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

POSTED

PAGE 1 OF 3
Control No. 0714-1092
No. of Stories 3 Units 13 rms
Lic. Capacity 30 No. of Res. 29
Class RHCF
DATE: 9/17/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Winter Fell Residences LLC	183 Ballentine Parkway Newark
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 Health Care Facilities Planning Act (N.J.S.A. 26:2H-1.1 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 14 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.

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Commissioner

Received By

By *Bernard A. Raywood, Chief*
Bureau of Rooming and Boarding House Standards

Hilda Alvarez
Printed Name of Person Served

9-18-2024
Date Time Served

Bureau Representative

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183 Ballentine Parkway Newark

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire Cert- 8/27/24 exp			
3A.1	-Shall provide and post	11/18/24	yes	
	current Uniform Fire		exp 10/10/25	
	Code Certificate			
15.1(b)	-Shall immediately	Immediately	yes	
	employ the services of a	72 hours		
	licensed pesticide applicator			
	to use safe and effective			
	controls and provide			
	proof of treatment to			
	the Bureau (All Areas)			
	- First Floor -			
	Room 3			
15.1(a)	- Shall remove stain	11/18/24	yes	
	from wall			
	Common Bathroom by 6			
15.3(a)	- Shall clean and	11/18/24	yes	
	maintain floor			
	- Second Floor -			
	Room 11			
19.1(a)	- Shall maintain carbon	11/18/24	yes	
	monoxide alarm			

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

183 Ballentine Parkway Newark

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	-Third Floor-			
	Room 12			
15.7(a)	-Shall repair hole in	11/18/24	yes	
	wall in bathroom			
	Room 15			
15.1(a)	-Shall replace broken	11/18/24	yes	
	window blinds			
	Common Hallway			
15.7(a)	-Shall repair lights	11/18/24	yes	
	On Ceiling			
	End of Report			

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PAGE 1 OF 7
Control No. 0714-092
No. of Stories 3 Units 11 rms
Lic. Capacity 30 No. of Res. 30
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DATE: 5/6/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Winter Fell Residences, LLC	183 Ballentine Parkway
	Newark
Owner's Phone Number	Property Phone Number
Administrator	

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By *Bernard A. Raywood, Chief*
Bureau of Rooming and Boarding House Standards

Printed Name of Person Served

Date Time Served

Bureau Representative

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner and Op Lic- 10/31/24			
	Fire Cert- 8/27/24			
	Basement			
	Staff Bathroom			
	- No Violations			
	Laundry Room			
19.1(a)	- Shall maintain carbon monoxide alarm	7-6-24	Yes	
	Staff Bedroom		7/31/24	
	- No Violations			
	Boiler Room			
	- No Violations			
	Sprinkler Room			
	- No Violations			
	Sewer/Storage Room			
	- No Violations			
	Office			
	- No Violations			
	Common Hallway			
19.1(a)	- Shall maintain carbon monoxide by emergency exit	7-6-24	Yes	
15.7(a)	- Shal repair door knob on emergency exit door	7-6-24	Yes	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	First Floor			
	Room 1			
15.7(a)	- Shall paint the ceiling	7-6-24	Yes	
15.7(a)	- Shall replace damaged baseboard covers	7-6-24	Yes	
15.7(a)	- Shall repair broken window (glass broken on outside)	7-6-24	No	
15.3(a)1	- Shall replace missing outlet cover	7-6-24	Yes	
15.7(a)	- Shall replace damaged vent	7-6-24	No	
7.3(a)5iii	- Shall provide proper number of nightstands	7-6-24	No 7/31/24	
7.3(a)4	- Shall provide proper number of bed side lamps	7-6-24	N-	
	Room 2 Living Room			
3A.4(a)	- Shall provide enough seating for 2/3 of capacity between living rooms	7-6-24	Yes	
	Room 3			
7.3(a)3	- Shall provide a chair for room	7-6-24	Yes	
	Room 4			
3A.5(a)	- Shall provide enough seating for capacity	7-6-24	Yes	
	Room 5			
7.3(a)4	- Shall provide proper number of bedside lamps	7-6-24	No	
7.3(a)3	- Shall provide a chair for room	7-6-24	Yes	
7.3(a)5iii	- Shall provide proper number of night stands	7-6-24	N-	
15.7(a)	- Shall repair peeling paint on ceiling	7-6-24	No	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 6			
15.3(b)	- Shall properly cover exposed wiring	7-6-24	No	
15.3(a)1	- Shall clean and maintain all floors, walls, and furniture (Especially the residue on walls)	7-6-24	Yes	
15.3(b)	- Shall remove extension cords	7-6-24	Yes	
19.1(a)	- Shall replace missing carbon monoxide alarm	7-6-24	Yes	
	Common Bathroom			
15.7(a)	- Shall remove old grout around tub and replace	7-6-24	Yes 12/4	
15.7(a)	- Shall provide a Shower curtain	7-6-24	Yes 12/3	
15.3(a)13	- Shall provide soap	7-6-24	Yes 12/3	
15.3(a)3	- Shall provide paper towels	7-6-24	Yes	
15.3(a)1	- Shall clean and maintain all floors, walls, ceilings, vents, and fixtures	7-6-24	Yes	
	Kitchen			
15.7(a)	- Shall repair damaged ceiling	7-6-24	No 12/4	
	Common Hallway			
15.7(a)	- Shall repair loose doorknob on front door	7-6-24	Yes 12/4	
15.7(a)	- Shall repair and paint cracks under staircase	7-6-24	No	
15.7(a)	- Shall paint spackled areas going up stairs	7-6-24	No	
	Second Floor			
	Room 7			
15.3(a)4	- Shall Repair light on ceiling	7-6-24	No	

