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 4
Control No. 1408-F-0009
License No.
Type of Construction Frame/Stone
No. of Stories 2 Units 6 Bedrooms
Lic. Capacity 18 No. of Res.
Class F
DATE: 12/4/23

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Tranquility Estate LLC	14 Miranda Rd.
	Denville, 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

Received By

By Jay Raywood (WM)
Bureau of Rooming and Boarding House Standards

Ashley Kotkin-DeCarvalho
Printed Name of Person Served

William Murray III
Bureau Representative

12/4/23
Date Time Served

Evaluator #

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

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[X] NJAC 5:27
[ ] NJAC 5:27A

14 Mirador Rd. Denville, NT 1408-F-0009

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp 8/30/23			
5:27 1.3(d)4	Provide current fire certificate	1/3/24	Abated	
	Owner lic exp 12/31/23			
	Operator lic exp 2/28/24			
	2nd Floor			
	Bedroom (Top of stairway)			
	- NO violations			
	Bedroom (Master)			1/3/24
5:27 3.1(a)12	- Window blinds/curtains shall	1/3/24	Abated	
	be provided for privacy and to			
	create a homelike environment.			
	(IE Bathroom)			
	Bedroom (Next to bathroom)			
5:27 3.1(a)12	- Window blinds/curtains shall	1/3/24	Abated	
	be provided for privacy and			
	to create a homelike environment			
	Bedroom (Left of stairway)			
	- NO violations			
	Common hallway			
	- NO violations			
	Common bathroom (Full)			
	- NO violations			
	1st Floor			
	Bedroom (Across from Laundry room)			
	- NO violations			

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14 Mirador Rd. Newville, NJ 1408-F-0009

[X] NJAC 5:27
[ ] NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor cont			
	Bedroom (Next to front entrance)			
	-No violations			
	Common entrance			
	-No violations			
	Common bathroom #1 (Full)			
5:27 4.7(a)	- Floor tile pieces shall be provided	1/3/24	Abated	
	in missing areas.			
5:27 4.7(a)	- Cover shall be provided for	1/3/24	Abated	
	ceiling light fixture/ exhaust fan.			
	Common bathroom #2 (Half)			
	-No violations			
	Common kitchen			
5:27 3.11(a)12	- Window blinds/ curtains shall	1/3/24	Abated 1/3/24	
	be provided for privacy and to			
	create a homelike environment.			
	Living room			
	-No violations			
	Dining room			
	-No violations			
	Office / Bedroom - Occupied by staff			
	Basement			
5:27 14.1(a)1	- Carbon monoxide detector shall be	1/3/24	Abated	
	maintained in area.			
	Exterior			
	-No violations			

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[X] NJAC 5:27
[ ] NJAC 5:27A

14 Mimdor Rd. Neville, NJ 1408-F-0009

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5.27 1.6(a)6	- Service of transportation shall be eliminated or apply for a waiver from the Bureau, Pursuant to 5:27 2.1 definition #5.	1/3/24	Aborted	
			1/3/24	

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