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

POSTED

PAGE 1 of 4
Control No. 1009 - 1008
License No.
Type of Construction Frame
No. of Stories 3 Units 6 Rms
Lic. Capacity 6 No. of Res. 6
Class F
DATE: 4/12/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Turning Point Inc	46 Broad St
	Florence
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

Received By 4/12/24

By Jay Raywood SD
Bureau of Rooming and Boarding House Standards

Printed Name of Person Served

Date Time Served

Bureau Representative Evaluator #

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

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96 Broad St Flemmington

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire Cert - None posted			
	Owner Lic - 5/31/22 exp			
	Operator Lic - 9/3-/22 exp			
1.3(c)4	- Shall provide current Uniform Fire Code Certificate	5/12/24	No	
1.C(a)1	- Shall provide current class F license to own	5/12/24	No	
1.C(a)1	- Shall provide current class F license to Operate - First Floor Room 1	5/12/24	No	
4.7(a)	- Shall scrape and paint ceiling in room and bathroom	5/12/24	yes	
	Dining Room - No violations			
	Living Room - No violations			
	Common Bathroom			
4.2(a)	- Shall repair cold water knob	5/12/24	yes	
	Sun Room			
4.7(a)	- Shall repair screen door	5/12/24	yes	

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96 Broad St Flemington

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Laundry Rec			
	- No violations			
	Kitchen			
	- No violations			
	- Second Floor-			
	Room 2			
4.7(a)	- Shall scrape and paint	5/12/24	yes	
	Bathroom ceiling			
4.2(d)	- Shall repair kitchen	5/12/24	yes	
	on faucet			
	Room 3			
4.2(d)	- Shall repair cold	5/12/24	yes	
	water knob on faucet			
	in rear			
4.4(c)	- Shall remove extension	5/12/24	yes	
	cords			
	Room 4			
	- No violations			
	Room 5			
4.7a	- Shall repair paint	5/12/24	yes	
	on wall paper in bedroom			
4.7(a)	- Shall scrape and paint	5/12/24	yes	
	ceiling in bedroom			
	and bedroom			
	Common Hallway			
4.4	- Shall repair inoperable	5/12/24	Yes	
	lights			

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96 Broad St Flemington

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	- Third Floor -			
	Of Room			
	- No violations			
	- Basement -			
	- No violations			
	- Exterior -			
	- No violations			
			6/25/24	
	End of Report			

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