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

POSTED

PAGE 1 of 2
Control No. 0714-0016
License No.
Type of Construction MASONRY + FRAME
No. of Stories 2 Units 10
Lic. Capacity 22 No. of Res.
Class C
DATE: 2/12/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
PROSPECT RESIDENCE 617 LLC	615-617 MT PROSPECT AVE
	NEWARK NJ 07104
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 Room 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 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.

Cheryl Nelson
Received By

Printed Name of Person Served

2/12/24
Date Time Served

Commissioner
By Jay Kenwood (NS)
Bureau of Rooming and Boarding House Standards

NEIL BOGHEAN
Bureau Representative Evaluator #

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

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

0714-0016
615-617 MT. PROSPECT NEWARK

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	FIRE CERTIFICATE 3/6/24		3/18/24	
	OWNER LICENSE /			
	OPERATOR LICENSE / PENDING/TEMP			
	FIRST FLOOR			
	Room 1 (2) - NO VIO			
5:27 1.5(j)	Room 2 - REMOVE ALL BEDS.	3/12/24	YES	
	EGGRESS THROUGH Room		3/18/24	
	Room 3 (1) - NO VIO			
	Room 4 (2)			
	COM BATH - NO VIO			
	KITCHEN - NO VIO			
	SITTING AREA - NO VIO			
	DINING Room - NO VIO			
	SECOND FLOOR			
	Room 5 (4) - NO VIO			
	Room 6 (1) - NO VIO			
	Room 7 (2) - NO VIO			
	Room 8 (2) - NO VIO			
	Room 9 (1) - NO VIO			
	Room 10 (3) - NO VIO			
	Room 11 (4) - NO VIO			
5:27 4.7(a)	- REPAIR EXTERIOR DAMAGE FRONT of HOME	3/12/24	YES	
5:27 6.1(e)	- PROVIDE PEEPHOLE IN ALL	3/12/24	YES	
	Room DOORS			
5:27 4.7(a)	- REMOVE OLD NUMBERS	3/12/24	YES	

NEIL BOGHEAN

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

POSTED

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Lic. Capacity 22 No. of Res. 2
Class C
DATE: 2/12/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Prospect Residence 617, LLC	615-621 Mt. Prospect Ave
	Newark, NJ 07104
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL ☑ ADDENDUM ☐
PHYSICAL ☐ CYCLICAL ☑

Reinspection: 3/18/24

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Cheryl Nelson
Received By

Printed Name of Person Served

2/12/24
Date Time Served

Commissioner
By Bernard Raywood
Bureau of Rooming and Boarding House Standards

Felipe Toledo
Bureau Representative Evaluator #

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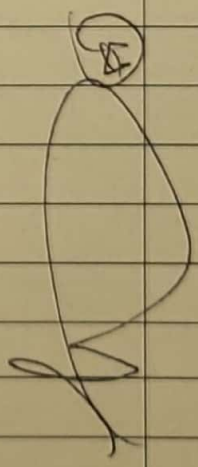
[ ] NJAC 5:27
[ ] NJAC 5:27A **EVALUATION REPORT AND ORDERS OF THE COMMISSIONER**

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to Own & Operate issued by DCA is pending • Temporary License issued from 1/3/24 to 2/13/24			
	Fire certificate of satisfactory compliance. Certificate of Occupancy issued by City of Newark was issued 11/29/2023. Fire Cert expires: 3/16/24			
5:27-3.9	Disclosure of License Identity • A statement containing the following information shall be posted. • Name & Address of Owner of property (may leave out address) • Name of operator • Name of corporation if own by company • A statement designating the operator as the owners agent to make decisions on behalf of owner.	3/12/24	Yes 3/18/24	



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0714-0016

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
continued	Name of maintenance service person (include phone #)			
5:27-3.10	Disclosure of rates and services. • A copy of the schedule of rates shall be provided and explained to every prospective resident • Post copy of rates and services	3/12/24	yes 3/18/24	
5:27-1.6	Boarding Home management shall complete process of licensing building with DCA.	3/12/24	yes 3/18/24	
	END of Social Report			

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