STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 633-6251

POSTED

PAGE 1 OF 9
Control No. 1330 - 0015
No. of Stories 2 Units
Lic. Capacity 20 No. of Res.
Class RHCF
DATE: 4/9/25

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Raviko Group LLC	351 myrtle St
	Cliffwood NJ
Owner's Phone Number	Property Phone Number
Administrator	

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 Health Care Facilities Planning Act (N.J.S.A. 26:2H-1.1 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 14 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 ROBERT EVANS
Printed Name of Person Served
4/9/25 1:18 PM
Date Time Served

By Robert Kenny /sr. Commissioner
~~Bernard A. Raywood, Chief~~
Bureau of Rooming and Boarding House Standards
4/9/25.
Bureau Representative

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

1330 - 0015

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner/Operator – exp 11/30/25			
	Fire Certificate exp 1/31/25.	6/10/25		
2.4 (e)	→ Shall provide passed inspection & post certificate.	6/10/25		
	Life Hazard →			
2.4 (e)	→ Shall provide & post. Residence Rights. Posted House Rules Posted Rates/Services.	6/10/25		
2.4(e)	↳ Shall provide & post.	6/10/25		
	Exterior.			
15.7(a)	→ Shall repair holes in the porch ceiling (Front)	6/10/25		
15.7(a)	→ Shall repair exterior foundation wall: concrete deteriorate must repair concrete then re paint.	6/10/25		
15.7(a)	→ Shall repair/replace porch post are deteriorated	6/10/25		
15.7(a)	→ Shall replace/repair roof/awning to back porch. evidence of leak.	6/10/25		
15.7(a)	→ Shall repair damaged concrete from kitchen door (walkway)	6/10/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Entry Foyer 1st Flr.			
	Halls.			
15.1(a)	↳ Must sweep/mop floors and remove all trash & debris.	6/10/25		
15.1(a)	→ Shall clean walls & ceiling.	6/10/25		
	Kitchen.			
15.7(a)	→ Shall secure sink loose/moves when water is on.	6/10/25		
15.7(a)	→ Shall secure hand washing sink moves when water is turned on.	6/10/25		
15.7(a)	→ Shall repair J-trap to sink (water empties into drain, with food accumulation around it) *IF THIS IS CODE YOU MAY DISREGARD	6/10/25		** But must remove food from drain co
15.7(a)	→ Shall repair damaged floor tiles from Kitchen to dining room.	6/10/25		
	Dining Room			
15.1(a)	→ Shall clean walls, floors, tables, chairs. (cobbwebs, debris)	6/10/25		

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
3A.5(a)	- Currently 15 chairs & 3 tables. Must have seating for all residents a one sitting	6/10/25		
	Living Room			
15.3(a)1	→ Shall clean couches, ceiling floor, walls, tables; wipe Sweep, mop	6/10/25		
15.3(a)1	→ Shall store all personal items away out of corners	6/10/25		
15.7(a)	→ Shall maintain emergency exit light (not operable) Rm #4 (3 Beds - 1 vacant)	6/10/25		
15.3(a)10	→ Shall immediately employee the services of a licensed exterminator evidence of bed bugs. Must provide this bureau with certification of on site treatment from a licensed exterminator 60 days after the inital treatment date for bed bugs extermination and that there is no evidence of bed bugs.	6/9/25		
15.3(a)10	→ Shall replace all mattress / box spring covering. (Stained from bed bugs)	6/10/25		

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.7(a)	→ Shall repair/replace exit door (to rear yard) door sticks closed.	6/10/25		
	Rm #3 (3 Beds – 1 vacant			
15.1(a)	→ Shall store all personal items off floor & away.	6/10/25		
15.1(a)	→ Shall clean, ceiling, walls, floors, doors, windows; must vaccum and remove all trash & debris.	6/10/25		
15.3(a)10	→ Shall exterminate evidence of bed bugs on walls, ceiling, mattress/sheets/pillows. Owner must provide bureau with certification of pre inspection 60 days after initial treatment date for bed bugs extermination that there is no evidence of bed bugs.	4/9/25		
7.3(a)1 iii	→ Shall replace all infested mattresses sheets, mattress covers, pillows (currently stained with bed bugs) and comforters.	6/10/25		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm #2 (3 beds - 1 vacant)			
15.3(a)1	→ Shall clean ceiling, walls floors, windows. evidence of bed bugs / trash / debris.	6/10/25		
15.1(a)	→ Shall store away all personal items from the floor.	6/10/25		
15.3(a)10	→ Shall exterminate (see instructions on page 9 for bed bugs)	6/10/25		
	Common Bath Room			
15.1(a)	→ Shall clean window / seal, ceiling, walls, floors, showers, toilet, sinks. *Shall remove peeling paint from ceiling/wall then repaint.	6/10/25		
15.3(a)13	→ Shall provide toilet paper, hand soap, towels / dryer. trash can. Must be present at all times for residence use.	6/10/25		
	2nd flr.			
	Common Bath.			
15.7(a)	→ Shall replace Shower head.	6/10/25		
15.6(b)	→ Shall repair leak from wall / sink (onto floor)	5/10/25.		
15.6(a)	→ Shall maintain cold water in sink currently not operable.	5/10/25.		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.3(a)1	→ Shall clean (to eliminate			
	black moisture from ceiling,	6/10/25		
	tub/shower) must clean			
	tub/shower, toilet/sink/ceiling			
	wall/floor.			
15.3(a)13	→ Shall provide toilet paper,			
	soap, towels/dryer, at all	6/10/25		
	times			
	Rm #5 (3 Beds)			
15.3(a)10	→ See instructions on page	6/10/25		
	9 for Bed bugs. * must exterminate.			
15.7(a)	→ Shall remove mull. adapter			
15.7(a)	→ Shall replace broken left			
	left window.			
15.7(a)	→ Shall remove/discard			
	broken mirror from sleeping			
	room.			
	Rm #6 (2 Beds.			
15.3(a)10	→ Shall see instructions	6/10/25		
	for bed bugs on page 9			
	Shall exterminate.			
15.3(a)1	→ Shall clean, ceiling, walls		6/10/25	
	floors, to eliminate evidence of bed bugs.			
7.3(a)1 III	→ Shall replace all stained bedding		6/10/25	
7.3(a)6	mattress covers, pillows stained with			
	bed bugs.			