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NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 7 (Continued)			
15.3(b)	- Shall remove extension cords	7-6-24	Yes	
15.3(a)4	- Shall replace pull cord for fan/light on ceiling	7-6-24	Yes	
15.3(b)	- Shall remove items blocking emergency exit	7-6-24	Yes	
	Common Bathroom			
15.3(a)13	- Shall provide paper towels	7-6-24	Yes	
15.3(a)4	- Shall repair shower door	7-6-24	Yes 7/3 7/24	
15.3(a)1	- Clean and maintain all floors, walls, ceilings, vents, and fixtures	7-6-24	Yes	
15.7(a)	- Shall replace black grout wrapping around shower to sink on floor	7-6-24	Yes 7/3	
	Room 8			
15.7(a)	- Shall repair broken floor tile	7-6-24	Yes	
19.1(a)	- Shall replace missing carbon monoxide alarm	7-6-24	Yes	
	Room 9			
15.7(a)	- Shall replace flooring in room	7-6-24	Yes	
15.7(a)	- Shall replace stained ceiling tiles	7-6-24	NC	
15.3(b)	- Shall remove items blocking emergency exit	7-6-24	Yes	
	Room 10			
15.7(a)	- Shall replace broken window blinds	7-6-24	Yes	

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NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 10 (Continued)			
15.3(a)1	- Shall clean residue off of walls	7-6-24	yes	
7.3(a)5iii	- Shall provide proper number of night stands	7-6-24	yes	
	Room 11			
15.7(a)	- Shall adjust door to bathroom so it does not scrape on floor	7-6-24	yes	
15.7(a)	- Shall replace flooring in room	7-6-24	yes	
	Bathroom between Rooms 10 and 11			
15.3(a)1	- Shall clean and maintain all floors, walls, ceilings, vents, and fixtures	7-6-24	yes	
15.3(a)3	- Shall eliminate noxious odor	7-6-24	yes 7/3 1/2 4	
	Common Hallway			
15.3(a)4	- Shall repair light over room 9	7-6-24	No	
	Third Floor			
	Room 12			
15.7(a)	- Shall repair and paint where leaked occurred	7-6-24	yes	
7.3(a)5ii	- Shall provide proper number of dressers	7-6-24	yes	
15.7(a)	- Shall sand and paint spackled areas	7-6-24	yes	
15.3(a)4	- Shall repair pull string on light	7-6-24	yes	
	Room 16			
15.3(a)4	- Shall repair light on ceiling	7-6-24		
15.3(a)1	- Shall clean walls	7-6-24	yes	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Bathroom between Rooms 12 and 16			
15.3(a)4	- Shall repair hanging fan on ceiling	7-6-24	N/C	
	Common Room/ Living Room 2			
3A.4(a)	- Shall provide enough seating for 2/3 of capacity between living rooms	7-6-24	yes	
	Room 15			
15.3(b)	- Shall plug A/C directly into wall outlet	7-6-24	yes	
15.7(a)	- Shall properly paint spackled ceiling	7-6-24	yes	
	Room 14			
15.7(a)	- Shall repair loose doorknob	7-6-24	yes	
15.3(a)4	- Shall repair light on ceiling	7-6-24	yes 7/3	
15.7(a)	- Shall repair ceiling where leak occurred and paint	7-6-24	yes	
	Bathroom between Rooms 14 and 15			
	- No Violations			
	Exterior			
15.7(a)	- Shall paint front porch and repair where necessary	7-6-24	yes	
15.7(a)	- Shall repair holes in awning	7-6-24	yes	
15.3(b)	- Shall remove metal cans used as makeshift ash trays.	7-6-24	yes	
	ALL MUST BE DONE IN A WORKMANLIKE MANNER			
	END OF REPORT			

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PAGE 1 OF
Control No. 0714-10R
No. of Stories 3 Units
Lic. Capacity 30 No. of Res. 29
Class RHCF
DATE: 10/2/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Winter Fell Residence LLC	183 Ballantine Parkway Newark, NJ
Owner's Phone Number	Property Phone Number
Administrator	

TYPE OF EVALUATION

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Commissioner

Received By

By *Bernard A. Raywood, Chief*
Bureau of Rooming and Boarding House Standards

Printed Name of Person Served

10/2/2024
Date Time Served

Felipe Ulloa
Bureau Representative

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0714-1092

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to own & operate issued by DCA expires: 10/31/2024			
	Fire Certificate of Satisfactory compliance expired: 8/27/2024			
	Emergency Evac plan ✓			
	Joint Fire Drill ✓			
	Electrician letter ✓			
	Alternate Admin ✓			
	DEED ✓			
	Rates & Services ✓	Satisfactory compliance		
	Fire Drills ✓			
	Nurse License ✓			
	Pharmacy License ✓			
	Pharmacy contract ✓			
	Pharmacy Consultant ✓			
	Register ✓			
	Occupancy Agreements ✓			
	Advance Directives ✓			
	Medical Certs ✓			
	Program Agreement ✓			
	In-service ✓			
	Serve Safe ✓			
	Menu ✓			

0714-1092

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Medication Log ✓			
	Bed bug control (9/24) ✓	satisfactory		
	Influenza vac scheduled ✓	compliance		
	MDS ✓			
	Nurses notes ✓			
	Disclosure ✓			
5:27A-3.1	RHCF to obtain updated	12/2/24		
	Fire certificate of			
	Satisfactory compliance.			
	Previous one expired: 8/27/24			
	*Housekeeping ✓ - satisfactory			
	END of Social Report			

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