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

BRBHS-1
8/02

POSTED

PAGE 1 of 4
Control No. 1005-0010
License No.
Type of Construction Frame/Siding
No. of Stories 3 Units
Lic. Capacity 10 No. of Res.
Class F
DATE: 2/21/25

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Sobertfit 2, LLC	74 West Main St
	Clinton 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
SEAN MCKENNA
Printed Name of Person Served
2/21/24
Date Time Served

Commissioner
By Robert Kenny /AL
Bureau of Rooming and Boarding House Standards
2/21/25
Bureau Representative Evaluator #

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

1005 - 0010

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner license #1			
1.6(a)1	↳ Shall apply for license and post.	3/22/25	No	
1.6(a)1	Owner license #2 exp 11/30/24 ↳ Shall provide & post	3/22/25	No	
1.6(a)1	Operator license exp 3/31/24 ↳ Shall provide & post.	3/22/25	No	
1.3(c)4	Fire Certificate exp 10/24 ↳ Shall provide & post	3/22/25	No	
5:10-1.11	Life/Hazard Certificate of Registration. ↳ Shall apply & post.	3/22/25	Yes	
	Residence Rights - posted			4/25/25
	House Rules - Posted			
	Rates/Services - Posted.			
	Front Entry			
6.1(i)	→ Shall maintain door bell	3/22/25	Yes	
4.4(c)	→ Shall maintain all porch lights (front/side not operable)	3/22/25.	Yes	
	Common Path			
4.7(a)	→ Shall repaint/replace vent cover on floor (rusty)	3/22/25	Yes	
4.4(c)	→ Shall clean ceiling ventalation.	3/22/25	Yes	
	Kitchen → oven.			

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.9	→ Shall maintain all			
	burners on stove (front	3/22/25.	Yes	
	burners not operable)			
	Dining Room			
4.9	→ Shall maintain smoke	3/22/25.	Yes	
	detector.			
4.4(c)	→ Shall clean vent in	3/22/25	Yes	
	ceiling (dusty)			
	Living Room			
	→ No current violations.			
	2nd Flr.			
	Laundry.			
	↳ No current violations.			
	Hall (by Rm 6, 7, 8)			
4.5(a)	→ Shall clean vent	3/22/25.	No	
	on wall (dusty)			
	Common Bath			
4.9	→ Shall maintain			
4.5(a)	ceiling ventalation	3/22/25.	Yes	
	currently not operable			
	Rm #6 (1 Bed)			
	No current violations			
	Rm #7 (1 Bed)			
4.7(n)	↳ Shall remove all personal			
	items from floor & stove	3/22/25	No	
	away to allow for a safe			
	egress from bed to door.			
	Must eliminate clutter.			

4/25/25

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	-> Shall remove all items			
4.7(n)	From behind door; to allow	3/22/25.	No	
	to open fully.			
	Rm #3. (1 Bed)			
	-> no current violations.			
	Rm #9 (Operator - 1 Bed)			
4.9	-> Shall maintain hard-wired			
	smoke detector (removed	1/22/25	No	
	from ceiling / vacant)			
	~~Rm #1~~ 3rd Flr.			
	Rm #10 (2 Beds)			
4.9	-> Shall maintain hard	3/22/25	Yes 4/15/25	
	wired smoke detector.			
	Rm #11 (2 Beds) vacant			
4.9	-> Shall maintain smoke	3/22/25.	Yes.	
	detectors.			
	Rm #12 (2 Beds).			
4.9	-> Shall maintain smoke	3/22/25	Yes	
	detector.			
	Rm #13 (2 Beds)			
	-> No current violations			
	Basement			
4.9	-> Shall maintain smoke	3/22/25.	Yes	
	detector.			
	- Owner shall reduce	3/22/25.	No	
	capcity to 10, ~~immediately~~			

End of Report.

4/25/25

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Tony Bublot
Received By

Printed Name of Person Served

4/25/25
Date Time Served

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

4/25/25
Bureau Representative Evaluator #

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1005- 0010

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference	Dining Room	Compliance Date	Reinspection Date	Compliance Date
4.7(a)	→ Shall repair ceiling	5/26/25		
4.7(b)	evidence of water			
	damage must find			
	source of leak repair;			
	then repair ceiling, remove			
	loose paint. Spackle sand			
	and repaint			
4.4(c)	→ Shall repair ceiling	5/26/25		
	fixture, mount is loose wires			
	exposed.			

End of Report.