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

(Probation)

PAGE 1 of 3
Control No. 0713-0043
License No.
Type of Construction Frame
No. of Stories 3 Units 17
Lic. Capacity 17 No. of Res. 10
Class
DATE: 2/26/2025

◄ *EVALUATION REPORT AND ORDERS OF THE COMMISSIONER* ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Harp Biz 1 LLC DBA Walpin Residence	176 Christopher St Montclair NJ.
Owner's Phone Number	Property Phone Number
Operator's Name Pradip Shah	

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.

Harsha Shah 2/26/2025
Received By

HARSHA SHAH 2/26/2025
Printed Name of Person Served

2/26/2025 Administrator
Date Time Served

Commissioner By Bernard Raymond
Bureau of Rooming and Boarding House Standards

Albert Ordoñez
Bureau Representative Evaluator #

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference	0713-C-0043	Compliance Date	Reinspection Date	Compliance Date
5:27-10.5(b)	Facility Must ensure any resident that administers their own medication without any supervision must have a Doctor note stated he/she is able do.	3/26/2025	7/31/2025 Abated	
5:27-10.5	Facility Must ensure any narcotics is highlighted on the (MARS).	3/26/2025	3/31/2025 Abated	
	End Of Social Report			
	Abated Orally			

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POSTED

PAGE 1 of 5
Control No. A713-C-0043
License No.
Type of Construction Frame
No. of Stories 3 Units 16 Rooms
Lic. Capacity 17 No. of Res. 11
Class C
DATE: 6/11/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Harp Real 2, LLC.	176 Christopher Street
	Montclair, NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL ☐ PHYSICAL ☑ ADDENDUM ☐ CYCLICAL ☑

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Commissioner

Received By

By Jay Rayward

Bureau of Rooming and Boarding House Standards

Printed Name of Person Served

William Murray

Bureau Representative

Evaluator #

6/11/24

Date Time Served

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[X] NJAC 5:27 176 Christopher Street Montclair, NJ 0713-C-0043
[ ] NJAC 5:27A **EVALUATION REPORT AND ORDERS OF THE COMMISSIONER**

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp. 11/9/24			
	Owner lic. exp. 11/30/24			
	Operator lic. exp. 11/30/24			
	3rd Floor			
	Room #12			
	- No violations			
	Room #11			7/24/24
	- Vacant			
	Room #10			
	- No violations			
	Room #9			
	- No violations			
	Room #7 - Occupied by staff			
	Common hallway			
	- No violations			
	Common bathroom			
5:27 4.7(a)	- Floor tile pieces shall be provided in missing areas	7/11/24	Abated	
	2nd Floor			
	Room #8			
5:27 3.1(a)2	- Curtain for bathroom window shall be provided for privacy and to create a homelike environment.	7/11/24	Abated	

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

176 Christopher Street Montclair, NJ 0713-C-0043

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor unit			
	Room #7			
	-No violations			
	Room #6			
	-Vacant			
	Room #5			
5:27 3.1(a)12	- Curtain for bathroom window	7/11/24	Abated	
	and window leading into			
	bathroom area shall be			
	provided for privacy and to			7/24/24
	create a homelike environment			
5:27 4.7(a)	- Repaired wall cover around	7/11/24	Abated	
	air conditioner shall be sanded			
	and then painted in a workmanlike			
	manner.			
	Room #4			
	-Vacant			
	Common bathroom			
5:27 14.1(a)	- Carbon monoxide detector	7/11/24	Abated	
	shall be provided in area			
	Common bathroom #1			
	-No violations			
	Common bathroom #2			
5:27 3.1(a)12	- Curtain for window shall be	7/11/24	Abated	
	provided for privacy and to			
	create a homelike environment.			

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

176 Christopher Street Montclair, NJ 0713-C-0043

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor			
	Room #16			
	-No violations			
	Room #15			
	-No violations			
	Room #3			
	-No violations			
	Room #2			
	-No violations			
	Room #1		7/24/24	
	-No violations			
	Common entrance			
	-No violations			
	Common bathroom (Half)			
	-No violations			
	Living room			
	-No violations			
	Dining room			
	-No violations			
	Basement			
	Room #14			
	-No violations			
	Room #13			
	-No violations			
	Common hallway			
5:27 14.1(b)	-Carbon monoxide detector shall be provided in area.	7/11/24	Abated	

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