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 5
Control No. 0714-C-0346
License No.
Type of Construction Framed Brick
No. of Stories 2 Units 11 Bedrooms
Lic. Capacity 20 No. of Res. 19
Class C
DATE: 12/1/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Sunset Cam. LLC	43 Stecher Street
	Newark, NJ
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.

Commissioner

Received By

By Robert Kenny

Bureau of Rooming and Boarding House Standards

Printed Name of Person Served

William Murray

Date 12-2-24 Time Served

Bureau Representative Evaluator # 8

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

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43 Stecher Street Newark, NJ 0714-C-0346

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp 3/11/25			
	Owner lic. exp. 9/30/24			
5:27 1.6(a)3	Provide current DCA Owner License.	1/2/25	Abated	
	Operator lic exp.			
5:27 1.6(a)3	Provide current DCA Operator License.	1/2/25	Abated	
	2nd Floor			
	Room #10			
5:27 3.4(a)	-Provide access upon reinspection	1/2/25	Abated	
	Room #9			
5:27 4.7(a)	-Hole in wall above bed shall	1/2/25	Abated	
	be repaired and then painted			
	in a workmanlike manner.			
5:27 4.7(a)	-Damaged window blind shall	1/2/25	Abated 1/2/25	
	be replaced.			
5:27 4.9	-Smoke detector shall be	1/2/25	Abated	
	maintained in sleeping room.			
	Room #8			
5:27 7.2(a)	-Damaged bed frame shall	1/2/25	Abated	
	be replaced.			
5:27 7.2(a)	-Damaged mattress shall be	1/2/25	Abated	
	replaced with encasement.			
5:27 7.1(b)	-All walls shall be cleaned	1/2/25	Abated	
	and maintained in sleeping			
	room.			
5:27 7.1(b)	-Floor area shall be cleaned	1/2/25	Abated	
	and maintained.			

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43 Stecher Street Newark, NJ 0714-C-0346

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor cont			
	Room #7			
5:27 7.2(d)	- Closet bar shall be provided for residents to hang their clothing.	1/2/25	Abated	
5:27 4.7(a)	- Cover shall be provided for ceiling light fixture.	1/2/25	Abated	
5:27 3.11(a)12	- Window blind shall be provided for privacy and to create a homelike environment for resident	1/2/25	Abated	
5:27 4.7(a)	- Hole in wall behind entry door of bathroom shall be repaired and then painted in a workmanlike manner.	1/2/25	Abated 11/27/25	
5:27 7.2(d)	- Entire bathroom shall be cleaned and maintained.	1/2/25	Abated	
5:27 4.7(a)	- Damaged window blind in bathroom shall be replaced.	1/2/25	Abated	
	Room #6			
5:27 4.4(c)	- Multi tap extensions shall be eliminated from sleeping room.	1/2/25	Abated	
	Common hallway			
5:27 4.7(a)	- Repaired wall area underneath window shall be sanded and then painted in a workmanlike manner.	1/2/25	Abated	

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43 Stecher Street Newark, NJ 0714-C-0346

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor con't			
	Common hallway			
5:27 4.7(a)	- Knob/handle shall be provided for closet.	1/2/25	Abated	
	Common bathroom			
5:27 7.2(d)	- Floor area shall be cleaned and maintained.	1/2/25	Abated	
5:27 7.2(d)	- Exhaust fan shall be cleaned and maintained.	1/2/25	Abated	
	1st Floor			
	Room # 5			
	- No violations		1/27/25	
	Room # 4			
5:27 4.9	- Cooking device shall be eliminated from sleeping room. (IE Coffee maker)	1/2/25	Abated	
	Room # 3			
5:27 4.9	- Cooking device shall be eliminated from sleeping room. (IE Coffee maker)	1/2/25	Abated	
5:27 4.9	- Current smoke detector shall be replaced with a 10 year non battery operated device.	1/2/25	Abated	

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43 Stecher Street Newark, NJ 0714-C-0346

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor cont			
	Room #2			
	- No violations			
	Room #1			
	- No violations			
	Common hallway			
	- No violations			
	Common bathroom		1/27/25	
	- No violations			
	Ground Floor			
	Room #B1			
	- Vacant			
	Common bathroom			
5:27 4.4(c)	Exposed wires above sink shall be covered with an electrical plate.	1/2/25	Abated	
	Kitchen			
5:27 7.2(d)	- Refrigerator freezer area shall be cleaned and maintained.	1/2/25	Abated	
	Dining room			
	- No violations			
	Furnace / laundry room			
	- No violations			
	Exterior			
	- No violations			

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PAGE 1 of 4
Control No. 0714-0346
License No.
Type of Construction
No. of Stories Units
Lic. Capacity 20 No. of Res. 20
Class C
DATE: 8/27/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Sunset Care LLC	43 Stecher St
	Newark, NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL ☑ ADDENDUM ☐
PHYSICAL ☐ CYCLICAL ☑

Reinspection: 10/15/24

— PLEASE READ CAREFULLY —

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Anthony [signature]
Received By

Printed Name of Person Served

8/27/24
Date Time Served

Commissioner
By Bernard Raymond (B)
Bureau of Rooming and Boarding House Standards

[signature] Felipe [illegible]
Bureau Representative Evaluator #

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0714-0346

[ ] 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: 9/30/24			
	Fire Certificate of Satisfactory compliance expires: 3/1/2025		10/15/24	
	License to Operate issued by DCA expired 5/31/24			
5:27-1.6(c)1	Residents need an updated Medical certification	9/30/24	yes 10/15/24	
5:27-3.1(c)1	Residents need updated occupancy agreements to cover 2024-2025 year.	9/30/24	yes 10/15/24	
5:27-8.1c	Boarding home needs to organize resident files. -Profile, med cert, house rule, resident rights and occupancy agreements on one side. -Other side can have SSI award letter and medical	9/30/24	yes 10/15/24	

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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	Boarding Home must repair or replace Dryer. Operator cannot provide sources is agreed	9/30/24	yes 10/15/24	
5:27-4.7(l)	Boarding Home to ensure all beds have bed bug encasement. Please replace all torn or ripped bed bug encasements.	9/30/24	yes 10/15/24	
5:27-7.2	Boarding Home to provide additional comforters and bed linen. • All/most comforters on 3rd floor look worn out and damaged.	9/30/24	yes 10/15/24	
527-7.2(c)	Room 8 (Resident M.S.) • Mattress must be replaced. Mattress is dirty and full of stains.	9/30/24	yes 10/15/24	

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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
5:27-7.3(b)	Boarding Home must provide living room area for residents.	9/30/24	Yes 10/15/24	
	• 3rd floor no longer has living room furniture.			
	END of Survey Report.			

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