POSTED

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

PAGE 1 OF 5
Control No. 0705-1018
No. of Stories ____ Units ____
Lic. Capacity 55 No. of Res. 45
Class RHCF
DATE: 8/5/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Harmony Grove Residence LLC	240 N Grove St
	East Orange, NJ
Owner's Phone Number	Property Phone Number
Administrator	

TYPE OF EVALUATION

SOCIAL	☑	ADDENDUM	☐
PHYSICAL	☐	CYCLICAL	☑

Reinspection; 10/15/24

-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

Received By Maria Cordero
Printed Name of Person Served
8/5/24
Date Time Served

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

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

Harmony Grove

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to Own &			
	Operate expired 2/28/24			
	Fire Certificate of			
	Satisfactory compliance			
	expired: 7/17/24			
	Satisfactory Compliance			
	DEED			
	Sanitary Inspection ✓ Fire Drills ✓			
	Employee schedule ✓ physicals ✓			
	Staff Manual ✓ In service Client Pics ✓			
	Admin Contract ✓ Files ✓			
	Emergency Evacuation Plan ✓			
	Electrician letter ✓			
	Resident rights ✓			
	Resident rules ✓			
	Nurse Contract ✓			
	Nurse License ✓			
	Menu ✓			
	Pharmacy license ✓			
	Pharmacy Contract ✓			
	Consultant Pharmacy License ✓			
	Register ✓			
	Fire Safe ✓			
	Nurses notes ✓			
	MDS ✓			

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0705 1018
Harmony Grove

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5:27A 3.1	RHCF shall obtain Fire Certificate of Satisfactory Compliance to cover 2024-2025 year.	10/7/24	yes 10/15/24	
5:27A 3.6(a)	An intercom system with alarm shall be provided on every resident floor and shall ring at an area staffed 24 hrs a day. • RHCF shall repair intercom system.	10/7/24	yes 10/15/24	
5:27A 3.4(a)	A living room shall be provided to ensure adequate seating for two-thirds of the licensed capacity of the facility. • Living room area couches have not been replaced living room area must have more seats.	10/7/24	NO 10/15/24 • RHCF needs to come up w/ a solution	

10/15/24

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0705 1018

Harmony Grove

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5:27A-15.3(b)2	RHCF shall immediately employ the services of a licensed pesticide applicator (NJAC 7:30) to use safe and effective controls to treat the bed bug condition in your facility. Provide the Bureau with certification from a licensed pesticide applicator that on-site treatment of the bed bug condition has been carried out at this property. A copy of this certification shall also be retained at the property and made available upon request.	9/16/24	yes 10/15/24 Did it, but not effective enough. 10/15/24	
5:27A-15.1(b)	Please prove that property was re-inspected 60 days after the initial treatment date for the elimination of bed bugs. Remember a second application must be within 60 days.	10/7/24	yes 10/15/24 Did it, but not effective enough	

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0705-1018
Harmony Grove

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5:27A15.3(a)(6)	The premises shall be kept in such condition as to prevent the breeding or harborage of bed bugs. • Rooms 109, 111, 108, 203 206 & 209 have visible bed bugs and residue throughout rooms. • Owners must institute policies to ensure the prevention of bed bugs. • Check belongings and clothes • Remove furniture if needed • All wall openings shall be effectively protected - conduct regular linen and room checks • perform heavy duty cleaning • Be consistent w/ pest control - Not regular clean-up. entails taking everything out. cleaning walls and checking everything. • Clean ceilings and walls.	9/6/24	NO 10/15/24	
			*RHCF rooms 109 & 210 are still presenting with bed bugs. • Walls openings were not protected • Bed Frames shall be replaced. • Move residents to another room • Re-evaluate pest control company as rooms still need improvement.	
	• If not done - can lead to curtailment.			

