Exp. Date 12/31/26
 Specially Exempt Facility Yes No Type of Pool/Spa Indoor
 Dates of Operation Year Round Hours of Operation 6 am to 10 pm
 Laboratory SJWT Bonding/Grounding 04/18/22 Twp. Inspection 05/02/24
 VGB Drain Covers: Manufacturer See additional notes Exp. Date _____
 FC >10 CC _____ BR _____ pH 8.0 Clarity bottom drain visible

Administration and Record Keeping IN OUT N/O N/A

Mark appropriate box: IN- In compliance, OUT- out of compliance, N/A- not applicable

- | | | | | |
|---|---|---|---|---|
| 1. Approval for new construction/alteration of recreational bathing facility issued by health department; preoperational inspection conducted prior to opening | i | i | i | x |
| 3. Operational assessment completed by facility, approved by health department, approval posted | x | i | i | i |
| 4. Weekly TPO visits are conducted and documented on site | x | i | i | i |
| 5. Inspection placard conspicuously posted near entrance | x | i | i | i |
| 6. On site records are complete (including water analysis results, lifeguard and TPO credentials, preoperational checklist, accident/incident reports, recreational equipment inspection log) | x | i | i | i |

Waterfront Safety and Supervision- Hot Tubs/Spas IN OUT N/O N/A

- | | | | | |
|---|---|---|---|---|
| 33. Specially exempt facility complies with 3x4 foot sign and other required signage | x | i | i | i |
| 34. Hot tub/spa shall be supervised by by a designated adult supervisor who is knowledgable of rules and responsible for all aspects of the operation.. | x | i | i | i |
| 35. The maintenance and mechanical operation of pool is under the supervision of a Trained Pool Operator (TPO) | x | i | i | i |

Swimming Pool/Hot Tub Inspection Report

Waterfront Safety and Supervision- Hot Tubs/Spas	IN	OUT	N/O	N/A
36. At least 1 person certified in standard first aid and professional level CPR on premises, available, and readily accessible when hot tub/spa is in use. If individual is not stationed at hot tub/spa, sign is conspicuously posted indicating where individual can be accessed	i	i	i	☒
37. Bather rules (1-11) conspicuously posted, sign also includes rules governing admission and bathing, hours of operation, and conduct of patrons	i	☒	i	i
38. Maximum temperature of hot tub or spa water does not exceed 104 degrees F, thermometer that is visible to the public installed in hot tub/spa	i	☒	i	i
39. Temperature regulating controls for maintaining water temperature are installed and maintained in good operating condition	☒	i	i	i
40. Automatic safety device is available if temperature exceeds 104 degrees F	☒	i	i	i
41. Existing hot tubs/spas comply with VGB Pool and Spa Safety Act	☒	i	i	i
42. Spa sign is posted adjacent to the hot tub/spa entrance	☒	i	i	i
43. First aid kit is available, sign posted where first aid supplies are located	☒	i	i	i
44. Clock is visible from hot tub/spa	☒	i	i	i
General Sanitation, Maintenance, and Operations	IN	OUT	N/O	N/A
64. Swimming pool, wading pool, hot tub, spa, aquatic recreation facility maintained in a clean, sanitary, and safe condition	☒	i	i	i
65. Drain covers are securely attached, daily drain cover check documented in pool log	☒	i	i	i
66. 5 Year bonding and grounding certificate and annual township inspection conducted	☒	i	i	i
67. Dressing rooms and bathrooms provided for swimming pools (if required by date of construction), within 50 feet of water (exception condominium communities where all residences are within 100 feet of pool)	☒	i	i	i
68. Bathrooms have toilet tissue, trash cans, method for drying hands, soap dispensers, shatter resistant mirrors	☒	i	i	i
69. Approved method of wastewater and solid waste disposal	☒	i	i	i
70. Food service complies with NJAC 8:24, effective control measures in place for vermin and weeds	☒	i	i	i
71. Documentation of weekly recreational equipment/playground inspection	i	i	i	☒
72. Swimming pool surfaces are easily cleanable, interior patterns/colors/finishes don't obscure the objects or surfaces within the pool, no entrapment hazards	☒	i	i	i
73. The surface skimming system in in good working order, drainage system is adequate to remove excess water and prevent it from re-entering the pool	☒	i	i	i
74. Owner/operator ensuring that circulation system meets turnover requirements, can maintain water clarity, and can be operated in a safe manner	☒	i	i	i
75. Disinfecting equipment is adequate for introducing, feeding, and regulating disinfectant (hand feeding and gas chlorination are prohibited)- preventative maintenance program maintained onsite for chemical controller system	☒	i	i	i
76. Depth markings conspicuously marked in feet, inches, or meters (abbreviations can be used)	☒	i	i	i
77. Aquatic recreation facilities comply with bathroom, dressing room, shower requirements; solid waste stored in fly-tight, water-tight containers with a tight fitting lid	i	i	i	☒
78. Method of adding makeup water is approved by health authority	☒	i	i	i
Sampling and water quality criteria	IN	OUT	N/O	N/A
79. Fresh water obtained from potable water source	☒	i	i	i

Swimming Pool/Hot Tub Inspection Report

Sampling and water quality criteria	IN	OUT	N/O	N/A
80. Microbial analyses conducted by NJ certified laboratory, sampling done before opening for the season and weekly during periods of maximum user load, resamples obtained within 24 hours of notification of failure	✘	i	i	i
81. Swimming pools, wading pools, hot tubs/spas are tested every 2 hours for free chlorine (unless facility has an approved chemical controller system), combined chlorine, bromine and pH using approved methods and test kits, values continuously maintained within proper ranges	i	✘	i	i
82. Bound log available at all times for documenting time and date of chemical tests, results of tests, initials of person conducting tests, bather load, water clarity, water temperatures, and weather	✘	i	i	i
83. Cyanuric acid maintained in proper range, tested weekly, prohibited in indoor pools	i	i	✘	i
84. Water clarity monitored daily, deepest portion of pool/hot tub/spa floor is clearly visible from swimming pool/hot tub/spa edge, facility maintained to eliminate algae	✘	i	i	i

Additional Notes	
p	<p>Drain covers: Aquastar exp 05/01/28 and Hayward exp 5/1/30</p> <p>Chlorine above 10 ppm which is outside allowable range to allow for the spa to be open. Chlorine shall be at or below 10 ppm and above 2 ppm to open. It appears spa was recently shocked.</p> <p>Re-inspection to be conducted once chemicals are balanced.</p>

Swimming Pool/Hot Tub Inspection Report
Fail Notes Summary

Code	Text
37.	Bather rules (1-11) conspicuously posted, sign also includes rules governing admission and bathing, hours of operation, and conduct of patrons
5.4(a)	Bathers rule #4 covered by tape (regarding diapers). Discussed violation with manager on site. Rule must be uncovered. Manager stated they don't want any diapers in the pool at all (kid or adult).
38.	Maximum temperature of hot tub or spa water does not exceed 104 degrees F, thermometer that is visible to the public installed in hot tub/spa
4.3(d)	A thermometer shall be installed in the hot tub or spa. This thermometer shall be accurate to plus or minus one degree Fahrenheit and shall be visible to the public.
81.	Swimming pools, wading pools, hot tubs/spas are tested every 2 hours for free chlorine (unless facility has an approved chemical controller system), combined chlorine, bromine and pH using approved methods and test kits, values continuously maintained within proper ranges
7.12(c)	Chlorine above 10 ppm which is outside allowable range to allow for the spa to open. Chlorine shall be at or below 10 ppm and above 2 ppm to open. It appears spa was recently shocked. pH observed at 8.0. Remediate.

