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 5
Control No. 1409 0064
License No.
Type of Construction Frame Siding.
No. of Stories 3 Units
Lic. Capacity 10 No. of Res.
Class F
DATE: 10/18/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Milestone 144 LLC	144 S. Morris St
	Dover 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.

Received By

Printed Name of Person Served

10/21/2024
Date Time Served

Commissioner
By Bernard Raywood /AL
Bureau of Rooming and Boarding House Standards

10/18/24
Bureau Representative Evaluator #

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1409 - 0064 1445. Morris St ; Dover NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner license exp 9/30/25			
	Operator license exp 9/30/25			
1.3(c)4	Fire Certificate exp 9/30/24	11/22/24	Yes	
	↳ Shall provide & past.			
	Life Hazard exp 9/14/25 (9/30/25.			
	Residence Rights pasted.			
	House Rules pasted			
	Rates and Services. posted.			
	Exterior.			
	Front Porch.			
4.4(c)	→ Shall repair globe cover	11/22/24	Yes	
	glass missing (Shall remove			
	birds nest once birds are			
	hatched)			
1st Flr	Rm#1 Operator			
	↳ No current violations			
	Rm#2 (2 Beds)			
4.7(d)	→ Shall repair screen window	11/22/24	Yes	
	propped open.			

1/22/25.

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1409-0064 144 S. Morris St, Dover NJ.

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Living room			
	↳ No current violations			
	Kitchen.			
	↳ No current violations			
	mud room			
4.7(a)	↳ Shall remove all peeling paint from walls, then Spackle, Sand & repaint.	11/22/24	Yes	
	½ Bath (By Kitchen)			
4.7(a)	↳ Shall recaulk around the sink.	11/22/24	Yes 11/27/25	
4.7(a)	→ Shall remove all peeling paint from ceiling & walls. Scrap, Spackle, sand & Repaint with proper paint.	11/22/24	Yes	
	Hall Closet			
4.4(c)	↳ Shall install globe cover.	11/22/24	Yes	
	2nd Flr.			
	Common Bath			
4.4(c)	↳ Shall clean ceiling vent-ilation.	11/22/24	Yes	
4.7(a)	→ Shall remove peeling paint off ceilings & walls; Scrap, Spackle, Sand & repaint with proper paint.	11/22/24	Yes	

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1409-0064 144 S. Morris Street, Dover, NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Hall			
4.4(c)	→ Shall install switch plate in hall closet	11/22/24	Yes	
4.4(c)	→ Shall install globe cover for light fixture.	11/22/24	Yes	
	Rm #4 (1 Bed)			
	↳ No current Violations			
	Rm #5 (2 Beds)			
4.7(a)	→ Shall remove all peeling paint from right closet.	11/22/24	Yes	
4.4(c)	→ Shall install globe cover.	11/22/24	Yes 11/25	
	Rm #6 (2 Beds)			
4.7(a)	→ Shall repair ceiling evidence of leak shall find source of leak and repair then repair spackle sand & repaint ceiling cracks.	11/22/24	Yes	
	Rm #7 (1 Bed)			
	→ Shall; NO current Violations.	11/22/24		
	3rd FLR.			

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1409-0064 144 S. Morris Street, Dover NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Rm #3 (2 Beds)			
	Kitchenette			
	→ No current violations			
	Bathroom			
4.7(a)	↳ Shall recaulk around	11/22/24	Yes	
	interior & exterior of			
	shower (possible leak)			
	Closet			
4.4(c)	→ Shall provide a globe	11/22/24	Yes	
	cover for light fixture.			
	Basement.			
4.4(c)	→ Shall provide globe	11/22/24	Yes	
	covers for light fixtures			
	in basement common			
	area & laundry area.			
	(4 needed)			

end of Report.

Damon Smolak
1/22/25