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

PAGE 1 of 3
Control No. 0713 - 0092
License No.
Type of Construction Frame
No. of Stories 3 Units 8 bedrooms
Lic. Capacity 8 No. of Res. 8
Class C
DATE: 05/6/2025 - May 06, 2025

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Covenant House INC	32 S. Willow St
	Montclair NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

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.

Kamilah Brown
Received By
Kamilah Brown RA
Printed Name of Person Served
5/06/25
Date Time Served

Commissioner
By Deedra L Raywood
Bureau of Rooming and Boarding House Standards

Albert Orabone
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	0713-C-0092	Compliance Date	Reinspection Date	Compliance Date
N.J.A.C	Fire certificate exp 08/16/2025			
	License to own exp 12/31/2025			
	License to operate exp 06/30/2025			
5:27-8.1(b)	Facility to up-date all missing medical certification	06/6/2025		
5:27-10.5	Facility must keep a daily record of all medication given or Not given. Medication log must be filled out daily!!! (No exception)	06/6/2025		
5:27-4.7	Facility must have a working thermometer in every working refrigerator.	6/6/2025	6/6/2025 Abdel	
5:27-4.7	Both refrigerator must be clean at all times	6/6/2025		
	Refrigerator next to the stove plastic strip must be repair or replaced.	6/6/2025		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference	0713-C-0092	Compliance Date	Reinspection Date	Compliance Date
5:27-7.2(d)	Facility staff must do a daily bedroom check to ensure each room is clean + Organized. Every resident must be provided with sufficient dresser + closet space to accomodate residents clothes or personal items.	6/6/2025		
	Any excess Items, which create a fire hazard or reduces residents movement in his/her room shall be removed ASAP!!!			
	No clutter of any kind is permitted...			
	End Of Social Report			
	Albert Osborne			

WHITE ~ Owner Copy YELLOW ~ Evaluator PINK ~ Office

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POSTED

PAGE 1 of 3
Control No. 0713-C-0012
License No.
Type of Construction FRAME
No. of Stories 3 Units 8 Bedrooms
Lic. Capacity 8 No. of Res. 8
Class C
DATE: 2/11/25

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Covenant House NJ, INC	32 S. Willow Street
	Montclair, NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

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SOCIAL ☐ PHYSICAL ☑ ADDENDUM ☐ CYCLICAL ☑

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Received By

Printed Name of Person Served Taydon Judge

Date 2/11/2025 Time Served

Commissioner

By Jay Raywood (WTB)
Bureau of Rooming and Boarding House Standards

William Murray WM
Bureau Representative Evaluator #

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

32 S. Willow Street Montclair, NJ 0713-C-0092

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp. 8/16/25			
	Owner lic. exp 12/31/24			
5:27 1.6(a)3	Provide current DCA Owner License	3/13/25	Abated	
	Operator lic exp 6/30/25			
	3rd Floor			
	Room #8			
	- No violations			
	Room #7			
	- No violations			
	Common hallway			
	- No violations			
	Common bathroom (Full)			
	- No violations			
	2nd Floor			
	Room #6			
	- No violations			
	Room #5			
	- No violations			
	Room #4			
	- No violations			
	Room #3			
	- No violations			
	Room #2			
	- No violations			

Per owners request, reinspection completed prior to compliance date. 3/12/25

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

32 S. Willow Street Montclair, NJ 0713-C-0092

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor cont			
	Common hallway			
	- No violations			
	Common bathroom #1 (Next to #4)			
	- No violations			
	Common bathroom #2 (Next to #5)		3/12/25	
	- No violations			
	1st Floor			
	Room #1			
	- No violations			
	Common hallway			
	- No violations			
	Common bathroom (Next to #1)			
	- Under renovations			
	Kitchen/Dining room			
	- No violations			
	Living room			
	- No violations			
	Laundry room			
	- No violations			
	Computer/Learning room			
	- No violations			
	Basement			
	- No violations			
	Exterior			
	- No violations			
			Per Owners request, reinspection completed prior to compliance date.	

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