Burlington County Health Department

Holly Funkhouser Cucuzzella, DrPH, MCHES, Health Officer/Director
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 E-Mail: bchd@co.burlington.nj.us
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Swimming Pool/Hot Tub Inspection Report

Insp Date: 12/31/2024 **Business ID:** b95
Business: Four Seasons At Mapleton
 2 Ambrose Lane
 Mansfield, NJ 08022

Inspection: BK003739
Risk Type:
Phone: 609-291-5000
REHS: B-154641 Colleen Schaeffer
Reason: Re-inspection 1
Results: Satisfactory

Reference: Indoor Pool

Time In / Time Out

Date	In	Out	Insp	Travel	Total	Mileage	Notes
12/31/24	10:55 AM	11:25 AM	0:30	0:00	0:30	0	
Total:			0:30	0:00	0:30	0	

Facility Information

PRB Type: Pool Wading Pool Spa/Hot Tub Spray park/Splash Pad
 Type Adult Community Facility > 2000 SqFt
 Designated Adult Supervisor Dani Kurczeski Mgmt Company Candlewood Management
 Trained Pool Operator Rich Yuro Certificate CPO Exp. Date 12/31/24
 Specially Exempt Facility Yes No Type of Pool/Spa Indoor
 Dates of Operation Year Round Hours of Operation 6 am to 10 pm
 Laboratory SJWT Bonding/Grounding 04/18/22 Twp. Inspection 05/02/24
 VGB Drain Covers: Manufacturer Hayward Exp. Date 05/01/30
 FC 9.0 CC 0.0 BR pH 7.0 Clarity bottom drain visible

Administration and Record Keeping IN OUT N/O N/A

Mark appropriate box: IN- In compliance, OUT- out of compliance, N/A- not applicable

- | | | | | |
|---|---|---|---|---|
| 1. Approval for new construction/alteration of recreational bathing facility issued by health department; preoperational inspection conducted prior to opening | i | i | i | ☒ |
| 3. Operational assessment completed by facility, approved by health department, approval posted | ☒ | i | i | i |
| 4. Weekly TPO visits are conducted and documented on site | ☒ | i | i | i |
| 5. Inspection placard conspicuously posted near entrance | ☒ | i | i | i |
| 6. On site records are complete (including water analysis results, lifeguard and TPO credentials, preoperational checklist, accident/incident reports, recreational equipment inspection log) | ☒ | i | i | i |

Swimming Pool/Hot Tub Inspection Report

Waterfront Safety and Supervision - Swimming Pools	IN	OUT	N/O	N/A
45. Specially exempt facility complies with 3x4 foot sign and other required signage	☒	i	i	i
46. Swimming pool under management of Designated Adult Supervisor. Name and phone number conspicuously posted	☒	i	i	i
47. Designated Adult Supervisor for pools larger than 2000 square feet has pool director training certification	i	i	i	☒
48. The maintenance and mechanical operation of pool is under the supervision of a Trained Pool Operator (TPO)	☒	i	i	i
49. 1 person certified in standard first aid and professional level CPR on premises, available, and readily accessible when pool is in use	i	i	i	☒
50. Amount of lifeguards is appropriate for size of pool, bather load, bather activities, and configuration of pool	i	i	i	☒
51. Lifeguard platforms or stands available where pool is greater than 2000 square feet, diving is allowed, or where water depth is greater than 5 feet	i	i	i	☒
52. Lifeguards on duty are wearing distinguishing apparel, have a whistle, and are not distracted from proper observation of persons in the pool area	i	i	i	☒
53. One or more rescue tubes are available for each lifeguard on duty, AED required for facilities with a lifeguard	i	i	i	☒
54. Existing pools comply with VGB Pool and Spa Safety Act	☒	i	i	i
55. Sign is posted indicating the location of first aid supplies	☒	i	i	i
56. 1 assist pole/life hook available, complete first aid kit, full spineboard with ties and head restraint, and throw rope are available	☒	i	i	i
57. Emergency phone is available, emergency phone numbers and address of facility are posted	☒	i	i	i
58. Emergency care area for pools capable of accommodating 500 or more patrons	i	i	i	☒
59. Aquatics facility plan is available, complete, and includes policies and procedures for water toys and floating devices	☒	i	i	i
60. Bather rules (1-11) conspicuously posted, sign also include rules governing admission and bathing, hours of operation, and conduct of patrons	i	☒	i	i
61. No diving in less than 5 feet of water, diving and no diving areas designated with signs and symbols	☒	i	i	i
62. Water slides conform with lifeguard requirements, do not enter into less than 3 feet of water unless at an aquatic recreation facility	i	i	i	☒
63. Floats and fixed platforms permitted upon approval of health authority	☒	i	i	i
General Sanitation, Maintenance, and Operations	IN	OUT	N/O	N/A
64. Swimming pool, wading pool, hot tub, spa, aquatic recreation facility maintained in a clean, sanitary, and safe condition	☒	i	i	i
65. Drain covers are securely attached, daily drain cover check documented in pool log	☒	i	i	i
66. 5 Year bonding and grounding certificate and annual township inspection conducted	☒	i	i	i
67. Dressing rooms and bathrooms provided for swimming pools (if required by date of construction), within 50 feet of water (exception condominium communities where all residences are within 100 feet of pool)	☒	i	i	i
68. Bathrooms have toilet tissue, trash cans, method for drying hands, soap dispensers, shatter resistant mirrors	☒	i	i	i
69. Approved method of wastewater and solid waste disposal	☒	i	i	i

Swimming Pool/Hot Tub Inspection Report

General Sanitation, Maintenance, and Operations	IN	OUT	N/O	N/A
70. Food service complies with NJAC 8:24, effective control measures in place for vermin and weeds	☒	i	i	i
71. Documentation of weekly recreational equipment/playground inspection	i	i	i	☒
72. Swimming pool surfaces are easily cleanable, interior patterns/colors/finishes don't obscure the objects or surfaces within the pool, no entrapment hazards	☒	i	i	i
73. The surface skimming system in in good working order, drainage system is adequate to remove excess water and prevent it from re-entering the pool	☒	i	i	i
74. Owner/operator ensuring that circulation system meets turnover requirements, can maintain water clarity, and can be operated in a safe manner	☒	i	i	i
75. Disinfecting equipment is adequate for introducing, feeding, and regulating disinfectant (hand feeding and gas chlorination are prohibited)- preventative maintenance program maintained onsite for chemical controller system	☒	i	i	i
76. Depth markings conspicuously marked in feet, inches, or meters (abbreviations can be used)	☒	i	i	i
77. Aquatic recreation facilities comply with bathroom, dressing room, shower requirements; solid waste stored in fly-tight, water-tight containers with a tight fitting lid	i	i	i	☒
78. Method of adding makeup water is approved by health authority	☒	i	i	i

Sampling and water quality criteria	IN	OUT	N/O	N/A
79. Fresh water obtained from potable water source	☒	i	i	i
80. Microbial analyses conducted by NJ certified laboratory, sampling done before opening for the season and weekly during periods of maximum user load, resamples obtained within 24 hours of notification of failure	☒	i	i	i
81. Swimming pools, wading pools, hot tubs/spas are tested every 2 hours for free chlorine (unless facility has an approved chemical controller system), combined chlorine, bromine and pH using approved methods and test kits, values continuously maintained within proper ranges	i	☒	i	i
82. Bound log available at all times for documenting time and date of chemical tests, results of tests, initials of person conducting tests, bather load, water clarity, water temperatures, and weather	☒	i	i	i
83. Cyanuric acid maintained in proper range, tested weekly, prohibited in indoor pools	i	i	☒	i
84. Water clarity monitored daily, deepest portion of pool/hot tub/spa floor is clearly visible from swimming pool/hot tub/spa edge, facility maintained to eliminate algae	☒	i	i	i

Additional Notes	
p	Indoor pool re-opened during inspection.

Swimming Pool/Hot Tub Inspection Report

Fail Notes Summary

Code	Text
60.	Bather rules (1-11) conspicuously posted, sign also include rules governing admission and bathing, hours of operation, and conduct of patrons
5.4(a)	Bathers rule #4 covered by tape (regarding diapers). Discussed violation with manager on site. Rule must be uncovered. Manager stated they don't want any diapers in the pool at all (kid or adult).
81.	Swimming pools, wading pools, hot tubs/spas are tested every 2 hours for free chlorine (unless facility has an approved chemical controller system), combined chlorine, bromine and pH using approved methods and test kits, values continuously maintained within proper ranges
7.8(a)	pH observed slightly below optimal range (7.0). Remediate.

