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

PAGE 1 of 4
Control No. 0122-0027
License No.
Type of Construction Quoco
No. of Stories 3 Units 5 Cms
Lic. Capacity B No. of Res. 10 Lopin
Class E CSLR
DATE: 6/19/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Morgan House, LLC	15 Marion B
	Vent Mr
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.

Received By
DAVID CURRY
Printed Name of Person Served
6/19/24
Date Time Served

Commissioner
By Jay Railwood BP
Bureau of Rooming and Boarding House Standards

Bronice Pinto
Bureau Representative Evaluator #

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

15 Marion B

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
1.6(a)1	Business Lic - shall provide a post	7/19/24	Abated	
1.6b1	Dog Lic - shall provide a post	7/19/24	Abated	
	Fire Cert 12.7.24 good			
1.3(c)4	Life Hazard - shall provide a post	7/19/24	Abated	
3.9	Shall provide a post Disclosure of license - Identity	7/19/24	Abated 10/4/24	
3.2	Shall provide a post Persons to Rights	7/19/24	Abated 10/4/24	
3.2	Shall post House Rules - Must include no smoking	7/19/24	Abated	
	2nd floor			
4.8(b)	Bed (4) Obed - Shall remove 1 bed Every room shall contain at least 80 square feet of floor space for first occupant 2 or more shall contain 60 square feet per occupant	7/19/24	Abated	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

15 Marion B

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm2 - No violation (2)			
	Common Bath -			
4.7(a)	- shall paint in shower where mold is forming	7-19-24	Abated	
	Common Kitchen			
	Common Living Room			
	3rd floor			
	Rm3 (L) (2)			
4.7(f)	- shall provide a screen	7-19-24	Abated	
	Common Bath - No violation			
	Rm4 - No violation (2)			
	Rm5 (1)			
4.8(b)	- Shall remove 1 bed Every room shall contain at least 80 square feet of floor space for the first occupant 2 or more shall contain 60 square feet per occupant	7-19-24	Abated	

10/2/24

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

15 Marion (B)

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rule- operation			
	Criteria- No violation			
			10/2/24	

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