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 5
Control No. 0105C 0033
License No.
Type of Construction Brick/Frame 9 Bedrooms
No. of Stories 3 Units 12
Lic. Capacity 20 No. of Res.
Class C
DATE: 9/10/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Glenwood Adult Home LLC	74 Glenwood Ave. E. Orange, 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.

Cherine Evans
Received By
Cherine Evans
Printed Name of Person Served
9-12-24
Date Time Served

Commissioner
By Jay Raywood (JR)
Bureau of Rooming and Boarding House Standards

William Murray
Bureau Representative Evaluator #

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

CamScanner

94 Glenwood Ave. E. Orange, NJ 0705-C-0033

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp. 6/13/25			
	Owner lic. exp. 3/31/25			
	Operator lic. exp. 3/31/25			
	3rd Floor			
	Room #10			
	– No violations		11/18/24	
	Room #9			
	– No violations			
	Room #8			
5:27 7.1(b)	– Entire outside area of entry	10/18/24	Abated	
	door shall be cleaned and			
	maintained from dirt.			
5:27 7.1(b)	– All baseboards in sleeping	10/18/24	Abated	
	room shall be cleaned and			
	maintained.			
5:27 4.7(a)	– Hole in wall behind entry door	10/18/24	Abated	
	shall be repaired properly and			
	then repainted.			
	Common hallway			
5:27 14.1(a)	– Chirping carbon monoxide	10/18/24	Abated	
	detector shall be maintained			
	to operate properly.			
	Common bathroom			
5:27 7.1(b)	– Wall tiles inside shower stall	10/18/24	Abated	
	shall be cleaned and maintained			

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94 Glenwood Ave. E. Orange, NJ 0705-C-0033

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	3rd Floor con't			
	Stairway			
5:27 7.1(b)	- All walls shall be cleaned and	10/18/24	Abated	
	maintained from dirt.			
	2nd Floor			
	Room #7			
5:27 3.1(a)12	- Blinds/curtains shall be provided	10/18/24	Abated	
	for residents privacy and to			
	create a homelike environment.			
5:27 7.1(b)	- Entire outside area of entry	10/18/24	Abated	
	door shall be cleaned and maintained			
	from dirt.			
5:27 4.7(a)	- Repaired wall area behind bed	10/18/24	Abated	
	shall be painted.			
5:27 4.2(d)	- Clogged tub drain and sink	10/18/24	Abated	
	drain in bathroom shall be			
	repaired so water releases freely.			
	Room #6			
5:27 4.7(a)	- Paint shall be removed in a	10/18/24	Abated	
	workmanlike manner from			
	floor areas.			
5:10 18.2	- Number/letter shall be	10/18/24	Abated	
	provided on entry door			
	to identify sleeping room.			

11/18/24

WHITE ~ Owner Copy YELLOW ~ Evaluator PINK ~ Office

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94 Glenwood Ave. E. Orange, NJ 0705-C-0033

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor cont			
	Room # 5			
5:27 4.7(a)	- Paint shall be removed in a workmanlike manner from floor areas.	10/18/24	Abated	
	Room #4			
5:27 4.7(a)	- Paint shall be removed in a workmanlike manner from floor areas.	10/18/24	Abated	
5:27 4.7(a)	- Hole in wall shall be repaired in a workmanlike manner and then painted.	10/18/24	Abated	
5:27 7.1(b)	- Entire outside area of entry door shall be cleaned and maintained from dirt.	10/18/24	Abated	
	Common hallway			
5:27 4.7(a)	- Paint shall be removed in a workmanlike manner from floor areas of peeling paint entire hallway floor.	10/18/24	Abated 11/18/24 2nd fl. hall	
	Common bathroom			
5:27 3.1(a)12	- Blind/curtain shall be provided for residents privacy and to create a homelike environment.	10/18/24	Abated	
	1st Floor			
	Room #3			
	- NO violations			

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94 Glenwood Ave. E. Orange, NJ 0705-C-0033

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor cont			
	Room #2			
	- No violations			
	Room #1 - Occupied by operator			
	Common hallway			
	- No violations			
	Common bathroom			
5:27	3.1(a)12 - Blind/curtain shall be provided	10/18/24	Abated	
	for residents privacy and to			
	create a homelike environment.			
5:27	4.7(a) - Repaired wall areas behind	10/18/24	Abated 11/18/24	
	entry door shall be painted.			
	Kitchen			
5:27	3.1(a)12 - Blind/curtain shall be provided	10/18/24	Abated	
	for residents privacy and to			
	create a homelike environment.			
	Bathroom			
5:27	4.7(a) - Repaired wall areas next to	10/18/24	Abated	
	radiator shall be painted.			
	Dining room			
5:27	4.4(c) - Cover shall be provided for	10/18/24	Abated	
	light fixture.			
	Basement			
	- No violations			
	Exterior			
	- No violations			

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Glenwood Adult Home LLC	94 Glenwood Ave
	E. Orange, NJ
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Cherrie Wang
Received By

Printed Name of Person Served

9/10/24
Date Time Served

Commissioner
By Bernard Raywood
Bureau of Rooming and Boarding House Standards

Felipe Toledo
Bureau Representative Evaluator #

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

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0705-0033

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to Own expires 3/31/25			
	License to Operate expires 3/31/25			
	Fire Certificate of satisfactory compliance expires: 6/13/2025			
	Sanitary Report ✓			
	House Rules ✓			
	House Rights ✓			
	Room Rates ✓			
	Disclosure of identity ✓			
	Med Log ✓			
	PEST control ✓			
	Files ✓			
	Food ✓			
	Housekeeping ✓			
	Bedrooms ✓			
	PNA ✓			
	*Note: Boarding Home has a few physical deficiencies But they are currently painting and doing repairs			
	NO Violations - Socially at time of inspection/Eval			
	END of Social Eval			

satisfactory compliance.

Jelipa Jolondo
9/10/24

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