Swimming Pool/Hot Tub Inspection Report

Insp Date: 12/31/2024 **Business ID:** b95
Business: Four Seasons At Mapleton
 2 Ambrose Lane

Mansfield, NJ 08022

Inspection: BK003739
Risk Type:
Phone: 609-291-5000
REHS: B-154641 Colleen Schaeffer
Reason: Re-inspection 1
Results: Satisfactory

Reference: Indoor Spa

Time In / Time Out

Date	In	Out	Insp	Travel	Total	Mileage	Notes;
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 VGB Drain Covers: Manufacturer see additional notes Exp. Date _____
 FC 9.6 CC 0.0 BR _____ pH 7.6 Clarity bottom drain visible

Administration and Record Keeping IN OUT N/O N/A

Mark appropriate box: IN- In compliance, OUT- out of compliance, N/A- not applicable

- | | | | | |
|---|---|---|---|---|
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Waterfront Safety and Supervision- Hot Tubs/Spas IN OUT N/O N/A

- | | | | | |
|---|---|---|---|---|
| 33. Specially exempt facility complies with 3x4 foot sign and other required signage | ☒ | i | i | i |
| 34. Hot tub/spa shall be supervised by by a designated adult supervisor who is knowledgable of rules and responsible for all aspects of the operation.. | ☒ | i | i | i |
| 35. The maintenance and mechanical operation of pool is under the supervision of a Trained Pool Operator (TPO) | ☒ | i | i | i |

Swimming Pool/Hot Tub Inspection Report

Waterfront Safety and Supervision- Hot Tubs/Spas	IN	OUT	N/O	N/A
36. At least 1 person certified in standard first aid and professional level CPR on premises, available, and readily accessible when hot tub/spa is in use. If individual is not stationed at hot tub/spa, sign is conspicuously posted indicating where individual can be accessed	i	i	i	☒
37. Bather rules (1-11) conspicuously posted, sign also includes rules governing admission and bathing, hours of operation, and conduct of patrons	i	☒	i	i
38. Maximum temperature of hot tub or spa water does not exceed 104 degrees F, thermometer that is visible to the public installed in hot tub/spa	i	☒	i	i
39. Temperature regulating controls for maintaining water temperature are installed and maintained in good operating condition	☒	i	i	i
40. Automatic safety device is available if temperature exceeds 104 degrees F	☒	i	i	i
41. Existing hot tubs/spas comply with VGB Pool and Spa Safety Act	☒	i	i	i
42. Spa sign is posted adjacent to the hot tub/spa entrance	☒	i	i	i
43. First aid kit is available, sign posted where first aid supplies are located	☒	i	i	i
44. Clock is visible from hot tub/spa	☒	i	i	i
General Sanitation, Maintenance, and Operations	IN	OUT	N/O	N/A
64. Swimming pool, wading pool, hot tub, spa, aquatic recreation facility maintained in a clean, sanitary, and safe condition	☒	i	i	i
65. Drain covers are securely attached, daily drain cover check documented in pool log	☒	i	i	i
66. 5 Year bonding and grounding certificate and annual township inspection conducted	☒	i	i	i
67. Dressing rooms and bathrooms provided for swimming pools (if required by date of construction), within 50 feet of water (exception condominium communities where all residences are within 100 feet of pool)	☒	i	i	i
68. Bathrooms have toilet tissue, trash cans, method for drying hands, soap dispensers, shatter resistant mirrors	☒	i	i	i
69. Approved method of wastewater and solid waste disposal	☒	i	i	i
70. Food service complies with NJAC 8:24, effective control measures in place for vermin and weeds	☒	i	i	i
71. Documentation of weekly recreational equipment/playground inspection	i	i	i	☒
72. Swimming pool surfaces are easily cleanable, interior patterns/colors/finishes don't obscure the objects or surfaces within the pool, no entrapment hazards	☒	i	i	i
73. The surface skimming system in in good working order, drainage system is adequate to remove excess water and prevent it from re-entering the pool	☒	i	i	i
74. Owner/operator ensuring that circulation system meets turnover requirements, can maintain water clarity, and can be operated in a safe manner	☒	i	i	i
75. Disinfecting equipment is adequate for introducing, feeding, and regulating disinfectant (hand feeding and gas chlorination are prohibited)- preventative maintenance program maintained onsite for chemical controller system	☒	i	i	i
76. Depth markings conspicuously marked in feet, inches, or meters (abbreviations can be used)	☒	i	i	i
77. Aquatic recreation facilities comply with bathroom, dressing room, shower requirements; solid waste stored in fly-tight, water-tight containers with a tight fitting lid	i	i	i	☒
78. Method of adding makeup water is approved by health authority	☒	i	i	i
Sampling and water quality criteria	IN	OUT	N/O	N/A
79. Fresh water obtained from potable water source	☒	i	i	i

Swimming Pool/Hot Tub Inspection Report

Sampling and water quality criteria	IN	OUT	N/O	N/A
80. Microbial analyses conducted by NJ certified laboratory, sampling done before opening for the season and weekly during periods of maximum user load, resamples obtained within 24 hours of notification of failure	☒	i	i	i
81. Swimming pools, wading pools, hot tubs/spas are tested every 2 hours for free chlorine (unless facility has an approved chemical controller system), combined chlorine, bromine and pH using approved methods and test kits, values continuously maintained within proper ranges	☒	i	i	i
82. Bound log available at all times for documenting time and date of chemical tests, results of tests, initials of person conducting tests, bather load, water clarity, water temperatures, and weather	☒	i	i	i
83. Cyanuric acid maintained in proper range, tested weekly, prohibited in indoor pools	i	i	☒	i
84. Water clarity monitored daily, deepest portion of pool/hot tub/spa floor is clearly visible from swimming pool/hot tub/spa edge, facility maintained to eliminate algae	☒	i	i	i

Additional Notes	
p	Indoor spa re-opened during inspection. Drain covers: Aquastar exp 05/01/28 and Hayward exp 05/01/30

Swimming Pool/Hot Tub Inspection Report

Fail Notes Summary

Code	Text
37.	Bather rules (1-11) conspicuously posted, sign also includes rules governing admission and bathing, hours of operation, and conduct of patrons
5.4(a)	Bathers rule #4 covered by tape (regarding diapers). Discussed violation with manager on site. Rule must be uncovered. Manager stated they don't want any diapers in the pool at all (kid or adult).
38.	Maximum temperature of hot tub or spa water does not exceed 104 degrees F, thermometer that is visible to the public installed in hot tub/spa
4.3(d)	A thermometer shall be installed in the hot tub or spa. This thermometer shall be accurate to plus or minus one degree Fahrenheit and shall be visible to the public.

Burlington County Health Department

Holly Funkhouser Cucuzzella, DrPH, MCHES, Health Officer/Director
 15 Pioneer Blvd Westampton, NJ 08060
 Telephone: 609-265-5516 Fax: 609-265-5541
 E-Mail: bchd@co.burlington.nj.us
 www.co.burlington.nj.us/health

Swimming Pool/Hot Tub Inspection Report

Insp Date: 7/24/2025 **Business ID:** B95
Business: Four Seasons At Mapleton
 2 Ambrose Lane

 Mansfield, NJ 08022

Inspection: BK003998
Risk Type:
Phone: 609-291-5000
REHS: B-154641 Colleen Schaeffer
Reason: Annual 1
Results: Conditional Satisfactory

Reference: Outdoor Pool

Time In / Time Out

Date	In	Out	Insp	Travel	Total	Mileage	Notes
07/24/25	12:00 PM	01:00 PM	1:00	0:00	1:00	0	
07/24/25	01:30 PM	02:10 PM	0:40	0:00	0:40	0	
Total:			1:40	0:00	1:40	0	

Facility Information

PRB Type: Pool Wading Pool Spa/Hot Tub Spray park/Splash Pad
 Type Adult Community Facility > 2000 SqFt
 Designated Adult Supervisor Rich Yuro Mgmt Company Candlewood Management Services
 Trained Pool Operator Rich Yuro Certificate CPO Exp. Date 12/31/26
 Specially Exempt Facility Yes No Type of Pool/Spa Outdoor
 Dates of Operation 5/25/25 to 9/8/25 Hours of Operation 6 am to 8 pm
 Laboratory South Jersey Water Test Bonding/Grounding 04/11/22 Twp. Inspection 05/07/25
 VGB Drain Covers: Manufacturer Hayward Exp. Date 05/01/30
 FC 1.0 CC 0.0 BR pH 7.6 Clarity bottom drain visible

