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

POSTED

PAGE 1 OF 8
Control No. 1009-1001
No. of Stories 2 Units 12
Lic. Capacity 20 No. of Res. 17
Class RHCF
DATE: 1/28/25

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Traditions RHCF	1 Amwell Rd
	Flemington NJ
Owner's Phone Number	Property Phone Number
Administrator	

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 Health Care Facilities Planning Act (N.J.S.A. 26:2H-1.1 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 14 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 *Bernard A. Raywood, Chief* /AL
Bureau of Rooming and Boarding House Standards

Received By
Printed Name of Person Served
1-28-25
Date Time Served

1/28/25
Bureau Representative

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1009 - 1001

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner/Operator exp 9/30/25			
	Fire Certificate exp 1/31/25			
	Life Hazard exp 10/2/25			
	Residents Rights - posted			
	Rules posted			
2.4(f)	Rates & Services shall provide	3/29/25	Yes	
	at post			
	1st Flr.			
	Dining Area			
15.1(a)	→ must repair/replace outlet	3/29/25	Yes. 4/24/25	
	(cover damaged)			
	T/V Room.			
	→ No current violations.			
	GAME Room			
	→ No current violations.			
	Rm #4 (2 Beds) 1 vacant			
15.1(a)	→ Shall repair cracks in	3/29/25	Yes	
	closet (loose plaster & paint)			
	(Spackle/sand & repaint)			
15.1(a)	→ Shall replace ceiling	3/29/25	Yes	
	tile (current c. - 11)			

1009-1001 **EVALUATION REPORT AND ORDERS OF THE COMMISSIONER**

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm #2 (1 Bed) vacant.			
15.1(a)	→ Shall repair wall	3/29/25	Yes	
	behind door, damaged (spackle			
	sand & repaint) (then install			
	* a door stop)			
	Rm #3 (1 Bed)			
15.1(a)	→ Shall install cover for	3/29/25	Yes	
	old fire alarm smoke			
	detector.			
	Rm #1 (1 Bed)			
15.1(a)	→ Shall remove all	3/29/25	Yes	
	temporary wiring from			
	sleeping room			
	Common Bath			
15.3(a)4	→ Shall install cover	3/29/25	Yes	
	plate (for removed hard			
	wired smoke detector)			
15.3(a)4	→ Shall repair/replace		Yes	
	loose faucet.			
15.3(a)4	→ Shall remove all	3/29/25	Yes	
	blistered deteriorated			
	scrap, spackle, sand and			
	repaint entire bathroom.			

4/22/25

1.009-1001 **EVALUATION REPORT AND ORDERS OF THE COMMISSIONER**

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor			
	Rm # 5 (3 beds)			
15.1(a)	→ Shall remove items from emergency exit door to allow for a clear egress to all doors.	3/29/25	Yes.	
15.3(a)8	→ Shall clean room & store all personal items off floor. Fire Escape.	3/29/25	Yes. 4/22/25.	
15.3(a)8	→ Shall remove all personal items from fire escape.	3/29/25	Yes	
15.1(a)	→ Shall properly clean fire escape after snowfall to limit slippery walking surfaces. (Sheets of dried ice present) [illegible] exits from [illegible]	3/29/25	Yes	
	Rm # 6 (4 Beds)			
15.1(a)	→ Shall install signage for door for oxygen.	3/29/25	Oxygen was removed	
15.3(b)4	→ Shall properly store oxygen away from radiator.	3/29/25	Yes	
15.3(a)8	→ Shall clean room & store all personal items away off floor.	3/29/25	Yes	
15.1(a)	→ Shall repair closet wall and ceiling. Must seal cracks	3/29/25	Yes	

1009-1001 **EVALUATION REPORT AND ORDERS OF THE COMMISSIONER**

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	remove evidence of black moisture; spackle sand & repaint. Rm #7 (3 beds)	3/29/25.		
15.1(a)	→ Shall repair all cracks & loose paint on ceiling spackle sand & repaint.	3/29/25.	Yes	
7.3(a)4	→ Shall provide 2 lamps for occupants	3/29/25.	Yes	
	Rm #8 (2 Beds) (1 Vacant)			
15.1(a)	- Shall repaint ceiling has several brownish water stains; Shall ensure ceiling is free from water/moisture & repair then repaint	3/29/25.	Yes. 4/22/25	
	Common Bath (by Rm #8)			
15.3(a)11	→ Shall reglaze tub.	3/29/25	Yes	
15.1(a)	→ Shall repair or replace or remove damaged wall paper (then repaint all walls if removed)	3/29/25	Yes	
	Rm #9 (1 Bed)			
15.1(a)	→ Shall remove all loose plaster/paint by bed; repair wall then repaint.	3/29/25	Yes	

1009-1001

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.1(a)	→ Shall replace deteriorated window seal (wood rotted, exposed plaster, nails.)	3/29/25	Yes	
15.1(a)	→ Shall repair damaged wall behind door (then install a door stop.)	3/29/25	Yes	
	Rm #10 (2 Beds):			
15.1(a)	Shall repair, replace or remove peeling wall paper.	3/29/25	Yes	
	Rm #11 (staff 1 bed)			4/22/25
15.7(a)	→ Shall install a globe cover for light fixture.	3/29/25	Yes	4/22/25
15.7(a)	→ Shall install coverplate for outlet.	3/29/25	Yes	
	Common Path.			
15.1(a)	→ Shall replace damaged floor tiles.	3/29/25	Yes	
15.1(a)	→ Shall scrap/remove all damaged blistered deteriorated paint from walls & ceiling then repaint with proper paint.	3/29/25	Yes	
	Room #12 (staff)			
3A.2(e)	→ Shall remove hatch lock	3/29/25	Yes	

1009-1001

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	from door			must repair see photos walls floors
15.1(a)	→ Shall allow access upon reinspection.	3/29/25	Yes	
	1st floor			
	Coffee area.			
15.3a(4)	→ Shall remove loose flacking paint from ceiling and spackle/sand then repaint. (shall also seal all cracks in ceiling)	3/29/25	Yes 4/22/25	
	Kitchen			
	↳ No current violations			
	Bath #2			
15.1(a)	→ occupied shall inspect at reinspection. N/V.	3/29/25	Yes	
	Bath #3.			
15.3(4)	→ Shall replace toilet handle.	3/29/25	Yes	
	Quit Room			
15.3(4)	↳ Shall repair all cracks in ceilig/spackle sand/repaint.	3/29/25.	Yes	

1009k1.001

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rear hall			
15.7 (a)	→ Shall install cover plate for hard wired smoke detector that was removed	3/29/25.	Yes	
15.1(a)	Owner shall insure that all work is completed in a workmanlike manner.	3/29/25.	Yes	
2.4(e)	Owner shall provide inspection report for fire and carbon dioxide alarm system passed inspection for 2025.	3/29/25.	Yes	
19.1 (a)	Basement: → Shall install a carbon detector	3/29/25	Yes 4/21/25.	

Amended 4-22-25

End of Report.