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. 0405-F-0022
License No.
Type of Construction Frame
No. of Stories 2 Units 4 Bedrooms
Lic. Capacity 9 No. of Res. 1
Class F
DATE: 4/23/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Comeback SZN SoberLiving LLC	31 Harken Avenue
	Berlin Boro, 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.

Received By [signature]
Printed Name of Person Served [signature]
Date 4/22/24 Time Served

Commissioner
By Jay Raymond (WR)
Bureau of Rooming and Boarding House Standards

William Murray [signature]
Bureau Representative Evaluator #

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

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

31 Harker Avenue Berlin Boro, NJ 0405-F-0022

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp 1/31/25			
	Owner lic. exp (Unavailable)			
5:27 1.6(a)6	Provide current NCA Owner License	5/23/24	Abated	
	Operator lic. exp. (Unavailable)			
5:27 1.6(a)6	Provide current NCA Operator License	5/23/24	Abated	
	2nd Floor			
	Bedroom (Right side)		6/12/24	
	-Vacant			
	Bedroom (Left side)			
	-No violations			
	Common hallway			
5:27 3.1(a)12	-Curtain/blind shall be provided	5/23/24	Abated	
	for privacy and to create a			
	homelike environment.			
	Common bathroom (Full)			
5:27 3.1(a)12	-Curtain/blind shall be provided	5/23/24	Abated	
	for privacy and to create a			
	homelike environment.			
5:27 4.7(h)	-Peeling ceiling area inside	5/23/24	Abated	
	shower shall shall be scraped			
	and repainted in a workmanlike			
	manner.			
	1st Floor			
	Bedroom (Right side)			
5:27 4.7(a)	-Damaged ceiling area shall be	5/23/24	Abated	
	repaired in a workmanlike manner			

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[x] NJAC 5:27
[ ] NJAC 5:27A

31 Harker Avenue Berlin Boro, NJ 0405-F-0022

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor con't			
	Bedroom (Left side)			
	-Vacant			
	Common hallway			
	-No violations			
	Common bathroom (Full)			
5:27 3.1(a)2	-Curtain/blind shall be provided	5/23/24	Abated	
	for privacy and to create a			
	homelike environment.			
	Common Kitchen			
	-No violations			
	Dining room			6/18/24
	-No violations			
	Living room			
	-No violations			
	Basement			
	-No violations			
	Exterior			
5:27 4.7(g)	- Front and rear yards shall	5/23/24	Abated	
	be groomed and maintained.			

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

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