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 2
Control No. 1303 - 0197
License No.
Type of Construction Frame/Siding
No. of Stories 2 Units 5
Lic. Capacity 10 No. of Res. 4
Class F
DATE: 10/28/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Phoenix Recovery LLC	1111 Monroe Avenue
	Asbury 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

Received By

Folgs Gozo
Printed Name of Person Served

10/28/24
Date Time Served

By Bernard Raywood /AL
Bureau of Rooming and Boarding House Standards

Alice Leighton
10/28/24
Bureau Representative Evaluator #

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1303-0197 111 Monroe AVE, Asbury Park NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor Bathroom			
4.1(a)	→ Shall remove all the peeling/cracked paint from ceiling and walls. Then repaint with proper paint	11/29/24	Yes	
4.4(c)	→ Shall maintain ceiling fan light fixture (not operable)	11/29/24	Yes	
	2nd Flr.			
	Rm #2 (By Bathroom) 3 Beds			
	1 Bunk, 1 Single			
	→ No violations currently			2/13/25
	Rm #1: (1 Bed)			
4.9.	→ Shall maintain smoke detector (not operable)	11/29/24	Yes	
			2/13/2025	
	End of Report.			

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ENFORCEMENT

POSTED

PAGE 1 of 5
Control No. 1303-0197
License No.
Type of Construction Frame / Siding
No. of Stories 2 Units 5
Lic. Capacity 10 No. of Res. 9
Class F
DATE: 9/24/24

◄ *EVALUATION REPORT AND ORDERS OF THE COMMISSIONER* ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Phoenix Decovery LLC	1111 Monroe Avenue
	Asbury Park NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

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Commissioner
By Bernard Raywood / AL.
Bureau of Rooming and Boarding House Standards

Tolle Gezel
Received By

Printed Name of Person Served

9/24/24
Date Time Served

9/24/24
Bureau Representative Evaluator #

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

1303-0197

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1111 Monroe Ave, Asbury Park NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner license			
1.6(a)1	↳ Shall provide & post	10/26/24	Yes	
	Operator license			
1.6(a)1	↳ Shall provide & post	10/26/24	Yes	
	Fire Certificate			
1.3(c)4	↳ Shall provide & post	10/26/24	Yes	
	Life Hazard certificate			
4.9	Shall provide & post	10/26/24	No	
	Residence Rights:			
3.2(a)	↳ Shall provide & post	10/26/24	Yes	
	Rules/Horse			
3.2(a)	↳ Shall provide & post	10/26/24	Yes	
	Room Rates			
3.10(a)	↳ Shall provide & post	10/26/24	No	10/28/24
	1st FLR.			
	Bedroom (Operator)			
4.7(a)	→ Shall install heater	10/26/24	Yes	
	vent cover.			
4.4(c)	→ Shall remove temp	10/26/24	Yes	
	orary wiring			
4.9	→ Shall maintain	10/26/24	No	
	Smoke detector			
4.7(n)	→ Shall remove all	10/26/24	Yes	
	items from floor & store			
6.1(c)	them away to have a	10/26/24	Yes	
	safe egress from room			
4.7(a)	→ Shall clean carpet	10/26/24	Yes	

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1111 Monroe Ave, Asbury Park NJ 1303-0197

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Living Room			
4.4(c)	→ Shall install cover			
	plate for outlet (by T.V)	10/26/24	Yes	
	Kitchen			
	No current violations.			
	Bathroom			
3.4(a)	→ Unable to inspect	10/26/24	Yes.	
	Either of Kittens present.		see addendum.	
	Bedroom #2 (2 Beds			
4.7(a)	→ Shall repair damaged	10/26/24		
	wall behind door			
4.7(a)	→ Shall repair/repaint	10/26/24		
	peeling paint on wall			
	in room & closet.			
	2nd Floor.			
1 Bed	Bedroom #1 (top of stairs)			
4.4(c)	→ Shall remove multi-	10/26/24	Yes	
	adapter.		maintain S/D.	
	Bedroom #2 (3 beds) - 2 Beds			
	(1 set bunk beds, 1 single bed)			
4.7(f)	→ Shall repair window	10/26/24	Yes	
	screen (torn)			
4.4(c)	→ Shall repair cover plate	10/26/24	Yes	
	for light switch.			
4.7(a)	→ Shall repair hole behind	10/26/24	Yes	
	door.			
4.9	→ Shall maintain smoke	10/26/24	Yes	
	detector.			

10/28/24

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Bedroom #3 (2 beds)			
	→ Remove all temporary wiring.	10/26/24	Yes	
	→ Shall remove/repair all peeling paint on ceiling & walls and repaint room.	10/26/24	Yes	
	Hall			
	Shall maintain all carbon and smoke detectors.	10/26/24	carbon Yes smoke NO.	
	Common Bath.			
	→ Shall clean vent.	10/26/24	Yes	
	→ Shall remove all peeling cracked paint and repaint.	10/26/24	Yes	
	Attic			
	→ Shall maintain smoke & carbon detector.	10/26/24	No	10/28/24
	Basement			
	no current violations.			
	Exterior.			
	Front → Shall remove all peeling paint from rails porch & steps; then repaint	10/26/24	Yes	
	→ Shall replace all missing spindles from rails	10/26/24	Yes	
	Rear → Shall repair loose hand rail (left rail going down steps)	10/26/24	Yes	

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1303.0197 1111 Monroe Ave Asbury Park NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.9	- All work must be completed in an workman like matter.	10/26/24	No	
4.9 14.1(a)	- All smoke/carbon detectors must be maintained in all bedrooms and common areas.	10/26/24	No	
	Rm #2 By Bathroom (3 Beds, 1 Bunk, 1 single. → No violations			
	Rm #1 (1 Bed). → maintain S.D.		10/28/24	
	end of Report.			

10/26/24