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 6
Control No. 0709-C-008
License No.
Type of Construction Brick
No. of Stories 3 Units 2 Dorms + 5 Bedrms
Lic. Capacity 26 No. of Res. 23
Class C
DATE: 6/3/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Essex Community Empowerment Corp	833 Lyons Ave
	Irvington, NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

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 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.

Commissioner
By Jay Raywood WD
Bureau of Rooming and Boarding House Standards

Received By
Ameera Crowley
Printed Name of Person Served
6/3/2024
Date Time Served

William Murray WM
Bureau Representative Evaluator #

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

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933 Lyons Ave, Irvington, NJ 0709-C-0018

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp. (Unavailable)			
5:27 1.3(b)4	Provide current fire certificate	7/3/24	Abated	
	Owner lic. exp. 4/30/24			
5:27 1.4(a)3	Provide current NJA Owner License	7/3/24	Abated	
	Operator lic. exp. 4/30/24			
5:27 1.4(a)3	Provide current NJA Operator License	7/3/24	Abated	
	3rd Floor			
	Dorm (8 beds)			
5:27 7.2(d)	- Dressers shall be provided for all residents residing in this sleeping area	7/3/24	NO	
	Bed #20		10/22/24	
5:27 7.2(a)	- Torn mattress cover shall be removed and then replaced.	7/3/24	NO	
	Bed #23		10/1 AM	
5:27 7.2(a)	- Bed frame shall be provided for resident.	7/3/24	Abated	
5:27 3.1(a)12	- Damaged window blinds shall be replaced.	7/3/24	Abated	
	Bed #24			
5:27 7.2(a)	- Torn mattress cover shall be removed and then replaced.	7/3/24	Abated	
5:27 3.1(a)8	- Blind/curtain shall be provided in missing area.	7/3/24	Abated	
	Stairway/Portico, 3rd/2nd Floor			
5:27 7.1(b)	- All walls and handrails shall be cleaned and maintained.	7/3/24	NO	

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833 Lyons Ave. Irvington, NJ 0709-C-0018

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

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	3rd Floor cont Room #7 -No violations			
	2nd Floor Room #4			
5:27 3.1(a)12	- Blinds/curtains shall be provided in missing area.	7/3/24	Abated	
	Room #3			
5:27 4.7(a)	- Repaired wall area above right side bed shall be sanded and then painted in a workmanlike manner.	7/3/24	NO 10/22/24	
	Room #5			
	Bed #12			
5:27 7.2(a)	- Damaged bed frame shall be removed and then replaced	7/3/24	NO	
5:27 3.1(a)12	- Blind/curtain shall be provided in missing area.	7/3/24	Abated	
	Bed #11			
5:27 7.1(b)	Black moisture build up on ceiling above bed shall be remediated.	7/3/24	NO	
	Bed #13/14			
5:27 3.1(a)12	- Damaged window blind shall be replaced.	7/3/24	NO	

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[X] NJAC 5:27 833 Lyons Ave, Irvington, NJ 0709-C-0018
[ ] NJAC 5:27A **EVALUATION REPORT AND ORDERS OF THE COMMISSIONER**

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor cont			
	Bed #16			
5:27 3.1(c)12	-Blind/curtain shall be provided in missing area.	7/3/24	Aborted	
5:27 4.7(c)	Wall area outside bathroom entry door shall be sanded and then patched in a workmanlike manner	7/3/24	NO	
5:27 4.4(c)	-Damaged cover plate above sink in bathroom shall be replaced.	7/3/24	NO	
5:27 4.2(d)	-Loose faucet base inside bathroom shower stall shall be repaired.	7/3/24	NO 10/22/24	
5:27 4.1(c)	- Provide cover for ceiling light fixture in bathroom.	7/3/24	NO 10/1, new	
5:27 7.1(b)	- Wall tiles inside shower stall shall be cleaned and maintained from black moisture build up.	7/3/24	NO 10/1, new	
	Common hallway			
	- NO violations			
	Common bathroom			
5:27 3.1(c)12	- Blind/curtain shall be provided in missing area.	7/3/24	NO	
	Stairway (Between 2nd/1st Floor)			
5:27 7.1(b)	- All walls and baseboards shall be cleaned and maintained.	7/3/24	NO	
	1st Floor			
	Room #2			
	- NO violations			

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833 Lyons Ave. Irvington, NJ 0709-C-0018

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor cont			
	Room # 2			
	- No violations			
	Common entrance			
	- No violations			
	Common bathroom			
5:27 7.1(b)	- Damaged seat cover with missing lid from toilet shall be replaced.	7/3/24	No	
5:27 4.7(a)	- Loose and damaged floor tiles shall be removed and then replaced.	7/3/24	No 10/22/24	
5:27 7.1(b)	- Damaged sink cabinet shall be replaced.	7/3/24	No AM 1. Mus	
	Kitchen			
5:27 7.1(b)	- Knobs shall be provided on stove in missing area.	7/3/24	NO	
5:27 4.7(a)	- Wall area above cabinets shall be sanded and then painted in a workmanlike manner.	7/3/24	NO	
5:27 7.1(b)	- All non working burners on stove shall be repaired to operate without using strikers or matches.	7/3/24	NO	

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833 Lyons Ave. Irvington, NJ 0709-C-0018

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor cont			
	Living room			
5:27 4.7(a)	- All missing / damaged floor tiles shall be provided and replaced.	7/3/24	NO	
	Dining room			
	- No violations			
	Basement			
	- No violations			
	Exterior			
5:27 4.7(b)	- Sinking rear porch area shall be repaired.	7/3/24	NO	

10/22/24

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PAGE 1 of
Control No. 0709-0018
License No.
Type of Construction
No. of Stories 3 Units
Lic. Capacity 25 No. of Res. 23
Class C
DATE: 8/21/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

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Essex Community Empowerment	833 Lyons Ave Irvington, NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL ☑ ADDENDUM ☐
PHYSICAL ☐ CYCLICAL ☐

Reinspection 10/7/24

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Commissioner

By

Received By

Bureau of Rooming and Boarding House Standards

Printed Name of Person Served

8/21/24 AC

Date Time Served

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		Compliance Date	Reinspection Date	Compliance Date
	License to Own and			
	Operate expired: 4/30/24			
	Fire Certificate of			
	Satisfactory compliance			
	expired: 4/2022			
	Medical cards			
	Emergency Agreements			
	Evacuation plan			
	House Rule signed			
	Resident rights signed	Satisfactory Compliance		
	Resident profile			
	Staff schedule			
	DNA			
	Laundry Service			
	Food menu			
	Fire drills			
	floor plan			
	Medication log			
	Disclosure			
5:27-1.6	Boarding shall obtain	9/23/24	yes	
	Limited License to		10/7/24	
	Own and operate			
	Previous expired: 4/30/24			

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0709-0018

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5:27-1.3	Boarding Home must obtain Fire Certificate of Satisfactory compliance. ·Previous expired 4/2022	9/23/24	yes 10/7/24	
5:27-4.7(f)	Boarding Home must continue to employ the services of a licensed pesticide company to treat for bed bugs and pest. ·Last pesticide Application was in March 2024	9/23/24	yes 10/7/24	
	*Please Note: ·Boarding Home is currently working on numerous physical citations Boarding is in need of multiple repairs.			
	END of Social Eval.			

FT 8/21/24

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