STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 633-6251

POSTED

BRBHS-1
1/18

PAGE 1 OF 10
Control No. 0705 0007
No. of Stories 3 Units
Lic. Capacity 41 No. of Res.
Class RHCF
DATE: 3/7/25

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Grace Eastwood Manor	191 Glenwood Ave
	E. Orange, 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 Health Care Facilities Planning Act (N.J.S.A. 26:2H-1.1 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 14 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 Robert Kenny/AL

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

Printed Name of Person Served

3:11 3/7/25
Date Time Served Bureau Representative

30 day extension from above date

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

0705-0007

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner License - exp 7/31/25			
	Operator license - exp 7/31/25			
	Fire Certificate - exp 10/22/25			
	Life Hazard -			
	shall provide & post.	4/4/25.		
14.7(a)	Residence Rights - shall	4/4/25		
	provide & Post			
14.2(a)1	House Rules. - Shall provide	4/4/25		
	& post.			
14.2	Rates & Services. - Shall provide	4/4/25		
	& post.			
	1st Floor			
	S. Living Room.			
	↳ No current violations.			
	Rm A 4 Beds / Bath			
15.7(a)	→ Shall repair cracks	4/4/25		
	& peeling paint in closet.			
	Shall repair, spackle sand			
	& repaint.			
3A.7(a)	→ Shall repair light fixture	4/4/25		
	in closet not operable &			
	install cover.			
3A.7(a)	→ Shall remount outlet	4/4/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	into wall (under window)	4/4/25		
3A .7(a)	→ Shall repair light switch			
	by window (sunken into			
	wall)			
1S.7(a)	→ Shall maintain smoke	4/4/25		
	detector not operable			
1S.7(a)	→ Shall repair / replace			
	all floor tiles (damaged only)			
1S.3(a)	→ Shall clean bathroom	4/4/25		
	ceiling (remove cob webs) walls			
	floors (shower/tub) toilet, sink.			
	A1 (1 Bed)			
1S.7(a)	→ Shall maintain smoke	4/4/25		
	detector.			
	B (2 Beds)			
1S.7(a)	→ Shall maintain smoke	4/4/25		
	detector (not present)			
3A .7(a)	→ Shall install outlet			
	cover.			
1S.7(a)	→ Shall repair ceiling	4/4/25		
	evidence of water damage. Shall find source			
	of leak repair then			
	repair ceiling walls (spackle			
	sand & re paint.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.3.4	→ Shall install baseboard heater cover missing.	4/4/25		
	Rm G (4 Beds)			
3.A.7(c)	→ Shall repair dim ceiling light.	4/4/25		
3A.7(a)	→ Shall maintain all wall lights not operable.	4/4/25		
3A.7(d)	→ Shall properly mount ceiling globe cover.	4/4/25		
	Rm C - (2 Beds)			
15.7(a)	→ Shall repair all cracks/holes in ceiling then repaint.	4/4/25		
15.7(a)	→ Shall maintain smoke detector	4/4/25		
	Rm F (4 Beds - 2 vacant) No current violations.			
	Rm P (2 Beds).			
3A.7(a)	→ Shall replace switch plate damaged.	4/4/25		
15.7(a)	→ Shall repair all cracks in ceiling (separating from wall)	4/4/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Bath (by G/H)			
	→ No current violations			
	Rm # E (2 Beds)			
15.7(a)	→ Shall install heater	4/4/25		
	cover (baseboard)			
	Rm E #1 (2 Beds)			
3A.7(c)	→ Shall repair/replace	4/4/25		
	dim ceiling light.			
15.3(4)	→ Shall repair damaged	4/4/25		
	dresser drawers			
15.7(a)	→ Shall repair all	4/4/25		
	damaged tiles in entrance			
	of room (to hall)			
Hall to	→ Shall remount outlet	4/4/25		
Dining	by hall water heater			
Room	(exposed wires separating			
3.A.7(a)	from wall) must employ			
	a licensed electrician			
	to complete repairs)			
	Common Bath (by E)			
15.6(a)	→ Shall repair low water	4/4/25		
	pressure in sink.			
15.3(4.)	→ Shall install heater	4/4/25		
	cover for base board heat			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
3A.3(b)3	→ Shall repair shower			
	handle (missing)			
15.7(a)	→ Shall repair/repaint	4/4/25		
	all cracks in ceiling.			
15.3(a)	→ Shall clean ceiling	4/4/25		
	walls, toilet, sink, floors.			
	Dining			
	30 plus seats, 6 tables			
15.7(a)	→ Shall repair floor			
	tiles by window (damaged)	4/4/25		
3A.7(d)	→ Shall maintain exit			
	light not operable.	4/4/25		
	Rm H No Access			
55:13B-4	→ Shall provide Access	4/4/25		
	upon reinspection.			
	Hall/Stairs from Kitchen	4/4/25		
15.7(a)	→ Shall remove all peeling			
	chipped paint & repaint.			
3A.7(a)	→ Shall repair light	4/4/25.		
	fixture in ceiling			
	not operable.			
	2nd FLR.			
	Common Bath.			
15.3(a)	→ Shall clean ventalation	4/4/25		
	fan in ceiling.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm L (2 beds 1/2 Bath)			
15.7(a)	→ Shall repair crack/hole	4/1/25		
	in right wall then repaint.			
15.3(a)	→ Bathroom shall clean.	4/4/25.		
	entire bathroom			
	Rm J (3 Beds)			
	No current violations			
	Rm K (3 Beds)			
3A.7(a)	→ Shall mount power	4/4/25		
	switch onto wall loose.			
3A.7(a)	→ Shall mount power			
	wire onto wall for wall			
	fixture loose/off wall.			
	(Must employ Licensed			
	electrician to complete	4/4/25		
	repair properly.			
	Rm I (3 beds)			
15.7(a)	→ Shall repaint radiator	4/4/25		
	(rusty) with proper			
	paint.			
3A.7(b)	→ Shall repair ceiling	4/4/25		
	light fixture not			
	operable.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Hall. (2nd to 3rd flr)			
15.7(a)	→ Shall maintain exit	2/4/25		
	lights to 2nd flr.			
15.3(a)4	→ Shall remove dresser	2/4/25		
	from hall.			
15.7(a)	→ Shall repair light by			
	stairs, not operable.			
	3rd flr.			
	Rm O (vacant 1 Bed)			
15.3(a)	→ Shall clean before	4/4/25		
	allowing occupancy.			
	Rm N (2 Beds)			
15.7(a)	→ Shall remove all	4/4/25		
	peeling cracked paint;			
	Shall repair cracks in			
	wall (i.e. tackle, sand &			
	repaint)!			
	Rm M (2 Beds)			
15.3(a)2	* This Room currently	4/4/25.		
4.4(a)	has no window (Both			
5:27(a)3(a)7	covered with boards) Must			
4.5	remove boards or transfer	4/4/25.		
15.3(a)11(b)	occupants/residence from			
	room; must provide natural	light &	natural	ventalation
windows must be operable or tenants must be removed from room immediately.				

