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

ENFORCEMENT

PAGE 1 of 4
Control No. 1402-0008
License No.
Type of Construction Frame Siding
No. of Stories 2 Units 4
Lic. Capacity 10 No. of Res. 10
Class F
DATE: 8/2/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Cornerstone Residence LLC	22 Riverview Drive
	Boonton 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 Bernard Raymond/AL
Bureau of Rooming and Boarding House Standards

Received By
Donna Johnson
Printed Name of Person Served

8/2/24
Date Time Served

8/2/24
Bureau Representative Evaluator #

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1402-0008 22 Riverview Rd/Drive Boonton.

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner #2 license exp 1/31/25			
	Operator license exp 2/28/25			
	Fine certificate exp 5/31/25			
	Residence Rights posted			
	House Rules posted			
	Rates posted			
1.6(a)1	Owner #1 Shall provide ep st	9/3/24	No	
	1st Floor			
	Kitchen			
	→ No violations			
	Dining Room			
	→ No violations			
	Large living room			
4.7(f)	→ Window needs screens	9/3/24	Yes 9/4/24	
	Living room / Sitting room			
4.7(f)	→ Shall install window	9/3/24	Yes	
	screens.			
	1/2 Bath			
4.7(a)	→ Shall repaint ceiling	9/3/24	Yes	
	evidence of peeling paint			
4.4(c)	→ Shall clean vent	9/3/24	Yes	
	and repair/replace if needed			
	(loud)			
	Basement			
	Common Bath			
	→ Shall repair/replace	9/3/24	Yes	
4.4(c)	ventalation in ceiling (loud)			

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1402-6008 22 Riverview Drive Boonton

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
4.4(c)	→ Shall replace outlet cover		Yes	
	in sitting room (forcable)	9/3/24		
	1st Flr.			
	Front window.			
	↳ Shall repair/replace		Yes	
4.7(a)	loose trim around	9/3/24		
	window in sitting			
	chipped peeling paint			
	2nd Flr.			
	1st Bedroom (right) 2 Beds			
4.7(a)	→ Shall repair handle	9/3/24	Yes	
	on closet (loose)			
	2nd Center Bedroom (5 Beds)			
4.7(f)	→ Shall maintain window	9/3/24	Yes	9/4/24
	screens in all windows			
4.7(a)	→ Shall repaint all		Yes	
	chipped paint around	9/3/24		
	doors & closet doors.			
	3rd Bedroom (left) 1 Bed)			
4.9	→ Shall maintain smoke	9/3/24	Yes	
	detector.			
	Common Bath			
4.7(f)	→ Shall maintain/provide	9/3/24	Yes	
	screens for window			
4.4(c)	→ Shall clean vents	9/3/24	Yes	

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1402-0008 12 Riverside Dr. VC Burton NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	4th Bedroom (right of bath) (2 Beds)			
	↳ No violations			
	Exterior (Front)			
	(No violations)			
	Exterior (Rear)			9/4/24
	↳ Dents in the siding must watch for further deterioration if repairs are needed in the soon future.			
4.9	Life Hazard Certificate ↳ Shall provide & post.	9/3/24	No	
4.9	→ Shall provide a copy of the lease between owner and Cornerstone Residence LLC.	9/3/24	Dismiss.	
	End of report.			