STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 984-1704

POSTED

PAGE 1 OF 6
Control No. 0714-C-0018
No. of Stories 3 Units 1 room/8 bedrooms
Lic. Capacity 23 No. of Res. 18
Class C
DATE: 3/4/25

BRBHS-1
10/22

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Owner's Name, Address, Zip, County	Property Address
Information will be noted on contact page	436 Avon Ave.
	Newark, 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 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 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 A. Raywood, Chief*
Bureau of Rooming and Boarding House Standards

Received By

Printed Name of Person Served

3-4-25
Date Time Served

William Murray III
Bureau Representative

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

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436 Avon Ave. Newark, NJ 0714-C-0018

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp 10/29/25			
	Owner lic. exp. 10/31/25			
	Operator lic exp. 12/31/24			
5:27 1.6(a)3	Provide current NCA Operator License	4/3/25	Abated	
	3rd Floor			
	Room #7			
5:27 4.7(b)	- Hole in ceiling above bed near entry door shall be repaired and then painted in a washable manner.	4/3/25	NO	5/28/25
5:27 7.1(b)	- Entry door shall be cleaned and maintained from dirt/grime.	4/3/25	NO	
	Room #8			
5:27 4.7(a)	- Loose floor tiles next to residents bed shall be repaired	4/3/25	NO	
5:27 7.1(b)	- Entry door shall be cleaned and maintained from dirt/grime.	4/3/25	NO	
5:27 7.2(a)	- Mattress cover shall be provided for residents bed.	4/3/25	NO	
5:27 4.9	- Smoke detector shall be maintained in sleeping room	4/3/25	NO	
	Room #9			
5:27 4.9	- Smoke detector shall be maintained in sleeping room.	4/3/25	NO	

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436 Avon Ave. Newark, NJ 0714-C-0018

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference			Compliance Date	Reinspection Date	Compliance Date
		3rd Floor cont			
		Room #9 cont			
5:10	8.2	- Number/letter shall be provided on entry door to identify sleeping room.	4/3/25	Abated	
		Room #10			
5:27	4.9	- Maintained Smoke detector in sleeping room	4/3/25	NO	
5:10	8.2	- Number/letter shall be provided on entry door to identify sleeping room.	4/3/25	Abated 5/18/25	
5:27	7.2(a)	- Mattress cover shall be provided for residents bed.	4/3/25	NO	
		Common hallway		5/18/25	
5:27	7.1(b)	- All baseboards shall be cleaned and maintained from dust/dirt.	4/3/25	NO	
		Common bathroom			
5:27	3.1(a)11	- Window blind/curtain shall be provided for privacy and to create a homelike environment	4/3/25	NO	
5:27	4.7(a)	- Sink shall be secured to wall.	4/3/25	Abated	
5:27	4.7(a)	- Damaged wood piece along window frame shall be replaced.	4/3/25	NO	

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436 Avon Ave. Newark, NJ 0714-C-0018

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor			
	Room #6			
5:27 7.2(a)	- Mattress cover shall be provided for resident's bed.	4/3/25	NO	
	Room #5			
5:27 3.1(a)12	- Window blind/ curtain shall be provided for privacy and to create a home like environment.	4/3/25	NO	
5:27 4.7(a)	- Entry door shall be repaired to open and close properly.	4/3/25	NO	5/15/25
	Room #4			
5:27 4.7(a)	- Cover for light fixture shall be provided.	4/3/25	NO	5/15/25
5:27 7.2(a)	- Mattress cover shall be provided for resident's bed.	4/3/25	NO	
5:27 4.7(a)	- Damaged window blind shall be replaced.	4/3/25	NO	
	Room #3			
5:27 4.7(a)	- Damaged window blind shall be replaced.	4/3/25	Abated	
5:27 7.1(b)	- Entry door shall be cleaned and maintained from dirt/ grime.	4/3/25	NO	
	Common hallway			
5:27 7.1(b)	- All baseboards shall be cleaned and maintained from dirt/ grime.	4/3/25	NO	

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436 Avon Ave. Newark, NJ 0714-C-0018

