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 2
Control No. 0713-0093
License No.
Type of Construction Frame
No. of Stories 2 Units 9 Bedrooms
Lic. Capacity 14 No. of Res. 1
Class RNCF
DATE: 10-22-2024

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Memorial Home of Upper Montclair	185 Fernwood Ave
	Montclair N.J.
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 Bernard Ravwood
Bureau of Rooming and Boarding House Standards

Received By
Julie Holland
Printed Name of Person Served
DIRECTOR 10/22/24
Date Time Served

Albert Orabone
Bureau Representative Evaluator #

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference	0713-BNCF-0093	Compliance Date	Reinspection Date	Compliance Date
N.J.A.C	License to Own + operate 02/28/2025			
	Fire certificate exp 09/24/2025			
	Facility has Only One			
	resident at the time of			
	inspection.			
	I advise the current operator			
	(Sule Holland) when they get			
	two or more residents the			
	following regulations must be			
	implemented.			
Post (1)	Staff schedule			
(2)	Nurse's contract and schedule			
(3)	Pharmacist contract and quarterly			
	reports.			
(4)	Menu			
(5)	Joint Fire drill with Signed			
	Fire Marshal Witnessing.			
	End Of Social Report			
	Albert Orchard			

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HOUSE STANDARDS
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PAGE 1 OF 4
Control No. 07B-R-0093
No. of Stories 3 Units 9 Bedrooms
Lic. Capacity 14 No. of Res. 1
Class RHCF
DATE: 2/5/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Memorial Home of Upper Montclair	185 Fernwood Ave.
	Montclair, NJ
Owner's Phone Number	Property Phone Number
Administrator	

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 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:

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>
> **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

[signature]
Received By

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

Printed Name of Person Served

2/5/24
Date Time Served

William Murray [signature]
Bureau Representative

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

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☒ NJAC 5:27
☒ NJAC 5:27A

185 Fernwood Ave, Montclair, NJ 0713-R-0093

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert. exp 11/10/24			
	Owner/ Operator lic. exp 2/28/24			
	3rd Floor			
	Room-Occupied by staff			
	2nd Floor			
	Room # 11			
	- Vacant			
	Room # 10			
	- Vacant			
	Room # 9			
	- Vacant			
	Room # 8			
	- Vacant			
	Room # 7			
	- Vacant			
	Room # 6			
	- Vacant			
	Room # 4			
	- Vacant			
	Room # 2			
	- Vacant			
	Room # 1			
	- No violations			
	Common hallway			
	- No violations			

WHITE ~ Owner Copy **YELLOW ~ File Copy** **PINK and GOLDENROD ~Evaluator Copies**

CamScanner

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

185 Fernwood Ave Montclair, NJ 0713-R-0093

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor con't			
	Common bathroom #1			
	-No violations			
	Common bathroom #2			
	-No violations			
	Common bathroom #3			
	-No violations			
	Common sitting room			
	-No violations			
	1st Floor			
	Common entrance			
	-No violations			
	Common bathroom			
	-No violations			
	Kitchen			
	-No violations			
	Common living room			
	-No violations			
	Dining room			
	-No violations			
	Common sitting room (Rear)			
	-No violations			
	Porch area (Left)			
	-No violations			
	Porch area (Right)			
	-No violations			

CamScanner

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

185 Fernwood Ave. Hamilton, NJ 0713-2-0093

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Basement			
	-No violations			
	Exterior			
	- No violations			

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