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 7
Control No. 0713-C-0006
License No.
Type of Construction Frame
No. of Stories 3 Units 19 Bedrooms
Lic. Capacity 27 No. of Res. 21
Class C
DATE: 9/11/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Essex Group Home LLC	271 Claremont Ave Montclair, 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.

Rosario S Mangois
Received By ROSARIO S MANGOIS
Printed Name of Person Served
Date 8/1/24 Time Served

Commissioner
By Jay Hayward (VP)
Bureau of Rooming and Boarding House Standards

William Murray III Ins.
Bureau Representative Evaluator #

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

271 Claremont Ave. Montclair, NJ 0713-C-0006

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert. exp. 9/6/24			
	Owner lic. exp. 10/31/24			
	Operator lic. exp. 2/28/25			
	3rd Floor Room # 308			
5:27 4.2(f)	-Immediately employ services of a licensed pesticide applicator to use safe and effective for bed bugs and provide Bureau with certification of on site treatment.	8/31/24	Abated 9/10/24	
5:27 3.1(a)12	- Window blind shall be provided for privacy and to create a homelike environment.	8/31/24	Abated	
	Room # 307 -Vacant			
	Room # 306 -Vacant			
	Room # 304			
5:27 7.1(b)	-Entire sleeping room shall be cleaned and maintained.	8/31/24	Abated	
	Room # 303 -No violations			

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271 Claremont Ave. Mondhin, NJ 0713-C-0006

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	3rd Floor cont			
	Room # 302			
5:27 7.2(d)	- Damaged dresser drawer shall be repaired or replaced	9/31/24	Abated	
5:27 3.1(a)12	- Window blind shall be provided for privacy and to create a homelike environment	8/31/24	Abated	
	Room # 301			
5:27 7.1(b)	- Entire sleeping room shall be cleaned and maintained.	8/31/24	Abated	
	Common hallway			
5:27 7.1(b)	- Entire floor area shall be cleaned and maintained.	8/31/24	Abated 9/10/24	–
5:27 4.7(n)	- Emergency light above exit stairway door shall be maintained to operate.	8/31/24	Abated	
	Common bathroom			
5:27 7.1(b)	- Black moisture build up inside shower stall shall be removed.	8/31/24	Abated	
5:27 7.1(b)	- Entire area shall be cleaned and maintained.	8/31/24	Abated	
	2nd Floor			
	Room # 201			
5:10 18.2	- Number/letter shall be provided on entry door to identify sleeping room.	8/31/24	Abated	

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271 Claremont Ave. Montclair, NJ 0713-C-0006

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor cont			
	Room # 201 cont			
5:27 4.7(h)	- Stained ceiling tiles shall be replaced.	8/31/24	Abated	
	Room # 202			
	- No violations			
	Room # 203			
5:27 4.7(n)	- Door knob shall be provided for closet.	8/31/24	Abated	
	Room # 204			
5:27 4.7(a)	- Damaged window blinds shall be replaced.	8/31/24	Abated	
5:27 4.7(h)	- Stained ceiling area above bed shall be remediated.	8/31/24	Abated	
5:27 4.7(a)	- Channel balances shall be repaired on left window to prevent from being propped to stay open.	8/31/24	Abated 9/9/24	
	Room # 205			
	- No violations			
	Room # 206			
5:27 4.7(a)	- Damaged window blind shall be replaced.	8/31/24	Abated	
5:27 4.7(a)	- Channel balances shall be repaired on right window to prevent from being propped to stay open.	8/31/24	Abated	

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271 Claremont Ave. Montclair, NJ 0713-C-0006

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor cont			
	Room # 206 cont			
5:27 7.1(b)	- Entire sleeping room floor shall be cleaned and maintained.	8/31/24	Abated	
	Room #207			
5:27 7.2(d)	- Knobs shall be provided on dresser in sleeping room.	8/31/24	Abated	
	Room #208			
	- Vacant			
	Room #209			
5:27 4.7(f)	- Immediately employ services of a licensed pesticide applicators to use safe and effective for bed bugs and provide Bureau with certification of on site treatment.	8/31/24	Abated 9/10/24	
	Common Hallway			
	- NO violations			
	Common bathroom #1 (Near #201)			
5:27 7.1(h)	- Entire area shall be cleaned and maintained.	8/31/24	Abated	
5:27 4.7(a)	- Current caulk area above shower base shall be removed and then replaced.	8/31/24	Abated	
	Common bathroom #2 (Near #207)			
5:27 7.1(h)	- Entire area shall be cleaned and maintained.	8/31/24	Abated	

