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 7
Control No. 1337-0012
License No.
Type of Construction Stone / Siding
No. of Stories 2 Units 5
Lic. Capacity 9 No. of Res. 7
Class F
DATE: 2/11/25

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Recovery Rd LLC	Recovery Road LLC / 411 Brookside Ave Ocean Twp. 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.

Richard Braha
Received By

Printed Name of Person Served

2/11/25
Date Time Served

Commissioner
Acting Supervisor
By Robert Kenny / AL
Bureau of Rooming and Boarding House Standards

02/11/25
Bureau Representative Evaluator #

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

1337-0012

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner license #1 exp 5/31/25			
	Owner license #2 exp 5/31/25			
1.6(a)1	Operator license exp 7/31/24			
	↳ Shall provide & post	3/12/25		
	Fire Certificate.			
1.3(c)4	↳ Shall provide & post	3/12/25		
	Life Hazard.			
4.9	↳ Shall provide & post	3/12/25		
	Residence rights			
3.2(a)	↳ Shall provide & post.	3/12/25		
	House Rules - Posted			
	Rates & Services			
3.10(a)	↳ Shall provide & Post.	3/12/25		
	Exterior			
4.7(d)	→ Shall repair broken	3/12/25		
	glass to left of entry			
	door.			
4.7(a)	→ Shall maintain.	3/12/25		
	door ~~knob~~ bell			
4.7.	→ Shall maintain fence	3/12/25		
	in/or side rear yard.			
	Rear.			
4.7(a)	→ Shall maintain vinyl	3/12/25		
	siding under window			
	ledges.			
4.9	→ Shall eliminate ice from	3/12/25		
	back porch landing.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor.			
	Rm (Right) - 2 Beds.			
4.7(a)	→ Shall provide identification	3/12/25		
	for room			
4.6 (a)	→ Shall maintain heat to	3/12/25		
	a minimum of 68° F Oct - May.			
4.9	→ Shall remove [illegible] space	3/12/25		
	heater.			
4.4 (c)	→ Shall remove mult.-	3/12/25		
	adapter, temporary wiring			
4.7(a)	→ Shall remove all loose	3/12/25		
	paint from walls & ceiling			
	and repaint ceiling & walls.			
4.7(a)	→ Shall repair all loose	3/12/25		
	laminate floor tiles.			
	Rm (right) 1 Bed.			
4.4 (c)	→ Shall remove all	3/12/25		
	temporary wiring			
4.7(a)	→ Shall repair cracked	3/12/25		
	door frame.			
4.4(c)	→ Shall install globe	3/12/25		
	cover in closet light			
	fixture in ceiling			
4.9	→ Shall remove space	3/12/25		
	heater.			
4.6 (a)	→ Shall maintain heat	3/12/25		

to a minimum of 68° Oct-May
Current reading 64°

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Bath (Full)			
4.7a	→ Shall repaint heater	3/12/25		
	cover with proper paint			
	(rusty)			
4.4(c)	→ Shall clean ceiling	3/12/25		
	fixture ventalation.			
4.9	→ Shall eliminate	3/12/25		
	black moisture in ceiling			
	over shower/tub.			
4.7(m)	→ Shall clean bath room	3/12/25		
	ceiling, walls, floors, toilet			
	sink, window.			
4.7(a)	→ Shall sand re paint	3/12/25		
	bathroom ceiling & walls			
	with proper paint.			
	Dining room			
4.4(c)	→ Shall paint inlet under	3/12/25		
	window loose.			
4.7(a)	→ Shall clean walls/ceiling	3/12/25		
	floors.			
	→ Shall maintain heat	3/12/25		
	to a minimum of 68°F			
	Oct - May; current heat 65°F			
	Sitting Room			
4.7(a)	→ Shall spackle sand & repaint	3/12/25		
	ceiling, walls.			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm (Next to sitting room) (Bed)			
4.4(c)	→ Shall repair outlet cover	3/12/25		
	by bed			
4.7(a)	→ Shall repair ceiling under	3/12/25		
	skylight; evidence of water			
	damage must find source			
	of leak repair; then repair			
	ceiling/walls & repaint.			
	(spackle sand repaint)			
	Kitchen.			
4.7(a)	→ Shall repair replace	3/12/25		
	tiles on counter top.			
4.9	→ Shall maintain smoke	3/12/25		
	detector, not operable.			
	2nd flr.			
4.7(d)	→ Shall repair wall behind	3/12/25		
	sink (loose)			
4.9	→ Shall maintain smoke	3/12/25		
	detector in hall ceiling.			
	Common Bath.			
4.7(a)	→ Shall eliminate spaces	3/12/25		
4.4(c)	around light switch plate.			
4.4(c)	→ Shall clean ceiling			
	ventalat. fixture.			
4.7(m)	→ Shall clean ceiling			
	walls floor, toilet, sink	3/12/25		
	shower, tub			

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm (Right) 2 beds.			
4.9	→ Shall provide window shades/blinds for all windows	3/12/25		
4.4(c)	→ Shall remove all temporary wiring.	3/12/25		
	→ Shall install identification for sleeping room	3/12/25		
	Rm (Left) 2 beds.			
4.7(a)	→ Shall find source of hole in ceiling repair then repair large hole in ceiling (spackle, sand repaint entire ceiling & walls.	3/12/25.		
4.4(c)	→ Shall mount outlet securly onto wall.	3/12/25		
4.4(c)	→ Shall replace outlet cover (loose)	3/12/25		
4.9	→ Shall maintain smoke detector (not operable)	3/12/25		
	Garage.			
4.9	→ Shall install smoke	3/12/25		
14.1(a)	detector & carbon detector			
4.6(a)	→ Shall maintain Furnance not holding temperature Above 64° throughout house	3/12/25.		

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.9	- Owner shall eliminate all space heaters from sleeping rooms & common areas throughout house	3/12/25		
4.9	- Owner shall maintain			
14.1(a)	all carbon detectors and smoke detectors throughout entire house	3/12/25		
	End of Report			