POSTED

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. 0714-1089
License No.
Type of Construction Masonry/Frame
No. of Stories 3 Units 10
Lic. Capacity 29 No. of Res. 0
Class C
DATE: 2/12/2024

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

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

TYPE OF EVALUATION

SOCIAL ☑ PHYSICAL ☐ ADDENDUM ☐ CYCLICAL ☑

Reinspection: 3/18/24

— 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.

Cheryl Nelson
Received By

Printed Name of Person Served

2/12/2024
Date Time Served

Commissioner
By Bernard Raymond
Bureau of Rooming and Boarding House Standards

Felipe Ortiz
Bureau Representative Evaluator #

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

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

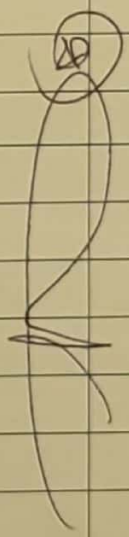
Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
—	License to Operate issued by DCA is pending • Temp license issued from 1/31/24 to 2/13/24			
	Certificate of Occupancy issued by Newark was granted on 11/29/2023 Fire Certificate expires: 3/16/24			
5:27-3.9	Disclosure of License Identity • Please refer to report for 0714-0016	3/12/24	yes 3/18/24	
5:27-3.10	Disclosure of rates and services • A copy of the schedule of rates and services shall be provided and explained by management to every resident. • Post copy of rates and services.	3/17/24	yes 3/18/24	

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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
5:27-4.9	Boarding home shall request a waiver from DCA to allow Boarding home to Utilize Prospect Residence 621 residents to use dining room at Prospect Residence 617. • 621 has a TV/Lounge area • 617 has capacity and space to provide both a T.V./Lounge area and dining room. Capacity: 21 END of Social Report 2/12/24	3/12/24	Yes 3/18/24 • Request was made by owner But, Boarding will not need a waiver	



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License No.
Type of Construction MASONRY + FRAME
No. of Stories 3 Units 9
Lic. Capacity 21 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 621 LLC	619-621 MT PROSPECT AVE
	NEWARK NJ 07104
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL ☐ ADDENDUM ☐
PHYSICAL ☒ CYCLICAL ☑

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Cheryl Nelson
Received By

Commissioner
By JAY RAYWOOD (NB)
Bureau of Rooming and Boarding House Standards

Printed Name of Person Served

2/12/24
Date Time Served

NEIL BOGHEAN
Bureau Representative Evaluator #

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

619 - 621 MT PROSPECT NEWARK
0714 - 1089

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	FIRE CERTIFICATE EXP 3/6/24		3/18/24	
	OWNER / OPERATOR – PENDING/TEMP			
	FIRST FLOOR			
5:27 4.7(c)	ROOM 1 (3) MOVE DOOR TO BATHROOM	3/12/24	YES	
	JAMBS			
	ROOM 2 (2) - NO VIO			
	ROOM 3 (2) - NO VIO			3/18/24
	ROOM 4 (2) - NO VIO			
	ROOM 5 (4) - NO VIO SECOND FLOOR			
	ROOM 6 (3) - NO VIO			
	ROOM 7 (2) - NO VIO			
	ROOM 8 (2) - NO VIO			
	COM BATH - NO VIO			
	FIRST FLOOR CONTINUED			
	TV ROOM - NO VIO			
5:27 4.5(b)	COM BATH - REPAIR IN BATHROOM	3/12/24	YES	
5:27 4.7(g)	CLEAN EXTERIOR DEBRIS	3/12/24	YES	NEIL BOGHIAN
	THIRD FLOOR			
	ROOM 9 (1) - NO VIO			