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 5
Control No. 0820-0004
License No.
Type of Construction FKHMS
No. of Stories 2 Units 5
Lic. Capacity 10 No. of Res. 4
Class
DATE: 1/22/25

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Owner's Name, Address, Zip, County	Property Address, Zip, County
NUIC MGMT, LLC DBA DIANNES House	73 Woodland Avenue
	Thorofare 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

Received By

By Bureau of Rooming and Boarding House Standards

Printed Name of Person Served

1.22.25
Date Time Served

Bureau Representative Evaluator #

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

NJAC 5:27

0820-0004

73 Woodland Avenue

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner License 2/28/25			
	Operator License 2/28/25			
	Fire certificate 3/25/25			
	Room 1			
4.4(c)	Shall repair ceiling light and install Globe Cover	2/24/25	Yes	
4.4 (c)	Shall remove multi pronge electrical adapter by Right bed	2/24/25	Yes 4/17/25	
5:10 18.2	Shall provide and install room Identity	2/24/25	Yes 4/17/25	
	Room 2			
5:10 18.2	Shall provide and install room identity	2/24/25	Yes	
4.9	Shall remove candle from sleeping quarters	2/24/25	Yes.	
4.7(m)	Shall clean and maintain Entrance door to bathroom	2/24/25	Yes	

All Abated

NJAC 5:27

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73 Woodland Avenue

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 2 (cont'd)			
4.7(m)	Shall remove the existance of black moisture from shower walls and base (floor)	2/24/25	Yes	
	Upstairs Room 3			
4.4(a)	Shall repair all ceiling lights	2/24/25	Yes 4/17/25 QDS	
4.7(m)	Shall clean and maintain fans on floor	2/24/25	Yes	
4.7(m)	Shall clean and organize residents personal property	2/24/25	Yes	
4.7(m)	Shall clean and maintain all flooring in staircase and sleeping quarters	2/24/25	Yes All Abated	
4.7(n)	Shall provide and install window coverings for all windows	2/24/25	Yes	
5:10 18.2	Shall provide and install room identity	2/24/25	Yes	

NJAC 5:27

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73 Woodland Avenue

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Basement Room 4			
5:10 18.2	Shall provide and install	2/24/25	Yes	
	room idenity			
4.7(a)	Shall replace all damaged	2/24/25	Yes	
	ceiling tiles			
4.7(m)	Shall clean steps leading	2/24/25	Yes	
	to Emergency Exit			
4.7(a)	Shall repair chipped floor	2/24/25	Yes	
	by entrance to Living room			
4.7(n)	Shall cover Sub pump	2/24/25	Yes	
4.7(m)	Shall clean and maintain	2/24/25	Yes	
	door to bed room			
	Bathroom Outside Room 2			
4.7(a)	Shall clean and repaint walls	2/24/25	Yes	
	and ceiling			
4.7(m)	Shall clean and maintain	2/24/25	Yes	
	shower			

All Abated 4/17/25 [illegible]

NJAC 5:27

0820-0004

73 Woodland Ave

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Kitchen			
4.4(c)	Shall replace GFCI outlet cover for electrical outlets left and right of sink (2)	2/24/25	Yes	
4.7(a)	Shall replace all Damaged ceiling tiles	2/24/25	Yes	
4.4(c)	Shall provide and install Globe Cover for ceiling light	2/24/25	Yes	
	Exterior			
4.7(a)	Shall repair fence and replace all damaged and missing peices	2/24/25	Yes	

All Abated 4/17/25 BT