1330-0015

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm #7 (2 Beds).			
15.3(a)10	→ Shall exterminate			
	see pg 9 evidence of	6/16/25		
	bed bugs See instructions			
	Rm #8 (2 beds) operators			
	residence.			
15.3(b)	→ Shall repair all	6/10/25		
	loose rails for emergency			
	exit (deteriorated) (fire escape)			
	→ Shall remove chair	6/10/25.		
	from fire escape.			
5:27A-5.1	Owner shall appoint an			
	administrator & an alternate (non-resident)			
	shall be designated in writing to act in the			
	absence of the administrator. The			
	administrator or a designated alternate			
	shall be available on the premises of the facility			
	at all times and shall have access to all			
	survey related records and policies [At the			
	time of Arrival for inspection there was no			
	administrative staff present/only a resident			
	preparing lunch. [Administrator arrived			
	45 minutes after this evaluator began			
	inspection]			

1330 - 0015

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner shall employ the	4/9/25.		
15.3(a)10	services of a licensed exterminator			
	for the curtailment of Bed Bugs			
	The owner shall not accept.			
	any new residents; Any residents			
	that leaves the facility for any reason.			
	you can not accept back. I must provide			
	bureau with certification of reinspection			
	60 days after the initial treatment date			
	for bed bugs(s) extermination and that			
	there is no evidence of bed bugs in the			
	facility.			
5:27A-8.3(a)	13 Owner shall remove all			
	opened and expired food			
	from the pantry & 3day	4/10/25		
	food supply & Replinish			
5:27A-8.3(a)11	a 3 day food supply for			
	each resident in facility			
	All repairs must be com-			
	pleted in a workmanship			
	like matter.			

End of Report.

STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 633-6251

PAGE 1 OF 2
Control No. 1330-0015
No. of Stories 2 Units
Lic. Capacity 20 No. of Res.
Class RHCF
DATE: 4/7/25

POSTED

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Ravi Ko Group LLC	351 myrtle st
	Cliffwood, NJ
Owner's Phone Number	Property Phone Number
Administrator	

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 Health Care Facilities Planning Act (N.J.S.A. 26:2H-1.1 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 14 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.

No Staff Present to Sign.
Received By

4/7/25.
Printed Name of Person Served

AL.
Date Time Served

By Commissioner Robert Kenny /AL.
~~Bernard A. Raywood, Chief~~
Bureau of Rooming and Boarding House Standards

4/7/25.
Bureau Representative

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

1330-0015

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5:27A-4.1(b)2	- Shall provide 24 hr per day staff. Upon arrival for annual inspection no full time nor part time staff avialable with residence. (Residence were observed answering door and preparing their own lunch)	Immediatley		
	— In residential health care facilities with fewer than 24 licensed beds, the facility shall provide sufficient staff for resident supervision. During the normal sleeping hours of residents (generally 10 p.m.- 6am), inactive resident supervision shall be provided by an employee who is on duty and avialble on the premises to provide care and services, but not necessarily awake.			
	End of Report			

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BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 633-6251

BRBHS-1
8/02

PAGE 1 of 2
Control No. 1330-0015
License No.
Type of Construction Frame
No. of Stories 2 Units 7
Lic. Capacity 20 No. of Res. 9
Class RHCF
DATE: 7-10-2024

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Ravilo Group LLC	351 Myrtle st
	Cliffwood N.J
Owner's Phone Number	Property Phone Number
Operator's Name Robert Evans	

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.

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>
> **You will be notified of the time and place of the hearing.**

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Robert Evans
Received By

ROBERT EVANS ADMINISTRATOR
Printed Name of Person Served

7/16/24
Date Time Served

Commissioner
By Bernard Raymond
Bureau of Rooming and Boarding House Standards

Albert Ocasio
Bureau Representative Evaluator #

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference	1330-RHCF-0015	Compliance Date	Reinspection Date	Compliance Date
N.J.A.C 5:27	License to own + operate exp 11/20/2024			
	Fire certificate exp 01/31/2025			
5:27A-9.2(f)	Nurses' monitoring notes must be	9/10/2024	9/11/2024	
	written on an ongoing basis + must		Abated	
	reflect the current health status			
	of residents. Notes must be written			
	weekly.			
5:27A-10.2(b)	Pharmacist report must be done	9/10/2024	9/11/2024	
	quarterly. 4x a year.		Abated	
5:27A 9.2(e)	Nurses assessment must be done on	9/10/2024	9/11/2024	
	every resident.		NO	
5:27A-15.3(b)	Facility must secure annual	9/10/2024	9/11/2024	
	written statement from licensed		NO	
	electrician that based on inspection			
	all circuits are Not overloaded			
	End Of Social Report			
	Albert Orabona			

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