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

POSTED

PAGE 1 OF 4
Control No. 0705-C-0050
No. of Stories 3 Units 8 Bedroom
Lic. Capacity 17 No. of Res. 15
Class C
DATE: 2/18/25

BRBHS-1
10/22

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Owner's Name, Address, Zip, County	Property Address
Arcisa Associates LLC	97 Chestnut Street
	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 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

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

Received By

Printed Name of Person Served

Date 2/18/25 Time Served

William Murray III
Bureau Representative

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

CamScanner

97 Chestnut Street E. Orange, NJ 0705-C-0050

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp. 6/28/25			
	Owner lic. exp. 8/31/25			
	Operator lic. exp. 7/30/25			
	3rd Floor			
	Room #9			
5:27 7.1(b)	- Entire room including closet area shall be cleaned and maintained from noxious odors.	3/20/25	Abated	
	Room #8		4/15/25	
5:27 4.7(a)	- Peeling paint around/near window area shall be scraped and repainted.	3/20/25	Abated	
	Room #7			
5:27 4.7(a)	- Damaged window blind shall be replaced.	3/20/25	Abated	
	Room #6			
5:27 7.2(d)	- Damaged dresser shall be replaced.	3/20/25	Abated	
	Common hallway			
	- N/O violations			

CamScanner

97 Chestnut Street E. Orange, NJ 0705-C-0050

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	3rd Floor cont			
	Common bathroom			
5:27 3.1(a)2	- Curtain shall be provided for privacy and to create a homelike environment.	3/20/25	Abated	
5:27 4.2(d)	- Leaking shower arm inside wall area shall be repaired.	3/20/25	Abated	
5:27 4.2(d)	- Missing handles for cold and hot water shut off valves shall be provided for sink.	3/20/25	Abated	
5:27 4.2(d)	- Hot water fixture connected to sink shall be repaired to operate properly.	3/20/25	Abated 4/15/25	
	2nd Floor			
	Room #5			
5:27 4.7(a)	- Damaged window blind shall be replaced.	3/20/25	Abated	
5:27 7.2(d)	- Damaged dressers for all 3 residents shall be replaced.	3/20/25	Abated	
	Room #4			
5:27 4.7(a)	- Damaged window blinds shall be replaced.	3/20/25	Abated	
	Room #3 - Occupied by staff.			
	Room #1			
	- No violations			

CamScanner

97 Chestnut Street E. Orange, NJ 0705-C-0050

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor cont			
	Room #2			
5:27 7.1(b)	- Entire room including floor area shall be cleaned and maintained from previous orders.	3/20/25	Abated	
	Common hallway			
	- No violations			
	Common bathroom			
5:27 3.1(a)1&2	- Curtain shall be provided for privacy and to create a homelike environment.	3/20/25	Abated 4/15/25	
	1st Floor			
	Common entrance			
	- No violations			
	Dining room			
5:27 4.9	- Emergency light above television shall be maintained to operate	3/20/25	Abated	
	Kitchen			
	- No violations			
	Basement			
	- No violations			

CamScanner