10/15/24

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BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 633-6251

ENFORCEMENT POSTED

PAGE 1 OF 17
Control No. 0705-1018
No. of Stories 3 Units 27
Lic. Capacity 55 No. of Res. 52
Class RHCF
DATE: 10/12/23

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Harmony Grove Residence LLC.	240 W. Grove St
240 W. Grove St, E. Orange NJ	E. Orange, NJ
Owner's Phone Number	Property Phone Number
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Commissioner

Marie Coulero
Received By

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

Printed Name of Person Served

10/13/23
Date Time Served

10/12/23
Bureau Representative

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

240 N Grove St, 0705-1018

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner license - exp 2/28/24			
	↳ No violations			
5.27A	Operator license			
2.4(f)	↳ Shall provide & post valid license	12/13/23	Yes	
	Fire Certification - exp 3/18/23	12/13/23	Yes	
3A.1	↳ Shall provide and post			
	valid fire certificate from	12/13/23	Yes	
	local enforcement agency			
	First Floor			
	Common Area			
	Dining (Left)			
3A.5(a)	↳ Shall provide seating	12/13/23	No	
	for all residents in one			
	sitting			
	Living Room (Right)			
	↳ no violations			
	Medication Room (Next to L/R)	12/13/23		
15.7(a)	↳ Shall repair/replace/repaint		No	
	ceiling; evidence of leak/			
	water damage			
	↳ Shall repair/replace		No	
	floor (damaged subfloor			
	and cracked floor tiles)			
	Must complete in workman			

1/18/24

[ ] NJAC 5:27
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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0705-1018 240 N. Grove St, E. Orange NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.7(a)	like matter	12/13/23		
	Kitchen			
15.7(a)	↳ Shall repair/replace shelves in refrigerator	12/13/23	No	
8.3(13)	↳ Shall remove all expired food from refrigerator, pantry and freezer.	12/13/23	Yes	
15.7(a)	↳ Shall repair low water pressure in dishwashing sink and handwashing sink	12/13/23	Yes	
15.3(b)	↳ Shall eliminate flies in kitchen area.	12/13/23	Yes	
	Common Hall.			
15.7(a)	↳ Shall repair/replace water cooler outside kitchen door. Must remove card board surrounding water cooler (tripping hazard)	12/13/23	Yes	
	Basement			
3.5	↳ Shall remove inoperable washer from basement	12/13/23	Yes	

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0705-1018 240 N. Grove St, E. Orange NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
8.3 (10)	↳Shall provide thermometers in all refrigerators and freezers	12/13/23	Yes	
8.3 (13)	↳Shall maintain at least a three-day supply of non perishable food on the premises and discard all expired food.	12/13/23	Yes	
19.1 (a)	↳Shall maintain carbon dEtector	12/13/23	Yes	
	1st Floor Room # 103 (2 beds)			
3A.6	↳Shall provide dresser (1)	12/13/23	No	
3A.7	for each resident			
3A.2(b)	↳Shall provide 2 non (1) folding chairs, side table (0) ↳lamps	12/13/23	No	
	Room # 104 (1 Bed)			
3A.7	↳Shall provide working lamp (replace or remove)	12/13/23	Yes	
3A.2(b)	↳Shall provide non folding chair	12/13/23	Yes	
15.7(a)	↳Shall repair ceilings & walls evident of leaks.	12/13/23	Yes	
15.7(a)	repaint once repairs are complete.	12/13/23	Yes	

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0705-1018 240 N. Grave st; E. Orange NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room # 105 (2 beds)			
15.7(a)	↳ shall repair wall	12/13/23	Yes	
	peeling paint, must			
	repaint entire room			
3A.2(b)	↳ Shall provide two	12/13/23	No	
3A.6	dressers(1), chairs, lamps			
3A.7(a)	side tables(1)			
	Room # 106 (2 beds)			
3A.7(a)	↳ shall provide working	12/13/23	Yes.	
	lamps			
	Room # 107 (2 beds)			
15.7(a)	↳ shall repair damaged	12/13/23	Yes	
	wall in workman like			
	matter.			
3A.7(a)	↳ shall provide working	12/13/23	Yes	
	lamps.			
	Common Hall			
15.7(a)	↳ shall repair ceiling	12/13/23	Yes	
	evidence of leaks by			
15.7(a)	Room # 104, 105; in work-			
	man like matter, re-paint			
15.7(a)	↳ Shall repair walls	12/13/23	No	
15.7(a)	↳ shall repair frame	12/13/23	No	
	by/around exit door, repaint			

