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 2
Control No. 0714-0881
License No.
Type of Construction Brick
No. of Stories 3 Units 9 Bellows
Lic. Capacity 30 No. of Res. 23
Class C
DATE: 4/22/2025

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Est Charles Hill	383 Hawthorne Ave
	Newark NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL ☒ PHYSICAL ☐ ADDENDUM ☐ 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
By Bernard Baywood
Bureau of Rooming and Boarding House Standards

Michael Jones
Received By

Printed Name of Person Served

Date 4-22-25 Time Served

Albert Orbone
Bureau Representative Evaluator #

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference	0714-C-0881	Compliance Date	Reinspection Date	Compliance Date
N.J.A.C 5:27	License to own exp 07/31/2025			
	License to operate exp 08/31/2025			
	Fire certificate exp 8/7/2025			
5:27-7.9	Facility must post a monthly staff schedule, which include Names, days, shift hours and title of each person.	5/22/2025		
5:27-8.1	Facility Must keep a copy of the monthly PNA Log in the facility at all times	5/22/2025		
5:27-4.7(N)	Facility must replace every ripped Bed Bug covers throughout the building	5/22/2025		
	End Of Social Report			
	Albert Osborne			

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8/02

POSTED

PAGE 1 of 4
Control No. 0714-C-0881
License No.
Type of Construction Frame/Brick
No. of Stories 3 Units Bedrooms 9
Lic. Capacity 30 No. of Res. 18
Class C
DATE: 6/5/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Est. Of Charles Hill	383 Hawthorne Ave
	Newark, NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL ☐ ADDENDUM ☐
PHYSICAL ☑ CYCLICAL ☑

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Received By

Printed Name of Person Served

Date Time Served

Commissioner

By Jay Raywood

Bureau of Rooming and Boarding House Standards

William Murray

Bureau Representative Evaluator #

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

383 Hawthorne Ave. Newark, NJ 0714-C-0881

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp. 2/9/24			
5:27 1.3(c)4	Provide current fire certificate	7/5/24	Abated	
	Owner lic exp. 7/31/24			
	Operator lic exp. 8/31/24			
	3rd Floor			
	Room #12			
	- No violations			
	Room #11			
	- No violations			
	Room #10			
	- No violations			
	Room #9			
	- No violations			
	Room #8			
	- No violations			
	Common hallway			
	- No violations			
	Common bathroom #1 (Full)			
	- No violations			
	Common bathroom #2 (Half)			
5:27 3.1(a)12	- Curtain/blind shall be provided	7/5/24	Abated	
	for privacy and to create a home			
	like environment.			

8/27/24

[illegible]

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[X] NJAC 5:27 383 Hawthorne Ave. Newark, NJ 0714-C-0881
[ ] NJAC 5:27A **EVALUATION REPORT AND ORDERS OF THE COMMISSIONER**

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor			
	Room #7			
	-No violations			
	Room #6			
	-No violations			
	Room #5 - Storage			
	Room #4 - Occupied by staff		8/27/24	
	Room #3			
	-No violations			
	Common hallway			
	-No violations			
	Common bathroom #1 (Full)			
5:27 4.5(b)	- Exhaust fan shall be provided for ventilation.	7/5/24	Abated	
5:27 4.4(f)	- Current wall receptacle above sink shall be replaced with a GFCI outlet.	7/5/24	Abated	
	Common bathroom #2 (Half)			
5:27 4.2(d)	- Loose faucet base shall be repaired.	7/5/24	Abated	
	1st Floor			
	Room #2			
5:27 4.4(a)	- Cover shall be provided for ceiling light fixture.	7/5/24	Abated	

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

383 Hawthorne Ave Newark, NJ 07114-C-0881

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor cont			
	Room #1 - Occupied by owner			
	Common entrance			
	-No violations			
	Common bathroom (Full)			
	-No violations			
	Kitchen			
	-No violations			
	Dining room			
	-No violations			
	Basement			
	-No violations			
	Exterior			
	-No violations			

8/27/24

[illegible]

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