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

PAGE 1 of 5
Control No. 1321-0029
License No. _____
Type of Construction Frame Siding
No. of Stories _____ Units _____
Lic. Capacity 10 No. of Res. _____
Class R
DATE: 2/26/25

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Voyage Recovery LLC	44 Chestnut st
	Keansbury, 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 Robert Kenny / AL.
Bureau of Rooming and Boarding House Standards

Received By
Bryce Bullow
Printed Name of Person Served
2-27-25
Date Time Served

2/26/25.
Bureau Representative Evaluator #

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

1321-0029

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner license #1 exp 6/30/25			
	Owner license #2 exp 5/31/25			
	Operator exp 1/31/25			
1.6(a)1	→ Shall provide & post	3/28/25		
	Fire Certificate exp 11/20/25			
	Life Hazard.			
5:10 - 1.11	→ Shall provide & post	3/28/25		
	Residence Rights - posted			
	House Rules - posted.			
	Rates - posted			
	Exterior			
6.1(i)	→ Shall maintain doorbell	3/28/25		
	Foyer.			
4.7(m)	→ Shall clean walls,			
	ceiling, floors.			
4.7(a)	→ Shall repair all damaged			
	floor tiles.	3/28/25		
	Game Room			
4.4(c)	→ Shall install globe			
	cover for light fixture.	3/28/25		
	Kitchen			
4.4(c)	→ Shall install globe cover			
	for both light fixtures	3/28/25		
	(1 by door, ceiling fan)			
	Living Room.			
4.7(a)	→ Shall repair dent in	3/28/25		
	walls, then repaint			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Laundry Room			
5:10-14.3(e)	→ Shall install discharge pipe for water heater	3/28/25		
	Common Bath			
4.4(c)	→ Shall maintain ventalation fixture in ceiling, and clean (not operable)	3/28/25		
4.5(b)				
4.7(a)	→ Shall repair holes behind door & walls; then repaint.	3/28/25		
	2nd Floor			
4.7(a)	Owner shall provide modification for all sleeping room doors.	3/28/25		
	Rm (Right) 3 Beds / Bath			
4.4(c)	→ Shall install cover plates for all outlets	3/28/25		
4.4(c)	→ Shall provide power surge protector; must remove multi-adapter.	3/28/25		
	Closet.			
4.7(a)	→ Shall replace molding at the top of the interior door	3/28/25		
4.7(a)	→ Shall repair cracks in wall; then repaint	3/28/25.		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Bath			
4.7(a)	→ Shall repair hole in top of ceiling (right) corner	3/28/25		
4.9	→ Shall eliminate black moisture from ceiling & walls.	3/28/25		
Center Right	Rm (Top of Stairs) 2 Beds			
4.4(c)	→ Shall maintain ceiling fan wobbles when on.	3/28/25		
	Hall			
4.4(c)	Shall maintain all ceiling light fixtures.	3/28/25		
Far Left	Rm (end of hall) 4 Beds			
4.7(e)	→ Shall repair ceiling near door widow of leak or water damage; must find source of leak & repair then repair ceiling and repaint.	3/28/25		
4.7(e)	→ Shall repair damaged lifted laminate floor.	3/28/25		
4.7(a)	→ Shall repair dents/holes in walls then repaint	3/28/25.		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	R11 (Left of stairs) 2 Beds			
4.9	→ Shall cease from burning	3/28/25		
	candles			
4.9	→ Shall store space heaters	3/28/25		
	away.			
	Common Bath.			
4.7(f)	→ Shall install screen for	3/28/25		
	window.			
4.7(a)	→ Shall remove peeling paint			
	and repair ceiling & walls			
	evidence of water damage must	3/28/25		
	find source of damage & re-			
	pair; then Spackle, sand &			
	repaint ceiling & walls with			
	proper paint.			
4.7(a)	→ Shall replace all damaged	3/28/25		
	floor tiles.			
	Owner shall have 24 hour			
4.9	staff when tenants are	3/28/25.		
	present in home during			
	day/night hours.			
	End of Report.			