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271 Claremont Ave. Montclair, NJ 0713-C-0006

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor			
	Room # 101			
5:27 4.7(a)	- Entry door shall be repaired to open without the use of force.	8/31/24	Abated	
	Room # 102			
	- NO violations			
	Room # 103			
5:27 7.1(b)	- Entire sleeping room shall be cleaned and maintained including baseboard area behind entry door.	8/31/24	Abated	
5:27 4.7(f)	- Immediately employ services of a licensed pesticide applicators to use safe and effective for bed bugs and provide Breeam with certification of onsite treatment.	8/31/24	Abated 9/10/24	
	Common hallway			
5:27 4.7(b)	- Ceiling tile outside and above room # 102 in missing areas shall be provided.	8/31/24	Abated	
5:27 4.7(a)	- Damaged floor area near basement entry door shall be replaced.	8/31/24	Abated	

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271 Claremont Ave. Montclair, NJ 07043-C-0006

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor cont			
	- Common bathroom (Full)			
5:27 4.2(d)	- Damaged faucet handle shall be replaced.	8/31/24	Abated	
5:27 7.1(b)	- Entree. area shall be cleaned and maintained.	8/31/24	Abated	
	Kitchen			
	- No violations			
	Dining room			
	- NO violations			
	Living room			
	- NO violations		9/10/24	
	Basement			
	- NO violations			
	Exterior			
5:27 4.7(g)	- All bushes and trees impeding walkway and obstructing property's front entrance shall be trimmed.	8/31/24	Abated	
5:27 4.7(g)	- Porch boards shall be cleaned and maintained.	8/31/24	Abated	

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BRBHS-1
8/02

PAGE 1 of 4
Control No. 0713-0006
License No.
Type of Construction
No. of Stories 3 Units 20
Lic. Capacity 27 No. of Res. 20
Class C
DATE: 4/29/2024

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
LLC Essex Group Home	271 Claremont Ave
	Montclair NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL ☑ ADDENDUM ☐
PHYSICAL ☐ CYCLICAL ☑

Reinspection: 5/30/24

— PLEASE READ CAREFULLY —

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Commissioner
By Bernard Raymond (FT)
Bureau of Rooming and Boarding House Standards

Rosario S Manaois
Received By
ROSARIO S MANAOIS
Printed Name of Person Served
4/29/24
Date Time Served

Felipe Toledo
Bureau Representative Evaluator #

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0713-0006

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5:27-7.1	Room 303 must be completely cleaned and Sanitized. Room has a strong obnoxious odor. Room must be cleaned and aired out. Please remove anything that does not belong in room.	5/30/24	5/30/24 YES	
5:27-7.1	Room 205 is in need of Housekeeping. Rooms needs bed replaced sheets changed and dusted.	5/30/24	5/30/24 YES	
5:27-7.7(k)	Rooms 102 & 103 must be exterminated for bed bug control. Rooms continue to present with the same issues.	5/30/24	5/30/24 YES	
5:27-4.7(m)	Every Licensee is responsible for maintaining a clean & Sanitary Boarding Home in all areas.	5/30/24	5/30/24. YES	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to Own issued by DCA expires: 10/31/2024			
	License to Operate issued by DCA expires: 5/31/2024			
	Fire Certificate issued by Hanclair Fire Prevention Bureau expires: 9/6/2024			
5:27-16(g)	Boarding Home must ensure Operator license process is completed. Must reflect new operator.	5/30/24	5/30/24 YES	
5:27-3.9	Boarding Home shall update Disclosure of Identity which reflects new operator	5/30/24	5/30/24 YES	
5:27-7.1	Dining area and 3rd floor Hallway must be free of obnoxious odors. Dining area must be cleaned and sanitized daily. 3rd floor Hallway needs to be cured out	5/30/24	5/30/24 YES	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5:27-7.1	All bathrooms shall be cleaned and sanitized. Room/Bathroom on 2nd fl is in need of cleaning.	5/30/24	5/30/24	
			YES	
	END of Social Report.			

FD 4/29/2024

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