STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING HOUSE STANDARDS
(609) 984-1704

POSTED

PAGE 1 OF 2
Control No. 0233 - 0005
No. of Stories 2 Units 5
Lic. Capacity 10 No. of Res. 10
Class F
DATE: 11/6/2025

BRBHS-1
10/22

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Owner's Name, Address, Zip, County	Property Address
PALISADES PROPERTIES LLC	316 FOREST ROAD
	MAHWAH
Owner's Phone Number	Property Phone Number
Administrator	

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 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 *Bernard A. Raywood, Chief*
Bureau of Rooming and Boarding House Standards

Received By

Printed Name of Person Served

Date Time Served

NEIL BOGHAN
Bureau Representative

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

CamScanner

0233-0005
316 FOREST ROAD MAHWAH

NJAC

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	FIRE CERTIFICATE EXP 8/8/25		1/30/25	
	OWNER LICENSE EXP 3/31/25			
	OPERATOR LICENSE EXP 9/30/25			
	FIRST FLOOR			
	Room 1			
	Room 2 — No VIOLATION			
	COMBATH			
	LIVING ROOM			
	DINING ROOM — No VIOLATION			
	KITCHEN			
	SECOND FLOOR			
	Room 3			
	Room 4 — No VIOLATION			
	Room 5			
5:27 4.7(a)	BASEMENT - PROVIDE COVER	2/8/25	YES	
	PLATES ON ALL OPEN			
	JUNCTION BOXES			
5:27 4.9	- PROVIDE CERTIFICATION FROM	2/8/25	YES	
	LICENSED ELECTRICIAN INDICATING			
	CIRCUITS AND PANEL IN GOOD ORDER.			
	SPECIAL ATTENTION TO PROPER GROUNDING			
	LOOSE GROUND WIRE BY WELL PUMP.			
5:27 4.7(a)	EXTERIOR - REPAIR OUTLETS BY FRONT + REAR PORCH DOORS	2/8/25	YES	

1/30/25

NEIL BOGHEAN

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