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor unit			
	Common bathroom			
5:27 4.7(a)	- Damaged window blind shall be replaced.	4/3/25	Abated	
	Sitting room			
5:27 3.1(a)12	- Window blind/curtain shall be provided for privacy and to create a homelike environment.	4/3/25	NO	
5:27 4.7(a)	- Hallway emergency light shall be repaired.	4/3/25	NO 5/20/25	
	1st Floor			
	Room #1			
5:27 4.7(a)	- Damaged window blind shall be replaced.	4/3/25	NO	
5:27 7.1(b)	- Entry door shall be cleaned and maintained from dirt/grime.	4/3/25	Abated	
	Room #0 - Occupied by staff			
	Common entrance			
	- NO violations			
	Common bathroom			
5:27 4.7(a)	- Inside entry door area shall be repainted.	4/3/25	NO	
5:27 4.7(a)	- Entry door shall be repaired to lock.	4/3/25	NO	

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436 Avon Ave Newark, NJ 0714-C-0058

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor cont.			
	Common bathroom cont.			
5:27 4.7(a)	-Missing/damaged wall tile pieces behind/next to toilet shall be provided/replaced.	4/3/25	No	
	Kitchen			
5:27 7.1(b)	-Entire floor area shall be cleaned and maintained.	4/3/25	No 5/8/25	
5:27 14.1(a)	-Carbon monoxide detector shall be maintained to operate.	4/3/25	No	
5:2 7.1(b)	-Both refrigerators/freezers shall be cleaned and maintained.	4/3/25	No	
	Stairway (Rear exit)			
5:27 4.7(a)	-Damaged window blind shall be replaced.	4/3/25	No	
5:27 4.7(a)	-Cover plate shall be provided for exposed wires above entry door.	4/3/25	No	
	Basement			
5:27 14.1(a)	-Carbon monoxide detector shall be maintained to operate.	4/3/25	No	
	Exterior			
5:27 4.7(a)	-Entire rear yard area shall be cleaned and maintained.	4/3/25	No	

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

POSTED

BRBHS-1
7/15

PAGE 1 of 3
Control No. 0714-0015
License No.
Type of Construction
No. of Stories 3 Units
Lic. Capacity 23 No. of Res. 21
Class C
DATE: 9/23/2024

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
R. TEASley	436 Avon Newark, NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL ☒ ADDENDUM ☐ Reinspection
PHYSICAL ☐ CYCLICAL ☐

10/28/2024
11/4/2024

— PLEASE READ CAREFULLY —

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Commissioner

Received By

By Bernard Raywood D
Bureau of Rooming and Boarding House Standards

Printed Name of Person Served

9/23/2024
Date Time Served

Bureau Representative Felix Diaz
Evaluator #

White - Owner's Copy Yellow - Evaluator's Copy Pink - Office Copy

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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 issued by DCA expires: 10/31/2024			
	License to Operate issued by DCA expires: 12/31/24			
	Fire Certificate of Satisfactory compliance expired: 5/8/24			
527:3	Boarding must obtain updated Fire Certificate of Satisfactory compliance. • Fire Cert expired: 5/8/24	10/25/24	11/4/24	
527:4.7(f)	Encase all mattresses and box springs in separate bug-proof plastic coverings which are fully sealed and free of punctures, rips or openings of any kind	10/25/24	yes 10/28/24	
527:4.7(f)	Boarding Home shall immediately employ the services of a License pesticide applicator to use safe and effective controls to treat bed bugs (Room 7 & B)	10/25/24	yes 10/28/24	

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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
5:27-4.7(f)	• Note: PEST control	10/25/24	10/23/24	
continued	coming arrived on		(9/23/24	
	premises while DCA		yes	
	Evaluator was on site.			
	PEST control application			
	will be provided today			
	(9/23/24). Evaluator will follow up			
	in 30 days. (Room 7 & 3) (in-voice provided)			
5:27-4.7(f)	Boarding Home needs to	10/25/24	10/28/24	
	show proof property was		yes	
	service and re-inspected			
	within 60 days of initial			
	treatment. Invoice must be provided.			
5:27-4.7(k)	The Boarding Home shall	10/25/24	10/28/24	
	be kept in such condition		yes	
	as to prevent the breeding			
	of bed bugs			
	• Housekeeping needs to			
	ensure they are checking			
	the beds regularly			
	• Linen are washed wkly			
	• Asst. Owner/operator must			
	be informed when staff			
	observes any signs of bed			
	bugs			



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