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

PAGE 1 OF 5
Control No. 0436-C-0045
No. of Stories 3 Units 93 Bedrooms
Lic. Capacity 99 No. of Res. 78
Class C
DATE: 1/22/25

BRBHS-1
10/22

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Owner's Name, Address, Zip, County	Property Address
NJ Veterans Affairs NVS	301 Spring Garden Rd Ancora, NJ
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

Received By

Printed Name of Person Served

22 Jan 2025
Date Time Served

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

William Murray III
Bureau Representative

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

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301 Spring Garden Rd. Ancona, NT 0436-C-0045

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert. exp. 10/16/24			
5:27 1.3(d)4	Provide current certificate	2/21/25		
	Owner/Operator lic exp. 7/30/25			
	3rd Floor			
	A Wing			
	Rooms # 319, 318, 317, 316, 315, 314,			
	313, 312, 311, 310, 309, 308,			
	307, 305, 304, 303 & 302			
	No violations			
	Room # 306			
	- VACANT			
	Common hallway			
	- NO violations			
	Common bathroom			
	- NO violations			
	Laundry room			
	- NO violations			
	B Wing			
	Rooms # B349, B331, B330, B351,			
	B352, B324 & B354			
	No violations			
	Rooms # B322, B323, B353 &			
	B350			
	Vacant			
	Common hallway			
	- NO violations			

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301 Spring Garden Rd. Ancona, NY 0436-C-0045

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	3rd Floor cont			
	B Wing cont			
	Common bathroom			
	-No violations			
	C Wing			
	Rooms# C340, C339, C344, C345, C346, C335, C348+C347			
	No violations			
	Rooms# C332, C343+C341			
	-Vacant			
	Common hallway			
	-No violations			
	Common bathroom			
	-No violations			
	2nd Floor			
	A Wing			
	Rooms#			
	218, 217, 216, 215, 214, 213, 212, 211, 210, 209, 208, 207, 206, 205, 204, 203+202			
	No violations			
	Room #219			
	-Vacant			
	Common hallway			
	-No violations			
	Common bathroom			
	-No violations			

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351 Spring Garden Rd. Ancona, NT 0436-C-0045

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor cont			
	B Wing cont			
	Rooms B248, B231, B230, B250, B252, B253			
	-No violations			
	Rooms# B249, B224, B222 & B251			
	Vacant			
	Common hallway			
	-No violations			
	Common bathroom			
	-No violations			
	Barber shop			
	-No violations			
	C Wing			
	Rooms C241, C243, C240, C239, C244, C245, C246, C233, C232 & C247			
	-No violations			
	Common hallway			
	-No violations			
	Common bathroom			
	-No violations			
	1st Floor			
	C Wing			
	Rooms# C158, C155, C154, C153, C152, C134, C150, C148, C146, C145 & C144			
	No violations			

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301 Spring Garden Rd. Ancora, NJ 0436-C-0045

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor cont			
	C Wing cont			
	Room # C156 & C149			
	- Vacant			
	Common hallway			
	- No violations			
	Common bathroom			
	- Under renovations			
	B Wing			
	Room # B162			
	- No violations			
	Room # B161			
	- Vacant			
	Common hallway			
	- No violations			
	Common bathroom			
	- No violations			
	Dining Hall			
	- No violations			
	Exterior			
	- No violations			

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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 2
Control No. 0436-0045
License No.
Type of Construction Article
No. of Stories 3 Units 90
Lic. Capacity 99 No. of Res. 72
Class C
DATE: 8/12/2024

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
NJ Veterans affairs Div	301 Spring Garden BP
	Hammonton N.J.
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL ☑ PHYSICAL ☐ ADDENDUM ☐ CYCLICAL ☑

— PLEASE READ CAREFULLY —

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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:

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Commissioner
By Bernard Raymond
Bureau of Rooming and Boarding House Standards

Received By
Donshee L. Joyner, Sr Assist. Supv.
Printed Name of Person Served
8/12/24
Date Time Served

Albert O. Lane
Bureau Representative Evaluator #

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

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference	0436-C-0045	Compliance Date	Reinspection Date	Compliance Date
NJAC	License to own + operate exp 04/30/2024 Fire certificate exp 03/13/2024			
5:27-1.3(c)	Facility Must secure + post a current Fire certificate in a comman area	9/12/2024	9/16/2024 Abdel	
5:27-8.3(a)	Facility Must conduct monthly Fire drills per shift. (Must be documented in Fire drill log book)	9/12/2024	9/16/2024 Abdel	
	End of social Report			
	Albert Orchan			

WHITE ~ Owner Copy YELLOW ~ Evaulator PINK ~ Office

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