STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 633-6251

BRBHS-1
8/02

POSTED

PAGE 1 of 3
Control No. 011-C-0005
License No.
Type of Construction Frame
No. of Stories 2 Units 4 Bedrooms
Lic. Capacity 9 No. of Res. 7
Class C
DATE: 8/5/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
See information page of report	609 S. New York Rd. Galloway, NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL ☐ PHYSICAL ☑ ADDENDUM ☐ CYCLICAL ☑

— PLEASE READ CAREFULLY —

This evaluation performed by the Bureau of Rooming and Boarding House Standards is being conducted pursuant to the Rooming and Boarding House Act of 1979. (N.J.S.A. 55:13B-1 et seq.).

You are ORDERED to correct the conditions described in the attached notice of violations by the compliance date indicated for each violation. Failure to comply with these orders will result in penalties and/or a court action in accordance with section 10 and 11 of the Act. Please review the violations with the Bureau representative.

You may contest these orders at an administrative hearing. The request for a hearing must be made within 15 days after receipt of these orders. Each issue intended to be raised at the hearing must be set forth in detail in the letter. Any issue not so raised shall be deemed waived. The hearing shall be held pursuant to The Administrative Procedure Act, (C.52:14B□1 et seq.). Refer to the property address and date of compliance (*if applicable*) and address the hearing request to:

> **Division of Codes and Standards, Hearing Coordinator, P.O. Box 804, Trenton, New Jersey 08625** with a copy to the **Chief, Bureau of Rooming and Boarding House Standards**, at the same address. A corporation may be represented only by a licensed attorney.
>
> **You will be notified of the time and place of the hearing.**

If you find an extension of time necessary to abate any violation, a letter must be submitted two (2) weeks prior to the date of compliance which states in detail: (1) The violations abated to date; (2) The reason why each unabated violation cannot be corrected prior to the date of penalty; and (3) The date by which all violations can be abated.

By requesting an extension, one expressly waives the right to a hearing and admits that the Notice and Orders are correct and free from procedural and substantive defects.

Commissioner

Received By Physically Given

Printed Name of Person Served Physically Given

Date 8/5/24 Time Served

By Jay Rayward

Bureau of Rooming and Boarding House Standards

William Murray

Bureau Representative

Evaluator # 6

White – Owner's Copy Yellow – File Copy Pink and Goldenrod – Evaluator Copies

CamScanner

609 S. New York Rd. Galloway, NJ 0111-C-0005

[X] NJAC 5:27
[ ] NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp 9/30/24			
	Owner/Operator lic. exp 5/31/25			
	2nd Floor			
	Room #4			
	- No violations			
	Room (Front) - Occupied by staff			
	Common hallway			
	- No violations			
	Common bathroom (Full)			
	- No violations			
	1st Floor			
	Room #2 and #3			
5:27 4.7(a)	- Recently installed wall shall	9/4/24	Abated	
	be removed and area between			
	both rooms shall remain as an			
	open concept to meet minimum			
	room regulations requirements			
	Room #1			
	- No violations			
	Common hallway			
	- No violations			
	Common bathroom (Full)			
	- No violations			

10/23/24

[illegible]

CamScanner

[X] NJAC 5:27
[ ] NJAC 5:27A

609 S. New York Rd. Galloway, NJ 0111-C-0005

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor cont			
	Living room/dining room			
	-No violations			
	Kitchen			
	-No violations			
	Basement			
	-No violations			

10/23/24

WHITE ~ Owner Copy YELLOW ~ File Copy PINK and GOLDENROD ~Evaluator Copies

CamScanner

POSTED

STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING HOUSE STANDARDS
(609) ~~633-6251~~ 913-4379

BRBHS-1
8/02

PAGE 1 of 4
Control No. 0111-C-0005
License No.
Type of Construction
No. of Stories 2 Units 4
Lic. Capacity 9 No. of Res. 6
Class C
DATE: 7-2-2024

◄ *EVALUATION REPORT AND ORDERS OF THE COMMISSIONER* ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
XU Yini	609 S. New York Rd
	Galloway, NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL ☒ ADDENDUM ☐
PHYSICAL ☐ CYCLICAL ☒

— PLEASE READ CAREFULLY —

This evaluation performed by the Bureau of Rooming and Boarding House Standards is being conducted pursuant to the Rooming and Boarding House Act of 1979. (N.J.S.A. 55:13B-1 et seq.).