Administration and Record Keeping IN OUT N/O N/A

Mark appropriate box: IN- In compliance, OUT- out of compliance, N/A- not applicable

- | | | | | |
|---|---|---|---|---|
| 1. Approval for new construction/alteration of recreational bathing facility issued by health department; preoperational inspection conducted prior to opening | i | i | i | ☒ |
| 3. Operational assessment completed by facility, approved by health department, approval posted | i | ☒ | i | i |
| 4. Weekly TPO visits are conducted and documented on site | ☒ | i | i | i |
| 5. Inspection placard conspicuously posted near entrance | ☒ | i | i | i |
| 6. On site records are complete (including water analysis results, lifeguard and TPO credentials, preoperational checklist, accident/incident reports, recreational equipment inspection log) | ☒ | i | i | i |

Swimming Pool/Hot Tub Inspection Report

Waterfront Safety and Supervision - Swimming Pools	IN	OUT	N/O	N/A
45. Specially exempt facility complies with 3x4 foot sign and other required signage	☒	i	i	i
46. Swimming pool under management of Designated Adult Supervisor. Name and phone number conspicuously posted	☒	i	i	i
47. Designated Adult Supervisor for pools larger than 2000 square feet has pool director training certification	☒	i	i	i
48. The maintenance and mechanical operation of pool is under the supervision of a Trained Pool Operator (TPO)	☒	i	i	i
49. 1 person certified in standard first aid and professional level CPR on premises, available, and readily accessible when pool is in use	i	i	i	☒
50. Amount of lifeguards is appropriate for size of pool, bather load, bather activities, and configuration of pool	i	i	i	☒
51. Lifeguard platforms or stands available where pool is greater than 2000 square feet, diving is allowed, or where water depth is greater than 5 feet	i	i	i	☒
52. Lifeguards on duty are wearing distinguishing apparel, have a whistle, and are not distracted from proper observation of persons in the pool area	i	i	i	☒
53. One or more rescue tubes are available for each lifeguard on duty, AED required for facilities with a lifeguard	i	i	i	☒
54. Existing pools comply with VGB Pool and Spa Safety Act	☒	i	i	i
55. Sign is posted indicating the location of first aid supplies	☒	i	i	i
56. 1 assist pole/life hook available, complete first aid kit, full spineboard with ties and head restraint, and throw rope are available	☒	i	i	i
57. Emergency phone is available, emergency phone numbers and address of facility are posted	i	☒	i	i
58. Emergency care area for pools capable of accommodating 500 or more patrons	i	i	i	☒
59. Aquatics facility plan is available, complete, and includes policies and procedures for water toys and floating devices	☒	i	i	i
60. Bather rules (1-11) conspicuously posted, sign also include rules governing admission and bathing, hours of operation, and conduct of patrons	i	☒	i	i
61. No diving in less than 5 feet of water, diving and no diving areas designated with signs and symbols	☒	i	i	i
62. Water slides conform with lifeguard requirements, do not enter into less than 3 feet of water unless at an aquatic recreation facility	i	i	i	☒
63. Floats and fixed platforms permitted upon approval of health authority	☒	i	i	i
General Sanitation, Maintenance, and Operations	IN	OUT	N/O	N/A
64. Swimming pool, wading pool, hot tub, spa, aquatic recreation facility maintained in a clean, sanitary, and safe condition	☒	i	i	i
65. Drain covers are securely attached, daily drain cover check documented in pool log	☒	i	i	i
66. 5 Year bonding and grounding certificate and annual township inspection conducted	☒	i	i	i
67. Dressing rooms and bathrooms provided for swimming pools (if required by date of construction), within 50 feet of water (exception condominium communities where all residences are within 100 feet of pool)	☒	i	i	i
68. Bathrooms have toilet tissue, trash cans, method for drying hands, soap dispensers, shatter resistant mirrors	☒	i	i	i
69. Approved method of wastewater and solid waste disposal	☒	i	i	i

Swimming Pool/Hot Tub Inspection Report

General Sanitation, Maintenance, and Operations	IN	OUT	N/O	N/A
70. Food service complies with NJAC 8:24, effective control measures in place for vermin and weeds	☒	i	i	i
71. Documentation of weekly recreational equipment/playground inspection	☒	i	i	i
72. Swimming pool surfaces are easily cleanable, interior patterns/colors/finishes don't obscure the objects or surfaces within the pool, no entrapment hazards	☒	i	i	i
73. The surface skimming system in in good working order, drainage system is adequate to remove excess water and prevent it from re-entering the pool	☒	i	i	i
74. Owner/operator ensuring that circulation system meets turnover requirements, can maintain water clarity, and can be operated in a safe manner	☒	i	i	i
75. Disinfecting equipment is adequate for introducing, feeding, and regulating disinfectant (hand feeding and gas chlorination are prohibited)- preventative maintenance program maintained onsite for chemical controller system	☒	i	i	i
76. Depth markings conspicuously marked in feet, inches, or meters (abbreviations can be used)	☒	i	i	i
77. Aquatic recreation facilities comply with bathroom, dressing room, shower requirements; solid waste stored in fly-tight, water-tight containers with a tight fitting lid	i	i	i	☒
78. Method of adding makeup water is approved by health authority	☒	i	i	i

Sampling and water quality criteria	IN	OUT	N/O	N/A
79. Fresh water obtained from potable water source	☒	i	i	i
80. Microbial analyses conducted by NJ certified laboratory, sampling done before opening for the season and weekly during periods of maximum user load, resamples obtained within 24 hours of notification of failure	☒	i	i	i
81. Swimming pools, wading pools, hot tubs/spas are tested every 2 hours for free chlorine (unless facility has an approved chemical controller system), combined chlorine, bromine and pH using approved methods and test kits, values continuously maintained within proper ranges	i	☒	i	i
82. Bound log available at all times for documenting time and date of chemical tests, results of tests, initials of person conducting tests, bather load, water clarity, water temperatures, and weather	i	☒	i	i
83. Cyanuric acid maintained in proper range, tested weekly, prohibited in indoor pools	☒	i	i	i
84. Water clarity monitored daily, deepest portion of pool/hot tub/spa floor is clearly visible from swimming pool/hot tub/spa edge, facility maintained to eliminate algae	☒	i	i	i

Additional Notes	
p	<p>Pool initially closed from 12:11 to 1:45 pm due to low chlorine. CPO adjusted chemicals and pool re-opened.</p> <p>Re-inspection to be conducted to follow up on emergency phone.</p>

Swimming Pool/Hot Tub Inspection Report
Fail Notes Summary

Code	Text
3.	Operational assessment completed by facility, approved by health department, approval posted
2.6(e)	Checklist approval not posted.
57.	Emergency phone is available, emergency phone numbers and address of facility are posted
5.3(a)6	Emergency phone is not working. Property management called tech for repairs.
60.	Bather rules (1-11) conspicuously posted, sign also include rules governing admission and bathing, hours of operation, and conduct of patrons
5.4(a)	Complete bather rules not posted at outdoor pool.
81.	Swimming pools, wading pools, hot tubs/spas are tested every 2 hours for free chlorine (unless facility has an approved chemical controller system), combined chlorine, bromine and pH using approved methods and test kits, values continuously maintained within proper ranges
7.8(a)	Free chlorine initially observed below 1.0 ppm. Pool was closed and chemicals were adjusted. Pool was re-opened after chlorine reached 1.0 ppm.
82.	Bound log available at all times for documenting time and date of chemical tests, results of tests, initials of person conducting tests, bather load, water clarity, water temperatures, and weather conditions
7.12(b)	Some weekends are missing completed logs including the daily drain cover checks.