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	P-(1 Bed)			
15.7(a)	→ Shall repair all cracks	4/4/25		
	in ceiling.			
15.7(a)	→ Shall repair transition	4/4/25		
	from hall to room (tile			
	damaged)			
	Vacant Room → Shall label			
15.3(a)4	door & repair door & lock.	4/4/25.		
	Common Bath			
15.7(a)	→ Shall repair wall			
	by sink (water damage	4/4/25		
	deterioration) then repaint			
15.3(a)2	→ Shall clean ventalation			
	in ceiling.	4/4/25		
	Hall			
15.7(a)	→ Repair damage to wall			
	and install door stop.			
	(at door to apt #2 at top of stairs)	4/4/25		
	(Then repaint if needed/			
	install door stop)			
	Kitchen			
15.6(a)	→ Shall repair faucet.	4/4/25.		
	leaks			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.7(a)	→ Shall repair all burners on stove.	4/4/25		
15.7(a)	→ Shall replace all stained ceiling tiles	4/4/25		
	Bathroom			
15.7(a)	→ Shall install globe cover.	4/4/25		
	Basement.			
8.3(a) 11	→ Shall discard all expired food with 2024	2/4/25		
8.3(a) 13	dates on it.			
	Exterior			
15.7(a)	→ Shall repair/damaged replace. fencing.	2/4/25		
15.7(a)	→ Shall remove all down leaves in front & rear of house immediatly (5 molders)	2/4/25		
	Owner must complete all repairs in a workman like			
15.7(a)	matter & hire proper licensed professionals to complete all electrical repairs & provide proof to this bureau.	4/4/25		

End of Report.

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PAGE 1 OF 3
Control No. 0705-0007
No. of Stories ____ Units ____
Lic. Capacity 41 No. of Res. ____
Class RHCF
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1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

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	E. Orange, NJ
Owner's Phone Number	Property Phone Number
Administrator	

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SOCIAL	☑	ADDENDUM	☐
PHYSICAL	☐	CYCLICAL	☑

Reinspection 11/25/24

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Commissioner

X Monique Green — By *Bernard A. Raywood, Chief*
Received By — Bureau of Rooming and Boarding House Standards

Printed Name of Person Served

10/1/2024 — Felipe Toledo
Date / Time Served — Bureau Representative

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

CamScanner

0705-0007

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to Own &			
	Operate expires: 7/31/2025			
	Fire Certificate of			
	Satisfactory compliance			
	expires: 9/19/24			
	Medication ✓			
	Employee inservice ✓			
	Medical Cert ✓			
	Fire Drills ✓			
	Deed ✓			
	Menu ✓			
	Resident rights ✓	Satisfactory		
	House Rules ✓	compliance		
	Rates + Services ✓			
	Sanitary inspection ✓			
	Serve Safe ✓			
	Program Service Agreement ✓			
	Emergency Plan ✓			
	Staff schedule ✓			
	Alternate Admin contact ✓			
	PEST control ✓			
	Nurse contract ✓			
	Nurse License ✓			
	Nurse time Log ✓			
	Consultant Pharmacist ✓			

CamScanner

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5:27AB7	RHCF must obtain updated Fire Certificate of Satisfactory compliance: · Previous expired: 9/19/24	12/3/24	11/25/24 yes. New Exp date 10/22/25	
5:27A-9.2(i)	EACH resident shall have an annual physical exam to go along with the medical cert.	12/3/24	11/25/24 yes	
	END of Social Report JM (ET) 10/1/24			

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