You are ORDERED to correct the conditions described in the attached notice of violations by the compliance date indicated for each violation. Failure to comply with these orders will result in penalties and/or a court action in accordance with section 10 and 11 of the Act. Please review the violations with the Bureau representative.

You may contest these orders at an administrative hearing. The request for a hearing must be made within 15 days after receipt of these orders. Each issue intended to be raised at the hearing must be set forth in detail in the letter. Any issue not so raised shall be deemed waived. The hearing shall be held pursuant to The Administrative Procedure Act, (C.52:14B□1 et seq.). Refer to the property address and date of compliance (*if applicable*) and address the hearing request to:

> **Division of Codes and Standards, Hearing Coordinator, P.O. Box 804, Trenton, New Jersey 08625** with a copy to the **Chief, Bureau of Rooming and Boarding House Standards**, at the same address. A corporation may be represented only by a licensed attorney.
>
> **You will be notified of the time and place of the hearing.**

If you find an extension of time necessary to abate any violation, a letter must be submitted two (2) weeks prior to the date of compliance which states in detail: (1) The violations abated to date; (2) The reason why each unabated violation cannot be corrected prior to the date of penalty; and (3) The date by which all violations can be abated.

By requesting an extension, one expressly waives the right to a hearing and admits that the Notice and Orders are correct and free from procedural and substantive defects.

Commissioner
By Mr Bernard Raywood
Bureau of Rooming and Boarding House Standards

Received By: Ding Xiang Guo
Printed Name of Person Served: Ding Xiang Guo
Date: 7/2/24 Time Served: 2:30 pm

Bureau Representative: [signature] Evaluator #

White – Owner's Copy Yellow – File Copy Pink and Goldenrod – Evaluator Copies

CamScanner

[M] NJAC 5:27
[ ] NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License To Own & Operate exp: 5/31/2025.			
	Fire Certificate exp: 9/30/2024.			
			Yes SAH	
9.2(c)	Menus shall be prepared on a weekly basis. All menu items shall be specifically stated.	8-2-24	8-19-24	
9.2(d)	All menu changes and substitutions shall be recorded. Records of foods served shall be retained for 3 weeks following the date of service.	8-2-24	NO SAH 8-19-24	
4.7(n)	Storage objects or materials shall be done in an orderly manner so as to NOT constitute a health, safety or fire hazard	8-2-24	Yes SAH 8-19-24	
(n+c)	Multiple boxes (6+) of			

G.

CamScanner

Control # 0111-C-0005

NJAC 5:27
NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	disposible diapers in KM #1 shall be stored away properly in a separate area of facility & NOT in resident room occupancy walk area/aisle.		yes (SAW)	
4.9	Bed Bug cover shall be provided for mattress in Bedroom #1	8-2-24	8-19-24	
4.7 (d)	Licensee shall repair/replace window screens in kitchen + bedroom #1 to prevent bugs that would permit the entrance of water in BR or be a cause of dampness.	8-2-24	yes (SAW) 8-19-24	
4.7(m)	Licensee shall clean or replace Shower Curtain located in 1st Floor bathroom of black mold.	8-2-24	yes (SAW) 8-19-24	
4.7(m)	Licensee shall remove	8-2-24	8-19-24	

G

WHITE ~ Owner Copy YELLOW ~ File Copy PINK and GOLDENROD ~Evaluator Copies

CamScanner

BRBHS – 2
3/22

Control # 0111-C-0005

[✓] NJAC 5:27
[ ] NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Soiled Chux pads			
	in public areas			
	(living room) + (dining			
	area) of BH.			
	END of Report			
	[signature]			
	Dyxiong Gu			

WHITE ~ Owner Copy YELLOW ~ File Copy PINK and GOLDENROD ~Evaluator Copies

CamScanner