STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 633-6251
984-1704

BRBHS-1
8/02

POSTED

PAGE 1 of 7
Control No. 0822-0043
License No.
Type of Construction Brick / Siding
No. of Stories 2 Units 5
Lic. Capacity 9 No. of Res. 10
Class F
DATE: 4/14/25

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Renaissance Recovery Residences	31 Dubois Ave
	Woodbury 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 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
By Robert Kenny /Az.
Bureau of Rooming and Boarding House Standards

Received By
James Thetford James Thetford
Printed Name of Person Served
4-14-25
Date Time Served

4/14/25
Bureau Representative Evaluator #

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

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner license exp 3/31/25.	5/15/25.		
1.6(a)	↳ Shall provide & post.			
	Operator #1 exp 1/31/26			
1.6(K)	Operator #2			
	↳ Shall apply for operator, provide & post license.	5/15/25.		
	Fire Certificate exp 8/31/25			
	Life Hazard exp 5/5/25.			
	Residence Rights Posted.			
	House Rules Posted			
	Rates/Service Posted			
	Exterior			
6.1(i)	Front → Shall maintain door bell (not operable)	5/15/25		
4.7(g)	Side → Shall remove all overgrown shrubs/ vines growing into siding of home.	5/15/25		
	→ Rear - Shall repair			
4.7(a)	replace all missing panels in fencing.	5/15/25		
4.7(a)	→ Shall remove peeling paint from foundational wall stone on entire home then repaint.	5/15/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st FLR.			
	Living Room			
4.4(c)	↳ Shall remove multi-	5/15/25		
	adapter from wall.			
	Dining Room			
4.7(a)	→ Shall install base board			
	trim to left side of wall	5/15/25		
	(missing gap between wall			
	and floor)			
	Kitchen:			
	→ Shall repair (replace) damaged			
	lower cab. net doors			
4.7(a)	under sink & left door	5/15/25		
	cabinet (trim peeling &			
	door does not close prop-			
	erly)			
4.4(c)	→ Shall maintain all	5/15/25		
	recess lights (not			
	operable)			
4.4(c)	→ Shall properly mount	5/15/25		
	recess light into ceiling.			
	→ Shall replace all			
4.7(a)	damaged cracked	5/15/25		
	floor tiles			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm (Right) 1 Bed - Operator			
4.9	→ Shall maintain smoke	5/15/25		
	detector (not operable)			
4.7(a)	→ Shall replace all damaged	5/15/25		
	floor tiles			
4.7(a)	→ Shall remove all peeling			
	paint from walls, then	5/15/25		
	repaint			
4.7(a)	→ Shall provide Identification for door	5/15/25		
	Rm (Left) 3 Beds			
4.7(a)	→ Shall provide identification	5/15/25		
	for door			
	→ Shall install globe	5/15/25		
	cover.			
4.7(a)	→ Shall remove all			
	peeling paint from	5/15/25.		
	ceiling & walls, then			
	repaint room			
	Bath.			
4.4(c)	→ Shall clean ventilation			
	over tub/shower.	5/15/25.		
4.9	→ Shall eliminate			
	black moisture from	5/15/25		
	tub/shower walls.			
	Hall.			
4.7(m)	Shall clean dust &	5/15/25.		
	cobwebs from ceiling &			
	walls.			

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Flr.			
	Rm (Top of stairs) 3 Beds			
4.7(a)	→ Shall provide identi-	5/15/25		
	fication for door.			
4.4(c)	→ Shall repair/replace	5/15/25		
	recess lights (not operable			
4.7(m)	→ Shall clean ceiling			
	fan			
4.4(c)	→ Shall replace cover	5/15/25		
	plate for light switch			
	(covered with tape)			
	bath (shared)			
	→ Shall clean bath			
4.7(m)	to eliminate odor; ceiling	5/15/25		
	walls shower walls floors,			
	toilet, sink, floor.			
	Rm (Right) 1 Bed.			
4.7(a)	→ Shall provide identi-	5/15/25		
	fication for door.			
	→ Shall repaint ceiling			
4.7(a)	and walls to eliminate	5/15/25		
	stains & chipped paint			
4.7(a)	→ Shall repair holes	5/15/25		
	in right wall spackle			
	sand) then repaint			
4.4(c)	→ Shall remove multi-	5/15/25		
	adapter from room			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Hall			
4.4 (c)	→ Shall maintain			
	ceiling light fixture.	5/15/25		
4.7(a)	→ Shall clean, [redacted]			
	walls/ceiling/floors.	5/15/25.		
4.7(a)	→ Shall repaint walls.	5/15/25		
	Rm. (End of Hall) 2 Beds.			
4.7(a)	→ Shall provide identification	5/15/25		
	for door.			
4.7(a)	→ Shall remove peeling paint	5/15/25		
	and repaint walls/ceiling			
4.9	→ Shall maintain smoke			
	detector	5/15/25.		
	Basement			
4.7(b)	→ Shall install hand-			
	rails from Kitchen to	5/15/25.		
	first Landing (to rear door)			
4.7(b)	→ Shall install hand rail	5/15/25		
	from 1st landing to			
	basement.			
4.4(c)	→ Shall install globe	5/15/25.		
	cover for lights (Rear			
	washer/dryer)			
14.1(a)	→ Shall install carbon	5/15/25.		
	detector near washer/			
	dryer.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner shall complete			
.4.9.	all repairs in a workmanlike matter.	5/15/25		
	End of Report.			