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. 0215 - 0055
License No.
Type of Construction Frame
No. of Stories 3 Units 4
Lic. Capacity 10 No. of Res. 4
Class F
DATE: 3/19/25

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Owner's Name, Address, Zip, County	Property Address, Zip, County.
Luxe Sober Living LLC	479 Valley Place
	Englewood 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

By

Bureau of Rooming and Boarding House Standards

Printed Name of Person Served

Date Time Served

Bureau Representative Evaluator #

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

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Commissioner

Chris Gesegos
Received By

By [signature]
Bureau of Rooming and Boarding House Standards

Chris Gesegos
Printed Name of Person Served

3/19/25
Date Time Served

[signature]
Bureau Representative Evaluator #

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0215-0055

479 Valley Place

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
1.6(a)1	Owner License Not Posted	4/21/25	Yes	
1.6(a)1	Operator Licence Not Posted	4/21/25	Yes	
1.3(c)4	Fire Certificate 1/29/25	4/21/25	Yes	
	2nd Floor			
	Room 2			
	No Violations			
	Room 3			
4.7(a)	Shall make repairs to ceiling	4/21/25	Yes	
	Room 4			
4.7(n)	Shall install window coverings	4/21/25	Yes	
	for left window in sleeping quarters			
4.7(n)	Shall install window coverings	4/21/25	Yes	
	for bathroom window			
4.4(c)	Shall repair light above bathroom	4/21/25	Yes	
	sink			

All Abated 5/12/25 DT

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0215-0055

479 Valley Place

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	3rd Floor			
	Room 5			
4.7(c)	Shall install electrical outlet	4/21/25	Yes	
	cover for outlet by Entrance to			
	Closet			
	Common Area			
	Kitchen			
4.7(n)	Shall install Window Coverings	4/21/25	Yes 5/12/25	
	for all windows			
4.7(a)	Shall repair ceiling	4/21/25	Yes	

All Abated

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