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 5
Control No. 0211-0016
License No.
Type of Construction Frame / Siding
No. of Stories 2 Units
Lic. Capacity 7 No. of Res.
Class F
DATE: 3/11/25

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
DB House of Sober Living	66 Van Riper Unit #1 Elmwood Park, 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.

Mark Bonanni
Received By

Printed Name of Person Served

3/14/25 Time Served
Date

Commissioner
By Robert Kenny /AL
Bureau of Rooming and Boarding House Standards

3/11/25
Bureau Representative Evaluator #

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference	Unit #1	Compliance Date	Reinspection Date	Compliance Date
	Owner #1 exp 2/28/26			
	Owner #2 exp 2/28/25	4/12/25		
	Operator	4/12/25		
1.6(a)1	→ Shall provide & post House Rules - Posted. Residence Rights - Posted Rates/Service - Posted Life Hazard.			
5109-1:11	→ Shall provide & post Exterior.	4/12/25	No	
	Rear - Shall repair/replace loose hand rails, shall install missing spindles (top lift off)	4/12/25	Yes 5/12/25	
4.7(b)	→ Shall repair loose missing bricks at stairs	4/12/25	Yes	
4.7(g)	→ Shall remove excessive boxes from bottom of stairs/back yard. 1st Flr.	4/12/25.	Yes	
4.9	→ Shall maintain smoke detectors. Living Room.	4/12/25	Yes	
4.4(c)	→ Shall remove multi-adapter.	4/12/25	No	
4.9	→ Shall maintain smoke detector.	4/12/25	Yes	

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Bath			
4.4(c)	→ Shall install a globe cover.	4/12/25	Yes	
	Kitchen			
4.7(m)	→ Shall clean excessive dust from ceiling, fan vent.	4/12/25	Yes	
4.7(a)	→ Ceiling evidence of leak, shall find source of leak repair then spackle, sand, repaint ceiling	4/12/25.	Yes	
	Dining Closet			
4.4(c)	→ Shall install globe cover on fixture.	4/12/25.	Yes	6/12/25.
Rm #3	Left bedroom (2 beds)	4/12/25.		
4.9	→ Shall maintain smoke detector.		Yes	
Rm #2	Right Rm (2 Beds)			
4.7(d)	→ Shall install closet door on track (off track)	4/12/25	No	
4.9	→ Shall maintain smoke detector.		Yes	

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Bath (by Kitchen)			
4.4(c)	→ Shall install globe cover.	4/12/24	Yes	
4.9	→ Shall eliminate black moisture on ceiling, walls, tile tub/shower.	4/12/24	Yes	
right of Kitchen	Right Rm (2 beds) Rm #1			
	↳ No current violations			
	Basement.			
	Apartment.			
4.9	↳ Owner shall provide proof that unit is a single family house. (Operator must live amongst residence)	4/12/24	No 6/12/25	
4.7(c)	→ Shall install handrail(s) for stairs.	4/12/24	Yes	
4.9	→ Shall maintain smoke detector.	4/12/24	Yes	
4.4(c)	→ Shall install globe covers for all light fixtures in all rooms.	4/12/24	Yes	
4.4(c)	→ Shall install ventalation hood for stove/range.	4/12/24	Yes removed.	
4.7(a)	→ Shall remove all peeling flaking paint over tile in shower/tub, on		Yes	

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	walls & floors.			
4.7(a)	→ Shall repair all damaged			
	cracked walls and ceiling	4/12/25.	Yes	
4.9.	- Owner will ensure all			
	work is completed in			
	a workman like	4/12/25	Yes	
	matter			
	Fire Certificate. exp 1/26	4/12/25		

6/12/25.

End of Report

6/12/25

WHITE ~ Owner Copy | YELLOW ~ Evaluator | PINK ~ Office