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. 0713-0096
No. of Stories 2 Units 13
Lic. Capacity 22 No. of Res. 6
Class RHCF
DATE: 12/17/2024

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Montclair Sanitarium	73 Overlook RD
	Montclair NJ.
Owner's Phone Number	Property Phone Number
Administrator: Carol Quadrel/Cotugno	

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

Carol Cotugno
Received By

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

Printed Name of Person Served

Albert Orabona
Bureau Representative

Carol
Date Time Served

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-BHCF-0096	Compliance Date	Reinspection Date	Compliance Date
N.J.A.C.	License to Own + operate exp 8/31/2025			
	Fire certificate exp 10/1/25			
5:27A-10.2(b)	Facility must ensure every Consultant Pharmacist report is Place in the DCA Log book. (4 Reports per year)	2/18/2025	2/10/2025 Abated	
5:27A-15.2(b)	Facility must obtain annual written Statement from a licensed electrician that based on inspection all circuits are Not Overloaded, that all wiring + permanent fixtures are in safe working condition.	2/18/2025	2/10/2025 Abated	
	End Of Social Report			
	Abed Oreibat			

WHITE ~ Owner Copy YELLOW ~ Evaluator PINK ~ Office

Scanned with CamScanner

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PAGE 1 OF 2
Control No. 0713 - 0096
No. of Stories 2 Units 13
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DATE: 3/18/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
MONTCLAIR SANITARIUM	73 OVERLOOK ROAD
Carol Cotugno	MONTCLAIR
Owner's Phone Number	Property Phone Number
Administrator	

TYPE OF EVALUATION

SOCIAL	☐	ADDENDUM	☐
PHYSICAL	☒	CYCLICAL	☒

-PLEASE READ CAREFULLY-

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Commissioner

Carol Cotugno
Received By

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

Printed Name of Person Served

NEIL BOGHEAN
Bureau Representative

Date Time Served

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

0713-0096
73 OVERLOOK ROAD MONTCLAIR

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	FIRE CERTIFICATE EXP - -			
5:27A 3A.1	- PROVIDE AND POST A COPY	5/18/24		
	OF A VALID FIRE CERTIFICATE			
	OWNER LICENSE EXP 8/31/24			
	FIRST FLOOR			
	ROOMS A,B,D,E,F - NO VIOLATION			
	COMMON AREAS - NO VIOLATION			
	BASEMENT - NO VIOLATION			
	KITCHEN - NO VIOLATION			
	SECOND FLOOR - [redacted]			
	ROOMS 1,2,3,4,5,6,7,8			
	- NO VIOLATION			
	COMMON AREA - NO VIOLATION			
	EXTERIOR - NO VIOLATION			