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

PAGE 1 OF 4
Control No. 0810-0003
No. of Stories 2 Units 7
Lic. Capacity 16 No. of Res. _____
Class RHCF
DATE: 8/15/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Evergreen House	731 Main St
	Sewell, NJ
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.
>
> **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

X _____
Received By

Lilibeth T. Cuyugan
Printed Name of Person Served

11 8/15/24
Date Time Served

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

Bernice Pate
Bureau Representative

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

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0810-0003

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

131 Main St

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Domestic good			
	Aperture good			
	Fire Cert 6/17/25 good			
	1st floor			
	Kitchen -			
15.3(a)4	- Shall paint door (pantry) door & frame leading to laundry Room	10-15-24	Yes	12/2/25
	Dining Rm -			
15.3(a)4	- Shall paint door to laundry Room	10-15-24	Yes	
	Sitting area - No violation			
	Enclosed porch -			
15.3(a)4	- Shall paint walls & window sill	10-15-24	Yes	
	Rm A - No violation			

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

731 Main St

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Bath (1)			
15.3(a)4	- shall clean or paint showers	10-15-24	yes	
	Rm 1A - No violation			
	Rm 2 -			
15.3(a) 4	- Bath - shall paint	10-15-24	yes 1/22/25	
	Basement			
15.7(b)	- shall maintain emergency light at bottom of steps	10-15-24	yes 1/22/25	
	Second floor			
	Rm 4 - No violation			
	Rm 5 - No violation			
	Rm 3			
15.7(b)	- shall provide room number	10-15-24	yes	
15.3(a)4	- shall wash/paint exterior of door	↓	yes	

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

731 Main St

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Bath-			
15.3a)1	- shall wash baseboards	10.15.24	Yes	
15.3a)4	- shall replace missing tile		Yes	
	Rm 6- storage			
	Exterior - D			
15.3a)4	- 5th step on fire escape leading to 3rd fl	10.15.24	Yes	1/22/25
	3rd floor			
	Apt - Vacant			

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(609) ~~633-6251~~ 984-1704

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PAGE 1 OF 2
Control No. 0810-0003
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1/18

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Owner's Name, Address, Zip, County	Property Address
Evergreen House	731 Main St
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Commissioner

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

Received By
Beth Chrysogan
Printed Name of Person Served
8/13/24 10:55 AM
Date Time Served

Tracy Smith
Bureau Representative

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0810-0003

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to own #2 expires 4/30/25			
	Fire Certificate expires 7/16/25.			
2.1(a)	The owner(s) of the property must apply for an owner #1 license.	10/13/24	No 10/15/24	
Note:	Since the owner(s) of the property differ from the agency running the facility, the property owner must apply for a license.			
	End of Report			
	Tracy Yosick-Ale			

Tracy Yosick-Ale

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Commissioner

Received By: [signature]
Printed Name of Person Served: Elizabeth Cuyugan
Date: 5/21/24 Time Served: 2:26 PM

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

[signature]
Bureau Representative

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to own and operate expires 4/30/25			
	Fire certificate expires 6/8/24.			
3.7(c)	R+RCF licensee shall discontinue virtual day program activity within the facility.	7/21/24	Yes 8/13/24	
Note:	Day program is currently being offered virtually at R+RCF.			
15.1(b)	R+RCF shall increase bed bug treatments from 1 time per month until the bed bugs are eradicated.	7/21/24	Yes 8/13/24	
Note:	Bed bugs were observed during the evaluation.			
8.3(c)2	R+RCF shall ensure all resident meals and snacks being served reflect what is written on current menu.	7/21/24	Yes 8/13/24	
Note:	Menu shall be updated to reflect what's being served. Changes to menu shall be held for 30 days.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
7.3(a)	RHCF licensee shall provide all resident rooms with closet space and/or wardrobe for each resident.	7/21/24	Yes 8/13/24	
7.3(a)5.i	RHCF shall ensure each resident has, within his or her sleeping area, a dresser for personal items and possessions.	7/21/24	Yes 8/13/24	
7.3(a)5.ii	RHCF shall ensure each resident has, within his or her sleeping area, a night table.	7/21/24	Yes 8/13/24	
15.3(a)13	Toilet tissue, soap, paper towels or air dryers, and waste receptacles shall be provided in each bathroom at all times.	7/21/24	Yes 8/13/24	
15.3(a)1	The facility and its contents, including all environmental surfaces shall be clean to sight and touch and free of dirt and debris.	7/21/24	Yes 8/13/24	
Note:	All bathrooms shall be			

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0810-0003

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	cleaned and free from mold in the showers.			
15.7(a)	R+RF shall repair the holes in the ceilings of rooms # 2 + the fire exit room caused by water damage.	7/21/24	Yes 8/13/24	
15.7(a)	R+RF shall repair the broken sink in the 2nd floor bathroom that leaked into the Bedroom # 2 located on the 1st floor.	7/21/24	Yes 8/13/24	
	End of Report			
	Tracy			
	Report reviewed with:			

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