Burlington County Health Department

Holly Funkhouser Cucuzzella, DrPH, MCHES, Health Officer/Director
 15 Pioneer Blvd Westampton, NJ 08060
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 E-Mail: bchd@co.burlington.nj.us
 www.co.burlington.nj.us/health

Swimming Pool/Hot Tub Inspection Report

Insp Date: 7/30/2025	Business ID: B95	Inspection: BK003997
Business: Four Seasons At Mapleton 2 Ambrose Lane		Risk Type:
		Phone: 609-291-5000
		REHS: B-154641 Colleen Schaeffer
		Reason: Annual 1
		Results: Satisfactory

Reference: Indoor Pool

Time In / Time Out

Date	In	Out	Insp	Travel	Total	Mileage	Notes
07/30/25	11:25 AM	12:55 PM	1:30	0:00	1:30	0	
Total:			1:30	0:00	1:30	0	

Facility Information

PRB Type: Pool Wading Pool Spa/Hot Tub Spray park/Splash Pad
 Type Adult Community Facility > 2000 SqFt

Designated Adult Supervisor Rich Yuro Mgmt Company Candlewood Management Services

Trained Pool Operator Rich Yuro Certificate CPO Exp. Date 12/31/26

Specially Exempt Facility Yes No Type of Pool/Spa Indoor

Dates of Operation Year Round Hours of Operation 6 am to 10 pm

Laboratory South Jersey Water Test Bonding/Grounding 04/18/22 Twp. Inspection 05/07/25

VGB Drain Covers: Manufacturer Hayward Exp. Date 05/01/30

FC 0.6 CC 0.0 BR pH 7.4 Clarity bottom drain visible

Administration and Record Keeping	IN	OUT	N/O	N/A
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Mark appropriate box: IN- In compliance, OUT- out of compliance, N/A- not applicable

- | | | | | |
|---|---|---|---|---|
| 1. Approval for new construction/alteration of recreational bathing facility issued by health department; preoperational inspection conducted prior to opening | i | i | i | x |
| 3. Operational assessment completed by facility, approved by health department, approval posted | x | i | i | i |
| 4. Weekly TPO visits are conducted and documented on site | x | i | i | i |
| 5. Inspection placard conspicuously posted near entrance | x | i | i | i |
| 6. On site records are complete (including water analysis results, lifeguard and TPO credentials, preoperational checklist, accident/incident reports, recreational equipment inspection log) | x | i | i | i |

Swimming Pool/Hot Tub Inspection Report

Waterfront Safety and Supervision - Swimming Pools	IN	OUT	N/O	N/A
45. Specially exempt facility complies with 3x4 foot sign and other required signage	☒	i	i	i
46. Swimming pool under management of Designated Adult Supervisor. Name and phone number conspicuously posted	☒	i	i	i
47. Designated Adult Supervisor for pools larger than 2000 square feet has pool director training certification	i	i	i	☒
48. The maintenance and mechanical operation of pool is under the supervision of a Trained Pool Operator (TPO)	☒	i	i	i
49. 1 person certified in standard first aid and professional level CPR on premises, available, and readily accessible when pool is in use	i	i	i	☒
50. Amount of lifeguards is appropriate for size of pool, bather load, bather activities, and configuration of pool	i	i	i	☒
51. Lifeguard platforms or stands available where pool is greater than 2000 square feet, diving is allowed, or where water depth is greater than 5 feet	i	i	i	☒
52. Lifeguards on duty are wearing distinguishing apparel, have a whistle, and are not distracted from proper observation of persons in the pool area	i	i	i	☒
53. One or more rescue tubes are available for each lifeguard on duty, AED required for facilities with a lifeguard	i	i	i	☒
54. Existing pools comply with VGB Pool and Spa Safety Act	☒	i	i	i
55. Sign is posted indicating the location of first aid supplies	☒	i	i	i
56. 1 assist pole/life hook available, complete first aid kit, full spineboard with ties and head restraint, and throw rope are available	☒	i	i	i
57. Emergency phone is available, emergency phone numbers and address of facility are posted	☒	i	i	i
58. Emergency care area for pools capable of accommodating 500 or more patrons	i	i	i	☒
59. Aquatics facility plan is available, complete, and includes policies and procedures for water toys and floating devices	☒	i	i	i
60. Bather rules (1-11) conspicuously posted, sign also include rules governing admission and bathing, hours of operation, and conduct of patrons	i	☒	i	i
61. No diving in less than 5 feet of water, diving and no diving areas designated with signs and symbols	☒	i	i	i
62. Water slides conform with lifeguard requirements, do not enter into less than 3 feet of water unless at an aquatic recreation facility	i	i	i	☒
63. Floats and fixed platforms permitted upon approval of health authority	☒	i	i	i
General Sanitation, Maintenance, and Operations	IN	OUT	N/O	N/A
64. Swimming pool, wading pool, hot tub, spa, aquatic recreation facility maintained in a clean, sanitary, and safe condition	☒	i	i	i
65. Drain covers are securely attached, daily drain cover check documented in pool log	☒	i	i	i
66. 5 Year bonding and grounding certificate and annual township inspection conducted	☒	i	i	i
67. Dressing rooms and bathrooms provided for swimming pools (if required by date of construction), within 50 feet of water (exception condominium communities where all residences are within 100 feet of pool)	☒	i	i	i
68. Bathrooms have toilet tissue, trash cans, method for drying hands, soap dispensers, shatter resistant mirrors	☒	i	i	i
69. Approved method of wastewater and solid waste disposal	☒	i	i	i

Swimming Pool/Hot Tub Inspection Report

General Sanitation, Maintenance, and Operations	IN	OUT	N/O	N/A
70. Food service complies with NJAC 8:24, effective control measures in place for vermin and weeds	☒	i	i	i
71. Documentation of weekly recreational equipment/playground inspection	i	i	i	☒
72. Swimming pool surfaces are easily cleanable, interior patterns/colors/finishes don't obscure the objects or surfaces within the pool, no entrapment hazards	☒	i	i	i
73. The surface skimming system in in good working order, drainage system is adequate to remove excess water and prevent it from re-entering the pool	☒	i	i	i
74. Owner/operator ensuring that circulation system meets turnover requirements, can maintain water clarity, and can be operated in a safe manner	☒	i	i	i
75. Disinfecting equipment is adequate for introducing, feeding, and regulating disinfectant (hand feeding and gas chlorination are prohibited)- preventative maintenance program maintained onsite for chemical controller system	☒	i	i	i
76. Depth markings conspicuously marked in feet, inches, or meters (abbreviations can be used)	☒	i	i	i
77. Aquatic recreation facilities comply with bathroom, dressing room, shower requirements; solid waste stored in fly-tight, water-tight containers with a tight fitting lid	i	i	i	☒
78. Method of adding makeup water is approved by health authority	☒	i	i	i

Sampling and water quality criteria	IN	OUT	N/O	N/A
79. Fresh water obtained from potable water source	☒	i	i	i
80. Microbial analyses conducted by NJ certified laboratory, sampling done before opening for the season and weekly during periods of maximum user load, resamples obtained within 24 hours of notification of failure	☒	i	i	i
81. Swimming pools, wading pools, hot tubs/spas are tested every 2 hours for free chlorine (unless facility has an approved chemical controller system), combined chlorine, bromine and pH using approved methods and test kits, values continuously maintained within proper ranges	i	☒	i	i
82. Bound log available at all times for documenting time and date of chemical tests, results of tests, initials of person conducting tests, bather load, water clarity, water temperatures, and weather	☒	i	i	i
83. Cyanuric acid maintained in proper range, tested weekly, prohibited in indoor pools	i	i	☒	i
84. Water clarity monitored daily, deepest portion of pool/hot tub/spa floor is clearly visible from swimming pool/hot tub/spa edge, facility maintained to eliminate algae	☒	i	i	i

Additional Notes	
p	Pool and spa closed from 11:35 am to 12:30 pm. Pool chlorine at 7 ppm, spa at 5.4 ppm.

Swimming Pool/Hot Tub Inspection Report
Fail Notes Summary

Code	Text
60.	Bather rules (1-11) conspicuously posted, sign also include rules governing admission and bathing, hours of operation, and conduct of patrons
5.4(a)	Bathers rule #4 covered by tape (regarding diapers). Facility does not want any diapers in the pool at all (kid or adult).
81.	Swimming pools, wading pools, hot tubs/spas are tested every 2 hours for free chlorine (unless facility has an approved chemical controller system), combined chlorine, bromine and pH using approved methods and test kits, values continuously maintained within proper ranges
7.8(a)	Initially, free chlorine observed below 1.0 ppm. Pool was closed and CPO adjusted chemicals, Pool re-opened after chlorine reached 1.0 ppm.

