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

PAGE 1 of 7
Control No. 0906-0272
License No.
Type of Construction Brick.
No. of Stories 3 Units
Lic. Capacity 10 No. of Res.
Class F
DATE: 4/24/25

◄ *EVALUATION REPORT AND ORDERS OF THE COMMISSIONER* ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
James Reginald	481 Bergen Ave.
	Jersey City, 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 / AL.
Bureau of Rooming and Boarding House Standards

Received By [signature]
Printed Name of Person Served Reginald James
Date 4/24/2025 Time Served

[signature]
Bureau Representative 4/24/25 Evaluator #

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

0906-0372

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner license exp. 12/31/24	5/25/25		
1.6 (a)	↳ Shall provide and post			
	Operator #1 exp 10/31/25			
	Operator #2			
5:27-2.1	↳ Owner shall apply for	5/25/25		
	license for operator #2			
	Fire Certificate exp 6/30/25			
	Life / Hazard exp 6/16/25			
	Residence Rights.			
	House Rules – Provided			
3.10	Rates (county pays all room	5/25/25		
	rates)			
1st flr.	Living Room			
4.4(c)	→ Shall repair ceiling			
	light fixtures (not operable)	5/25/25		
4.4(c)	→ Shall remove multi adapter	5/25/25		
4.7(a)	→ Shall repair ceiling (cracked plaster)	5/25/25.		
	Dining Room.			
4.7(a)	→ Shall repair cracks in			
	ceiling, and repaint ceiling	5/25/25.		
4.4(c)	→ Shall remove multi adapter	5/25/25.		
	Kitchen.			
4.7(a)	→ Shall find source of stains	5/25/25.		
	in ceiling (evidence of water			
	damage), must repair, repaint			
	ceiling			

0906-0372

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Bath			
	- No current violations.			
	Basement			
	Common Bath →			
4.4(a)	→ Shall clean ventalation	5/25/25		
	ceiling fan.			
4.7(a)	→ Shall remove peeling paint	5/25/25		
4.7(b)	from walls and ceiling then			
	repaint with proper paint.			
4.9	→ Shall install baseboard	5/25/25		
4.7(a)	cover for heater.			
	Rm (Right) - 1 Bed Operator			
4.7(a)	→ Shall install identification	5/25/25		
	for door.			
4.7(a)	→ Shall install door knob	5/25/25		
	for door.			
	Rm (center left) 2 Beds			
4.7(a)	→ Shall install identification	5/25/25		
	for door.			
4.7(a)	→ Shall repaint dietiorated	5/25/25		
4.7(b)	paint on walls & window			
	seals.			
4.4(a)	→ Shall remove temporary	5/25/25		
	wiring.			

0906 - 0372.

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	and multi-adapter.			
4.7(n)	→ Shall remove all items blocking floors and door to allow for a clear egress	5/25/25		
	Storage / office.			
4.7(a)	→ Shall provide identification for door	5/25/25.		
	Stairs / Halls.			
4.7(h)	→ Shall repair cracks in ceiling (water ~~stains~~ present) then repaint	5/25/25.		
	2nd flr.			
	Stairs / Hall.			
4.7(h)	→ Shall repair cracks in ceiling over stairs, then repaint.	5/25/25.		
	Common Bath.			
4.7(a)	→ Shall repair ceiling evidence of water damage must find source of leak repair then repaint ceiling with proper paint	5/25/25.		

0906 - 0372

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Kitchen/Laundry			
4.7(a)	→ Shall replace all damaged floor tiles.	5/25/25		
4.7(h)	→ Shall repair damaged ceiling throughout area.	5/25/25		
	Sitting Room.			
4.7(h)	→ Shall repaint window seal, deteriorated paint.	5/25/25		
4.7(h)	→ Shall remove deteriorated paint from ceiling & walls and repaint.	5/25/25		
	Rm (Left) 2 Bunk Beds (4 res)			
4.7(h)	→ Shall repair deteriorated ceiling (plaster/paint) then repaint with proper paint.	5/25/25		
	→ Shall remove multi adapter.			
4.7(a)	→ Shall provide identification for door.	5/25/25		
	3rd F/R.			
	Rm (top of stairs)			
4.7(a)	→ Shall provide identification for door.	5/25/25		
	→ Shall remove all deteriorated paint from window, ceiling, walls & repaint.	5/25/25		

0906 - 0372

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Bath			
4.7(h)	→ Shall remove all peeling paint from ceiling & walls and re paint with proper paint.	5/25/25.		
4.9.	→ Shall remove all black moisture from shower/tub wall.	5/25/25		
	Rm (Left) (3 Beds) → Single Bed to the			
4.4(c)	right → Shall remove all temporary wiring multi adapters.	5/25/25		
4.4(C)	→ Shall remove tape from light switch.	5/25/25		
4.4(c)	→ Shall Repair ceiling light fixture, currently not operable & exposed wire.	5/25/25		
4.7(h)	→ Shall repair ceiling and re paint.	5/25/25		
4.4(c)	→ Shall employ the services of a licensed electrician to address electrical issue with outlet & ceiling light fixture & provide proof to this bureau.	5/25/25		

0906 - 0372

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Hall/stairs			
4.7(h)	→ Shall repair ceiling in hall deteriorated paint/plaster.	5/25/25		
4.7(f)	- Owner shall ensure all window on each level has window screens between May to October	5/25/25.		
4.7(a)	- Owner shall ensure that all sleeping rooms have identification for doors.	5/25/25		

end of Report