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 9
Control No. 1111-0325
License No.
Type of Construction brick
No. of Stories 3 Units 13
Lic. Capacity 25 No. of Res. 27
Class B
DATE: 1/7/25

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Vol. of America Del. Valley	518-520 Martin Luther King Blvd
	Trenton, 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 [signature]
Printed Name of Person Served Ka'Quan Dodson
Date 1/7/25 Time Served 12:55pm

Commissioner
By Bernard Raywood (Chief)
Bureau of Rooming and Boarding House Standards

Bureau Representative [signature] Evaluator #

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

CamScanner

WAC 5:27

1111-0325

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to own and operate expires 3/31/25.			
	Fire Certificate expires 11/27/25.			
	Boarding Home resident's files must be maintained for each resident and include the following:			
4.9	1. Resident photos shall be maintained in each resident's file.	2/7/25	NO 2/13/25	
Note:	Missing pictures for residents LC, OT, SW + CH.			
8.1(c)1	2. Medical certifications issued by a licensed physician, LPN or PA, as to the general state of health and any illnesses or disabilities and medication required:	2/7/25	NO 2/13/25	
Note.	Medical Certifications were missing for OT, CM, SW, AK, Rm, AH + CH.			

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

CamScanner

NJAC 5:27

1111 - 0325

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
3.1(a) 1-15	3. Boarding Home shall include a signed copy of Resident's Rights in each resident's file.	2/7/25	Yes 2/13/25	
Note:	Resident's OT, file did not include a signed Resident's Rights form.			
8.1(c)3	4. Each resident's file shall include a copy of the facility's rules and regulations signed by each resident acknowledging that the resident agrees to abide by them.	2/7/25	Yes 2/13/25	
Note:	Signed Rules were missing from residents, OT + RH, files.			
8.1(c)2	5. Occupancy or lease agreements must be completed for each resident, and clearly indicate the room and board rate and services provided.	2/7/25	No 2/13/25	
Note:	Current lease agreements fail to indicate the rent			

CamScanner

1111-0325

NJAC 5:27

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Charged to each resident.			
3.8(b)	All staff shall be trained upon orientation and annually in evacuations, facility rules, resident's rights and the facility's current medication policy and procedure.	2/7/25	NO 2/13/25	
Note:	Documentation of trainings shall be maintained on site.			
9.4(c)	All areas in which food is kept, prepared or served and all utensils, dishes, glasses, pots and equipment used in preparation or serving of food shall be maintained in a sound and sanitary condition and free from hazard to health.	2/7/25	Yes 2/13/25	
Note:	Currently, numerous cases of durated food are stored in an area between the 1st floor tv area and dining room. Items are not raised off of the floor and are accessible to all. This area shall be closed off by walls or doors,			

CamScanner

NJAC 5:27

1111-0325

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	and cases of food shall be stored on shelves to prevent hazards from falling boxes, damaged food items due to stacking and failure to raise items off of the ground which makes it susceptible to infestation of insects, vermin or rodents. Btl shall create a pantry area to store food. This area can be used to store the refrigerators located in the dining room.			
7.3(e)	Dining rooms shall be of sufficient size and properly equipped to comfortably seat all residents or intended residents at any one time.	2/7/25	Yes ✓ 2/13/25	
Note:	Currently, there are 18 chairs in the dining room and not enough tables to seat all residents at one time. 2 large freezers are located in the dining room, and should be relocated to the 'new pantry area' to accumulate more table and chairs.			

CamScanner

1111-0325

OAC 5:27

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
9.4(d)	All refrigerators and freezers shall be equipped with thermometers to ensure the proper temperature to prevent food spoilage.	2/7/25	Yes 2/13/25	
Note:	The freezers in the dining room require thermometers			
7.3(b)	At least one living room shall be provided for use by residents. Such living rooms shall contain comfortable chairs sufficient to provide seating for 2/3 of the residents or interred residents at any one time.	2/7/25	Yes 2/13/25	
Note	The living area on the first floor has seating for 7 or 8 people. The 2nd floor living room is currently being occupied/inhabited by a resident, who must be relocated immediately to ensure the resident's privacy is not being violated.			
3.1(a)7	Residents have the right to	2/7/25	Yes 2/13/25	

CamScanner

NJAC 5:27

1111-0325

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	privacy.			
Note:	Resident residing in the 2nd floor living room/television area shall be relocated to a bedroom ASAP.			
10.4 (a)	Transportation shall be provided to medical and dental offices and other health facilities as required for treatment and for check-ups at least once annually.	2/7/25	NO 2/13/25	
Note:	Boarding Home shall obtain a contract with a transportation agency or provide a means of transporting residents to medical appointments.			
4.9	Boarding Home shall develop and maintain an emergency evacuation plan in the event of a long term evacuation of the facility.	2/7/25	NO 2/13/25	
Note:	Boarding Home shall secure a contract with an alternate Boarding Home or facility with a higher level of care to send residents in the event of an			

CamScanner

NJAC 5:27

1111-0325

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	emergency evacuation.			
4.4(f)	Boarding Home shall replace or repair light fixture in 3rd floor bathroom to ensure proper illumination of the room.	2/7/25	Yes 2/13/25	
4.9	Boarding Home shall repair broken blinds in rooms B4, B6, B7, B8 & B9.	2/7/25	Yes 2/13/25	
4.9	Screens that are damaged shall be replaced or repaired, and missing screens shall be installed in all windows.	2/7/25	Yes 2/13/25	
Note:	Screens were missing in Rooms C1, C2 and C3.			
4.7(a)	The heating vent located in room # B7 shall be replaced or repaired, so flow of air can be adjusted.	2/7/25	Yes 2/13/25	
Note:	Current heat register has been covered with strips of tissue to control the force of air.			

