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 2
Control No. 0720-0002
License No.
Type of Construction Frame / Siding / Brick
No. of Stories 2 Units 4
Lic. Capacity 10 No. of Res.
Class F
DATE: 4/17/25.

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Revive Housing LLC	175 Grove AVE
	Verona, 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 ... y.

... f the hearing.

... ny violation, a letter must be submitted two (2) weeks prior to the date of ... bated to date; (2) The reason why each unabated violation cannot be ... by which all violations can be abated.

... right to a hearing and admits that the Notice and Orders are correct and

Commissioner

By Robert Kenny / AC.
Bureau of Rooming and Boarding House Standards

4/22/25.
Bureau Representative Evaluator #

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0720-0002.

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5:27-2.1	Owner shall apply for the following Operator licenses			
2.1	#1 operator is present from 7pm to 7am while residence are present (onsite)	5/22/25	No	
2.1	#2 Operator license of whom shall reside in the residence and excercise some level of control over the operations of the residence and establishes the residence rules.	5/22/25	No	
			6/12/25.	
	end of Report.			

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HOUSE STANDARDS
~~(609) 633-6251~~

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8/02

PAGE 1 of 4
Control No. 0720-0002
License No.
Type of Construction Brick / Siding
No. of Stories 2 Units 1 1
Lic. Capacity No. of Res.
Class F
DATE: 2/19/25

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Revive Housing LLC	175 Grove Ave
	Verona, NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL	☐	ADDENDUM	☐
PHYSICAL	☑	CYCLICAL	☑

— PLEASE READ CAREFULLY —

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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

Emmanuel Carter
Received By

Emmanuel Carter
Printed Name of Person Served

2/19/2025
Date Time Served

By Robert Kenny / AL.
Bureau of Rooming and Boarding House Standards

2/19/25.
Bureau Representative Evaluator #

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

0720-0002

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner #1 exp 3/31/25			
	Owner #2 exp 3/31/25			
*	Operator exp 3/31/25		4/14/25	
	Fire certificate exp 4/30/25			
	Life Hazard exp 3/28/25			
	Residence Rights ⇒			
3.2(a)	Shall provide & post.	3/21/25	Yes	
	House Rules ⇒ Posted			
	Rules & Services ⇒ Posted			
	1st Floor			
	Bathroom / Common			
4.4(c)	→ Shall clean ceiling ventalation	3/21/25	Yes	
4.4(c)	→ Shall mount outlet on	3/21/25	Yes	
	wall (loose/leaning out)			
	Living Room			
4.7(a)	→ Shall repair large	3/21/25	Yes	
	crack in ceiling			
	Sitting Room			
4.7(a)	→ Shall clean vents on	3/21/25	Yes	
4.7(m)	wall.			
	Kitchen			
4.4(c)	→ Shall mount recess	3/21/25	Yes	
	lights properly in ceiling			
4.4(c)	→ Shall maintain all	3/21/25	Yes	
	light fixtures (not operable)			

* Applied for license operator ⇒

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference	2nd Flr.	Compliance Date	Reinspection Date	Compliance Date
	Rm #1 (4 Beds) (Bath)			
4.9	→ Shall maintain smoke detector (not operable)	3/21/25	Yes	
4.4(c)	→ Shall remove temporary wiring.	3/21/25		
4.4(c)	→ Shall maintain ceiling light fixture in closet (not operable) Bath	3/21/25	Yes	
4.4(c)	→ Shall maintain ceiling light fixture (not operable)	3/21/25	Yes	
4.4(c)	→ Shall maintain light fixture in shower (not operable)	3/21/25	Yes 4/11/25	
	Rm #2 (2 Beds)			
4.7(a)	→ Shall repair cracks in ceiling. then repaint	3/21/25.	Yes	
4.4(c)	→ Shall clean vent in ceiling.	3/21/25	Yes	
	Rm #3 (2 Beds)			
4.4(c)	→ Shall remove temporary wiring	3/21/25.	Yes	
4.9	→ Shall maintain smoke detector (not operable)	3/21/25.	Yes	
	Rm #4 (2 beds)			
4.4(c)	→ Shall maintain ceiling light fixture	3/21/25	Yes	
4.7(a)	→ Shall repaint walls	3/21/25	Yes	
4.9	→ Shall maintain smoke detector. (not operable)	3/21/25	Yes	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Bldg (by Rm #3)			
4.2(d)	→ Shall repair slow drain	3/21/25	Yes	
4.4(c)	→ Shall clean ventalation	3/21/25	Yes	
4.7(a)	in fixture (evidence of leak			
	must find source of leak and			
	repair then repair ceiling/rust vent)			
4.7(a)	→ Shall repair cracked ceiling	3/21/25	Yes	
	and peeling paint must			
	find source of leak then			
	repair; then spackle sand			
	repaint ceiling			
	Basement.			
14.1(a)	→ Shall install carbon	3/21/25	Yes	
	detector near water			
	heater.			
4.9	→ Shall secure wire	3/21/25	Yes	
	behind bar (tripping			
	hazard)			
4.9	→ Shall maintain smoke	3/21/25	Yes	
	detector (not operable)			
	at the bottom of stairs.			
	Exterior			
	Rear Yard.			
4.7(a)	→ Shall replace missing	3/21/25	Yes	
	vinyl siding.			

4/11/25

end of Report.

Emmanuel Cortes 4/11/2025