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 3
Control No. 0404-0008
License No.
Type of Construction frame
No. of Stories 2 Units 3 RMS
Lic. Capacity 5+ OPEN No. of Res. Ø
Class FCSLR
DATE: 4.23.24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Cornerstone Developing Agency	105 E Browning Rd
	Unit A, Bellmawr, 08031
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION New

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
Renita Lopez
Printed Name of Person Served
4-23-24
Date Time Served

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

Bernice Pinto
Bureau Representative Evaluator #

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

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

105 E Browning Rd Unit B

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owners Lic - pending			
	Ops Lic - pending			
	Fire Cert 3-22-25 good			
—	Life Hazard 3-28-25 good			
3.2	Shall post in Common Area - Residents Rights (given)	Done		
3.9	Shall post in common area - Disclosure of license - Identity (Given)	4-23-24	Done	
3.2	Shall post in common area - House rules	4-23-24	Done	
3.10	Shall post in common area Rates & Services	4-23-24	Done	
	1st floor			
	Living Rm - No violation			
	Dining Rm - No violation			
	Kitchen - No violation			
	Basement - No violation			
	half Bath - No violation			

Total Compliance
4-25-24 Service

0404-0009

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

105 E Broadway Rd Unit B

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd floor			
	Rm1 - No Violation (3)			
	Rm2 - No violation (2)			
	Rm3 - No violation (1)			
	Exterior - No violation			
	4-25-24 Reinspection Pass - Total Compliance			

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