STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 633-6251

PAGE 1 OF 2
Control No. 0713-0094
No. of Stories 3 Units 15
Lic. Capacity 16 No. of Res. 12
Class RHCF
DATE: 12/16/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
39 Willow Realty LLC	39 So Willow St 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:

> **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

Ruquayah Rem
Received By

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

Ruquayah Lewis
Printed Name of Person Served

12/16/24
Date Time Served

Bureau Representative

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

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[-] NJAC 5:27
[V] NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

3950 Willow St, Honeoye, NY 0713-0994

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire Cert Exp.			
	License to own/Operate Exp.			
5:27A-10.2(b)	Facility to update pharmacy quarterly report.	2/16/25	Yes	
5:27A-15.3(b)	Facility to secure & provide current electrician letter.	2/16/25	no	
5:27A-10.11(a)	Facility to update medications log daily.	2/16/25	no	
	End of Social Evaluation			

3/19/25

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

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DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 633-6251

POSTED

PAGE 1 OF 5
Control No. 0713-R-0094
No. of Stories 2 Units 15 Bedrooms
Lic. Capacity 16 No. of Res. 13
Class RHCF
DATE: 12/13/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
39 Willow Realty, LLC	39 S. Willow Street
	Hoboken, NJ
Owner's Phone Number	Property Phone Number
Administrator	

TYPE OF EVALUATION

SOCIAL	☐	ADDENDUM	☐
PHYSICAL	☑	CYCLICAL	☑

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Commissioner

Daniel Vaysberg
Received By
Daniel Vaysberg
Printed Name of Person Served
12/13/2024
Date Time Served

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

William Murray III
Bureau Representative

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

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59 S. Willow Street Montclair, NJ 0713-R-0074

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp. 11/2/24			
5:27A 3A.1	Provide current fire certificate	2/13/25	No	
	Owner/Operator lic. exp 5/31/24			
5:27A 2.4(1)	Provide current ASA Owner/Operator License	2/13/25	No	
	3rd Floor			
	Entire floor occupied by staff			
	2nd Floor			
	Room #15			
	- Vacant			
	Room # 14			
	- No violations			
	Room #13			
	- No violations		3/12/25	
	Room #12			
	- No violations			
	Room #11			
	- Vacant			
	Room # 10			
	Vacant			
	Room #9			
	- No violations			
	Room #8			
	- No violations			
	Common hallway			
5:27A 12.2(c)	- A written evacuation diagram	2/13/25	Abated	
	specific to the unit/floor shall			
	be posted.			

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39 S. Willow Street Montclair, NJ 0713-R-0074

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor cont			
	Common bathroom #1 (Next to #15)			
	- No violations			
	Common bathroom #2 (Next to stairs)			
	- No violations			
	1st Floor			
	Room #7		3/12/25	
	- No violations			
	Room #6			
	- No violations			
	Common hallway			
5:27A 12.2(b)	- A written evacuation diagram	2/13/25	Aborted	
	specific to the unit/floor shall			
	be posted			
	Kitchen			
	- No violations			
	Dining room			
	- No violations			
	Living room			
	- No violations			
	Lounge room			
	- No violations			
	Basement			
	Room #5			
5:27A 15.5(a)4	- Portable heater shall be			
	eliminated from sleeping room			
	and not used as a primary heating source	2/18/25	Aborted	

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39 S. Willow Street Montclair, NJ 0713-R-0094

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Basement cont			
	Room #5 cont			
5:27A 15.3(a)4	- Multi tap extension shall be eliminated from sleeping room.	2/13/25	Abated	
	Room #4			
5:27A 15.5(a)4	- Portable heater shall be eliminated from sleeping room and not used as a primary heating source.	2/13/25	Abated	
	Room #3			
5:27A 15.5(a)4	- Portable heater shall be eliminated from sleeping room and not used as a primary heating source.	2/13/25	Abated	
5:27A 15.3(a)4	- Floor tiles inside shower shall shall be provided in missing areas.	2/13/25	Abated 3/12/25 Will re-inspect	
	Room #2			
5:27A 15.5(a)4	- Portable heater shall be eliminated from sleeping room and not used as a primary heating source.	2/13/25	Abated	
	Room #1			
5:27A 15.5(a)4	- Portable heater shall be eliminated from sleeping room and not used as a primary heating source.	2/13/25	Abated	

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39 S. Willow Street Hoboken, NJ 0713-R-0094

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Basement con't			
	Room #1			
5:27A 15.5(a)4	- Portable heater shall be eliminated from sleeping room and not used as a primary heating source.	2/13/25	Abated	
	Common hallway			
5:27A 12.2(b)	- A written evacuation diagram specific to the unit/floor shall be posted.	2/13/25	Abated	
	Common bathroom		3/12/25	
	- No violations			
	Laundry room		All 1, MK	
	- No violations			
	Sprinkler room / Storage room			
	- No violations			
	Furnace room			
	- No violations			
5:27A 12.3(d)	- All fire extinguishers shall be checked monthly by staff and initials with date shall be noted on tag.	2/13/25	Abated	
	Exterior			
	- No violations			

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