1/8/24

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0705-1018 N. Grove St E. Orange NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room # 108 (2 beds)			
15.7(a)	↳ Shall replace/repair	12/13/23	Yes	
	vent cover for heater			
15.7(a)	↳ Shall repair damaged	12/13/23	Yes	
	wall in closet			
15.7(a)	↳ Shall repaint room	12/13/23	Yes	
3A.7(a)	↳ Shall provide operable	12/13/23		
	side lamps.			
15.1(b)	↳ Shall eliminate evidence	12/13/23	Yes	
	of flies.			
	need higher el of care → urine odor			
	Room # 109 (2 beds			
15.1	↳ Immediatly employ	12/13/23	? No	
	services of licensed pesticide			
	applicator to remediate evidence			
	of bed bugs. repaint.			
15.7(a)	↳ Shall repair damaged walls	12/13/23	Yes	1/8/24
	Room # 110 (2 beds)			
7.3(a) 3	↳ Shall replace damaged	12/13/23		
	drawer on dresser, and			
	provide 2 dressers for		No	
	residence.			
	↳ Shall provide cover	12/13/23		
7.3(A) 3	for all mattresses and		Yes	
15.3(a) 10	box springs			

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0705-1018 240 N. Grove St

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room #111 (3 beds)			
7.3(a)5	↳ Shall provide dressers for 3 (Room has 2 currently)	12/13/23	No	
3(A).7(a)	↳ Shall provide 3 lamps	12/13/23	Yes	
7.3(a)3	↳ Shall provide non folding chairs. urine on	12/13/23	No	
	Common Baths/Showers/Tubs. Bath #1 (Bathtub)			
15.1(a)	↳ Shall reglaze bathtub	12/13/23	No	
15.7(a)	↳ Shall install/provide drain cover for tub.	12/13/23	Yes	
15.7(a)	↳ Shall repair all damaged floor tiles.	12/13/23	No	11/8/24
	Bath #2 (toilet/sink			
15.7(a)	↳ Shall repair running toilet. Low/water Pressure	12/13/23	Yes	
	↳ Shall repair low water pressure	12/13/23	Yes	
15.1(a)	in sink. Clean/sanitize. repair floor tiles			
	Bath #3			
	↳ Shall repair low water pressure in toilet & sink	12/13/23	Yes	
15.7(a)	↳ Shall repair toilet running	12/13/23	Yes	
15.1(a)	↳ Shall clean & and sanitize	12/13/23	Yes	

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0705-1018 - 240 N. Grove St

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Bath # 4 Shower Room			
15.1 (a)	↳ Shall clean and Sanitize	12/13/23	Yes	
15.7(a)	↳ Shall repair low water			
	pressure in Shower.	12/13/23	Yes	
	Bath # 5			
	↳ Shall remove evidence	12/13/23	Yes	
15.1 (a)	of black moisture around			
	toilet.			
15.7(a)	↳ Shall repair toilet	12/13/23	Yes	
	does not flush, due to			
	low water pressure			
15.7(a)	↳ Shall repair/replace	12/13/23	Yes	
	ceiling fixture cover			
	missing			
15.7(a)	↳ Shall remove peeling			
	paint and repaint	12/13/23	Yes	
	bathroom.			
	Staff Bathroom F16			
15.7(a)	↳ Shall repair cracked	12/13/23	Yes	
	vanity mirror.			
15.7(a)	↳ Shall remove rust from	12/13/23	Yes	
	heating vent and repaint			
15.7(a)	↳ Shall repair low water	12/13/23	Yes	
	pressure in sink & toilet			
15.7(a)	↳ Toilet not operable Shall	12/13/23	Yes	

11/8/24

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0765-1018 240 N. Grove St

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.7 (a)	repair leak from handle	12/13/23	Yes	
	Common Hall			
15.7(a)	↳shall repair all wall an ceiling cracks and repaint. In a workman like matter	12/13/23	Yes	
15.7(a)	↳Shall repair/replace all broken floor tiles. in a workman like matter	12/13/23	Yes	
19.1(a)	↳Shall install carbon detectors within 10ft of all sleeping rooms.	12/13/23	Yes	
	2nd flr. Room #201 (2 beds)			
15.7(a)	↳Shall repair all damaged wall & ceiling (from cracks) then repaint entire room.) In workmanlike matter	12/13/23 supervisor	Yes	
3A.7(a)	↳Shall provide working lamps.	12/13/23	Yes	
	Room # 202 (1 Bed)			
15.1(a)	↳Shall clean and sanitize room (evidence of flies & odor)	12/13/23	No	
15.7(a)	↳Shall repair ceiling	12/13/23	Yes	