Swimming Pool/Hot Tub Inspection Report

Insp Date: 7/30/2025 **Business ID:** B95
Business: Four Seasons At Mapleton
 2 Ambrose Lane

Mansfield, NJ 08022

Inspection: BK003997
Risk Type:
Phone: 609-291-5000
REHS: B-154641 Colleen Schaeffer
Reason: Annual 1
Results: Satisfactory

Reference: Indoor Spa

Time In / Time Out

Date	In	Out	Insp	Travel	Total	Mileage	Notes;
07/30/25	11:25 AM	12:55 PM	1:30	0:00	1:30	0	
Total:			1:30	0:00	1:30	0	

Facility Information

PRB Type: Pool Wading Pool Spa/Hot Tub Spray park/Splash Pad
 Type Adult Community Facility > 2000 SqFt

Designated Adult Supervisor Rich Yuro Mgmt Company Candlewood Management Services

Trained Pool Operator Rich Yuro Certificate CPO Exp. Date 12/31/26

Specially Exempt Facility Yes No Type of Pool/Spa Indoor

Dates of Operation Year Round Hours of Operation 6 am to 10 pm

Laboratory South Jersey Water Test Bonding/Grounding 04/18/22 Twp. Inspection 05/07/25

VGB Drain Covers: Manufacturer see additional notes Exp. Date _____

FC 0.8 CC 0.0 BR _____ pH 7.4 Clarity bottom drain visible

Administration and Record Keeping IN OUT N/O N/A

Mark appropriate box: IN- In compliance, OUT- out of compliance, N/A- not applicable

- | | | | | |
|---|---|---|---|---|
| 1. Approval for new construction/alteration of recreational bathing facility issued by health department; preoperational inspection conducted prior to opening | i | i | i | ☒ |
| 3. Operational assessment completed by facility, approved by health department, approval posted | ☒ | i | i | i |
| 4. Weekly TPO visits are conducted and documented on site | ☒ | i | i | i |
| 5. Inspection placard conspicuously posted near entrance | ☒ | i | i | i |
| 6. On site records are complete (including water analysis results, lifeguard and TPO credentials, preoperational checklist, accident/incident reports, recreational equipment inspection log) | ☒ | i | i | i |

Waterfront Safety and Supervision- Hot Tubs/Spas IN OUT N/O N/A

- | | | | | |
|---|---|---|---|---|
| 33. Specially exempt facility complies with 3x4 foot sign and other required signage | ☒ | i | i | i |
| 34. Hot tub/spa shall be supervised by by a designated adult supervisor who is knowledgable of rules and responsible for all aspects of the operation.. | ☒ | i | i | i |
| 35. The maintenance and mechanical operation of pool is under the supervision of a Trained Pool Operator (TPO) | ☒ | i | i | i |

Swimming Pool/Hot Tub Inspection Report

Waterfront Safety and Supervision- Hot Tubs/Spas	IN	OUT	N/O	N/A
36. At least 1 person certified in standard first aid and professional level CPR on premises, available, and readily accessible when hot tub/spa is in use. If individual is not stationed at hot tub/spa, sign is conspicuously posted indicating where individual can be accessed	i	i	i	☒
37. Bather rules (1-11) conspicuously posted, sign also includes rules governing admission and bathing, hours of operation, and conduct of patrons	i	☒	i	i
38. Maximum temperature of hot tub or spa water does not exceed 104 degrees F, thermometer that is visible to the public installed in hot tub/spa	☒	i	i	i
39. Temperature regulating controls for maintaining water temperature are installed and maintained in good operating condition	☒	i	i	i
40. Automatic safety device is available if temperature exceeds 104 degrees F	☒	i	i	i
41. Existing hot tubs/spas comply with VGB Pool and Spa Safety Act	☒	i	i	i
42. Spa sign is posted adjacent to the hot tub/spa entrance	☒	i	i	i
43. First aid kit is available, sign posted where first aid supplies are located	☒	i	i	i
44. Clock is visible from hot tub/spa	☒	i	i	i
General Sanitation, Maintenance, and Operations	IN	OUT	N/O	N/A
64. Swimming pool, wading pool, hot tub, spa, aquatic recreation facility maintained in a clean, sanitary, and safe condition	☒	i	i	i
65. Drain covers are securely attached, daily drain cover check documented in pool log	☒	i	i	i
66. 5 Year bonding and grounding certificate and annual township inspection conducted	☒	i	i	i
67. Dressing rooms and bathrooms provided for swimming pools (if required by date of construction), within 50 feet of water (exception condominium communities where all residences are within 100 feet of pool)	☒	i	i	i
68. Bathrooms have toilet tissue, trash cans, method for drying hands, soap dispensers, shatter resistant mirrors	☒	i	i	i
69. Approved method of wastewater and solid waste disposal	☒	i	i	i
70. Food service complies with NJAC 8:24, effective control measures in place for vermin and weeds	☒	i	i	i
71. Documentation of weekly recreational equipment/playground inspection	i	i	i	☒
72. Swimming pool surfaces are easily cleanable, interior patterns/colors/finishes don't obscure the objects or surfaces within the pool, no entrapment hazards	☒	i	i	i
73. The surface skimming system in in good working order, drainage system is adequate to remove excess water and prevent it from re-entering the pool	☒	i	i	i
74. Owner/operator ensuring that circulation system meets turnover requirements, can maintain water clarity, and can be operated in a safe manner	☒	i	i	i
75. Disinfecting equipment is adequate for introducing, feeding, and regulating disinfectant (hand feeding and gas chlorination are prohibited)- preventative maintenance program maintained onsite for chemical controller system	☒	i	i	i
76. Depth markings conspicuously marked in feet, inches, or meters (abbreviations can be used)	☒	i	i	i
77. Aquatic recreation facilities comply with bathroom, dressing room, shower requirements; solid waste stored in fly-tight, water-tight containers with a tight fitting lid	i	i	i	☒
78. Method of adding makeup water is approved by health authority	☒	i	i	i
Sampling and water quality criteria	IN	OUT	N/O	N/A
79. Fresh water obtained from potable water source	☒	i	i	i

Swimming Pool/Hot Tub Inspection Report

Sampling and water quality criteria	IN	OUT	N/O	N/A
80. Microbial analyses conducted by NJ certified laboratory, sampling done before opening for the season and weekly during periods of maximum user load, resamples obtained within 24 hours of notification of failure	✘	i	i	i
81. Swimming pools, wading pools, hot tubs/spas are tested every 2 hours for free chlorine (unless facility has an approved chemical controller system), combined chlorine, bromine and pH using approved methods and test kits, values continuously maintained within proper ranges	i	✘	i	i
82. Bound log available at all times for documenting time and date of chemical tests, results of tests, initials of person conducting tests, bather load, water clarity, water temperatures, and weather	✘	i	i	i
83. Cyanuric acid maintained in proper range, tested weekly, prohibited in indoor pools	i	i	✘	i
84. Water clarity monitored daily, deepest portion of pool/hot tub/spa floor is clearly visible from swimming pool/hot tub/spa edge, facility maintained to eliminate algae	✘	i	i	i

Additional Notes	
p	Spa drain covers: set #1: Aquastar exp. 05/01/28 set #2: Hayward exp. 05/01/30

Swimming Pool/Hot Tub Inspection Report

Fail Notes Summary

Code	Text
37.	Bather rules (1-11) conspicuously posted, sign also includes rules governing admission and bathing, hours of operation, and conduct of patrons
5.4(a)	Reference main pool.
81.	Swimming pools, wading pools, hot tubs/spas are tested every 2 hours for free chlorine (unless facility has an approved chemical controller system), combined chlorine, bromine and pH using approved methods and test kits, values continuously maintained within proper ranges
7.12(c)	Initially, free chlorine observed below 2.0 ppm. Spa was closed and CPO adjusted chemicals. Spa re-opened after chlorine reached 2.0 ppm. Observed pH above ideal level. Remediate pH.

