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

984-1704

POSTED

PAGE 1 of 8
Control No. 0823-0001
License No.
Type of Construction Frame/Siding/Brick
No. of Stories 2 Units
Lic. Capacity 10 No. of Res.
Class F
DATE: 4/14/25

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Vision Residence LLC	990 Glassboro Rd.
	Woodbury Hts. 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.

Received By

Printed Name of Person Served

4-14-25
Date Time Served

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

4/14/25.
Bureau Representative Evaluator #

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
1.6(a)1	Owner license exp. 11/30/24	5/15/25		
1.6(a)1	Operator #1			
1.6(K)	Operator #2			
	↳ Shall apply for	5/15/25		
	license and post.			
	Fire Certificate exp 11/14/25			
5.10-1.11	Life Hazard.			
	↳ Shall provide & post	5/15/25.		
	Residents Rights – Posted.			
	House Rules			
3.2(a)	↳ Shall provide & post.	5/15/25		
	Rates / Service.			
3.10(a)	↳ Shall provide & post	5/15/25		
	Front.			
6.1(i)	→ Shall maintain			
	door bell (not operable)	5/15/25		
4.7(a)	→ Shall repair storm			
	door (bottom glass missing)	5/15/25		
	Living Room			
4.9	→ Shall remove extension			
4.4(c)	cord from living room to			
	Kitchen.			
4.7(m)	→ Shall clean / dust	5/15/25.		
	ceiling walls (cobb webs)			
	→ Shall repair cracked			
4.7(a)	peeling paint in ceiling			
	near light fixture.	5/15/25		

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Kitchen			
4.2(d)	→ Shall immediately repair plumbing when water is on leaks into basement pipe onto floor.	4/15/25.		
4.7(a)	→ Shall replace all damaged floor tiles.	4/15/25		
	Dining Room/Area.			
4.7(m)	→ Must store a personal items away off floors/corners	4/15/25		
4.7(m)	→ Shall dust, sweep, mop wipe walls/ceiling	4/15/25		
	Garage Sitting Room			
4.9	→ Shall remove all flamable items (including but not to gas containers)	4/15/25.		
4.9	→ Shall maintain smoke detector (not operable)	4/15/25		
3 Beds.	Apartment over garage / Kitchen / Bath.			
4.7(a)	→ Shall provide identification for door.	4/15/25		
4.9	→ Shall maintain smoke detector over stairs (not operable)	4/15/25.		

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	*continue page.			
	→ Owner shall provide a mattress and bed frame for each occupant. #1 Bed ⇒ Couch. #2 Bed ⇒ No frame	5/15/25.		
4.7(n)	→ Shall properly store all personal items out of floor to create a safe egress.	5/15/25		
4.9	→ Shall cease from burning candles in sleeping room	5/15/25		
4.7(n)	→ Shall clean kitchen.	5/15/25		
4.7(m)	remove items from sink (wash store away)			
4.9.	→ Shall maintain rear	5/15/25		
4.4(c)	right burner not operable			
	Bath.			
4.9	→ Shall eliminate excessive black moisture from ceiling walls, floors of shower. immediately	5/15/25		
4.7(m)	→ Shall clean entire bath & toilet, sink. 1st Flr.	5/15/25		
	Hall			
4.4(c)	→ Shall maintain wall light fixture not operable	5/15/25.		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room (Right) 2 Beds.			
4.7 (a)	→ Shall provide identification	5/15/25		
	for door/room.			
4.9	→ Shall cease from	5/15/25		
	burning candles.			
4.9	→ Shall remove space	5/15/25		
	heater & store away.			
4.4 (c)	→ Shall repair/replace	5/15/25		
	ceiling light fixture in			
	closet (not operable)			
	→			
	Rm (Left) 1 Bed			
4.7(a)	→ Shall repair ceiling	5/15/25		
	evidence of leak shall			
	find source of leak repair			
	then repair ceiling.			
4.7(m)	→ Shall dust/clean			
	ceiling walls/floors.	5/15/25.		
	(cobb webs dust.			
	Bathroom			
4.2(d)	→ Shall repair slow	5/15/25		
	drain			
4.7(a)	→ Shall repaint base	5/15/25		
	board heater, (rusty) with			
	proper paint.			
4.4(c)	→ Shall clean ventalation	5/15/25		
	fan in ceiling			

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Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	→ Shall repair shower			
4.2(d)	faucet (leaks when	5/15/25		
	turned on)			
	→ Shall maintain light			
4.4(c)	fixture (Dim)	5/15/25		
	Room (off living room) 4 Beds / Bath			
4.7(a)	→ Shall provide identification	5/15/25		
	for door.			
4.7(a)	→ Shall repair damaged	5/15/25		
	laminate floor tiles.			
4.7(h)	→ Shall eliminate odor	5/15/25		
4.7(m)				
4.4(c)	→ Shall maintain closet			
	light fixture & install	5/15/25		
	globe cover (not operable			
4.7(g)	→ Shall remove all			
	trash & debris from	5/15/25		
	room			
	Bath			
4.7(m)	- Shall eliminate excessive			
	black moisture from wall	5/15/25		
	Ceiling, window.			
4.4(c)	→ Shall repair ventalation			
	Ceiling fixture not			
	operable Must repair	5/15/25		
	or replace (clean).			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Basement.			
4.9	→ Shall maintain smoke			
	detector (not operable).	5/15/25.		
	Weight Room Area			
	→ Shall repair replace			
4.4(c)	all ceiling light fixtures			
	& walls fixtures (not	5/15/25.		
	operable).			
	Laundry / Bath / Showers.			
14.1(a)	→ Shall install / maintain			
	carbon detector.	5/15/25		
4.7(a)	→ Shall repair shower			
	stall peeling paint on	5/15/25		
	walls / floors.			
4.7(m)	→ Shall clean area (entire)	5/15/25.		
	walls, floors, toilet.			
4.4(c)	→ Shall maintain wall	5/15/25		
	light fixture (not operable)			
4.4(c)	→ Shall maintain ventilation			
	(not operable)	5/15/25		
	→ Shall provide permit	.5/15/25.		
	for installation of furnance.			
	(Then remove non operable			
	furnance.			
4.7(e)	→ Shall eliminate water			
	from foundation floor			

must employ the services of

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	a licensed plumber to repair leak & provide proof to this bureau.	5/15/25		
4.9	Owner shall ~~complete~~ all repairs in a workman like matter	5/15/25		

End of Report.

WHITE ~ Owner Copy | YELLOW ~ Evaluator | PINK ~ Office