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 3
Control No. 0714-C-0670
License No.
Type of Construction Frame
No. of Stories 3 Units 5 Bedroom + 1 Room
Lic. Capacity 20 No. of Res. 15
Class C
DATE: 4/21/25

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
CRP Squared LLC DCA Guardian Angel	274 W. Runyon 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.

Received By [signature]
Tamia Curelon
Printed Name of Person Served
4-29-25
Date Time Served

Commissioner
By Jay Raymond
Bureau of Rooming and Boarding House Standards

William Mary
Bureau Representative Evaluator #

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

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254 W. Runyon Street Newark, NJ 0714-C-0670

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp. 4/11/26			
	Owner lic. exp 1/31/26			
	Operator lic exp 1/31/26			
	3rd Floor			
	Dorm			
	-No violations			
	Common hallway			
	- No violations			
	Common bathroom			
	-No violations			
	2nd Floor			
	Room #6			
	-No violations			
	Room #5			
	-No violations			
	Room #4			
	-No violations			
	Common hallway			
	-No violations			
	Common bathroom			
	-No violations			
	Common sitting area			
	-No violations			

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284 W. Runyon Street Newark, NJ 07114-0670

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor			
	Room #3			
	- No violations			
	Room #2			
	- No violations			
	Room #1 - Occupied by operator			
	Common entrance			
	- No violations			
	Common bathroom			
	- No violations			
	Common sitting area			
	- No violations			
	Basement			
	Kitchen			
	- No violations			
	Laundry room			
	- No violations			
	Furnace room			
	- No violations			
	Exterior			
	- No violations			

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PAGE 1 of 3
Control No. 0714-C670
License No.
Type of Construction Brick
No. of Stories 3 Units 5
Lic. Capacity 20 No. of Res. 3
Class
DATE: 2/20/2024

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
CBP Square LLC Guardian Angel Care	Guardian Angel Care 284 N. Runyon, Newark NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL ☐ ADDENDUM ☐
PHYSICAL ☐ CYCLICAL ☑

Reinspection 3/27/24

— PLEASE READ CAREFULLY —

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Commissioner
By Bernard Rayward (D)
Bureau of Rooming and Boarding House Standards

Received By
Tiffany Hazzard
Printed Name of Person Served
2/20/2024
Date Time Served

Felipe Jaramillo
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
5:27-3.10	Disclosure of rates and services. ·All Boarding homes shall maintain a schedule of rates for rental of rooms. Services shall be included as well.	3/21/24	yes 3/27/24	
5:27-8.1(c)2	Copy of lease or occupancy Agreement, signed by both the licensee and the resident, clearly stating the services shall be signed and filed. ·New Ownership needs to complete new occupancy agreements w/ all residents. ·New Agreements must be w/ company letterhead and signed by managment.	3/21/24	yes 3/27/24	
5:27-7.3(e)	Dining room shall be of sufficient size and properly equipped to comfortably seat all residents or intended residents at any one time.	3/21/24	yes 3/27/24	

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0714-0670

[ ] 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 to Estate of Barbara Eley LLC expires 5/31/2024			
	License to operate issued to Ayana Hall by DCA expires: 11/31/2025			
	Fire Certificate of Satisfactory Compliance expires: 5/2024			
5:27-16	New Ownership must obtain License to Own/operate. • New Ownership will be leasing property	3/21/24	Yes 3/27/24	
5:27-3.9	Disclosure of License Identity • A statement containing the following information - Name of owner - Name of operator - Name of Corporation, if any - maintenance contact - Person responsible for emergency decisions. (sample provided)	3/21/24	Yes 3/27/24	

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

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