Burlington County Health Department

Holly Funkhouser Cucuzzella, DrPH, MCHES, Health Officer/Director
 15 Pioneer Blvd Westampton, NJ 08060
 Telephone: 609-265-5516 Fax: 609-265-5541
 E-Mail: bchd@co.burlington.nj.us
 www.co.burlington.nj.us/health

Swimming Pool/Hot Tub Inspection Report

Insp Date: 12/29/2025 **Business ID:** B95
Business: Four Seasons At Mapleton
 2 Ambrose Lane
 Mansfield, NJ 08022

Inspection: BK004178
Risk Type:
Phone: 609-291-5000
REHS: B-154641 Colleen Schaeffer
Reason: Annual 2
Results: Satisfactory

Reference: Indoor Pool

Time In / Time Out

Date	In	Out	Insp	Travel	Total	Mileage	Notes
12/29/25	10:35 AM	11:45 AM	1:10	0:00	1:10	0	
Total:			1:10	0:00	1:10	0	

Facility Information

PRB Type: Pool Wading Pool Spa/Hot Tub Spray park/Splash Pad
 Type Adult Community Facility > 2000 SqFt

Designated Adult Supervisor Rich Yuro Mgmt Company Candlewood Management Services

Trained Pool Operator Rich Yuro Certificate CPO Exp. Date 12/31/26

Specially Exempt Facility Yes No Type of Pool/Spa Indoor

Dates of Operation Year Round Hours of Operation 6 am to 10 pm

Laboratory South Jersey Water Test Bonding/Grounding 04/18/22 Twp. Inspection 05/07/25

VGB Drain Covers: Manufacturer Hayward Exp. Date 05/01/30

FC 13.6 CC 0.0 BR pH 8.0 Clarity bottom drain visible

Administration and Record Keeping

IN OUT N/O N/A

Mark appropriate box: IN- In compliance, OUT- out of compliance, N/A- not applicable

- | | | | | |
|---|---|---|---|---|
| 1. Approval for new construction/alteration of recreational bathing facility issued by health department; preoperational inspection conducted prior to opening | i | i | i | ☒ |
| 3. Operational assessment completed by facility, approved by health department, approval posted | ☒ | i | i | i |
| 4. Weekly TPO visits are conducted and documented on site | ☒ | i | i | i |
| 5. Inspection placard conspicuously posted near entrance | ☒ | i | i | i |
| 6. On site records are complete (including water analysis results, lifeguard and TPO credentials, preoperational checklist, accident/incident reports, recreational equipment inspection log) | ☒ | i | i | i |

Swimming Pool/Hot Tub Inspection Report

Waterfront Safety and Supervision - Swimming Pools	IN	OUT	N/O	N/A
45. Specially exempt facility complies with 3x4 foot sign and other required signage	☒	i	i	i
46. Swimming pool under management of Designated Adult Supervisor. Name and phone number conspicuously posted	☒	i	i	i
47. Designated Adult Supervisor for pools larger than 2000 square feet has pool director training certification	☒	i	i	i
48. The maintenance and mechanical operation of pool is under the supervision of a Trained Pool Operator (TPO)	☒	i	i	i
49. 1 person certified in standard first aid and professional level CPR on premises, available, and readily accessible when pool is in use	i	i	i	☒
50. Amount of lifeguards is appropriate for size of pool, bather load, bather activities, and configuration of pool	i	i	i	☒
51. Lifeguard platforms or stands available where pool is greater than 2000 square feet, diving is allowed, or where water depth is greater than 5 feet	i	i	i	☒
52. Lifeguards on duty are wearing distinguishing apparel, have a whistle, and are not distracted from proper observation of persons in the pool area	i	i	i	☒
53. One or more rescue tubes are available for each lifeguard on duty, AED required for facilities with a lifeguard	i	i	i	☒
54. Existing pools comply with VGB Pool and Spa Safety Act	☒	i	i	i
55. Sign is posted indicating the location of first aid supplies	☒	i	i	i
56. 1 assist pole/life hook available, complete first aid kit, full spineboard with ties and head restraint, and throw rope are available	☒	i	i	i
57. Emergency phone is available, emergency phone numbers and address of facility are posted	☒	i	i	i
58. Emergency care area for pools capable of accommodating 500 or more patrons	i	i	i	☒
59. Aquatics facility plan is available, complete, and includes policies and procedures for water toys and floating devices	☒	i	i	i
60. Bather rules (1-11) conspicuously posted, sign also include rules governing admission and bathing, hours of operation, and conduct of patrons	i	☒	i	i
61. No diving in less than 5 feet of water, diving and no diving areas designated with signs and symbols	☒	i	i	i
62. Water slides conform with lifeguard requirements, do not enter into less than 3 feet of water unless at an aquatic recreation facility	i	i	i	☒
63. Floats and fixed platforms permitted upon approval of health authority	☒	i	i	i
General Sanitation, Maintenance, and Operations	IN	OUT	N/O	N/A
64. Swimming pool, wading pool, hot tub, spa, aquatic recreation facility maintained in a clean, sanitary, and safe condition	☒	i	i	i
65. Drain covers are securely attached, daily drain cover check documented in pool log	☒	i	i	i
66. 5 Year bonding and grounding certificate and annual township inspection conducted	☒	i	i	i
67. Dressing rooms and bathrooms provided for swimming pools (if required by date of construction), within 50 feet of water (exception condominium communities where all residences are within 100 feet of pool)	☒	i	i	i
68. Bathrooms have toilet tissue, trash cans, method for drying hands, soap dispensers, shatter resistant mirrors	☒	i	i	i
69. Approved method of wastewater and solid waste disposal	☒	i	i	i

Swimming Pool/Hot Tub Inspection Report

General Sanitation, Maintenance, and Operations	IN	OUT	N/O	N/A
70. Food service complies with NJAC 8:24, effective control measures in place for vermin and weeds	☒	i	i	i
71. Documentation of weekly recreational equipment/playground inspection	☒	i	i	i
72. Swimming pool surfaces are easily cleanable, interior patterns/colors/finishes don't obscure the objects or surfaces within the pool, no entrapment hazards	☒	i	i	i
73. The surface skimming system in in good working order, drainage system is adequate to remove excess water and prevent it from re-entering the pool	☒	i	i	i
74. Owner/operator ensuring that circulation system meets turnover requirements, can maintain water clarity, and can be operated in a safe manner	☒	i	i	i
75. Disinfecting equipment is adequate for introducing, feeding, and regulating disinfectant (hand feeding and gas chlorination are prohibited)- preventative maintenance program maintained onsite for chemical controller system	i	☒	i	i
76. Depth markings conspicuously marked in feet, inches, or meters (abbreviations can be used)	☒	i	i	i
77. Aquatic recreation facilities comply with bathroom, dressing room, shower requirements; solid waste stored in fly-tight, water-tight containers with a tight fitting lid	i	i	i	☒
78. Method of adding makeup water is approved by health authority	☒	i	i	i
Sampling and water quality criteria	IN	OUT	N/O	N/A
79. Fresh water obtained from potable water source	☒	i	i	i
80. Microbial analyses conducted by NJ certified laboratory, sampling done before opening for the season and weekly during periods of maximum user load, resamples obtained within 24 hours of notification of failure	☒	i	i	i
81. Swimming pools, wading pools, hot tubs/spas are tested every 2 hours for free chlorine (unless facility has an approved chemical controller system), combined chlorine, bromine and pH using approved methods and test kits, values continuously maintained within proper ranges	i	☒	i	i
82. Bound log available at all times for documenting time and date of chemical tests, results of tests, initials of person conducting tests, bather load, water clarity, water temperatures, and weather	☒	i	i	i
83. Cyanuric acid maintained in proper range, tested weekly, prohibited in indoor pools	i	i	i	☒
84. Water clarity monitored daily, deepest portion of pool/hot tub/spa floor is clearly visible from swimming pool/hot tub/spa edge, facility maintained to eliminate algae	☒	i	i	i
Additional Notes				

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Swimming Pool/Hot Tub Inspection Report
Fail Notes Summary

Code	Text
60.	Bather rules (1-11) conspicuously posted, sign also include rules governing admission and bathing, hours of operation, and conduct of patrons
5.4(a)	Bathers rule #4 covered by tape (regarding diapers). Facility does not want any diapers in the pool at all (kid or adult).
75.	Disinfecting equipment is adequate for introducing, feeding, and regulating disinfectant (hand feeding and gas chlorination are prohibited)- preventative maintenance program maintained onsite for chemical controller system
6.13(m)4v	Some days the chemical tests are not being completed at closing time. If the chemical controller system is being used in place of the two-hour testing requirement of N.J.A.C 8:26-7.7(a), then the owner or operator shall: (1) Test the pool manually at least twice a day with a DPD or equivalent test kit, when it opens and when it closes.
81.	Swimming pools, wading pools, hot tubs/spas are tested every 2 hours for free chlorine (unless facility has an approved chemical controller system), combined chlorine, bromine and pH using approved methods and test kits, values continuously maintained within proper ranges
7.8(a)	Observed chlorine and pH above ideal ranges. Both chlorine and pH shall be reduced to within ideal ranges. No bathers in the pool at the time of inspection. Pool management company instructed to remediate immediately. CAT controller values observed reducing during inspection.

