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 4
Control No. 0405-F-0023
License No.
Type of Construction Frame
No. of Stories 3 Units 4 Bedroom
Lic. Capacity 8 No. of Res. 8
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 Sober Living LLC	6 W. Broad Avenue
	Berlin Boro, 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 Jay Raywood (JR)
Bureau of Rooming and Boarding House Standards

Printed Name of Person Served

Date 4/23/24 Time Served

William Murray (WM)
Bureau Representative Evaluator #

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

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[ ] NJAC 5:27A

6 W. Broad 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 NCIA Owner License	5/23/24	Abated	
	Operator lic exp (Unavailable)			
5:27 1.6(a)6	Provide current NCIA Operator License	5/23/24	Abated	
	3rd Floor		6/12/24	
	Attic			
	-No violations		Will T. Miller	
	2nd Floor			
	Room #4			
5:27 4.7(h)	- Stained wall area above closet shall be remediated.	5/23/24	Abated	
5:27 4.7(h)	- Cover plate shall be provided for wall outlet.	5/23/24	Abated	
5:27 3.1(a)12	- Window blinds/curtains shall be provided for privacy and to create a homelike environment.	5/23/24	Abated	
	Room #3			
5:27 4.7(h)	- Cover plate shall be provided for exposed wires along wall.	5/23/24	Abated	
	Room #2			
	- No violations			
	Common hallway			
	-No violations			

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6 W. Broad Avenue Berlin Boro, NJ 0405-F-1022

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor con't			
	Common bathroom (Full)			
5:27 4.7(a)	– Loose sink faucet base shall be repaired.	5/23/24	Abated	
5:27 3.1(a)12	– Window blind/curtain shall be provided for privacy and to create a homelike environment.	5/23/24	Abated	
5:27 4.4(c)	– Loose wall receptacle next to sink shall be secured.	5/23/24	Abated	
	1st Floor			
	Common Kitchen			
5:27 4.9	– Hasp w/ lock shall be removed from office door.	5/23/24	Abated	
	Dining room			
	– No violations			
	Living room			
5:27 4.9	– Hasp w/ lock shall be removed from office door.	5/23/24	Abated	
5:27 4.7(a)	– Peeling ceiling area shall be scraped and then repainted in a workmanlike manner.	5/23/24	Abated	
	Basement			
	Bedroom #1			
5:27 4.9	– Provide dresser drawer in missing area or replace entire dresser.	5/23/24	Abated	

6/22/24

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6 W. Broad Avenue Berlin Boro, NJ 0405-F-0022

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Basement cont			
	Common bathroom			
	-No violations			
5:27 3.9(a)	- Disclosure of License Identity shall be posted.	5/23/24	Abated	
5:27 3.1(a)	- Copy of residents rights shall be posted.	5/23/24	Abated	
5:27 3.10(a)	- Copy of rates and services shall be posted.	5/23/24	Abated	
5:27 3.2(c)	- Copy of house rules shall be posted	5/23/24	Abated	
5:27 2.1(5)	- NO provision of food, laundry, financial, or other personal services (medications) (transportation) by the licensee.	5/23/24	Abated	
			6/12/24	
	Exterior			
	-No violations			

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