1111-0325

NJAC 5:27

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
1.6(a)	Boarding Home is currently approved for a maximum capacity of 25 residents per the license, but the current census is 27 residents.	2/7/25	Yes 2/13/25	
Note:	Boarding Home shall decrease capacity to ensure the licensed capacity is not exceeded.			
		End of Report		
	Report reviewed with:			

WHITE ~ Owner Copy YELLOW ~ Evaluator PINK ~ Office

CamScanner

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 6
Control No. 1111-R-0325
License No.
Type of Construction Brick
No. of Stories ____ Units 13 Bedrooms
Lic. Capacity 25 No. of Res. 24
Class R
DATE: 11/20/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Vol. Of America Del. Valley INC.	518-520 Martin Luther King Blvd. Trenton, 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

Brian Goddard
Received By
Brian Goddard
Printed Name of Person Served
11/20/24
Date Time Served

By Jay Rayford (JR)
Bureau of Rooming and Boarding House Standards

William Murray III Rep.
Bureau Representative Evaluator #

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

CamScanner

518-520 Martin L. King Blvd. Trenton, NJ 1111-B-0325

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp. 5/19/24			
5:27 1.3(b)4	Provide current fire certificate	12/20/24	Abated	
	Owner lic. exp. 3/31/25			
	Operator lic. exp. 3/31/25			
	3rd Floor			
	C3			
5:27 4.7(n)	- Items behind entry door shall be removed and stored away properly.	12/20/24	Abated 1/6/25	
	C2			
5:27 4.9	- Smoke detector shall be maintained to operate in sleeping room.	12/20/24	Abated 1/6/25	
5:27 7.1(b)	- Entire sleeping room shall be cleaned and maintained.	12/20/24	Abated	
	C1			
5:27 4.7(a)	- Damaged window blind shall be replaced.	12/20/24	Abated	
5:27 7.1(b)	- Entire sleeping room shall be cleaned and maintained.	12/20/24	Abated	
	Common hallway			
	- NO violations			
	Common bathroom			
	- NO violations			

CamScanner

518-520 Martin L King Blvd. Trenton, NJ 1111-B-0325

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor			
	B9			
5:27 4.7(h)	- Items behind entry door shall be removed and stored away properly.	12/20/24	Abated	
5:27 7.1(b)	- Entire sleeping room shall be cleaned and maintained.	12/20/24	Abated	
	B8			
	- No violations			
	B7			
	- No violations			
	B6			
	- No violations			
	B5			
	- No violations			
	B4			
5:27 4.9	- Smoke detector shall be maintained to operate in sleeping room.	12/20/24	Abated	
	B3			
	- No violations			
	B2			
	- No violations			
	B1			
	- No violations			
	Common hallway			
	- No violations			

11/6/25 All. abated

CamScanner

518-520 Martin L. King Blvd. Trenton, NJ 1111-B-0325

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor con't			
	Common bathroom			
5:27 7.1(b)	- Entire area shall be cleaned and	12/20/24	Abated	
	maintained. This includes shower stall			
	toilets and floor.			
5:27 4.7(a)	- Hanging exhaust fan shall be	12/20/24	Abated	
	repaired.			
	Common sitting room			
	- No violations		1/6/25	
	1st Floor			
	A3			
	- No violations			
	Common hallway			
5:27 4.7(a)	- Exposed wires shall be covered	12/20/24	Abated	
	with an electrical plate near			
	bathroom.			
5:27 4.7(h)	- Stained ceiling areas outside	12/20/24	Abated	
	bathroom shall be remediated.			
	Common bathroom			
5:27 4.7(a)	- Repaired wall area above toilet in	12/20/24	Abated	
	stall #2 shall be sanded and painted			
	in a workmanlike manner.			
5:27 4.7(a)	- Cover for exhaust fan inside	12/20/24	Abated	
	toilet stall #1 shall be provided.			
5:27 4.7(a)	- Hanging exhaust fan outside of	12/20/24	Abated	
	shower stall #2 shall be repaired			

CamScanner

518-520 Martin L. King Blvd. Trenton, NJ 1111-B-0325

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor cont			
	Common bathroom cont			
5:27 4.7(a)	- Damaged shower curtain shall be replaced for stall #2.	12/20/24	Abated	
5:27 4.7(a)	- Shower curtain shall be provided for stall #2.	12/20/24	Abated	
5:27 3.1(a)12	- Window blind/curtain shall be provided for privacy and to create a homelike environment.	12/20/24	Abated	
5:27 7.1(b)	- Entire area shall be cleaned and maintained. This includes shower stalls, toilets and floor.	12/20/24	Abated	
	Kitchen			
5:27 4.7(a)	- Front middle and left burners on stove shall be repaired to ignite properly without using matches or striker.	12/20/24	Abated	
	Dining room		1/6/25	
	-No violations			
	Living room			
	-No violations			
	Laundry room			
	-No violations			
	Basement			
	-No violations			

CamScanner

518-520 Martin L. King Blvd. Trenton, NJ 1111-B-0325

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Exterior			
	-No violations			
			1	

WHITE ~ Owner Copy

YELLOW ~ Evaluator

PINK ~ Office

CamScanner