1/18/24

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0705-1018 240 N. Grove St

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room # 203 (2 beds)			
15.1(a)	↳ Shall remove clothes hanging on pipe	12/13/23	Yes	
15.7(a)	↳ Shall repair damage to ceiling and walls then reprint.	12/13/23	Yes	
	Room # 204 (2 beds)			
7.3(a)5	↳ Shall provide dresser, non-folding chair, lamp[2], table for each resident[0].	12/13/23	No	1/8/24
3A.7(a)				
7.3(a)6				
	Room # 205 (2 Beds)			
7.3(a)5	↳ Shall provide dresser, side[2] table, lamps, non-folding[0] chair for each resident	12/13/23	No	
3A.7(a)				
15.7(a)	↳ Shall repair/replace all cracked floor tiles	12/13/23	Yes	
need higher level of care. Gabriel				
	Room # 206 (2 Beds)			
7.3(a)5	↳ Shall provide dresser, side table[2], lamp, non-folding chair for each resident in room.	12/13/23	see photo not enough space. No	
3A.7(a)				
	Room # 207 (2 Beds)			
15.7(a)	↳ Shall repair ceiling	12/13/23	No	

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

240 N. Grove St 07055-1518

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	damage in a workman like matter.	12/13/23	NO	
15.7(a)	↳ Shall repaint room	12/13/23	Yes	
3A.7(a)	↳ Shall provide for each			
7.3(a)5	resident in room dresser, Yes side table, non folding① chair, lamp	12/13/23	No	
	Room # 208 (2 beds)			
15.7(a)	↳ Shall repair hole in wall, in workman like matter.	12/13/23	Yes	
15.7(a)	↳ Shall repaint room	12/13/23	Yes	
15.1(a)	↳ Shall clean & maintain	12/13/23	No 1/4/24	
3A.7(a)	↳ Shall provide to each	12/13/23		
7.3(a)5	resident of room, dresser, side table, non folding chair① lamp.			
	Room #209 (2 beds)			
15.7(a)	↳ Shall repair/replace lamps	12/13/23	Yes	
	Room #210 (2 beds)			
19.1(a)	↳ Shall maintain carbon dector.	12/13/23	Yes	
	↳ Shall repair/replace lamps	12/13/23	Yes	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0705-1018 N. Grove St.

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.7(a)	↳Shall repaint room	12/13/23	Yes	
3A.7(a)	↳Shall provide side table			
7.3(a)5	for each resident (room)	12/13/23	NO	
	non folding chair. N N			
	Room #211 (2 beds			
15.7(a)	↳Shall install bar/rode	12/13/23	No	
	in closet (to hang clothes)			
15.7(a)	↳Shall repaint room	12/13/23	No	
7.3(a)5	↳Shall provide to each			
7.3(a)5	resident of room, dresser,	12/13/23	No	
3A.7(a)	side table, lamp, non folding Y			
	chair			1/18/24
	Room #212 (3 beds [1-vacant])			
15.7(a)	↳Shall repair damaged	12/13/23	Yes	
	walls/ceiling & repaint.			
3A.7(a)	↳Shall provide for each	12/13/23	No	
7.3(a)5	room resident, dresser, Yes			
	side table NO, lamp, NO non-folding			
	chair, NO			
	Room #214 (1 Bed)			
	↳Vacant *SAY Room was			
	too hot for an occupant*			

[ ] NJAC 5:27
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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0705-10182 40N. Crowest

