STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 984-1704

POSTED

PAGE 1 OF 4 ✓
Control No. 1340-C-0019
No. of Stories 2 Units 13 Bedrooms
Lic. Capacity 22 No. of Res. 21
Class C
DATE: 12/17/24

BRBHS-1
10/22

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Owner's Name, Address, Zip, County	Property Address
Hrbeare INC.	212 S. Pearl Street
	Red Bank, 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 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 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

Michelle Moore
Received By

Michelle Moore
Printed Name of Person Served

12/17/24
Date Time Served

By *Bernard A. Raywood, Chief*
Bureau of Rooming and Boarding House Standards

William Murray III
Bureau Representative

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

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212 S. Pearl Street Red Bank, NJ 1340-C-0019

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp 3/3/25			
	Owner lic. exp. 8/31/25			
	Operator lic. exp 11/30/25			
	2nd Floor			
	Room #11			
	-NO violations			
	Room #10			
	-No violations			
	Room # 9			
	-No violations			
	Common hallway			
	-No violations			
	Common bathroom			
	-No violations			
	Common hallway			
	-No violations			
	1st Floor			
	Room #14			
	-No violations			
	Room #12			
	-No violations			
	Room #8			
	-No violations			

1/30/25 WLL

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212 S. Pearl Street Red Bank, NJ 1340-C-0019

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor cont			
	Room #7			
	-No violations			
	Room #6			
	-No violations			
	Room #5			
	-No violations		1/30/25	
	Room #4			
	-No violations			
	Room #3		1/31, Mos	
	-No violations			
	Room #2			
	-No violations			
	Room #1			
	-No violations			
	Common hallway			
	-No violations			
	Common bathroom #1 (Next #7)			
5:27 7.1(b)	- Black moisture build up inside	1/16/25	Abated	
	shower stall shall be remediated			
	and area shall then be recaulked.			
	Common bathroom #2 (Across from office)			
	-No violations			
	Kitchen			
	-No violations			
	Living room			
	-No violations			

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212 S. Pearl Street Red Bank, NJ 1340-C-0019

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor cont.			
	Living / lounge room			
5:27 7.1(b)	- Stained carpets in both areas	1/11/25	Abated	
	shall be cleaned and maintained.			
	Basement			
	-No violations			
	Exterior			
	-No violations			
			1/30/25	

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

POSTED

BRBHS-1
7/15

PAGE 1 of 5
Control No. 1340-0019
License No.
Type of Construction
No. of Stories 2 Units 14
Lic. Capacity 22 No. of Res. 21
Class C
DATE: 11-6-2024

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Habcore INC	212 Pearl Street Red Bank NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL ☒ ADDENDUM ☐
PHYSICAL ☐ CYCLICAL ☒

— PLEASE READ CAREFULLY —

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Your 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 court action in accordance with section 10 and 11 of the Act. Please review the violations with the Bureau representative.

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Commissioner

Michelle Mare
Received By

By Bureau of Rooming and Boarding House Standards

Michelle Mare
Printed Name of Person Served

11/6/24 2:30 PM
Date Time Served

Bureau Representative Evaluator #

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License To Own			
	Expires: 8-31-2025			
	License To Operate:			
	Expires: 3-31-2025.			
	fire Certificate			
	Expires: 3-3-2025.			
	Lead Certificate			
	NOT Available			
			Yes SW	
4.10	Licensee shall obtain	12-6-24	1-24-25	
	appropriate lead			
	certificate for Boarding			
	Home.			
			Yes SW	
1.6(a)	Licensee shall apply	12-6-24	1-24-25	
	for Operator licensee			
	for identified person			
	residing in home.			
			Yes SW	
1.6	Boarding Home licensee	12-6-24	1-24-25	
	shall complete monthly			
	fire drills & document			
	completed drills.			
(note)	fire drills missing for Oct 2023			

WHITE ~ Owner Copy YELLOW ~ Evaluator MW PINK ~ Office

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NJAC 5:27

Control #1340-0019

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Dec 2023 + July 2024			
			Yes (SM)	
4.7(g)	Every Room in BH	12-6-24	1-24-25	
	Shall be clean + free			
	from garbage or rubbish			
	+ hazards to safety.			
	Any resident incapable			
	of maintaining a decent			
	room + safety shall			
	be provided housekeeping			
	assistance.		Yes (SM)	
	– Room #12 – Shall	12-6-24	1-24-25	
	declutter items in room			
	+ remove items blocking			
	door entrance/exit.			
			NO (SM)	
3.8(b)	All employees shall	12-6-24	1-24-25	
	adequately trained			
	+ supervised. Trainings			
	shall include but NOT			
	limited to: Non-Violent			
	de-escalation, Resident			
	Rights, Policy + Procedures			
	medication observation +			
	Fourth Rules Documentation			
	of all trainings shall be			
	maintained			

MM

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Control # 1340-0019

NJAC 5:27

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
3.10	Licensee shall at All Times maintain & Post a schedule setting forth the Rates charged for the rental of various rooms in BH & the cost of the other services provided.	12-6-24	Yes SAO 1-24-25	
47(m)	Licensee shall have All bedroom floors cleaned to remove Dirt & Grim.	12-6-24	Yes SAO 1-24-25	
72(a)	Licensee shall replace the following damaged mattress in Room # 2	12-6-24	Yes SAO 1-24-25	
92(c)	Menus shall be prepared on a weekly basis & shall reflect actual meals being served. Any changes/ substitutions to menu shall be recorded & retained for three weeks following the date of issue.	12-6-24	1-24-25	

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NJAC 5:27

Control # 1340-0019

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
8.1(c)1.	Medical Certifications	12-6-24	Yes SAW	
	by a licensed physician,		1-24-25	
	licensed nurse practitioner			
	shall be completed for			
	all residents in BTH as			
	to general state of health,			
	communicable illnesses or			
	disabilities & medication			
	required			
(note)	Medical certs missing for			
	J.B & D.K			
	END of Report			

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