Swimming Pool/Hot Tub Inspection Report

Insp Date: 12/29/2025 **Business ID:** B95
Business: Four Seasons At Mapleton
 2 Ambrose Lane

Mansfield, NJ 08022

Inspection: BK004178
Risk Type:
Phone: 609-291-5000
REHS: B-154641 Colleen Schaeffer
Reason: Annual 2
Results: Satisfactory

Reference: Indoor Spa

Time In / Time Out

Date	In	Out	Insp	Travel	Total	Mileage	Notes;
12/29/25	10:35 AM	11:45 AM	1:10	0:00	1:10	0	
Total:			1:10	0:00	1:10	0	

Facility Information

PRB Type: Pool Wading Pool Spa/Hot Tub Spray park/Splash Pad
 Type Adult Community Facility > 2000 SqFt
 Designated Adult Supervisor Rich Yuro Mgmt Company Candlewood Management Services
 Trained Pool Operator Rich Yuro Certificate CPO Exp. Date 12/31/26
 Specially Exempt Facility Yes No Type of Pool/Spa Indoor
 Dates of Operation Year Round Hours of Operation 6 am to 10 pm
 Laboratory South Jersey Water Test Bonding/Grounding 04/18/22 Twp. Inspection 05/07/25
 VGB Drain Covers: Manufacturer see additional notes Exp. Date _____
 FC 9.8 CC 0.0 BR _____ pH 7.8 Clarity bottom drain visible

Administration and Record Keeping

IN OUT N/O N/A

Mark appropriate box: IN- In compliance, OUT- out of compliance, N/A- not applicable

- | | | | | |
|---|---|---|---|---|
| 1. Approval for new construction/alteration of recreational bathing facility issued by health department; preoperational inspection conducted prior to opening | i | i | i | ☒ |
| 3. Operational assessment completed by facility, approved by health department, approval posted | ☒ | i | i | i |
| 4. Weekly TPO visits are conducted and documented on site | ☒ | i | i | i |
| 5. Inspection placard conspicuously posted near entrance | ☒ | i | i | i |
| 6. On site records are complete (including water analysis results, lifeguard and TPO credentials, preoperational checklist, accident/incident reports, recreational equipment inspection log) | ☒ | i | i | i |

Waterfront Safety and Supervision- Hot Tubs/Spas

IN OUT N/O N/A

- | | | | | |
|---|---|---|---|---|
| 33. Specially exempt facility complies with 3x4 foot sign and other required signage | ☒ | i | i | i |
| 34. Hot tub/spa shall be supervised by by a designated adult supervisor who is knowledgable of rules and responsible for all aspects of the operation.. | ☒ | i | i | i |
| 35. The maintenance and mechanical operation of pool is under the supervision of a Trained Pool Operator (TPO) | ☒ | i | i | i |

Swimming Pool/Hot Tub Inspection Report

Waterfront Safety and Supervision- Hot Tubs/Spas	IN	OUT	N/O	N/A
36. At least 1 person certified in standard first aid and professional level CPR on premises, available, and readily accessible when hot tub/spa is in use. If individual is not stationed at hot tub/spa, sign is conspicuously posted indicating where individual can be accessed	i	i	i	☒
37. Bather rules (1-11) conspicuously posted, sign also includes rules governing admission and bathing, hours of operation, and conduct of patrons	i	☒	i	i
38. Maximum temperature of hot tub or spa water does not exceed 104 degrees F, thermometer that is visible to the public installed in hot tub/spa	☒	i	i	i
39. Temperature regulating controls for maintaining water temperature are installed and maintained in good operating condition	☒	i	i	i
40. Automatic safety device is available if temperature exceeds 104 degrees F	☒	i	i	i
41. Existing hot tubs/spas comply with VGB Pool and Spa Safety Act	☒	i	i	i
42. Spa sign is posted adjacent to the hot tub/spa entrance	☒	i	i	i
43. First aid kit is available, sign posted where first aid supplies are located	☒	i	i	i
44. Clock is visible from hot tub/spa	☒	i	i	i
General Sanitation, Maintenance, and Operations	IN	OUT	N/O	N/A
64. Swimming pool, wading pool, hot tub, spa, aquatic recreation facility maintained in a clean, sanitary, and safe condition	☒	i	i	i
65. Drain covers are securely attached, daily drain cover check documented in pool log	☒	i	i	i
66. 5 Year bonding and grounding certificate and annual township inspection conducted	☒	i	i	i
67. Dressing rooms and bathrooms provided for swimming pools (if required by date of construction), within 50 feet of water (exception condominium communities where all residences are within 100 feet of pool)	☒	i	i	i
68. Bathrooms have toilet tissue, trash cans, method for drying hands, soap dispensers, shatter resistant mirrors	☒	i	i	i
69. Approved method of wastewater and solid waste disposal	☒	i	i	i
70. Food service complies with NJAC 8:24, effective control measures in place for vermin and weeds	☒	i	i	i
71. Documentation of weekly recreational equipment/playground inspection	☒	i	i	i
72. Swimming pool surfaces are easily cleanable, interior patterns/colors/finishes don't obscure the objects or surfaces within the pool, no entrapment hazards	☒	i	i	i
73. The surface skimming system in in good working order, drainage system is adequate to remove excess water and prevent it from re-entering the pool	☒	i	i	i
74. Owner/operator ensuring that circulation system meets turnover requirements, can maintain water clarity, and can be operated in a safe manner	☒	i	i	i
75. Disinfecting equipment is adequate for introducing, feeding, and regulating disinfectant (hand feeding and gas chlorination are prohibited)- preventative maintenance program maintained onsite for chemical controller system	i	☒	i	i
76. Depth markings conspicuously marked in feet, inches, or meters (abbreviations can be used)	☒	i	i	i
77. Aquatic recreation facilities comply with bathroom, dressing room, shower requirements; solid waste stored in fly-tight, water-tight containers with a tight fitting lid	i	i	i	☒
78. Method of adding makeup water is approved by health authority	☒	i	i	i
Sampling and water quality criteria	IN	OUT	N/O	N/A
79. Fresh water obtained from potable water source	☒	i	i	i

Swimming Pool/Hot Tub Inspection Report

Sampling and water quality criteria	IN	OUT	N/O	N/A
80. Microbial analyses conducted by NJ certified laboratory, sampling done before opening for the season and weekly during periods of maximum user load, resamples obtained within 24 hours of notification of failure	☒	i	i	i
81. Swimming pools, wading pools, hot tubs/spas are tested every 2 hours for free chlorine (unless facility has an approved chemical controller system), combined chlorine, bromine and pH using approved methods and test kits, values continuously maintained within proper ranges	☒	i	i	i
82. Bound log available at all times for documenting time and date of chemical tests, results of tests, initials of person conducting tests, bather load, water clarity, water temperatures, and weather	☒	i	i	i
83. Cyanuric acid maintained in proper range, tested weekly, prohibited in indoor pools	☒	i	i	i
84. Water clarity monitored daily, deepest portion of pool/hot tub/spa floor is clearly visible from swimming pool/hot tub/spa edge, facility maintained to eliminate algae	☒	i	i	i

Additional Notes	
p	Spa Drain Covers: set #1- Aquastar exp. 05/01/28 set #2 - Hayward exp. 05/01/30

Swimming Pool/Hot Tub Inspection Report
Fail Notes Summary

Code	Text
37.	Bather rules (1-11) conspicuously posted, sign also includes rules governing admission and bathing, hours of operation, and conduct of patrons
5.4(a)	Reference Indoor Pool.
75.	Disinfecting equipment is adequate for introducing, feeding, and regulating disinfectant (hand feeding and gas chlorination are prohibited)- preventative maintenance program maintained onsite for chemical controller system
6.13(m)4v	Reference Indoor Pool.