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room # 213 (2 Beds)			
15.7(a)	↳ Shall replace ceiling globe	12/13/23	Yes	
3A.7(a) 7.3(a)5	↳ Shall provide for each room resident, dresser Y side table, lamp, non-folding chair Y 1 Bed	12/13/23	Yes	
	Room # 215 (2 beds)			
15.7(a)	↳ Shall clean ceiling globe.	12/13/23	NO	
3A.7(a) 7.3(a)5	↳ Shall provide for each room residence, dresser, side table N, lamp, non folding Y chair.	12/13/23	Yes 1/8/24	
19.1(a)	↳ Shall install carbon detector.	12/13/23	Yes	
	Room # 216 (3 beds			
3.A 7(a) 7.3(a) 5	↳ Shall provide for each room resident, dresser side table, lamp, non folding chair.	12/13/23	NO	
14.2(a)7	↳ Shall cease from smoking in room	12/13/23	NO	
19.1(a)	↳ Shall install carbon dector.	12/13/23	Yes	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

240 N. Greene St 0705-1018

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room #217 (2 beds)			
3:A.7(a)	↳ shall provide lamp	12/13/23	Yes	
7.3(a)5	↳ shall repair/replace	12/13/23	NO	
15.7(a)	all damaged floor tiles			
15.7(a)	↳ shall repair ceiling evidence of leaks, must repair in a workmanlike matter and repaint	12/13/23	No	
	Room # 218 (1 bed)			
14.2(a)	↳ shall remove all heating/cooking devices (toasters)	12/13/23	Yes	1/18/24
15.7(a)	↳ shall repair all damaged floor tiles	12/13/23	NO	
15.7(a)	↳ shall repair ceiling damage in a workman like matter & re paint room.	12/13/23	NO	
19.1(a)	↳ shall provide carbon detector. (vacant)	12/13/23	NO	
	Common Hall.			
15.3(a)4	↳ shall replace missing globe in ceiling fixture	12/13/23	No	
15.7(a)	↳ Repair all walls & ceilings in a workman like matter and repaint	12/13/23	NO	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

0705-1018 240 N. Grove St

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.7(a)	↳ Shall repair all damaged floor tiles and replace	12/13/23	No	
	Bathroom #8 (toilet/sink) (2nd FL)			
15.7(a)	↳ Shall repair low water pressure.	12/13/23	Yes	
15.7(a)	↳ Shall repair continous flow in toilet	12/13/23	Yes	
15.1(a)	↳ Shall clean/sanitize NO lights	12/13/23	No	
	Bathroom #9 (toilet/sink)			
15.7(a)	↳ Shall repair low water pressure in sink/toilet	12/13/23	Yes 1/24 Yes 1/16	
15.7(a)	↳ Shall repair continous flow in toilet (does running stop)	12/13/23	Yes	
	↳ Shall provide soap dispenser.	12/13/23	No	
15.7(a)	↳ ceiling/walls evident of water damage must repair in workman like matter	12/13/23	Yes	
	Bath #7 (tub room)			
15.7(a) 3.4(a)	↳ Door locked, shall provide access for inspection. Door screwed shut.	12/13/23	No	

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

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Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Bath #12			
3.4(a)	↳ Door screwed shut. Shall provide access upon re-inspection.	12/13/23	Yes	
15.7(a)	Bath #10 (shower room) ↳ spackle, sand, seal, paint ceiling with mildew resistant paint	12/13/23	Yes	
	Bath #11 (toilet/sink)			
15.7(a)	↳ Shall repair toilet continously runs.	12/13/23	Yes	
	↳ Shall repair low water pressure in sink & toilet	12/13/23	Yes	
	↳ Shall clean & Sanitize	12/13/23	Yes	
15.3(a)13	All bath rooms must contain soap, paper towels or hand dryer, toilet tissue at all times	12/13/23	No	
15.7(a)	All repairs in facility must be complete in a workman like matter	12/13/23	No	

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

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Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	3rd Floor			
	↳ Entry locked operator states no one resides in area *	12/13/23		
	↳ Room ⇒ Right			
	↳ vacant			
15.7(a)	↳ ceiling damaged evidence of leak must repair source of leak repair ceiling in workman like matter, then repaint entire room	12/13/23	No	
	Common Bath			
15.7(a)	↳ Shall replace missing door	12/13/23	No	
15.7(a)	↳ Shall repair ~~inoperable~~ water for, sink, toilet, shower/tub.	12/13/23	NO	
15.1(a)	↳ Shall clean and sanitize.	12/13/23	No	
15.7(a)	Shall repair all ceilings in walls on 3rd Floor evidence of leak. Must complete repairs in a workman like matter.	12/13/23	NO No	

1/8/24

End of Report.