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. 0713-0095
License No.
Type of Construction trine
No. of Stories 2 Units 9 Bedrooms
Lic. Capacity 14 No. of Res. 5
Class ANCF
DATE: 3/11/2025

◄ *EVALUATION REPORT AND ORDERS OF THE COMMISSIONER* ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Horizon Manor South	89 Christopher St
	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.

Tonia Julia
Received By

TONIA JULIA
Printed Name of Person Served

10 3-11-25
Date Time Served

Commissioner
By Bernard Baiwood
Bureau of Rooming and Boarding House Standards

Albert Orobone
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-RHCF-0095	Compliance Date	Reinspection Date	Compliance Date
NJ.A.C	License to own + operate exp 01/31/2025			
	Fire certificate exp 04/23/2025			
5:27A-2.1(a)	Facility must secure + update	5/11/2025	5/20/25	
	a DCA license to own + operate.		Abatel	
5:27A-4.11(c)	Facility must maintain an	5/11/2025	5/20/2025	
	annual chronological listing of		Abatel	
	residents admitted + discharged. log/book			
5:27A-15.3(b)	Facility must obtain annual	5/11/2025	5/20/2025	
	written statement from licensed		Abatel	
	electrician that based on inspection			
	all circuits are Not overloaded			
	End Of Social Reports			
	Albert Orabona			

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POSTED

PAGE 1 OF 3
Control No. 0713-R-0095
No. of Stories 2 Units 8 Bedrooms
Lic. Capacity 14 No. of Res. 5
Class RHCF
DATE: 1/13/25

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Horizon Manor South	89 Christopher Street
	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

Jenia Julia
Received By

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

Jenia Julia
Printed Name of Person Served

William Murray III
Bureau Representative

1/14/2025
Date Time Served

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89 Christopher Street Montclair, NJ · 0713-R-0095

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp. 1/2/25			
5:27A 3A.1	Provide current fire certificate	3/17/25	Abated	
	Owner/operator lic. exp. 1/31/25			
	3rd Floor			
	Apt - Occupied by staff			
	2nd Floor			
	Room #9			
	- No violations			
	Room #8			3/17/25
	- Vacant			
	Room #7 - Occupied by staff			All 1. MW
	Room #6			
	- Vacant			
	Common hallway			
	- No violations			
	1st Floor			
	Room #5			
	- No violations			
	Room #4			
	- No violations			
	Room #3			
	- Vacant			
	Room #2			
	- No violations			

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89 Christopher Street Montclair, NJ 0713-R-0095

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor cont			
	Room #1			
	- No violations			
	Common hallway			
	- No violations			
	Common bathroom			
	- No violations			
	Living room			
	- No violations			
	Dining room			
	- No violations		3/17/25	
	Basement			
	Kitchen			
	- No violations			
	Furnace/storage room			
	- No violations			
	Laundry/electrical room			
	- No violations			
	Exterior			
	- No violations			

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