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 11
Control No. 1209-0014
License No.
Type of Construction Frame / Siding
No. of Stories 2 Units
Lic. Capacity 10 No. of Res.
Class F
DATE: 10/4/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Sober t, t, LLC	39 Pleasant Valley Rd
	Old Bridge 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 Bernard Raywood /AL

Bureau of Rooming and Boarding House Standards

Received By

Russell Hardy

Printed Name of Person Served

10-4-24

Date Time Served

10/4/24

Bureau Representative Evaluator #

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1209-0014 39 Pleasant Valley Rd, Oldbridge NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner license #1 exp 2/28/25			
	Owner license #2 exp 2/28/25			
	Operator license exp 2/28/25			
	Fire Certificate			
1.3(c)4	↳ Shall provide & post Life Hazard.	11/5/24	Yes	
4.9	↳ Shall provide & post. Residents rights	11/5/24	Yes	11/28/25.
	↳ posted	11/5/24	Yes	
	House Rules			
3.2(c)	↳ Shall provide & post Rates	11/5/24	Yes	
3.10(a)	↳ Shall provide & Post. Exterior	11/5/24	No	
	Front / side / Back.			
4.7(d)	→ Shall repair / replace siding around window	11/5/24	Yes	
4.7(b)	→ Shall repair front steps bricks loose.	11/5/24	Yes	
4.7(b)	→ Shall install handrail front steps.	11/5/24	No	
4.7(g)	→ Shall remove trees branches, vines growing into / on house!	11/5/24	No	

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1209 - 0014 39 Pleasant Valley Rd. Oldbridge NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.2(d) *	- Owner shall provide permit to have septic system replaced,* se	11/5/24	No	
4.2(d) *	- Owner shall replace Septic system *	11/5/24	No	
4.2(d) *	- Owner shall provide proof of permits to this bureau for the approved installation of 3 skylights installed on the lower level.		No	
	* Must submit/apply/obtain UCC/DCA approval from DCA Southern Regional office.	11/5/24	No	
4.9 *	→ Owner shall provide/ supply for approval of retaining wall structure, from DCA southern regional office, that has been installed (needs approval for installation)	11/5/24	No	
4.9 *	→ Owner shall obtain/apply for approval of installation of 3 lower level egress windows from DCA, southern Regional office.	11/5/24	No	

11/28/24

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1209-0014 39 Pleasant Valley Rd Old bridge NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5:27-2.1(1)	→ Operator unit must be a functioning part of the family unit (currently has a separate entrance and no connection to the living space)	11/5/24	No	
4.9	→ All repairs must be completed in a workman like matter.	11/5/24	No	
	Rear Entrance (Lower Level) Hall.			
4.4(c)	→ Shall secure ceiling light fixtures loose.	11/5/24	Yes	
	→ Shall repair damaged ceiling evidence of leak shall find source of leak repair; then repair ceiling & repaint.	11/5/24	Yes	
4.4(c)	- Shall repair ceiling near end of hall (Left)	11/5/24	Yes	
	Secure ceiling light fixture.		No	
	Supply Closet.			
4.4(c)	→ Shall install globe cover for ceiling light fixture.	11/5/24	Yes	

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1209-0014 39 Pleasant Valley Rd, Oldbridge NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm #1 (1 Bed)			
4.7(a)	→ Shall find source of leak in ceiling and door and repair then repair ceiling (spackle, sand repaint ceiling & wall).	11/5/24	No	
4.7(a)	→ Shall repair/replace door, split/damaged.	11/5/24	Yes	
	Rm #2 (1 Bed)			
4.7(d)	→ Shall repair Skylight window leaks through ceiling and walls must repair source of leak then spackle, sand repaint all damaged walls in room.	11/5/24	NO	1/28/25
4.4(c)	→ Shall remove multi adapter	11/5/24	Yes	
4.9	→ Shall remove space heater	11/5/24	NO	
4.7(a)	→ Shall repair wall under heating/cooling unit water damage.	11/5/24	NO	
	Rm #3 (1 Bed)			
4.7(a)	→ Shall repair ceiling evidence of leak must find source of leak & repair. Then repair walls (spackle sand repaint entire room ceiling/walls)	11/5/24	Yes	

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1209 0014 39 Pleasant Valley Rd Old bridge NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.7(d)	-> Shall repair skylight window evidence of leak	11/5/24		
4.4(c)	-> Shall install cover plate for outlet with exposed wires.	11/5/24	No	
4.9	-> Shall maintain smoke detector (not operable)	11/5/24	No	
4.7(a)	-> Shall replace all damaged cracked floor tiles	11/5/24	Yes 11/26/25	
	Rm #4 (1 Bed - skylight)			
4.4(c)	-> Shall install globe cover for light fixture	11/5/24	Yes	
4.9	-> Shall remove cooking devices (coffee pot/maker)	11/5/24	Yes	
4.7(d)	-> Shall repair/replace skylight window evidence of leak.		No	
4.7a. 4.7(d)	-> Shall repair & repaint all water damaged ceiling, walls & Base board trim from damaged skylight leak.	11/5/24	No	
	Rm #5 (1 Bed)			
4.7(m) 4.7(g)	-> Shall clean dust, sweep mop, remove all trash & debris	11/5/24	No	

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1209-0014 39 Pleasant Valley Rd, Old Bridge NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm #6 (1 Bed)			
4.7(a)	→ Shall repair/replace door has large dent in it.	11/5/24	NO	
	Common Bath.			
4.2(d)	→ Shall seal base of	11/5/24	NO	
4.7(m)	Shower evidence of leak on walls & bad board trim, then repaint bathroom with proper paint.			11/26/25.
4.7(m)	→ Shall clean ceiling walls, floor, Shower, toilet, sink.	11/5/24	Yes	
4.4(c)	→ Shall clean vent in ceiling & mount.	11/5/24	No	
	Furnance Room			
4.2(d)	→ Shall provide permits for water heater installation	11/5/24	No	
4.2(d)	→ Shall install discharge pipes for (2 water heaters)	11/5/24	1 only 2nd NO	
14.1(a)	→ Shall install carbon detector.	Yes		

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1209 0014 Pleasant Valley Rd Old bridge NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Siting Area.			
4.7(m)	→ Shall clean ceiling,	11/5/24	Yes	
	walls, & floors			
4.4(c)	→ Shall mount outlet near	11/5/24	No	
	ceiling securely on wall.			
	(by T.V.)			
	2nd F/R.			
	Kitchen			
4.4(c)	→ Shall clean vent in	11/5/24	Yes	
	ceiling (dust)			
4.7(m)	→ Shall clean ceiling, walls,	11/5/24	No 1/28/25	
	floor, sink, counters, cabinets			
	Dining Room			
4.4(c)	→ Shall clean vent in	11/5/24	Yes	
	ceiling (dust)			
4.7(m)	→ Shall clean ceiling, walls	11/5/24	Yes	
	floors (wipe, sweep mop)			
	Living Room			
4.7(a)	→ Shall repair/replace	11/5/24	No	
	damaged tiles on fireplace			
	ledge.			
4.7(a)	→ Shall repair ceiling	11/5/24	No	
	over television; then			
	spackle sand & repaint.			
4.4(c)	→ Shall repair/replace	11/5/24	No	

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1209-0014 39 Pleasant Valley Rd, Oldbridge NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.4(c)	ceiling light fixture in 4/R	11/5/24	NO	
	Rm #7 (2 Beds)			
4.7(g)	→ Shall eliminate/remove odor	11/5/24	Yes	
4.7(d)	→ Shall repair window	11/5/24	NO	
	over bed by entry door.			
4.7(a)	→ Shall repair Wall behind		NO	
	door.			
4.7(a)	→ Shall repair/replace	11/5/24	No	
	door damaged			
	Rm #8 (2 beds Full bath)			
4.7(a)	→ Shall repair damaged	11/5/24	Yes	
	Wall			
4.7(m)	→ Shall clean ceiling, walls			
	floor, wipe, sweep, mop,	11/5/24	Yes	
4.7(n)	store personal items			
	off floor & remove all trash			
4.7(g)	& debris.			
	Bathroom			
4.2(d)	→ Shall repair/replace	11/5/24	Yes	
	tube (faucet taped)			
4.4(c)	→ Shall replace/install	11/5/24	Yes	
	Cover over ceiling ventalation			
	fan.			
	Hall.			
4.4(a)	→ Shall repair/replace	11/5/24		

11/26/24

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1209-0014 39 Pleasant Valley Rd Old bridge NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.4(c)	ceiling fixtures not operable	11/5/24	No	
	→ Shall clean ceiling,			
4.7(m)	dust, wipe walls, sweep	11/5/24	No	
	mop remove trash debris			
4.4(c)	→ Shall clean vent	11/5/24	No	
	(dust)			
	Common Bath			
4.7(m)	→ Shall clean, ceiling	11/5/24	NO	
	walls, floor, toilet, sink,			
	shower/tub.			
4.4(c)	→ Shall clean vent in	11/5/24	NO	
	ceiling			
4.7(a)	→ Shall repair damaged	11/5/24	Yes	
	floor tiles.			
4.7(a)	→ Shall repair damaged	11/5/24	Yes	
	door.			
	Side Porch / Hall			
4.4(c)	→ Shall install globe	11/5/24	Yes	
	cover in ceiling fixture			
	(at top of stairs before			
	side porch)			
4.7(a)	→ Shall repair ceiling	11/5/24	No	
	evidence of leak must			
	find source of leak repair			
	then replace/repair ceiling			
	& repaint.			

11/20/25

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1209-0014 39 Pleasant Valley Rd, Old bridge NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.7(d)	→ Shall repair broken window in/on side porch	11/5/24	No	
4.7(a)	→ Shall replace loose tiles in entry before Kitchen.	11/5/24	Yes.	
5:27-1.5(a) 4.2(d)	* Owner to provide a copy of a Certificate of Approval to the Bureau for the following work completed. → Egress window installation → Water heater installation. → Retaining wall → Skylight installation → Septic System installation/ inspection/replacement. The permits must be obtained from DCA southern region code enforcement 852 South Whitehorse Pike, Hammonton NJ	11/5/24	NO	

1/28/25

1/28/25

end of Report